

Parks Master Plan

City of Fairview, TN



*"Growth with a
Small Town Feel"*

APPROVED JULY 2023

ESP Associates, Inc.



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Tennessee Historic Commission

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Citizens of Fairview for their participation



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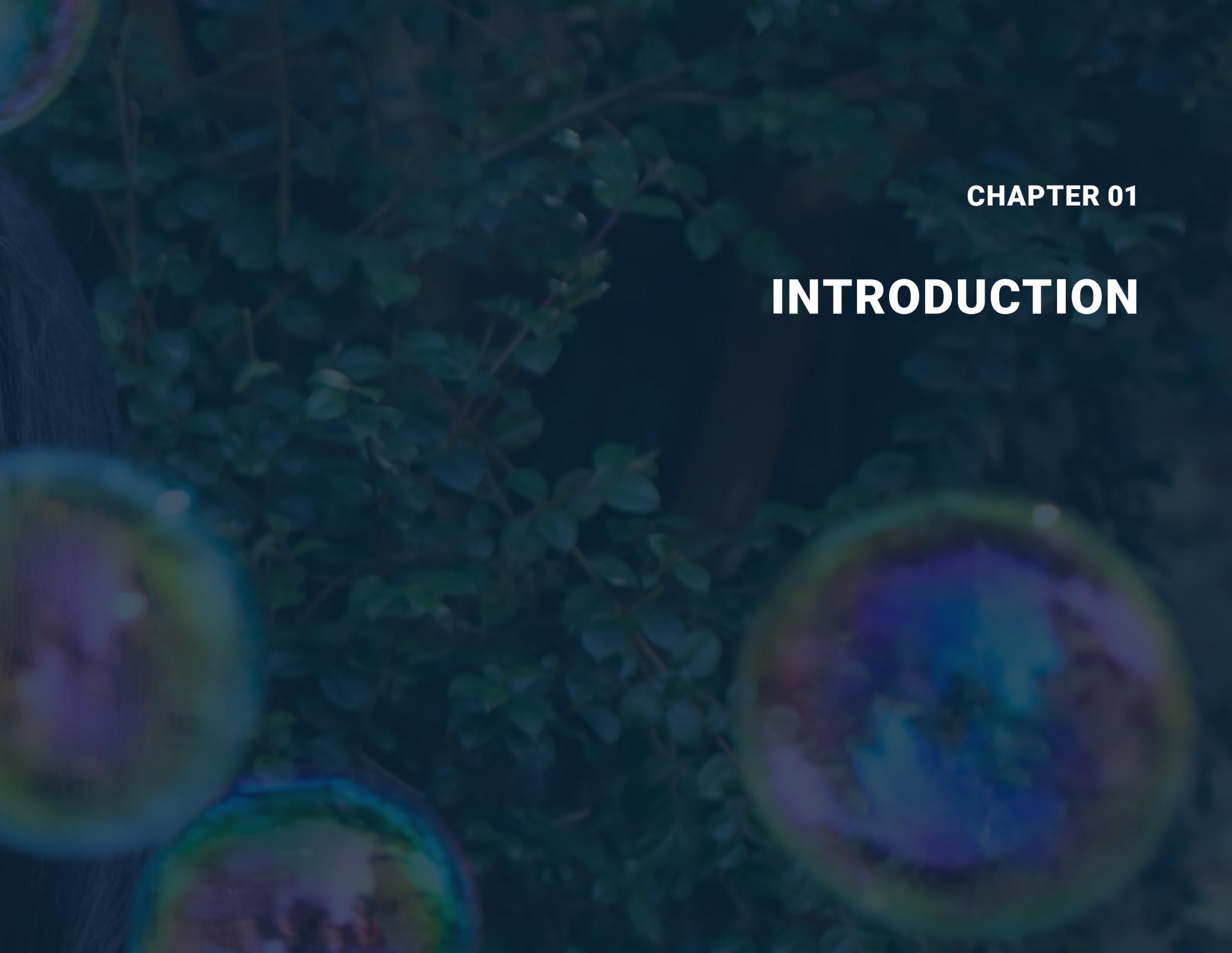
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The background features a dark teal color with a pattern of green leaves and thin branches. Overlaid on this are several circular, iridescent patterns in shades of purple, blue, and green, resembling light reflections on water or soap bubbles.

CHAPTER 01

INTRODUCTION



Introduction

Like many other cities in the Nashville area, Fairview is steadily growing, albeit not as rapidly as other nearby communities currently. That makes the creation of a parks master plan a proactive and important task to allow for the City and its citizens to guide and direct its parks and recreation system as the City grows and avoid being reactive. Residents are looking to the City, and its partners, to provide well-designed traditional recreation facilities such as playgrounds, parks, and recreation centers as well as a greenway/trail system that provides the opportunity to escape the stresses of their busy day-to-day lives.

This Master Plan is intended to set forth a clear vision for maintenance and future development of the City of Fairview Parks system. The parks, recreation and natural open spaces are envisioned to serve a diverse range of users, providing safe and well-maintained linkages to important natural, cultural and civic destinations, neighborhoods and other points of interest within the City.

The development of the Master Plan was overseen by the City of Fairview Parks Department, and stakeholders were made up of representatives of City and county government, state agencies and local Associations and advocacy groups.

This Master Plan is both a short and long-term initiative that is designed to be complementary to other planning initiatives in the City. It will be implemented by the City through its own efforts and through partnerships with a variety of organizations that share an interest in parks, recreation, natural open space and trails. The City will guide the development and maintenance of park infrastructure and programs. It will also provide the steps and tools necessary for implementation.

Some of the key objectives of the Fairview Parks Master Plan were to initiate contact with stakeholders, to gauge public interest, and to identify park standards and amenities for future planning and construction. Public input was a key component of the planning process. Residents were contacted at various times throughout the planning process and invited to attend meetings and take online surveys.

Purpose

The Fairview Parks Master Plan provides a vision and guidance for the City's efforts to meet current and future recreation needs for its citizens while providing a blueprint for prioritizing improvements and expanding parks and open space within the City limits. As a guiding document, this Master Plan will provide fiscal planning strategies for the continued maintenance and development of Fairview's park system. It is the product of staff, citizen, and stakeholder input over a six-month planning process seeking consensus around the challenges related to preservation and providing adequate and relevant recreational and open space opportunities and historic significance over the next 20 years.

It is important to note that this Parks Master Plan is not a legally binding document and while it makes recommendations on future park land purchases, facilities, programming and other elements, it does not change zoning or guarantee projects will be funded and implemented. It is meant to be a living document to be revisited and updated every five years to stay current with changes in the community and adapt accordingly.

Fairview Forward: The 2040 Comprehensive Plan

The City of Fairview Board of Commissioners adopted the Fairview Forward: The 2040 Comprehensive Plan in March of 2019. The purpose of the document is to provide a long-term vision for the future of Fairview "to guide the City's decisions on a multitude of issues such as future development, transportation projects, community facilities and infrastructure projects". Several subsections of the Comprehensive Plan provide background and insight on community facilities, open space and land use pertaining to park land, open space and recreation issues and those will be referenced throughout this document.

The Fairview Parks Master Plan is comprised of four parts:



Data Collection

Provides an understanding of the community's existing resources, facilities, programming and land ownership that influence the type, size and location of park land, open space and facilities within the City.



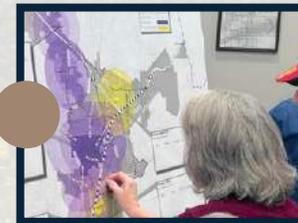
Needs Assessment

Provides a program statement that addresses the City's future needs for park land, open space and facilities, based on benchmarking and public input.



Recommendations

Combines existing conditions and future opportunities with the community's recreational needs to provide a list of Policy, Programming, Operations & Maintenance and Facility recommendations.



Implementation Strategies

Provides guidance in timelines, general budgeting, funding mechanisms, and responsible parties to accomplish short-, medium-, and long-term goals of the Master Plan.

“Recreation is not a secondary concern for a democracy. It is a primary concern, for the kind of recreation a people make for themselves determines the kind of people they become and the kind of society they build.”

**-Harry Allen Overstreet,
American writer and lecturer**



Goals

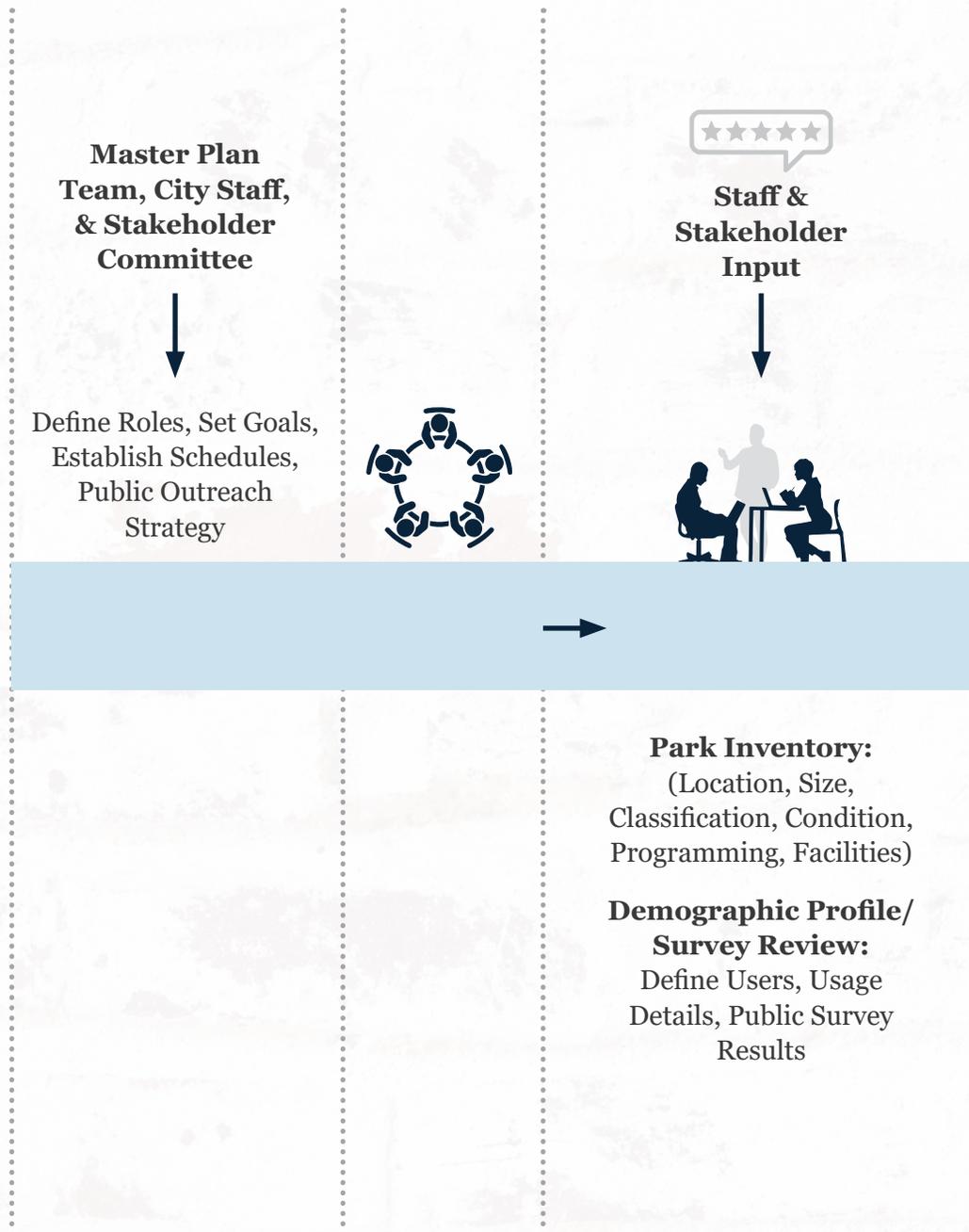
While the goals of this Parks Master Plan are varied and numerous, they can be distilled to include:

- **Consensus** – developing a plan that is supported by a large portion of the community and stakeholder groups.
- **Direction** – developing a plan that provides clear recommendations, actions and impacts to the City to assist in their planning efforts.
- **Flexibility** – developing a plan that adapts with changes in the City over time, while keeping to the overall vision of the Parks department.

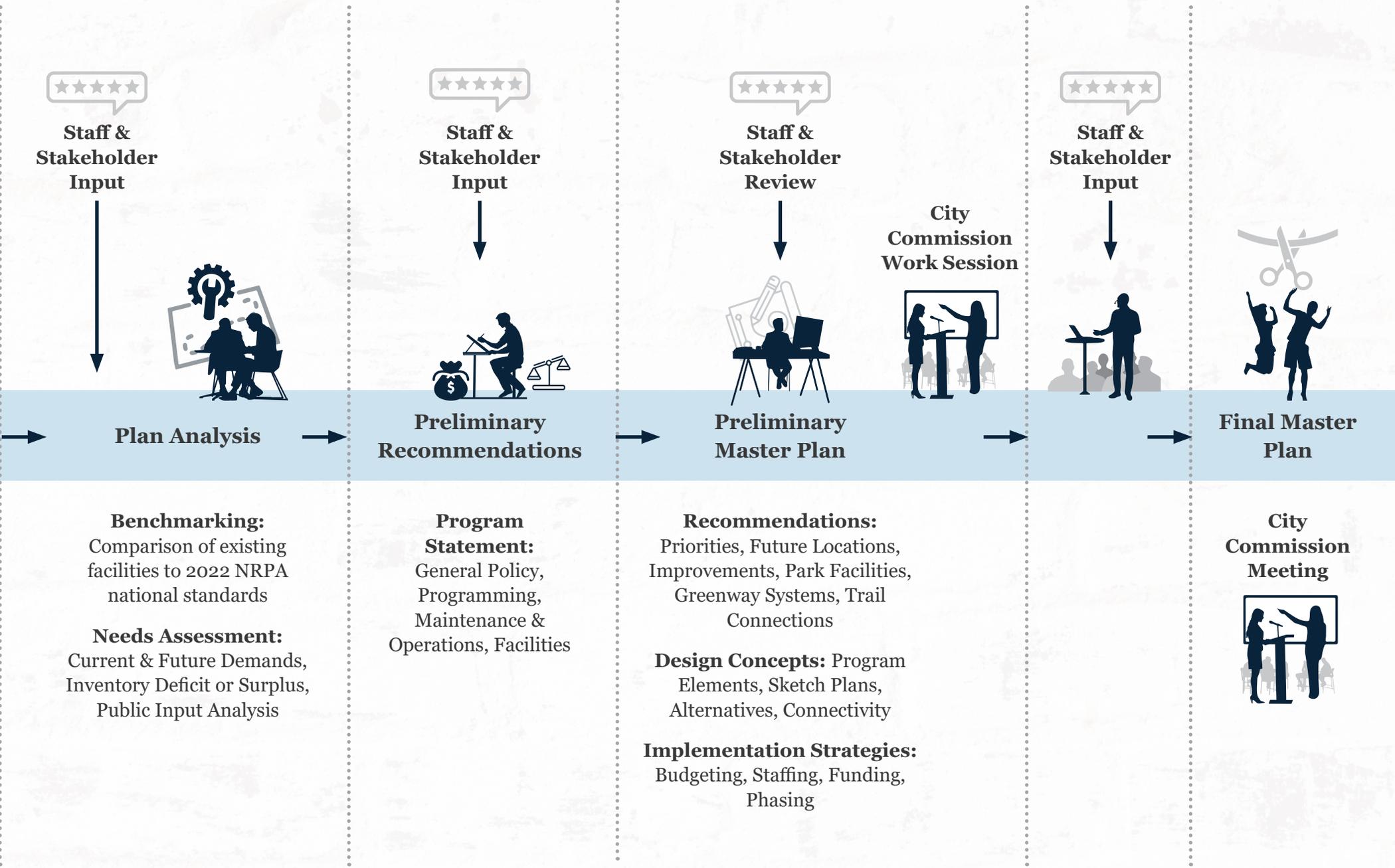
Methodology

The Parks Master Plan effort began with a collection of information about the City’s existing parks, land, facilities, resources and programs, inventorying and classifying them based on NRPA standards. The team used the 2022 NRPA Agency Performance Review as a benchmark comparison to cities of a similar population; however, data is only one part of the story. Engagement with staff, key stakeholder groups and the public to determine their specific needs and desires for City-provided parks and recreation opportunities formed the basis for prioritizing funding and budgetary needs and creating a timeline and strategy for implementation. The Master Plan team met with local Historic Association, American Legion and Friends of Bowie Park groups, held two public information meetings, provided project information through the City’s website and a dedicated project website, as well as an online and print survey to gather input.

With this information, the consultant team organized and prioritized short-, medium- and long-term goals for implementation, including potential funding mechanisms and strategies for implementation. A draft and final version of the master plan were provided to the City Commissioners for work sessions, review and approval.



Fairview Parks Master Plan Workflow Diagram





CHAPTER 02

**DATA
COLLECTION**



Data Collection

Fairview is a City located in the northwest section of Williamson County, Tennessee, approximately 30 miles southwest of Nashville. Highways 96 and 100 form the “spine” of Fairview with exits off I-40 and I-840, respectively. For much of its beginnings, Fairview was difficult to access due to the steep terrain of the western edge of the Highland Rim until Highway 100 and Highway 96 were constructed to bring more people to the area¹. The area was known for its hardwoods and valued for timber harvesting and chair making. In addition, the climate and soils of the area proved to grow tomatoes very well with a unique flavor¹.

Fairview began to grow and change in the 1940s with the construction of its first medical facility, the Boone Clinic. One of the first schools in the area was the Triangle School, which is preserved in Fairview’s Historic Village Park. In the mid-1950s, Dr. Evangeline Bowie and her sisters Anna and Thelma Byrd Bowie assembled tracts of land that would eventually become Bowie Nature Park, seeking to reclaim the land that was stripped due to timber harvesting. Their work to plant over 500,000 trees and reshape the land has resulted in the crown jewel of Fairview and one of its biggest assets. Dr. Bowie gifted the land to the City for use as a public park in 1988 and in 2008 the park was placed in a conservation easement protected by the Land Trust for Tennessee.

Fairview has retained much of its rural character and plans to keep that character into the future. In general, the rural nature of the community is in part due to the rolling landscape and sometimes steep terrain created by nine drainage basins and multiple creeks in within Fairview and its Urban Growth Boundary¹.

Relevant Documents - Summary

Fairview has previous, similar master plan efforts regarding existing parks and open space within the City. These were reviewed and relevant information was extracted to be incorporated into this Master Plan. The team reviewed the Bowie Nature Park Master Plan (March 2015), City of Fairview Parks System & Other Local Recreation Opportunities (March 2015), Fairview Forward: 2040 Comprehensive Master Plan (March 2019), Veterans Memorial Park at Evergreen Lake Master Plan (third draft) (2013), and a Conceptual Site Plan for Fairview Historic Village by Bledsoe Engineering, LLC (11-20-2007).

Bowie Nature Park (722 acres) was deeded to the City of Fairview in 1988 by Dr. Bowie for use as a nature park. In 2008 it was placed in a conservation easement by the Land Trust for Tennessee to preserve it for future generations. The conservation easement was reviewed to guide the master plan team in determining what types and where improvements or additions could be made in the park. The conservation easement document is included in the Appendix.



Primary goals and guiding principles for these previous documents centered around continuing or providing important open space, recreational, educational, habitat and ecological needs for the City. There was also a repeated mention of focusing on maintaining and improving existing facilities before adding new facilities.

Five Common Themes from these reports:

**Habitat Management/
Preservation:**



Minimizing impacts to ecosystems, wildlife habitat (flora & fauna), slopes and historic resources (structures, markers, cemeteries, etc). Seeking additional conservation/preservation opportunities within the City.

Programming:



Continuing or providing more programming opportunities, including those in partnership with Williamson County.

**Facilities/
Infrastructure:**



Providing adequate facilities, infrastructure and maintenance for the parks to continue to serve their role (including expanded building, outdoor classrooms or shelters, ADA accessibility, pedestrian/bicycle connectivity, seating, bridges, water, shade, updated signage, parking, and trail maintenance)

Staffing:



Additional staff that is needed for administration, programming, maintenance, forest and nature management.

**Community engagement/
awareness:**



Advertising or marketing park facilities and events and partnering with the County, health departments, local groups or volunteers

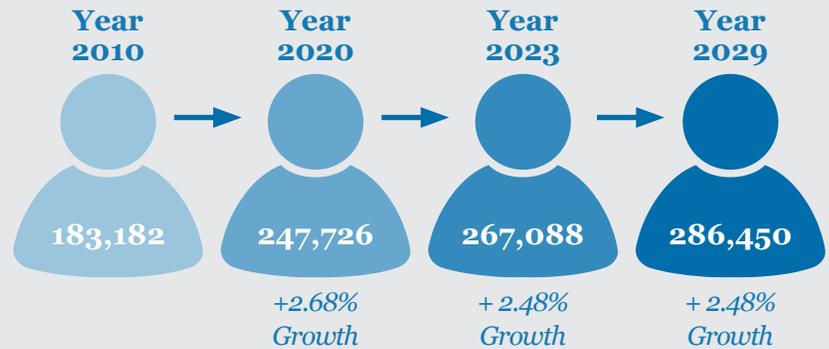
Each of these documents are available online, with website information provided in the citations section of this report.



Demographic Profile

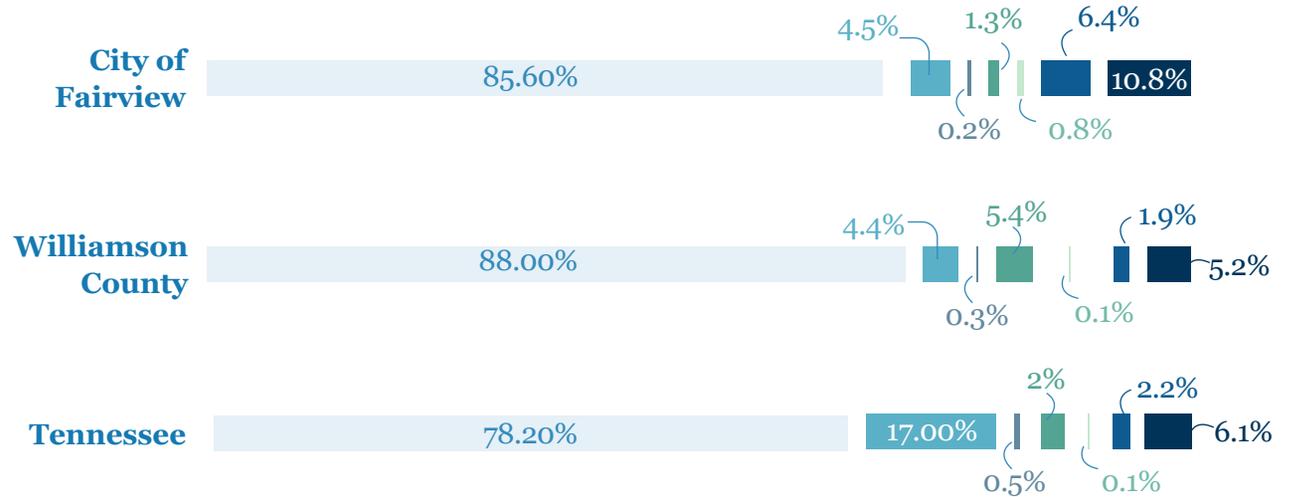
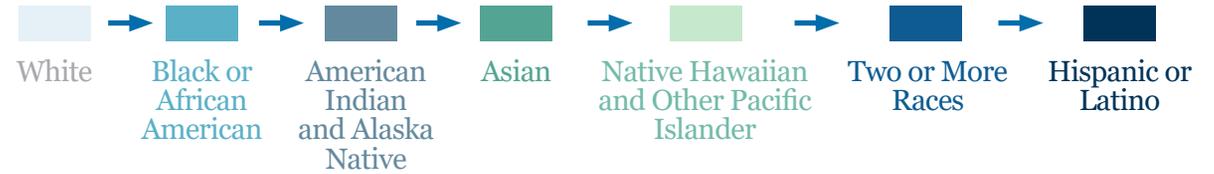
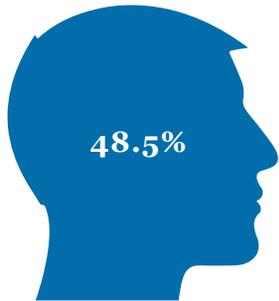
Understanding Fairview’s population makeup can help the Team identify needs or predict future recreation needs for its residents now and in the future.

Population: Fairview’s estimated 2023 population is 9,849². Apart from a marked increase in 2010, Fairview’s population has shown a steady annual average rate of growth around 1.66%, but has slowed by about 0.1% since 2020. This could be due to COVID implications, but there is still expected to be a steady growth rate into the future. Based on this, Fairview’s population is expected to be approximately 10,833 by 2030. The growth rate of Fairview is slower than that of Williamson County, which is steady at approximately 2.55%².



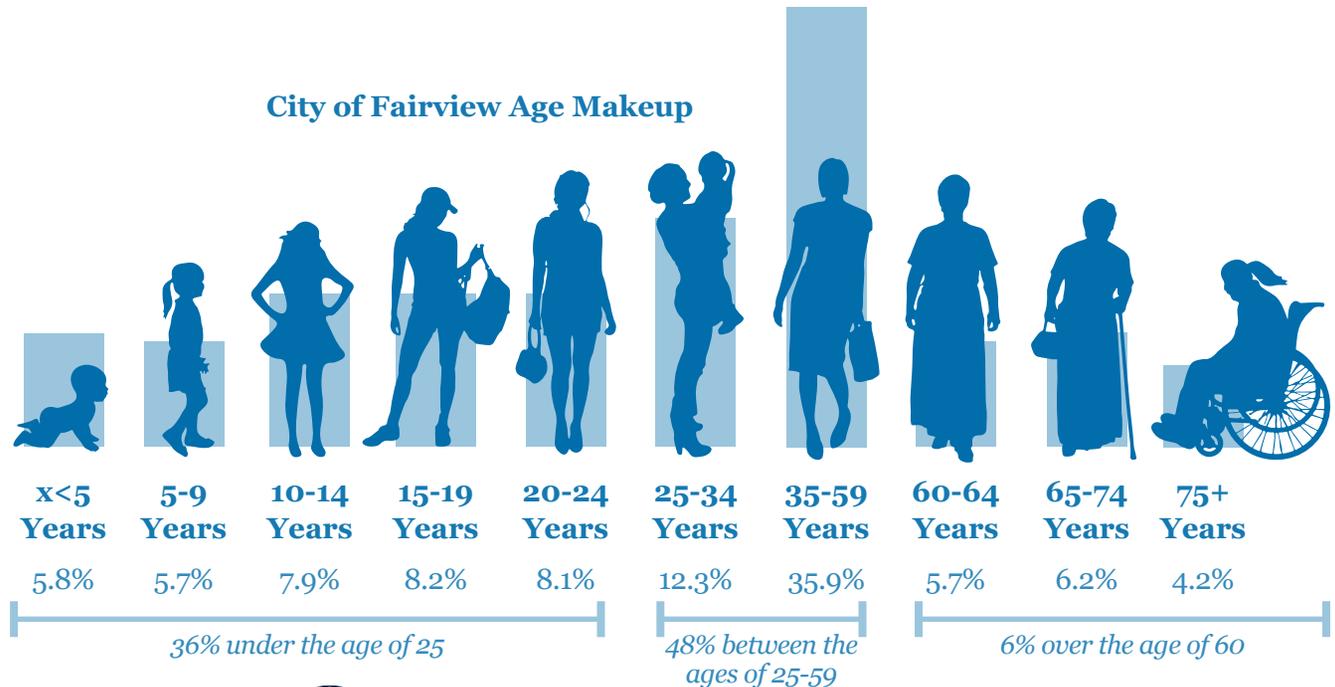


City of Fairview



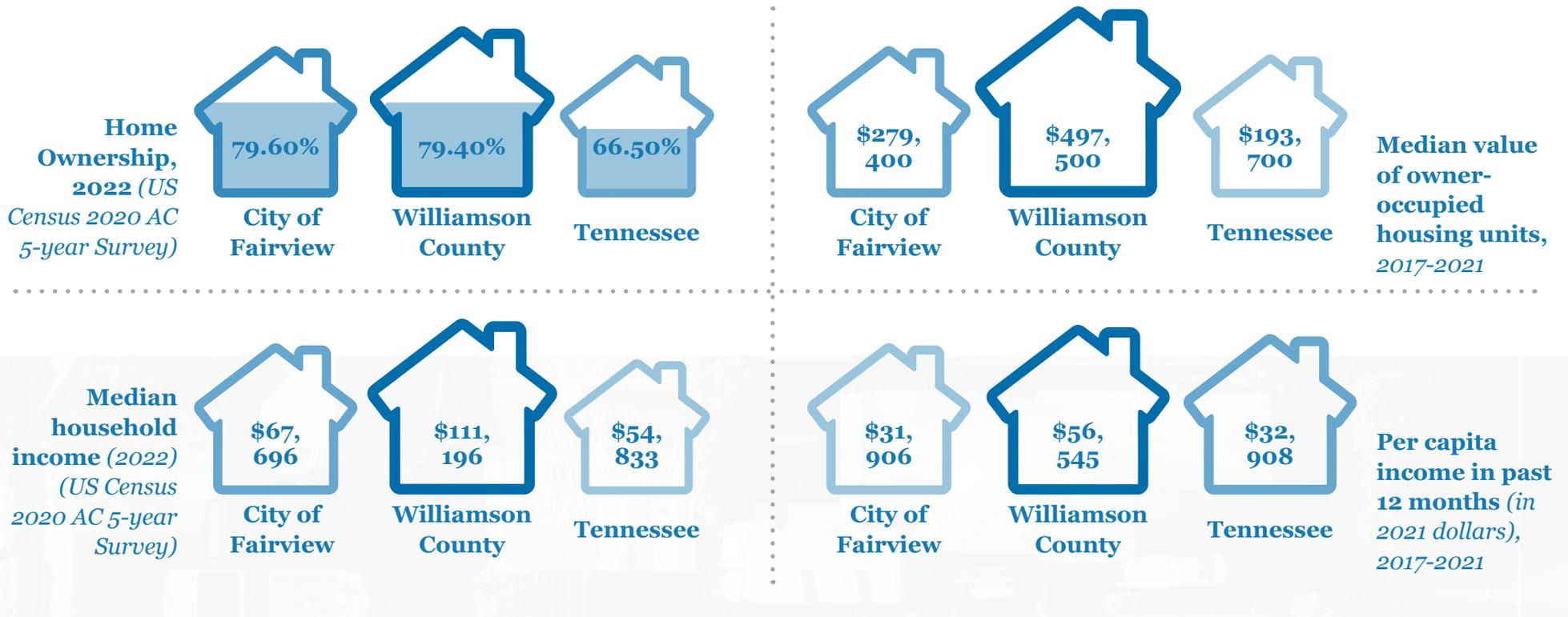
Age, Gender, & Ethnic/Racial Makeup²: The median age of Fairview residents is 37 years. Fairview is predominantly white and compared to Williamson County it has a similar ethnic and racial makeup apart from having a higher Hispanic/Latino population and a lower Asian population than the County. Compared to the state of Tennessee, Fairview has a slightly lower white and Asian population, and again a lower Black/African American population and a higher Hispanic/Latino population.

City of Fairview Age Makeup



Households:

Home ownership in Fairview is like that of Williamson County at 79.6%³; however, the median home value, household income and per capita income in Fairview is lower.





90%
High school graduate or higher, percent of persons age 25 years+, 2017-2021



34.1%
Bachelor's degree or higher, percent of persons age 25 years+, 2017-2021



7.5%
With a disability, under age 65 years, 2017-2021



10.4%
Persons without health insurance, under age 65 years

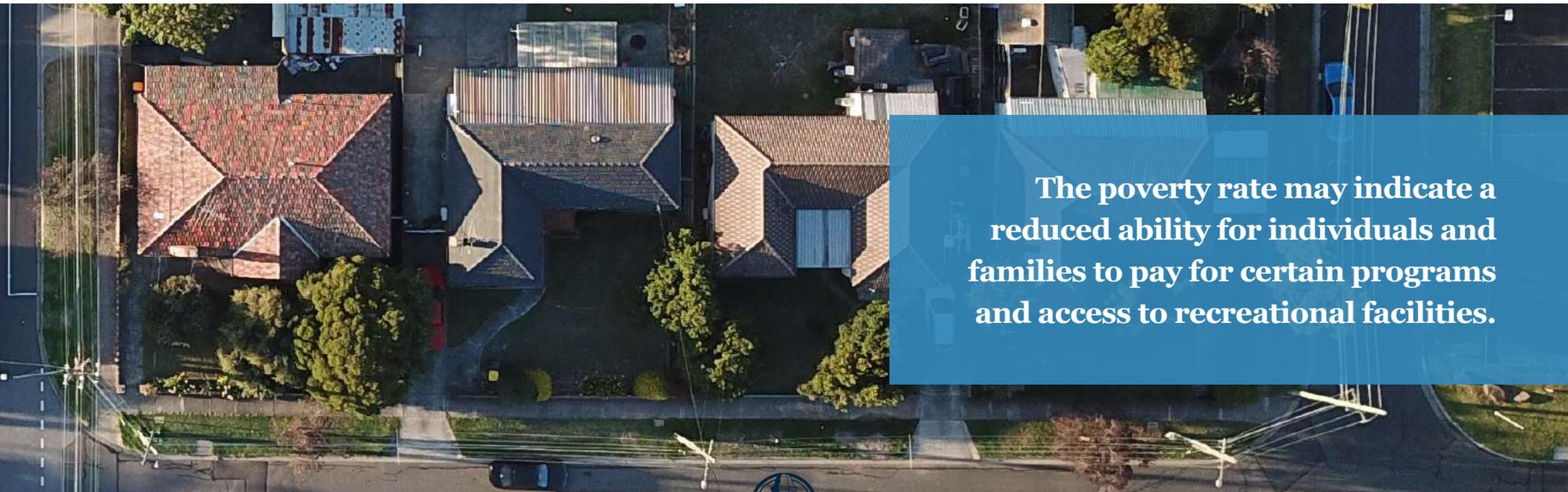


37.4 min
Mean travel time to work (minutes), workers age 16 years+, 2017-2021



12.59%
Persons in poverty, percent (US Census 2020 AC 5-year Survey)

The poverty rate in Fairview is similar to that of the state of Tennessee, but is approximately twice that of Williamson County. This may indicate a reduced ability for individuals and families to pay for certain programs and access to recreational facilities. Fairview residents have a longer commute time to work than those in Williamson County and Tennessee at approximately 37.4 minutes, indicating most likely commute to the Nashville metropolitan area on a regular basis. Longer commute times make the health benefits of outdoor recreation opportunities even more important as a way to balance sedentary and active time daily.



The poverty rate may indicate a reduced ability for individuals and families to pay for certain programs and access to recreational facilities.



Existing Community Recreational Opportunities

Fairview residents are provided recreational opportunities through the City as well as through Williamson County and a few private providers. The Existing Community Recreational Opportunity Map (Figure 3) shows the location of each of these facilities, and indicates which are City, County, or privately owned, as well as any regional recreation influencing factors such as major roads/highways, schools, waterways, floodplain, etc. Fairview has County-run elementary, middle, and high schools with playgrounds and active recreation amenities; these facilities are not available for public use. Table 1 summarizes each existing recreational opportunity location, size, role, amenities, facilities and programs.



Bowie Nature Park (+/-680 acres)

- 7211 Bowie Lake Road
Fairview TN 37062

Bowie Nature Park is the crown jewel and cornerstone of the Fairview park system, located off Highway 100 near the main hub of commercial activity in the City. It is home to a Nature Center, approximately 17 miles of trails, 5 lakes, outdoor lawn/event space, a large playground, an outdoor classroom, restrooms, shelters, picnic tables and grills. There are several parking lots near the main entry and park amenities, including a fee box.

Bowie Nature Park Activities include: nature programs, camps, hiking, fishing, horseback riding, concerts, Nature Fest, annual Easter Egg Hunt, picnicking, running and bicycling. The Nature Center in Bowie Nature Park houses the Bowie Museum, live animals, a classroom and the offices for the Parks Department Staff.





Veterans Memorial Park (+/-11.4 acres)

- 7106 Black Pine Road
Fairview TN 37062

Veterans Memorial Park is located in the northwest corner of Fairview, off of Highway 96 and south of I-40 on Black Pine Road in the Evergreen Industrial Park.

At just over 11 acres in size, this park is home to Evergreen Pond, a primarily flat natural surface walking/running trail around the pond, with benches and picnic areas near flagpoles recognizing each branch of the military. It is home to the annual Fishing Rodeo that is held in June each year.

There are approximately 30 parking spaces in a gravel lot along Black Pine Road to service the park.



Historic Village (+/- 3.48 acres)

- 7112 Westview Drive
Fairview TN 37062

Historic Village is located on the west side of the City at its entrance, at the intersection of Highway 100 and Deer Ridge Road, across from the Fairview Recreation Center. It is currently home to three structures of historical significance: Triangle School, Boone Street Medical Clinic and Jingo Post Office. The site gently slopes down from south to north and apart from the structures it is mainly open grass area with an overhead electric line traversing the site and a small stormwater detention pond on the north end.



Elrod Road Parcel (+/-9.51 acres)

- Parcel ID 021 02103 00001021

This parcel at the intersection of Elrod Road and NW Highway/Dice Lampley Road is new to the park system and undeveloped currently, containing a spring-fed pond surrounded by trees and vegetation, gently rolling hills and a large open grass area. The parcel also contains an old silo and other wooden structures. It is in the middle of a primarily single family residential part of the City and future residential development is planned immediately adjacent to the west and south borders of the parcel.



RECREATION

Table 1: Existing Community Recreational Opportunity Inventory

Name	Owner	Location	Size (ac)	Facilities	Staff
Veterans Memorial Park	City	7106 Black Pine Road, Fairview TN 37062	11.4	Evergreen Pond (3.3ac), .44 mile trail around lake, 30 parking spaces, 2 picnic tables, 3 bench swings, 2 wood benches, 3 metal benches, 3 pet waste stations, 3 trash receptacles, 1 wooden bridge	0
Bowie Nature Park	City	7211 Bowie Lake Road, Fairview TN 37062	680	17 miles of trails for hiking, horseback riding, mountain biking, 3591sf Nature Center, 704sf outdoor restroom, 1152sf outdoor classroom, 3 shelters (836sf, 800sf, 363sf), 21,010sf tree house playground, 1600sf playground, 1364sf maintenance building, 36 picnic tables (3 with grills), 5 spring-fed lakes for fishing (0.25 ac to 3.5ac), 17 trash receptacles, 1 gazebo, 2 horse tie offs, 1 boardwalk, 4 pet waste bag stations, 2 drinking fountains, 7 kiosks, 1 pier, 10 bridges, 2 pay stations, 4 workout stations, 35 benches, +/-74 parking spaces and horse trailer parking	2.5
Historic Village	City	7112 Westview Drive, Fairview, TN 37062	3.48	2,464sf historic Triangle School building (National Register Designation 2007), 288sf historic Boone Street clinic building, 196sf historic Jingo Post office, 3 parking spaces (1 ADA)	0 (Volunteer run as needed)
Elrod Road Parcel	City	Parcel ID 021 02103 00001021	9.51	2 Existing barn structures, 1 Silo (fair condition), 2 small wood structures (poor condition), pond (+/- 1.03ac)	0
Fairview Ballpark	County	215 TN-96, Fairview TN 37062	30.3	4 baseball fields, playground, concessions, restrooms	N/A



OPPORTUNITY

Table 1: Existing Community Recreational Opportunity Inventory *continued*

Name	Owner	Location	Size (ac)	Facilities	Staff
Fairview Recreation Center	County	1417 Fairview Blvd. W, Fairview TN 37062	21.99	50,000sf facility with gymnasium, wellness center, group fitness room, meeting room, classrooms, game room, sitting service, outdoor pool, football field, soccer fields, playground, walking trail, concessions, restrooms	N/A
Camp Marymount	Private	1318 Fairview Blvd. E, Fairview, TN 37062	340	hiking, cabins, pavillion, picnic tables, grills, chapel, dining/conference center	N/A
Westwood Elementary School	County	7200 Tiger Trail, Fairview TN 37062	21	3 playgrounds	N/A
Fairview Middle School	County	7200 Cumberland Drive, Fairview TN 37062	36	practice field, dirt track	N/A
Fairview High School	County	2595 Fairview Blvd., Fairview TN	40	all weather track, baseball, softball, 4 tennis courts, soccer field, practice field	N/A
Fairview Elementary School	County	2640 Fairview Blvd., Fairview TN 37062	18	playground, shade structure with picnic table	N/A



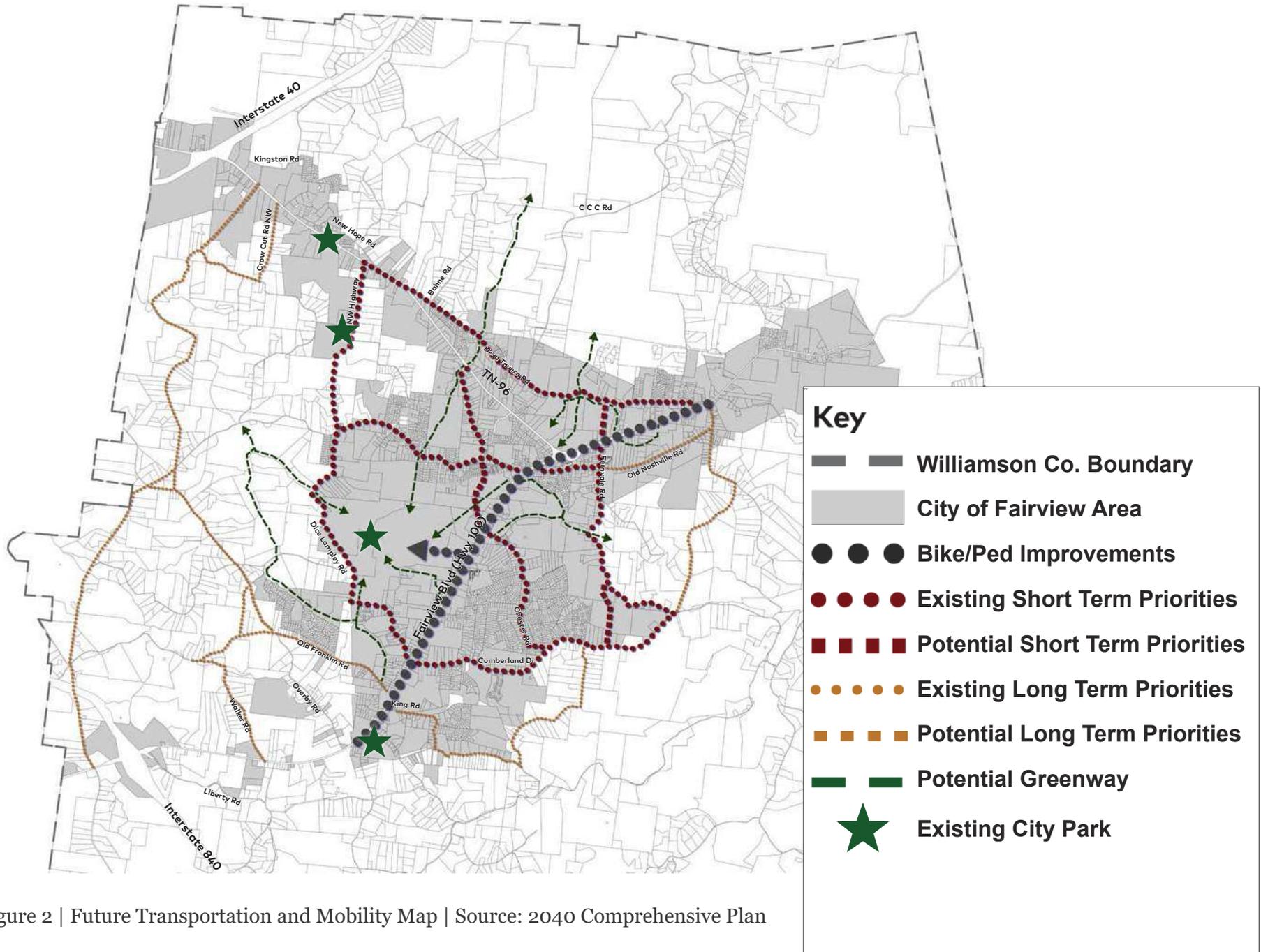


Figure 2 | Future Transportation and Mobility Map | Source: 2040 Comprehensive Plan

Transportation & Connectivity:

Highways 100 and 96 form the backbone of transportation corridors throughout Fairview and it is no surprise that these corridors are also the more congested in the area. Currently the highest traffic volumes are along Highway 100, with the greatest usage between the Highway 96 interchange and Old Franklin Road. This corresponds to the most concentrated public recreation opportunities provided with main access to Bowie Nature Park, the Recreation Center and Historic Village all requiring vehicular access on this stretch of road.¹

The 2040 Comprehensive Plan identified opportunities and improvements for pedestrian and bicycle facilities, including greenways, that are also brought forth in this Master Plan as important components to providing a variety of ways to access public open space and recreation apart from almost exclusively via personal vehicles.

When residents were asked in the online survey how they accessed any of the existing park and recreation facilities, well over 90% responded it was by personal vehicle. Less than 4% walk to the existing parks and the vast majority of residents (85%) who responded to the survey and public meetings indicated they travel more than a mile to reach any of the existing parks. We have included Figure 2, titled “Future Transportation and Mobility Map” from the 2040 Comprehensive Plan to illustrate the need for greater connectivity to existing recreation opportunities.



EXISTING COMMUNITY PARK AND FACILITIES MAP

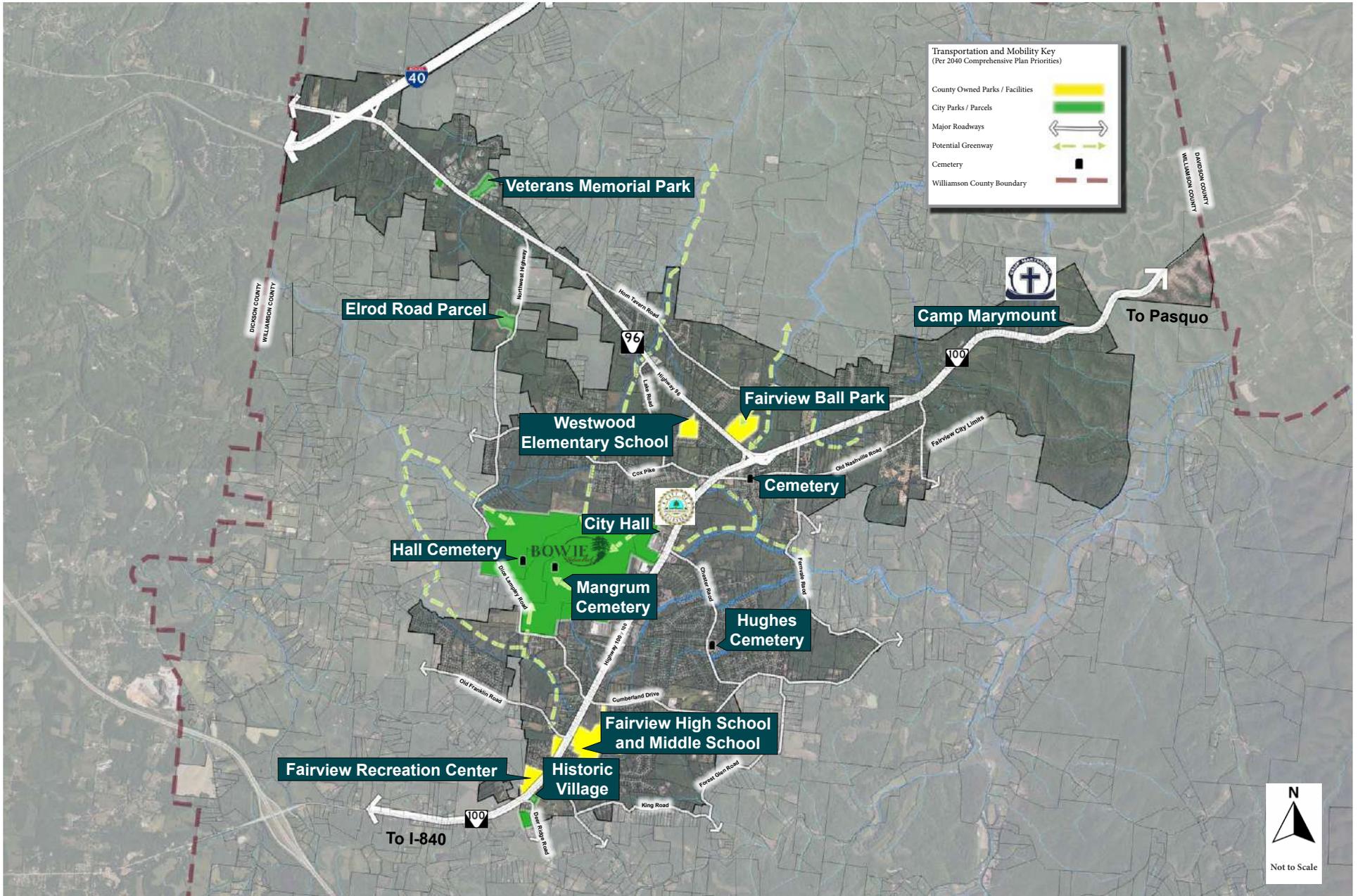


Figure 3

EXISTING COMMUNITY FACILITIES SERVICE AREA

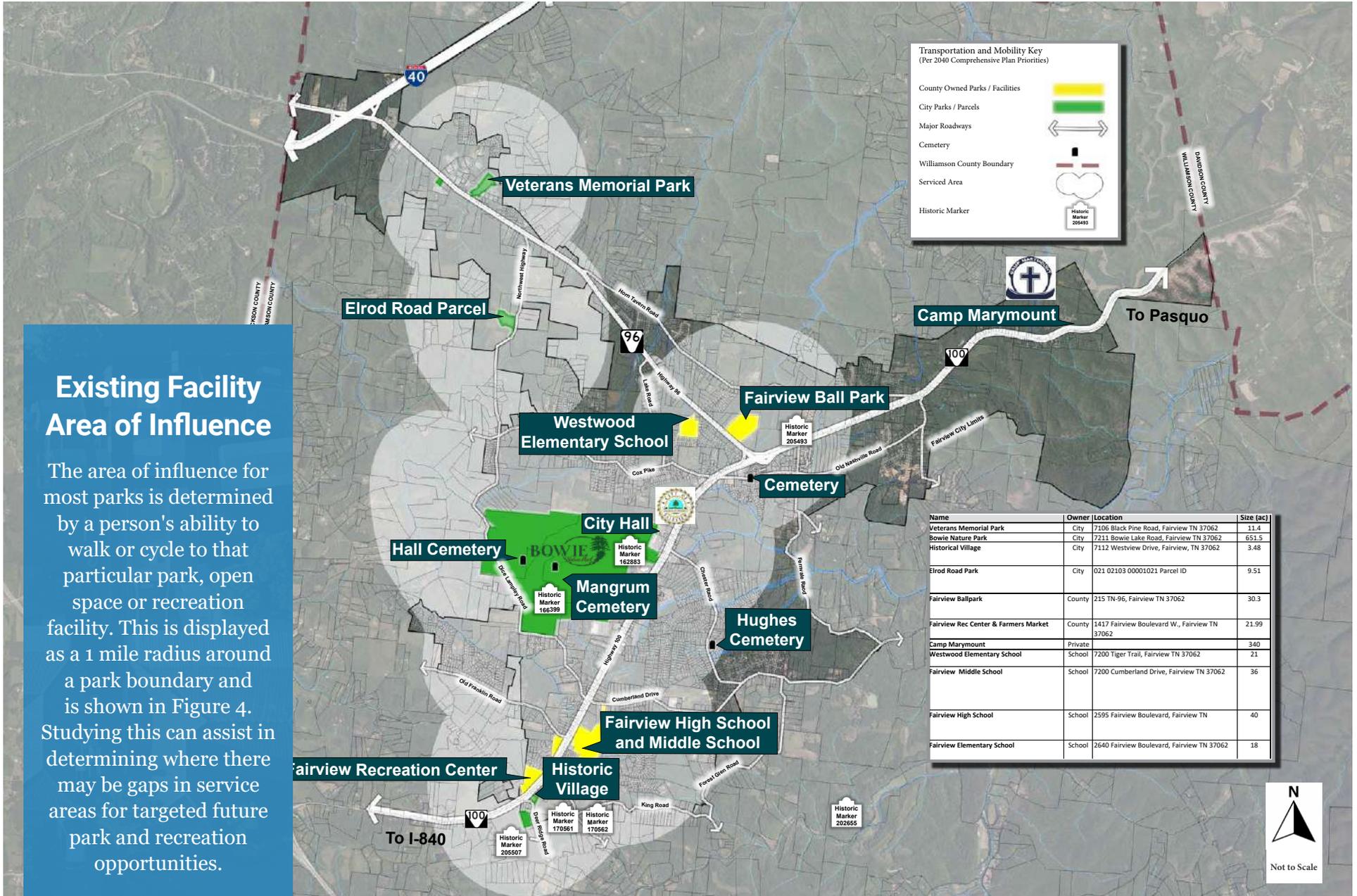


Figure 4

GAP ANALYSIS MAP

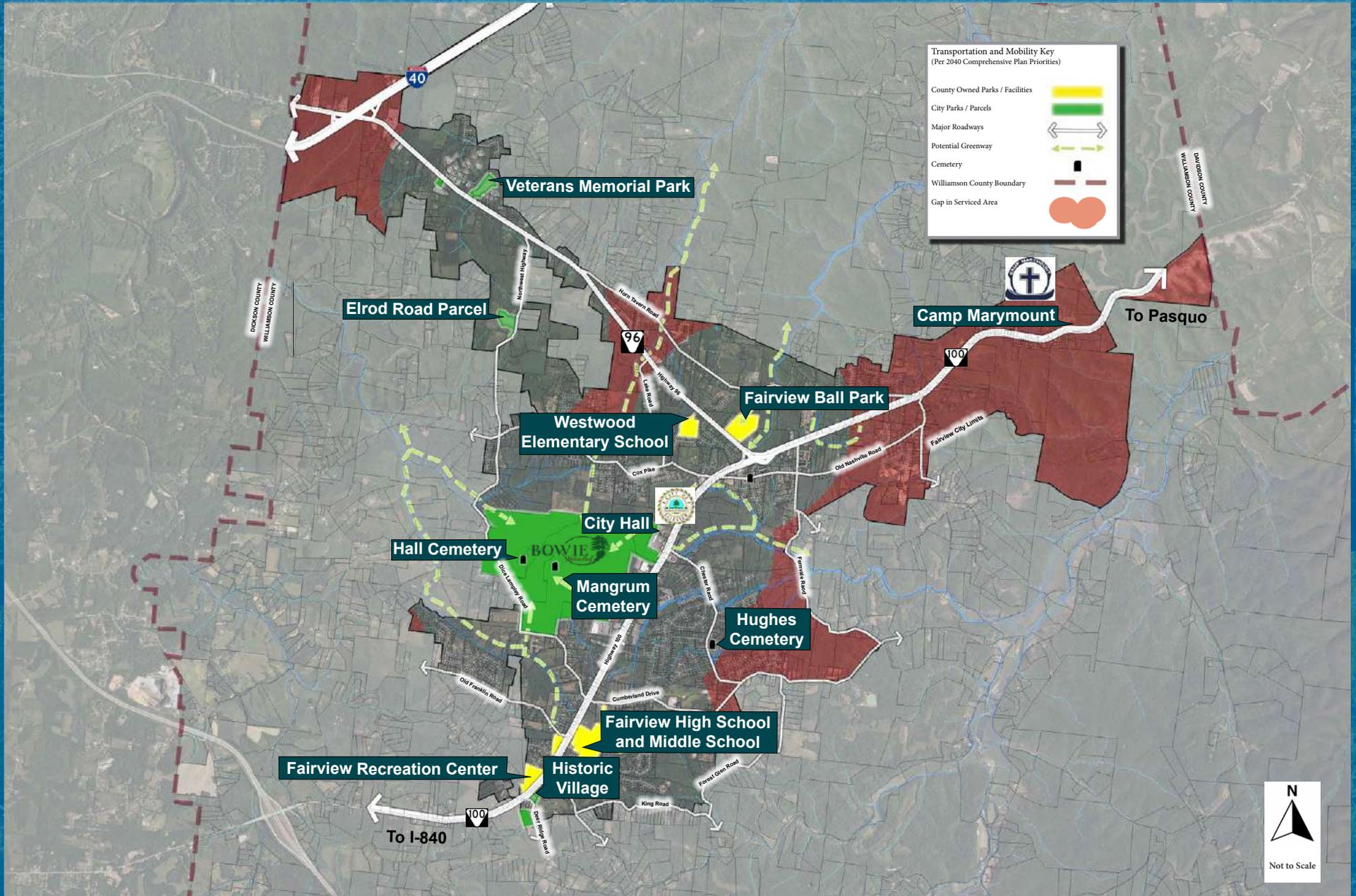


Figure 5

Gap Analysis

Based purely on their location and radius of influence, the following Gap Analysis map indicates areas of the City that are not within a 1 mile radius of a public park or recreational facility. The larger areas currently underserved by public recreation facilities are in the far east/northeast portions of the City as indicated in the red shaded areas in Figure 5. While currently the majority of Fairview and these gap areas are considered “Rural/Agricultural” future land use and character policy areas, based on the 2040 Comprehensive Plan, areas along Highway 100 up to and slightly east of Horn Tavern Road and those between Fernvale Road and Cumberland Drive are “Medium Legacy Residential” policy areas that could be better served with public recreation opportunities.

Other areas currently underserved by public recreation is along Highway 96 northwest of Westwood Elementary School and Fairview Ball Park. This area is likely further underserved as the Elementary School facilities are not open to the public. Another underserved area is at the junction of I-40 and Highway 96 and while this area is identified as a “Business/Employment District” future land use and character policy areas in the 2040 Comprehensive Plan, there is also “Residential - High” and “Residential Transition” future land use and character policy areas indicated on the periphery that could be better served by public recreation opportunities. For more detail on the future land use and character policy areas referenced here that were identified in the 2040 Comprehensive Plan, refer to Appendix B or the full Fairview Forward: 2040 Comprehensive Plan.



Existing Undeveloped City-Owned Parcels

The City of Fairview currently owns approximately 767 acres out of approximately 11,495 acres that make up the current City limits. Out of the acres the City owns, approximately 41 acres are currently not improved with park facilities. It is worth noting that while the City owns many acres of land in the limits, the vast majority of it is contained within Bowie Nature Park and not as equally distributed throughout the City limits. Outside of Bowie Nature Park, City land holdings are small in terms of being able to quickly allocate them for public recreation or open space. Perhaps the most viable candidate of City-owned land is adjacent to Historic Village and could provide an opportunity to expand this park offering to residents (Parcel No. 069 09200 00001069).

When overlaid with the Gap Analysis map, none of the existing undeveloped City parcels would fill a recreation service gap if they were to become City parks.

Undeveloped City Parcels

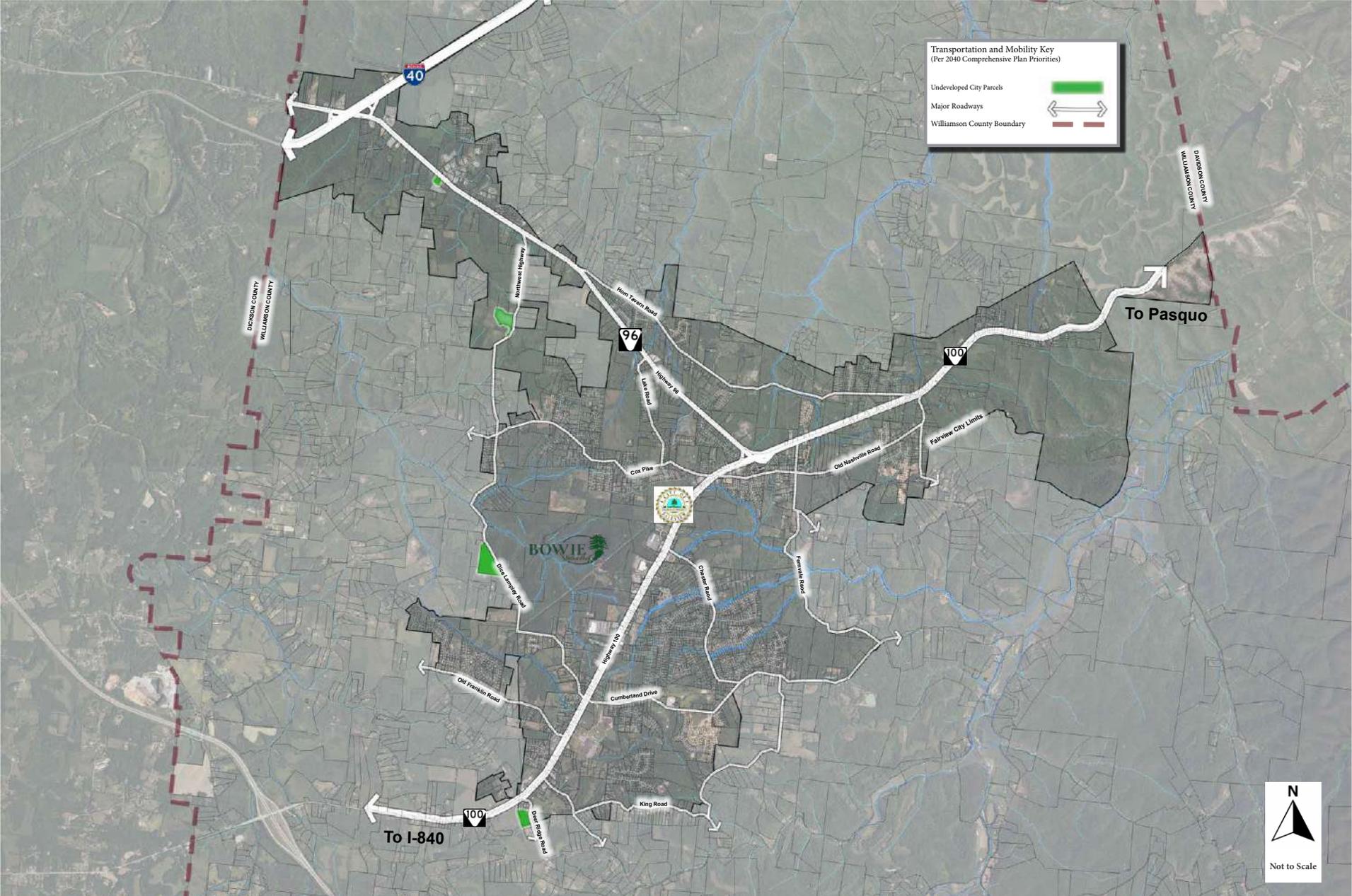


Figure 6



03B

CHAPTER 03

NEEDS ASSESSMENT



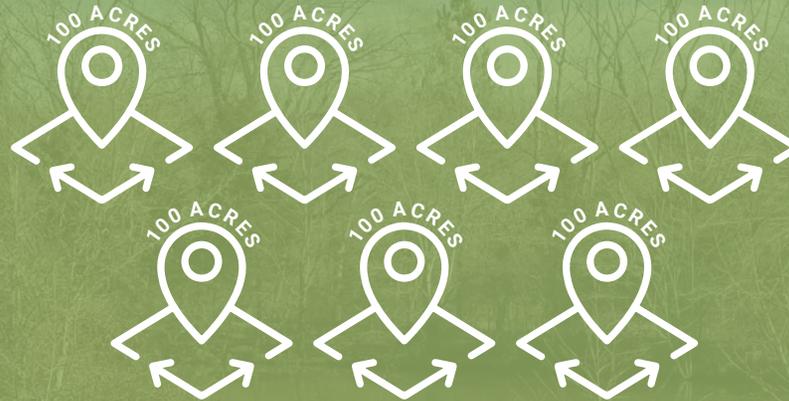
Average Acres of Park Land Per 1,000 Residents



National Standard =
100 acres per 1,000 residents



Fairview =
704 acres per 1,000 residents



Fairview = **7X** the National Standard for Park Land

Needs Assessment Overview

The overarching goal for the Fairview Parks Master Plan is to provide an organized framework of planning to meet the recreational needs of the citizens of Fairview over time and as the City grows. The system of classifying parks and open space is a good tool to benchmark the City's current system against similar local and national standards; however, the specific needs of the community must be considered to create the most comprehensive system that is truly Fairview.

The classification system, level of service (LOS) and needs assessment detailed below takes information from the 2022 National Recreation and Park Association (NRPA) Agency Performance review, and extrapolates that into Fairview's projected population growth from U.S. Census Bureau data. This provides the master plan team basic data to compare and discuss that is then overlaid with information provided directly by the citizens through an online survey and public meetings.

Recommendations that stem from this needs assessment provide a framework intended to promote efficient use of public resources for the greater benefit of the entire community. Fairview citizens and previous master plan reports have indicated a strong desire to focus on the care, management and enhancement of the existing parks in the system as opposed to the addition of new parks and facilities. This does not mean that the need for new parks in the system does not exist; in fact, given the majority of the park acreage in the system is held in conservation easement (Bowie Nature Park), having regulations on use and development, there is a need to find opportunities to provide recreational opportunities that cannot be met within the existing parks. Careful consideration must be given to what type of park facility to develop since recreation trends and demands change. Facilities built at the urge of a relatively small number of users or special interest groups can be found in many park systems with little usage. Fairview should capitalize on its uniqueness and current assets.

Parks Classification System

The master plan team used the 2022 NRPA Agency Performance Review, which annually surveys park departments across the country in a wide variety of categories. The core of the review is based on a park classification system and park ratio of acres/population. The NRPA Park Classification standard aims for a minimum 10.1 acres of open space per 1000 residents.

Fairview 2021 census is 9,662 residents and the 2030 population projections could expect 10,833, requiring Fairview to provide at least 108.3 acres of park land. Currently Fairview owns 704 acres of park land, providing 7x the standard acreage per 1000 residents. However, as will be detailed below, most of that park land acreage lies within one park, Bowie Nature Park (approximately 680 acres) and within the requirements of a conservation easement held by the TN Land Trust. Therefore, the variety of amenities and uses of that park land will be limited.



Based largely on the NRPA Park Classifications, the master plan team derived 8 separate classifications of parks. These classifications vary based on size, service area and amenities and it is important to note that these are not strict classifications since a park or portions of a park may serve a variety of functions and therefore meet several classifications. Each of Fairview’s existing parks (and the Williamson County owned facilities) fit into one of these categories.

Name	Location	Size (ac)	Classification
Veterans Memorial Park	7106 Black Pine Road, Fairview TN 37062	11.4	Neighborhood Park (04)
Bowie Nature Park	7211 Bowie Lake Road, Fairview TN 37062	651.5	Special Use Park (06)
*Northern Activity Areas			
Future Municipal Building		10.04	Pocket Park/Plaza (05)
Future Park Improvement		13.722	Special Use Park (06)
Buffer & Slope Easement		4.726	Natural Resource Area (08)
Historic Village	7112 Westview Drive, Fairview, TN 37062	3.48	Neighborhood Park (04)
Elrod Road Parcel	021 02103 00001021 Parcel ID	9.51	Neighborhood Park (04, Future)

**Bowie Nature Park has been split into conservation easement determined “Northern Activity” Areas.*

These areas have different allowances or restrictions and therefore can serve different recreation purposes.



01



Regional Park

02



Metropolitan Park

03



Community Park

04



Neighborhood/Mini Park

05



Pocket Parks and Plazas

06



Special Use Park

07



*Linear Park/Greenways/
Trails*

08



Natural Resource Areas



Preservation Park
Thompson's Station, TN

01 - Regional Park

- Service Area: Several communities County-wide, within a 1 hour drive
- Minimum size: 100 acres
- Acreage/Population: 10 acres per 1000 residents

Description:

A Regional Park is intended to serve several communities. Regional parks can provide facilities for active or passive recreation, or both. Generally, a Regional Park consists of a minimum of 100 acres up to 1000 acres. Typical Regional Parks include a majority of the following features:

- Trail System that ideally connects with a larger, regional trail system
- Play areas
- Restrooms
- Indoor recreation center or nature center or both
- Multi-purpose open space
- Athletic fields
- Outdoor courts such as basketball and/or tennis
- Picnic shelter(s)
- Boating
- Fishing
- Camping
- Natural areas including lakes, streams, and woods
- Historical and/or cultural areas
- Large Parking Areas



Fairview currently does not have a Regional Park within its system.

Regional Parks within an hour drive of Fairview to meet this need are:

Within 30 min

- Crockett Park (Brentwood, TN)
- Percy Warner Park (Nashville, TN)
- Burns Park Activity Center (Kingston Springs, TN)
- The Park at Harlinsdale Farm (Franklin, TN)
- Jim Warren Park (Franklin, TN)
- Pinkerton Park (Franklin, TN)

Within 60 min

- Shelby Park (Nashville, TN)
- Two Rivers Park (Nashville, TN)
- Hamilton Creek Recreational Area (Nashville, TN)
- Cane Ridge Park (Nashville, TN)
- Woodland Park (Columbia, TN)
- Maury County Park (Columbia, TN)





02 - Metropolitan Park

- Service Area: Citywide
- Minimum size: N/A
- Acreage/Population: N/A

Description:

Metropolitan Parks play an important role within a municipal park system. They offer a variety of user-targeted activities that complement those typically found in a traditional park and recreation system. In other words, users typically visit specifically, and solely, to visit specific facilities within the park. They can vary in the range of programming and how much each facility is used depending on the nature of the activities. There are no service area or acreage/population ratios for Metropolitan Parks.

Examples include:

- Skate Parks
- Dog Parks
- Sports Complex
- Recreation Center, Teen Center, Senior Center, Fitness Center or equivalent
- Swimming pool or aquatic complex
- Botanical Garden
- Amphitheater/performing arts venue
- Field Houses
- Marinas
- Golf courses



Forest Park, MO



NOTE: Sports Complex is a broad definition that encompasses sports fields of any and all types. A Sports Complex may be a soccer facility consisting of a dozen or more fields, a multi-field baseball/softball park, tennis court complex, or a host of other possibilities. It is imperative that any municipality closely monitor demographic and programming trends and demand for athletic fields before investing hundreds of thousands of dollars—or more—to construct a development that may be overbuilt before the ribbon is cut.

Currently the Williamson County Recreation Center provides much of these amenities, but it is not a City facility. It could be argued that the current and projected population of Fairview does not warrant the need for a metropolitan park at this time.



03 - Community Parks

- Service Area: Up to 3 miles and several neighborhoods
- Minimum size: 16-99 acres
- Acreage/Population: 5 acres per 1000 residents

Description:

A Community Park serves a smaller segment of the population than a Regional Park. The main purpose of a Community Park is to provide the community a focal point for a variety of active and passive recreational needs. It can function as a meeting place for social and recreational activities. A Community Park ideally ranges from 15 acres in size up to 50 acres, and some may even be larger. Since the Community Park is designed to meet the recreational needs of multiple neighborhoods, it is usually located near major roads and streets that can accommodate the expected volume of vehicular traffic to the park.

When possible, a newly developed Community Park should be developed adjacent to a high school or middle school. When possible, Community Parks should have natural areas and terrain that can also serve as a buffer area between the activities of the park and the surrounding residential areas.



Reedy Creek Community Park, NC



Typical Community Park amenities would include most of the following:

- Internal trail or path
- Play equipment
- Restrooms
- Athletic Fields and/or Courts
- Picnic Shelters
- Recreation center
- Parking
- Safety and Security Lighting
- Open Space
- Landscaping and/or Botanical Garden
- Special use facilities, such as a dog park, skate park, swimming pool, community garden

Currently the Williamson County Recreation Center provides much of these amenities, but it is not a City-owned facility in its system. To meet the 5 acres/1000 residents park standard for Community Parks, Fairview should plan to acquire and/or develop one Community Park of approximately 50 acres or two parks of approximate 20-30 acres.



04 - Neighborhood/Mini Park

- Service Area: Less than a mile, one neighborhood
- Minimum size: 1-15 acres
- Acreage/Population: 1.5 acres per 1000 residents

Description:

A Neighborhood or Mini Park is intended to provide close to home opportunities for recreation and social interaction. Neighborhood Parks are integrated into the development pattern to help preserve urban greenspace. These parks are small in size, but often times the most widely used. They are intended to be walkable—both within the boundary of the park itself, and from ease of access from the neighborhood they serve. They are gathering spots for informal active and passive recreation. Neighborhood Parks ideally have a 1-mile service radius or less.

The NRPA, The Trust for Public Land, and the Urban Land Institute have teamed with U.S. Mayors to emphasize the importance of a park within a ten-minute walk of every neighborhood in America. Neighborhood Parks are the cornerstone of this effort, and of almost every park system in America. Neighborhood Parks are typically the most prevalent type of park in municipal park systems across Tennessee.



Granny White Park, TN



Typical amenities include:

- Internal walking path that may connect to a larger greenway system
- Play facilities and equipment
- Multi-purpose open space
- Picnic tables which may include a small shelter
- Safety and security lighting
- Possible unique facilities that incorporate the desires of the local neighborhood, such as a community garden

Currently, Fairview is lacking in Neighborhood Parks in its system. Veterans Memorial and Historic Village are large enough to function as a Neighborhood Park, but do not meet the requirements of largely walkable and serving immediate neighborhoods nearby. Historic Village does not provide any recreational amenities, outside of historic structures, currently. The future Elrod Road parcel is planned to function as a Neighborhood Park and meets the size and service area requirements to do so. There is potential within these existing parks for Fairview to meet Neighborhood Park standards, without having to acquire and develop additional park land.



*Women's Plaza of Honor
Tucson, AZ*



*Historic Fourth Ave. Underpass Plaza
Tucson, AZ*

05 - Pocket Parks and Plazas

- Service Area: N/A
- Minimum size: ¼ acre or smaller
- Acreage/Population: 0.25 acres per 1000 residents

Description:

Pocket parks are so named due to their extremely small size of ¼ acre or even smaller. They are typically found in downtown environments where land is at a premium and where a small lot of greenspace or a landscaped island can break the concrete jungle. Plazas are similar in size and scope to a Pocket Park, but typically have little if any “green,” but instead are used to beautify a downtown area with brick, concrete pavers, or similar hardscape surfaces. Plazas will usually have a few landscaped beds or grass borders, but the overall objective is to allow heavy foot traffic with little to no surface impact.



Pocket Park and Plaza features include:

- Small size of 1/4 acre or less
- Downtown location
- Little to no turf area
- Often contain a fountain or other water feature
- Majority or exclusive hardscape surface
- Heavily landscaped
- No active recreation amenities; passive by design

Fairview currently does not have dedicated pocket park/plaza spaces and it is recommended to identify approximately 2.5 acres to fulfill this need. The area around City Hall and the proposed Town Center development could provide opportunities for pocket parks and plazas.



Forest Park Golf Course, MO



*Centennial Park
Nashville, TN*

06 - Special Use Park

- Service Area: N/A
- Minimum size: Varies
- Acreage/Population: Variable

Description:

Special use parks are areas that include specialized recreational activities. These activities can have a very broad range from museums, gardens, outdoor theaters, nature centers, and golf courses. NRPA does not have specific standards for special use parks; however, these parks usually provide amenities that serve the entire agency boundary as well as visitors from outside the community. In most cases, a special use facility is embedded within a park, or is a stand-alone building; therefore, acreage recommendations are non-meaningful.



Special Use Park features include:

- Nature Center
- Skate Parks
- Dog Parks
- Sports Complex
- Recreation Center, Teen Center, Senior Center, Fitness Center or equivalent
- Swimming pool or aquatic complex
- Botanical Garden
- Amphitheater/performing arts venue

Bowie Nature Park provides all the necessities for a Special Use Park in the Fairview Park system. It is the cornerstone of the City and can continue to serve this function into the future with proper funding, staff, maintenance, and programming.





Cumberland Bicentennial Greenway, TN



Abbey Creek Greenway, NC

07 - Linear Park/Greenways/Trails

- Service Area: N/A
- Minimum size: Sufficient width to protect the resource and provide maximum usage
- Acreage/Population: Variable
- Mileage: approximately 3 miles of trails in cities of 20,000 or less population

Description:

Trails allow hikers, runners, cyclists, and kayakers/canoers (when describing blueway trails), opportunities for recreation while linking key destinations in the park system. Greenways provide pedestrian and bicycle connections between park and recreation facilities. Trails can be located in a variety of settings. Greenways are typically separated from vehicular traffic and often follow streams and river corridors. Locating greenways in natural riparian corridors helps protect them from the impacts of future development. While greenways are often constructed as part of master planned developments, they can also be located within utility corridors, making construction and obtaining easements quicker and potentially more financially feasible. Where greenways are planned outside of new developments, property owner buy-in is critical to the success of their planning and construction. Similar to greenways, blueways are water-based trails in rivers, lakes or streams that have public access for boating.

Trailheads, with such amenities as signage that includes instructions and maps, benches, lighting and trash receptacles, should be located within parks when possible, and at intersections with public streets. Depending on the location and potential number of users accessing the trail at that location, trailheads can have a variety of amenities. Smaller trailheads may simply have a sign indicating access, while larger trailheads may contain parking areas, seating, and restrooms.



Greenways are one of the most sought after “new” park types in Fairview, ranking second most popular in the survey results. Because of the wide range of user groups which utilize them, greenways and trails give one of the largest “bang for the buck” of any park construction project.

Greenway and trails features include:

- Long, linear corridors, often paralleling streams, creeks, or rivers
- Kayak/canoe launch put-ins (Blueways)
- Amenities targeted toward walking, cycling, running
- Typically has trailhead and parking at select sites along trail
- Often includes scenic overviews
- Often constructed in natural areas to introduce citizens to environmental preserves

Fairview does not currently have greenways, but does have approximately 18 miles of trails between Bowie Nature Park (17 miles) and Veterans Memorial Park (1 mile). This equates to 6x higher trail offerings than cities of a similar population. However; almost all of the trails are held within Bowie Nature Park with no additional trails or greenways to connect residents to the existing parks in the system or throughout the City.



08 - Natural Resource Areas

- Service Area: N/A
- Minimum size: N/A
- Acreage/Population: N/A

Description:

Many communities have tracts of land that are set aside, or land-banked, for future development. In other cases, land may be available to act as water retention areas, floodplains, or as buffers between neighborhoods. Ideally, these properties are preserved and managed as Natural Resource Areas, with little to no development but valuable nevertheless. Natural Resource Areas and open spaces have an inherent value for the community and its spatial fabric.



Seven Islands Birding Park



Features may include:

- Habitats for endangered species
- Bird Sanctuaries
- Water retention areas, ponds, swamps
- Dry creeks that flood during heavy rains
- Severely sloped property that precludes development due to topography

Currently, Fairview has one tract that falls under the Natural Resource category: Bowie Nature Park – Northern Activity Area (Buffer & Slope Easement) at 4.73 acres. Bowie Nature Park, Veterans Memorial Park, and even the new Elrod Road parcel all contain ponds or lakes and could be considered natural resource areas, provided they have the appropriate study, conservation/preservation efforts, and continued monitoring and maintenance protocols implemented to keep these features in tact.

How does Fairview compare?

The NRPA Annual Performance Report also provides national averages of park system programming, staffing, facilities, budgeting and funding for communities under a population of 20,000 and it is worthwhile to compare these to Fairview’s current system to provide a standard by which to set goals. This is summarized in Figure 7. Fairview really shines in terms of acres of parkland per 1,000 residents and in miles of trails provided. Bowie Nature Park can be attributed to these high marks.

When compared to number of residents per park land, however, the variety of outdoor and indoor facilities provided, Fairview is below the national average. The same can be said for programming and staffing which, in the not-to-distant past was not a deficit with more staff and programming in the Parks system.

Furthermore, when it comes to annual operating budget and expenditures for recreation, Fairview is well below the mark compared to other agencies. Each of these are provided below in more detail and at the very least help to provide long term goals for the City to grow its parks offerings.

Legend:

 indicates a positive

 indicates a deficit

 indicates a neutral

Programming		
	2022 NRPA Findings	City of Fairview
Programming Offered by Park and Recreation Agencies	90% offer themed special events, 88% social recreation events, 87% team sports, 82% fitness enhancement classes, and 80% health and wellness education, 62% offer natural and cultural history activities & cultural crafts, 50% offer running/cycling races	Fairview offers themed events such as Nature Fest and the Easter Egg Hunt. Previous program offerings were much more varied and frequent, but none fell into the "team sports, fitness enhancement or health and wellness education" categories, which are more prevalent programs offered nationwide. 
Targeted Programs for Children, Older Adults and People With Disabilities	83% offer summer camps for their communities' younger residents	Currently no targeted programs, although they have existed in the past. This is a function of little to no staff to organize and support this effort. 
Staffing		
	2022 NRPA Findings	City of Fairview
Park and Recreation Agency Staffing	11.8 full-time equivalent staff (FTEs).	2.5 FTE, which is only 21% of the staff needed for an agency of this size. 
Park and Recreation FTEs per 10,000 Residents	11.3 FTEs for every 10,000 residents	2.5 FTE, which is only 22% of the staff needed for an agency of this size. 

Figure 7

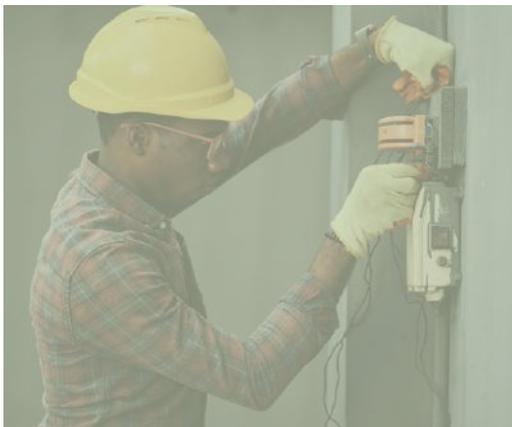
Park Facilities

	2022 NRPA Findings	City of Fairview
Residents per Park	1,233 residents per park	3,221 residents per park, which is 2.6% higher than most
Acres of Parkland per 1,000 Residents	12.9 acres of parkland for every 1,000 residents	68.9 acres of parkland for every 1,000 residents, which is 5.3x higher than most. The high acreage of Bowie Nature Park accounts for this.
Outdoor Park and Recreation Facilities — Prevalence and Population per Facility	95% have playgrounds, 86% have basketball courts, 79% baseball fields, 78% tennis courts, 68% multipurpose fields, 67% dog parks, 53% swimming pools, 51% community gardens in their portfolio of outdoor assets.	The City has a playground in Bowie Nature Park, but does not directly own/operate any other types of recreation facilities that are most commonly found, so the variety of facilities provided is low.
Miles of Trails	3 miles of trails for walking, hiking, running and/or biking	Fairview provides 18 miles of trails, which is 6x higher than the amount typically offered in other agencies. 17 miles are in Bowie, 1 mile is in Veteran's Memorial Park. While the miles of trails provided is high for a city of Fairview's size, the trails are concentrated in one area and provide little to no connectivity or multi-modal options for residents to connect to other parks or areas of the City.
Indoor Park and Recreation Facilities — Prevalence and Population per Facility	60-64% offer community centers and recreation centers; 41% offer senior centers, 36% offer amphitheaters, 31% offer nature centers	The City operates the nature center, which is one of the less common facilities offered by agencies. However the County Recreation Center currently fills that gap for residents.



Budget		
	2022 NRPA Findings	City of Fairview
Annual Operating Expenditures	\$1,200,000	Fairview's current budget allocates \$518,810 to Parks, which is less than half what similar agencies allocate. 
Operating Expenditures per Capita	\$117.36	Fairview currently spends approximately \$52.68 per capita, which is less than half what similar agencies allocate. 
Operating Expenditures per Acre of Park and Non-Park Sites	\$8,188	Fairview currently spends approximately \$763.65 per acre of park, which is 9.3% what similar agencies allocate. The fact that most of the park land owned by the City is Bowie Nature Park and not more dense, active recreation facilities likely affects this percentage; however, it is still a very low percent compared to other agencies. 
Operating Expenditures per FTE	\$101,722	FTEs are responsible for approximately \$83,009 of the operating expenditures. 
Distribution of Operating Expenditures	Staffing costs 54%, Operating Expenses 38%, Capital Expense not in CIP 5%, Other 3%	Staffing costs 46%, Operating Expenses 50.9%, Other 2.3%. For current Parks staff, the expenditures are a little lower than other agencies and the operating expenses are a higher. 
Operating Expenditures Dedicated to Parks or Recreation	45% to park management and maintenance and 42% to recreation.	96% to park management and maintenance and 4% to recreation. This is indicative of little to no programming/events offered or expansion of amenities being provided. 





Agency Funding		
	2022 NRPA Findings	City of Fairview
Sources of Operating Expenditures	61% of their operating expenditures from general fund tax support, 23% to earned revenue, 8% to dedicated levies	Most of the park budget comes from the general fund, with some funding from the capital fund and some from the Bowie Fund. <i>When the Bowie Fund is used, it is gone and most of it will be used in 2023.</i>
Park and Recreation Revenues per Capita	The typical park and recreation agency generates \$34.55 in revenue annually for each resident in the jurisdiction.	Data for Fairview was not available at the time of this master plan report, but the NRPA findings can provide a goal for the City to strive toward.
Revenue as a Percentage of Operating Expenditures (Cost Recovery)	The typical agency recovers 25 percent of its operating expenditures from non-tax revenues.	Data for Fairview was not available at the time of this master plan report, but the NRPA findings can provide a goal for the City to strive toward.
Five-Year Capital Budget Spending	Park and recreation agencies will spend a median of \$1,022,750 in capital expenditures budgeted over the next five years	Data for Fairview was not available at the time of this master plan report, but the NRPA findings can provide a goal for the City to strive toward.
Targets for Capital Expenditures	On average, 56 percent of the capital budget is designated for renovation, while 30 percent is geared toward new development, 7% to acquisition	Data for Fairview was not available at the time of this master plan report, but the NRPA findings can provide a goal for the City to strive toward.
Value of Deferred Maintenance Projects per Agency	On average, park and recreation agencies have \$100,000 of deferred maintenance projects on their books.	Data for Fairview was not available at the time of this master plan report, but the NRPA findings can provide a goal for the City to strive toward.





Community Input

As mentioned previously, data collection, classification and benchmarking only tells part of the story when it comes to planning for a community's recreational needs. Each community is different and listening to what the citizens need and desire becomes another component of the work to create a holistic plan.

This master plan effort has reached out to the public to ask for their input via online survey and two public open houses. In addition, the master plan team met with the Fairview Historical Association, American Legion and the Friends of Bowie as stakeholders in the development of Fairview's open space, recreation, historical, and preservation opportunities.

A full summary of Public Meeting #1 & #2 are provided in the Appendix.



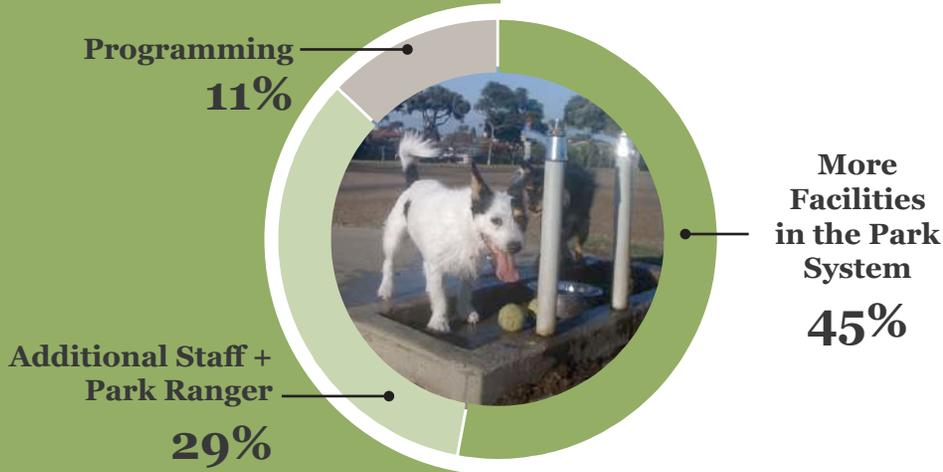
The purpose of the first public meeting was to introduce citizens to the project, what a park master plan is (and is not), and what they could expect of the final report. The team also gathered information as to how often and why residents use the parks currently, what they like most about the park system and where they would like to see more out of the park system. The open house was held at City Hall.

The major findings from Public meeting #1:

When asked how often residents visit the current community recreation facilities, Bowie Nature Park and the Fairview Recreation Center are the most visited overall. Bowie Nature Park is the most frequently visited (either Daily or Weekly), with the Fairview Recreation Center being next most visited (Monthly). Veterans Memorial, Historic Village and Fairview Ballpark are all occasionally or rarely ever visited.

[Of particular note from the master plan team: We would expect the Fairview Ball Park to have higher visitation recordings, but there was a ball game the same day as the public meeting so this may have affected those able to respond.]

When asked to provide one word to describe what they would like to see in the City Parks system overall, out of the attendees responding, 45% wanted to see more facilities in the park system, such as dog parks, cycling, kayaking, restrooms, skate park, wade pool, disc golf, playgrounds, racket ball court, nature center addition, theater and WiFi. Next most important item was the addition of staff and a park ranger at 29%, then programming was third most important at 11%.



Public Meeting #1

Wants vs. Needs Prioritization



PASSIVE REC. 	ACTIVE REC. 	PROGRAMS 	EDUCATIONAL 	CONNECTIVITY 	FACILITIES 	PRESERVATION 
Historic Village 69%	Elrod Road Parcel 67%	Bowie Park 69%	Bowie Park 59%	Historic Village 78%	Bowie Park 92%	Veteran's Memorial 92%
Elrod Road Parcel 63%		Historic Village 63%	Historic Village 58%	Bowie Park 70%	Veteran's Memorial 82%	Bowie Park 85%

Figure 8

Attendees were provided information the various categories or ways in which parks are often used. These categories were: Passive Recreation, Active Recreation, Programs, Educational, Connectivity, Facilities, Preservation. More detail on the definition of these categories is provided in the Public meeting summary in the Appendix.

When asked how they use the community facilities currently, 38% use Bowie Nature Park for each of the Use Categories listed, 48% of which use it for passive recreation and preservation. This puts Bowie Nature Park at the most widely and variable used park in the City, particularly regarding Passive Recreation and Preservation and also speaks to the existing facilities provided, even though the attendees would like to see more. Twenty-eight percent (28%) of the attendees use Fairview Recreation Center, of which 46% use it for active recreation or programs offered, and this makes Fairview Recreation Center next in line regarding varied uses in the Active Recreation and Programs categories. Not surprisingly, the Fairview Ball Park had the highest active recreational use at 47%, because of the athletic fields located there. Historic Village was evenly split between 28% Programs (referring to meetings or events held there), 28% Educational and 28% Preservation uses.

Regarding how the existing parks/facilities are currently NOT used, Veterans Memorial Park is not used for Active Recreation, while Historic Village and Fairview Ball Park are not used for Passive Recreation. This is to be expected since amenities to support these uses are not present there.

When asked to think about the various park Use Categories and prioritize those for each City park, based on what they Need to have (being a higher priority) vs. what they would Want to have (being a lower priority) following information shown in Figure 8 is what resulted in the residents highest Needs for their park facilities. The highest need for Passive Recreation was at Historic Village (69%) with the new City-owned parcel on Elrod Road next at 63%. This is consistent with the fact that Bowie Nature Park and Veteran's Memorial Park already provide Passive Recreation to residents with the Programming needs to facilitate both uses.



- In terms of Active Recreation, the Elrod Road parcel was highest ranked for Active Recreation (67%) needs.
- For Programs, Bowie Nature Park was ranked highest at 69% with Veterans Memorial Park next at 63%.
- For Educational needs, both Bowie Nature Park and Historic Village were ranked similar at 59% and 58%, respectively, indicating a need to provide additional educational opportunities for residents and visitors to learn more about these parks and what is located there. These opportunities could be combined with the Programming needs to facilitate both uses.
- Historic Village was ranked highest need for Connectivity (78%) with Bowie Nature Park next at 70%, indicating a need to provide multi-modal options to get to and use these parks.
- Interestingly, Veterans Memorial Park showed only 50% of attendees prioritizing Connectivity to this park despite it being the most isolated and poorly signed park in the existing system. The team feels this is due to the lower use of the park overall – again largely due to its isolation and poor signage.
- Bowie Nature Park was shown to have the highest need for facilities (92%) with Veterans Memorial Park next at 82%. This is interesting given Bowie Nature Park has the most facilities currently out of the City parks, but likely indicates a need for more or expanded facilities.
- **Preservation was the use category most responded to, showing a great desire for the community to preserve cultural and natural resources in all of the City parks. Out of that, Veteran’s Memorial was highest ranked at 92%, with Bowie Nature Park next at 85%.**
- Passive Recreation was the next most responded to, with programs, educational and facilities needs being of approximate equal importance (based on number of responses to these categories). Connectivity was the next most responded with Active Recreation a distant last response generator.

Preservation Use Category =



PRESERVATION



FACILITIES



DIJITAL CONNECTIVITY





KEY MASTER PLAN RECOMMENDATIONS

"Success starts with a Good Vision Page"

General Policy Recommendations

1. Develop a long-term vision statement for the park system that aligns with the city's overall goals and objectives.

2. Establish a process for regular communication and collaboration between the Parks Department and other city departments.

3. Create a framework for evaluating and prioritizing park projects based on community needs and resources.

4. Develop a process for regular communication and collaboration between the Parks Department and other city departments.

5. Create a framework for evaluating and prioritizing park projects based on community needs and resources.

Facility Recommendations

1. Prioritize the development of multi-use trails that connect different parts of the city.

2. Invest in the maintenance and repair of existing park facilities.

3. Explore the possibility of repurposing vacant buildings for park use.

4. Consider the use of public art and murals to enhance the park experience.

5. Explore the possibility of repurposing vacant buildings for park use.

Programming Recommendations

1. Offer a variety of programs and activities that cater to different age groups and interests.

2. Partner with local organizations and businesses to provide additional resources and expertise.

3. Create a schedule of events and programs that are consistent throughout the year.

4. Offer a variety of programs and activities that cater to different age groups and interests.

Potential Funding Opportunities

1. Explore the possibility of securing grants from state and federal agencies.

2. Investigate the use of public-private partnerships for park development.

3. Consider the use of crowdfunding and other alternative funding sources.

4. Explore the possibility of securing grants from state and federal agencies.



Photo Credit: Eileen Brogan



The major findings from Public meeting #2:

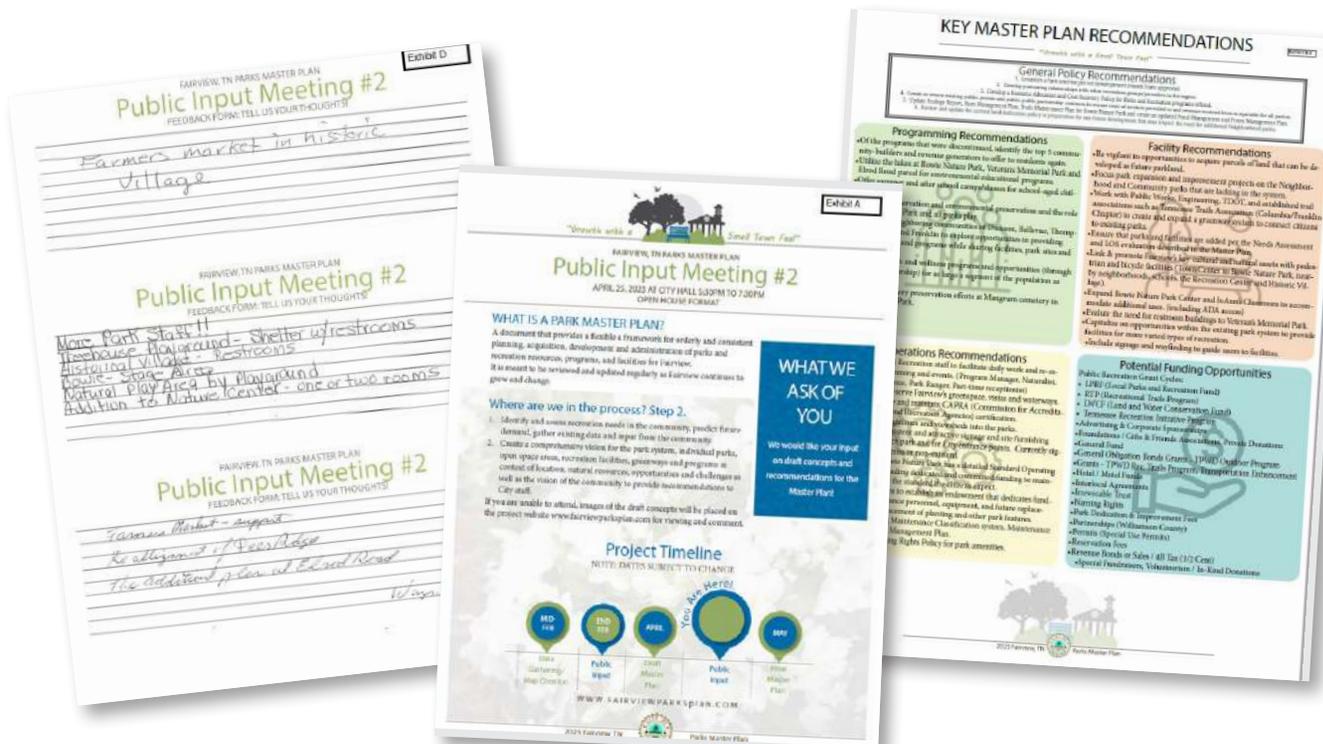
Overall the attendees were pleased with the progression of the park concepts and draft recommendations presented at the Public Open House. The Team displayed five boards of information, one concept board for each of the City park properties (Bowie Nature Park, Elrod Road parcel, Veteran's Memorial Park and Historic Village) as well as a Master Plan Recommendation Board that outlined the direction of the key recommendations to make regarding General Policy, Facilities, Operations & Maintenance, Programming and Funding Opportunities.

From the Feedback Forms provided to all attendees, the addition of restroom buildings was mentioned for the Elrod parcel, Bowie Nature Park and Historic Village. ADA accessible parking and pathways was mentioned several times as well as a way to allow everyone to enjoy the parks more. A stage and/or pavillion area was mentioned for both Bowie Nature Park and Historic Village and the addition of park staff

was mentioned several times as well.

One attendee was displeased at the lack of dog parks shown on the concept plans. The Team discussed the importance of locating dog parks in an area where most users can walk to them, which at this point doesn't fit any of the existing park sites. However, the inclusion of more neighborhood and community parks in the overall system can provide those opportunities to have dog parks incorporated where they will be of the greatest benefit to the users.

When it came to the Recommendations Board, the attendees were pleased to see that the addition of Park staff and funding for the park and recreation department was listed, which shows an understanding of these critical components to improve programming and maintenance of the parks.



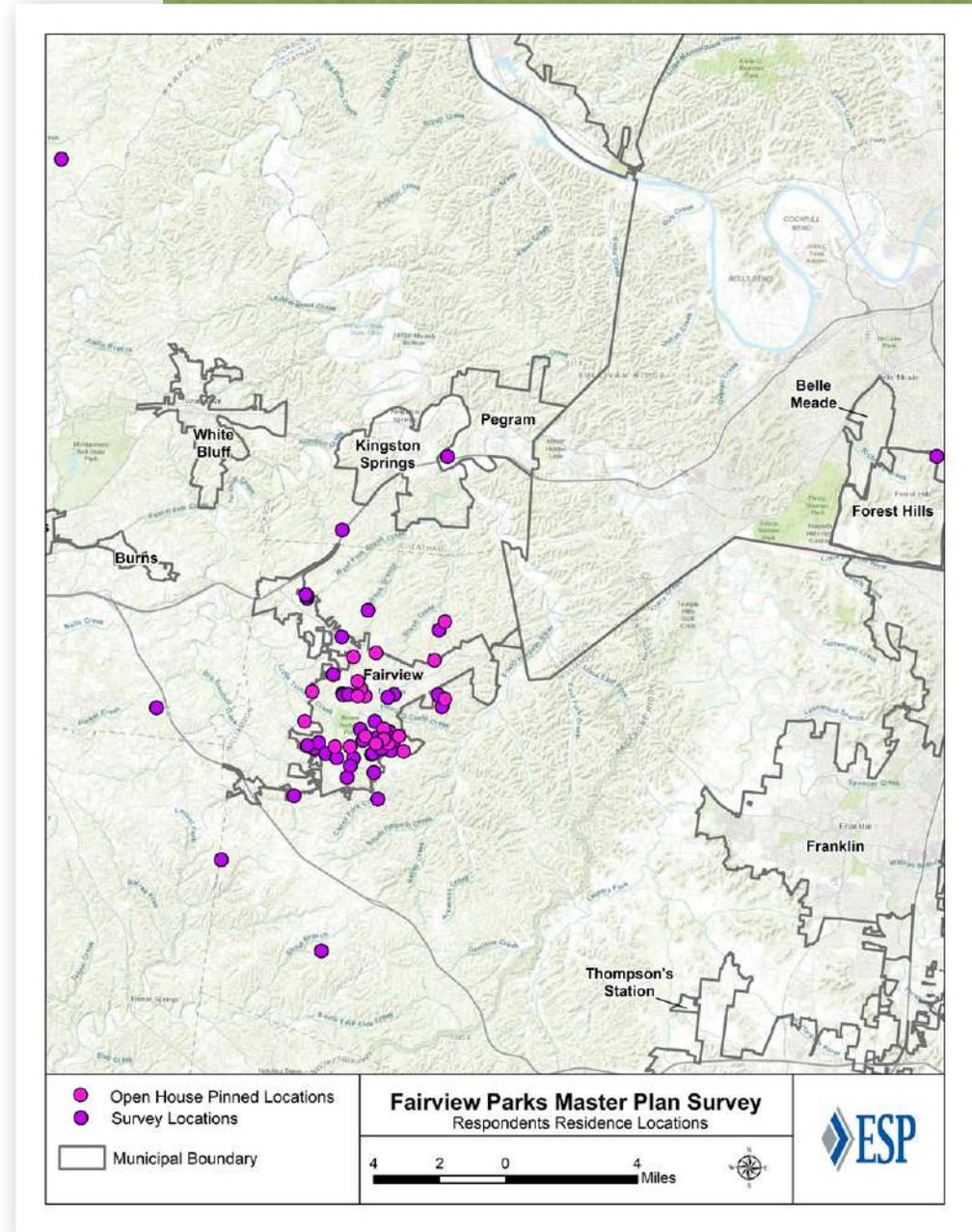
A website (www.fairviewparksplan.com) was created to keep residents informed of the master plan progress as well as provide times/dates/locations for public input. In addition, a survey was placed on the website to allow those who could not attend in-person meetings to provide their input about how they use the City parks currently and what they would like to see or do in the City parks.

A full summary of survey questions and comments are provided in the Appendix.

Summary of online survey input is as follows:

Stats: Fifty-four people responded to the survey, 80% of which were Fairview residents. Of those that had children in the household, over half of them were over the age of 10. Bowie Nature Park was the most frequently used (weekly), with Veterans Memorial Park and Historic Village rarely or never used. Most (81.5%) respondents use the parks with others as opposed to going alone and most all respondents travel at least 1 mile, if not 5 or more to get to the parks they do use and almost exclusively by personal vehicle.

Why do you visit? When asked why they visit the various parks, not surprisingly Bowie Nature Park is used for its passive recreation opportunities (96.3%), facilities (29.63%), natural/historic/cultural resources protection (25.93%) and then programming (27.78%). Veterans Memorial Park is also used primarily for passive recreation (68%) and natural/historic/cultural resources protection (28%). Historic Village is also used primarily for its natural/historic/cultural resources protection (54.17%). Very few responded that they use the parks because they are easy to get to by walking or cycling or for active recreation. This is in line with the fact that there are currently very few ways to get to the parks through multi-modal means and the lack of active recreation opportunities within these parks (as they are not designed for them or allowed in the case of Bowie Nature Park).

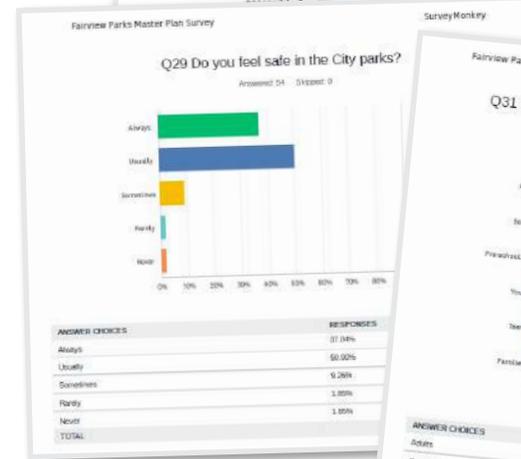
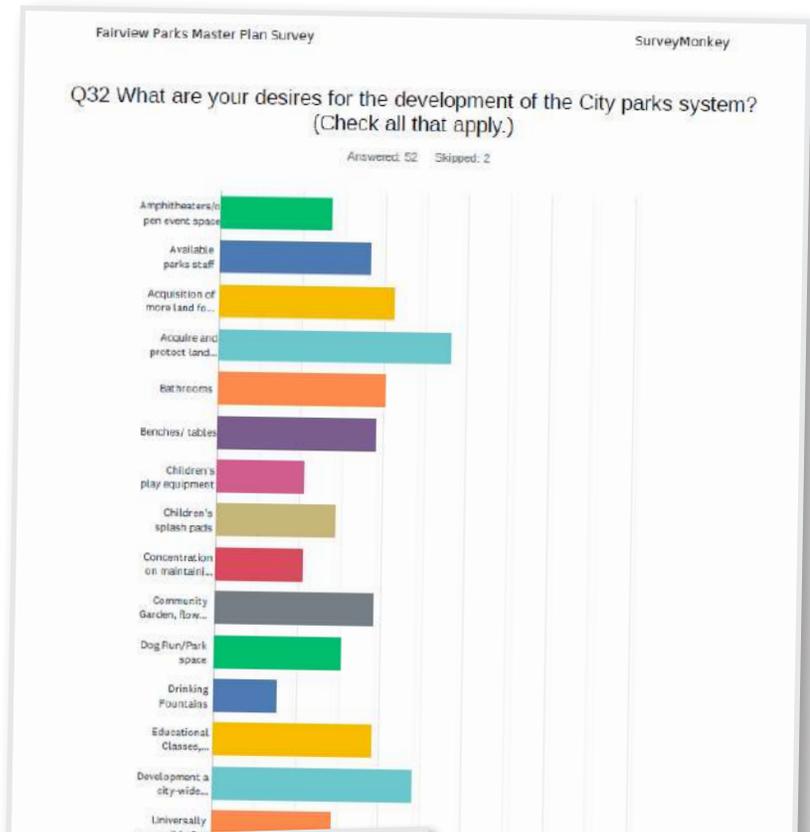


Programming & participation: When asked about participating in programs within the City parks, most respondents indicated they attended sometimes or were not aware of any programs offered. This is likely indicative of the reduction of programming overall with the parks over the years.

Park Amenities, Staff, Safety and Condition: When asked about the condition of the parks, amenities, safety and presence of park staff, most everyone responded that they felt the parks were in kept in good condition, they had plenty of room to use the parks as they are intended and while they have read the rule signs for the parks, the interpretive signs were a mix of reading them and not and an equal amount weren't aware there are any. In terms of safety, 87% of respondents feel safe in the parks and a little over half would see park staff at least some of the time or usually when they visit.

Which groups need recreation opportunities? When asked to choose their top 3 population groups they felt needed recreation opportunities, families were ranked the slightly highest, but most all groups ranked equally. This is indicative of the parks needing to provide more across the board for what they have to offer to the citizens.

Desired Recreational Activities/Amenities: When it came to a long list of desired uses, amenities and elements in the parks system, the top choices were to acquire and protect land for natural open space (55.77%), development of a City-wide greenway/trail system (48.08%), acquisition of land for future parks (42.31%) and bathrooms (40.38%). When asked to choose their top 7 desired uses from the same list, the top 3 items remained the same despite their overall % dropping. Acquiring and protecting land for natural open space was still highest (42.59%), development of a City-wide greenway/trail system was still second highest (38.89%), acquisition of land for future parks was still third (35.19%). Available park staff emerged as a bigger priority in this scenario at fourth (33.33%).



trails amenities
ADA greenways accessibility
families bicycle more staff
pedestrian connection
PROGRAMMING
teen programming
equestrian activities



General Comments: The last question of the survey was an open comment section for respondents to mention anything they wanted about the parks. A full report of all the comments is provided in the Appendix.

Elements or words most often mentioned in the comments centered around adding more **programming**, especially for teens, families and homeschoolers. Greenways/trails were the next most mentioned in terms of having more and better pedestrian/ bicycle connections to the parks. A variety of different activities and amenities were mentioned to be added to existing or future parks and a similar amount mentioned expanded or enhanced equestrian trail use specifically within Bowie Nature Park. More park staff and greater ADA accessibility were also common themes within the comment section.





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A photograph of a person riding a bicycle on a dirt path covered in fallen leaves. The path is lined with large trees, and other people are visible in the background. The scene is set in a wooded area with a warm, golden light, suggesting autumn. The text 'CHAPTER 04' is overlaid in the upper right corner.

CHAPTER 04

RECOMMENDATIONS

Recommendations

These recommendations are derived from findings of the needs assessment and benchmarking research, community input and an understanding of trends and standards based on expertise of the master plan team. Each recommendation, policy or standard is reflective of the overall project goals, staff and stakeholder interviews, previous master planning efforts, public meetings, and the online survey survey. These recommendations will be given a priority ranking in the Implementation chapter of the Master Plan to assist the City in phasing and budgeting.



General Policy Actions						
Number	General Policy Action	Justification	Action Item #	Priority	Responsibility	Timeframe
G1	Create a Tennessee Recreational Joint Facility Use Agreement with the school system.	This type of joint use agreement allows school facilities to be used for recreation by neighborhood organizations and/or residents. This may help alleviate the gap in the City providing these types of active recreational amenities until they can be built.	G1.1	High	City Legal Parks Dept. State of TN	Short
G2	Increase the Park land fee for development.	This has been used with success in neighboring communities and can provide a steady stream of specific park land funding over the years as Fairview grows. Nearby communities of Franklin have implemented a \$7,000/lot park land fee to assist in funding parks and recreation amenities within development quadrants. This requires State approval.	G2.1	High	City Planning State of TN	Short
G3	Increase annual funding to Parks & Recreation Department	Compared to national averages, Fairview's annual operating budget for Parks Department is about half of other, similar cities.	G3.1	High	City Commission	Short
G4	Create or review existing public-private and public-public partnership contracts to ensure costs of services provided to and revenue received from is equitable for all parties.	Work with city legal team to draft Memorandum of Agreement (MOA) or Memorandum of Understanding (MOU) that protects the interests of the Parks and Recreation Department and Fairview taxpayers in providing services to other partners. (Williamson County, various athletic leagues/associations, school organizations, etc).	G4.1	Medium	City Legal	Midterm
G5	Update Ecology Report, Burn Management Plan, Trails Maintenance Plan for Bowie Nature Park as well as an updated Pond Management and Forest Management Plan.	These plans are 10+ years old and are in need of an update to assist the City in planning and budgeting for maintenance of these vital resources.	G5.1	High	City	Midterm

General Policy Actions						
Number		Justification	Action Item #	Priority	Responsibility	Timeframe
G6	Review and update the current land dedication policy in preparation for any future development that may impact the need for additional Neighborhood parks.	Also endorsed by the Fairview Forward 2040 Comprehensive Plan, Parks and Recreation should work with the Planning Department to inform them of the need for Neighborhood parks as development happens. Knowing the strategic locations where a neighborhood park is needed from the Gap Analysis map can help direct efforts.	G6.1	High	Planning Dept. Parks Dept.	Short
G7	Develop partnering relationships with local associations and other recreation groups/providers in the region.	Forming relationships with local groups and associations (running, hiking, cycling, equestrian, disc golf clubs, etc) can establish a community-wide relationship and create a pool of volunteer and fundraising support. These groups can also be the catalysts for hosting events on park lands that can create an income source for the park system.	G7.1	Low	Parks Dept.	Ongoing
		Establish PPP (public-private partnerships) with Friends of Bowie, Fairview Arts Council, Fairview Historical Association and other like organizations with a vested interest in the parks. As an alternative, add organizations such as these to the Parks and Landscape Advisory Board.	G7.2	High	City Commission	Short
G8	Develop a Resource Allocation and Cost Recovery Policy for Parks and Rec programs offered.	Create/update a schedule of fees and charges policy based on actual cost for all programs, activities, rentals, usage and special events. Possibly have adult programs, activities and leagues “pay their own way” to be self-sufficient and not be subsidized by City taxpayers. Separate it into youth and adult activities, develop a standard discount or scholarship program for underprivileged citizens to participate and update the fees on an annual basis.	G8.1	Medium	Parks Dept.	Ongoing
		Bowie Nature Park as it exists now and Historic Village if developed properly can generate revenue to offset much of their operating expenses. Survey results indicate citizens expect outside organizations to pay an appropriate cost to rent and benefit from the parks – at least a fee amount that covers any staff supervision, utilities, set up and clean up costs.	G8.2	Medium	Parks Dept.	Ongoing
		Develop a Facility and Use Agreement and fee system for Park land used for professional photography and videography uses.	G8.3	Medium	City Legal	Short



General Policy Actions						
Number		Justification	Action Item #	Priority	Responsibility	Timeframe
		Strive to meet the national average cost recovery (23.6% of its operating expenditures from non-tax revenue)	G8.4	Medium	Parks Dept.	Long
G9	Create a greenway easement policy to allow for the use of utility or private easements for public use greenways.	A greenway that is not defined with an easement may have restricted access. This language can cover required setbacks and ensure public access to these facilities.	G9.1	High	Planning Dept.	Short
		A Greenway Overlay can be created to require future development to dedicate right-of-way and/or construct greenways as part of new development if it occurs in the vicinity of identified greenways. Metro Nashville has an overlay that may be a useful guide.	G9.2	High	Planning Dept.	Short
G10	Establish development review procedures that require developers to describe how their projects achieve the city's vision and goals as described in the Parks Master Plan.	To ensure developers design new projects to address the preservation of open space, especially the continuity of open spaces.	G10.1	High	Planning Dept.	Short
G11	Create a Greenway Master Plan.	Greenways and trails are some of the most popular and well used park amenities a city can offer. They allow a wide variety of active and passive recreation opportunities and give multi-modal options to connect residents to parks to alleviate automobile traffic concerns, congestion, parking demands and pollution. When planning for new park or development projects, plan for connections between the development/new park and any neighboring parks or destinations to continue expansion of the greenway system as the city grows.	G11.1	High	Planning Dept.	Midterm
G12	Create a city-wide inventory of historic and cultural resources.	Historic and cultural resources can become links in a broader open space and park network and with the Historical Association's work, this can become an asset to the City.	G12.1	Medium	Historical Association	Midterm
G13	Rename Historical Village to Historic Village.	In an effort to adopt consistent terminology, the renaming of this park in all online and City documentation is recommended.	G13.1	Low	Planning Dept.	Midterm
G14	Utilize CDBG funding, insofar as possible, to address the redevelopment of parks and playgrounds serving low-income families.		G14.1	Medium	Planning Dept.	Ongoing





FACILITY

Facility Actions

Number	General Policy Action	Justification	Action Item #	Priority	Responsibility	Timeframe
F1	Identify parcels that can be developed as future parkland or other protections to preserve plant and animal habitats.	The City should focus on those parcels that serve neighborhoods and fit within the definitions of Neighborhood and Community Parks as described in the Needs Assessment Classification Chapter. The Level of Service (LOS) and Gap analysis map determined areas in Fairview that are lacking in facilities.	F1.1	High	Planning Dept. Parks Dept. Parks and Landscape Board	Short
		Comments from the public meeting indicated that Totty airfield was a potential opportunity. Refer to the Gap Analysis and assets maps for other gap areas that would be beneficial to acquire or offer land swaps.	F1.2	Medium	Planning Dept.	Midterm
F2	Link and promote Fairview's key public facilities, cultural and natural assets with pedestrian and bicycle facilities.	To encourage use and justify trail and greenway systems, key assets within the City should be intertwined and connected throughout. Refer to Existing Facilities & Assets map for key open space destinations such as cemeteries, scenic views, overlooks, creeks and waterways, downtown spaces and beloved parks that represent the historic and hometown character of Fairview.	F2.1	Medium	Planning Dept.	Ongoing



Facility Actions

Number	General Policy Action	Justification	Action Item #	Priority	Responsibility	Timeframe
		Create a greenway along the TVA easement connecting City Hall to Bowie Nature Park.	F2.2	High	Planning Dept.	Long
		Explore options for pedestrian/bicycle bridge crossing of Lake Van in Bowie Nature Park.	F2.3	Low	Planning Dept.	Long
		Incorporate the trail around Lake in Veteran's Memorial Park as part of the greenway system.	F2.4	High	Planning Dept.	Midterm
		Create a high quality pedestrian and bicycle connection from the Town Center to Bowie Nature Park, nearby neighborhoods, schools, the Recreation Center and Historic Village. Street cross sections and/or the existing TVA easement could be used for this; grades along this alignment will need to be checked for feasibility. Routes that are off Highway 100 are preferred to avoid traffic congestion and safety issues.	F2.5	High	Planning Dept.	Short
F3	Create a cohesive signage and wayfinding master plan to inform residents and visitors of the City's parks and recreation offerings.	Bowie Nature Park entry is indiscreet and confusing, even to the most regular visitor. Explore options for intersection improvements, easements on adjacent property or alternate business entries near Bowie Lake Road.	F3.1	High	Public Works	Short
		Install signage to direct visitors to Veteran's Memorial Park off of Highway 96.	F3.2	High	Public Works	Short
		Install signage for Historic Village. There is currently no signage indicating this is a park in the City system.	F3.3	High	Public Works	Short
F4	Incorporate ADA accessible trails, pathways and facilities in existing and future parks.	Create an ADA accessible path around Evergreen Pond in Veteran's Memorial Park, including accessible bridge and culvert crossings	F4.1	High	Public Works	Midterm
		Create an ADA accessible path around Lake Van in Bowie Nature Park.	F4.2	High	Public Works	Midterm
		Create an ADA accessible path near Library as a Book Walk Trail.	F4.3	Medium	Parks Dept.	Midterm
		Elrod Road parcel is a good candidate to create an inclusive playground.	F4.4	Low	Planning Dept.	Ongoing

Facility Actions						
Number	General Policy Action	Justification	Action Item #	Priority	Responsibility	Timeframe
F5	Maximize parking spaces in existing disturbed areas.	Parking spaces in Bowie Nature Park can be reallocated and reorganized to maximize usage of available space.	F5.1	High	Public Works	Short
		Historic Village has little to no parking available; dedicated parking needs to be constructed on the park site or in adjacent parcels.	F5.2	High	Public Works	Short
		Pave, stripe and create ADA accessible parking spaces in Veteran's Memorial Park.	F5.3	High	Parks Dept.	Short
F6	Incorporate more gathering space options in existing parks to maximize usage.	Explore options to add to existing Bowie Nature Park nature building for expanded rental and usage.	F6.1	Medium	Parks Dept.	Long
		Install a pavillion with additional restrooms near Treehouse playground to accommodate large lawn events and reduce number of road crossings for playground users to use existing restroom building.	F6.2	High	Parks Dept.	Short
		Create a paved memorial plaza area with existing flags and added seating in Veteran's Memorial Park.	F6.3	High	Parks Dept.	Short
		Create a covered outdoor amphitheatre space in Historic Village to capitalize on existing topography and activate space for additional uses such as music in the park, farmer's markets, etc.	F6.4	High	Parks Dept.	Short
		Create a natural playground adjacent to Treehouse playground in Bowie Nature Park to showcase nature play elements.	F6.5	Medium	Parks Dept.	Midterm
F7	Include restroom buildings in existing parks.	To increase usage, include restroom buildings in Historic Village, Veteran's Memorial and in the new Elrod Road parcel.	F7.1	Medium	Parks Dept.	Midterm
F8	Increase pedestrian and bicycle connections to all existing parks.	In conjunction with Public Works and TDOT, include sidewalk and bicycle lanes along major thoroughfares that lead to City parks as well as included in future road works.	F8.1	High	Public Works	Ongoing
		Explore safe pedestrian crossings from Fairview Recreation Center to Historic Village.	F8.2	High	Public Works	Midterm
		Explore intersection improvements at Bowie Lake Road and Highway 100 to include sidewalks and pedestrian crossings.	F8.3	High	Public Works	Short
		Incorporate greenways and trails as supplements or alternatives to on-street pedestrian and bicycle facilities.	F8.4	High	Public Works	Ongoing





PROGRAMMING

Programming Recommendations

Number	General Policy Action	Justification	Action Item #	Priority	Responsibility	Timeframe
P1	Of the programs that were discontinued in the parks department, pick the top 5 community-builders and revenue generators to offer again.	Program opportunities include summer day camps, nature classes for adults and/or children, school tours, scout programs, Opportunities for more outdoor and nature-based programs are available and should be offered. From all survey and public input, there is a demand to revive and expand program offerings. An interim goal could be to pick the top 5 programs previously offered to start again.	P1.1	High	Parks Dept.	Short
		Special event opportunities should be offered not only at Bowie Nature Park, but also at Historic Village and Veterans Memorial Park.	P1.2	Medium	Parks Dept.	Ongoing
		Focus programming on youth and teens, as well as family programs.	P1.3	High	Parks Dept.	Short
P2	Utilize the lakes at Bowie Nature Park, Veterans Memorial Park and the new Elrod Road parcel for environmental educational programs.	These venues have extensive potential and should be capitalized on. Examples can be "Learn to Fish", "Free Fishing Day", "Beginners kayaking" and other learning programs, in addition to the Fishing Rodeo at Veterans Memorial Park.	P2.1	Low	Parks Dept.	Ongoing

Programming Recommendations						
Number	General Policy Action	Justification	Action Item #	Priority	Responsibility	Timeframe
		In conjunction with Tennessee Wildlife Resources Agency, conduct nature programs that focus on fish habitat, water quality and other natural-resource based programs that teach the importance of environment and education.	P2.2	Medium	Parks Dept.	Midterm
P3	Create summer and after school camps/classes for school-aged children (youth, teens).	Create a policy that allows parents to volunteer in parks and recreation programs to receive a discount for programs for their children.	P3.1	High	Parks Dept.	Mldterm
		Offer reduced fees to allow for maximum participation, coordinate with county human resources and other social services to provide free lunches and other opportunities for disadvantaged kids that participate.	P3.2	High	Parks Dept.	Midterm
		Investigate opportunities to partner with YMCA, Williamson County Parks and Recreation, universities and colleges and other area providers to offer a wide range of day camp programs.	P3.3	High	Parks Dept.	Short
		Add temporary summer staff to keep programs going.	P3.4	High	Parks Dept.	Midterm
		Create a programming advisory board to assist a future Program Director to define core programs and activities for the City. Strive to maintain quality over quantity of program offerings and annually review percentage of events offered to ensure no category is receiving too much or too little emphasis.	P3.5	Medium	Parks Dept.	Short
P4	Promote conservation and environmental preservation within the City of Fairview wherever feasible.	Assist with educating both city employees and citizens of the importance of environmental preservation and the role Bowie Nature Park plays in that.	P4.1	Low	Parks Dept.	Long
P5	Work with neighboring communities of Dickson, Bellevue, Thompson's Station and Franklin to explore opportunities in providing special events and programs while sharing facilities, park sites and manpower.	Combining efforts and resources helps all communities build up a robust offering of events while sharing the load of organization.	P5.1	Medium	Parks Dept.	Ongoing



Programming Recommendations

Number	General Policy Action	Justification	Action Item #	Priority	Responsibility	Timeframe
P6	Develop health and wellness programs and opportunities for as large a segment of the population as possible.	Partner with large medical providers, Blue Cross/Blue Shield and/or Williamson County Health Department for expanded fitness classes and education opportunities.	P6.1	P6.1	Parks Dept.	Midterm
		<i>BCBS lists Bowie Nature Park as one of the top 10 places for trail running within 30 miles of Nashville.</i>				
		Strive to maintain the state average in generating fitness revenue through programs and activities, as well as health and wellness classes.	P6.2	P6.2	Parks Dept.	Ongoing
P7	Explore cemetery preservation efforts at Mangrum cemetery in Bowie Park.	the Tennessee History Cemetery Preservation Program lead headstone cleaning and cemetery protection workshops in community cemeteries across the state. It would be an engaging way to re-introduce programming at Bowie Park without requiring permanent staff hires	P7.1	P7.1	Parks Dept.	Midterm
P8	Developing wildlife viewing opportunities in existing and future parks.	Birding in the United States: A Demographic and Economic Analysis, an addendum to the 2011 National Survey published by the U.S. Fish and Wildlife Service, reported that bird watchers spend nearly \$41 billion annually on trips and equipment. In the research it showed local community economies benefit from the \$14.9 billion that bird watchers spend on food, lodging and transportation. In 2011, 666,000 jobs were created as a result of bird watching expenditures	P8.1	P8.1	Parks Dept.	Ongoing
P9	Partner with Historical Association to create walking tours of historic places within Fairview.		P9.1	P9.1	Historical Association	Long
P10	Expand options for Boy Scouts, Girl Scouts and other groups to use Historic Village buildings for meetings and events.	With improvements made to Historic Village, it's use as another gathering/meeting space for local groups can expand, thereby expanding it's visibility in the City.	P10.1	P10.1	Historical Association	Short
P11	Expand fishing pier space at existing lakes.	Evergreen Pond can benefit from an expanded fishing pier, particularly during the Fishing Rodeo.	P11.1	P11.1	Parks Dept.	Short
		Lake Van can benefit from an expanded pier and overlook area.	P11.2	P11.2	Parks Dept.	Short



OPERATIONS & MAINTENANCE

Operations & Maintenance Recommendations

Number	General Policy Action	Justification	Action Item #	Priority	Responsibility	Timeframe
OM1	Hire more Parks and Recreation staff to facilitate daily work and re-establish programming and events	<i>Fairview operates with 21% the staff of similar sized city parks agencies. Administration, programming and events cannot happen without adequate staff to support the effort. Goals would be to hire the following: Program Director, Naturalist, Park Maintenance, Park Ranger, Part-time receptionist. Long term goals would be to have 11 FTE staff and an interim goal could be to have 6 FTE staff.</i>	OM1.1	High	Parks Dept.	Short
OM2	Implement a Work Order tracking system	Organizing work order requests can keep maintenance timely and help document and track recurring issues.	OM2.1	Medium	Parks Dept.	Midterm
OM3	Strive to achieve NRPA average of 45% of all parks and recreation expenditures spent on maintenance.	Currently 95% is spent because the ratio of staff to park land is very low. Expanding staff and program offerings in the existing parks can help achieve this goal into the future.	OM3.1	Low	Parks Dept.	Long



Operations & Maintenance Recommendations						
Number	General Policy Action	Justification	Action Item #	Priority	Responsibility	Timeframe
OM4	Require at least one city employee hold current Certified Playground Safety Inspection certification.	While a challenging certification to obtain and retain, having at least one CPSI certified employee will ensure safety in the City's playgrounds equipment and help identify maintenance/repairs needed.	OM4.1	Medium	Parks Dept.	Short
OM5	Establish a Policies and Procedures for areas of responsibility between and among Public Services and Parks and Recreation. How maintenance issues will be communicated, points of contact, how a communication loop will be completed, definitions of priority maintenance items, etc.	Create an Organization chart for responsibility and contact persons for facilities, buildings, interior maintenance, janitorial, exterior maintenance, parks and grounds maintenance, and other aspects.	OM5.1	Medium	Planning Dept.	Midterm
		Research costs to contract out mowing services.	OM5.2	High	Parks Dept.	Short
OM6	Protect and preserve Fairview's greenspace, vistas and waterways.	All aquatic areas and shorelines should be kept clean with rules and regulations of usage posted and enforced.	OM6.1	High	Parks Dept.	Short
		Utilize Lake Van, Evergreen Lake and Elrod Lake to incorporate native plants and pollinators into the landscape. Use the planting process as an educational tool to teach school students and others about the need for pollinators and biodiversity.	OM6.2	Low	Parks and Landscape Board	Midterm
		Work with city and county officials to identify and protect environmentally fragile properties. Partner with conservancies and other public land trusts to assist in preserving floodplains, virgin forests, drainage corridors, and others that could be set aside through conservation easements or other methods.	OM6.3	Medium	Parks and Landscape Board	Long
OM7	Establish a Park Maintenance and Operations Management Plan.	A preventative maintenance plan and project team for all park facilities will help to organize scheduled, regular maintenance items that can be added to as new elements/projects happen in the parks.	OM7.1	Medium	Parks Dept.	Short



Operations & Maintenance Recommendations						
Number	General Policy Action	Justification	Action Item #	Priority	Responsibility	Timeframe
OM8	Upgrade and replace existing structures in Bowie Nature Park	Replace 20-30' long footbridge on Perimeter Trail in Bowie Nature Park.	OM8.1	High	Parks Dept.	Short
		Replace wood bridge on Evergreen Pond in Veteran's Memorial Park.	OM8.2	High	Parks Dept.	Short
OM9	Ensure that Bowie Nature Park has a detailed Standard Operating Procedure, and dedicated and committed funding to maintain the Park to the standard the citizens expect.	Investigate and research other parks that have been funded by private foundations or similar alternate funding mechanisms.	OM9.1	High	Parks Dept.	Midterm
		Research options to establish an endowment that dedicates funding for maintenance personnel, equipment, and future replacement and enhancement of landscaping and other park features.	OM9.2	High	Parks Dept.	Short
		Establish a goal to have a minimum of four dedicated maintenance staff, plus an additional special events coordinator on staff to maintain and schedule the potential events the Parks can generate.	OM9.3	Medium	Parks Dept.	Long
OM10	Develop a Naming Rights Policy for park amenities.	It is inevitable that benches, decorative lighting, flower and landscape beds, etc will be of interest to citizens who wish to honor a family member. It is in Fairview's best interest to develop this, including a maintenance and replacement cost, before an item is considered for donation.	OM10.1	Low	Planning Dept.	Midterm
OM11	Organize community efforts to help maintain the park system	Draw on additional in-kind support from neighborhoods and local businesses for park construction, clean-up, ongoing maintenance and neighborhood spirit.	OM11.1	Medium	Parks Dept.	Midterm
OM12	Increase Annual Operating Budget for Parks Department	Fairview currently operates with approximately half the operating budget as cities of a similar population in the U.S. Seeking ways to increase the budget for the Parks Department will assist in hiring the staff needed to program, grow and maintain the parks system.	OM12.1	High	City Commission	Short



Bowie Nature Park:

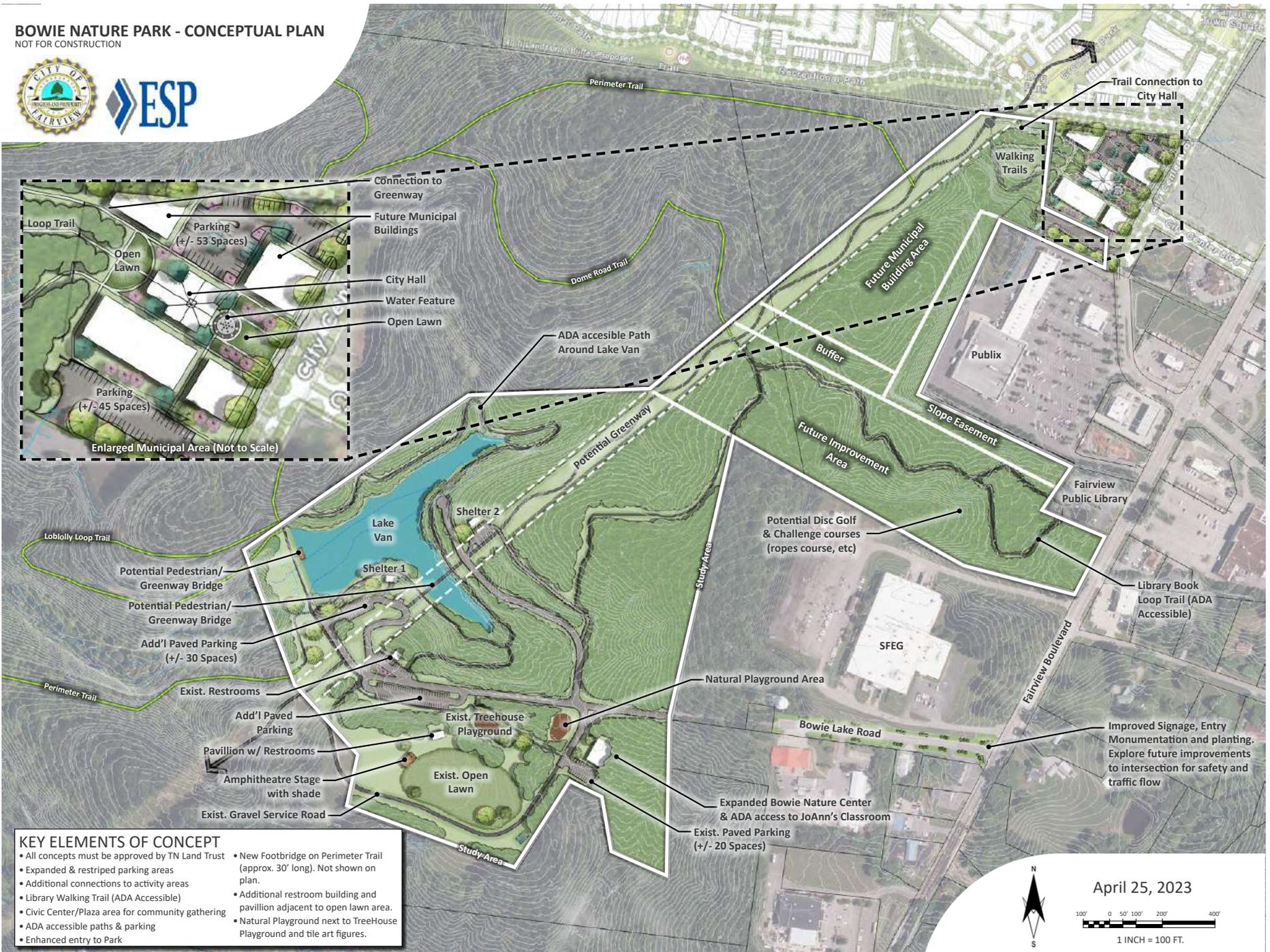
Concepts for Bowie Nature Park focused on the areas within the Conservation Easement that allowed some amount of improvement or development. These are the “Northern Activity Areas” described as Future Municipal Building Area, Future Park Improvement Area and Buffer & Slope Easement Area. Most improvements to the Park are centered around the main entry and amenity area of the park, including expanded parking area in existing parking lots, providing for ADA pathways where feasible and the addition of a pavillion, stage and restroom building closer to the open lawn area.

Connectivity to the park via means other than personal vehicles is addressed through the potential use of the TVA easement as a greenway, as well as a trail from the Public Library. An ADA accessible Library Book Trail is proposed near the library where slopes are slightly more accommodating for that use.

An enhanced entry to Bowie Nature Park off of Fairview Boulevard is mentioned and has been discussed in the past; with right-of-way and utility easement restrictions here, the options are a bit limited, but at the very least intersection enhancements should be addressed for safety and traffic flow into/out of the park. These enhancements could provide more opportunities for better signage, planting and a greater entry to this crown jewel of the City.

The Future Municipal Building Area provides some great opportunities to create a community gathering space and a “town center” that has been mentioned in many previous planning documents. This space can connect to greenway trailheads and adjacent residential developments to allow greater access to the city core and Bowie Nature Park.

BOWIE NATURE PARK - CONCEPTUAL PLAN
NOT FOR CONSTRUCTION

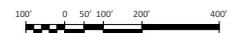


KEY ELEMENTS OF CONCEPT

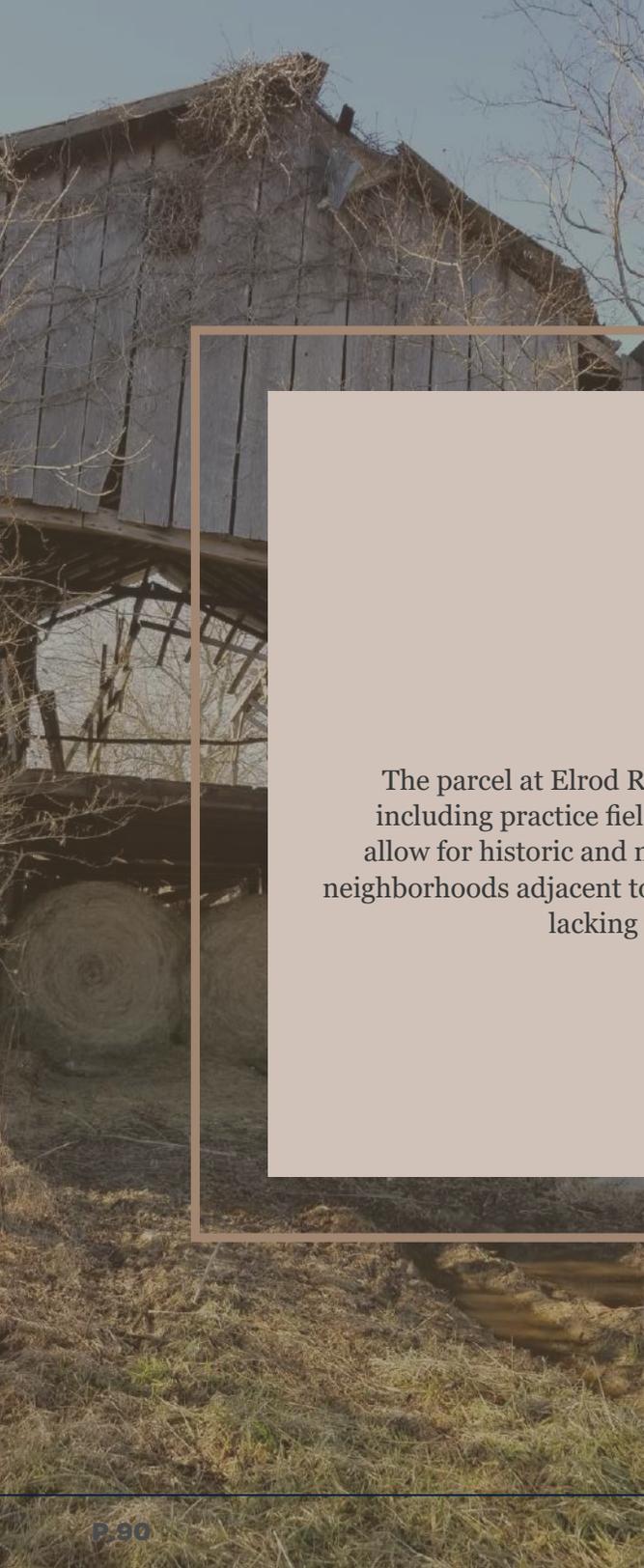
- All concepts must be approved by TN Land Trust
- Expanded & restriped parking areas
- Additional connections to activity areas
- Library Walking Trail (ADA Accessible)
- Civic Center/Plaza area for community gathering
- ADA accessible paths & parking
- Enhanced entry to Park
- New Footbridge on Perimeter Trail (approx. 30' long). Not shown on plan.
- Additional restroom building and pavillion adjacent to open lawn area.
- Natural Playground next to TreeHouse Playground and tile art figures.



April 25, 2023



1 INCH = 100 FT.



Elrod Road Parcel:

The parcel at Elrod Road provides an opportunity for the City to add a Community Park to its system, including practice fields, an inclusive playground, restroom buildings and a variety of walking paths that allow for historic and nature education opportunities along the way. Adding connections to new planned neighborhoods adjacent to the parcel can make this a great asset to residents in the immediate area. The City is lacking in Community Parks in their system, so this would help fill that gap

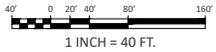
ELROD ROAD PARCEL - CONCEPTUAL PLAN
NOT FOR CONSTRUCTION



- KEY ELEMENTS OF CONCEPT**
- Practice multi-purpose field
 - Dedicated parking
 - Walking trails and playground area
 - Environmental education opportunities
 - Preservation of structures
 - Neighborhood connections
 - Provides neighborhood park space that is lacking
 - Opportunity for an Inclusive Playground space restroom building



April 25, 2023



Historic Village:

Concepts for the Historic Village park centered around activating this area to capitalize on its location at the west entry to the city and across the street from the Recreation Center. Suggested uses are an open air stage and amphitheater space, farmers market setup locations, parking, ADA accessible walking paths and a more centralized area for historic structures. Parking is extremely limited in this park so the addition of parking spaces as well as a realignment of Deer Ridge Road could result in better pedestrian access from parking at the Recreation Center to Historic Village and vice-versa. An additional city owned parcel to the south of Historic Village could hold overflow parking or even create additional walking trail and historic structure education opportunities. Sidewalks would be needed along Deer Ridge Road to make this a feasible parking area.

HISTORIC VILLAGE - CONCEPTUAL PLAN
NOT FOR CONSTRUCTION



- KEY ELEMENTS OF CONCEPT**
- Additional parking (recommended to use adjacent City parcel)
 - Deer Ridge Road realignment for safety & connectivity
 - Community gathering space (stage, farmer's markets)
 - Activation & integration of historic structures
 - Pedestrian connections to Fairview Recreation Center
 - Enhanced Fairview entry signage
 - Restroom building
 - ADA accessible walkways

April 25, 2023

1 INCH = 20 FT.



Veteran's Memorial Park:

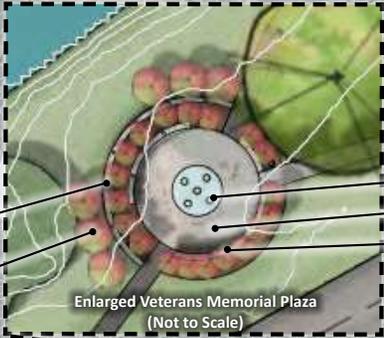
Veteran's Memorial Park concepts centered around creating an ADA accessible path around the lake, a more formal memorial area with the addition of a brick/concrete plaza area with seating around the existing flagpoles, a restroom building, expanded fishing pier and paved parking. Improvements to the existing culvert an bridge crossing would need environmental coordination and approval to ensure these meet requirements and area ADA accessible.

The master plan team was surprised to hear how many residents weren't aware this park existed, due to its location off of Highway 96 and lack of signage, so adding park signage off of the highway as well as at the entry onto Black Pine Road could help with awareness.

VETERANS MEMORIAL PARK - CONCEPTUAL PLAN
NOT FOR CONSTRUCTION



- KEY ELEMENTS OF CONCEPT**
- ADA accessible paths
 - Enhanced gathering space around flags
 - Reconstructed bridges for connections
 - Enhanced entry signage
 - Enlarged fishing pier space for events
 - Donated basketball hoop area
 - Consolidated benches/seating & additional shade structure
 - Restroom Building



April 25, 2023



1 INCH = 40 FT.

05

A young child in a blue shirt and white pants is holding a blue and white toy. In the background, a blurred adult is visible, suggesting a family or educational setting. The image has a warm, orange-tinted overlay.

CHAPTER 05

**IMPLEMENTATION
STRATEGIES AND
ACTION ITEMS**

Implementation Strategies and Action Items



Funding the next steps in project advancement is a continual challenge. Local, state and federal resources are highly competitive and vary in the types of eligible projects, i.e., planning, design, or construction.

When pursuing funding opportunities, the Fairview Parks Master Plan can benefit from coordinating with other local and regional governmental entities for match funding.

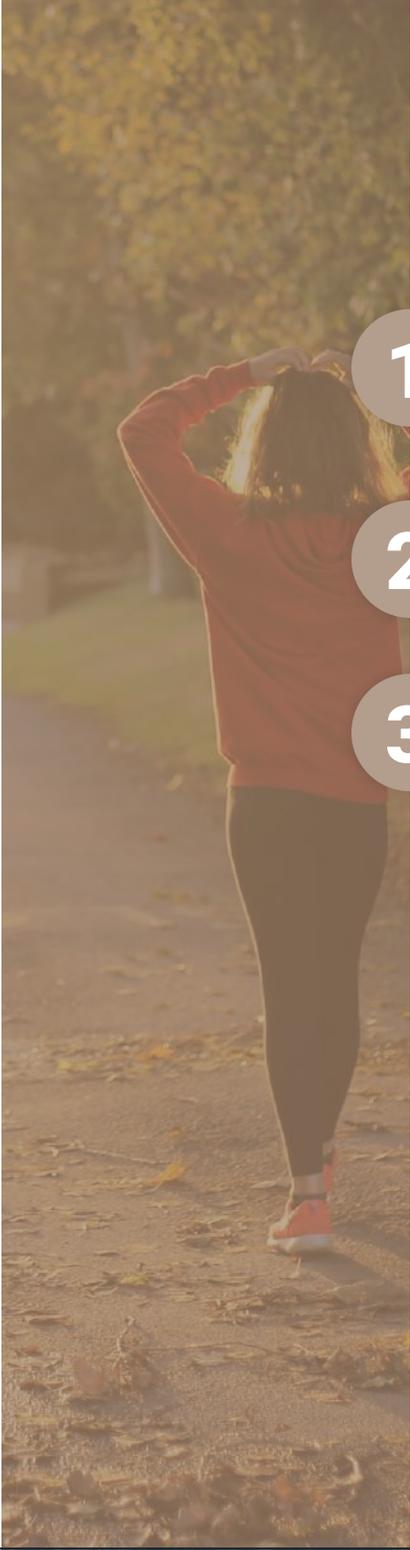
The City should utilize public-private partnerships and work with local business owners, and industries to complete funding for various park elements.

The City should apply for various state and federal grants that value many aspects of parks, such as green infrastructure, trails, mobility, history and culture and economic development and tourism.

The City should prepare planning documents and feasibility studies to secure future construction funding for Veteran's Memorial Park, Elrod Road parcel and Historic Village. While there are many grants available at different levels, the following are some of the larger public recreation grant cycles available. Creating a grant matrix to organize efforts to pursue these opportunities will help streamline the process.

The list of Recommendations and Priorities provided in Chapter 4 may seem overwhelming, but taking a few steps can make the process of funding and implementation more streamlined.

Three Key Steps to implement the Master Plan:



1

Adopting the plan is an important first step in realizing the potential and success of the Fairview Parks Master Plan. The City should consider activating the Parks and Landscape Advisory Committee to implement the Master Plan and future studies. The City and its partners should continue to seek public participation, including public information sessions, while implementing various plan recommendations.

2

Keep outside organizations informed: Friends of Bowie Park, Historic Association, American Legion, Williamson County, TN Land Trust, TDOT.

3

Cultivate Partnerships: Advancing the Parks Master Plan will require significant effort, coordination, and dedication of resources beyond plan adoption. The following process is suggested as a strategy and is based on the findings from this master planning process. Meaningful and continued public engagement should remain a key consideration in all phases of the project.

3a. Request the local non-profits, health, business, conservation, and education organizations to pass a resolution supporting the plan recommendations and specify ways their organizations can participate in implementation of the plan strategies, i.e., Williamson County, Friends of Bowie, etc.

3b. Formalized partnerships with non-profits and advocacy groups through the Memorandum of Agreement (MOA) to establish the role and expectations of each entity for the development or maintenance of the parks and associated facilities and programs.





Public Recreation Grant Cycles:

- LPRF (Local Parks and Recreation Fund) provides state funding to local governmental agencies. LPRF funds may be used for the development and/or renovation of public park and recreation facilities, and/or the purchase of land for parks, natural areas, greenways and the purchase of land for recreational activities. Typically a 50% match is required.
- RTP (Recreational Trails Program) federal funded, state administered grant program. RTP provides grant funding for land acquisition for trails, trails maintenance and restoration/rehabilitation, trail construction, and trail head support facilities. All grant projects must be on publicly owned land.
- LWCF (Land and Water Conservation Fund) provides funding to help protect some of Tennessee's most special places and ensure recreational access for hunting, fishing and other outdoor activities.
- Tennessee Recreation Initiative Program provides parks and recreation grant, planning and technical assistance services to local governments in Tennessee. The grant programs also support and protect the natural and cultural resources of our state parks and natural areas system and provide funding for community park development, trails development and land acquisition. Our funding sources include the Land and Water Conservation Fund, Local Parks and Recreation Fund, the Recreational Trails Program, and the Tennessee Recreation Initiative Program.

Recreation Resources is responsible for administering federal and state recreational grant programs to local and state governments. The Division manages the Local Parks and Recreation Fund (**LPRF**), the Recreational Trails Program (**RTP**), and the Tennessee Recreation Initiative Program (**TRIP**), the Land and Water Conservation Fund (**LWCF**), and the Natural Resources Trust Fund (**NRTF**).

There are a variety of other ways to fund park and open space projects. These can range from fees and sponsorships to bonds and volunteerism. The list provided here indicates the more common sources of funding.

Possible Funding Sources:

Advertising This funding source comes from the sale of advertising on park and recreation related items such as the City's program guide, on scoreboards, and other visible products or services.

Corporate Sponsorships This funding source comes from corporations that invest in the development or enhancement of new or existing facilities. Sponsorships are also successfully used for special programs and events.

Fees / Charges This funding source comes from fees for use of a facility or participation in a City sponsored recreational program.

Foundations / Gifts This funding source comes from tax-exempt organizations who give donations for specific facilities, activities, or programs. These may include capital campaigns, fundraisers, endowments, sales of items, etc.

Friends Associations This funding source comes from friends group that raise money typically for a single focus priority. This may include a park facility or program that will better the community they live in.

General Fund This funding source is the primary means in providing for annual capital programs, improvements, and infrastructure upgrades.

General Obligation Bonds This funding source comes from bond programs approved by the citizens for capital improvements within the parks system.

Grants - TPWD Outdoor Program This funding source comes from grants for the acquisition and development of outdoor recreational facilities.

Grants - TPWD Recreational Trails Program This funding source comes from grants for the development of new trails or trail extensions

Transportation Enhancement This funding source comes from grants for the development of new trails or trail extensions.

Hotel / Motel Funds This funding source comes from taxes accrued for local hotels and motels in Wylie.

Interlocal Agreements This funding source comes from contractual agreements with other local units of government for the joint-use of indoor or outdoor recreational facilities.

Irrevocable Trust This funding source comes from individuals who leave a portion of their wealth for a trust fund. The fund grows over a period of time and is available for the City to use a portion of interest to support specific park facilities as designated by the trustee.

Naming Rights This funding source comes from leasing or selling naming rights for new indoor facilities or signature parks.

Park Dedication Fee This funding source comes from private developers who give land for public parks. This may include land along drainage corridors that can be developed for greenbelts and trails.

Park Improvement Fees This funding source comes from fees assessed for the development of residential properties with the proceeds to be used for parks and recreation purposes.

Partnerships This funding source comes from public/public, public/private, and public/not-for-profit partnerships.

Permits (Special Use Permits) This funding source comes from allowing other parties to use specific park property that involves financial gain. The City either receives a set amount of money or a percentage of the gross from the service that is being provided.

Private Donations This funding source comes from private party contributions including funds, equipment, art, and in-kind services.

Reservations This funding source comes from revenue generated from reservations of parks and facilities. The reservation rates are fixed and apply to group shelters, meeting rooms, and sports fields.

Revenue Bonds This funding source comes from bonds used for capital projects that will generate revenue for debt services where fees can be set aside to support repayment of the bond.

Sales / 4B Tax (1/2 Cent) This funding source comes from a voter approved sales tax that goes toward parks and recreational improvements.

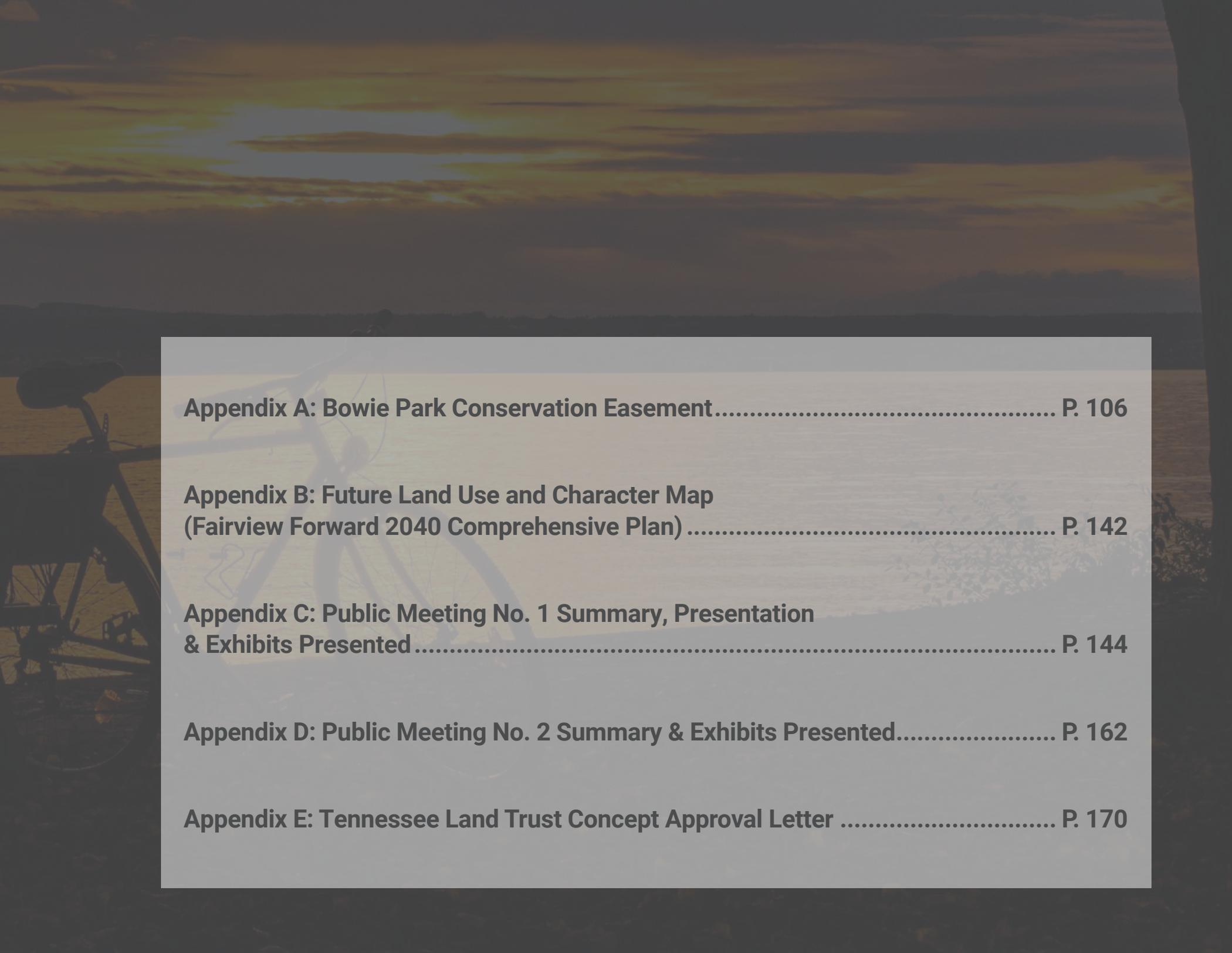
Special Fundraisers This funding source comes from annual fundraising efforts to help toward specific programs and capital projects.

Volunteerism / In-Kind Donations This funding source provides indirect revenue support when groups or individuals donate time to help construct specific park improvements (signs, playgrounds, nature trails, etc.)





c i t a t i o n s



Appendix A: Bowie Park Conservation Easement.....	P. 106
Appendix B: Future Land Use and Character Map (Fairview Forward 2040 Comprehensive Plan)	P. 142
Appendix C: Public Meeting No. 1 Summary, Presentation & Exhibits Presented	P. 144
Appendix D: Public Meeting No. 2 Summary & Exhibits Presented.....	P. 162
Appendix E: Tennessee Land Trust Concept Approval Letter	P. 170

BOWIE PARK

THIS INSTRUMENT WAS PREPARED BY:
J. Bryan Echols
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Pick Up

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT ("Easement") is hereby quitclaimed on this 2ND day of October, 2008 subject to the provisions herein contained, by **THE CITY OF FAIRVIEW, TENNESSEE**, a Tennessee municipal corporation ("**Grantor**") to **THE LAND TRUST FOR TENNESSEE, INC.**, a Tennessee nonprofit corporation ("**Grantee**"), for the purpose of forever conserving the Conservation Values of the Property (both as hereinafter defined).

WITNESSETH:

Grantor is the owner in fee simple of certain real property located in Williamson County, Tennessee, consisting of approximately 721.92 acres and known as the Bowie Nature Park. Grantor intends to grant an easement over an area within the Bowie Nature Park consisting of approximately 680.708 acres and more particularly described in Exhibit A attached to and incorporated herein by this reference (the "**Property**").

The Property is primarily natural forest habitat consisting of pine forest, mixed deciduous upland forest and mixed deciduous riparian forests. The Property possesses scenic natural beauty and is located in the midst of an area of increasing development and subdivision of land for residential and commercial purposes. According to the U.S. Census Bureau, the population of the City of Fairview has grown by thirty percent in the last six years, which is more than three times the growth rate of Tennessee during that same period.

The Property has approximately seven-tenths of a mile of frontage on Crow Cut Road and seven-tenths of a mile of frontage on Dice Lampley Road, both public rights of way. The Property is also visible from Fairview Blvd/State Highway 100 with minimal road frontage.

The Property contains over three miles of streams, all of which are located within the Harpeth River watershed and the Little Turnbull Creek sub-watershed. Little Turnbull Creek bisects the park from southeast to northwest and enters Turnbull Creek northwest of the Property. Turnbull Creek flows into the South Harpeth River approximately eight miles north of the Property. In addition, within the Property, several significant streams drain into Little Turnbull Creek, including Walter Creek (also known as Hickman Branch), Hidden Hollow Creek and other unnamed tributaries.

The Tennessee Rivers Assessment Program (the "**Assessment**") is a coalition of federal, state and regional government agencies, nongovernmental organizations, conservation groups and citizens with the mission of assessing the biological, aesthetic, recreational and cultural resources of the rivers of Tennessee, educating Tennesseans about these resources, using this information to assist in river conservation efforts and encouraging the wisest uses of the waters of Tennessee. The Assessment is sometimes called the Tennessee Rivers Information System, or TNRIS, and is maintained by the Tennessee Department of Environment and Conservation ("**TDEC**"). According to the Assessment, the Harpeth River is rated as having statewide and

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regional significance for natural scenic qualities, and as having statewide and regional significance for recreational boating. The South Harpeth is rated as having regional significance for natural and scenic qualities, and regional and local significance for recreational boating. Tumbull Creek is rated as having statewide and regional significance for natural and scenic qualities, and is locally significant for recreational boating.

According to an Ecological Report prepared in May 2008 by Civil and Environmental Consultants, Inc., the Property is home to a diverse community of birds, mammals, reptiles, amphibians and fish depending on both terrestrial and aquatic habitat types. Over forty species of amphibians and reptiles have been observed in the Property, with an additional seventeen species listed as “likely to occur but not yet observed.” Over eighty species of birds have been identified in the Property by naturalist Melissa Bell. Two hundred individual fish species representing forty-five families were collected according to TDEC protocols. In May 2008, Dr. Dwayne Estes, a biologist from Austin Peay University, identified the occurrence of 272 plant species during the botanical survey and suggests that there are likely more than 600 species that occur within the Property.

According to the TDEC Division of Natural Heritage, four species of state-listed special concern were identified within a four-mile radius of the Property - the Beaked Trout Lily (*Erythronium rostratum*), Eggert’s Sunflower (*Helianthus eggertii*), Small-headed rush (*Juncus brachycephalus*), and Large-leaved Grass of Parnassus (*Parnassia grandifolia*). In addition, the Ecological Report identified on the Property a Sharpshale Sedge (*Carex oxilepis* var. *pubescens*) which is a state-listed species of concern as well.

The Property is subject to certain restrictions set forth in that certain Warranty Deed from Evangeline Bowie to Grantor dated December 22, 1988 and recorded at Book 788, page 502, Register’s Office for Williamson County, Tennessee (the “**Bowie Deed**”). Pursuant to the provisions of the Bowie Deed, the Property has been maintained by Grantor as a wildlife preserve and nature park facility for the enjoyment of the general public. As such, the open space character of the Property, its recreational and passive park attributes, and the view of the Property from public rights of way, provides a substantial benefit to the general public.

Portions of the Property are also now and may in the future be subject to certain restrictions arising under grant agreements between federal or state agencies and Grantor (collectively, “**Grants**”), including without limitation that certain Grant under Contract Number Z-1-55388-1-00 between TDEC and Grant executed by Grantor as of August 20, 1991, and that certain Grant under Contract Number Z-6-077830-6-00 between TDEC and Grantor executed by Grantor as of April 11, 1997. The existing Grants and the restrictions thereunder are consistent with the terms of this Easement, and no future Grant shall be entered into the provisions of which would require a violation of this Easement.

The forest, open space, watershed protection, wildlife habitat, and scenic characteristics of the Property, and its current use and state of improvement, are described in a Present Conditions Report prepared by Grantee with the cooperation of Grantor and acknowledged by both to be complete and accurate as of the date of this Easement (the “**Report**”). The Report will be used by Grantee to assure that any future changes in the use of the Property will be consistent with the terms of this Easement. However, the Report is not intended to preclude the use of other evidence to establish the present condition of the Property if there is a controversy over its use or condition.

Grantor has agreed to convey to Grantee a conservation easement in the Property for the purpose of assuring that, under the perpetual stewardship of Grantee, the forest, open space, watershed protection, wildlife habitat, and scenic values of the Property will be conserved and maintained forever and that the uses of the Property that are inconsistent with these conservation purposes will be prevented.

The granting of this Easement is intended to comply with the requirements of The Conservation Easement Act of 1981, Tennessee Code Annotated (“T.C.A.”) § 66-9-301, et seq., as amended, which permits the creation of conservation easements. Specifically, the Easement’s “limitations and affirmative obligations are intended to preserve, maintain or enhance the present condition, use or natural beauty of the land, the open-space value, the air or water quality, the agricultural, forest, recreational, geological, biological, historic, architectural, archaeological, cultural or scenic resources of” the Property.

The forest, open space, watershed protection, wildlife habitat, and scenic characteristics values of the Property are collectively referred to herein as the “**Conservation Values**” of the Property.

The current use of the Property is consistent with the conservation purposes of this Easement.

Grantor intends that the Conservation Values of the Property be preserved and maintained, and Grantor intends to convey to Grantee the right to preserve and protect the Conservation Values of the Property in perpetuity.

Grantee is a tax-exempt nonprofit organization and is a qualified “Holder” under T.C.A. § 66-9-303(3)(B), whose primary purpose is the preservation, protection or enhancement of land in its natural, scenic, agricultural, forested and/or open space condition, and Grantee accepts the responsibility of enforcing the terms of this Easement and upholding its conservation purposes in perpetuity.

Grantor owns the entire fee simple interest in the Property, including the entire mineral estate, subject to those easements or covenants as may affect the Property.

NOW, THEREFORE, for the reasons given, and the mutual covenants, terms, conditions and restrictions contained herein, Grantor hereby donates, grants, remises, releases and forever quitclaims to Grantee, its successors and assigns, and Grantee accepts, a conservation easement on the Property, in perpetuity, in order to conserve and retain the Property forever predominantly in its agricultural, scenic, and/or open space condition in accordance with the terms of this Easement; and Grantor donates, grants, assigns, remises, releases and forever quitclaims to Grantee, its successors and assigns, the right to take appropriate legal action in law or equity to enjoin, prohibit and remedy any violation of the terms of the easement created by this Easement and to enter the Property at reasonable times to observe and document the state of preservation and to prevent any violation of the terms of this Easement.

1. **Purpose.** It is the purpose of this Easement to assure that the Property will be conserved and retained forever in its predominantly natural, scenic, and/or open space condition and to prevent any use of the Property that will significantly impair or interfere with the Conservation Values of the Property. Grantor intends that this Easement will generally confine,

except as otherwise specifically permitted herein, the use of the Property to such activities as are not inconsistent with the purpose and terms of this Easement.

2. Grantor's Representations. Grantor represents, warrants and covenants to and with Grantee as follows:

(a) Grantor is an incorporated municipal corporation, duly organized and validly existing under the laws of the State of Tennessee.

(b) The execution and delivery of this Easement, and the performance of Grantor's obligations under this Easement, have been duly authorized by all requisite municipal action, and are consistent with and not in violation of, and will not create any adverse condition under, any contract, agreement or other instrument to which Grantor is a party, any judicial order or judgment of any nature by which Grantor is bound, or the charter of Grantor.

3. Implementation. This Conservation Easement shall be implemented by limiting and restricting the development and use of the Property in accordance with its provisions as provided throughout. No permanent or temporary structures or other buildings or improvements shall hereafter be constructed, placed or maintained on the Property except as specifically provided herein.

4. Definitions. As used in this Conservation Easement, the term "**Grantor**" includes the original Grantor, its successors and assigns, all future owners of any legal or equitable interest in all or any portions of the Property, and any party entitled to the possession or use of all or any part thereof; and the term "**Grantee**" includes the original Grantee and its successors and assigns.

5. Prohibited Acts. Grantor shall not perform, nor knowingly allow others to perform, any act on or affecting the Property that is inconsistent with the terms of this Easement and the restrictions and obligations set forth herein. Grantor also authorizes Grantee to enforce this Easement and the restrictions and obligations set forth herein in the manner described below. However, unless otherwise specified herein, nothing in this Easement shall require Grantor to take any action to restore the condition of the Property after any act of God or other event over which Grantor had no control. Grantor understands that nothing in this Easement relieves Grantor of any obligation or restriction on the use of the Property imposed by law.

6. Bowie Deed Restrictions. The Property and other property not subject to this Easement are subject to the provisions of the Bowie Deed, which limits the use of the Property and the other property and imposes restrictions and instructions designed to preserve the character of the Bowie Nature Park.

(a) Nature of Restrictions. The Bowie Deed has imposed the following restrictions and instructions relative to the Property (collectively, the "**Bowie Restrictions**");

(i) The Property shall be utilized by the City of Fairview as a wildlife preserve and/or nature park facility to be enjoyed by the general public subject to the restrictions described in the Bowie Deed and those which may be imposed by governing authorities of the City of Fairview; and

(ii) The governing authorities of the City of Fairview in their decision-making process shall be guided by Dr. Bowie's preference that the ecology of the Property be preserved as much as is possible such that the various eco-systems can be enjoyed by the general public and such as will permit the general public to be able to study and appreciate the value of wildlife and its preservation; and

(iii) The governing authorities of the City of Fairview shall be permitted to make such improvements to said real estate as are reasonable and shall be permitted to liquidate any portion of the Property which would not diminish the utilization of the Property as a wildlife preserve and/or park, the funds derived therefrom to be reinvested into improvements made to the Property; and

(iv) The City of Fairview shall not permit, except upon specific approval, the sale, distribution, and/or utilization of alcoholic beverages and/or non-prescriptive drugs on the Property; and

(v) The City of Fairview shall not permit the use of firearms (except by law enforcement officials), fireworks, and/or any other utilization that would damage and/or present injury to the wildlife and/or persons utilizing the Property; and

(vi) The City of Fairview shall specifically prohibit hunting on the Property; and

(vii) The City of Fairview shall strictly govern the use of fire on the Property so as to diminish the possibility of damage to the Property; and

(viii) The City of Fairview shall be permitted to construct such improvements as are reasonable and necessary on the Property in pursuit of the purposes herein described, and additionally, the City of Fairview shall be permitted to construct in areas that would not detract from the purposes for which this conveyance is made municipal buildings and/or other improvements (i.e. fire station, city hall, etc.) necessary to the operation of said City of Fairview.

(b) Grantee does not by this Easement accept the obligation of enforcing the Bowie Deed Restrictions, except to the extent that the restrictions set forth in this Easement encompass the Bowie Deed Restrictions. Grantee recognizes that the Property is subject to the Bowie Deed Restrictions and their enforcement. Notwithstanding the foregoing, Grantee shall have the right but not the obligation to enforce the Bowie Deed Restrictions in Grantee's discretion. Further, Grantee may join with Grantor in any action to enforce the Bowie Deed Restrictions.

(c) No right or obligation of the City of Fairview under the Bowie Deed shall permit Grantor to undertake any action in violation of the terms of this Easement. To the extent required or permitted by the Bowie Deed Restrictions, Grantor has maintained, subdivided, conveyed, or improved other property granted by the Bowie Deed but not included in the Property.

(d) Pursuant to the provisions of the Bowie Deed, and any provisions of this instrument notwithstanding, in the event the Property is conveyed to the State of Tennessee, the Bowie Deed Restrictions shall be extinguished as to the Property and the restrictions imposed by this Easement shall be extinguished unless expressly accepted by the State of Tennessee.

7. Establishment of Activity Areas. There is hereby established on the Property for the purposes of this Easement two separate areas, each designated an “Activity Area” and subject to the restrictions hereinafter set forth.

(a) The Northern Activity Area consists of an approximately 28.488-acre tract shown on the plat labeled Exhibit B attached hereto and incorporated herein by this reference, and more particularly described on Exhibit C attached hereto and incorporated herein by this reference (the Northern Activity Area”). Within the Northern Activity Area are three subareas, as follows:

(i) The “Future Municipal Building Area,” approximately 10.04 acres in size, shown on Exhibit B and labeled “Future Municipal Building Area,” and more particularly described on Exhibit C.

(ii) The “Future Park Improvement Area,” approximately 13.722 acres in size, shown on Exhibit B and labeled “Future Park Improvement Area,” and more particularly described on Exhibit C.

(iii) The “Buffer Area,” approximately 1.38 acres in size, shown on Exhibit B and labeled “Buffer,” and more particularly described on Exhibit C.

The Northern Activity Area also contains a tract of approximately 5.912 acres in size, shown on Exhibit B and labeled “Southstar Purchase Tract,” to be conveyed by Grantor to a third party and not subject to this Easement. The Northern Activity Area also contains an area of approximately 3.346 acres in size, shown on Exhibit B and labeled “Slope Easement,” to be established as a permanent slope easement for the benefit of the Southstar Purchase Tract, but subject to the terms of this Easement.

(iv) The Recreational Activity Area consists of an approximately 55.329-acre tract shown on the plat labeled Exhibit D attached hereto and incorporated herein by this reference, and more particularly described on Exhibit E attached hereto and incorporated herein by this reference (the Recreational Activity Area”). Within the Recreational Activity Area is one subarea, the “Public Works Improvement Area,” approximately 4.829 acres in size, shown on Exhibit D and labeled “Public Works Improvement Area,” and more particularly described on Exhibit E.

8. Construction, Maintenance and Repair of Buildings, Structures and Other Improvements.

(a) General Restriction. The construction of any building, structure or other improvement on the Property, except those existing on the date of this Easement and those permitted by this Section 8 or other provisions of this Easement, is prohibited.

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Page 6

(b) Northern Activity Area.

(i) Within the Future Park Improvement Area and the Slope Easement, but subject to any restrictions on the Buffer, improvements related to and in support of the Property's mission as a nature park may be constructed, demolished, maintained and expanded, including an entrance monument, roadways, parking areas, sidewalks, trails, a pavilion or event hall with indoor and outdoor components, public art collections and displays, gardens, water features, and restrooms. All improvements will be architecturally consistent with the natural setting of the Property. No improvements shall be constructed or established within the Future Park Improvement Area without the prior written consent of Grantee, in Grantee's sole discretion. Grantee acknowledges that the Slope Easement will be subject to a temporary construction easement, and that construction activities may take place within the Slope Easement until the term of the construction easement has terminated.

(ii) Within the Future Municipal Building Area, existing and future improvements and buildings in support of Grantor's municipal functions may be constructed, demolished, maintained and expanded.

(iii) The Buffer is designed to serve as a buffer area between the Future Park Improvement Area and the Future Municipal Building Area, and shall not include buildings or other improvements, but may include landscaping and other natural buffering techniques, as well as pedestrian paths, and other improvements generally permitted by this Easement within the Property pursuant to the provision of subsections (d) through (h) below.

(c) Recreational Activity Area.

(i) Within the Recreational Activity Area, improvements related to the existing nature center and recreational activities may be constructed, demolished, maintained and expanded, including roadways, parking areas, nature center buildings, picnic shelters and pavilions, horse riding areas, trails, fishing areas on Lake Van, and playgrounds. All improvements will be architecturally consistent with the natural setting of the Property. No new improvements shall be constructed or established within the Recreational Activity Area without the prior written consent of Grantee, in Grantee's sole discretion.

(ii) Without limiting the foregoing, Grantee acknowledges that Grantor may permit or host events of short duration within the Recreational Activity Area, including without limitation outdoor festivals (collectively, "Special Events"), and that such events may include temporary stages, awnings, parking areas, toilet areas and related temporary improvements, and food, drink, and merchandise sales incidental to these permitted uses. Such activities shall be permitted so long as they are not irremediably destructive of the Conservation Values in the Recreational Activity Area.

(iii) Notwithstanding the foregoing, within the Public Works Improvements Area, existing and future improvements and buildings in support of

Grantor's municipal functions may be constructed, demolished, maintained and expanded.

(d) Property Outside Activity Areas. Except within an Activity Area, the Property is to be maintained in its natural state as a nature area and natural habitat. No new structures or improvements may be constructed, reconstructed or established except as otherwise set forth in this Easement.

(e) Special Events. In conjunction with Special Events, trails for hayrides, temporary roadways, temporary toilet areas, and exhibit areas related to the Special Event may be established.

(f) Fences. Existing fences may be repaired and replaced, and new fences may be built, anywhere on the Property for purposes of reasonable and customary access control and protection of resources, without any further permission of Grantee.

(g) Recreational Structures. Golf courses, athletic fields and paved airstrips are strictly prohibited. This restriction shall not be construed to prevent playgrounds, bridges, trails, picnic shelters, paths, benches, informational kiosks, fitness trails, or other low impact recreational improvements.

(h) Clearing of Trees. Notwithstanding the other provisions of this Easement, neither the replacement nor the construction of any structure shall require the clearing of any more trees than necessary for the reasonable construction of such structure, and areas of mature hardwood trees shall be protected.

(i) Energy Producing Structures. Nothing in the Easement shall be deemed to prohibit the establishment of alternative energy sources, including without limitation equipment for the generation of solar power, wind power or hydroelectric power (collectively, "**Energy Production Facilities**"), subject to the following limitations:

(i) Energy Production Facilities shall be limited in scale to provide energy sufficient to serve the permitted structures on the Property, but shall not be designed to produce energy for sale or distribution to other users located outside the Property and shall not in any event constitute a "wind farm" or "solar farm" for the production energy in excess of that used on the Property; provided, however, that this limitation shall not limit the right of Grantor to sell energy back to the utility provider, whether such sales are characterized as renewable energy credits, net metering, or a sale to the grid.

(ii) Energy Production Facilities may be located in any Activity Area designated in this Easement for the placement or construction of current or future structures, however described, without the consent of Grantee, and may be located in other areas of the Property with the prior written consent of Grantee.

(iii) No Energy Production Facility, or housings, wires, conduits or other equipment servicing such Energy Production Facility, may be materially and substantially destructive of the Conservation Values of this Easement.

(j) Family Cemeteries. Grantor and Grantee acknowledge the presence within the Property of the Hall and Mangrum family cemeteries. To the extent required under applicable Tennessee law, descendants of the parties who devoted the property to burial purposes shall be granted access from the nearest public road to such family cemeteries for the purpose of repairing, beautifying and protecting the graves located therein and the cemetery grounds, and may exercise the right of future interments within the family cemeteries. Such rights shall not extend to any party not provided such right under applicable Tennessee law.

(k) Grantee's Permission. If the consent of Grantee is required for the construction of any structure or the taking of any other action on the Property, Grantor shall notify Grantee of such proposed construction or activity in accordance with the provisions of Section 27 of this Easement and provide a plan and description of the structures to be constructed, along with their location, or such other description of the activity; whereupon Grantee shall determine if such proposed construction or activity complies with the terms of this Easement and if it does, it shall give its written consent thereto. Grantor shall not begin construction or the activity without the prior written consent of Grantee, which consent shall not be withheld by Grantee if the construction or activity complies with the terms and intent of this Easement. Grantee shall grant permission or approval to Grantor only where Grantee, acting in Grantee's sole discretion and good faith, determines that the proposed action will not substantially diminish or impair the Conservation Values of the Property. Grantee shall not be liable for any failure to grant permission or approval to Grantor hereunder. Grantee shall have thirty (30) days to respond in writing after it receives all required documentation for the proposed construction or activity. If Grantee fails to respond in writing to Grantor's first request within thirty (30) days after it receives all required documentation for the proposed construction or activity, Grantor may give Grantee a subsequent written notice that Grantor has not received a response from Grantee with respect to such request. If Grantee fails to respond in writing to such subsequent written notice within thirty (30) days after Grantee receives such subsequent written notice, Grantee's consent to the proposed construction or activity shall be deemed to have been given.

9. Master Plan. Grantor, in conjunction with Grantee and such public participation as may be appropriate, may establish a Master Plan for the Property. The Master Plan may identify specific activities and improvements appropriate within the Property, may adopt specific architectural requirements, including height, color and material requirements, and may be revised from time to time, but shall not in any event diminish any restriction set forth in this Easement nor be inconsistent with the terms of this Easement. Grantee shall not in any event be required to enforce the terms of such Master Plan.

10. Utility Services and Septic System. Wires, lines, pipes, cables or other facilities providing electrical, gas, water, sewer, communications, or other utility services to the improvements permitted herein may be installed, maintained, repaired, removed, relocated and replaced, and Grantor may grant easements over and under the Property for such purposes. Septic or other underground sanitary systems serving the improvements permitted herein may be installed, maintained, repaired or improved within an Activity Area, provided, however, that such fields should be maintained in a natural visual condition to the maximum extent possible and may not, in any event, detract from the Conservation Values of the Easement.

11. Forestry Activities.

(a) All future forestry activities, if any, on the Property shall be conducted in accordance with a forestry plan that addresses forest and habitat protection and watershed conservation, including without limitation preservation of the Buffer Zone established under Section 14 of this Easement. Such forestry plan shall be developed and prepared by Grantor in conjunction with the County or State forester or forestry professional reasonably approved by Grantee and which must be reasonably satisfactory to Grantee. Grantor shall ensure the preparation and periodic updating of the forestry plan provided for in this Section 11; and such updates shall be developed and prepared in conjunction with the County or State forester or forestry professional reasonably approved by Grantee and are subject to the reasonable approval of Grantee. Special protection of stands of mature hardwood trees shall be established as part of such forestry plan. Notwithstanding the foregoing, Grantor shall be permitted to (a) remove, harvest or cut dead and diseased trees, (b) remove trees that pose a threat of personal injury or property damage, and (c) cut trees to create firebreaks.

(b) The cutting, removal or harvesting of trees, may be undertaken only if consistent with the plan described above, or with a forestry plan provided by a certified forester agreed upon by Grantor and Grantee, and consistent with generally accepted "Best Management Practices," as those practices may be identified from time to time by appropriate governmental or educational institutions, and in a manner not wasteful of soil resources or detrimental to water quality, wildlife habitat, or watershed conservation.

(c) The removal of timber shall in any event comply with the provisions of Section 14 of this Easement regarding the Buffer Zone, as hereinafter defined.

12. Mining. The mining or extraction of soil, sand, gravel, rock, oil, natural gas, fuel or any other mineral substance, using any method whatsoever, is prohibited. The mineral rights to the Property or any portion thereof shall not be separated or conveyed separate from the surface rights.

13. Road Construction. Maintenance and access roads may hereafter be constructed on the Property where needed to conduct maintenance operations on the Property or to provide access to maintenance officials. Such roads on the Property shall not be paved or concreted or consist of other nonpermeable surfaces, except in the Activity Areas, but may be graveled. Road development on the Property shall be limited to the minimum necessary to provide access for the maintenance and other permitted uses of the Property. Roads shall be designed with extreme care and located with a concern for the environment, including forestry resources and stands of mature hardwood trees. Roads shall follow the general contour of the natural terrain and shall not substantially diminish or impair the Conservation Values of the Property as compared to those conditions existing on the date of this Easement. Prior to the commencement of construction of any such road, Grantor shall notify Grantee of Grantor's intended construction of the road, but the failure to so notify Grantee shall not impair the rights retained by Grantor hereunder.

14. Buffer Zone. There is hereby established on the Property a riparian buffer zone (the "**Buffer Zone**") consisting of an area fifty feet (50') from the top of bank of Little Turnbull Creek and its tributaries, as such banks may be altered from time to time. In order to preserve

water quality and wildlife habitat, Grantor shall allow the Buffer Zone to remain in or return to its natural and undisturbed state, but may make such improvements as will improve the banks, watercourses or water quality within the Buffer Zone. Trees within the Buffer Zone may be cut but only if done in accordance with Best Management Practices and the forestry plan. The use of pesticides, the clearing of land, or the alteration of banks within the Buffer Zone shall be accomplished only after the written consent of Grantee has been obtained pursuant to the provisions of Section 8(k) of this Easement. No structure may be built within the Buffer Zone. Nothing in this Section shall be deemed to prevent water crossings as necessary for permitted roads and trails. Subject to the provisions of this Section 14, and provided that Grantor does not significantly impair or disturb the natural course of the surface water drainage or runoff flowing off the Property, Grantor maintains the right to use, maintain, establish, construct and improve water sources, water courses, or water bodies within the Property for the uses permitted by this Easement, including without limitation the man-made lakes and dams associated with such water bodies, subject in each case to applicable water and other governmental authorities. Grantor shall not transfer, encumber, lease, sell or otherwise sever such water rights from title to the Property itself.

15. Recreational and Educational Purposes. Grantor retains the right to use the Property for lawful passive recreational uses not involving permanent improvements or structures, including, but not limited to, camping, fishing, boating, hiking, horseback riding, picnics, social events, tours, nature interpretation and other educational programs (including the creation of limited, unpaved hiking and horseback trails).

16. Subdivision. The further subdivision of the Property, whether by physical or legal process, is prohibited. Without limiting the foregoing, the term “subdivision” shall not be limited by any statutory definition that limits the concept of subdivision. The Property may be transferred, encumbered, mortgaged or conveyed, and the provisions of this Easement shall continue to encumber the Property.

17. Development Rights. Except as specifically reserved or permitted in this Easement, Grantor hereby grants, remises, releases and forever quitclaims to Grantee all development rights that are now or hereafter allocated to, implied, reserved or inherent in the Property, and the parties agree that such rights are terminated and extinguished, and may not be used on or transferred to any portion of the Property as it now or hereafter may be bounded or described.

18. Trash. The dumping or accumulation of any kind of trash or refuse on the Property is strictly prohibited, other than trash and refuse produced on the Property, which must be disposed of in accordance with prudent sanitary practices and shall not be kept in an unsanitary condition or other way that materially diminishes the Conservation Values of the Property. However, this shall not prevent the storage of maintenance and gardening products and byproducts on the Property, so long as it is done in accordance with all applicable government laws and regulations. Any other trash or refuse shall not be accumulated or dumped on the Property but must be disposed of in accordance with applicable government laws and regulations.

19. Rights Retained by Grantor. As owner of the Property, Grantor retains the right to perform any act not specifically prohibited or limited by this Easement or granted to Grantee hereunder. These ownership rights include, but are not limited to, the right to exclude any

member of the public from trespassing on the Property, the right to lease, sell, encumber or otherwise transfer the Property, and to grant easements over and through the Property to anyone Grantor chooses, provided that any such action shall be in accordance with terms of this Easement and the Bowie Deed Restrictions, as applicable.

20. Responsibilities of Grantor and Grantee Not Affected. Other than as specified herein, this Easement is not intended to impose any legal or other responsibility on Grantee, or in any way to affect any existing obligation of Grantor as owner of the Property. Among other things, this shall apply to:

(a) Taxes. Grantor shall continue to be solely responsible for payment of any and all taxes and assessments levied against the Property.

(b) Upkeep and Maintenance. Grantor shall continue to be solely responsible for the upkeep and maintenance of the Property and the cost thereof, to the extent it may be required by law. Grantee shall have no obligation for the upkeep or maintenance of the Property.

21. Enforcement.

(a) Entry and Filing of Legal Action. Grantee shall have the right to prevent and correct violations of the terms of this Easement pursuant to the terms of this Section 21. Grantee may enter the Property for the purpose of inspecting for violations or for compliance with the terms of this Easement, provided that, except in cases where Grantee determines that immediate entry is required to prevent, terminate, or mitigate a violation of this Easement, such entry shall be upon prior reasonable notice to Grantor, and Grantee shall not in any case unreasonably interfere with Grantor's use and quiet enjoyment of the Property. If at any time Grantee finds what it believes is a violation, it may at its discretion take appropriate legal action. Except when an ongoing or imminent violation could irreversibly diminish or impair the Conservation Values of the Property, Grantee shall give Grantor written notice in accordance with Section 27 of this Easement of the violation and thirty (30) days to correct such violation, before filing any legal action. If a court with jurisdiction determines that a violation may exist or has occurred, Grantee may obtain an injunction to stop it, temporarily or permanently. A court may also issue an injunction requiring Grantor to restore the Property to its condition prior to the violation. The failure of Grantee to discover a violation or to take immediate legal action shall not bar Grantee from doing so at a later time. In addition to injunctive remedies, Grantee shall have the right to seek the following remedies against Grantor or any other person legally responsible in the event that a court finds that a violation of this Easement exists or has occurred: (a) monetary damages, including damages for the loss of the Conservation Values protected by the Easement; (b) restoration of the Property to its condition existing prior to such violation, including the removal of offending structures; and (c) any other remedies available at law or in equity.

(b) Immediate Action. If Grantee, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the open space character, agricultural productivity, scenic qualities or Conservation Values of the Property, Grantee may pursue its remedies under this Section 21 without prior notice to Grantor or without waiting for the period provided for the cure to expire. In such case,

Grantee shall use reasonable efforts to notify Grantor of such circumstances and proposed action, but the failure to provide such notice shall not limit Grantee's rights under this paragraph.

(c) No Waiver. Waiver of any violation or breach of this Easement shall not operate as a waiver of any future or continuing violation or breach. Failure to enforce any term or provision of this Easement shall not operate thereafter as a waiver of such term or provision.

22. Transfer of Easement.

(a) If Grantee dissolves, ceases to exist, is unable or unwilling to carry out its responsibilities under this Easement, or no longer qualifies as a holder of conservation easements under Tennessee law, then it shall have the right to transfer the conservation easement created by this Easement, and the rights and obligations created hereunder, to any public agency or private nonprofit organization that, at the time of transfer, is qualified to hold conservation easements under Tennessee, but only if the agency or organization expressly agrees to assume the responsibility imposed on Grantee by this Easement. If Grantee ever dissolves, ceases to exist, or no longer qualifies to hold conservation easements and a transfer has not been made pursuant to the foregoing sentence, a court with jurisdiction shall transfer this Easement, and the rights and obligations created hereunder, to another qualified organization having similar purposes that agrees to assume the responsibility. Except as permitted under this Section 22, Grantee shall not otherwise transfer the Easement or the rights and obligations hereunder.

(b) Upon such transfer pursuant to this Section 22, all records, plans and documents with respect to the Easement and the Property in Grantee's possession shall be provided to such qualified transferee organization to help provide it with an understanding of the Property, the operations thereon, and the conservation easement.

(c) Notwithstanding the foregoing, Grantor and Grantee may designate a party, including a governmental entity, as the holder of a third-party right of enforcement, and such designation shall not be deemed a transfer of this Easement by Grantee.

23. Transfer of Property. Any time the Property itself, any part thereof, or any interest therein, is transferred by Grantor to any third party, Grantor shall notify Grantee in writing thirty (30) days prior to such transfer, and the document of conveyance shall expressly refer to this Easement and recite that the Property is subject to this Easement. The failure of Grantor to so notify Grantee shall not impair Grantor's right to transfer the Property. After such transfer, the transferring party shall thereafter have no rights or interest in this Easement, and shall have no liability for any violations of this Easement occurring after the effective date of such transfer, but such transfer shall not affect the continued obligation of any party for matters arising prior to such transfer.

24. Effectiveness of Easement; Amendments. This Easement shall be effective upon execution and enforceable against third parties from and after the time it is recorded with the Register's Office of the county in which the Property is located. This Easement may be amended only with the written consent of Grantee and Grantor. Any such amendment shall be consistent with the purposes as stated hereinabove. Additionally, any such amendment shall be

effective and enforceable as to third parties from and after the time that such amendment is recorded with the Register's Office of the county in which the Property is located.

25. Interpretation; Captions; Severability. This Easement shall be interpreted under the laws of the State of Tennessee, resolving any ambiguities and questions of the validity of specific provisions so as to give maximum effect to its conservation purposes. The captions in this Easement are for reference purposes only and shall not define, limit or expand the meaning or application of any term, paragraph or section contained herein. This Easement is severable, such that the invalidity, illegality or unenforceability of any term or provision contained herein shall not affect the validity, legality or enforceability of the other provisions in this Easement.

26. Perpetual Duration. The Easement shall be a servitude running with the land in perpetuity. Every provision of this Easement that applies to Grantor or Grantee shall also apply to their respective agents, heirs, personal and legal representatives, assigns and all other successors as their interests may appear.

27. Notices. Any notices required by this Easement shall be in writing and shall be personally delivered or sent by first class mail, return receipt requested, to Grantor and Grantee respectively at the following addresses, unless a party has been notified by the other of a change of address:

To Grantor: City of Fairview, Tennessee
 Attention: Mayor
 Fairview City Hall
 7100 City Center Circle
 P.O. Box 69
 Fairview, Tennessee 37062

To Grantee: The Land Trust for Tennessee, Inc.
 209 10th Avenue South, Suite 530
 P. O. Box 23473
 Nashville, Tennessee 37202

With a copy to: Stites & Harbison PLLC
 401 Commerce Street, Suite 800
 Nashville, Tennessee 37219
 Attention: J. Bryan Echols, Esq.

In the event that a party to this Easement shall transfer such party's interest in the Property or under this Easement by conveyance, distribution, operation of law or otherwise, the transferee of such interest shall provide the nontransferring party with written notice of the change of address to which notice is to be sent hereunder.

28. Environmental Matters. Grantor has no actual knowledge of a material release or threatened release of hazardous substances or wastes on the Property during Grantor's ownership of the Property, or the Property's use as a landfill or dump, and hereby promises to defend and indemnify Grantee against all litigation, claims, demands, penalties and damages, including reasonable attorneys' fees, arising from or connected with any release of hazardous waste, use of the Property as a landfill or dump.

29. Subordination; Liens. No provisions of this Easement should be construed as impairing the ability of Grantor to use this Property as collateral for borrowing, provided that any deed of trust, mortgage or lien arising from such a borrowing shall be subordinate to this Easement. On the date of this Easement and of its recording in the Register's Office for the county in which the Property is located, the Property and the Easement shall be free of or superior in priority to any deed of trust, mortgage or lien, except any encumbrances and liens related to any grant by a governmental entity or otherwise disclosed to Grantee.

30. Acceptance. As evidenced by the signature of Grantee's duly authorized officer affixed hereto, Grantee hereby accepts without reservation the rights and responsibilities conveyed by this Easement.

31. Counterpart Execution. This Easement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

32. Conveyance. This Easement and the conservation easement herein described are quitclaimed subject to such limitations, covenants and restrictions as may affect the Property, but the parties hereto specifically agree to comply with all of the terms and provisions herein contained.

[COUNTERPART EXECUTION PAGES FOLLOW]

APPENDIX A. BOWIE PARK CONSERVATION EASEMENT

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, MELINDA A. GRAY, a Notary Public of said County and State, personally appeared SHIRLEY A. FOREHAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be City Manager of the City of Fairview, Tennessee, the within named bargainer, a municipal corporation, and that she as such City Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the City by her self as City Manager.

Witness my hand and seal, at Office in FAIRVIEW, Tennessee, this 2nd day of October, 2008.



Melinda A. Gray
Notary Public
My Commission Expires: 05-08-12

**CONSERVATION EASEMENT
COUNTERPART EXECUTION PAGE**

IN WITNESS WHEREOF, the undersigned, intending to legally bind itself, has executed this Easement as of the date first written above.

GRANTEE:

THE LAND TRUST FOR TENNESSEE, INC., a Tennessee nonprofit corporation

By: Jean C. Nelson
JEAN C. NELSON
President & Executive Director

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, MELINDA A. GRAY, the undersigned, a Notary Public in and for said State and County, JEAN C. NELSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President and Executive Director of the maker, THE LAND TRUST FOR TENNESSEE, INC., and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal, at Office in FAIRVIEW, Tennessee, this 2nd day of October, 2008.

Melinda A. Gray
Notary Public
My Commission Expires: 05-08-12



STATE OF TENNESSEE)
COUNTY OF WILKINSON }

The actual consideration for this transfer is NONE.

[Signature]
Affiant

Subscribed and sworn to before me on this 2nd day of October, 2008.

[Signature]
NOTARY PUBLIC

My Commission Expires: 05-08-12



EXHIBIT A**PROPERTY DESCRIPTION**

Being a parcel of land in the First Civil District of Williamson County, Tennessee, in the City of Fairview, being more particularly described as follows

Beginning at a concrete monument on the westerly right of way of State Highway 100 at the northeast corner of the France - Scott Fetzer Company 25.00 acre tract as recorded in deed book 644 page 950; thence,

Leaving the highway along the northerly lines of France - Scott Fetzer

N79 deg 12'W 450.00 feet to a concrete monument; N60 deg 00'W 1000.00 feet to a concrete monument; S13 deg 30'W 1096.25 feet to a concrete monument on the north side of Bowie Lake Road; continuing with France - Scott Fetzer along the northerly margin of Bowie Lake Road S84 deg 27'E passing the southwest corner of the water tower lot at about 270 feet, in all 856.37 feet to a point; thence,

Crossing Bowie Lake Road S09 deg 00'W 50.07 feet to the northwest corner of the Fairview Masonic Lodge lot as recorded in deed book 805 page 1; with same along the westerly line of the Melvin Cunningham Subdivision as recorded in Plat Book 13 page 6 S08 deg 53'W passing through an iron pipe at 147.04 feet, continuing with Azhdari as recorded in deed book 1576 page 819 and the Paquin and Fuqua lot as recorded in deed book 1754 page 683, passing through a second iron pipe at 353.34 feet, and continuing with Lot Two of the Marvin Bateman et ux. Subdivision as recorded in Plat Book 27 page 152, in all 450.80 feet to an iron pipe; thence,

Along the northerly line of Lot Two of the Tractor Supply Company subdivision as recorded in Plat Book 47 page 40 N83 deg 42'W passing through the corner with Lot One at 369.28 feet, in all 470.25 feet to an iron rod; continuing with Lot One and Colt TS Fairview Tn., LLC as recorded in deed book 4305 page 626 S08 deg 38'W passing a planted stone at 244.75 feet and the southwest corner of Lot One at 451.61 feet, and continuing with Johnson, Mangrum, and Camperlengo, in all 1050.75 feet to an iron rod; thence,

Along the northerly line of Frank Mangrum as recorded in deed book 407 page 709 N83 deg 13'W passing through an iron rod at 23.4 feet and continuing with the Lampley and Johnson 14.37 acre tract as recorded in deed book 4263 page 511, in all 967.40 feet to an iron rod; with same S08 deg 56'W 739.10 feet to an iron rod at a fencepost corner; thence,

Along the northerly fence line of Earl D. Lampley and Betty D. Lampley as recorded in deed book 3797 page 460 N81 deg 35'W 466.50 feet to an iron rod at a fencepost corner; N08 deg 36'E 319.20 feet to an iron rod at a fencepost corner; N83 deg 27'W passing through an iron rod at 614 feet, and continuing with Anthony Lampley's 0.66 acre tract as recorded in deed book 2391 page 983, in all 780.35 feet to an iron rod at the northeast corner of Lot One of the Earl D. Lampley subdivision as recorded in Plat Book 20 page 4; with same N83 deg 22'W 313.32 feet to an iron rod in the branch; continuing with Lot One S39 deg 46'W passing through an iron rod at 52.7 feet, crossing Bowie Hollow Road, in all 399.30 feet to an iron spike at the westerly edge of pavement; thence,

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EXHIBIT A - 1

Leaving the road along the northerly line of Catherine Sullivan's 0.66 acre tract as recorded in deed book 2364 page 687 S85 deg 57'W passing through an iron rod at 25.0 feet, in all 396.60 feet to an iron rod at Sullivan's northwest corner; thence,

Along the northerly line of Dutile as recorded in deed book 1766 page 409 N81 deg 13'W 205.72 feet to an iron rod; with same

S10 deg 03'W passing through an iron rod at 831.50 feet, in all 855.50 feet to the center of Crow Cut Road thence,

Along the center of Crow Cut Road the following calls:

with a curve to the left having a radius of 2860.93 feet, length of 158.12 feet, and chord of N79 deg 37'30"W 158.10 feet ;

N81 deg 12'W 300.00 feet ;

N80 deg 34'W 242.60 feet;

N81 deg 21'W 520.00 feet;

with a curve to the left having a radius of 6437.60 feet, length of 91.76 feet, and chord of N81 deg 45'30"W 91.76 feet;

N82 deg 10'W 190.00 feet ;

with curve to the right having radius of 122.25 feet, length of 193.27 feet, and chord of N36 deg 52'30"W 173.76 feet;

N08 deg 25'E 693.15 feet;

with a curve to the right having a radius of 6231.25 feet, length of 280.95 feet, and chord of N09 deg 42'30"E 280.95 feet;

N11 deg 00'E 230.00 feet;

with a curve to the left having a radius of 648.82 feet , length of 283.10 feet, and chord of N01 deg 30'00"W 280.86 feet;

N14 deg 00'W 150.00 feet;

with a curve to the left having a radius of 388.90 feet, length of 101.81 feet, and chord of N21 deg 30'00"W 101.52 feet;

With a curve to the left having a radius of 244.00 feet, length of 127.76 feet, and chord of N44 deg 00'00"W 126.30 feet ;

N59 deg 00'W 20.00 feet to the intersection with Dice Lampley Road; N42 deg 55'W 135.40 feet to a point in the center of Dice Lampley Road; thence,

Along the center of Dice Lampley Road the following calls :

N21 deg 10'W 399.16 feet;

With a curve to the left having a radius of 1014.20 feet, length of 141.60 feet, and chord of N25 deg 10'00"W 141.50 feet;

N29 deg 10'W 160.00 feet;

With a curve to the left having a radius of 671.71 feet, length of 224.70 feet, and chord of N38 deg 45'00"W 223.66 feet;

N48 deg 20'W 90.00 feet;

with a curve to the right having a radius of 1017.68 feet, length of 266.43 feet, and chord of N40 deg 50'00"W 265.67 feet;

N33 deg 20'W 155.00 feet;

With a curve to the right having a radius of 948.20 feet, length of 253.76 feet , and chord of N25 deg 40'00"W 253.00 feet ;

N18 deg 00'W 159.00 feet;

Continuing along the center of Dice Lampley Road

With a curve to the left having a radius of 653.22 feet, length of 165.31 feet, and chord of N25 deg 15'00"W 164.87 feet;

N32 deg 30'W 220.00 feet;

with a curve to the left having a radius of 629.14 feet, length of 60.39 feet, and chord of N35 deg 15'00"W 60.37 feet;

N38 deg 00'W 85.00 feet;

With a curve to the left having a radius of 589.46 feet, length of 61.73 feet, and chord of N41 deg 00'00"W 61.70 feet;

With a curve to the right having a radius of 283.25 feet, length of 160.67 feet, and chord of N27 deg 45'00"W 158.52 feet;

N11 deg 30'W 132.60 feet;

With a curve to the right having a radius of 347.80 feet, length of 215.49 feet, and chord of N06 deg 15'00"E 212.06 feet;

N24 deg 00'E 100.00 feet;

with a curve to the left having a radius of 717.59 feet, length of 250.49 feet, and chord of N14 deg 00'00"E 249.21 feet;

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EXHIBIT A - 3

With a curve to the left having a radius of 336.82 feet, length of 282.17 feet, and chord of N20 deg 00'00"W 273.99 feet;

N44 deg 00'W 166.10 feet ; thence,

Leaving Dice Lampley Road N29 deg 10'E 78.70 feet to a point in the center of Little Turnbull Creek; thence,

along the easterly line of Marty Mangrum as recorded in deed book 863 page 189 N16 deg 24'E passing through an iron rod at 39.74 feet, in all 270.09 feet to an iron rod at an 18" white oak; with same

S85 deg 12'E 677.64 feet to an iron rod at the southeast corner of Mangrum as recorded in deed book 1398 page 762; thence,

Along the southerly line of Brown as recorded in deed book 2000 page 483 S84 deg 29'E 183.30 feet to an iron rod; thence,

Along the southerly line of Lee as recorded in deed book 3647 page 397 S82 deg 49'E 225.23 feet to an iron rod; thence,

Along the southerly line of Gregory as recorded in deed book 1406 page 163 S82 deg 03'E 189.77 feet to an iron rod; thence,

Along the southerly line of Yarbrough as recorded in deed book 1864 page 992 S82 deg 54'E 1709.65 feet to an iron rod at a 14" red oak; with same N06 deg 04'E 192.00 feet to an iron post; thence,

Along the southerly line of the Groves Family Limited Partnership as recorded in deed book 4217 page 87 S82 deg 21' E 2820.00 feet to an iron rod at a fence corner; thence,

Along the southerly line of Abernathy as recorded in deed book 173 page 395 S80 deg 00'E 789.00 feet to a 16" red oak ; S79 deg 36'E with the fence passing a 28" red oak at 356 feet, in all 1344.30 feet to an iron rod ; with same N05 deg 10'E 63.15 feet to an iron rod;

S81 deg 26'E 506.20 feet to an iron rod at a northwest corner of the Roger Wyburn - Mason and Jack M. Blount Foundation property as recorded in deed book 4301 page 251 ; thence,

Along the lines of Tract One of Town Center Property as recorded in Plat Book 41 Page 48 S31 deg 16'45"W 249.06 feet ; with a curve to the left having a radius of 25.00 feet, length of 39.27 feet, and chord of S13 deg 43'15"E 35.36 feet; S58 deg 43'15"E 415.40 feet; with a curve to the left having a radius of 20.01 feet, length of 16.51 feet, and chord of S84 deg 10'11"E 16.04 feet to a point on the westerly margin of State Highway 100; thence,

Along the right of way of Highway 100 S29 deg 21'W 88.60 feet to the northeast corner of the First Bank lot as recorded in deed book 3412 page 518; thence,

Leaving the highway along the northerly line of First Bank

N58 deg 51'W passing their corner at 226.67 feet and continuing with Harrison as recorded in deed book 1837 page 656, in all 269.67 feet to an iron rod; with Harrison N61 deg 19'W 97.95 feet to an iron rod;

S28 deg 24'W 102.36 feet to a concrete monument; thence,

Along the northerly line of Lassen as recorded in deed book 2870 page 100 N63 deg 43'W 415.35 feet to an iron rod; with same

S11 deg 09'W 113.22 feet to a concrete monument ; thence,

Along the westerly line of Hughes and Lampley as recorded in deed book 4021 page 570 S05 deg 16'30"W 236.95 feet to a concrete monument; thence,

Along the westerly line of Brison as recorded in deed book 2975 page 277 S05 deg 29'W 432.86 feet to a concrete monument ; with same S75 deg 20'E 288.94 feet to an iron rod at the northwest corner of the City of Fairview fire station lot as recorded in deed book 2240 page 629; thence,

Along the westerly line of the fire department lot S29 deg 12'W 151.10 feet to an iron rod; thence,

Along the northerly line of the Williamson County, Tennessee library lot as recorded in deed book 1423 page 195 N75 deg 12'W 65.51 feet to a concrete monument; with same as recorded in deed book 2734 page 430 S29 deg 20'43"W 227.01 feet to a concrete monument ;

S70 deg 18'37"E passing through an iron rod at 129.91 feet, in all 260.69 feet to a concrete monument on the westerly right of way of State Highway 100; thence,

Along the right of way of Highway 100 S29 deg 21'W 173.38 feet to the beginning, containing 694.8 acres , more or less, including but excluding 6.98 acres on Bowie Hollow Road not included in this total. Said 6.98 acre exclusion contained within these bounds being the properties of Ivey, Goodgine, and Tidwell, more particularly described as follows:

Beginning at an iron rod at a wire fence corner at the southeast corner of Tidwell as recorded in deed book 1284 page 944, said iron rod lying N21 deg 09'E 341.80 feet from an iron rod on the southerly boundary of the Bowie Nature Park at the northeast corner of Anthony Lampley's Lot One of Earl D. Lampley subdivision as recorded in Plat Book 20 page 4 ; thence,

Along the southerly line of Tidwell N83 deg 00'W passing through an iron rod at 420.00 feet, in all 445.00 feet to a point in the center of Bowie Hollow Road; thence.

Along the center of Bowie Hollow Road N02 deg 00'E 110.00 feet;

N08 deg 17'W 153.70 feet ; N00 deg 10'W 150.00 feet; N04 deg 30'W 100.00 feet ; thence,

Leaving the road along the northerly line of Marvin Ivey as recorded in deed book 878 page 22 N83 deg 40'E passing through an iron rod between the road and branch, in all 247.00

feet to a point in the branch; continuing with Ivey up the center of the branch with its meanders S74 deg 00'E 125.00 feet; N83 deg 00'E 180.00 feet;

S66 deg 00'E 100.00 feet; S44 deg 00'E 110.00 feet; leaving the branch S38 deg 20'W 442.60 feet to an iron pipe at a fence corner at Ivey's southeast corner; thence,

Along the easterly line of Tidwell S15 deg 10'E 118.30 feet to the beginning, containing 6.98 acres, more or less.

The above description is referenced to original complete field survey and plat prepared by Boyd B. Gibbs, RLS #1598, 104 South Public Square, Centerville, Tennessee, 37033 originally dated June 19, 2001 and last revised June 26, 2002. This description contains revisions to original survey made by same based on partial field survey and items found in the public record as of revision date of August July 28, 2008.

Being part of the property conveyed to Grantor by Evangeline Bowie by deed of record at Book 768, page 502, Register's Office for Williamson County, Tennessee.

Included in the above description but excluded from the Property encumbered by this Easement is that portion thereof described in that certain Warranty Deed executed by Evangeline Bowie of record at Book 769, page 772, said Register's Office:

Included in the above description but excluded from the Property encumbered by this Easement is that portion thereof described in that certain Warranty Deed executed by Grantor of record in Book 2597, page 74, said Register's Office.

EXHIBIT B
NORTH ACTIVITY AREA PLAT
(TO BE INSERTED)

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EXHIBIT B

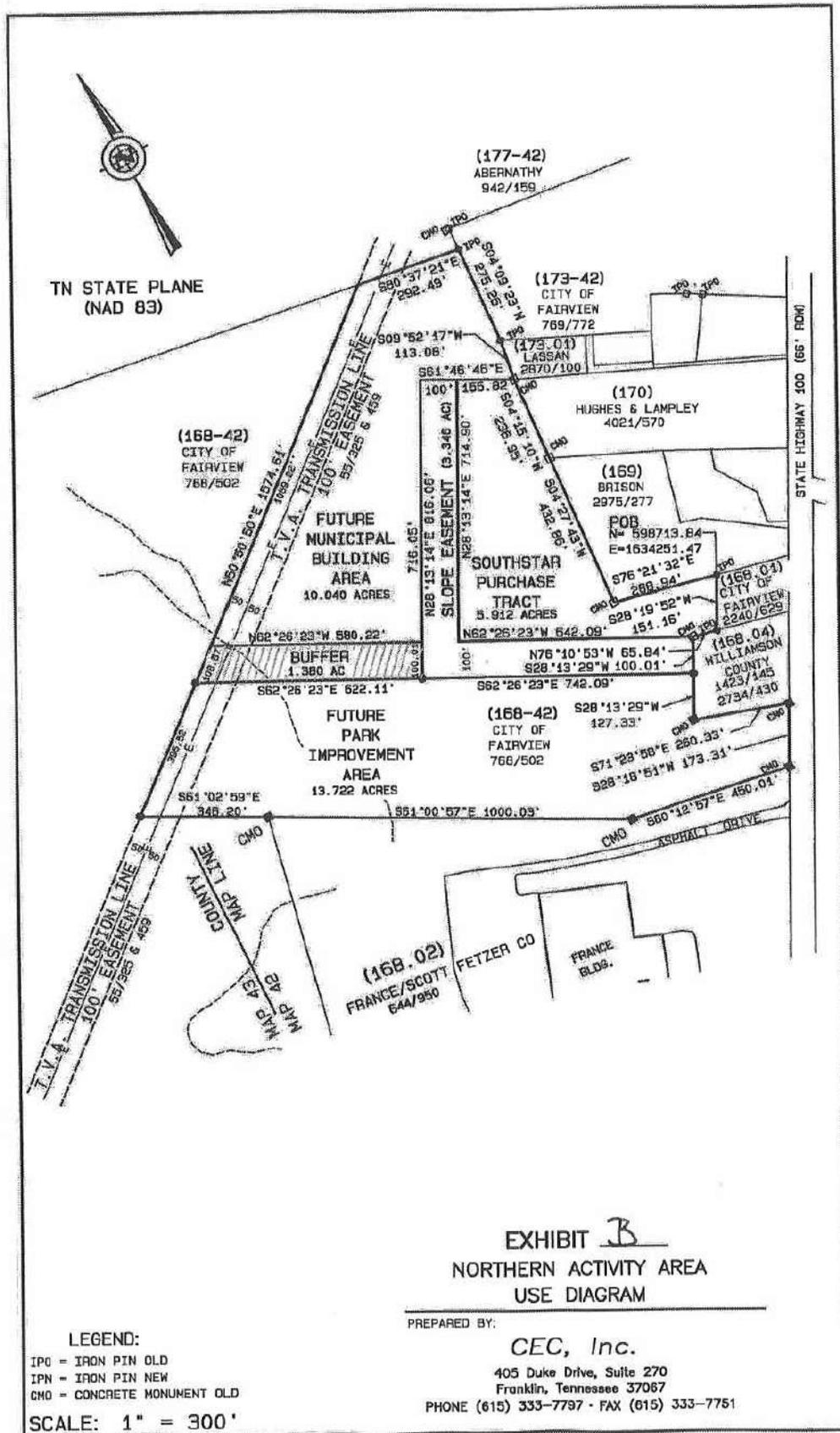


EXHIBIT B
 NORTHERN ACTIVITY AREA
 USE DIAGRAM

LEGEND:
 IPO = IRON PIN OLD
 IPN = IRON PIN NEW
 CMO = CONCRETE MONUMENT OLD
 SCALE: 1" = 300'

PREPARED BY:
CEC, Inc.
 405 Duke Drive, Suite 270
 Franklin, Tennessee 37067
 PHONE (615) 333-7797 - FAX (615) 333-7751

EXHIBIT C**RECREATIONAL ACTIVITY AREA
PROPERTY DESCRIPTION**

Being a tract of land lying in the First Civil District of the City of Fairview, Williamson County, Tennessee, and being more particularly described as follows:

Beginning on an iron pin at the northwest corner of parcel 168.01 on Tax Map 42 and being property of the City of Fairview as of record in Deed Book 2870, Page 100, Register's Office for Williamson County, Tennessee (hereinafter: ROWCT) and being in the south boundary line of Brison as of record in Deed Book 2975, Page 277, ROWCT, said point have Tennessee State Plane Grid Coordinates of North = 598,713.84 feet and East = 1,634,251.47 feet (NAD 83), thence with bearings referenced to the Tennessee State Plane Coordinate System, South 28°19'52" West, a distance of 151.16 feet to an iron pin, said point being in the northerly property line of Williamson County, as of record in Deed Book 2734, Page 430, ROWCT; thence with the northerly property line of said Williamson County, North 76°10'53" West, a distance of 65.84 feet to a concrete monument at the northwest corner of said Williamson County; thence with the westerly boundary of said Williamson County, South 28°13'29" West, a distance of 227.34 feet to a concrete monument at the southwest corner of said Williamson County; thence South 71°23'58" East, a distance of 260.33 feet to a concrete monument, said point being in the westerly right-of-way line of State Highway 100; thence with the westerly right-of-way of said highway, South 28°18'51" West, a distance of 173.31 feet to a concrete monument, said point being at the northeast corner of France/Scott Fetzer Company as of record in Deed Book 644, page 950, ROWCT; thence with the northerly boundary of said France/Scott Fetzer Company, North 80°12'57" West, a distance of 450.01 feet to a concrete monument; thence North 61°00'57" West, a distance of 1000.03 feet to a concrete monument at the northwest corner of said France/Scott Fetzer Company; thence with a severance line through the property of the City of Fairview, as of record in Deed Book 768, Page 502, ROWCT, North 61°02'59" West, a distance of 346.20 feet to a point, said point being in the westerly right-of-way line of a 100 foot wide TVA transmission line easement; thence with the westerly right-of-way line of said easement, North 50°50'50" East, a distance of 1574.61 feet to a point, said point being in the southerly boundary line of Abernathy as of record in Deed Book 942, page 159, ROWCT; thence with the southerly line of said Abernathy, South 80°37'21" East, a distance of 292.49 feet to an iron pin, said point also being in the westerly boundary line of the City of Fairview property as of record in Deed Book 769, page 772 and at the northeasterly corner of the City of Fairview property as of record in Deed Book 768, page 502, ROWCT; thence with the common boundary line between the City of Fairview properties, South 04°09'23" West, a distance of 275.25 feet to an iron pin, said point being at the northwest corner of Lissan as of record in Deed Book 2870, page 100, ROWCT; thence South 09°52'17" West, a distance of 113.08 feet to a concrete monument at the northwest corner of Hughes as of record in Deed Book 4021, page 570, ROWCT; thence South 04°15'10" West, a distance of 236.95 feet to a concrete monument at the northwest corner of Brison as of record in Deed Book 2975, page 277, ROWCT; thence South 04°27'43" West, a distance of 432.86 feet to a concrete monument at the southwest corner of said Brison; thence South 76°21'32" East, a distance of 288.94 feet to the Point of Beginning and containing 34.400 Acres, more or less, and being more fully shown and described on the Exhibit B of this Easement.

Included with the above property description are the following tracts:

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EXHIBIT C - 1

Future Park Improvement Area:

Being a tract of land lying in the First Civil District of the City of Fairview, Williamson County, Tennessee, and being more particularly described as follows:

Beginning on an iron pin at the northwest corner of parcel 168.01 on Tax Map 42 and being property of the City of Fairview as of record in Deed Book 2870, Page 100, Register's Office for Williamson County, Tennessee (hereinafter: ROWCT) and being in the south boundary line of Brison as of record in Deed Book 2975, Page 277, ROWCT, said point have Tennessee State Plane Grid Coordinates of North = 598,713.84 feet and East = 1,634,251.47 feet (NAD 83), thence with bearings referenced to the Tennessee State Plane Coordinate System, South 28°19'52" West, a distance of 151.16 feet to an iron pin, said point being in the northerly property line of Williamson County, as of record Deed Book 2734, Page 430, ROWCT; thence with the northerly property line of said Williamson County, North 76°10'53" West, a distance of 65.84 feet to a concrete monument at the northwest corner of said Williamson County; thence with the westerly boundary of said Williamson County, South 28°13'29" West, a distance of 100.01 feet to a point, said point being at the northeast corner and at the TRUE POINT OF BEGINNING of this described tract;

Thence continuing with the westerly boundary of said Williamson County, South 28°13'29" West, a distance of 127.33 feet to a concrete monument at the southwest corner of said Williamson County, thence South 71°23'58" East, a distance of 260.33 feet to a concrete monument in the westerly right-of-way line of State Highway 100; thence with the westerly right-of-way line of said Highway 100, South 28°18'51" West, a distance of 173.31 feet to a concrete monument; said point being at the northeast corner of France/Scott Fetzer Company as of record in Deed Book 644, page 950, ROWCT; thence with the northerly boundary of said France/Scott Fetzer Company, North 80°12'57" West, a distance of 450.01 feet to a concrete monument; thence North 61°00'57" West, a distance of 1000.03 feet to a concrete monument at the northwest corner of said France/Scott Fetzer Company; thence with a new line through the property the City of Fairview, as of record in Deed Book 768, page 502, ROWCT, North 61°02'59" West, a distance of 346.20 feet to an point; thence North 50°50'50" East, a distance of 396.52 feet to an point; thence South 62°26'23" East, a distance of 622.11 feet to a point; thence South 62°26'23" East, a distance of 742.09 feet to the Point of Beginning and containing 13.722 Acres, more or less and being more fully shown and described on the Exhibit B of this Easement.

Future Municipal Building Area:

Being a tract of land lying in the First Civil District of the City of Fairview, Williamson County, Tennessee, and being more particularly described as follows:

Beginning on an iron pin at the northwest corner of parcel 168.01 on Tax Map 42 and being property of the City of Fairview as of record in Deed Book 2870, Page 100, Register's Office for Williamson County, Tennessee (hereinafter: ROWCT) and being in the South boundary line of Brison as of record in Deed Book 2975, Page 277, ROWCT, said point have Tennessee State Plane Grid Coordinates of North = 598,713.84 feet and East = 1,634,251.47 feet (NAD 83), thence with bearings referenced to the Tennessee State Plane Coordinate System and with the boundary of said Brison, North 76°21'32" West, a distance of 288.94 feet to a concrete monument; thence North 04°27'43" East, a distance of 432.86 feet to a concrete monument, said point being at the northwest corner of Brison and at the southwest corner of Hughes & Lampley,

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EXHIBIT C - 2

as of record in Deed Book 4021, page 540, ROWCT; thence North 04°15'10" East, a distance of 236.95 feet to a concrete monument, said point being at the northwest corner of said Hughes & Lampley and being the TRUE POINT OF BEGINNING of this described tract;

Thence with a new line through the City of Fairview property, as of record in Deed Book 768, page 502, ROWCT, North 61°46'46" West, a distance of 255.82 feet to a point; thence South 28°13'14" West, a distance of 716.06 feet to a point; thence North 62°26'23" West, a distance of 580.22 feet to a point; thence North 50°50'50" East, a distance of 1069.22 feet to an point, said point being in the southerly boundary of Abernathy, as of record in Deed Book 942, page 159, ROWCT; thence with the southerly boundary of said Abernathy, South 80°37'21" East, a distance of 292.49 feet to and iron pin, said point being at a westerly corner of the City of Fairview, as of record in Deed Book 769, page 772, ROWCT; thence with the westerly boundary of said City of Fairview, South 04°09'23" West, a distance of 275.25 feet to an iron pin at the northwest corner of Lassan, as of record in Deed Book 2870, page 100, ROWCT; thence South 09°52'17" West, a distance of 113.08 feet the TRUE POINT OF BEGINNING containing 10.040 Ares, more or less and being more fully shown and described on Exhibit B of this Easement.

Buffer:

Being a tract of land lying in the First Civil District of the City of Fairview, Williamson County, Tennessee, and being more particularly described as follows:

Beginning on an iron pin at the northwest corner of parcel 168.01 on Tax Map 42 and being property of the City of Fairview as of record in Deed Book 2870, Page 100, Register's Office for Williamson County, Tennessee (hereinafter: ROWCT) and being in the south boundary line of Brison as of record in Deed Book 2975, Page 277, ROWCT, said point have Tennessee State Plane Grid Coordinates of North = 598,713.84 feet and East = 1,634,251.47 feet (NAD 83), thence with bearings referenced to the Tennessee State Plane Coordinate System , South 28°19'52" West, a distance of 151.16 feet to an iron pin, said point being in the northerly property line of Williamson County, as of record Deed Book 2734, Page 430, ROWCT; thence with the northerly property line of said Williamson County, North 76°10'53" West, a distance of 65.84 feet to a concrete monument at the northwest corner of said Williamson County; thence with the westerly boundary of said Williamson County, South 28°13'29" West, a distance of 100.01 feet to a point; thence with a new line through the City of Fairview property, as of record in Deed Book 768, page 502, ROWCT, North 62°26'23" West, a distance of 742.09 feet to a point, said point being at the southeast corner and at the TRUE POINT OF BEGINNING of this described tract;

Thence North 62°26'23" West, a distance of 622.11 feet to a point; thence North 50°50'50" East, a distance of 108.87 feet to a point; thence South 62°26'23" East, a distance of 580.22 feet to a point; thence South 28°13'14" West, a distance of 100.01 feet the Point of Beginning and containing 1.380 Ares, more or less and being more fully shown and described on Exhibit B of this Easement.

Slope Easement:

Being a slope easement, 100 feet in width, lying in the First Civil District of the City of Fairview, Williamson County, Tennessee, and being more particularly described as follows:

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EXHIBIT C - 3

Commencing at an iron pin at the northwest corner of parcel 168.01 on Tax Map 42 and being property of the City of Fairview as of record in Deed Book 2870, Page 100, Register's Office for Williamson County, Tennessee (hereinafter: ROWCT) and being in the south boundary line of Brison as of record in Deed Book 2975, Page 277, ROWCT, said point have Tennessee State Plane Grid Coordinates of North = 598,713.84 feet and East = 1,634,251.47 feet (NAD 83), thence with bearings referenced to the Tennessee State Plane Coordinate System, South 28°19'52" West, a distance of 151.16 feet to an iron pin, said point being in the northerly property line of Williamson County, as of record Deed Book 2734, Page 430, ROWCT; thence with the northerly property line of said Williamson County, North 76°10'53" West, a distance of 65.84 feet to a concrete monument at the northwest corner of said Williamson County, said point being the TRUE POINT OF BEGINNING of this described slope easement;

Thence with said easement line, along the westerly boundary of said Williamson County, South 28°13'29" West, a distance of 100.01 feet to a point; thence with a new line through the property of the City of Fairview, as of record in Deed Book 768, page 502, ROWCT, North 62°26'23" West, a distance of 742.09 feet to a point; thence North 28°13'14" East, a distance of 804.75 feet to a point; thence South 61°46'46" East, a distance of 100.00 feet to a point, thence South 28°13'14" West, a distance of 714.90 feet to a point, thence South 62°26'23" East, a distance of 642.09 feet to the TRUE POINT OF BEGINNING and containing 145,757 Square Feet or 3.346 Acres more or less and being more fully shown and described on Exhibit B of this Easement.

Southstar Purchase Tract:

Being a tract of land lying in the First Civil District of the City of Fairview, Williamson County, Tennessee, and being more particularly described as follows:

Beginning on an iron pin at the northwest corner of parcel 168.01 on Tax Map 42 and being property of the City of Fairview as of record in Deed Book 2870, Page 100, Register's Office for Williamson County, Tennessee (hereinafter: ROWCT) and being in the south boundary line of Brison as of record in Deed Book 2975, Page 277, ROWCT, said point have Tennessee State Plane Grid Coordinates of North = 598,713.84 feet and East = 1,634,251.47 feet (NAD 83), thence with bearings referenced to the Tennessee State Plane Coordinate System, South 28°19'52" West, a distance of 151.16 feet to an iron pin, said point being in the northerly property line of Williamson County, as of record Deed Book 2734, Page 430, ROWCT; thence with the northerly property line of said Williamson County, North 76°10'53" West, a distance of 65.84 feet to a concrete monument at the northwest corner of said Williamson County; thence with a severance line through the property of the City of Fairview, as of record in Deed Book 768, Page 502, ROWCT, North 62°26'23" West, a distance of 642.09 feet to a point; thence North 28°13'14" East, a distance of 714.90 feet to a point; thence South 61°46'46" East, a distance of 155.82 feet to a concrete monument at the southwest property corner of Lissan as of record in Deed Book 2870, Page 100, ROWCT, and being at the northwest corner of Hughes & Lampley as of record in Deed Book 4021, Page 570, ROWCT; thence with the westerly boundary line of Hughes, South 04°15'10" West, a distance of 236.95 feet to a concrete monument, said point being the northwest corner of said Brison; thence South 04°27'43" West, a distance of 432.86 feet to a concrete monument at the southwest corner of said Brison; thence South 76°21'32" East, a distance of 288.94 feet to the Point of Beginning and containing 257,509 Square Feet or 5.912 Acres, more or less and being more fully shown and described on Exhibit B of this Easement.

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EXHIBIT C - 4



EXHIBIT D

RECREATIONAL ACTIVITY AREA PLAT

(TO BE INSERTED)

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EXHIBIT D

EXHIBIT E**NORTH ACTIVITY AREA
PROPERTY DESCRIPTION**

Being a tract of land lying in the First Civil District of the City of Fairview, Williamson County, Tennessee, and being more particularly described as follows:

Beginning on a concrete monument at the northwest corner of parcel 168.02 on Tax Map 42 and being property of France/Scott Fetzer Company as of record in Deed Book 644, Page 950, Register's Office for Williamson County, Tennessee (hereinafter: ROWCT), said point have Tennessee State Plane Grid Coordinates of North = 598,721.65 feet and East = 1,632,854.56 feet (NAD 83), thence with bearings referenced to the Tennessee State Plane Coordinate System and with the westerly boundary line of said France/Scott Fetzer Company, South 12°28'21" West, a distance of 1096.61 feet to a concrete monument; thence South 85°28'59" East, a distance of 856.29 feet to an iron pin, said point being at an easterly corner of the 50 foot right-of-way of Bowie Lake Road; thence crossing said right-of-way South 07°34'34" West, a distance of 50.07 feet to a point, said point being at the northwesterly corner of Fairview Masonic Lodge as of record in Deed Book 805, Page 1, ROWCT; thence with a new severance line through the property of the City of Fairview, as of record in Deed Book 768, page 502, ROWCT, North 85°28'59" West, a distance of 470.28 feet to an iron pin; thence North 85°28'59" West, a distance of 470.19 feet to an iron pin; thence South 02°47'01" West, a distance of 564.73 feet to an iron pin; thence North 63°49'03" West, a distance of 160.96 feet to an iron pin; thence North 12°49'48" West, a distance of 213.50 feet to an iron pin; thence North 57°14'09" West, a distance of 134.49 feet to a point; thence South 32°16'34" West, a distance of 390.44 feet to a point; thence North 69°24'59" West, a distance of 688.42 feet to a point, said point being in the easterly easement line of a 75 foot wide TVA Transmission Line easement as of record in Deed Book 227, page 543, ROWCT; thence continuing with said easement line, North 12°51'21" East, a distance of 231.15 feet to a point; thence North 40°37'06" West, a distance of 320.39 feet to a point, said point being in the westerly easement line of a 100 foot wide TVA Transmission Line easement as of record in Deed Book 55, page 325 & 459, ROWCT; thence North 21°06'32" West, a distance of 573.12 feet to a point; thence North 55°12'15" East, a distance of 988.25 feet to a point; thence North 88°55'19" East, a distance of 761.89 feet to a point; thence South 61°02'59" East, a distance of 346.20 feet to the Point of Beginning and containing 55.329 ACRES, more or less, and being more fully shown and described on Exhibit D of this Easement.

Included with the above property description is the following tract:

Public Works Improvement Area:

Being a tract of land lying in the First Civil District of the City of Fairview, Williamson County, Tennessee, and being more particularly described as follows:

Commencing at a concrete monument at the northwest corner of parcel 168.02 on Tax Map 42 and being property of France/Scott Fetzer Company as of record in Deed Book 644, Page 950, Register's Office for Williamson County, Tennessee (hereinafter: ROWCT), said point have Tennessee State Plane Grid Coordinates of North = 598,721.65 feet and East = 1,632,854.56 feet (NAD 83), thence with bearings referenced to the Tennessee State Plane Coordinate System and with the westerly boundary line of said France/Scott Fetzer Company,

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EXHIBIT E - 1

South 12°28'21" West, a distance of 1096.61 feet to a concrete monument; thence South 85°28'59" East, a distance of 856.29 feet to an iron pin, said point being at an easterly corner of the 50 foot right-of-way of Bowie Lake Road; thence crossing said right-of-way South 07°34'34" West, a distance of 50.07 feet to a point, said point being at the northwesterly corner of Fairview Masonic Lodge as of record in Deed Book 805, Page 1, ROWCT and being the TRUE POINT OF BEGINNING of this described tract;

Thence with the westerly boundary line of said Fairview Masonic Lodge South 07°34'34" West, a distance of 146.41 feet to an iron pin, said point being at the northwest corner of Azhdari, as of record in Deed Book 1576, page 819, ROWCT; thence with the westerly boundary of said Azhdari and then with the westerly boundary of Pazuin & Fuqua, as of record in Deed Book 1754, Page 683, ROWCT, South 08°15'53" West, a distance of 207.04 feet to an iron pin, said point being at the northwest corner of Car Wash Land, Building LP as of record in Deed Book 2238, page 931, ROWCT, thence South 07°39'33" West, a distance of 97.67 feet to an iron pipe, said point being at the northeast corner of Ges Fairview, LLC as of record in Deed Book 4033, Page 173, ROWCT; thence with the northerly boundary line of said Ges Fairview, LLC, and then with the northerly boundary line of Cole TS Fairview TN, LLC, as of record in Deed Book 4305, Page 626, North 84°39'48" West, a distance of 470.25 feet to an iron pipe, said point being at the northwest corner of said Cole TS Fairview TN, LLC; thence with a new severance line through the property of the City of Fairview, as of record in Deed Book 768, page 502, ROWCT, North 07°57'08" East, a distance of 444.39 feet to an iron pin; thence South 85°28'59" East, a distance of 470.28 feet to the Point of Beginning and containing 4.829 ACRES, more or less, and being more fully shown and described on Exhibit D of this Easement.

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CONSERVATION EASEMENT	
10/03/2008	01:04 PM
BATCH	133169
MTG TAX	0.00
TRN TAX	0.00
REC FEE	175.00
DP FEE	2.00
REG FEE	0.00
TOTAL	177.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS

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EXHIBIT B - 2



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Future Land Use and Character Map

This section establishes the locations for future development as informed by the assessment of existing conditions, good planning principles, sound economic policies, and public input.

OBJECTIVE LUDC.20:

Utilize this Comprehensive Plan, which provides recommendations on the proposed location, use, and form of future development, to guide municipal decisions on zoning and subdivision requests.

Policy LUDC.20.a:

Adopt the Future Land Use and Development Character Map as the official land use policy for Fairview.

Policy LUDC.20.b:

Amend the City Charter or Board of Commissioner policies to require a super majority vote for zoning requests that have a recommendation of disapproval from the Planning Commission.

Policy LUDC.20.c:

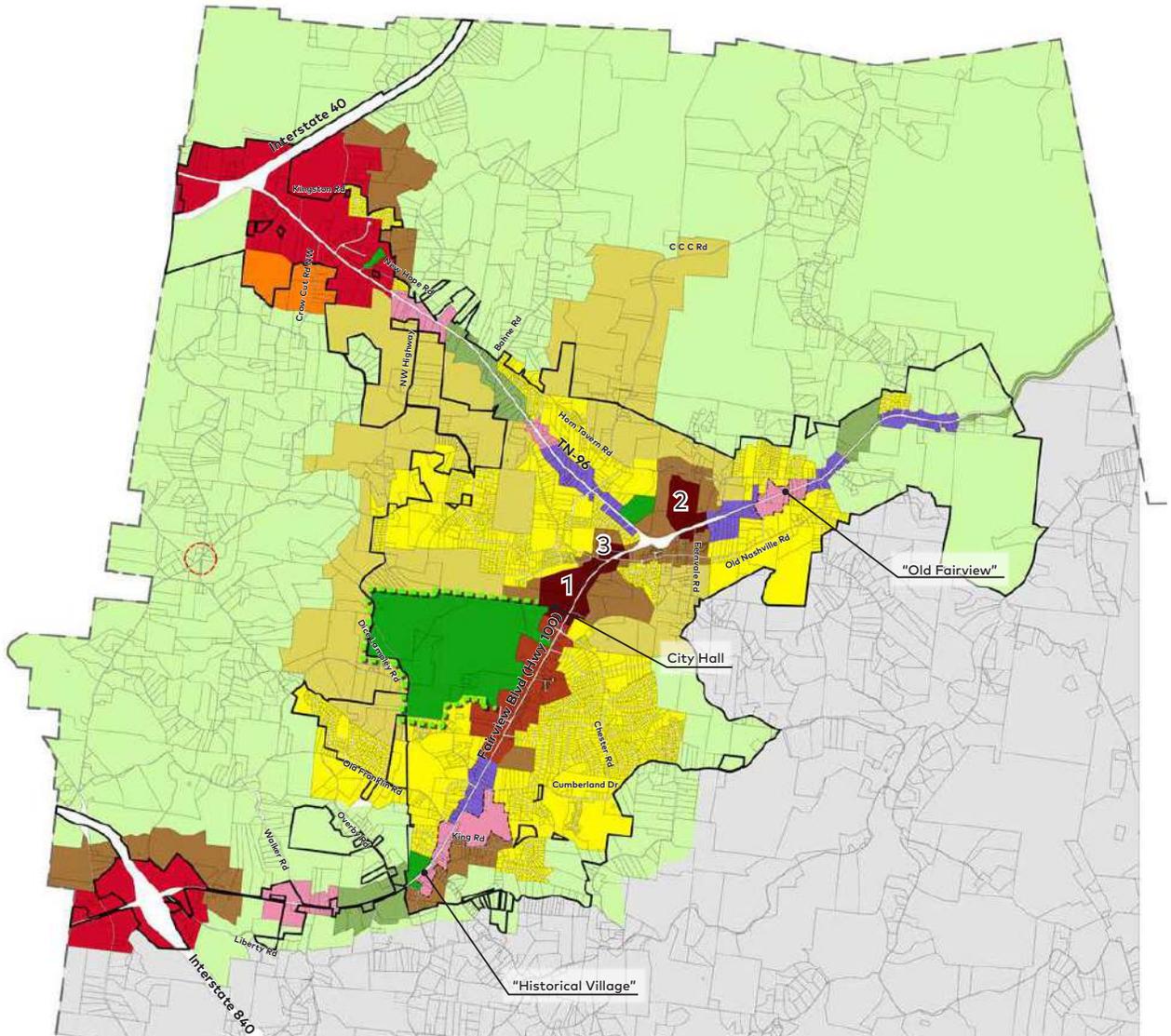
Establish clear procedures for amending the Future Land Use and Development Character Map that addresses minor changes as well as major changes that would require a public meeting.

Key

-  Williamson Co. Boundary
-  City of Fairview Boundary
- Open Space**
-  Civic and Natural Open Space (Parks)
-  Bowie Park Buffer
- Neighborhoods / Settlements**
-  Rural Settlement
-  Legacy Residential - Medium
-  New Residential - Medium
-  Residential Transition
-  Residential - High
- Centers**
-  Town Center
-  Commercial Center
-  Crossroads Center
- Corridors**
-  Rural Corridor
-  Transition Corridor
-  Commercial Corridor
- Interchanges**
-  Business /Employment District



Figure 3.e Future Land Use and Character Map





March 28, 2023

Fairview Parks Master Plan

PUBLIC MEETING #1 SUMMARY

I. How persons and organizations were contacted:

ESP Associates created a flyer that was hand delivered to businesses throughout the City, a flyer was distributed in each of the schools and a notice was put on the City Facebook and Instagram pages with a link to the project website for additional information. Individual groups such as the Historic Commission, American Legion and Friends of Bowie Park were notified directly during individual meetings. A copy of the written notice/flyer is provided as Exhibit A.

II. Date, Time and Location of Meeting

Date & Time of Public Meeting: February 28, 2023, 4:30p-7:30p CST (short presentations at 5:00p & 6:30p)

Location: Fairview City Hall

The two presentations at the public meeting were recorded and placed on the project website for those who could not attend to listen to the presentation and get information about how to provide their input. The presentation slides are provided in Exhibit B.

III. Persons in Attendance at Meeting

The meeting was attended by those individuals identified on the sign-in sheet provided in Exhibit C. A total of 43 people signed the sheet to indicate attendance. A representative from the team was at a welcome table to encourage attendees to sign in and were provided a handout and an introduction to the room layout. A copy of the double-sided attendee handout is provided in Exhibit D.

IV. Summary of Input Gathered from Display Boards

In addition to the presentation, seven display boards were created and placed around the room to gather specific input from the attendees. A consultant team member was stationed at each board to help attendees understand the information on the board and the input requested. An image of each display board is provided in Exhibit E-1 through E-7. A summary of the interaction and input gathered at each board is below:

Board #1: How Often Do you Visit? Attendees were asked to put a tick mark in the following boxes for each City & County park facility. Board #1 also asked attendees to place a pin in the approximate location they live. A photograph of this board after the meeting was taken and is provided as Exhibit E-1A.

How often do you visit?						
Name	Daily	Weekly	Monthly	Occasionally	Rarely	
Veterans Memorial Park	0	1	5	3	6	
Bowie Nature Park	1	15	4	4	0	
Historical Village	0	0	3	7	7	
Fairview Ball Park	0	0	3	7	7	
Fairview Recreation Center	2	5	8	4	4	

Board #1 Findings:





Out of the attendees responding, Bowie Nature Park and the Fairview Recreation Center are the most visited overall. Bowie Nature Park is the most frequently visited (either Daily or Weekly), with the Fairview Recreation Center being next most visited (Monthly). Veterans Memorial, Historic Village and Fairview Ballpark are all occasionally or rarely ever visited.

Consultant Team notes: We would expect the Fairview Ball Park to have higher visitation recordings, but there was a ball game the same day as the public meeting so this may have affected those able to respond. The additional online survey results may show a different response.

Board #2: One Word Board: Attendees were asked to put one word on a post it sheet that describes what they would like to see in Fairview’s Park system. This board was the last board attendees encountered in the series. 38 attendees responded and a photograph of this board after the meeting was taken and is provided as Exhibit E-7A.

- 45% Facilities (Dog Parks, Cycling, Kayaking, Restrooms, Skate Park, Wade Pool, Disc Golf, Playgrounds, Racket Ball Court, Nature Center Addition, Theater, WiFi)
- 29% Staff & Park Ranger
- 11% Programming (Summer Camps)
- 8% Nature/Healthy Ecology
- 5% Connectivity (Greenway)
- 3% Preservation (Cemetery Protection)
- 3% No Greenway

Board #2 Findings:

Out of the attendees responding, 45% wanted to see more facilities in the park system. The list of facilities are recorded in the table above. Next most important item was the addition of Staff and a Park Ranger at 29%, then Programming was third most important at 11%.

Board #3: Current Community Use of City & County Facilities: Attendees were asked to indicate how they use the current City and County park facilities. They did so by placing a dot sticker for each type of use for each facility they use. In addition, an image sheet was provided on the back of the attendee handout (Exhibit D) to correlate a Use Category with a representative activity, for clarity and assistance with understanding what each Category represented. A photograph of this board after the meeting was taken and is provided as Exhibit E-2A.

Current Community Use															
Name	Passive Rec.	%	Active Rec.	%	Programs	%	Educational	%	Connectivity	%	Facilities	%	Preservation	%	Total Responses
Veterans Memorial Park	0	0%	0	0%	1	14%	4	33%	1	5%	1	5%	1	5%	31
Bowie Nature Park	22	21%	2	2%	15	14%	10	36%	15	12%	14	14%	28	27%	106
Historical Village	0	0%	1	3%	10	28%	10	28%	2	5%	3	8%	10	28%	36
Fairview Ball Park	0	0%	9	47%	2	11%	1	5%	2	11%	2	11%	3	15%	15
Fairview Recreation Center	11	14%	18	23%	28	35%	3	7%	9	12%	14	18%	2	3%	78
															271

Board #3 Findings:

- Out of the attendees responding, 38% use Bowie Nature Park for each of the Use Categories listed, 48% of which use it for passive recreation and preservation. This puts Bowie Nature Park at the most widely and variable used park in the City, particularly regarding Passive Recreation and Preservation and also speaks to the existing facilities provided, even though the attendees would like to see more.
- Twenty-eight percent (28%) of the attendees use Fairview Recreation Center, of which 46% use it for active recreation or programs offered, and this makes Fairview Recreation Center next in line regarding varied uses in the Active Recreation and Programs categories.
- Not surprisingly, the Fairview Ball Park had the highest active recreational use at 47%, because of the athletic fields located there.



- Historic Village was evenly split between 28% Programs (referring to meetings or events held there), 28% Educational and 28% Preservation uses.
- Regarding how the existing parks/facilities are currently NOT used, Veterans Memorial Park is not used for Active Recreation, while Historic Village and Fairview Ball Park are not used for Passive Recreation. This is to be expected since amenities to support these uses are not present there.

Boards #4 - #7: Community Wants vs. Needs: These were perhaps the more involved, thought-provoking display boards attendees were asked to provide input. The consultant team asked attendees to think about the various park Use Categories and prioritize those for each City park, based on what they Need to have (being a higher priority) vs. what they would Want to have (being a lower priority). Each park site also listed opportunities and challenges that could affect how the site could be used, based on location, restriction or other environmental reasons. Colored beads were provided to indicate “Need” (red bead) vs. “Want” (white bead) with jars corresponding to the seven use categories.

Community Wants vs. Needs																					
Name	Passive Rec.			Active Rec.			Programs			Educational			Connectivity			Facilities			Preservation		
	Want	Need	%	Want	Need	%	Want	Need	%	Want	Need	%	Want	Need	%	Want	Need	%	Want	Need	%
Veterans Memorial Park	13	12	48	5	5	50	6	10	63	8	4	33	8	8	50	4	18	82	2	24	92
Bowie Nature Park	15	14	48	6	4	40	11	25	69	12	17	59	6	14	70	2	24	92	5	29	85
Historic Village	4	9	69	4	6	60	11	14	56	14	19	58	4	14	78	7	11	61	9	26	74
Elrod Road Park	11	19	63	3	6	67	6	6	50	6	4	40	8	7	47	6	12	67	6	22	79

Boards #4-#7 Findings:

- The highest need for Passive Recreation was at Historic Village (69%) with the new City-owned parcel on Elrod Road next at 63%. This is consistent with the fact that Bowie Nature Park and Veteran’s Memorial Park already provide Passive Recreation to residents.
- In terms of Active Recreation, the Elrod Road parcel was highest ranked for Active Recreation (67%) needs.
- For Programs, Bowie Nature Park was ranked highest at 69% with Veterans Memorial Park next at 63%.
- For Educational needs, both Bowie Nature Park and Historical Village were ranked similar at 59% and 58%, respectively, indicating a need to provide additional educational opportunities for residents and visitors to learn more about these parks and what is located there. These opportunities could be combined with the Programming needs to facilitate both uses.
- Historic Village was ranked highest need for Connectivity (78%) with Bowie Nature Park next at 70%, indicating a need to provide multi-modal options to get to and use these parks.
- Interestingly, Veterans Memorial Park showed only 50% of attendees prioritizing Connectivity to this park despite it being the most isolated and poorly signed park in the existing system. The team feels this is due to the lower use of the park overall – again largely due to its isolation and poor signage.
- Bowie Nature Park was shown to have the highest need for facilities (92%) with Veterans Memorial Park next at 82%. This is interesting given Bowie Nature Park has the most facilities currently out of the City parks, but likely indicates a need for more or expanded facilities.
- Preservation was the use category most responded to, showing a great desire for the community to preserve cultural and natural resources in all of the City parks. Out of that, Veteran’s Memorial was highest ranked at 92%, with Bowie Nature Park next at 85%.
- Passive Recreation was the next most responded to, with programs, educational and facilities needs being of approximate equal importance (based on number of responses to these categories). Connectivity was the next most responded with Active Recreation a distant last response generator.





TO CREATE A PARKS MASTER PLAN THAT SERVES EVERYONE'S NEEDS

WE NEED YOUR INPUT

PROJECT INFO & SURVEY ON WEBSITE BELOW

WHAT IS A PARK MASTERPLAN?

Provides a flexible a framework for orderly and consistent planning, acquisition, development and administration of parks and recreation resources, programs, and facilities for Fairview - now and into the future. It accompanies the Fairview Forward 2040 Comprehensive Plan and will be reviewed and updated regularly as Fairview continues to grow and change. It is not a legal document.

ADDED BENEFIT

This master plan can provide a foundation for economic development, building a healthy community, and provide a unique sense of place.

PROCESS

- Identify and assess recreation needs in the community, predict future demand, and provide recommendations to City staff.
- Create a comprehensive vision for the park system, individual parks, open space areas, recreation facilities, greenways and/or programs in context of its location, natural resources, constraints/opportunities and vision of the community.

It is a **comprehensive process, engaging stakeholders and gathering public input, providing a foundation for understanding and responding to the needs of the city.**

DRAFT PROJECT TIMELINE

NOTE: DATES SUBJECT TO CHANGE



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2023 FAIRVIEW, TN



PARKS MASTER PLAN



PUBLIC INPUT MEETING

February 28, 2023

Fairview Parks Master Plan

“Complete and up-to-date community facilities that adequately serve a growing population by meeting educational needs, providing expanded recreational and open space choices for all ages, and protecting the health and welfare of citizens.”



Who are the team members?



City of Fairview staff:

Keith Paisley, Micah Sullivan, Kevin Blackburn, Tom Daugherty

Master Plan Consultant Team:

Lisa Roberts, Keith Covington, Lauren Walls, Daniel Blondet,
Brenda Shackelford, JP Michael, Alex Burns, Dindar Amin



What is a Parks Master Plan?

A flexible document the City can use for:

1. Orderly and consistent planning (1, 5, 10, 20 years)
2. Budgeting
3. Grant Funding Opportunities
4. Park land acquisition
5. Development and administration of parks and recreation resources, programs, and facilities.

In addition...

- Companion to Fairview Forward 2040 Comprehensive Plan
- Reviewed and updated regularly as Fairview continues to grow and change. (5 years)
- It is not a legal document.

ADDED BENEFIT

This master plan can provide a foundation for economic development, building a healthy community, and provide a unique sense of place.



Why create a Parks Master Plan?

- Creates a long-range vision for the City
- Helps ensure resources are used effectively
- Establishes priorities based on greatest community benefit
- Fills in gaps and reduces redundancy
- Identifies opportunities for future park development
- Aligns investment with needs
- Identifies potential private and public partnership opportunities
- Key to many grant funding application processes



What is the Process?

- Data Collection & Analysis: Identify and assess recreation needs in the community, predict future demand, and provide recommendations to City staff.
- Public Engagement
- Create a comprehensive vision for the park system, individual parks, open space areas, recreation facilities, greenways and/or programs in context of its location, natural resources, constraints/opportunities and vision of the community.



2040 Comprehensive Plan Takeaways

"Complete and up-to-date community facilities that adequately serve a growing population by meeting educational needs, providing expanded recreational and open space choices for all ages, and protecting the health and welfare of citizens."

- Desire for improvement to existing facilities over creation of new facilities
- Preserve and enhance Bowie Nature Park, support efforts to expand educational outreach & cultural footprint
- Enhance Veterans Memorial Park to elevate exposure and expand attraction
- Improve park grounds at History Village to better serve as a park & support landmarks there
- Provide civic space within new Town Center & supplement community uses within it
- Develop a system of greenways to tie the City together via Bowie Nature Park
- Continue to work with Williamson County



Preliminary Data Comparisons

Per 2022 NRPA Agency Performance Review for less than 20,000 population

(Veterans Memorial, Bowie Nature Park, Historical Village, future Elrod Road parcel)

Park Classification.....	Low (Neighborhood, Community, Regional Park types)
Residents per Park.....	2.6x as high
Acres of Parkland per 1,000 residents.....	5x higher (Bowie)
Variety of Outdoor Facilities.....	Low (only playgrounds)
Miles of Trails.....	6x higher (Bowie)
Variety of Outdoor Facilities.....	Low (only Nature Center)
Programming.....	On Par
Targeted Programs.....	On Par for children, Low for senior/disabilities
Park Staffing.....	Low (30%)
Park Budgeting.....	Less than half the avg. annual operating expenditures



Your Input

Data can only tell us so much...YOUR input is needed to customize this Park Master Plan to what YOU the citizens of Fairview want to see for your parks and recreation future!

Tell us more about when, why and how often you visit current City/County facilities

Your ideas/vision for the future of Fairview’s park system

Take the survey (here or online by March 14)

Keep in touch with us! (lroberts@espassociates.com)

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"Growth with a Small Town Feel"



Lisa Roberts

lroberts@essassociates.com

Questions?

Fairview Parks Master Plan – PUBLIC MEETING SIGN-IN SHEET

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16	MARIE ALI	
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34	Wayne Bell	Fairview
35	Patricia	7310 Old Poplar Rd. Franklin
36	GRANT GOODWIN	7352 HIDDEN LAKE CIR. FRANKLIN
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43	Gail Cherry	nelindagaill.cherry@gmail.com



FAIRVIEW, TN PARKS MASTER PLAN
PUBLIC INPUT MEETING

FEBRUARY 28, 2023 AT CITY HALL 4:30PM TO 7:30PM
 OPEN HOUSE FORMAT WITH BRIEF PRESENTATION AT 5:00PM & 6:30PM

WHAT IS A PARK MASTERPLAN?

Provides a flexible a framework for orderly and consistent planning, acquisition, development and administration of parks and recreation resources, programs, and facilities for Fairview - now and into the future. It accompanies the Fairview Forward 2040 Comprehensive Plan and will be reviewed and updated regularly as Fairview continues to grow and change. It is not a legal document.

ADDED BENEFIT

This master plan can provide a foundation for economic development, building a healthy community, and provide a unique sense of place.

PROCESS

- Identify and assess recreation needs in the community, predict future demand, and provide recommendations to City staff.
- Create a comprehensive vision for the park system, individual parks, open space areas, recreation facilities, greenways and/or programs in context of its location, natural resources, constraints/opportunities and vision of the community.

It is a **comprehensive process, engaging stakeholders and gathering public input, providing a foundation for understanding and responding to the needs of the city.**

DRAFT PROJECT TIMELINE

NOTE: DATES SUBJECT TO CHANGE



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2023 FAIRVIEW, TN  PARKS MASTER PLAN

THE MANY WAYS PARKS CAN BE USED



PASSIVE REC. 	ACTIVE REC. 	PROGRAMS 	EDUCATIONAL 	CONNECTIVITY 	FACILITIES 	PRESERVATION 
    	    	  	  	  	   	    

"Growth with a Small Town Feel"

Welcome

Fairview Parks Master Plan 2023

#FairviewParksEmbark



2023 Fairview, TN  Parks Master Plan

EXISTING FACILITIES MAP



Please place a pin in the approximate area you live.

Veterans Memorial Park

How often do you visit?

Daily	Weekly	Monthly	Occasionally	Rarely
-------	--------	---------	--------------	--------

Bowie Nature Park

How often do you visit?

Daily	Weekly	Monthly	Occasionally	Rarely
-------	--------	---------	--------------	--------

Fairview Recreation Center

How often do you visit?

Daily	Weekly	Monthly	Occasionally	Rarely
-------	--------	---------	--------------	--------

Transportation and Mobility Key
(Per 2040 Comprehensive Plan Priorities)

- Williamson County Boundary
- Bike / Ped Improvements
- Existing Short Term Priorities
- Potential Short Term Priorities
- Potential Greenway
- City Parks / Parks
- County Owned Parks / Facilities

Fairview Ball Park

How often do you visit?

Daily	Weekly	Monthly	Occasionally	Rarely
-------	--------	---------	--------------	--------

Historic Village

How often do you visit?

Daily	Weekly	Monthly	Occasionally	Rarely
-------	--------	---------	--------------	--------

2023 Fairview, TN Parks Master Plan

EXISTING FACILITIES MAP



Please place a pin in the approximate area you live.

Veterans Memorial Park

How often do you visit?

Daily	Weekly	Monthly	Occasionally	Rarely
-------	--------	---------	--------------	--------

Bowie Nature Park

How often do you visit?

Daily	Weekly	Monthly	Occasionally	Rarely
-------	--------	---------	--------------	--------

Fairview Recreation Center

How often do you visit?

Daily	Weekly	Monthly	Occasionally	Rarely
-------	--------	---------	--------------	--------

Transportation and Mobility Key
(Per 2040 Comprehensive Plan Priorities)

- Williamson County Boundary
- Bike / Ped Improvements
- Existing Short Term Priorities
- Potential Short Term Priorities
- Potential Greenway
- City Parks / Parks
- County Owned Parks / Facilities

Fairview Ball Park

How often do you visit?

Daily	Weekly	Monthly	Occasionally	Rarely
-------	--------	---------	--------------	--------

Historic Village

How often do you visit?

Daily	Weekly	Monthly	Occasionally	Rarely
-------	--------	---------	--------------	--------

2023 Fairview, TN Parks Master Plan



APPENDIX C. PUBLIC MEETING NO. 1 SUMMARY, PRESENTATION & EXHIBITS PRESENTED

EXHIBIT E.2

WHY DO YOU VISIT?



	PASSIVE REC. 	ACTIVE REC. 	PROGRAMS 	EDUCATIONAL 	CONNECTIVITY 	FACILITIES 	PRESERVATION
VETERANS MEMORIAL PARK 							
BOWIE NATURE PARK 							
HISTORIC VILLAGE 							
FAIRVIEW BALL PARK 							
FAIRVIEW RECREATION CENTER 							

2023 Fairview, TN Parks Master Plan

WHY DO YOU VISIT?

"Growth with a Small Town Feel"

	PASSIVE REC. 	ACTIVE REC. 	PROGRAMS 	EDUCATIONAL 	CONNECTIVITY 	FACILITIES 	PRESERVATION
VETERANS MEMORIAL PARK 	•••••		•••••	•••••	•••••	•••••	•••••
BOWIE NATURE PARK 	•••••	•••••	•••••	•••••	•••••	•••••	•••••
HISTORIC VILLAGE 		•••••	•••••	•••••	•••••	•••••	•••••
FAIRVIEW BALL PARK 		•••••	•••••	•••••	•••••	•••••	•••••
FAIRVIEW RECREATION CENTER 	•••••	•••••	•••••	•••••	•••••	•••••	•••••

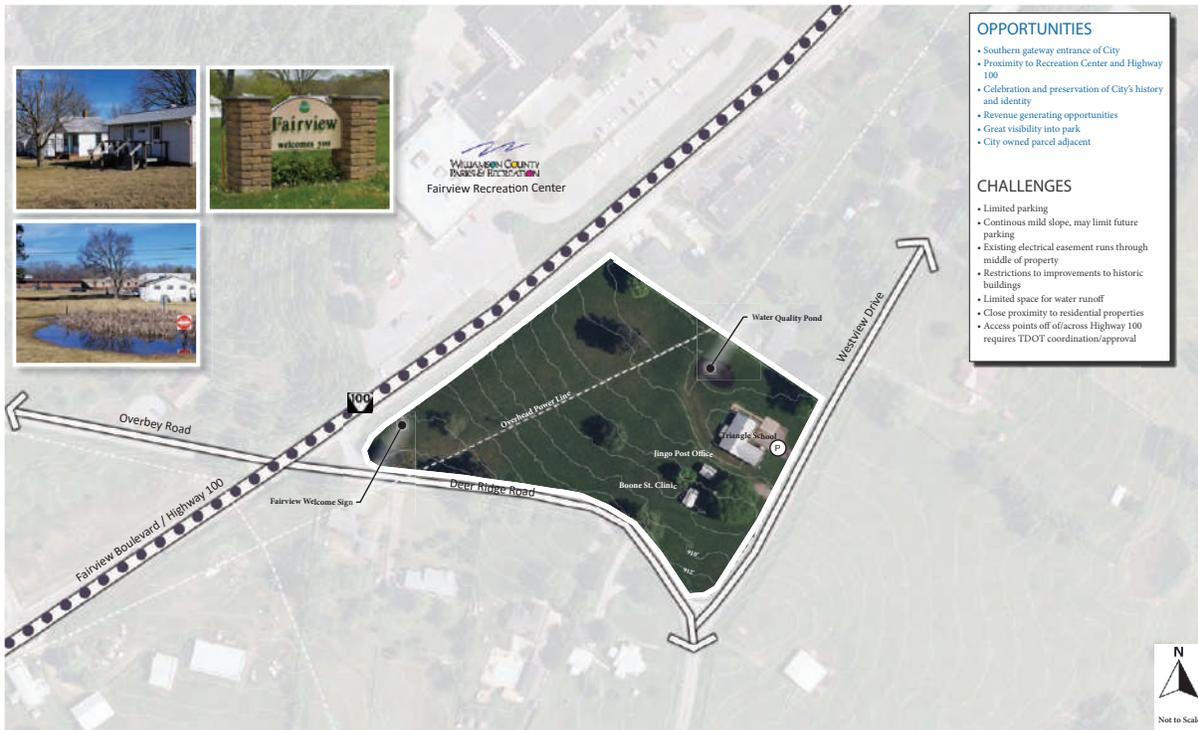
2023 Fairview, TN Parks Master Plan

PRIORITIZE WANTS & NEEDS
BOWIE NATURE PARK



2023 Fairview, TN Parks Master Plan

PRIORITIZE WANTS & NEEDS:
HISTORIC VILLAGE



2023 Fairview, TN Parks Master Plan

EXHIBIT E.5

PRIORITIZE WANTS & NEEDS:
VETERAN'S MEMORIAL PARK



2023 Fairview, TN Parks Master Plan

EXHIBIT E.6

PRIORITIZE WANTS & NEEDS:
ELROD ROAD SITE



2023 Fairview, TN Parks Master Plan



May 11, 2023

Fairview Parks Master Plan

PUBLIC MEETING #2 SUMMARY

I. How persons and organizations were contacted:

ESP Associates created a flyer for the second public meeting that was placed on the project website. A notice was also put on the City's Facebook and Instagram pages with a link to the project website for additional information. A copy of the written notice/flyer is provided as Exhibit A.

II. Date, Time, and Location of Meeting

Date & Time of Public Meeting: April 25, 2023 from 5:30pm-7:30pm

Location: Fairview City Hall

Images of the display boards that were shown at the public meeting were placed on the project website for those who could not attend and information was given about how to provide their input through the website. The board PDFs are provided as Exhibits B-1 through B-5.

III. Persons in Attendance at the Meeting

The meeting was attended by those individuals identified on the sign-in sheet provided in Exhibit C. A total of 14 people signed the sheet to indicate attendance. A representative from the team was at a welcome table to encourage attendees to sign in and fill out a public input sheet. A copy of the public input sheets is provided as Exhibit D.

IV. Summary of Input Gathered from Display Boards

Five display boards were created and placed around the room to gather specific input from the attendees. A consultant team member was stationed at each board to help attendees understand the information on the board and the input requested. An image of each display board is provided in Exhibits B-1 through B-5. Comments that were made for each board can be seen below:

Board #1: Bowie Nature Park – Conceptual Plan

- ADA accessible Trails/Paths
- Natural Playground (mounds, rocks, sand, etc.)
- More Park Staff
- Stage Area
- Addition to Nature Center

Board #2: Elrod Road Parcel – Conceptual Plan

- Add Restrooms
- Dog Park

Board #3: Historic Village- Conceptual Plan

- ADA accessible Trails/Paths
- Farmers Market off of Highway 100 possibly
- Add Restrooms
- Fewer trees along edge of property so buildings can be seen

Board #4: Veterans Memorial Park – Conceptual Plan



- ADA accessible Trails/Paths

Board #5: Key Master Plan Recommendations

- General Policy Recommendations
- Programming Recommendations
- Facility Recommendations
- Operations/Maintenance Recommendations
- Potential Funding Opportunities



FAIRVIEW, TN PARKS MASTER PLAN

Public Input Meeting #2

APRIL 25, 2023 AT CITY HALL 5:30PM TO 7:30PM
OPEN HOUSE FORMAT

WHAT IS A PARK MASTER PLAN?

A document that provides a flexible a framework for orderly and consistent planning, acquisition, development and administration of parks and recreation resources, programs, and facilities for Fairview. It is meant to be reviewed and updated regularly as Fairview continues to grow and change.

WHAT WE ASK OF YOU

We would like your input on draft concepts and recommendations for the Master Plan!

Where are we in the process? Step 2.

1. Identify and assess recreation needs in the community, predict future demand, gather existing data and input from the community.
2. Create a comprehensive vision for the park system, individual parks, open space areas, recreation facilities, greenways and programs in context of location, natural resources, opportunities and challenges as well as the vision of the community to provide recommendations to City staff.

If you are unable to attend, images of the draft concepts will be placed on the project website www.fairviewparksplan.com for viewing and comment.

Project Timeline

NOTE: DATES SUBJECT TO CHANGE



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2023 Fairview, TN



Parks Master Plan



BOWIE NATURE PARK - CONCEPTUAL PLAN
NOT FOR CONSTRUCTION



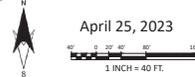
- KEY ELEMENTS OF CONCEPT**
- All concepts must be approved by TN Land Trust
 - Expanded & restriped parking areas
 - Additional connections to activity areas
 - Library Walking Trail
 - Civic Center/Plaza area for community gathering
 - ADA accessible paths & parking
 - Enhanced entry to Park



EROD ROAD PARCEL - CONCEPTUAL PLAN
NOT FOR CONSTRUCTION



- KEY ELEMENTS OF CONCEPT**
- Practice multi-purpose field
 - Dedicated parking
 - Walking trails and playground area
 - Environmental education opportunities
 - Preservation of structures
 - Neighborhood connections
 - Provides neighborhood park space that is lacking

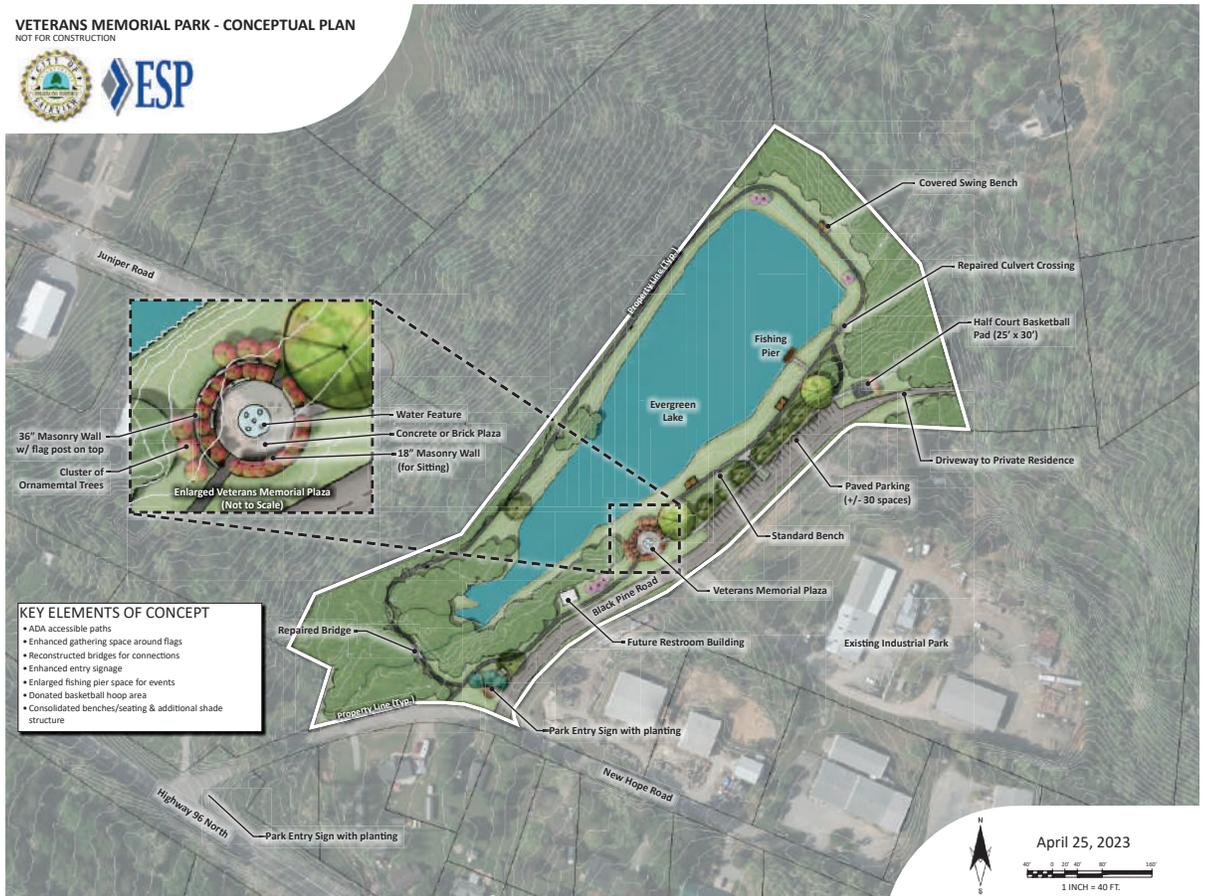


APPENDIX D. PUBLIC MEETING NO. 2 SUMMARY & EXHIBITS PRESENTED

EXHIBIT B.3



EXHIBIT B.4



KEY MASTER PLAN RECOMMENDATIONS

"Growth with a Small Town Feel"

General Policy Recommendations

1. Establish a Park land fee per lot development (needs State approval)
2. Develop partnering relationships with other recreation groups/providers in the region.
3. Develop a Resource Allocation and Cost Recovery Policy for Parks and Recreation programs offered.
4. Create or review existing public-private and public-public partnership contracts to ensure costs of services provided to and revenue received from is equitable for all parties.
5. Update Ecology Report, Burn Management Plan, Trails Maintenance Plan for Bowie Nature Park and create an updated Pond Management and Forest Management Plan.
6. Review and update the current land dedication policy in preparation for any future development that may impact the need for additional Neighborhood parks.

Programming Recommendations

- Of the programs that were discontinued, identify the top 5 community-builders and revenue generators to offer to residents again.
- Utilize the lakes at Bowie Nature Park, Veterans Memorial Park and Elrod Road parcel for environmental educational programs.
- Offer summer and after school camps/classes for school-aged children.
- Promote conservation and environmental preservation and the role Bowie Nature Park and all parks play.
- Work with neighboring communities of Dickson, Bellevue, Thompson's Station and Franklin to explore opportunities in providing special events and programs while sharing facilities, park sites and manpower.
- Develop health and wellness programs and opportunities (through County partnership) for as large a segment of the population as possible.
- Explore cemetery preservation efforts at Mangrum cemetery in Bowie Nature Park.

Facility Recommendations

- Be vigilant in opportunities to acquire parcels of land that can be developed as future parkland.
- Focus park expansion and improvement projects on the Neighborhood and Community parks that are lacking in the system.
- Work with Public Works, Engineering, TDOT, and established trail associations such as Tennessee Trails Association (Columbia/Franklin Chapter) to create and expand a greenway system to connect citizens to existing parks.
- Ensure that parks and facilities are added per the Needs Assessment and LOS evaluation described in the Master Plan.
- Link & promote Fairview's key cultural and natural assets with pedestrian and bicycle facilities (Town Center to Bowie Nature Park, nearby neighborhoods, schools, the Recreation Center and Historic Village).
- Expand Bowie Nature Park Center and JoAnn's Classroom to accommodate additional uses. (including ADA access)
- Evaluate the need for restroom buildings to Veteran's Memorial Park.
- Capitalize on opportunities within the existing park system to provide facilities for more varied types of recreation.
- Include signage and wayfinding to guide users to facilities.

Operations Recommendations

- Hire Parks and Recreation staff to facilitate daily work and re-establish programming and events. (Program Manager, Naturalist, Park Maintenance, Park Ranger, Part-time receptionist)
- Protect and preserve Fairview's greenspace, vistas and waterways.
- Goal to achieve and maintain CAPRA (Commission for Accreditation for Parks and Recreation Agencies) certification.
- Create better sightlines and viewsheds into the parks.
- Establish a consistent and attractive signage and site furnishing program for each park and for City entrance points. Currently signage is easy to miss or non-existent.
- Ensure that Bowie Nature Park has a detailed Standard Operating Procedure, including dedicated and committed funding to maintain the Park to the standard the citizens expect.
- Research options to establish an endowment that dedicates funding for maintenance personnel, equipment, and future replacement and enhancement of planting and other park features.
- Establish a Park Maintenance Classification system, Maintenance and Operations Management Plan.
- Develop a Naming Rights Policy for park amenities.

Potential Funding Opportunities

- Public Recreation Grant Cycles:
- LPRF (Local Parks and Recreation Fund)
 - RTP (Recreational Trails Program)
 - LWCF (Land and Water Conservation Fund)
 - Tennessee Recreation Initiative Program
 - Advertising & Corporate Sponsorships
 - Foundations / Gifts & Friends Associations, Private Donations
 - General Fund
 - General Obligation Bonds Grants - TPWD Outdoor Program
 - Grants - TPWD Rec. Trails Program, Transportation Enhancement
 - Hotel / Motel Funds
 - Interlocal Agreements
 - Irrevocable Trust
 - Naming Rights
 - Park Dedication & Improvement Fees
 - Partnerships (Williamson County)
 - Permits (Special Use Permits)
 - Reservation Fees
 - Revenue Bonds or Sales / 4B Tax (1/2 Cent)
 - Special Fundraisers, Volunteerism / In-Kind Donations



2023 Fairview, TN Parks Master Plan



APPENDIX D. PUBLIC MEETING NO. 2 SUMMARY & EXHIBITS PRESENTED

EXHIBIT C

	Name	Email Address
1	LISA ROBERTS	lroberts@espassociates.com
2	Eileen Brogan	eileen.brogan@comcast.net
3	M Fran Hammond	franhammond54@gmail.com
4	Michael Sullivan	michael.sullivan@B&AIC.com
5	Nancy Hilgert	Fairview
6	Kevin Lindsey	KevinL@FranklinTN.gov
7	Megan Wakefield	DDOSEML@hotmail.com
8	Tom Daugherty	t.daugherty@fairview-tn.org
9	Elmer Mobley	emmobley@comcast.net
10	Kathy Taroll	alohamkt@gmail.com
11	Brandon Butler	BButler@fairviewtn.org
12	Jan Cali	scali315@bellsouth.net
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14	Mayor Lisa Anderson	mayoranderson@fairviewtn.org
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FAIRVIEW, TN PARKS MASTER PLAN
Public Input Meeting #2

FEEDBACK FORM: TELL US YOUR THOUGHTS!

Cloud Road Project - road narrowing
Bowl - picnic shelter & restrooms near to playground. Natural
playground down hill from existing playground.
Trail - handi-capped parking near school
All - STAIR LIFT
Group Blue House/Blue Shield TDEC, ATCC
Bowl - wheelchair accessible trail around Lake Van

FAIRVIEW, TN PARKS MASTER PLAN
Public Input Meeting #2

FEEDBACK FORM: TELL US YOUR THOUGHTS!

Farmers market in historic
Village

FAIRVIEW, TN PARKS MASTER PLAN
Public Input Meeting #2

FEEDBACK FORM: TELL US YOUR THOUGHTS!

We need (especially) a dog park!

FAIRVIEW, TN PARKS MASTER PLAN
Public Input Meeting #2

FEEDBACK FORM: TELL US YOUR THOUGHTS!

More Park Staff!!
Tricorner Playground - Shelter w/ restrooms
Historical Village - Restrooms
Bowie - Stage Area
Natural Play Area by Playground
Addition to Nature Center - one or two rooms

FAIRVIEW, TN PARKS MASTER PLAN
Public Input Meeting #2

FEEDBACK FORM: TELL US YOUR THOUGHTS!

Need designated wheelchair accessible pathways
(Deer Ridge?) (Bowl Trail?) (Veterans?)
People with disabilities need to be better able to
experience our parks via planned access.

FAIRVIEW, TN PARKS MASTER PLAN
Public Input Meeting #2

FEEDBACK FORM: TELL US YOUR THOUGHTS!

Farmers Market - support
Re alignment of Deer Ridge
The additional plan at Cloud Road

Wayne Hall

FAIRVIEW, TN PARKS MASTER PLAN
Public Input Meeting #2

FEEDBACK FORM: TELL US YOUR THOUGHTS!

* Best of
Historical great
looks & things
Bowie Park needs senior population friendly and "appropriately
challenging" with rest benches (maybe tables??) for seniors age populations.
It do NOT isolate senior population to one specific park.
③ About 6000 - could easily become that immediate area.
④ Senior population & wheelchair population are 2 different populations.
Therefore, all concepts should be total population friendly.
All parking spaces @ park need to be ample width for large trucks & auto population.



May 23, 2023

Ms. Lisa Roberts
Landscape Architecture Department Manager
ESP Associates, Inc.
500 Wilson Pike Circle
Suite 310
Brentwood, TN 37027

Re: Bowie Nature Park Conceptual Master Plan on the Bowie Park Conservation Easement Property in Williamson County

Dear Lisa,

Thank you for reaching out to us regarding the Bowie Nature Park Conceptual Master Plan. Overall, we truly appreciate the plan and vision for the property and understand its importance for the growth and public enjoyment of the park. Due to the thoroughness and complexity of the Conceptual Master Plan and the approval requirements for structures in the conservation easement, we ask that the City of Fairview notifies us for review and approval prior to the construction of any new structures so that we may consider specific plans, locations, uses, etc. While we generally approve of the proposed components, it is not possible for us to provide blanket approval for the entire Conceptual Master Plan.

Additionally, it appears that the map used in the Conceptual Master Plan may not align exactly with the survey and conservation easement exhibits. Please see the enclosed surveys to ensure that the plans remain within the Northern Activity Area and Recreational Activity Area.

We greatly appreciate the opportunity to work with you over the coming years as the plan takes shape. Please contact me if you have any questions at all.

Sincerely,

Sarah O'Rear
Director of Stewardship

cc: Tom Daugherty via email
cc: Keith Paisley via email

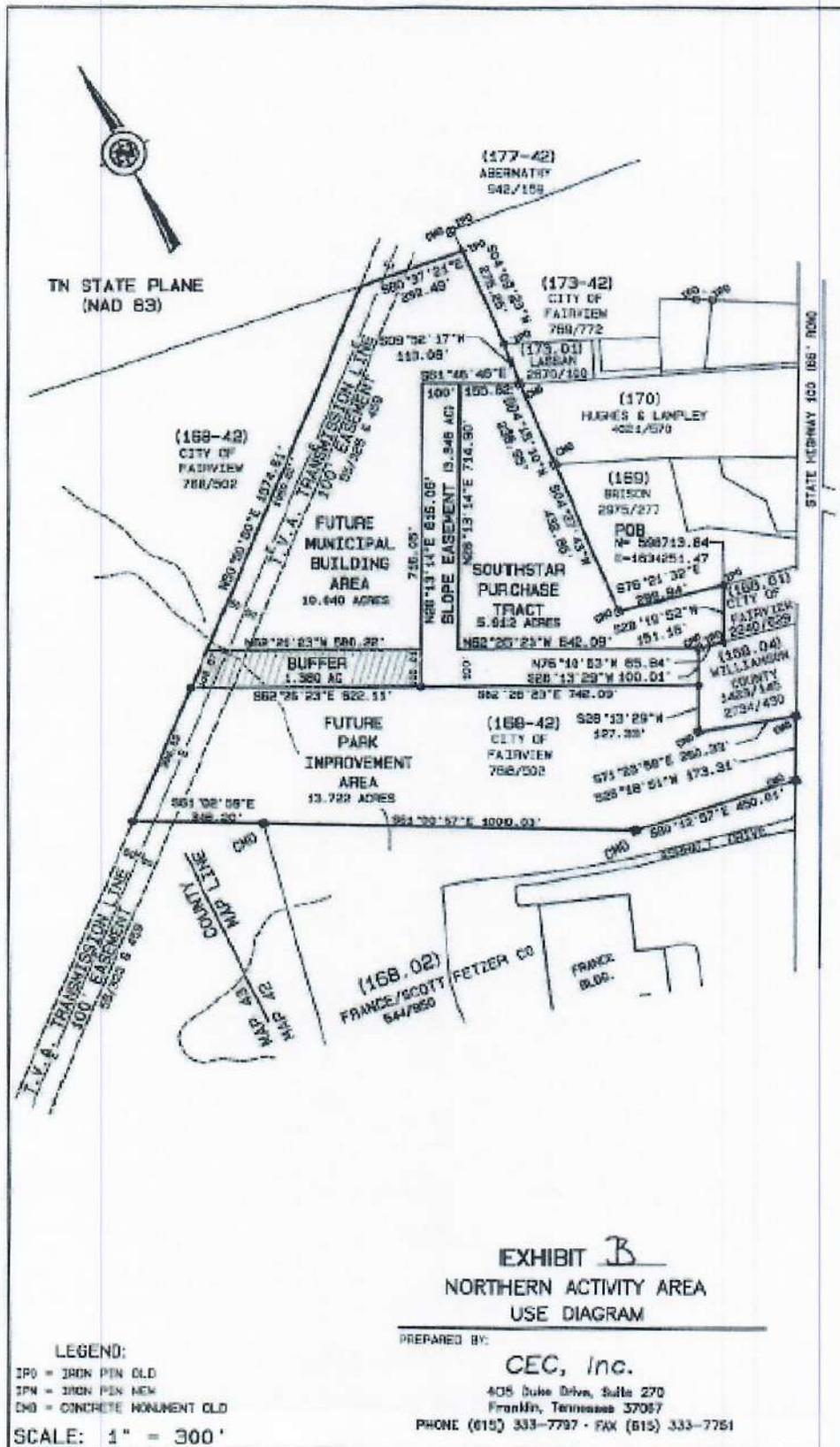
PO BOX 41027 | NASHVILLE, TN 37204 | (615) 244-LAND | LANDTRUSTTN.ORG





BOWIE NATURE PARK - CONCEPTUAL PLAN
NOT FOR CONSTRUCTION







Typical Cost Projections to apply to Park Concepts and Recommendations:

- **Lawn** (\$200,000-600,00/acre)
- **Garden** (\$500,000 – 800,000/acre)
- **Plaza** (\$2M - \$5M/acre)
- **Performance stage** (\$200,000 - \$1M)
- **Fountain** (\$500,000 - \$2M)
- **Greenway/multi-use trails** (\$1M-\$1.5M/mile)
- **Neighborhood park** (\$200,000 – 300,000/acre)
- **Community Park** (\$200,000 – 300,000/acre)
- **Soccer fields** (\$200,000 – 300,000/acre)
- **Baseball/softball fields** (\$225,000 – 350,000/field)
- **Tennis courts** (\$75,000 – 100,000/court)
- **Outdoor basketball court** (\$75,000 – 100,000/court)
- **Pickleball court** (\$45,000 – 60,000/court)
- **Small amphitheater** (\$500,000 - \$3M)
- **Food vendor/kiosk** (\$10,000-200,000)
- **Café** (\$500,000 - \$2M)
- **Exercise Stations** (\$5k each)
- **Dog Park** (\$750k - \$1.25m)
- **Updated Playgrounds** (\$150k - \$500k)
- **Nature Education** (Varies)
- **Picnic pavilion** (\$100,000 – 175,000)
- **Large Pavilions** (\$300k - \$400k)
- **Benches/Seating** \$1,500 - \$2,500 each
- **Multi-purpose Practice Fields:** \$100,000 -\$200,000 each, \$750,000 - \$1M (artificial turf)
- **Multi-purpose Sport Fields:** \$400,000 - \$500,000 each, \$750,000 - \$1M (artificial turf)
- **Additional Lighting in Parks:** \$60,000 - \$75,000 sports lighting per pole, +/- \$6,000 solar lighting per pole
- **Special Events in Parks:** Varies
- **Outdoor pool:** (\$5M – 7M)
- **Aquatic Center (Outdoor):** Varies (\$10M - \$15M)
- **Aquatic Center (Indoor):** Varies (\$15M - \$25M)
- **Hike / Bike / Walk Nature Trails Along Lake / Dam:** \$750,000 - \$1.5M per mile
- **(Fishing, Picnicking, Swim Beach, etc.):** Varies
- **Sprayground / Splashpads:** \$400,000 - \$1M
- **Hike / Bike / Walking Trails Connected throughout City:** \$750,000 - \$1.5M per mile

