

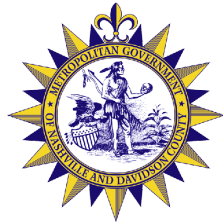


Mariposa Park Conceptual Master Plan

*Nashville, Tennessee
June 2023*

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Acknowledgments



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We want to thank the many stakeholders and residents who provided input on this project. We are grateful for your time and input throughout the process.

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Tennessee Language Center
INSTITUTE for PUBLIC SERVICE

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Section 1:

Introduction and Site Research



Introduction

Background

For some time, Metropolitan Government of Nashville-Davidson County has tried to address the lack of open space in this southeastern portion of the County, as identified in *Nashville Next* and in the Metro Parks system-wide study called *Plan to Play*. When this ±9.5 acre site became available, Metro Parks purchased the property as it is one of the few properties in the area that remains largely undeveloped. The new park will now be permanently protected as open space and help fulfill Metro Park's strategic goal of prioritizing new parks for residents living in currently underserved areas.

The site, located between Tusculum Road and Bart Drive, is an opportunity to create a neighborhood park. It is unique due to the sloped bowl-shaped area near Tusculum Road, the many large trees, and the wide variety of trees on the site. While it is difficult to know the exact age of the trees, several may be over 150 years old.

The McLendon family previously owned the site. The family's residence was located in the center of the property, a mostly level open space. Later, the McLendon family built several recreational vehicle (RV) spaces in this open grassy area. When Metro Parks acquired the property in 2021, the property was zoned to allow for the construction of approximately 44 houses on the site.

Research Process

The research process began with information gathering, site visits, and a detailed topographic survey that included existing features such as buildings and trees on site. This process helped uncover the opportunities and constraints of the site and the site's relationship to the surrounding community. This research was used to create graphics, written material, maps, and a physical topography model of the site for public engagement. This research process created a strong foundation for the park design and decisions made in the planning process.

A summary of the discovered information is found in this section and includes the following:

- Existing reports and studies
- Park classification and guidelines for developing neighborhood parks
- Community profile to understand potential users of the park
- Site analysis that highlights the opportunities and constraints

Below is a map indicating the park's location on Tusculum Road with a connection to Bart Drive and Emely Court. To the right are some photos of the site taken during the research process.

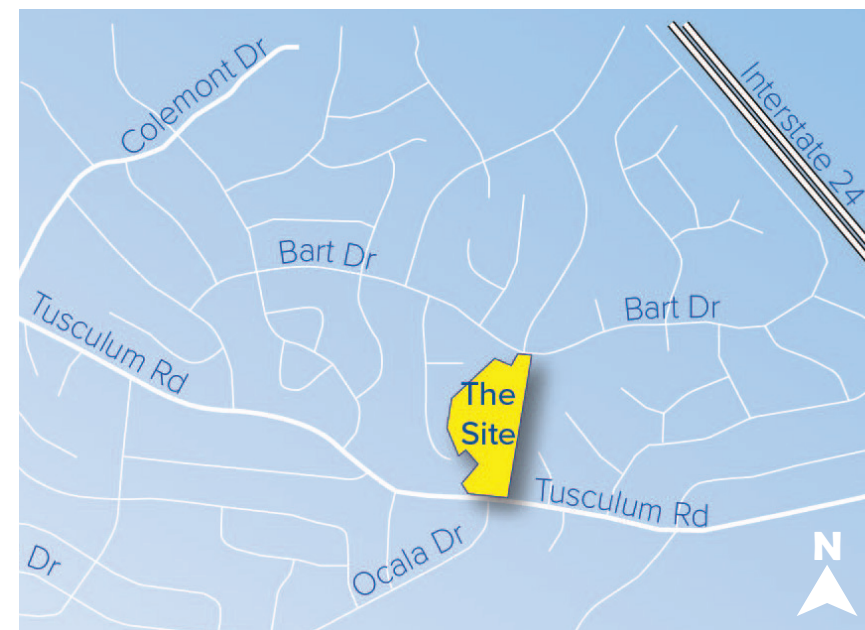


Figure 1-1: Location Map



Photo of driveway looking toward Tusculum Road



Photo of the old home site area

Existing Plans and Studies

The Mariposa Park Master Plan is informed, in part, by other foundational planning documents—each including a public engagement process and each establishing a countywide context for site-specific decision-making about the future of the park.

Nashville Next Plan (2017)

Nashville Next was adopted in 2017 as a development and policy guide to inform decisions through 2040. Nashville's population is rapidly expanding and becoming more diverse. The plan was created by residents and incorporated a high level of community involvement and engagement. The *Nashville Next* plan seeks to protect natural resources, preserve neighborhood character, and create economic prosperity by acquiring new parks and greenways which improve real estate value and quality of life in the surrounding neighborhood. The foundational goals of the plan include championing the environment and recommending additional studies on parks, recreation, and mobility.

Plan to Play: Nashville's Parks and Greenway Master Plan (2017)

This comprehensive system-wide parks and recreation master plan offers tools to guide future parks and recreation decisions based on the community's needs and desires. Adopted in 2017 by the Parks and Recreation Board, the master plan includes a robust public input process. It consists of a level of service (LOS) analysis based on peer cities, public input, and population growth. The LOS revealed a need for park facilities in the community, including playgrounds, basketball courts, and other amenities. In addition, the document provides a greenway priority map that indicates new greenways in the area near the site.

WalknBike (2017 and 2022)

WalknBike serves as a blueprint for making Metro Nashville more walkable and bikeable. The *WalknBike* Final Plan was released in 2017 and updated in 2022. The plan lays the foundation for expedited delivery of projects that are needed and constructible. A key outcome of this planning process was a list of projects to guide NDOT's work program. The document highlights the lack of walking and biking infrastructure throughout Nashville and sets forth a long-term vision for connectivity.

Figure 1-2 is a compilation of the existing sidewalks, bike lanes, and proposed improvements for this area.

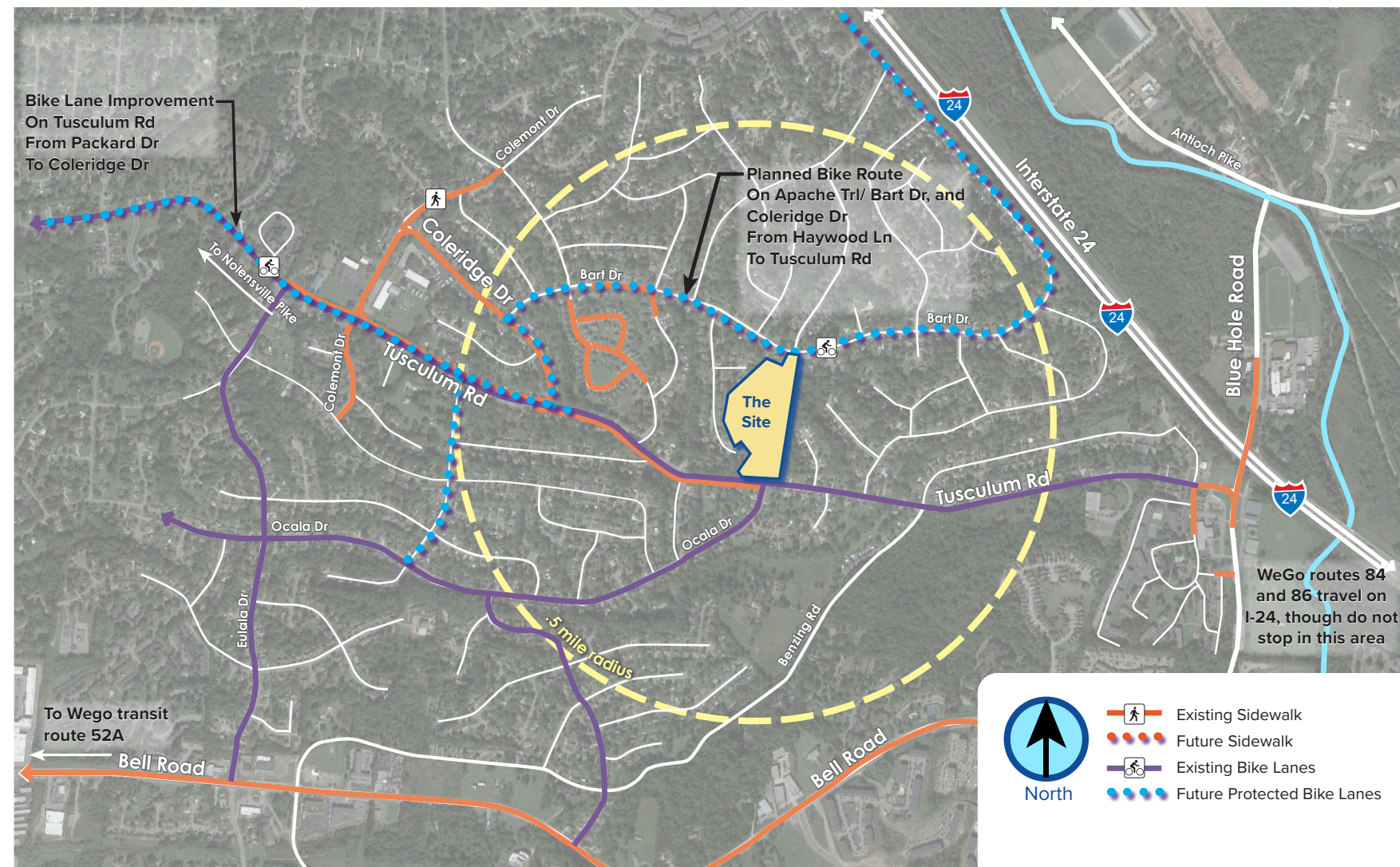


Figure 1-2: Connectivity Research (Data source: Metro Neighborhood Improvement Tracker)

Neighborhood Parks

Classification/Typology

Plan to Play classifies Mariposa Park as a neighborhood park with a service radius of 1.5 miles. The park classification is developed by considering the park acreage and other factors, such as the surrounding density and land development patterns. This classification informs planning decisions including parking demand, access, and program or facility selection.

Examples of Local Neighborhood Parks

Fannie Mae Dees Park

Fannie Mae Dees Park is a 7.6-acre neighborhood park adjacent to Harris-Hillman School in west Nashville. Its distinct public art piece, designed for children's play, has earned the park the moniker "Dragon Park."

- Multiple playgrounds and grassy areas
- Walking paths and lawn areas
- Tennis courts
- Picnic Shelter



Photo Source: [nashvillepublicart.com/tag/dragon/](https://www.nashvillepublicart.com/tag/dragon/)



Photo Source: [nashvillefunforfamilies.com/fannie-dees-park-dragon/](https://www.nashvillefunforfamilies.com/fannie-dees-park-dragon/)

Bellevue Park

Occupying just over 18 acres in southwest Davidson County, Bellevue Park, also recognized as Red Caboose Park, stands as a prominent neighborhood feature. The park's reputation stems from its unique Red Caboose Playground and the full-scale caboose positioned within the premises. Frequented by families and children, it is a popular destination for locals. With ample space and well-equipped facilities, Bellevue Park frequently serves as the venue for both public and private events.

- Gazebos
- Large open grass areas
- Fully fenced in playground
- Amphitheater
- Paved path (5 laps to a mile)



Photo Source: <https://www.facebook.com/redcaboosepark/>



Photo Source: https://www.facebook.com/redcaboosepark

Community Profile

The demographic composition of a community is ever changing, but understanding the characteristics of the community provides insight into their needs. This demographic research helps the team to better understand the needs and priorities of the community, including those who may not have participated in the public meetings and surveys.

The area developed in the late 1970s and through the 1980s, largely due to the opening of the Hickory Hollow Mall in 1978. Roughly 51% of the structures within the 1-mile radius of the site were built between 1970 and 1979. 20% of the total was constructed from 1980 to 1989. The area has grown more diverse over time. To illustrate, in this particular zip code, White residents made up 85% of the population in 1990. But by 2021, according to the U.S. Census Bureau estimates, this figure dropped to 46.7%. When researching the diversity in a 1-mile radius of the site, the consulting team found that 59% identified as white (see Figure 1-7 for

the complete list). Within the 1-mile radius, research also found a wide range of ages, with 25-34 being the largest group at 18% (see Figure 1-8). Notably, 34% of residents are 19 and under.

When looking at household income levels, we find that 72% of the residents in the 1-mile area make less than \$75K (see Figure 1-5). As a comparison, the median household income in Nashville is \$62,087.

When comparing the household size in this area, we find the average is 3.5 persons per household, which is surprisingly high compared with local average in the county at 2.3. This higher amount may be to larger families and/or extended families living in the home. Having sufficient and appropriate park space with a wide variety of facilities is even more critical in areas that have a high number of residents living in a home.

In addition to demographic research, it is important to understand the character of the community. This suburban area of Nashville typically has large single-family lots that were designed around automobile ownership. Given the sprawling nature of the area, it is no surprise that it does not have transit routes and lacks sidewalks and bike infrastructure; however, as roads are repaved, some have added painted bike lanes. Based on the online application, Walk Score, the area has a walk score of 8 out of 100 (see Figure 1-6 for walk, transit, and bike scores).

Population Density

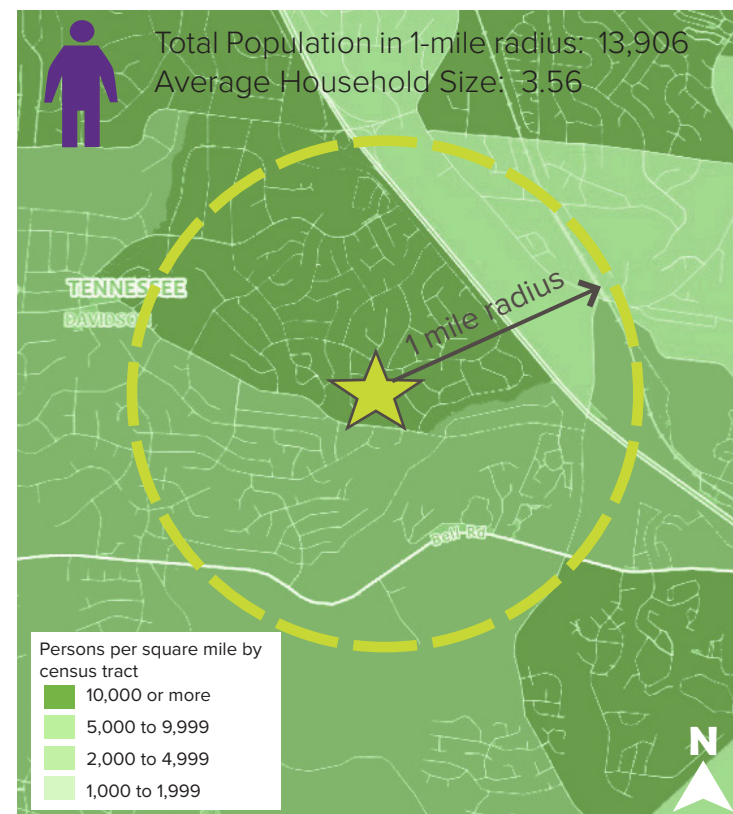


Figure 1-3: Population Density

Housing Units

Owner Occupied	2,530	50%
Renter Occupied	2,141	42%
Unoccupied	375	8%
Total Housing Units	5,064	100%

Figure 1-4: Housing Units

Income

Less than \$14,999	5%
\$15,000 to \$24,999	10%
\$25,000 to \$34,999	20%
\$35,000 to \$49,999	15%
\$50,000 to \$74,999	22%
\$75,000 or more	28%

Figure 1-5: Income

Race

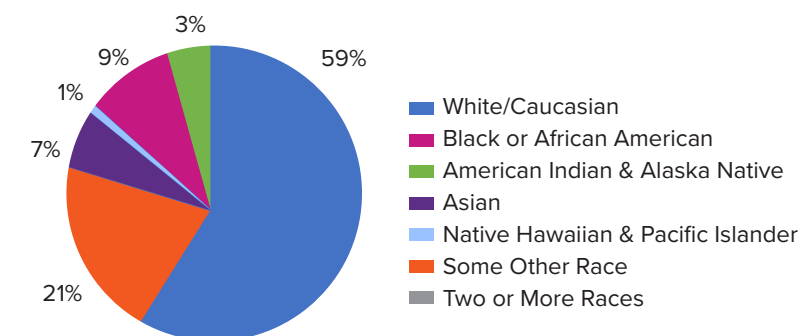


Figure 1-7: Race

Source: Circular Area Profiles (CAPS) - 1 mile radius from the site. Data is from the American Community Survey 5-year period estimates for 2016-2020. Missouri Census Data Center. (2021) Circular Area Profiles. Available from mcdc.missouri.edu/application/capsACS.html.

Age (years)

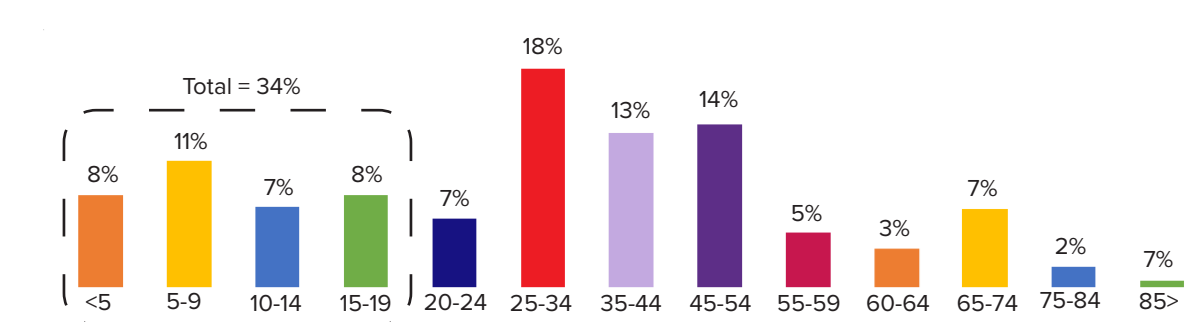


Figure 1-8: Age

Access/Connectivity



Car-Dependent
Almost all errands require a car.



Minimal Transit
It is not possible to get a bus.



Somewhat Bikeable
Minimal bike infrastructure.

Figure 1-6: WalkScore
Source: www.walkscore.com/score

Historical Research

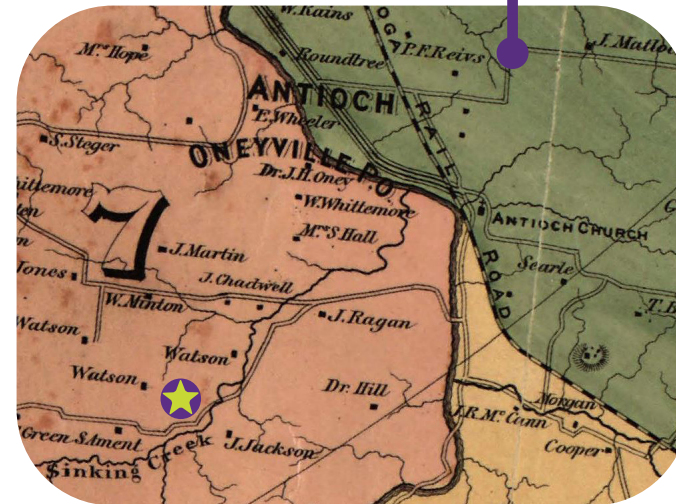
★ Star on the maps indicate the approximate location of the site



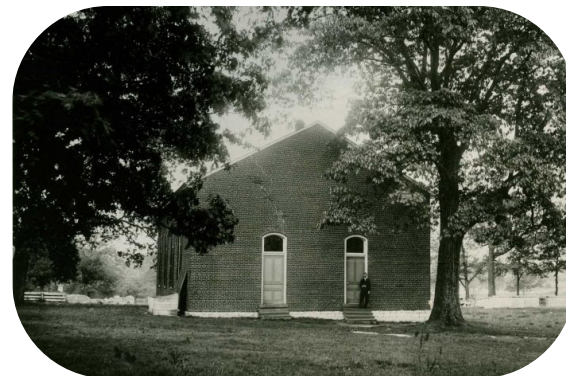
Prior to settlement by Americans of European descent, the land was inhabited by the S'atsoyaha (Yuchi), Tsalaguwetiya, and Shawandasse Tula (Shawanwaki/Shawnee) tribes.

This image from a 1795 Southwest Territory map indicates the rivers in the area and also the boundaries of the Military Reservation for North Carolina Revolutionary War land grants. Some Native American villages are shown on the overall map; however, Nashville is shown as a white settlement. Source: teva.contentdm.oclc.org/

1800s

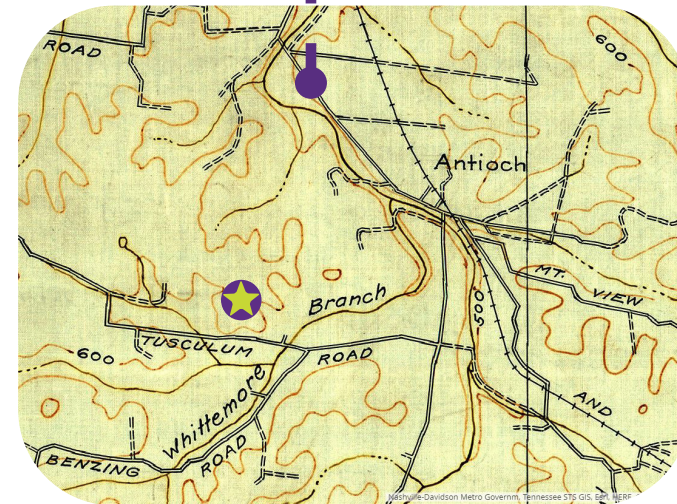


1871 This 1871 county map shows the location of Antioch Church, Tusculum Road, and the Chattanooga Railroad that connect to Nashville and Murfreesboro to the southwest. Source: www.loc.gov/item/2006626025/



1810 The community of Antioch began with the First Baptist Church located near Mill Creek. Above is a similar church north of the area. Source: www.nashville.gov/departments/planning/long-range-planning/community-plans/antioch-priest-lake

1900s



1934 This 1934 county map shows the location of Antioch Church, Oneyville Post Office, and the names of several landowners in the area. It also shows Tusculum Road, which was named for the nearby home of Judge John Haywood. Source: https://maps.nashville.gov/arcgis/rest/services/Historic/1934_Nashville/MapServer

1947 The McLendon family purchased 36 acres of land, including the 9.5 acres that constitutes Mariposa Park. The family lived on the property for years before moving off site and renting out the home.

2000s



2021 Metro Parks approached the McLendon family to discuss the purchase of the site. At the time, the property was zoned to allow for the construction of approximately 44 houses on the site.

2006 Following the destruction of the home by a fire, the property was divided into three parcels with the intent to develop it. One of the plans included an RV park - RV hookups are still on site as of the publishing of this report.

Site Analysis

Existing Conditions

General Description

The site is accessible by Bart Drive to the north, Tusculum Road to the south, and connects on the west side to the cul-de-sac at Emely Court via an existing right of way. Surrounding the site are all single-family land uses on 1/2- to 1-acre parcels.

The site, unlike the surrounding area, is largely undeveloped. The only existing structures include a small garage, one shed, and a wood barn with a dirt floor. Most of the site has tree coverage. In fact, 864 trees of 6-inch caliper or greater were identified as part of the site survey. Notably, thirty trees have a diameter at breast height (DBH) of 30" or greater. The existing trees are primarily native and include a variety of species.

Topography and Slope

The site's southern portion has a low bowl-shaped area where the largest, most mature trees are concentrated. All site visits up to this point occurred during a dry drought year, but it is reasonable to assume that this low spot on the site collects the most stormwater runoff and has the most saturated soil. From the low point of the area rises a steep hill on three sides, with Tusculum Road to the south. The road provides two access points to the site and is considered an arterial road. This bowl-shaped area near Tusculum Road has the steepest slopes on site (see the area in red on Figure 1-9). The site continues to slope upwards more gradually from this area, with many hardwood trees interrupted by a few grassy meadow areas. The high point of the site crests and then slopes down to the northern half of the site, where it connects to Bart Drive. Figure 1-10 indicates both the high and low points on the site.

Existing Tree Types Onsite Include:

<i>Black Cherry</i>	<i>Hickory (various)</i>	<i>Pine</i>
<i>Cedar</i>	<i>Magnolia</i>	<i>Sassafras</i>
<i>Elm</i>	<i>Maple</i>	<i>Spruce</i>
<i>Hackberry</i>	<i>Oak, White</i>	<i>Sycamore</i>
<i>Hawthorne</i>	<i>Oak, Chinkapinak</i>	<i>Tulip Poplar</i>
<i>Hemlock</i>	<i>Osage Orange</i>	<i>Walnut, Black</i>

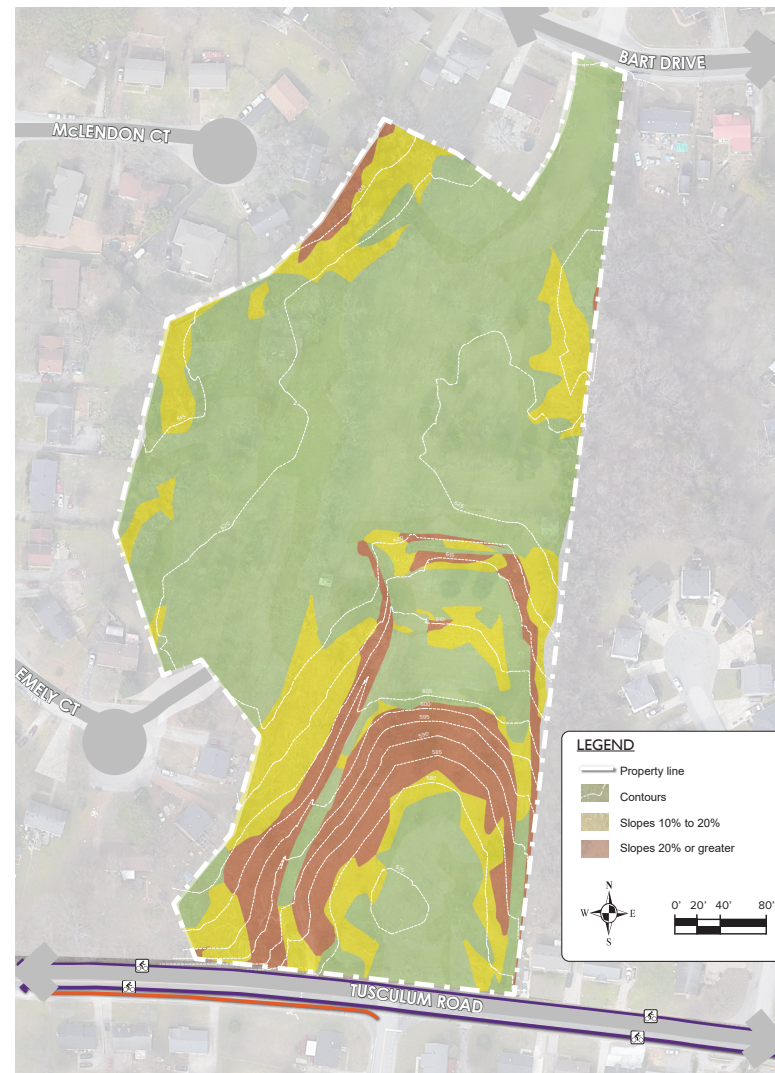


Figure 1-9: Slope Analysis Heat Map

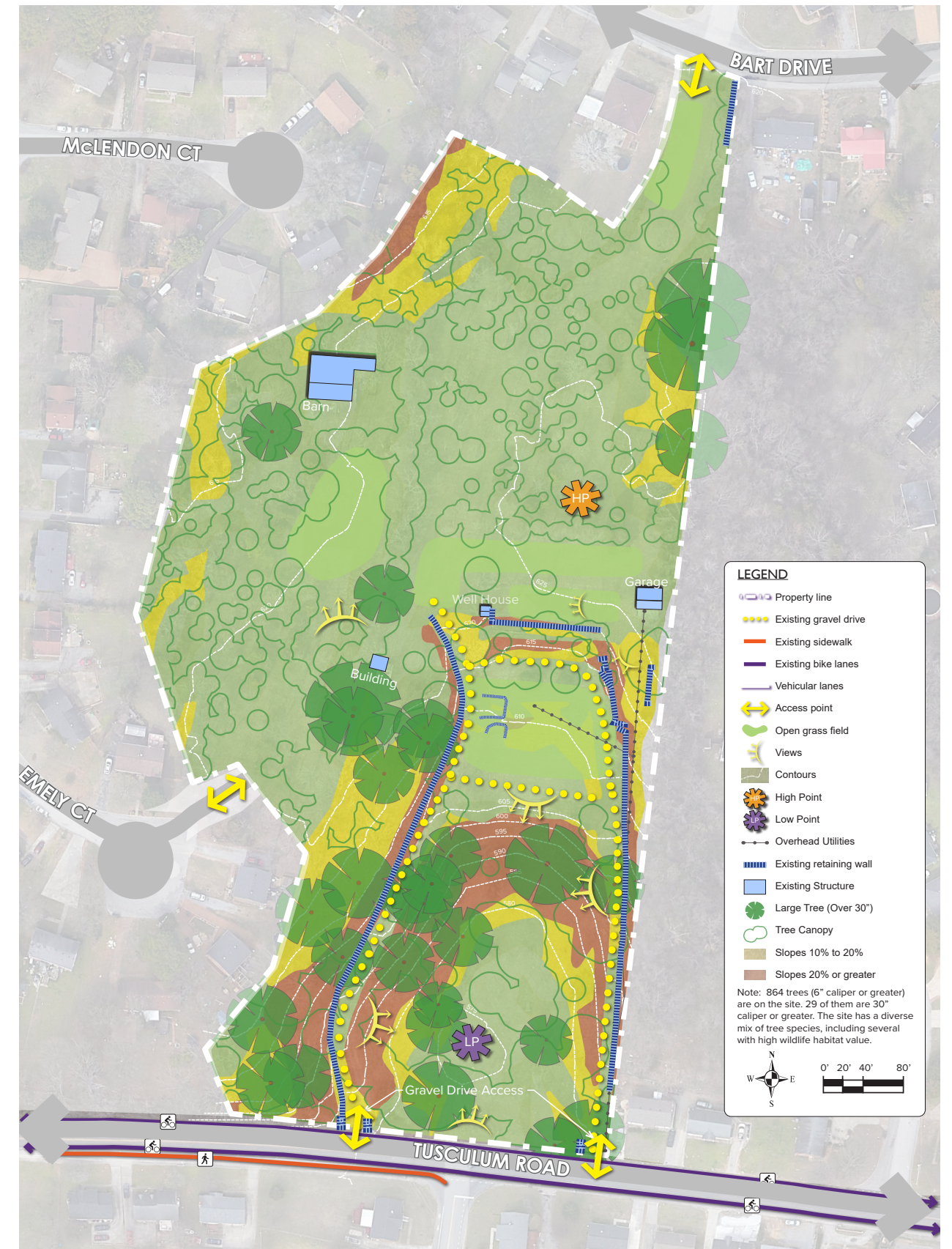


Figure 1-10: Overall Site Analysis

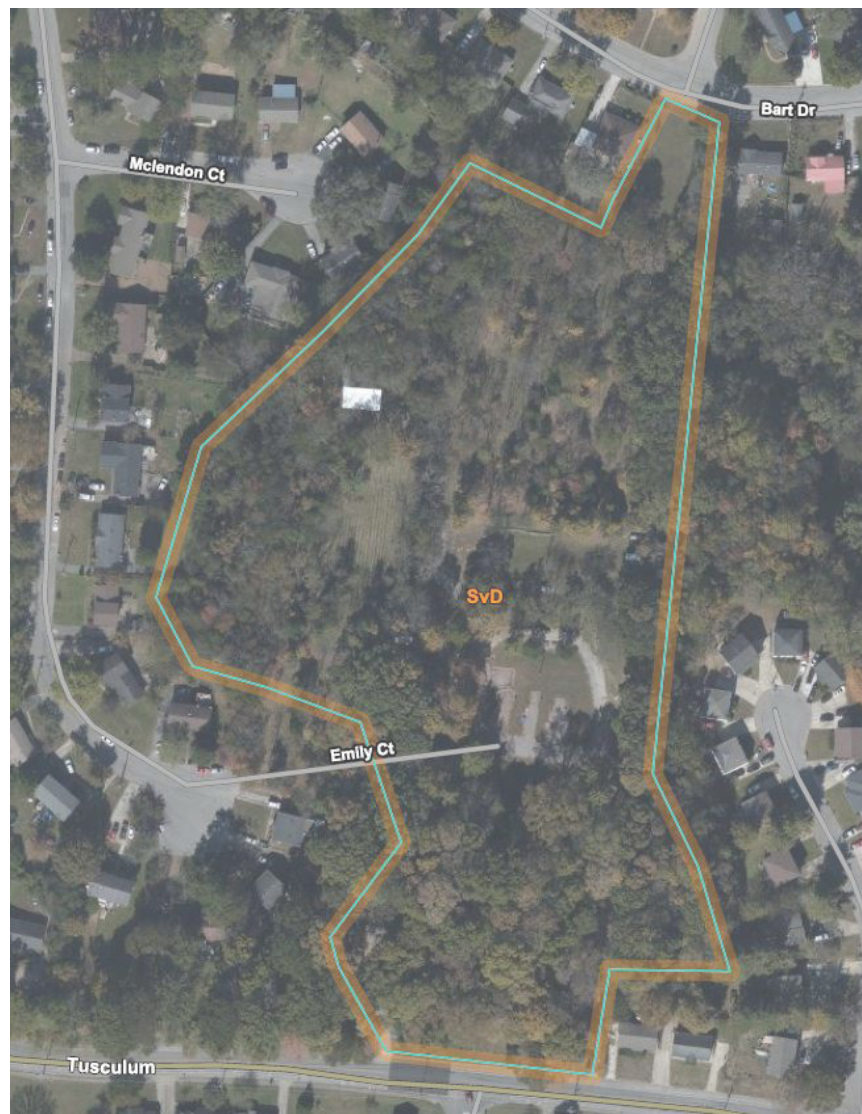


Figure 1-11: Soil Survey

Soils Report

A custom soils resource report was generated using online information produced by the National Cooperative Soil Survey (Figure 1-11). According to the soil report obtained, all of the soils types are a type of urban land complex and none of the soils in the corridor are considered prime farmland. The site has a shallow, well drained soil profile with 39 to 59 inches to paralithic bedrock and more than 80 inches of depth to the water table. The slope of the site is 3 to 25 percent. These sloped, well drained conditions mean that the site is not prone to flooding or ponding during storm events.

Habitat Community

Davidson County sits within the Outer Nashville basin eco-region. Southeastern portions of the county lie within the Inner Nashville Basin, which includes parts of Antioch. The outer basin has more variable topography and slightly higher elevations than the inner basin. Both eco-regions host similar habitat communities unique to Tennessee and worthy of conservation. The bedrock in the central basin of Tennessee is limestone rocks and soils high in phosphorus. The high concentration of phosphate results in botanical diversity, and rare plant species occur in areas referred to as limestone glades and barrens. An excellent example is the Cedar Glades of Long Hunter State Park near Antioch, a natural area protecting many rare plant species unique to glade-barrens areas.

Overall deciduous forest, pastureland, and cropland are the dominant land covers of the eco-region; however, Davidson County and the surrounding counties continue to become more developed as the population increases. *Source: www.usgs.gov/centers/lower-mississippi-gulf-water-science-center.*

Inventory of Threatened and Endangered Species

The U.S. Fish & Wildlife Service (USFWS) and the Tennessee Wildlife Resources Agency provide online portals for information on species and their critical habitats. Results indicate that no critical habitats are in the study area. While no critical habitats exist in the proposed park area, there is mostly undisturbed hardwood forest that provides essential habitat for wildlife. Pockets of natural habitat in developed areas like this neighborhood are critical to supporting greater biodiversity in urbanized areas.

The Tennessee Department of Environment & Conservation has a list of rare species by county and watershed. For more information access the Natural Heritage portal here: www.tn.gov/environment/program-areas/na-natural-areas/na-natural-heritage-inventory-program.html

Flooding and Drainage

According to the National Flood Hazard Layer (NFHL), which contains information used to make flood hazard maps, the park location on Tusculum Road is not within the floodplain. The NFHL was developed by the Federal Emergency Management Agency (FEMA), its mapping partners, and America's communities to help increase awareness on potential flood hazard.

Section 2:

Community Engagement



First Public Meeting

Held at Cole Elementary School

Meeting Summary

The first of three public meetings was held to gather input from the community on October 25, 2022, at the Cole Elementary School. The team utilized various techniques to promote the event, including email notices, social media information and printed school flyers (Figure 2-1). Following this meeting, the team launched an online survey to gather public opinion on similar questions as asked during the in-person meeting. The input and analysis from both methods are in this section.

The public meeting featured eight separate stations that allowed residents to familiarize themselves with the area and provide input on what they wanted to see in this neighborhood park. Attendants were asked to vote on and create layouts for what features the park should provide for the community. In addition, many of the stations provided an opportunity to provide additional comments.

Attendants were guided through the following activities:

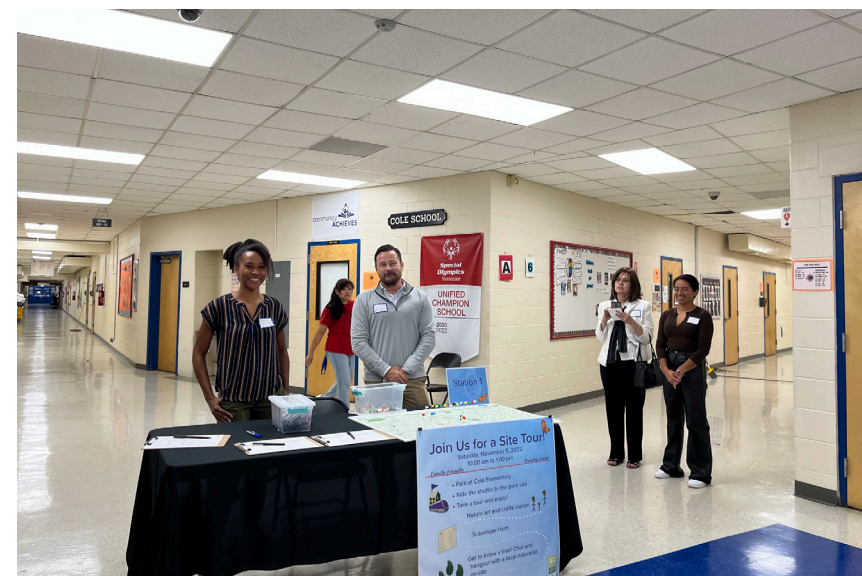
1. Sign-in desk, where attendees were provided a pin to flag the location of where they live on a map.
2. Context map of the area surrounding the park site, Site Analysis of



Figure 2-1: Invitation flyer

property showing existing conditions, site research, and data, and a summary of the guiding principles of Nashville Metro Parks' *Plan to Play*.

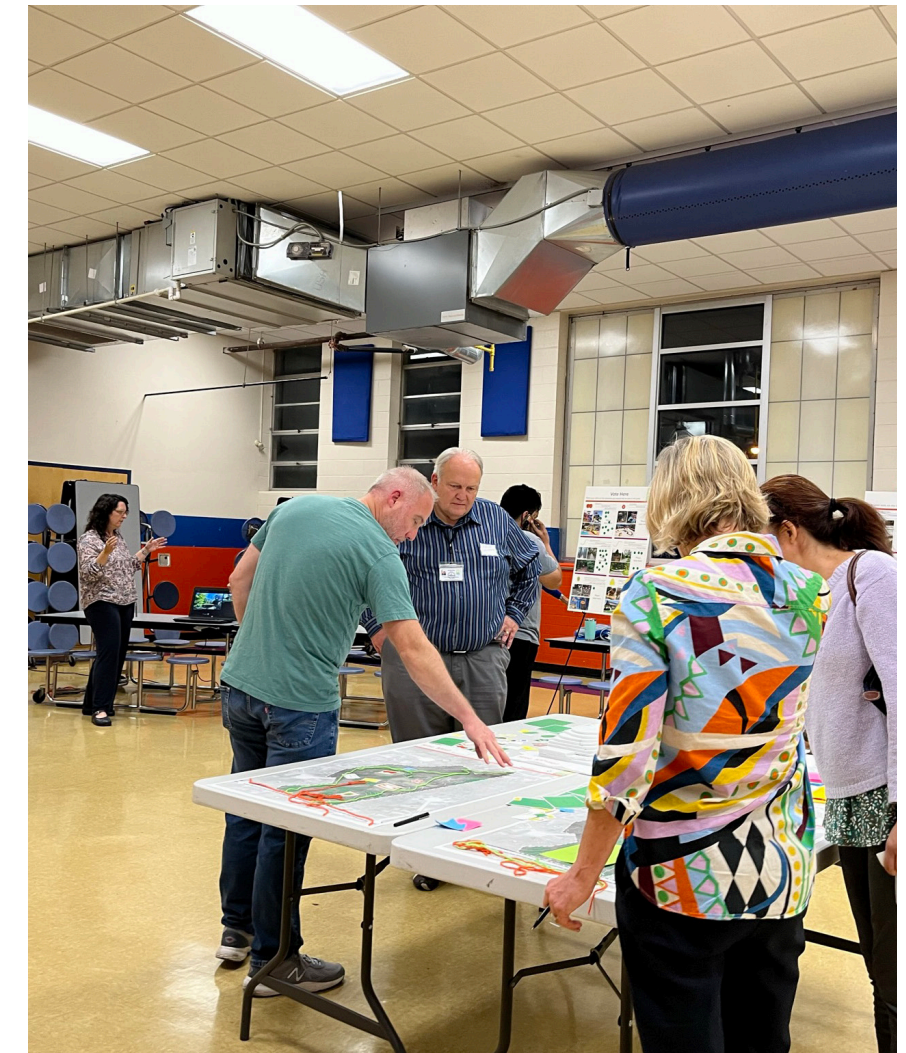
3. Slideshow images of the site.
4. Voting boards with a variety of facilities to vote for using dot stickers.
5. "Play Planner" exercise. A topography model, two site plans, and various features in plan-view to place on the site plan for participants to create their park design.
6. "Would you walk or bike" boards gauged attendees' interest in walking or biking to the park. The information was used to determine the circulation and parking needs of the park.
7. Kids table with arts and crafts. We encouraged the children to create their own park or playground features to incorporate into the "Play Planner" exercise.
8. Final Comments. A blank board prompting attendees to leave notes with additional thoughts or comments.



Sign-in Station

Key Points

- Held on October 25, 2022 at Cole Elementary School
- Promoted through newsletters, social media, and postcards that were mailed to residents near the site
- Flyer translated into Spanish and Arabic
- Translators present at meeting



Plan Planner Station

Voting Boards

Attendants were provided dot stickers to vote on features that they would like to see in the park. There were 16 features to vote on and an empty space to provide any ideas for features that the design team might have overlooked. Each feature was translated to Spanish and Arabic, the most spoken languages in the council district after English.

The most popular feature was hiking trails with 12 votes. A list of the top five features are shown in the box below. The fifth most desired feature by residents was tie between event lawn and paved walking paths.

- 1 Natural Hiking Trails
- 2 Playground
- 3 Sand Volleyball
- 4 Wildflower Area
- 5 Event Lawn and Paved Paths (tied)

Access to the Park

To gauge the need for a parking lot and the demand for driving access, a voting exercise was created that asked how far people would be willing to walk and bike. Each resident was given two acorns, one to answer how far they would walk and one for how far they would bike. If they picked no amount, they were asked to write a brief explanation of why they would not walk or bike on a sticky note.

Tallying the results, most respondents (83%) said they would walk some distance and 60% said they would bike some distance to access the park.



Public meeting Photo

Play Planner and Kids' Table

Craft materials and coloring supplies were set up for the children too young to participate fully in the station activities. They were encouraged to create their own playground or park features for the park. Some even brought their creations to the “Play Planner” station set up in the middle of the room.

The play planner station allowed residents to plan and design the property with paper cutout templates of park features scaled to the site maps. The team also included two colors of string that represented a paved path and natural walking trails. Located between the two site maps, a 3-D topography model was on display to help participants visualize the steep slopes on site. These vertical areas of slope and trees onsite are a constraint to large flat features like soccer fields, but they create an excellent opportunity for hiking trails and wildlife areas. Some results had plans filled with features, and others had new penciled-in cutouts of tree buffers where they wanted trees to be conserved with only event lawns and nature paths built around them.



Images from the play planner exercise

Final Comments Board

At the very end of the station activities, a comment board was placed as a final stop for people as they left the cafeteria. Here people were able to make any general comments, requests, or sentiments of the park site before they left for the evening. The comment board had a QR code that led to the park website if they wanted to follow along with the design process or leave any comments online. A board was also posted near the exit reminding attendants to come to Cole Elementary on Saturday, November 5, to participate in a proposed tour of the site.

Below are all the written comments from the meeting:

Please keep in mind safety and security for residents whose property borders the park. Buffer zone, foliage, fencing, etc. all may help

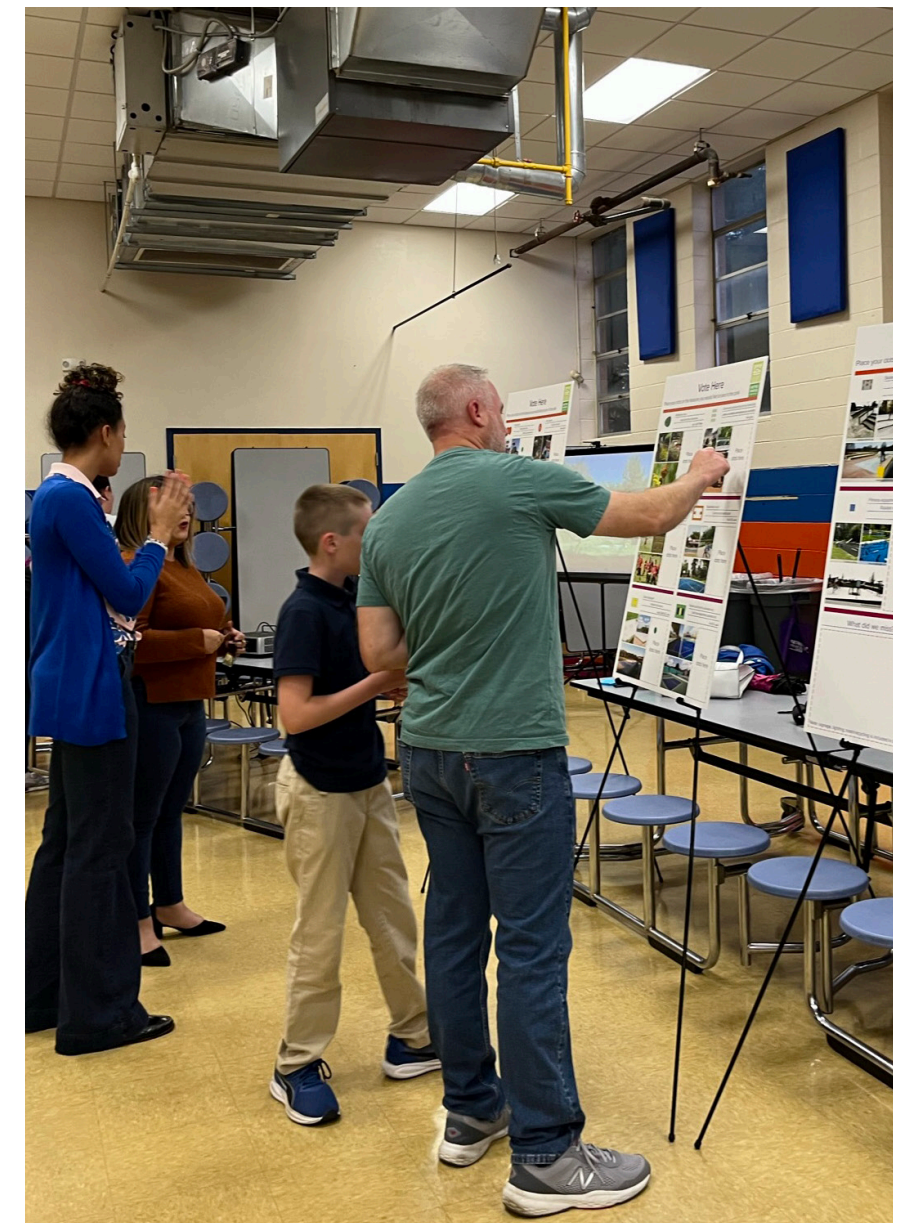
Basketball + Tennis court side by side for recreation

Keep same trails, no pavements. No Courts

Keep it the same; no parking, only trails

Leave it Forested

- I would like to make it as peaceful as possible
- I would prefer it to be gated off around the perimeter
- Bart Drive should not be an entrance; there could be a natural trail leading to the park
- Preserve the quietness of the property
- Please leave plenty of natural growth trees around the perimeter
- Safe place to ride bikes/ walk
- Please close park at dusk.



Public Meeting Photo

First Online Survey

Summary Analysis

Survey Summary

An online survey was launched on November 17, 2022, and closed on December 29, 2022. The core questions for the survey were similar in nature to the ones asked at the public meeting in order to compare the responses. The survey also included typical demographic questions, which the team compared to the census data to determine if a similar representation of the community responded. While developing and refining the questions, the consulting team worked with Metro Parks in a back-and-forth review process. The team promoted the survey by creating and sending a survey flyer and project overview to 15 cultural and service-based organizations represented in the South Nashville area. The survey was also promoted through the Metro Parks newsletter and through social media outlets.



Figure 2-2: Social media flyer

The survey was available in English, Spanish and Arabic. The total number of survey responses was 96. Utilizing a simple metric developed by Creative Research Systems, the confidence level for the survey results is 95% and the confidence interval is 10. This means that one can be reasonably confident that these results represent the opinions of the participants by ± 10 points of the results provided, meaning that the community can be 95% confident that the answers are roughly 10 points higher or lower from the percentage results.

Location of Respondents

In the survey, the team included several demographic questions in order to determine if we were able to reach a typical representation of the community. We began with a question that asked respondents, What is your zip code? Based on the information respondents provided, the consulting team was able to create this map below showing the general location of respondents. The majority of respondents live in zip code 37211 (35%) and 37013 (33%). The next highest are 37217 at 4% and 37210 at 3%. See Figure 2-3 for the location of these zip codes in relationship to the park site.

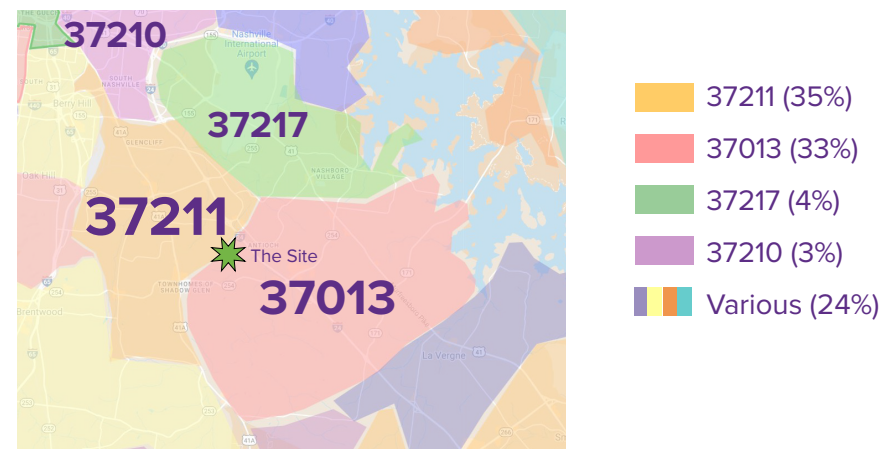


Figure 2-3: Zip code map

Desired Park Facilities

Before asking questions about what facilities are desired by residents, the consulting team felt it was important to communicate the character of the site by including images of the existing large trees. The team noted that that the park site has over 864 trees and a variety of species and that the site has steep slopes that will limit the type and amount of park facilities

Key Points

- Launched on November 17, 2023 and closed December 29, 2023
- Total of 96 surveys completed
- Promoted through direct email, social media, and online meetings
- Translated into Spanish and Arabic

on site. The survey also had a map of the area with the future park site highlighted.

Next, the consulting team asked how often respondents participate in the following activities at a park. This general question grouped the activities into four main categories (individual, organized, family outings, and special events activities).

Using the list below, please tell us how often you participate in the following at a park.

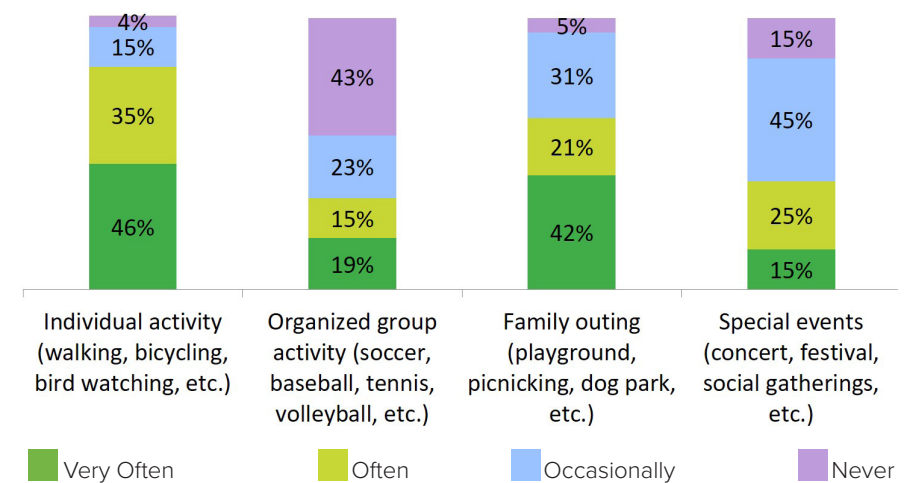


Figure 2-4: Park Usage

This question is geared toward learning about what activities respondents engage in at a park and how often they use the park. Individual activity such as walking, bicycling, bird watching, etc., is the activity that the most responders participate in. Next, family outing (playground, picnicking, dog park, etc.), followed by organized group activity (soccer, baseball, tennis, volleyball, etc.).

Below are the top five items per category of "must have", "nice to have," and "not interested."

Top 5 "Must Have"	
1	Natural hiking trails
2	Paved walking paths
3	Playground
4	Pavilion with picnic tables
5	Open lawn area

Top 5 "Nice to Have"	
1	Art sculpture
2	Wildflower area
3	Community gardens
4	Pavilion with picnic tables
5	Fitness equipment

Top 5 "Not Interested"	
1	Sand volleyball
2	Foursquare and hopscotch
3	Small skate spot
4	Racket court (tennis, pickleball)
5	Basketball court

Figure 2-5: Top 5 Features Results

The following question in the survey was seeking more detailed input on the types of facilities desired by respondents. It asked participants: "which of the following facilities would you or your household like to have at Mariposa Park?" The respondents were able to check all that apply. The list of sixteen items was developed with Metro Parks' input and the list was based on elements typically provided in a neighborhood park.

Under "other (please specify)," the following comments were provided. The comments were grouped by the type of response and some edited for minor grammar corrections; comments that did not pertain to the project were removed.

- Baseball football soccer
- Soccer nets please!!!
- Baseball field(s)
- Youth baseball field
- Dog park (four comments total)
- Movie night area
- Outdoor space for events and audience
- Especially safe games for young children
- Covered playground (with swings) and covered basketball court please
- Radio Controlled Vehicle Area (five comments total)
- Restroom
- Bathrooms please!
- It would be nice to have very lighted areas and open viewed parking areas. Our family stopped going to parks because of car break-ins and we feared for our safety at Antioch Park.
- Full time police presence to control drugs, prostitution, and gangs.
- Skate park
- A skate park would truly be incredible
- Ability to walk and bike between Tusculum Rd and Bart Dr.
- Car free areas
- Educational nature walk
- Mountain Biking Trail, jumps on the trail would be nice. Disc Golf
- Benches. place to think
- Upzone all properties within a quarter mile of the park so more people can live within walking distance of the park
- Ping pong

Please indicate which of the following FACILITIES you or your household would like to have at the Tusculum Road Park?

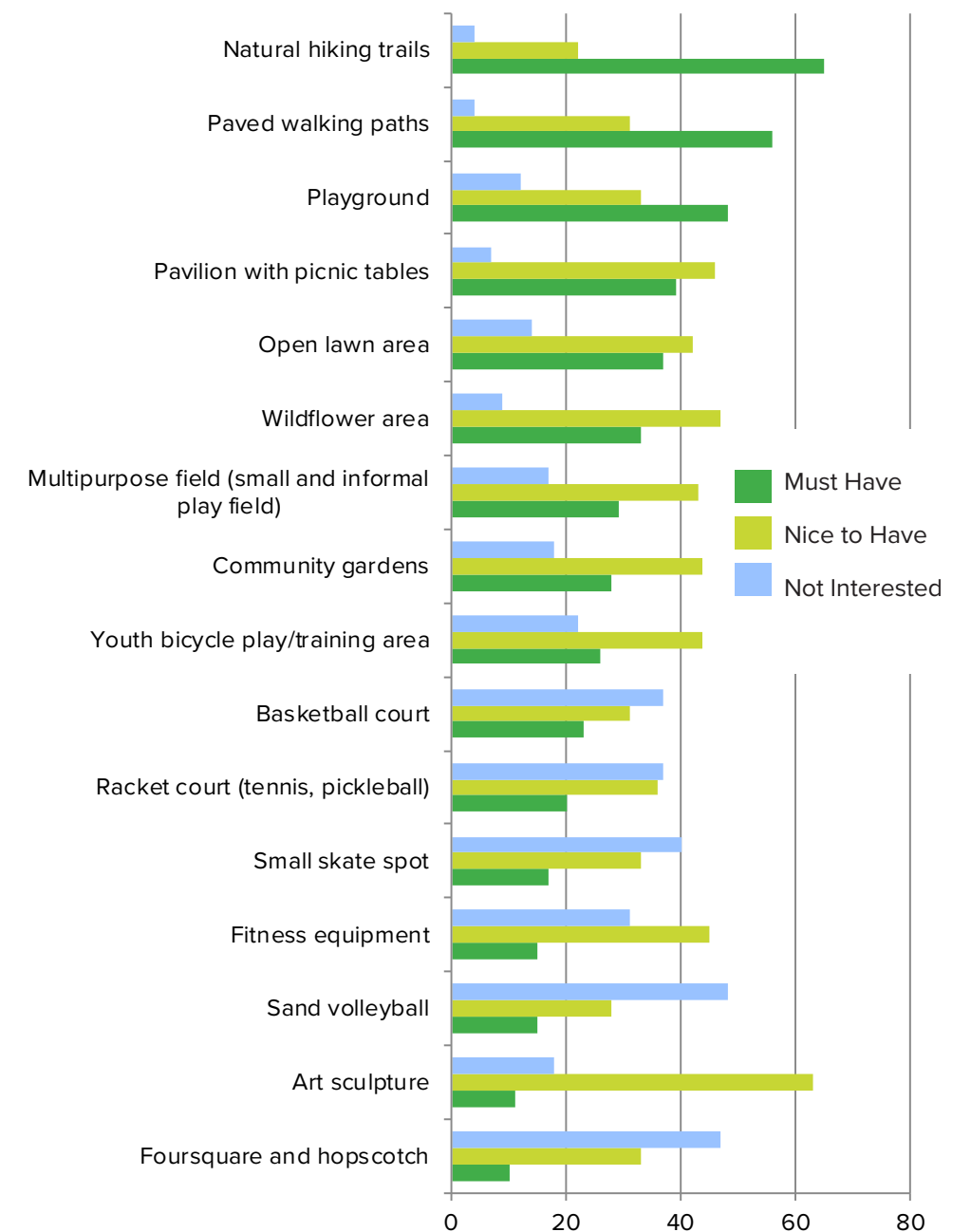


Figure 2-6: Desired Facilities

Connectivity

As our consulting team works throughout the Southeast, we continue to see a growing demand for more places to safely walk and bike. We also know that walking and biking can be a family-friendly activity with numerous health benefits. In order to determine how far respondents might be willing to walk or bike, we asked residents, "How far would you be willing to walk to this park, if SAFE and convenient access is provided?" See Figures 2-7 and 2-8 for a complete list of the options.

Remarkably, a total of 93% of respondents said they would be willing to walk for some distance to the park if it were safe and convenient. Only 7% indicated they would not walk at all. In comparison to responses from the public meeting, 17% of those attendees indicated that they would not be willing to walk to the park.

Please note that while this project does not include adding sidewalk or bicycle infrastructure outside the park, Metro Parks will provide NDOT with the information gathered from this survey.

Some comments from respondents on why they are not willing to walk included, "too far" and "safety issues". Another responded with a more detailed explanation about the difficulty of walking with several small children.

As a follow-up question, the team asked, "how far would you be willing to BICYCLE to a park, if safe and convenient access is provided?"

Notably, a total of 73% of respondents said they would be willing to bike for some distance to the park if it were safe and convenient. The remaining 27% indicated they would not bike at all. In comparison to responses from the public meeting, 40% of those attendees who participated in the activity at the meeting indicated that they would not be willing to bike to the park.

How far would you be willing to WALK to a park, if safe and convenient access is provided?

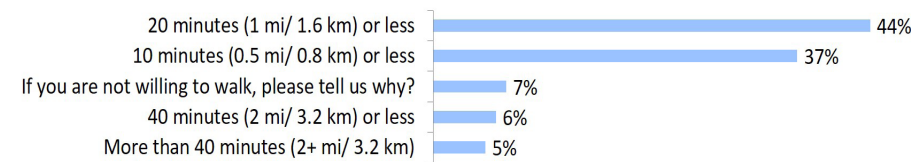


Figure 2-7: Willingness to WALK to park

How far would you be willing to BICYCLE to a park, if safe and convenient access is provided?



Figure 2-8: Willingness to BIKE to park

Some comments from respondents on why they would not bike included, "don't own a bike", "too far", "bad knees", and "does not feel safe."

Demographics of Respondents

The following demographic questions help us determine if we are reaching a representative cross-section of the community. The questions are optional, though a helpful tool to determine if a wide range of residents have responded to the survey. This section began with an inquiry on gender. Based on experience conducting dozens of other surveys, the consulting team often finds that females are more likely to take surveys. As shown in the Figure below, this survey was typical with more females responding (55%) than males (44%).

Next, the team wanted to know which race/ethnicity best describes participants. The respondents for the survey were mostly white (54%), which aligns with the 59% white make-up of the community according to the U.S. Census Bureau; however, when considering ethnicity, the number

Female Male Prefer to self-describe

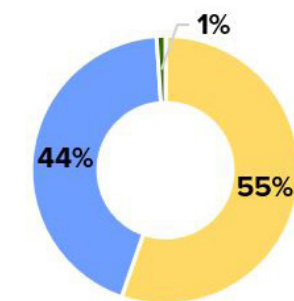


Figure 2-9: Gender

is estimated at 36%. The next highest was Hispanic or Latino at 32%, which closely aligns with the Census data, which is estimated at 33%. Unfortunately, the data of the participants responding as Black or African American (2%) did not align with the Census data estimate of 21%. In this case, the team isolated responses from this group to see if the overall results would change if these responses were weighted; however, the outcome did not significantly vary.

Inspired by the award-winning park project known as Superkilen which is in a multicultural area of Copenhagen, Denmark, the team included a question asking what country best represents the respondent's culture. From a drop-down menu, participants could select a country. The majority of respondents, 74%, answered the United States. The second most in the long list was Mexico with 13%. Other countries included Colombia, Egypt, Guatemala, Honduras, Jamaica, Myanmar (Burma), Philippines, Spain, and Thailand.

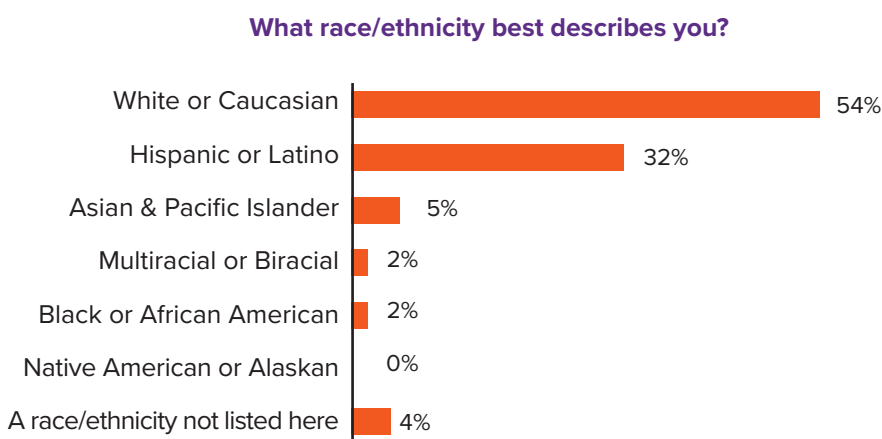


Figure 2-10: Race/ethnicity

In addition to the facility questions that listed various elements, the team included a question about how many children are in the home with anticipation that many respondents would have children interested in a playground. Approximately 35 of the 96 respondents selected none or not applicable. The 5-12-year-old age group garnered the most responses with 41 in total followed by the 2-5-year-old age group with 30 total responses. This data suggests that a wide-range of activities for various age groups will be warranted at this new park.

When designing parks, it is important to determine who may use the park, which is why the next question inquired how many children currently live in your household? The total number of kids tallied to 177. See table below for a breakdown per age. Of the 96 respondents, 14 skipped the question and roughly 12 selected none or not applicable.

Which age group(s) in your household would use a playground? (Check all that apply)

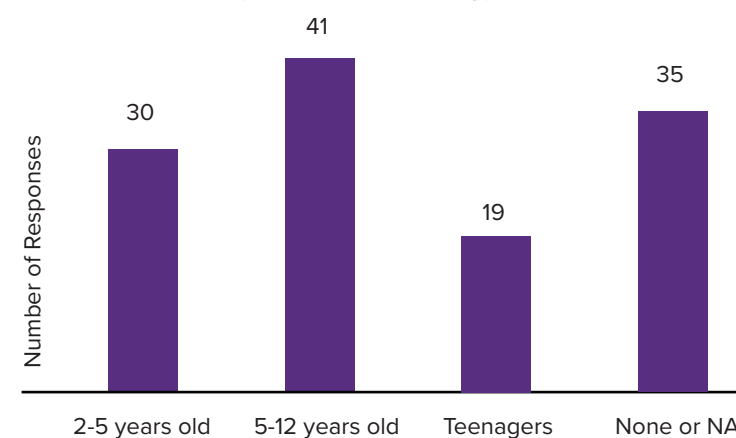


Figure 2-11: Age group

Open-ended Comments

At the end of the survey questionnaire, we asked respondents, Do you have any other comments, questions, or concerns? Below are the responses, which we grouped into the following 3 categories; however, some comments could fall into more than one category.

- Access and accessibility
- Desires for amenities
- Other comments and concerns

Note: While reviewing these comments, the consultant team edited some of the comments for minor grammar corrections and removed comments that did not pertain to the project.

Access and accessibility

- It would be cool if the park was accessible by bus

- Please make this park accessible for people who walk and bike and take the bus. Having a park that is only accessible by car is elitist. I would love to put my child in bike trailer and safely ride to a park.
- Thank you for putting in this park! We'd love to have sidewalks to be able to access it from the neighborhood.
- The entrance will have low site because of hills, will there be stop signs installed on Tusculum road? The traffic is already bad on Tusculum

Desires for amenities

- Bathrooms would be very needed
- Biking, hiking, soccer, disc golf and tennis are recreation activities that suits me and my friend and family
- Really nice ideas to have a playground, a path for bike riding, and a vegetable garden
- Hope to have more than 2 big kid swings. Provide enough for big and multiple families. And provide imaginative play and climbing structures.
- Thank you for providing this opportunity.
- Green, healthy places in our community is welcomed and needed. Opportunities for urban agriculture are vital to our future.
- I would love to be involved with native plants or a pollinator garden!
- Please take care of the environment and plant native plants and have a system for rain water. Maybe an after-school program to teach the children about environmentalism.
- Thank you for purchasing some land and please consider re-wilding some portion with education/information about why this is important in all our neighborhoods

- Leave it mostly woods and wildflowers. Build walking trails, possibly paved multiuse trails. Limit other development to that most prioritized by people living in the immediate neighborhood, then those living within 1/2 mile of park boundary.
- A RC rock crawling course would be great! We have a lot of people whom love the RC trucks
- Would like to see a RC rock crawling rock garden of sorts for our local group to have weekend events on
- We have had great success with Radio Controlled Rock Crawler courses at Chickasaw Trace Park in Columbia, Tennessee. This would also be a nice addition to the Radio-Controlled boat area at the Hamilton Creek recreation area.
- I've been seeing a lot of skate boarders around my house it'll be convenient & safer to have a skate park around this park
- Can we please have a skatepark
- Please can we get a skate park please I'm begging
- I would REALLY like a small skate spot!!!!
- Very excited to have new hiking trails (paved or unpaved) to explore in a new park!
- I would be most [interested] in walking trails and a dog park
- We need the trees, please keep them!

Other comments and concerns

- No more dog parks. They smell and get so nasty. They bring people who are rude to children. Parks must have restroom facilities.
- Maybe reconsider the name of the park??
- Metro's priorities are very misguided. Until shootings, theft, assaults, etc. decrease, Metro does not need to be in expansion

mode for these sorts of city attributes. Clearly, Metro is not managing what the city has currently and the city of Nashville is serving its citizens as it should be. It caters to tourists and anything to get more money. Very sad.

- Please keep the perimeter of the park secure for neighbors. I do not want nefarious activity going on in the trees near my property line. Thanks!
- That there is some kind of security for the park
- Security
- What plans are there to ensure safety in this park? I work at Cole a school very close to the park and our kids designed a playground about 10 years ago. They REALLY wanted swings. We could only give them 2 because of space limitations so it would be great if you could give them more. I think it would be great if you could survey the neighborhood kids (Cole kids) to see what playground equipment they would desire.
- Thank you for providing a great place for the drug dealers to sell their products and a place for the drug addicts to use their drugs so that the rest of the tax payers in Davidson county can pay for the numerous 911 calls/dispatches that is about to start.
- Excellent Plan
- Thanks for helping our community improve for children & families!
- Thank you for considering this area, this is two streets down from our home! We are excited to get more active.
- I am so grateful for some action to preserve green space in this area. As this area grows, so does the need for more parks and greenways.
- None! Thank you!
- None at this time! Thank you.
- Great to get a new park

- Please upzone all property within 0.25 mile of the park to allow one additional unit of housing. i.e. all single family lots become two family lots, duplex lots become 3 or 4 unit lots. this would not force increased density, but rather allow a gentle and incremental density increase to give more people the opportunity to live near an incredible (and costly) community amenity like a park (while incremental increasing the tax base to support future maintenance)!

Emailed Comments:

- Hi, I live in district 30, and I am reaching out about the proposed park in district 30 on Tusculum road. From my understanding it is still in the planning stage. I believe this park would be a great location for several pickleball courts. Pickleball is one of the fastest growing sports in the country and there are very few places to play in Nashville and virtually no where that is free for public use. This is such a shame especially when you consider it is a relatively inexpensive sport to play and that people of all ages can play. I cannot think of many other sports where you see people under 10 and over 60 playing together. I think it would be great to see purpose built pickleball courts, but if not we at least need the lines drawn onto a tennis court.

Summary of First Meeting and Survey

Results of the Public Meeting and Survey Combined

Summary of the Process and Results

The community engagement process consisted of two main methods to obtain project input: public meetings, and an online survey; however, Metro Parks also encouraged residents to email comments. While facilities such as playgrounds and athletic courts were mentioned, the majority of respondents wanted to preserve the existing trees and voted for more passive park facilities such as natural hiking trails and picnic tables. The top five desired features are listed in order on the right.

Regarding access to the site, the team combined the public meeting and survey results to find that 93% said they would walk some distance to a park if it safe and convenient, while 85% said they would bike, again, if it is safe and convenient. As highlighted in the research, this site is currently difficult to access by bike and sidewalk. NDOT has plans to improve mobility options in the area; if the facilities are robust, they could reduce the demand for costly parking lots onsite.

The next step in the planning process involved developing the design for the park based on the research and public input. The options and the input from those public meetings are summarized in the next section of this report.



93% said they would
WALK some distance

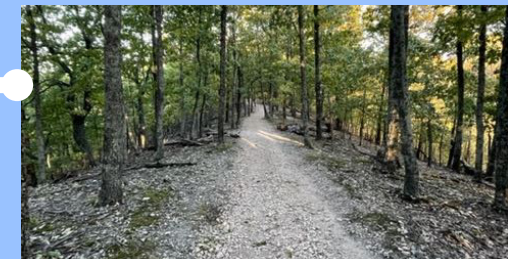


85% said they would
BIKE some distance

Top Five Desired Features by Residents

1

Natural hiking trails



2

Paved walking paths



3

Playground



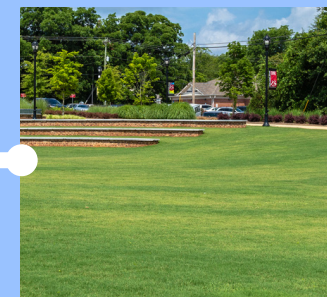
4

Pavilion with picnic tables



5

Open lawn area/gathering space

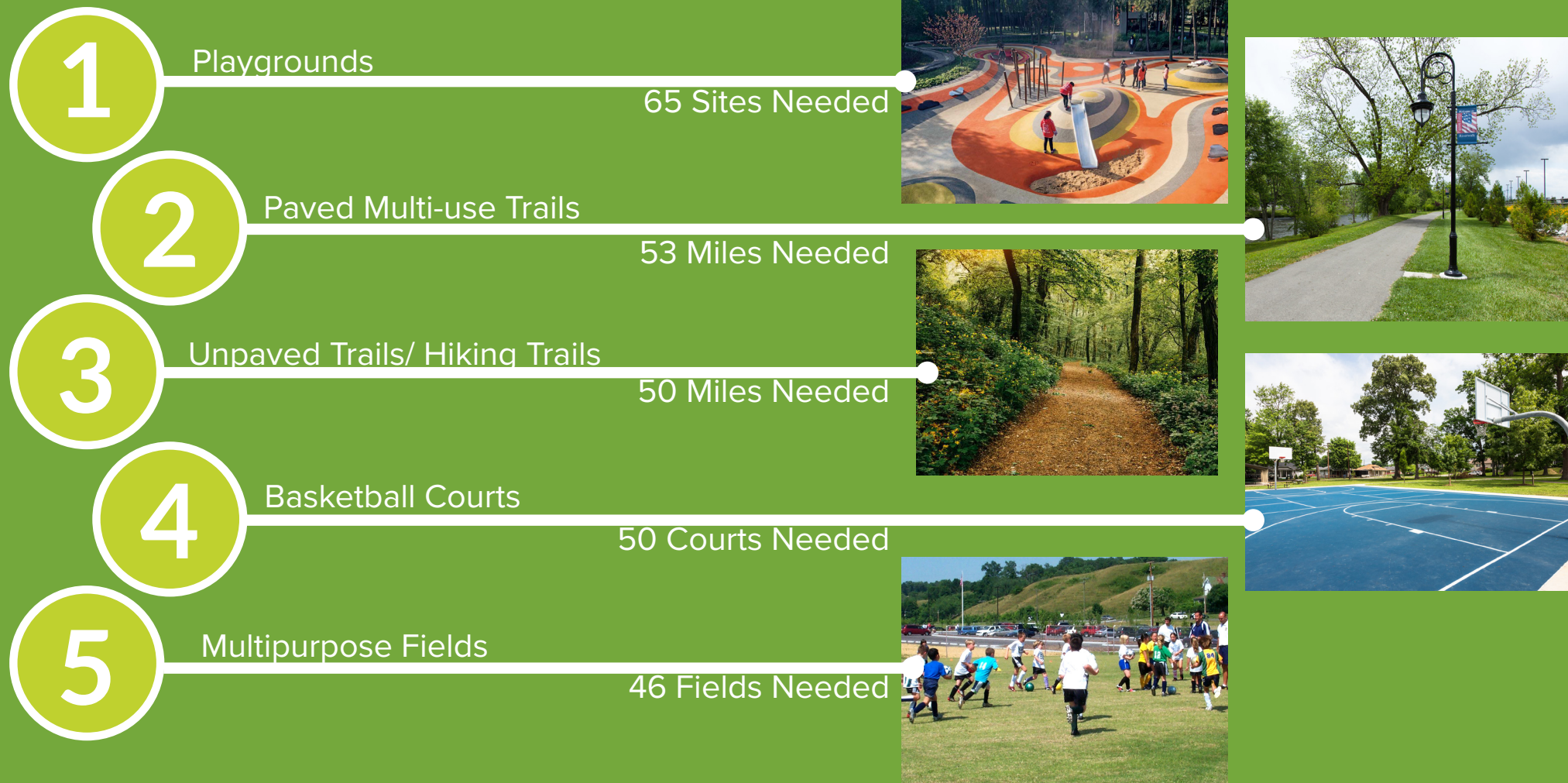


Plan to Play

Top Five Amenities Needed County-wide

Plan to Play is Nashville's countywide parks and greenways master plan. It includes recommendations for the development of a wide range of facility types. These recommendations are based on community engagement with over 9,000 participants, an analysis of recreational trends, a comparison to peer cities, and an evaluation of Nashville's current amenity deficits. For the Mariposa Park Master Plan, part of the process is to assess which countywide needs might be a good fit for this individual site.

Top Five Features Needed from Data Analysis



Second Public Meeting

Site Tour of the Park Property

Concept Plan Summary

Following the first round of public engagement, the design team developed two concept plans. Each concept plan has overlapping features that are based on public input and facilities deficiencies identified by Metro Parks' *Plan to Play*. These features include:

- 1/4- mile paved loop
- Unpaved natural walking paths
- Native planting buffers
- Picnic shelters and areas
- Multipurpose field and sports courts

The unique features of each concept plan scheme are summarized in the following two pages.

Meeting Summary

On Saturday, March 4, 2023, a site tour was held at the park site. This meeting allowed attendees to familiarize themselves with the property in an open, interactive, and fun way. Visitors of the site were also asked to provide feedback on the two concept plans in the form of comments and markups.

Attendants were guided through the following activities:

1. Sign-in and sticking a pin on the location map where they live
2. Review of site analysis, and summaries of the results of the first public meeting with a list of facilities needed county-wide
3. Scavenger hunt guiding attendees to key features of the property
4. Children's craft table and activities
5. Educational tour with a local naturalist
6. A chance to explore the beauty and notable features of the park site

Scavenger Hunt

The scavenger hunt pamphlet guided participants around the site through four stops. Each highlighted native trees and unique features on the site. In order to keep visitors moving in the correct direction and to encourage them to go to every stop, each stop had a sign with some letters displayed on it. At the end of the scavenger hunt loop, the letters spelled out "mariposa."

Tour with Naturalist

Two naturalists with Metro Parks provided attendees with a tour of the site. The tour included an overview of the native plant and bird species typically found in the area. The naturalists also surveyed the site and provided a list of plants and birds identified on the property that day.



Public Meeting Photo

Key Points

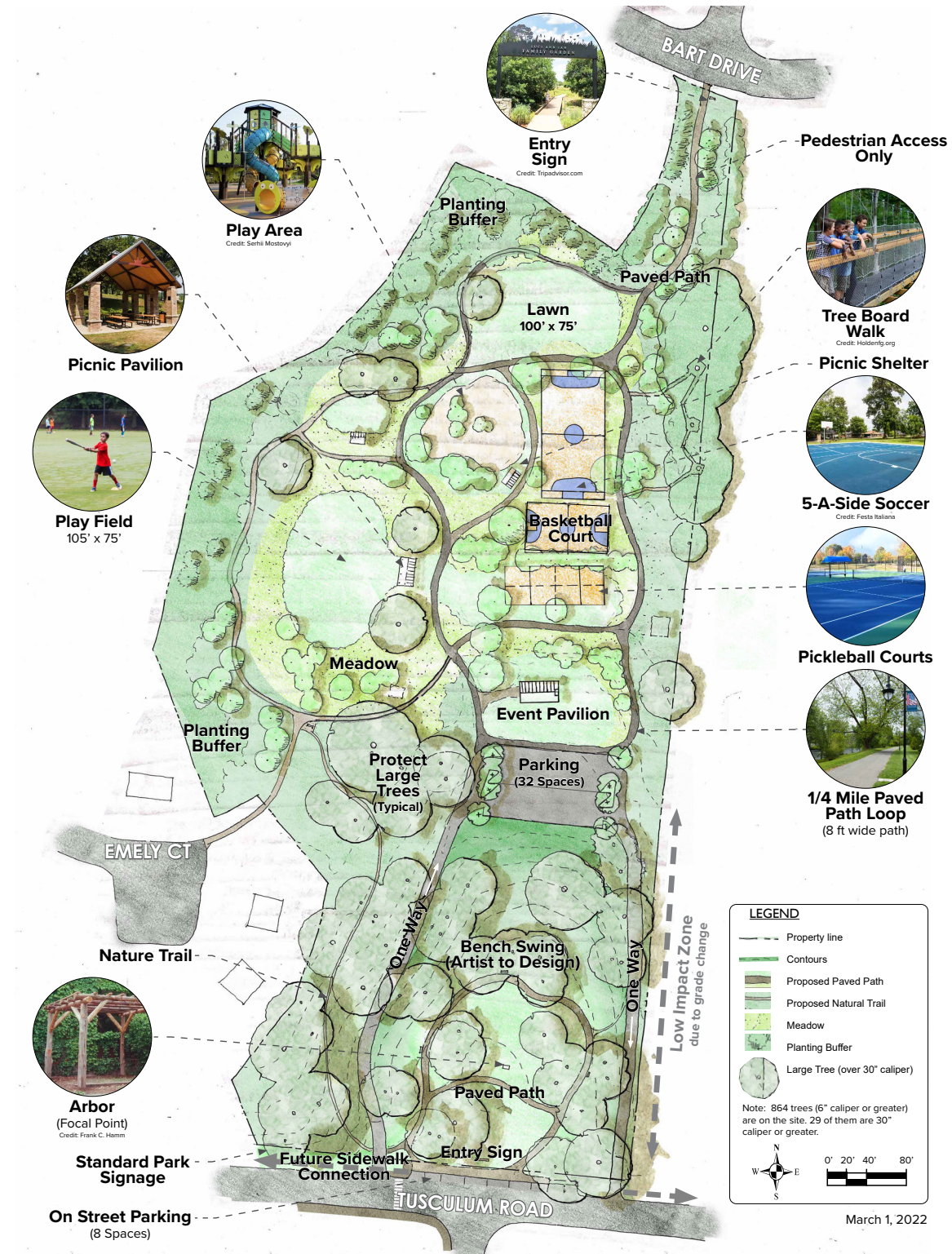
- Held on 03.04.23 at park property
- Attendees participated in a scavenger hunt, tour with a naturalist, a children's craft table and provided feedback on the first two schemes
- Translators on stand-by at site tour



Public Meeting Photo

Conceptual Site Plan: Scheme A

Mariposa Park



Summary of Features: Scheme A

- Large central playground
- Three separate sports courts (pickleball, basketball, and 5-a-side soccer courts)
- Multipurpose playfield
- Large pavilion in the playground area
- Arbor at the entry along Tusculum Road
- Parking includes parallel spaces on Tusculum Road with a larger parking lot in the middle of the site (±40 spaces total)

Comments on Scheme A

- Please put 2 parking lots. North end and south end
- Love the tree walk / board walk
- I agree with the parking spaces- it allows people to enter the park from different roads. I am a huge advocate for pollinator gardens/ meadows/rain gardens. I would love to see a pollinator meadow around the meadow open area as pictured. Including milkweed, the host plant to the monarch mariposa, would be apropos. The park could have community Monarch tagging events to create interest and awareness. Including native plants provides food and habitat to native species. Some of my ideas:
- Climbing native vines on the arbor- passion vine, corral vine, gessamine, American Constantia
- Pollinator meadow- snowy tickseed, swamp milkweed (monarch's favorite), big blue stem grass
- Save as many keystone trees as possible. Some keystone trees include white oak, black cherry, river birch, black willow.
- Love the tree boardwalk! Overall, I like a mixture of the plans but I like the layout of Plan A
- Please keep the hemlocks and any downed trees
- Maybe ask a naturalist some trees need to be preserved
- Is it possible to add or plan for additional spaces for parking near Bart and area for community garden?
- Prefer access to Tusculum for parking
- Make sure it has good playground, including swings
- Add art, especially mariposas

Other comments (not necessarily related to scheme A or B)

- Absolutely support
- Concern about parking availability. Have parking on both Bart and Tusculum.
- Safety concerns with parking not being available on both sides.
- What was your favorite thing you saw today? I loved seeing everyone out here giving input and sharing their interest in the park.
- What do you hope to do at this park in the future? Recreate, enjoy seeing native plants and pollinators.

Conceptual Site Plan: Scheme B

Mariposa Park



Summary of Features: Scheme B

- Small play-pods areas for kids
- Tennis court and basketball court
- Larger multipurpose playfield
- Tree Board Walk overlooking large, sloped area towards Tusculum Road
- Parking includes parallel spaces on Tusculum Road with a parking lot tucked into the site off Bart Drive (±40 spaces total)

Comments on Scheme B

- *Fantastic Plan! I'm a native in the community. My grandmother Grace Cole lived and taught school for 40 years here. Thank you for not forgetting Antioch.*
- *It would be great to preserve the barn as a picnic pavilion*
- *I live right across the street. Love this plan with graveled drives and parking at the rear*
- *The parking needs to be at least 40-50 spaces*
- *The play field needs to be at least 120 yards x 54-60 yards (l x w)*
- *You can use the barn location for education and a community garden program*
- *Where are the bathrooms?*
- *For this location, an actual indoor facility would be useful for community meetings, park police/ metro police, education.*
- *Dual parking on both side of the park- on Tusculum and Bart Drive*
- *Bench on nature trails*
- *Natural trail that loops around*
- *Follow the example of the dragon park in which you create a piece of art and a playground area using materials that are nature friendly*
- *Event pavilion does not make sense based on size of parking and size of park. Will prefer a barn pavilion or a couple picnic pavilions at the most.*
- *Locate parking spaces outside of the green area*
- *Keep parking out of the interiors of the park*
- *Parking off Bart Drive preferred*
- *I love the community garden plan! I much prefer this one to Plan A. I would want to keep this space more natural, with less fields/courts/cement. Nature trails!*
- *I really like Plan B*
- *We really like Plan B, the area is perfect for my family. Thank you.*

Second Online Survey

Summary Analysis

Survey Summary

This online survey was launched on March 4, 2023 and closed on March 29, 2023. Similar to the first survey, this one was short to encourage a high response rate and included some demographic questions. The survey was also promoted through the Metro Parks newsletter, direct emails, and through social media outlets.

Location of Respondents

Again with this survey, we began with a question that asked respondents, "What is your zip code?" The majority of respondents live in zip code 37211 (64%) and 37013 (22%), which touch the site. The next highest are 37208 at 2%, then there were several one only response zip codes. See Figure 2-12 for the location of these zip codes in relationship to the park site.

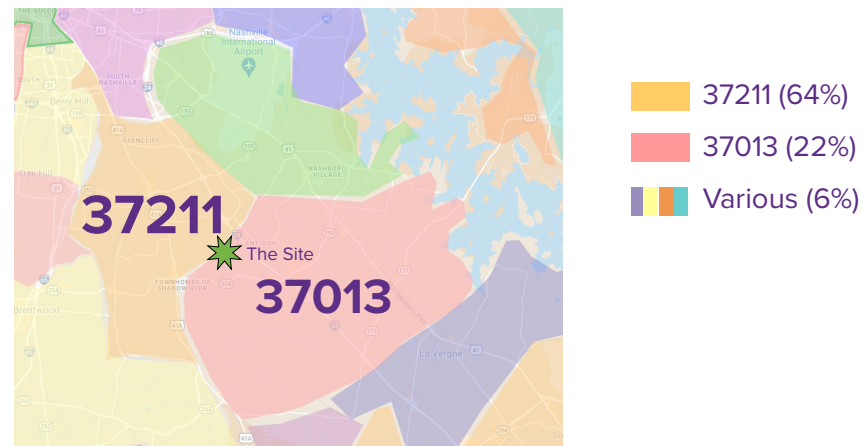


Figure 2-12: Zip code map

Desired Park Facilities

In the survey, two concept plans were provided. Most of the respondents (66%) said they preferred concept plan B over plan A (33%). Next, the consulting team asked, "What would you change, if anything, about the scheme that you prefer?" Responses are listed below.

- Add a few more bench swings around the property and a gate that will be locked at night to prevent homeless encampment.
- Add soccer goals to the large lawn so soccer can still be played. Add another picnic area.
- All good
- Cut pickleball courts for larger soccer field if possible
- Dog park
- Fitting in 5 a side soccer
- For bike paths, add mock traffic signs for kids to learn rules of the road. See parks in Copenhagen and Netherlands for inspiration. Also, love Valbyparken park.
- I really like the soccer field in scheme A
- I would add distance markers along the trail for folks who are exercising to measure the distance they reach.
- I would prefer the meadow be included in Scheme B. There are few open meadow-like fields in this area.
- Looks perfect!
- More walking paths
- No basketball court or tennis court! Almost all park basketball courts and tennis courts become aging eyesores and havens for large groups of adults to congregate and project loud behavior.

Key Points

- Launched on 03/4/23 and closed 03/29/23
- Developed with input from Metro Parks
- Total of 45 surveys completed
- Promoted through direct email, social media, and online meetings

More family/kid friendly and low-noise green space is what our neighborhood needs. If hosting sports is a goal, soccer, disc golf, and volleyball are all other options to consider that may provide a more family friendly experience.

- "NO PARKING ON TUSCULUM ROAD!"
- Tusculum Road is already a bottleneck at the entrance; School Traffic; Rush Hour Traffic. Anybody hanging out on Tusculum Parking could flag down friends (or illegal activities) and cause crashes!
- No pickleball courts. It is a fad sport. By the time the park is built, no one will be playing it.
- Nothing the variety of sports areas is excellent
- Paved walking path or loop. Easily walkable with a stroller.
- Places to sit to watch the games being played on the courts. A spot or two to sit along the paths, in case someone wants to take in a little more nature, or needs to rest.
- Public Art
- Remove basketball court (Pitts Park has them) add pickleball. Add a native plants wildflowers as opposed to sp much lawn space.. maybe bee hives in community garden space?
- Switch out the tennis court and/or put in a half court for basketball. I prefer the entry to have the potential to become locked (if needed) Restrooms might also be needed?
- Turn the tennis courts into soccer courts, or just get rid of it and make the playground bigger
- Virtually no one plays tennis. Would love to see multi use courts or play areas. Might be nice to have pickleball sponsored by metro parks in this area.
- Volleyball courts instead of pickleball

Next, the team asked, "which of the following activities would you or a member of your family participate in?" The majority (74%) responded that they would utilize a multipurpose field.

At this park, which of the following activities would you or a member of your family participate in?

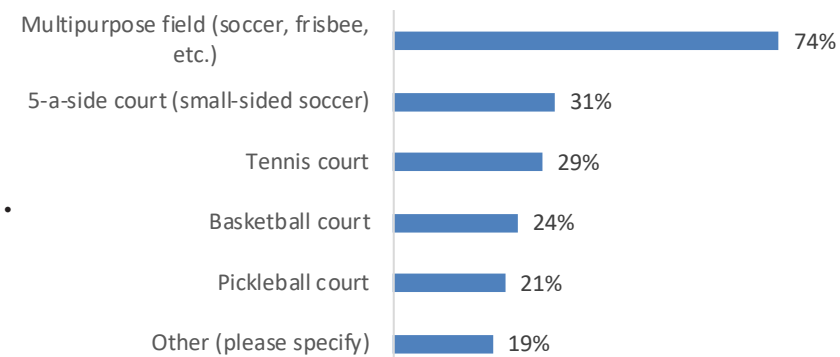


Figure 2-13: Specific Question about Athletic Field/Court

In the other (please specify) category, six different respondents mentioned walking. Another mentioned events like music, which is also not a sports facility. One response was volleyball and disc goal.

What race/ethnicity best describes you?

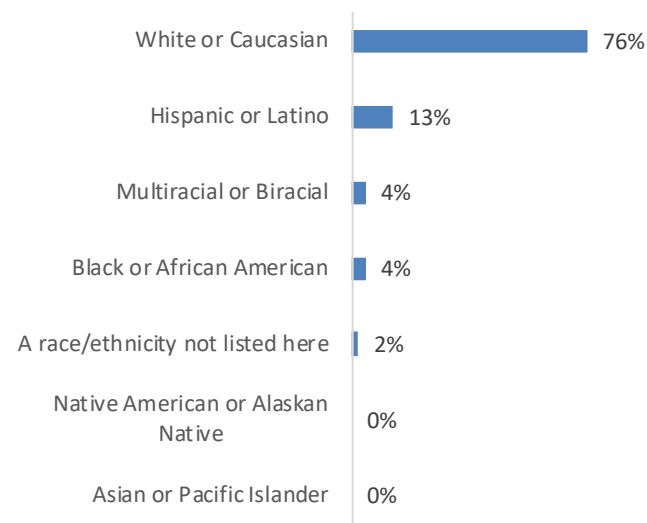


Figure 2-14: Demographics

Open-ended Comments

At the end of the survey questionnaire, we asked respondents, "do you have any other comments, questions, or concerns?" Below are the responses. Note: some responses were edited to address minor grammatical errors.

- *Safety. I would love love love a park this close that I can take my four young children to. I am concerned about taking them to places in a park that may not be supervised and getting harassed, robbed, or my kids stolen. What would be done to make sure it is safe for families, single women, the elderly, etc?*
- *Plans look great!*
- *Love the e idea of a park!*
- *Loose dogs unleashed near areas with children, sidewalk access to site along busy Tusculum Road*
- *Thank you so much! The area needs a green area where the many children can gather and play! Would be nice to connect each surrounding section with sidewalks to get there!*
- *Would love if there were bathrooms so families could spend an extended amount of time at the park if they so wished.*
- *I personally like the idea of parallel parking along Tusculum and the full parking lot along Bart drive, that allows people with cars to access the site from both roads, and limits the grading and construction required for vehicle access points. However, I think the neighbors and surrounding community would rather the access be from Tusculum because it is a higher volume roadway.*
- *"Mariposa is Spanish for Butterfly! (Did you know that you were naming it Butterfly Park?)"*
- *Thank You for providing more recreational spaces!*
- *Please be aware of all park locations being meeting spots for illegal activities.*
- *Wonderful news our district is getting a park!*
- *The roads should only be wide enough for 1 car. If they are wider, people will park on the roads.*
- *Not at all. I'm so glad this is happening!*
- *Would like it to feel as natural as possible, not a ton of paving and development. Would also like to see the paving for parking/walkways be permeable pavement, gravel, or pavers that are better for stormwater infiltration and runoff.*
- *Security - supervision required for minors*
- *It'l be great to have a park close by.*
- *Would love to see an outdoor swimming pool as there's none and closest one is Nashville Shores.*
- *Great work! This looks amazing.*
- *"How will the influx of traffic be handled?"*
- *Will sidewalks be extended on both sides of the street?"*
- *"I strongly support the drive-in entrance being on Bart rather than Tusculum. That intersection area on Tusculum is already a bit of a struggle. I'm a routine walker in the area, and I can say that the lack of safe pedestrian crossings from Old Tusculum will likely also present safety hazards if unaddressed.*
- *A minor point, but there are several unsightly properties near that park that are heavily littered. The new park is great, but I'm worried about an even bigger increase in litter around the area if nothing is done to combat it nearby.*
- *The community garden space has a LOT of potential. There is a very heavily used food pantry right down the road from this park (The Branch). They may be interested in partnering in some way with the garden.*

Third Public Meeting

Public Meeting Summary and Photos

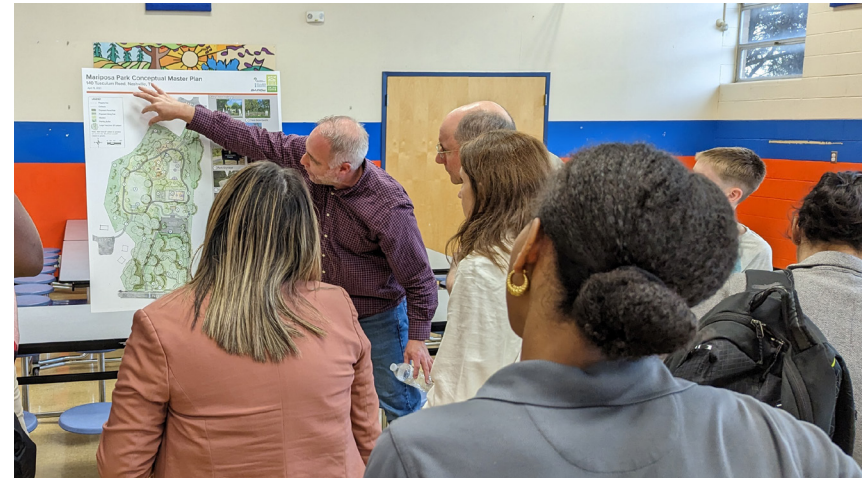
The third and final public meeting of this planning process was held on April 13 at Cole Elementary School. The purpose of the meeting was to review the final concept plan, which combined the top desired amenities from the public engagement process and the needed facilities as identified in *Plan to Play*. Similar to the other public meetings, the team promoted the meeting event through email notices, social media, and printed flyers.

At the beginning of the meeting, the team presented a summary of the planning process and previous meetings that had taken place. Following the presentation, attendees broke out into facilitated small group discussions. The breakout discussions were productive with attendees expressing their thoughts and concerns to team members. Below is a summary of some of the comments from the meeting.

Several attendees reported concerns about vehicle speeds on Tusculum Road and difficulty crossing the street safely. The team's transportation professional suggested options for slowing traffic, including a Rectangular Rapid Flashing Beacon (RRFB) for pedestrians and the need to enforce the speed limit and traffic laws. During the conversation, one attendee asked about the potential for a roundabout, which might slow traffic but would be difficult given the approaching grades for this site. Another resident suggested a pedestrian bridge or tunnel; however, the construction cost for either would be extremely high. Induced parking demand on nearby streets, like Emely Court, is also a concern.

Fencing and park access was another main discussion topic at the meeting. Residents discussed their thoughts on where the fencing should go, mainly at the entry at Bart Drive, where people have driven onto the site. One person suggested that a durable material for the gate is needed so it cannot be cut easily. At least two attendees noted the Bart Drive and Tusculum Road entries need vehicular barriers. Other items mentioned were a need for a restroom building or at least a port-a-potty, park rules, and hours of operation signage.

This park project has received broad support throughout this process and the majority who attended the meeting expressed their excitement for this new park. However, one attendee said the park is unnecessary because of nearby Pitts Parks, located roughly a mile away, though this park will have different amenities. In summary, most comments received related to traffic and safety and not the proposed concept plan and design elements for the park.

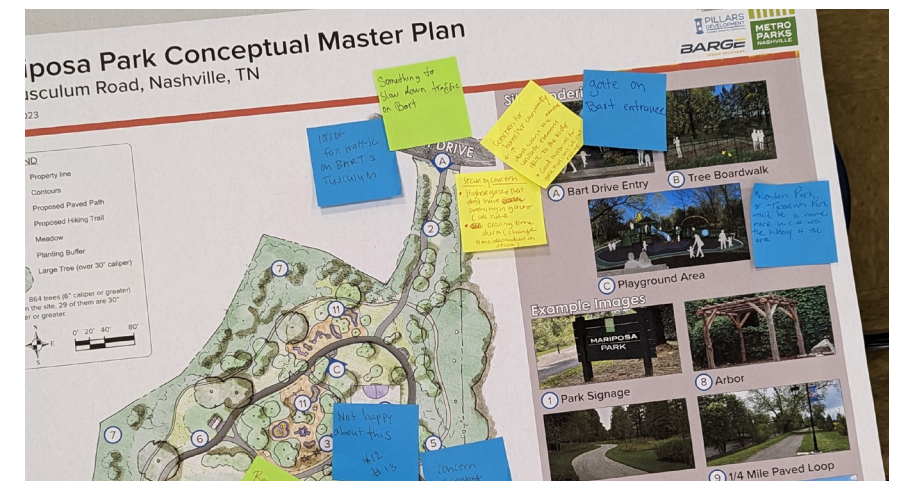


Public Meeting Map Comments

1. Something to slow down traffic on Bart.
2. Lots of fast traffic on Bart and Tusculum.
3. Higher gates on all slides that don't have opening. Closing time at dusk (that changes during the seasons).
4. Concerns for homeless community. Don't want potential unsafe element close to kids. Want good material for the gate so that it can not be cut easily.
5. Gate on Bart Drive entrance.
6. McLendon Park or Tusculum Park would be a name more in-line with the history of the area.
7. Not happy with this [item #12 5-a-side and #13 basketball court].
8. Restroom (or at least port-a-potty's).
9. [!] think pickleball is a fad and shouldn't have dedicated space.
10. [!] prefer the sand volleyball court over pickleball.
11. Concern with parking on Emely Court
12. Lots of loose dogs; makes it challenging to walk from house to pedestrian entrances.
13. Will vehicle access be closed with a gate down at dusk?
14. Concern at curved part of Tusculum. People will not see crosswalk.
15. Concern with crossing the street [Tusculum] to park.
16. A crosswalk here will be extremely dangerous regardless of traffic calming measures. I wonder if an under-rated tunnel like the one at two rivers park could provide safety.
17. Traffic at the Tusculum entrance will be a problem.

Public Meeting Comment Cards

1. Should be able to voice ideas openly. Public forum.
2. Me gustaría que añadieran algún mural bonito para fotos. Me encanto el nombre. (translation: I would like you to add a nice mural for photos. I loved the name.)
3. Disagree with park because have one in the area already. Less than one mile away. I question safety and security. The community and with the park being able to address the criminal element and issues and concerns to be a secure park and within the community.
4. Me gustaría o seria lo ideal para mi tener un poston (gate) en la entrada principal (Bart Drive donde el anuncio estara). He vivido en la esquina 277 Bart Dr. por 21 años y por ese lado caminan y pasaban carros (antes que el Sr. McLendon pusiera el tronco de árbol). Algunos jóvenes caminan por allí y me molestan a mis perros (no es mucho problema) pero al estar abierto y acceso 24-7 el problema puede agravarse. Si necesitaron emplear a alguien para abrir y cerrar pueden contactarme (entiendo también que tal vez debe ser un agente de policía). Gracias de antemano. (translation: I would like or would ideally like to have a poston (gate) at the main entrance (Bart Drive where the sign will be). I have lived on the corner of 277 Bart Dr. for 21 years and cars walk and drive by that side (before Mr. McLendon put in the tree stump). Some young people walk through there and bother my dogs (not much of a problem) but with it being open and access 24-7 the problem can get worse. If you needed to employ someone to open and close can you contact me (I understand also that maybe it should be a police officer). Thanks in advance.)
5. With little kids, having a restroom is so important. Also, without a bathroom, you wonder what people will resort to on such a large property...?



Section 3:

Master Plan



Final Master Plan Concept

The master plan presents a general concept of the uses, program, and layout of Mariposa Park. Because it is conceptual in nature, the actual look and appearance of master plan features shown here may evolve during design and implementation phases.

Plan Highlights:

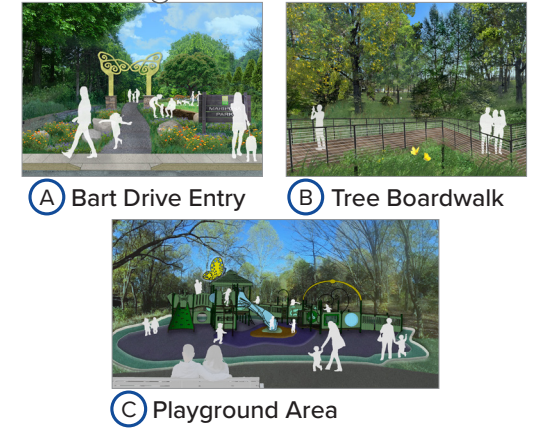
- Paved Trails
- Natural Trails
- Entry Signage
- Metro Arts Project (separate budget)
- Playground (designed for a range of ages and abilities)
- Pavilions/Picnic Shelters
- Multipurpose Field and Courts
- Parking Lot with ADA spaces
- Lighting and Security Elements
- Furnishings: Bike racks, water fountain, trash receptacles, seating, etc.
- Estimate for Construction = \$7.2 to 8.4 million*

*This order of magnitude for construction costs is a range based on elements identified in the conceptual plan. Any off-site infrastructure improvements that Metro Stormwater or NDOT may require is not included in the opinion of costs.

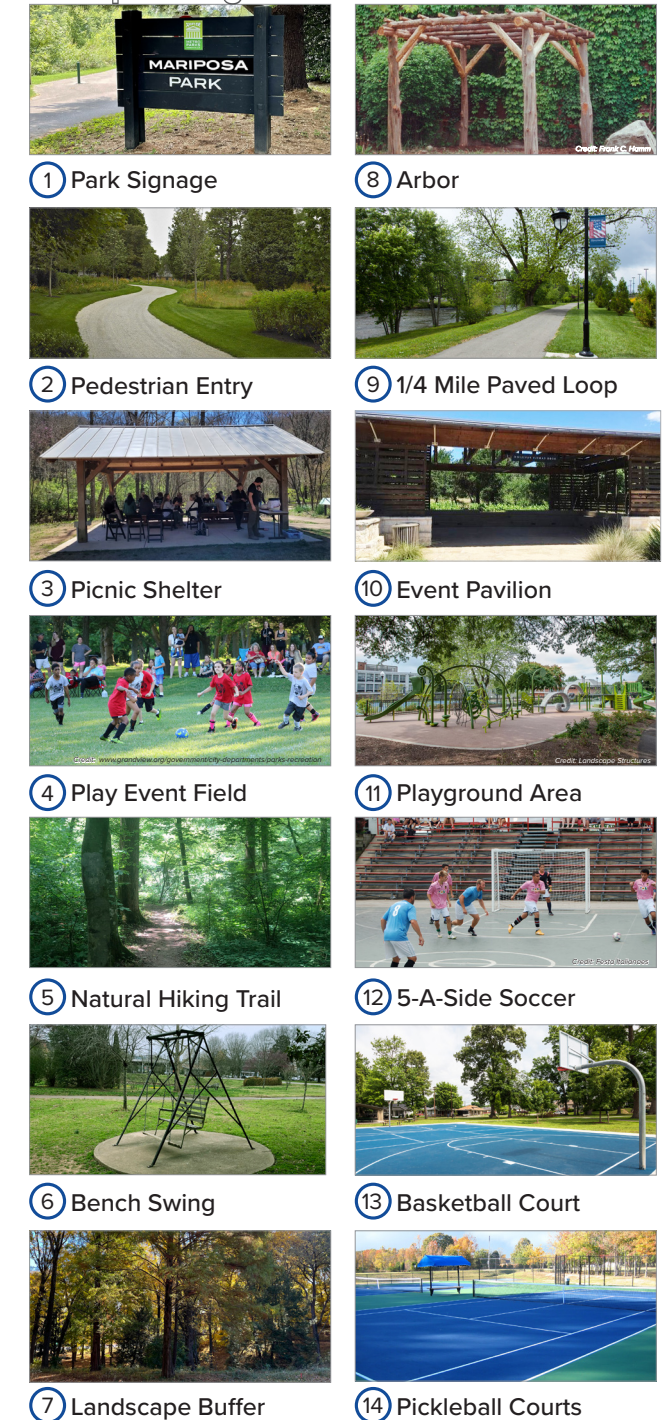


Figure 3-1: Final Master Plan Concept

Site Renderings



Example Images





Source: www.playlsi.com

A Landscape Structures Double Swings
5-12 year-old Playground



Source: www.earthscapelay.com/

B EarthScape Ladybug Playable Sculpture
2-5 year-old Playground



Source: www.playlsi.com

C Landscape Structures Play Shaper
2-5 and 5-12 year old Playground

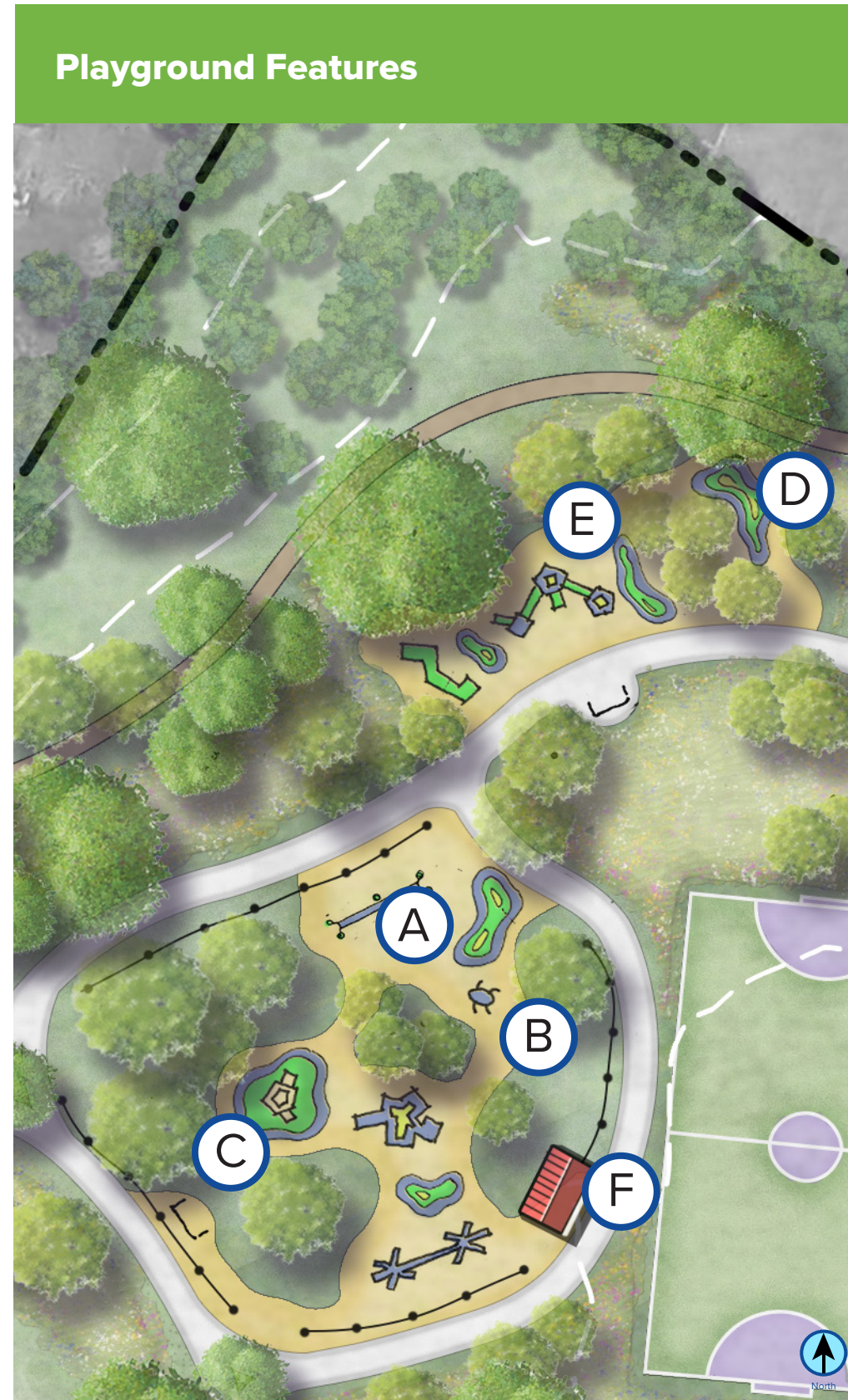
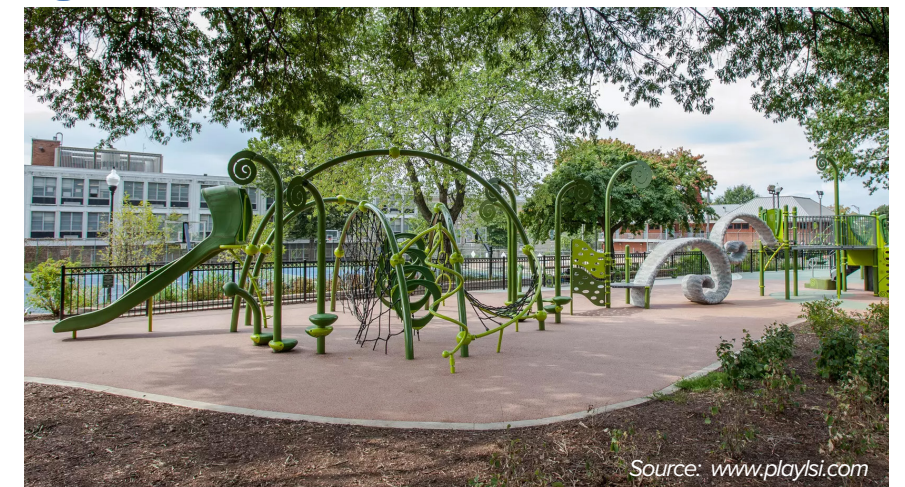


Figure 3-2: Playground Features



Source: <https://landezine.com/yiyu-design/>

D Example of Potential Play Surface Design
By YIYU Design Studio



Source: www.playlsi.com

E Landscape Structures Harry Thomas Sr. Playscape
2-5 and 5-12 year old Playground



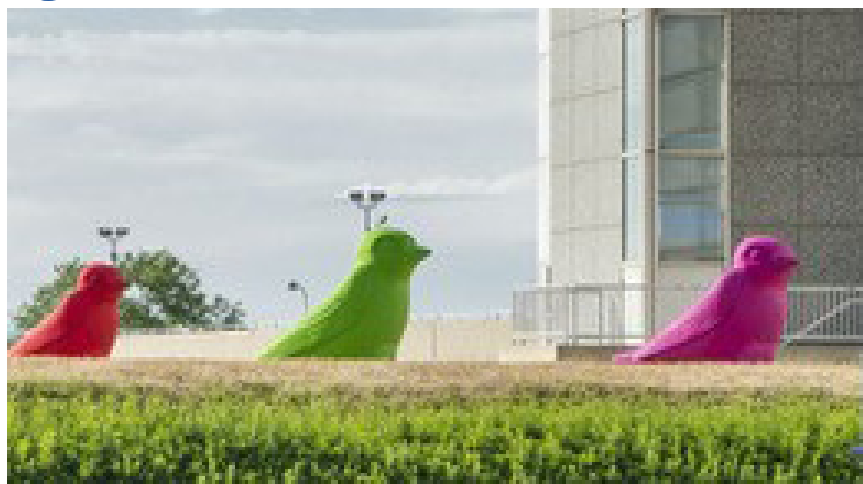
F Picnic Pavilion



A Tusculum Road Entry



B Example of a Metro Parks Entry Sign



C Example of a Potential Arts Project

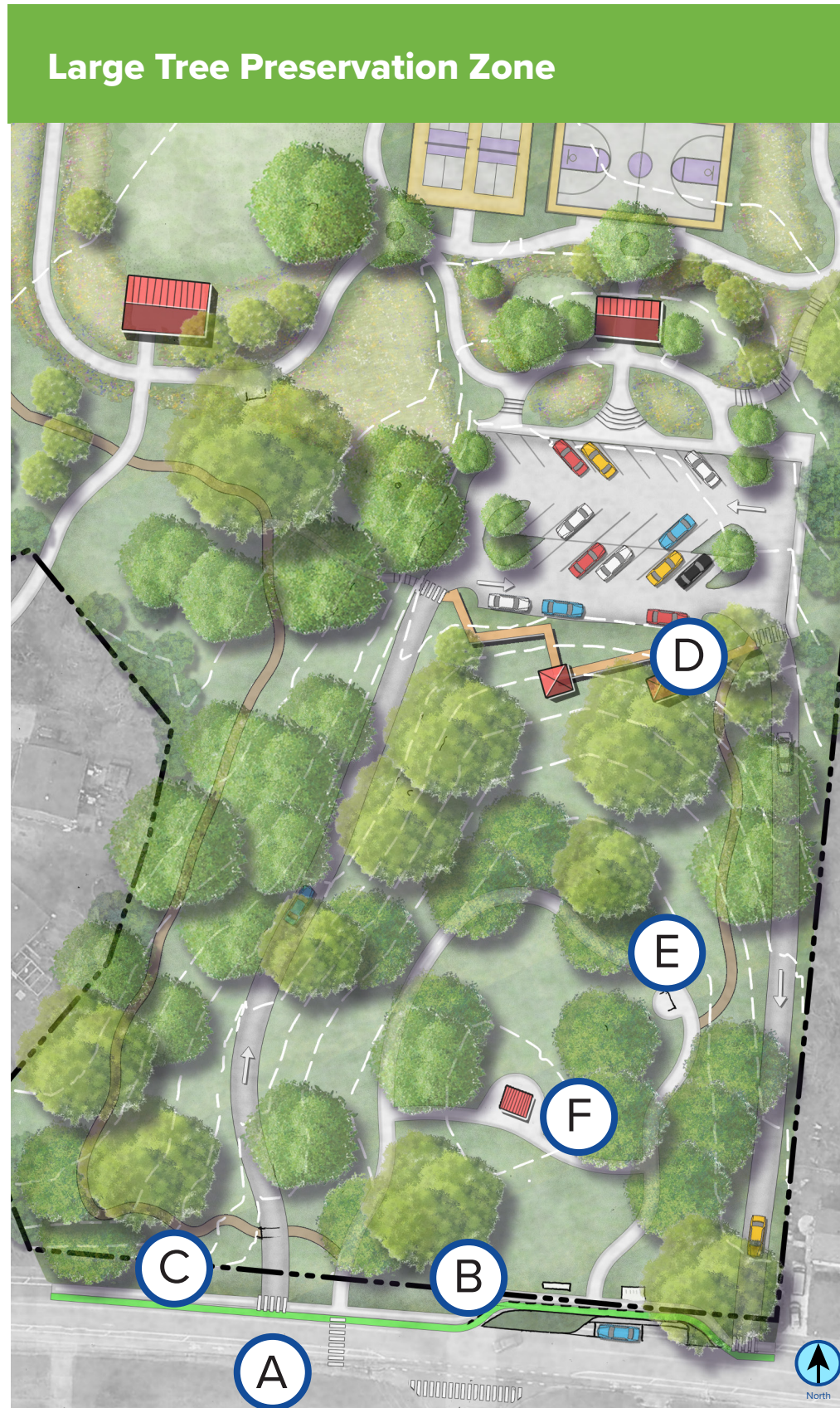


Figure 3-3: Large Tree Preservation Zone



D Tree Board Walk



E Metro Parks Bench Swing



F Rustic Arbor

Access and Circulation

Throughout the public engagement process, residents expressed concerns about traffic in the area and how to access the park. As part of the initial research, the design team compiled information on the existing sidewalk and bike lanes in the area (see Figure 3-4). It is important to know that this suburban area is typical of neighborhoods that developed during the 1970s and 1980s that were shaped with the private automobile being the intended means of travel. The site is located along Tusculum Road, which serves as an arterial road that carries traffic between Nolensville Pike and Blue Hole Road with a series of dead-end cul-de-sacs connecting into it. Given that the sidewalk and bikeway network in the surrounding area has only been partially retrofitted in recent years, vehicle parking on-site will be necessary. Considerations such as sight distances at the driveways will need to be evaluated. In addition, the intersection will require safety improvements for pedestrians and cyclists to safely cross Tusculum Road to the park entrance.



Photo of Tusculum Road looking east along the site

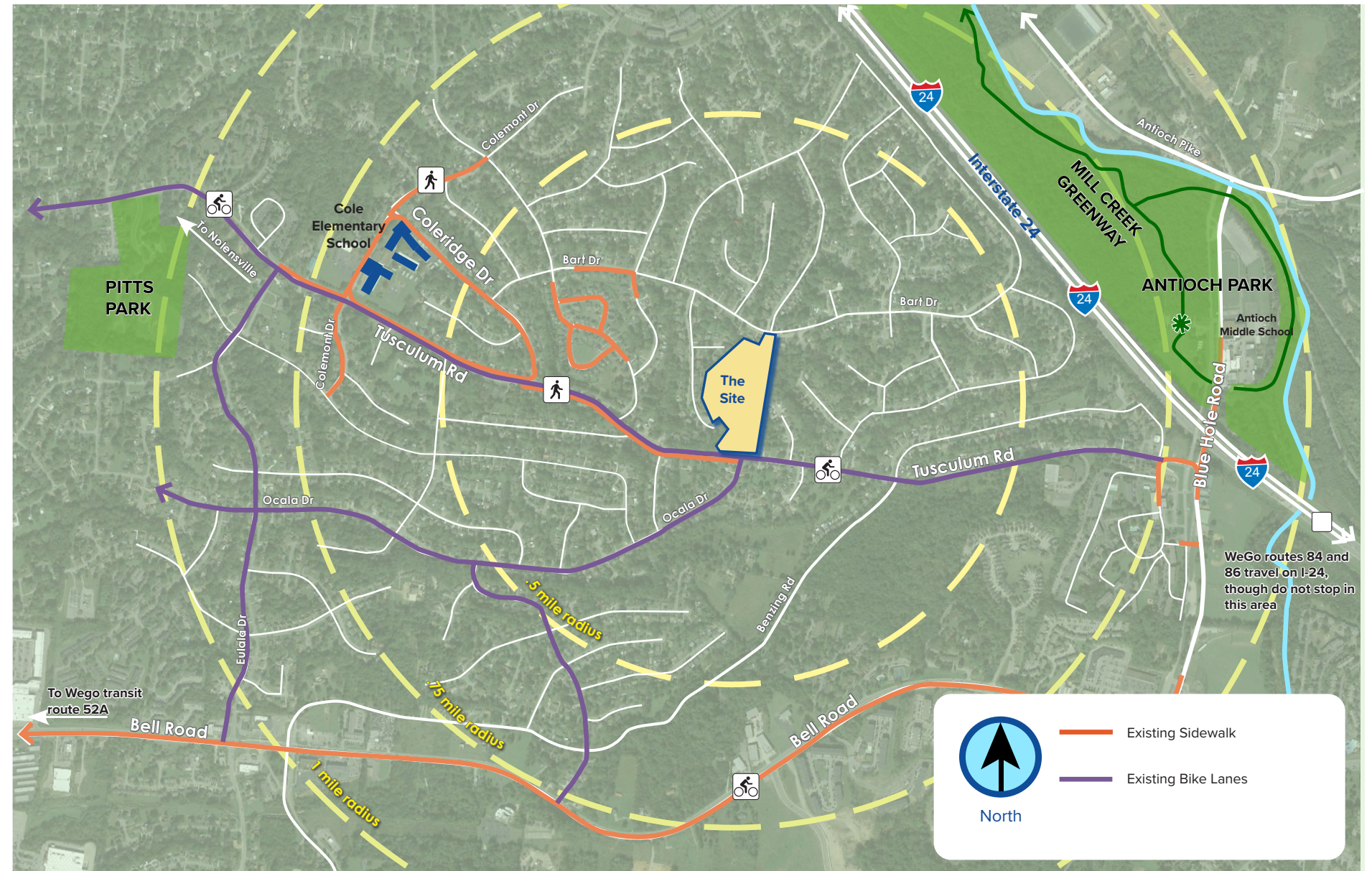


Figure 3-4: Existing Sidewalk and Bike Lane Map

Trail Network

Top Priorities: Places to Walk and Hike

Given the strong support during the public engagement process for both paved and natural trails to walk and hike on, the design team focused on creating several paths to experience the park on these types of trails.

The hiking trails are intended to be single track (approximately 2 to 3 feet wide maximum) and wind through the existing trees and hills throughout the site. When calculating a loop around the site, it appears a half mile loop is possible with some portions shared with the paved trail.

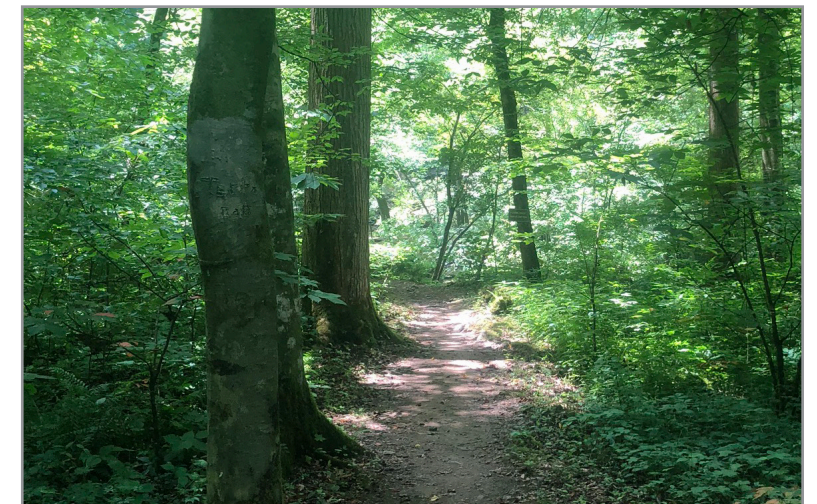
The majority of the paved trails should be at least 8 feet wide, though some connecting trails and those internal to the site could be 6 feet wide. The designers anticipate the material being asphalt with some sections, including steps, to be concrete. The 1/4 mile loop trail should include trail markers and seating areas provided at key locations throughout the trail system.

The goal for the site is to implement a 1/4 mile paved loop and a 1/2 mile nature loop as show on the Figure 3-5.



 1/4 Mile Paved Loop Example

Shared
Portion



 1/2 Mile Nature Loop Example

Shared
Portion

Figure 3-5: Trail Network Map

Incorporating Butterflies into the Design

Throughout the community input process, residents expressed their ideas and encouraged the design team to find ways to incorporate butterflies into the design. Some of the conceptual ideas that emerged include the following:

Monument Signage

The signage at the entry on Tusculum Road can introduce the butterfly theme as visitors enter the park.

Entry Way Arch

Inspired by the name, the entryway arch with a butterfly design will greet pedestrians entering the park from Bart Drive.

Educational Sculptures

These sculptures will capture a butterfly's movement and color development and will pique park visitors' interest.

Trail Markers

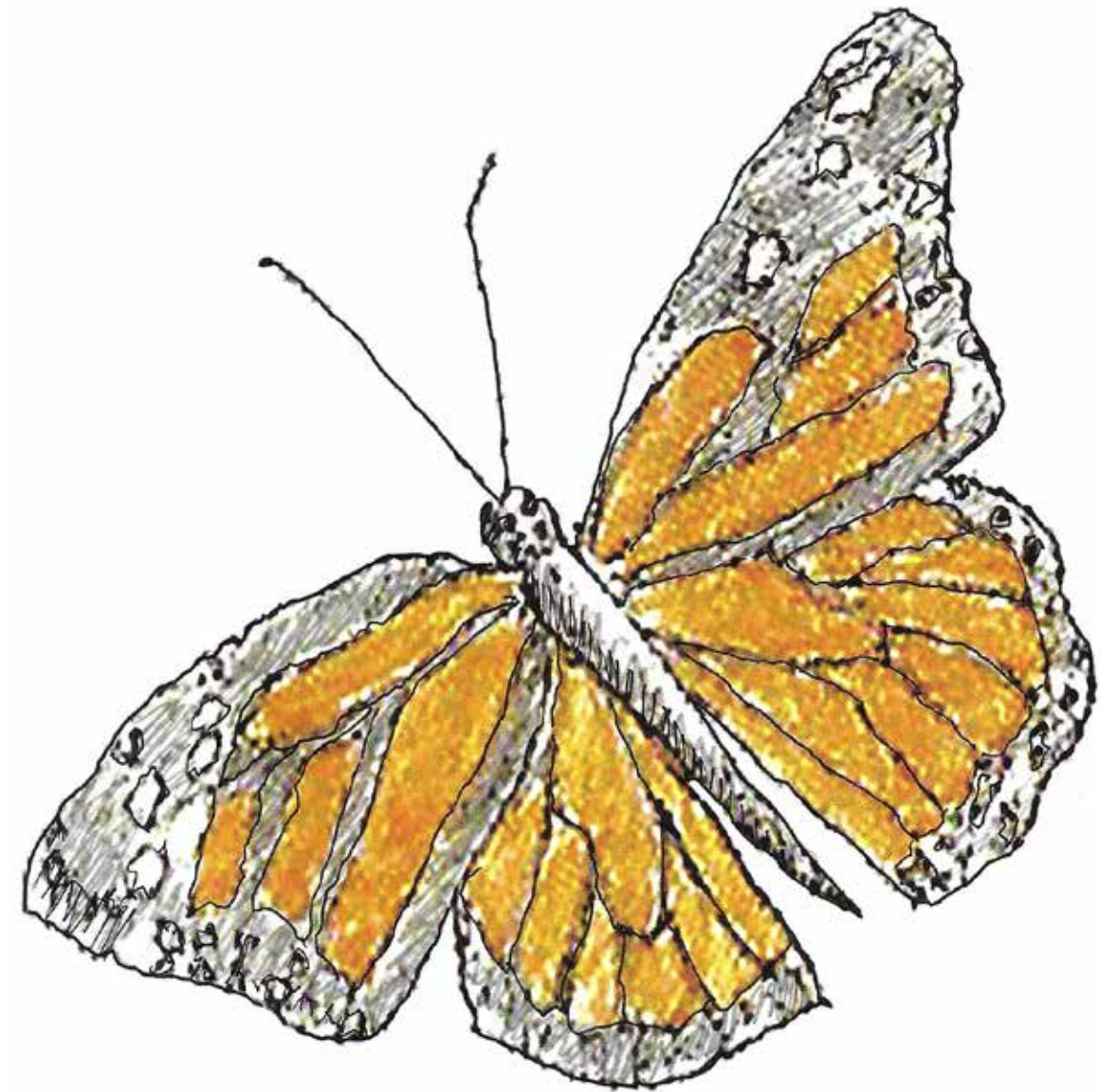
The trail markers along the pathways could be either vertical trail markers or markers could be incorporated in the pavement as patterns. With either design, it could include an outline of a butterfly.

Railing Details

In subtle ways, the shape of a butterfly could be captured in elements such as railing details.

Site Furniture

Bright and colorful benches could throughout the park with a focus on one key butterfly bench, which would provide an opportunity for selfies or perhaps evoke conversation about this unique feature in the park.



Next Steps

Funding has been allocated by Mayor Cooper and the Metro Council through Metro's Capital Spending Plan to proceed with design of the park. This will conclude in 2024 and result in a set of architectural drawings ready for construction bidding. Construction itself can occur only after additional funding has been allocated in a future Capital Spending Plan.



Section 4:

Appendix



Naming the Park

A meeting of the Board of Parks and Recreation of the Metropolitan Government of Nashville and Davidson County, Tennessee was held on Tuesday, December 6, 2022, at 12:00 pm in the Centennial Park Boardroom, 2565 Park Plaza, Nashville, TN. Per Meeting Minutes, Board approves the request of the Tennessee Immigrant Refugee Rights Coalition to officially name the property located on parcels 16200030400, 16200030500, and 162000304600 as Mariposa Park.

Application: *On behalf of Vanderbilt CLACX, and in partnership with Councilwoman Sandra Sepúlveda, we propose the name “Mariposa Park” for the new public park located in Antioch, Tennessee. The name “Mariposa” embodies the beauty of the natural space as much as the Latinx community it will serve; therefore, it seems only fitting that Antioch—home to the largest population of Latinx residents in Davidson County—pays homage to the identity of its community-members.*

Mariposa means butterfly in Spanish: a symbol of rebirth, hope, and freedom for all and a powerful metaphor for immigration. The butterfly is known to migrate across the United States in migration cycles that have stood the test of time. It takes one generation of butterflies to travel from north to south, but five generations to make the same journey from south to north. This symbolizes the generational sacrifices of many families migrating to the United States. The idea of the butterfly gives wings to the immigrant community and represents hope in the final resting place.

The term “Latinx” refers to any individual with ancestral connection to Latin America, whether they personally migrated to the United States or descended from individuals who did. Having made significant sacrifices to live in the United States, the Latinx population enjoys contributing to the culture, economy, and growth that characterizes greater Nashville. As of 2020, they constituted approximately 15% of Nashville’s population, and Tennessee ranked first among states with the largest growing Latinx population. Nevertheless, there continues to be a lack of representation for Latinx residents on Nashville’s Metro Board: a missed opportunity which sends a poor message to a cornerstone population of our county. Naming this new space “Mariposa Park” would afford us the opportunity to firmly root our appreciation for the Latinx community in the identity of Antioch.

We believe it is important to honor Latinx culture with the name of this park for several reasons. First, public parks cultivate a community’s identity. Parks are broadly accessible and naturally beautiful, breathing life into the community and facilitating the well-being of its neighbors. Children and adults alike appreciate the opportunity to exercise and connect with nature in public green space. In this sense, just as a park brings identity to a neighborhood, the Latinx population brings identity to Nashville. Second, Tennessee as a whole is paying special attention to growing and rebuilding from the South’s long history of racism. Tennessee recognizes the robust network of Latinx ancestries that were historically ignored and extends both welcome and respect to current and future generations of Latinx residents.

With this in mind, we hope you will consider “Mariposa Park” in the naming of the new public park. With the butterfly’s natural beauty and symbolic significance, the name “Mariposa” would help craft a beautiful identity for the community in Antioch, Tennessee.

This article was written with references to the following sources:

Garcia, Karina. “The Monarch Butterfly Symbolizes Support for Undocumented Students.” *Island Waves (blog)*. Accessed June 16, 2022. <https://islandwavesnews.com/8369/2019-archive/the-monarch-butterfly-symbolizes-support-for-undocumented-students/>.

Solano, Marcela Gomez and Javier. “13 Things to Know about the Nashville Latino Community.” *The Tennessean*. Accessed June 15, 2022. <https://www.tennessean.com/story/opinion/contributors/2015/09/16/13-things-know-nashville-latino-community/72305366/>.

WTVF. “Latinos Looking for Opportunities Find Them in Nashville’s Growing Economy,” September 17, 2021. <https://www.newschannel5.com/news/latinos-looking-for-opportunities-find-them-in-nashvilles-growing-economy>.

“Mariposa means butterfly in Spanish: a symbol of rebirth, hope, and freedom for all and a powerful metaphor for immigration.”

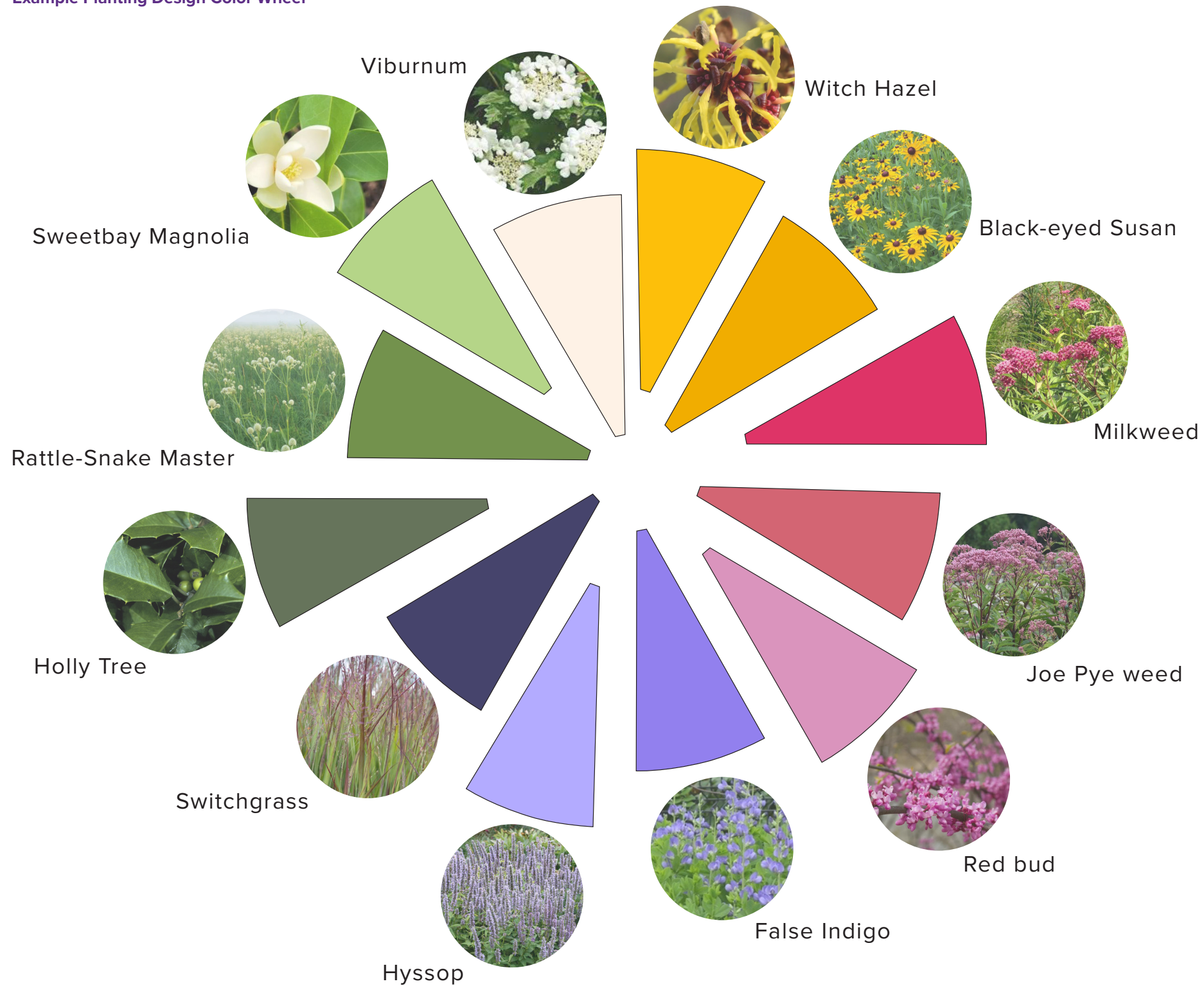
One example of a butterfly migration map:



Source: www.nps.gov/subjects/pollinators/migratingmonarchs.htm

Planting Design and Butterfly Habitat

Example Planting Design Color Wheel



Butterfly Habitat

Creating an inviting butterfly habitat takes more than a field with flowers. Butterflies also need protection from strong winds. Trees provide the necessary shelter for butterflies, and certain trees attract more butterflies than others. Those beneficial trees include oaks, black willows, chokecherries, and red bud trees. Providing the right mix of plants and environment is the key to attracting butterflies. And while butterfly houses, such as the one below, are a charming addition to the landscape, research shows that butterflies prefer roosting under tree leaves that shield them from predators rather than using a butterfly house.



Photo of a Butterfly House

Permitting Process

Summary

Permitting Process for Metro Projects

Permit: Grading

A grading permit is required when a site disturbs more than 10,000 square feet. Grading permits are issued through the Metro Water Services Stormwater Division. Construction plans are submitted for review and approval prior to the permit being issued.

Metro’s approach to Stormwater management incorporates the use of Low Impact Development (LID) design and specifically, Green Infrastructure Practices (GIPs), which are characterized by their ability to reduce stormwater runoff volume through the use of infiltration, evapotranspiration, and/or rainwater reuse. LID utilizes a system of source controls and small-scale, decentralized treatment practices to help maintain the hydrologic function of the landscape by allowing water to infiltrate, evapotranspire or be reused onsite. The conservation of open space, the reduction of impervious surfaces, and the use of small-scale stormwater controls, such as green roofs, are just a few of the LID practices that can help maintain predevelopment conditions and keep greater volumes of runoff from routing to the stormwater system. LID design will need to be considered in future development plans for the site.

A pre-submittal conference is optional but recommended. Once plans are approved, a mandatory pre-construction meeting is required at the Stormwater Inspector’s office with Stormwater staff. Planning, Urban Forestry, and Public Works staff must also sign off before the permit is issued. At the completion of the project, record drawings or "as-built" for the storm infrastructure, certified by the engineer, must be submitted to Stormwater for review and approval.

Permit: Water and Sewer

A water and sewer service availability letter would need to be requested from MWS with any development proposal. MWS assigns capacity fees based on that availability letter. Prior to private utility plan approval, 100 percent of the capacity fee must be paid. Prior to the second “public” utility plan review, 30 percent of the capacity fee must be paid. One year after the receipt of the availability letter, 55 percent of the capacity fee

must be paid. Within two years of the receipt of the availability letter or prior to water tap installation, whichever comes sooner, 100 percent of the capacity fee must be paid.

Permit: Buildings and Codes

Building permits are issued through Metro Department of Codes and Building Safety. Building plans are submitted to this department for review and approval prior to the permit being issued.

Permit: Fire Department

Prior to a building permit being issued, construction plans must be submitted to the Nashville Fire Department for review and approval. Items reviewed include proposed/existing fire protection infrastructure locations, recent (within 12 months) fire flow data, turning movements of fire protection equipment, and aerial access. Buildings greater than 30 feet in height require aerial access. Aerial access must be achieved along one full side of the building and cannot be across overhead utility lines. Aerial access road should be 26ft wide minimum and no closer than 15ft from the building but not further than 30ft. It is also required that there are two means of fire apparatus access per building.

Permit: Landscaping and Tree Removal

Tree removal permit and tree replacement plan required. Prior to a building or grading permit being issued, proposed landscape plans must be submitted to the Urban Forester for review and approval. Proposed plans must meet the minimum tree density planting requirements. At the completion of the project, the Landscape Architect of Record must provide a certification letter to the Urban Forester confirming installation of the proposed landscape.

Anticipated Development Fees

Water & Sewer Capacity Fees: \$880 (Capacity Fee Letter) to determine capacity charges. Capacity fees per unit of flow are \$1,375 for Water and \$2,300 for Sewer.

Building Permit Fees: Building permit fees are based on the valuation of the proposed buildings commercial construction per the table below:

Total Valuation	Fees
\$0.00 to \$2,000.00	\$40.39
\$2000.01 to \$50,000.00	\$40.39 for the first \$2,000.00 plus \$6.92 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$5000.01 to \$100,000.00	\$372.71 for the first \$50,000.00 plus \$5.57 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100000.01 to \$500,000.00	\$651.38 for the first \$100,000.00 plus \$4.19 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500000.01 and up	\$2,326.84 for the first \$500,000.00 plus \$2.79 for each additional thousand or fraction thereof

The fees in the table are subject to change and may not include all fees that could be charged depending on the specifics of the project.

This document by Barge Design Solutions is a preliminary feasibility assessment and includes only those tasks specifically stated in our scope of services.

The Client may use this document as part of its assessment, but this information should not be used as the sole basis for the Client's decision-making. Our assessment is based in large part on information gathered from the Metro GIS, City staff, utility company representatives, etc., and therefore is only as accurate and complete as the information provided to us. This information is based on our current un-derstanding per document date. New issues may arise during development because of changes in governmental rules and policy, changed circumstances, or unforeseen conditions. This document is not intended for use by other parties.

