

WHITE BLUFF

PARKS AND RECREATION MASTER PLAN

ADOPTED JANUARY 8, 2025

SPECIAL THANKS

TOWN OF WHITE BLUFF

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WHITE BLUFF

PARKS AND RECREATION MASTER PLAN



INTRODUCTION

INTRODUCTION

White Bluff, Tennessee is perfectly positioned in the eastern rolling hills of Dickson County. The Town of White Bluff prides themselves on their beautiful scenery, creative people, top-performing schools, fantastic restaurants, and more. White Bluff blends urban and rural living due to it's convenience of the close proximity of the big city, while also offering a small town feel. White Bluff is the second largest town in Dickson County.

Though the Town is continually growing, the residents of White Bluff pride themselves on their friendly, small town feel. Embracing this culture and providing recommendations for outdoor recreation are important pieces of this plan. The goal of this comprehensive parks and recreation master plan is to serve as a long-range strategy for decision making and financial investments for the creation, optimization, and maintenance of White Bluff's parks and recreation assets over the next 5 years. It is fundamental for the end goal to ensure the community, stakeholders, and the data align around a central vision as noted and outlined throughout this document.

Meaningful stakeholder engagement, an analysis of existing conditions, and public feedback were vital steps of the planning process used to discover and preserve White Bluff's community identity while also meeting the needs of a growing community. The 2044 White Bluff Comprehensive Plan was utilized to provide a better understanding of the residents within White Bluff's community. The data collected through the community engagement was supplemented with a thorough inventory of existing parks and recreation facilities to produce recommendations to build upon White Bluff's existing assets. This master plan provides recommendations for existing and new facilities, existing and new programming, and aims to set realistic goals and expectations for feasible implementation strategies.



Photo by Town of White Bluff



Photo by Town of White Bluff

WHITE BLUFF

PARKS AND RECREATION MASTER PLAN



COMMUNITY ENGAGEMENT

PUBLIC SURVEY APPROACH

An online survey served as a key public engagement strategy to gathering feedback from the community. The 15 questions in the survey were developed to gather data regarding perceptions, programming, and user trends across the community's parks and recreation facilities. White Bluff promoted awareness and participation for the survey through yard signs, website, social media, and emails. The survey received 187 responses and was opened early October and closed mid November 2024.

The following exhibits reflect the feedback provided by the participants that completed the survey. The input they offered provided the master plan team with critical insights that will be utilized by the Town to determine future focus areas, current shortcomings, and proposed improvements. Users were allowed to "skip" answers, resulting in some responses not totalling 100%.

The public survey had a total of 15 questions that can be grouped into four categories:

1. Demographics
2. Facility and Amenity Usage
3. Facility and Amenity Perception
4. Future Facility and Amenity Usage

WE NEED YOUR INPUT!

Take our survey for the Parks and Recreation Master Plan and help shape the future of White Bluff parks and recreation facilities!



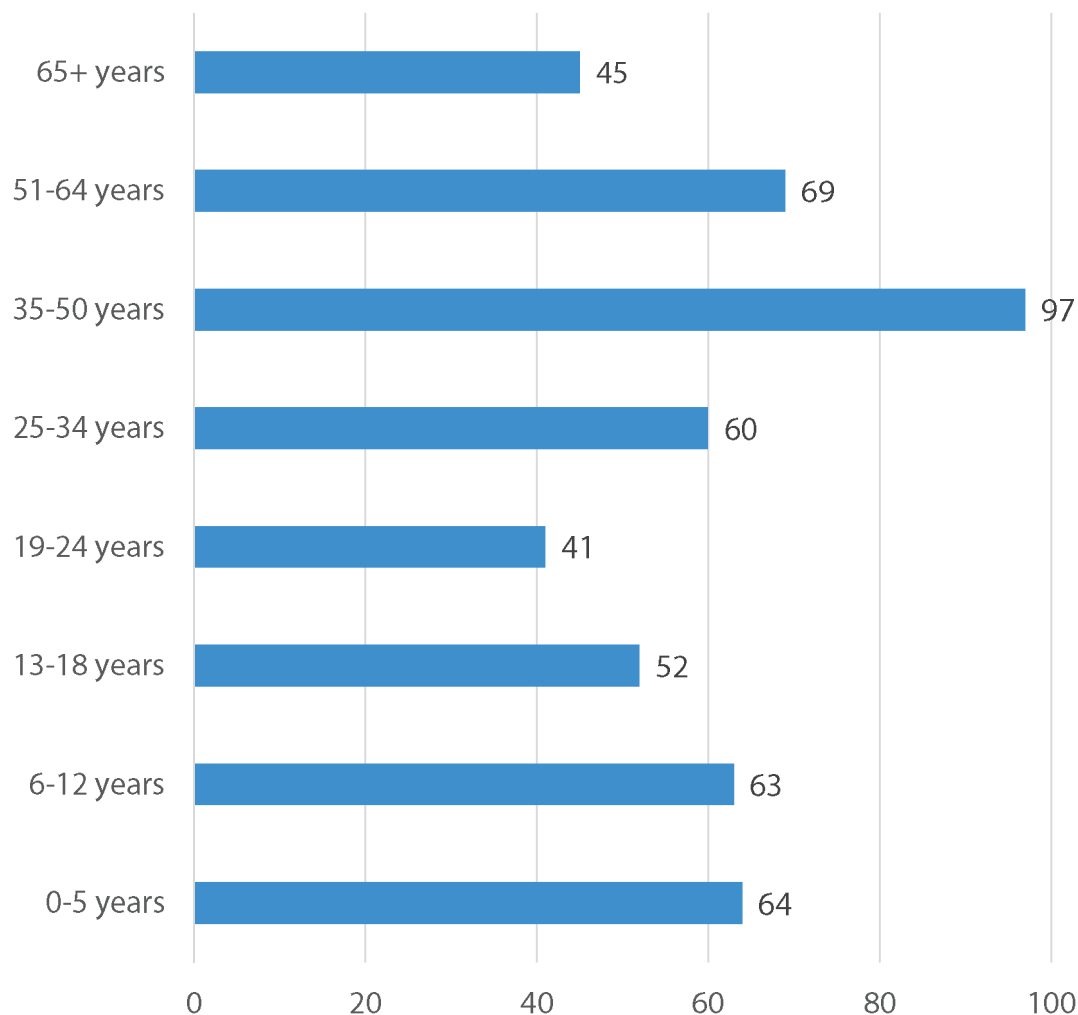
Access the survey by scanning the QR code or follow the link below:

www.surveymonkey.com/r/WhiteBluff_MP



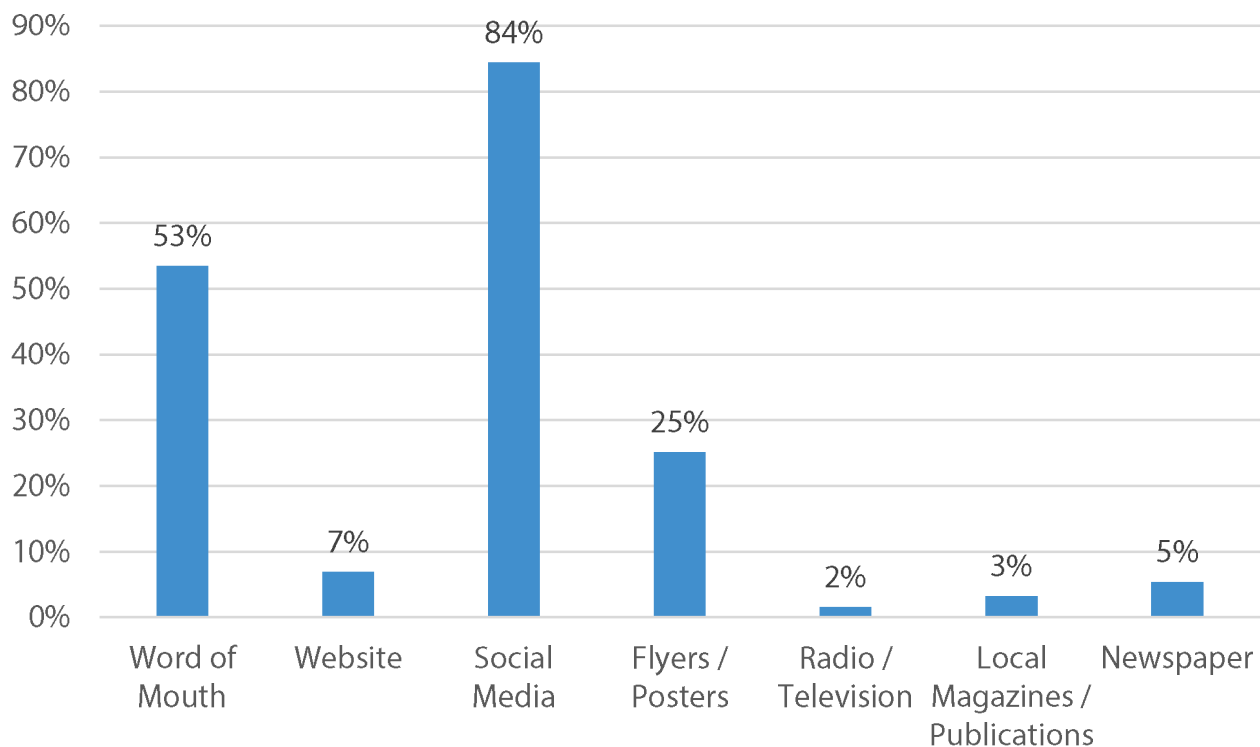
PROVIDE THE NUMBER OF PEOPLE IN EACH AGE GROUP PRESENT IN YOUR HOUSEHOLD:

Survey participants were asked about the age groups in their individual homes. Approximately 36% of the participants' households have individuals under the age of 18 years old, 54% have individuals who are between 19 and 64 years old, and 9% have individuals over the age of 65 years old.



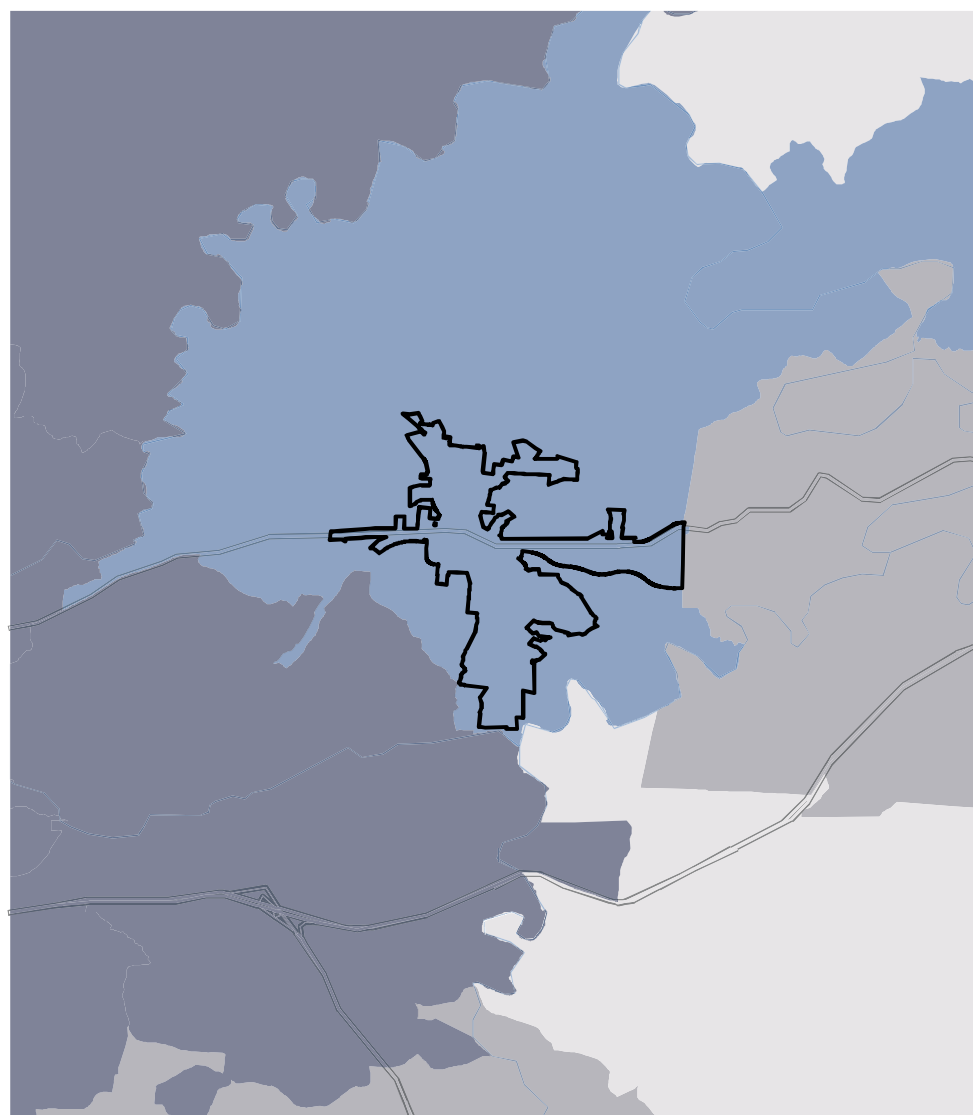
HOW DO YOU LEARN ABOUT COMMUNITY EVENTS?

Survey participants were asked to share how they learn about community events. They were encouraged to select each of the avenues of engagement they utilize to learn more about community events. The figure below shows social media and word of mouth as being the most popular responses. In the comments, many expanded upon their answers and wrote in Facebook as a popular social media platform for learning about community events. Many others wrote in Hip White Bluff, a local facebook group page, as their primary source of information about community events.



WHAT IS YOUR ZIP CODE?

Survey participants were asked what zip code they live in to help the Town get a better understanding of the broader region of users that utilizes the Town's park and recreation facilities. The figure below is a density map color coded with the number of respondents for each zip code area in the region. The largest zip code area represented are within the White Bluff town limits, 37187 (Town of White Bluff and Dickson County) with 168 respondents. 37029 (Town of Burns and Dickson County), 37055 (City of Dickson and Dickson County), and 37036 (Town of Charlotte and Dickson County) received the second highest response, with 4 respondents each.



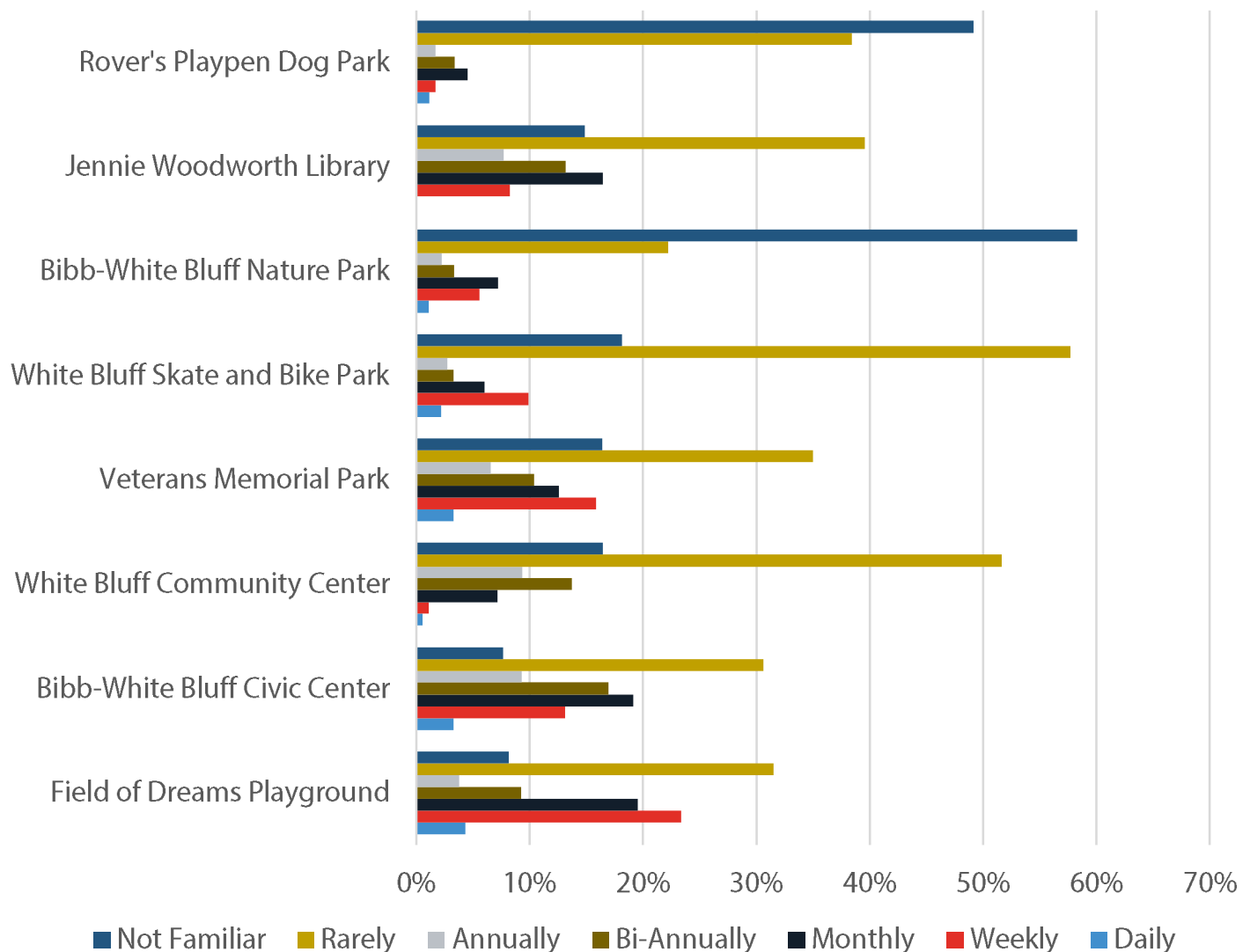
168
Number of Responses 0

0 1.25 2.5 5 Miles



HOW OFTEN DOES YOUR HOUSEHOLD VISIT THE LISTED WHITE BLUFF FACILITIES, PARKS, AND GREENWAYS?

Survey respondents were asked how often they and their households visited certain parks within the community on a daily, weekly, monthly, bi-annually, and annual basis. Based on the responses, Filed of Dreams Playground, Bibb-White Bluff Civic Center, and Veterans Memorial Park were the most commonly visited facilities on a daily, weekly, or monthly basis. 58% of the respondents said they were most unaware of the Bibb-White Bluff Nature Park, a future Town of White Bluff park currently in the planning phase.





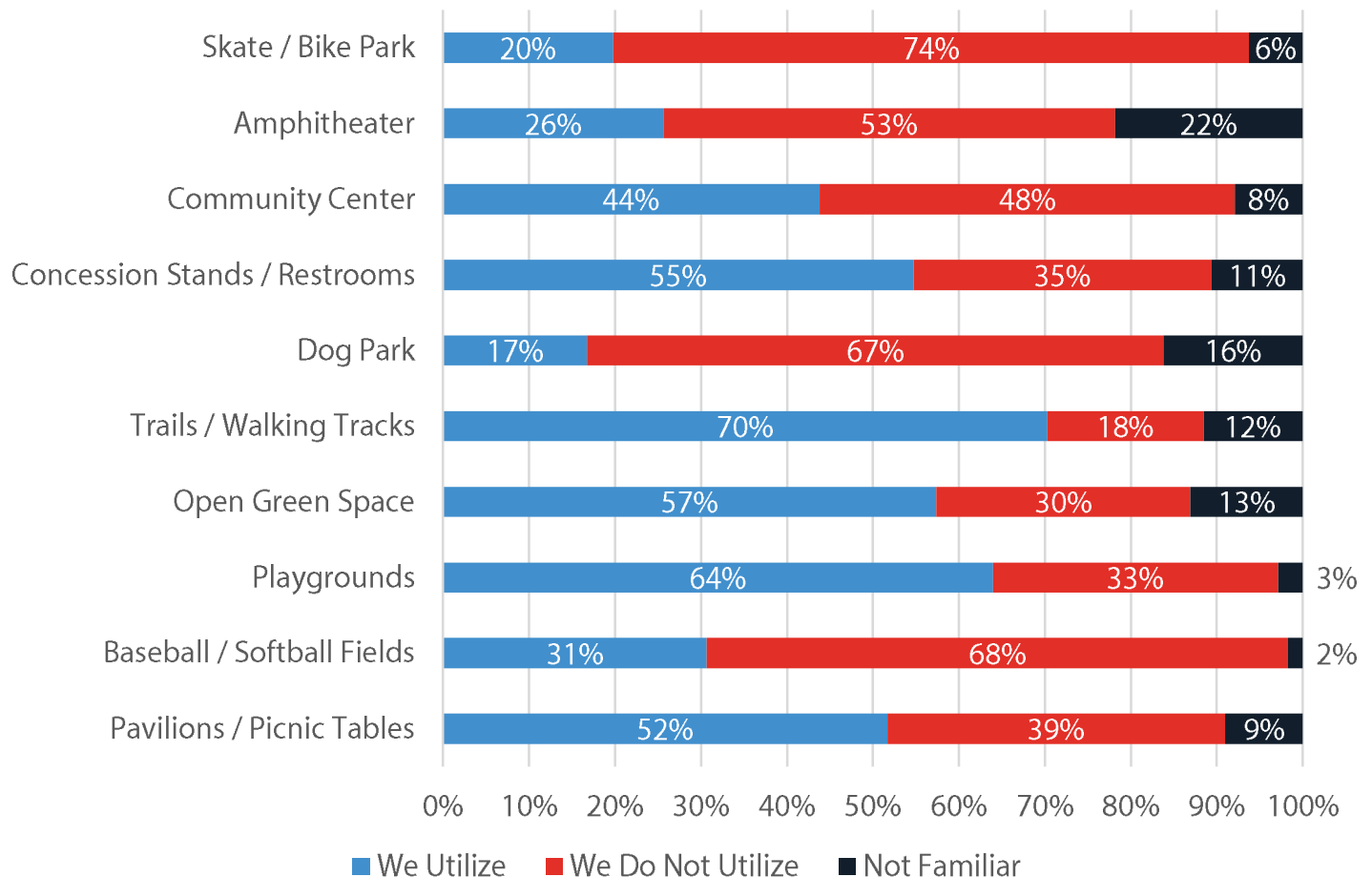
WHICH ACTIVITIES/PROGRAMS/EVENTS WOULD YOU LIKE WHITE BLUFF TO ADD?

When asked what activities, programs, or events residents would like White Bluff to add, many respondents suggested adding more nature and hiking opportunities, festivals, and aquatic activities. These responses are shown in the word cloud below. The most recurrent responses are shown larger, whereas responses mentioned less frequently are shown in smaller text.



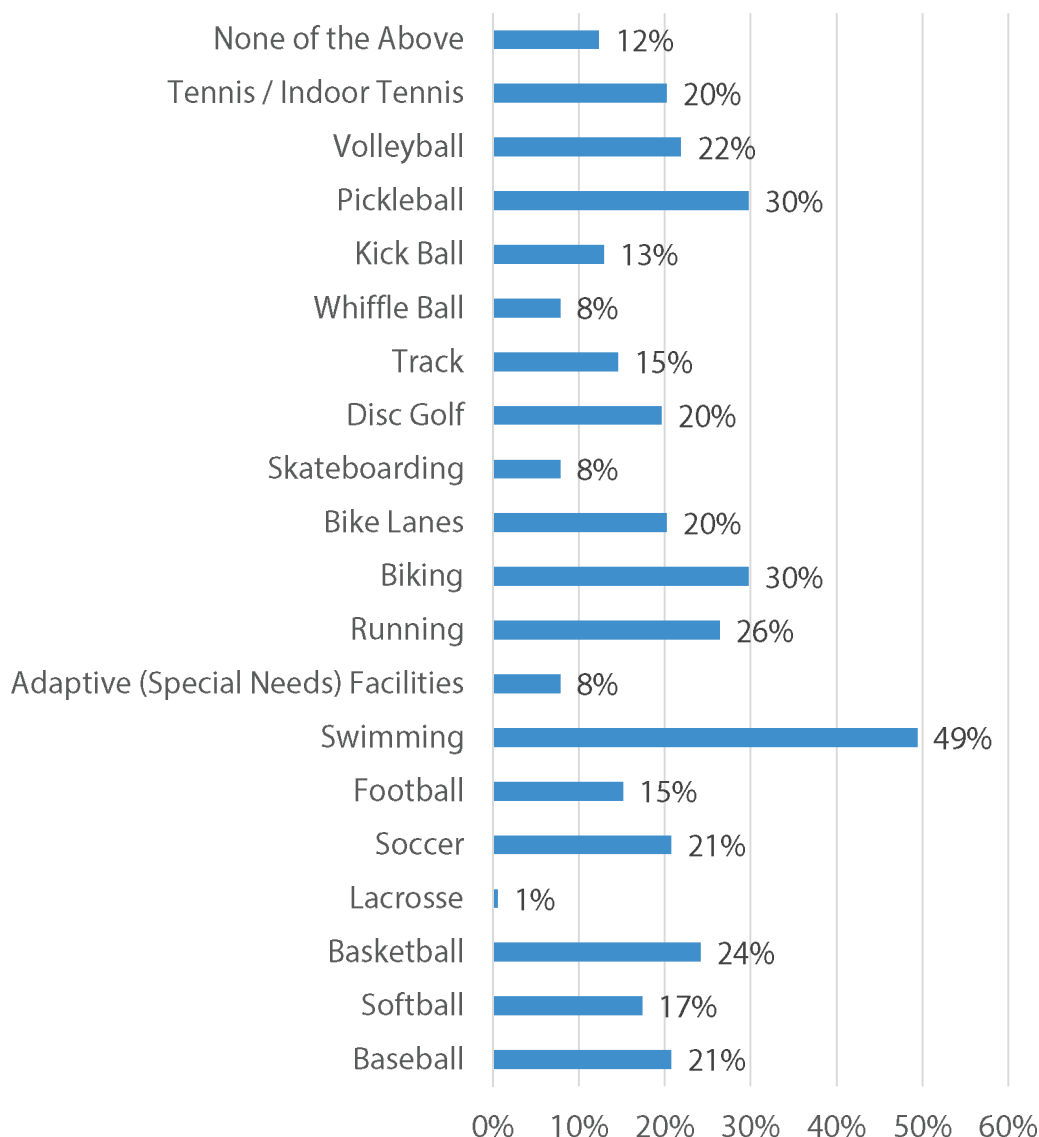
WHICH FACILITIES AND AMENITIES DOES YOUR HOUSEHOLD UTILIZE?

The most utilized facilities selected were trails/walking tracks (70%), playgrounds (64%), open green space (57%) , and concession stands/restrooms (55%). The least utilized facilities were the dog park (17%), skate/bike park (20%) ,amphitheater (26%), and baseball/softball fields (31%).



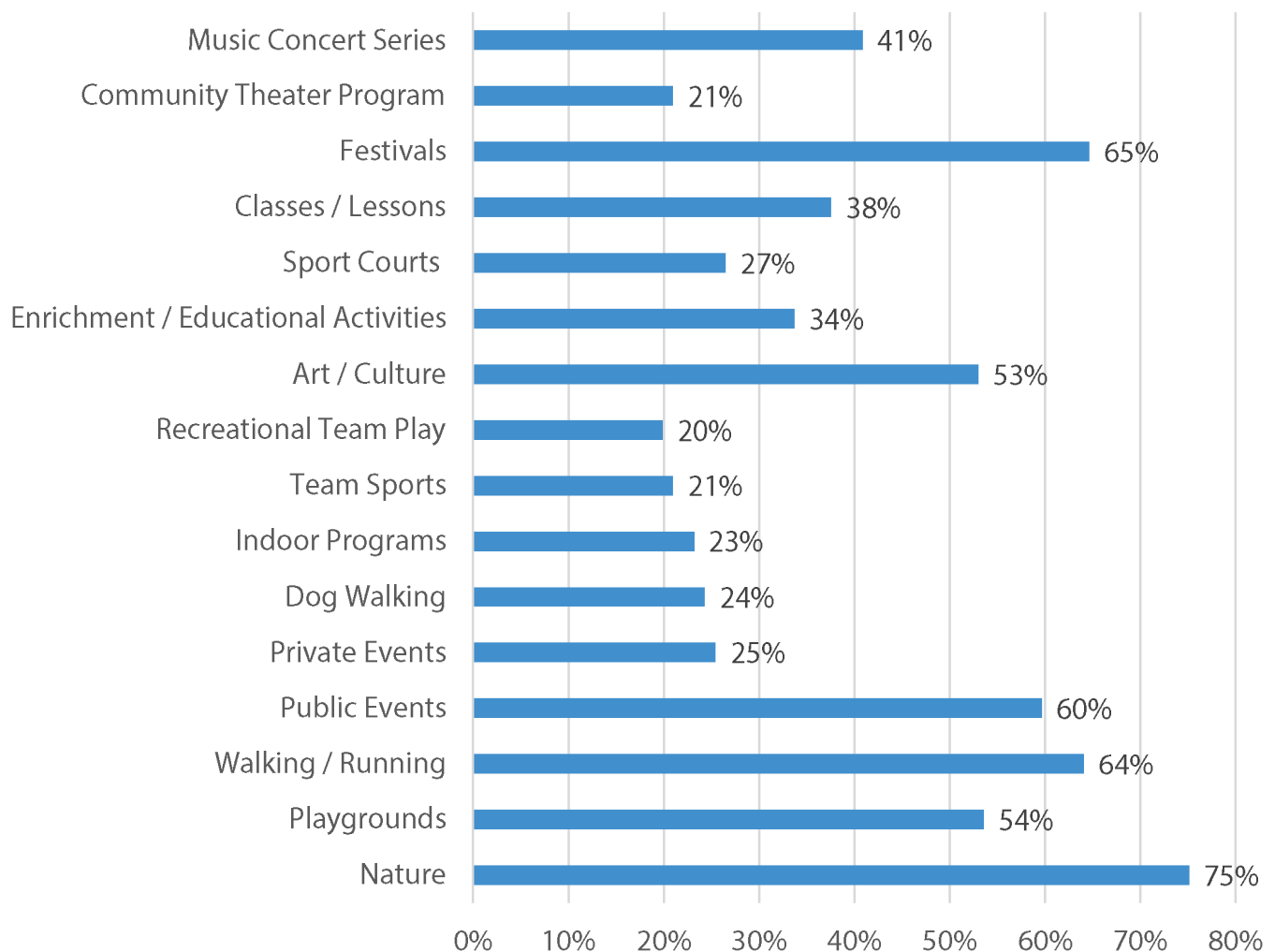
WHAT TYPE OF ATHLETIC FACILITIES/ PROGRAMMING WOULD YOUR HOUSEHOLD UTILIZE, IF AVAILABLE?

Respondents were asked to select all the recreation facilities and programming their household would utilize if it were available. Swimming (49%) was selected the most, biking and pickleball (30%) were the second highest, and running (26%) was marked as the third highest response. The least desired facilities were lacrosse (1%), whiffle ball (8%), skateboarding (8%), and adaptive (special needs) facilities (8%). An indoor fitness center and senior center were top programs written for “other” responses.



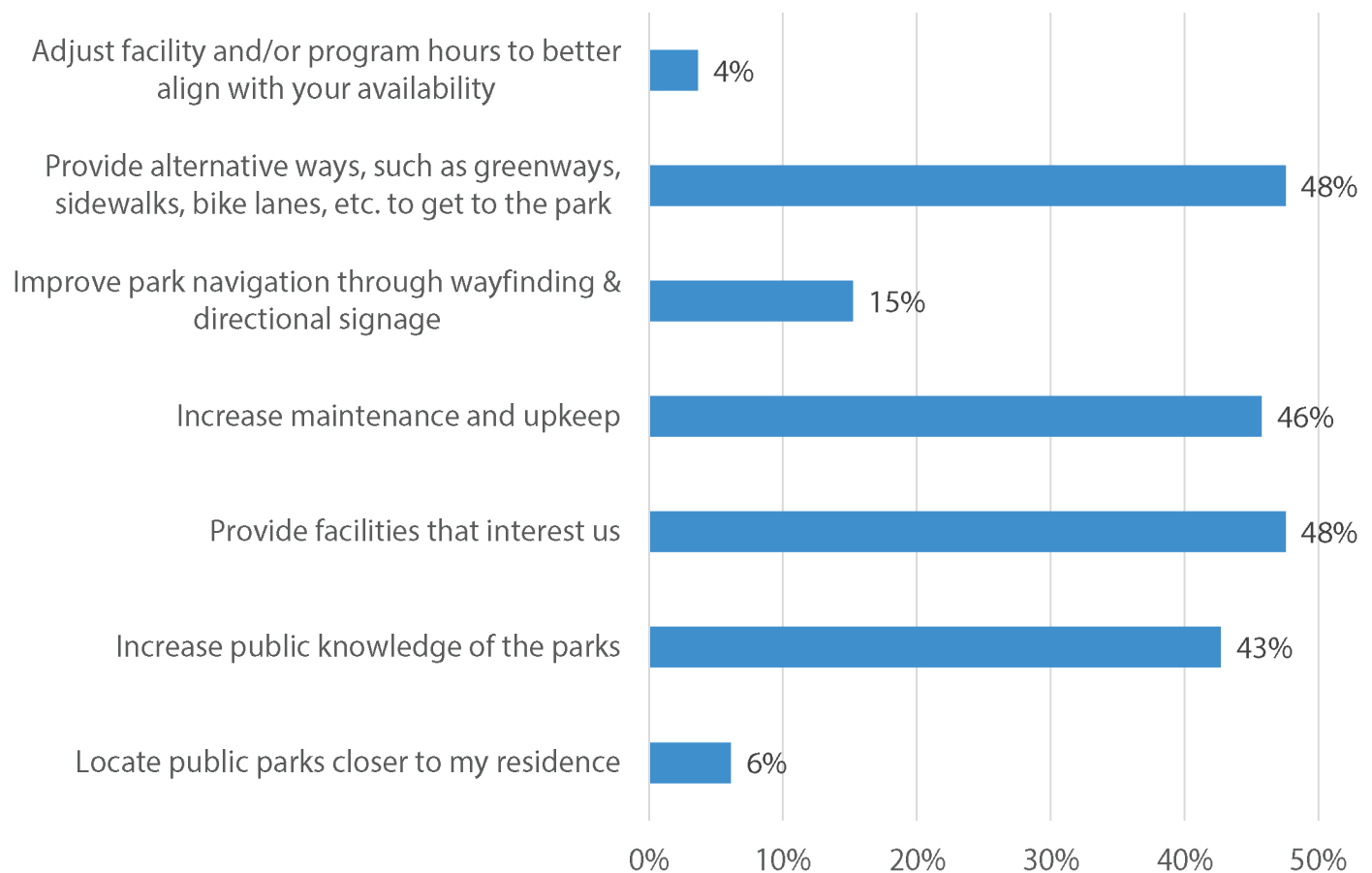
WHAT ATTRACTS YOU TO THE PARKS AND/OR RECREATIONAL FACILITIES?

Residents were asked what attracts them to their local park or facility, with nature (75%), festivals (65%), and walking/running (64%) being the highest. The lowest attractions identified were recreational team play (20%), community theater program and team sports (21%). The splashpad and festivals were amongst the top attractions that were written for “other” responses.



WHAT COULD THE TOWN DO TO INCREASE THE NUMBER OF TIMES YOU VISIT A WHITE BLUFF PARK OR FACILITY?

Survey respondents cited a wide variety of ways that the Town could increase the number of times they visit the parks and recreation facilities. The graph below shows the most frequent answers at 48% was to provide alternative ways to access the park such as greenways and sidewalks and to provide facilities that interest us. The next most common response was to increase maintenance and upkeep (46%). Around 21% of respondents added an additional comment, and the most common comments were to improve security, extend hours of operation, and offer more events.



WHAT ARE THE STRENGTHS OF THE PARKS IN WHITE BLUFF THAT WE NEED TO BUILD ON FOR THIS MASTER PLAN?

Survey participants identified several strengths of the parks and recreation system in White Bluff, including location of parks and facilities being the most frequent responses. The word cloud lists several other comments about the strengths of the Town parks. The most recurrent responses are shown larger, where responses mentioned less frequently are shown in smaller text.

**MAINTENANCE
AND CLEANLINESS**

ACCESSIBILITY

SECURITY

**LOCATION OF PARKS
AND FACILITIES**

**VARIETY OF
PROGRAMS**



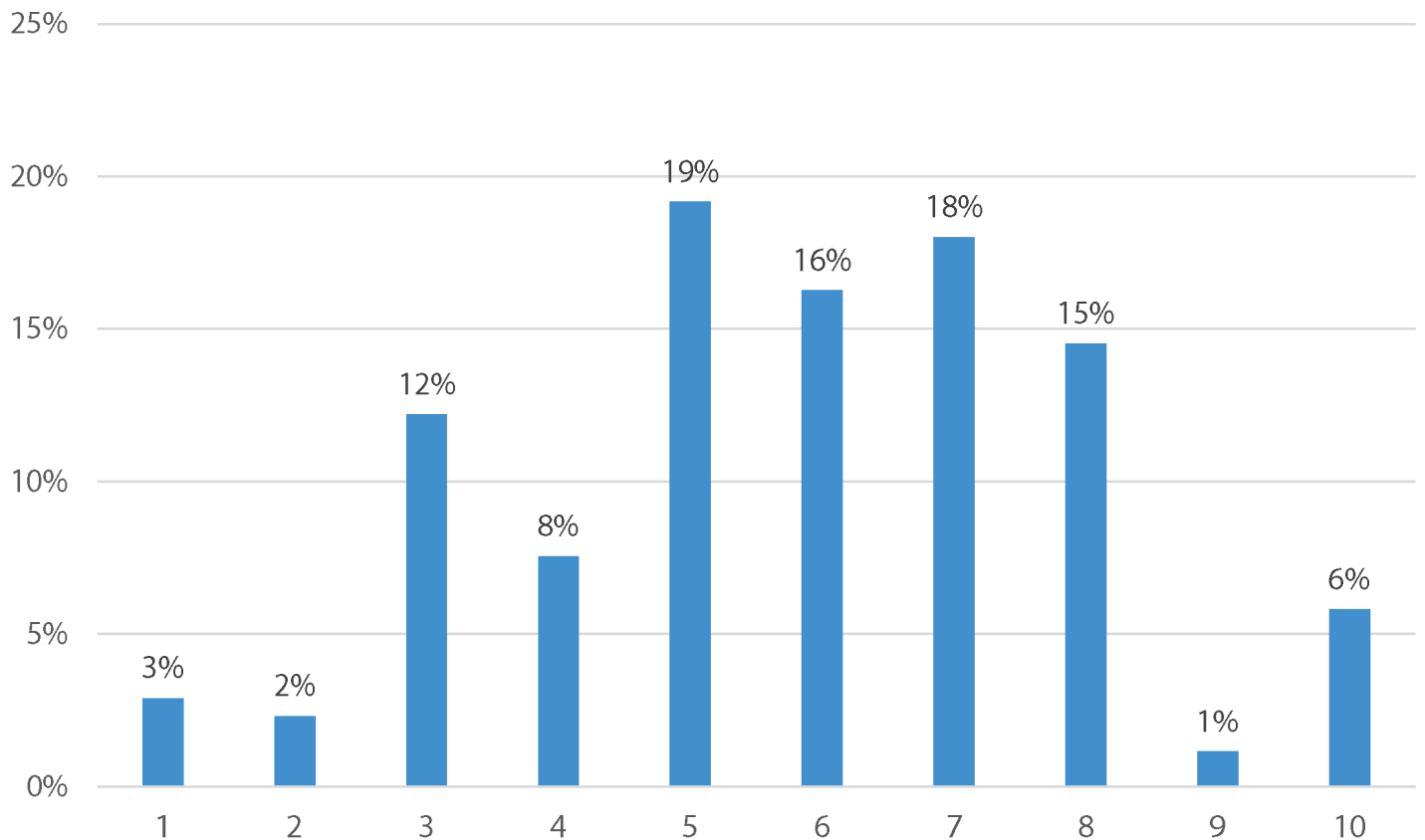
WHAT ARE THE WEAKNESSES OF THE PARKS IN WHITE BLUFF THAT WE NEED TO SUGGEST IMPROVING IN THIS MASTER PLAN?

Respondents identified several weaknesses of the parks and recreation system in White Bluff, including maintenance and security. The word cloud illustrates some of the frequently mentioned weakness in the comments. The most recurrent responses are shown larger, where responses mentioned less frequently are shown in smaller text.



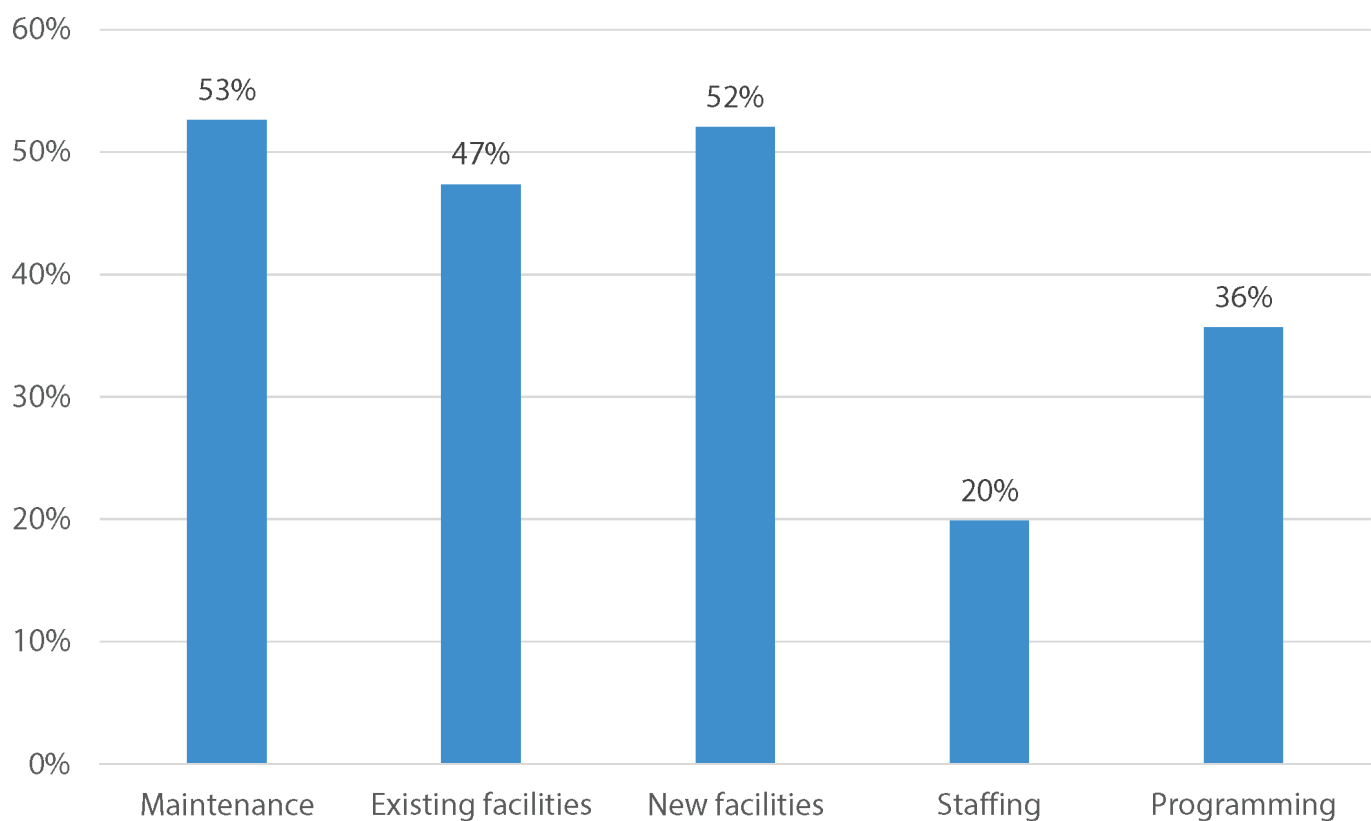
ON A SCALE OF 1 TO 10 WITH 10 BEING SUPERIOR, HOW WOULD YOU RATE THE PARKS AND RECREATION FACILITIES TOWNWIDE?

When asked to rate the Town's park systems on a scale of 1 to 10, the most frequent rating was 5 out of 10, and the average rating was 5.8 out of 10. This suggests that the park and recreation facilities are perceived as average by the community and have room for improvement.



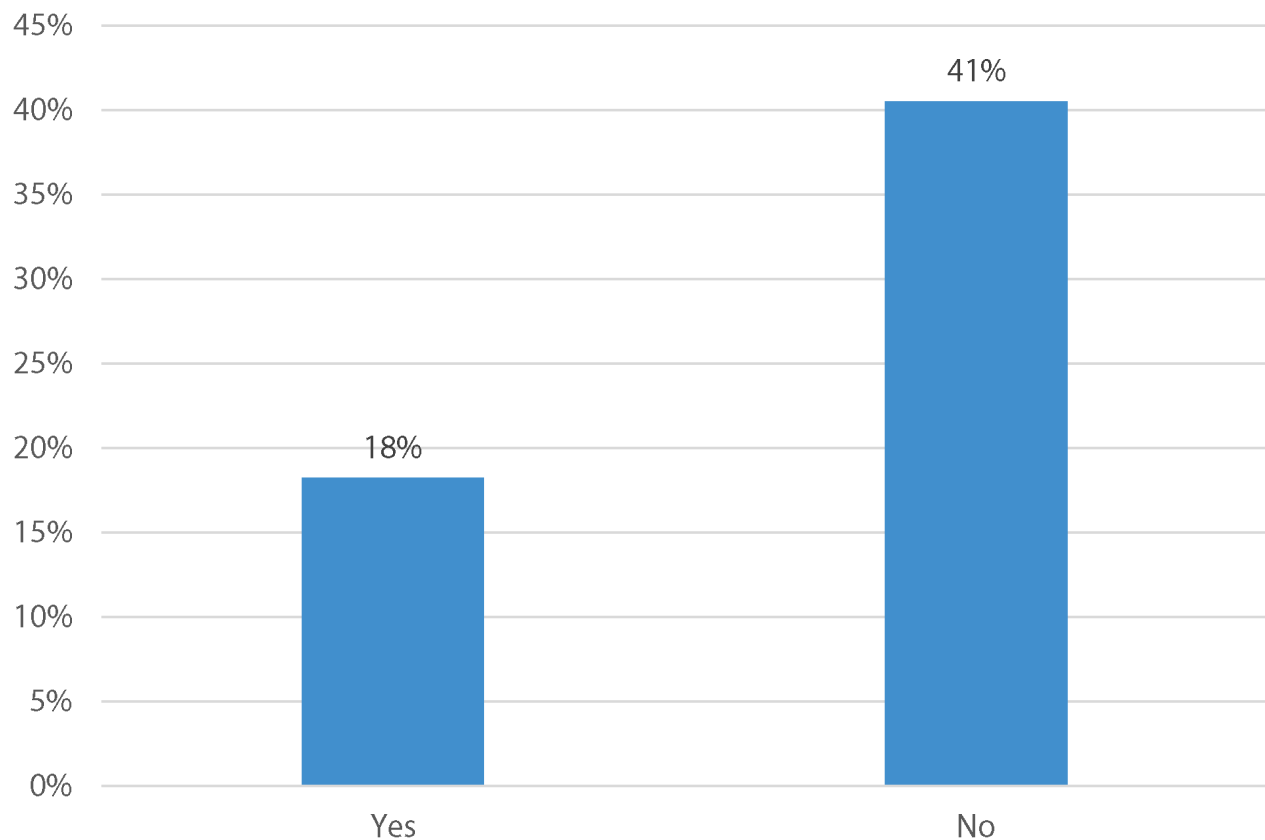
WHERE SHOULD THE TOWN FOCUS ITS RESOURCES TO IMPROVING THE TOWN'S PARKS AND FACILITIES?

When asked where the Town should focus its resources, respondents most frequently chose to focus on maintenance, with new facilities having the second highest frequency. Additionally, respondents wrote in comments to improve lighting and hire additional staff.



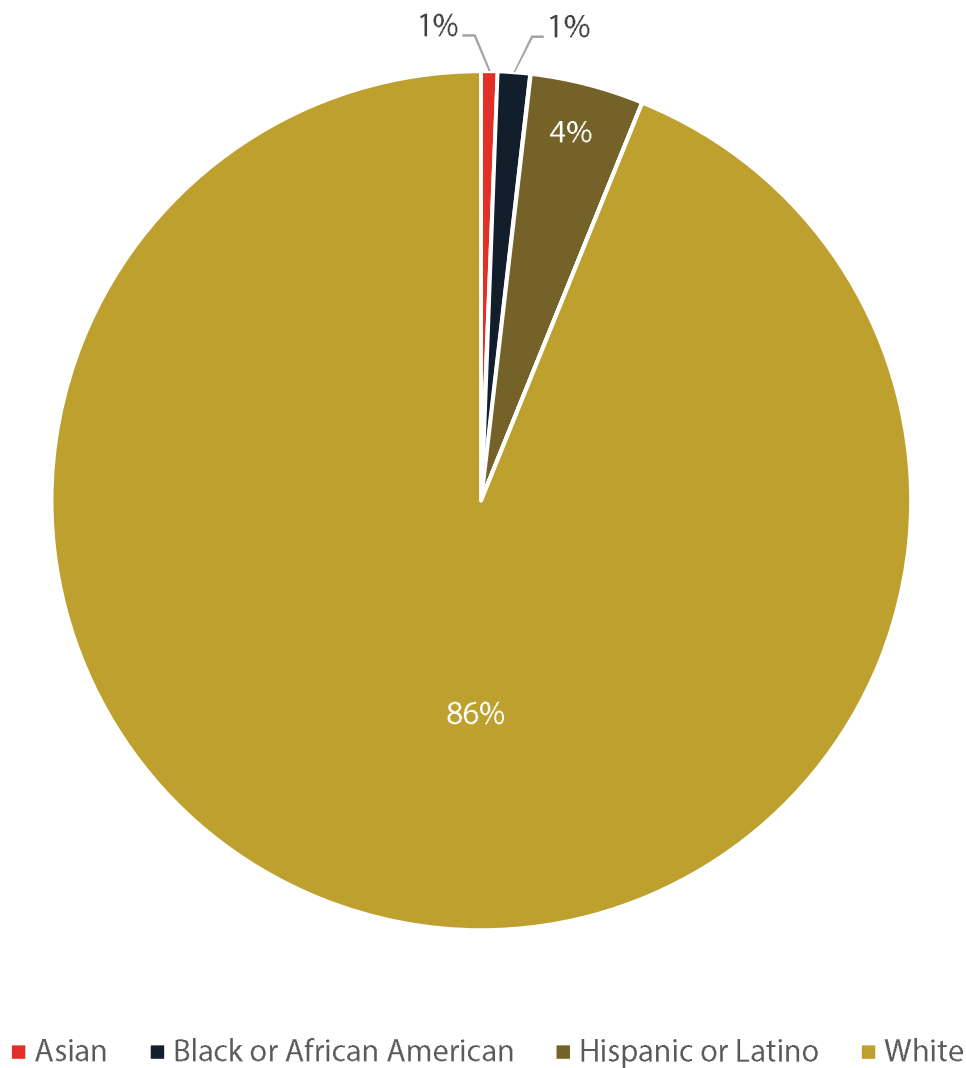
DO THE TOWN'S RECREATION FACILITIES HAVE OPERATIONAL OR MAINTENANCE ISSUES THAT NEED TO BE ADDRESSED AND IMPROVED UPON?

When asked if there were any operational or maintenance issues to be addressed, 41% of respondents answered no, while only 18% responded yes. Respondents who answered yes were given the option to write a comment. Most of the comments pertained to improving restrooms, Field of Dreams playground maintenance, and Veterans Memorial Park maintenance.



WHAT ETHNICITY/RACE IS REPRESENTED IN YOUR HOUSEHOLD?

Survey respondents' households were 86% White, 1% Black or African American, 4% Hispanic or Latino, and 1% Asian. 11% of respondents declined to share their ethnic identification.



SWOT ANALYSIS

The consultant team conducted a strengths, weaknesses, opportunities, and threats (SWOT) analysis on Monday, October 28, 2024 with the Steering Committee, Town staff, and key stakeholders. The input provided during the SWOT analysis is integral to the master planning process and is used in conjunction with staff interviews and the public open house to get a broad spectrum of public and stakeholder input. Several strengths, weaknesses, opportunities, and threats were identified by project stakeholders and are listed below in no particular order of priority or significance.

STRENGTHS



- Community support
- Well loved, heavily utilized facilities
- Field of Dreams Playground
- Mayor/Council support for parks
- Planning and updated policies
- Town listens to the community
- New security system and increased safety
- Field of Dreams Park draws visitors from surrounding communities
- New facilities and new t-ball amenities
- Public/Private partnerships
- Nature Park
- Events put on by the Town
- Diversity of events
- Donated facilities
- Proximity to Montgomery Bell State Park and Narrows of the Harpeth State Park
- Skate Park
- Library and youth programming
- Continued revenue generated by parks
- Offers fall ball
- Events for local writers and aspiring writers

WEAKNESSES



- Lack of volunteer system
- Reactive measures regarding security concerns
- No staff directly dedicated to parks department
- Lack of multi-purpose field and courts
- Lack of facilities/programming for teens and young adults
- Lack of space
- Lack of aquatics/water play options
- Lack of civic center parking for hosting large events
- Lack of storage and convenient storage location
- Lack of communication to public about amenities and events
- Lack of oversight for contracts and agreements with local organizations utilizing Town facilities
- Lack of tax revenue and dedicated parks funding
- Lack of formal user agreement between users and the Town
- Lack of restrooms
- Lack of workout facilities

OPPORTUNITIES



- Improve security system to protect facilities after hours
- Upgrade existing facilities
- Hire full-time, part-time, and seasonal parks staff
- Connect facilities and improve pedestrian connectivity
- School programming and partnerships
- Expand programming
- Implement the planned greenway connection to Montgomery Bell State Park
- Host large events at Civic Center
- Create job opportunities for full-time and part-time, teen library staff
- Hire full-time and part-time programming staff
- Upgrade and possibly relocate Community Center
- New parkland for additional facilities
- Improve communication to public about events and facilities
- Improve facility organization and programming at Veterans Memorial Park
- Formalize agreement with Town facilities usage
- Multi-use recreational facility
- Provide facilities to help expand Jr. Pro Football
- Update field usage and maintenance policies
- Update and preserve historic aspects of Frog Pond Hall
- Hire marketing and communications staff member or event director
- Formalize volunteer management
- Expand senior programming
- Mentoring programs for youth
- Senior/youth intergenerational programming
- Improve lighting surrounding walking trails
- Basketball courts

THREATS



- Aging facilities - lack of staff and funding to keep up
- Lack of dedicated funding
- Conflicting uses
- Lack of dedicated staff for parks departments and reliance on volunteer efforts
- Growing population
- Lack of facilities to keep residents in Town

WHITE BLUFF

PARKS AND RECREATION MASTER PLAN



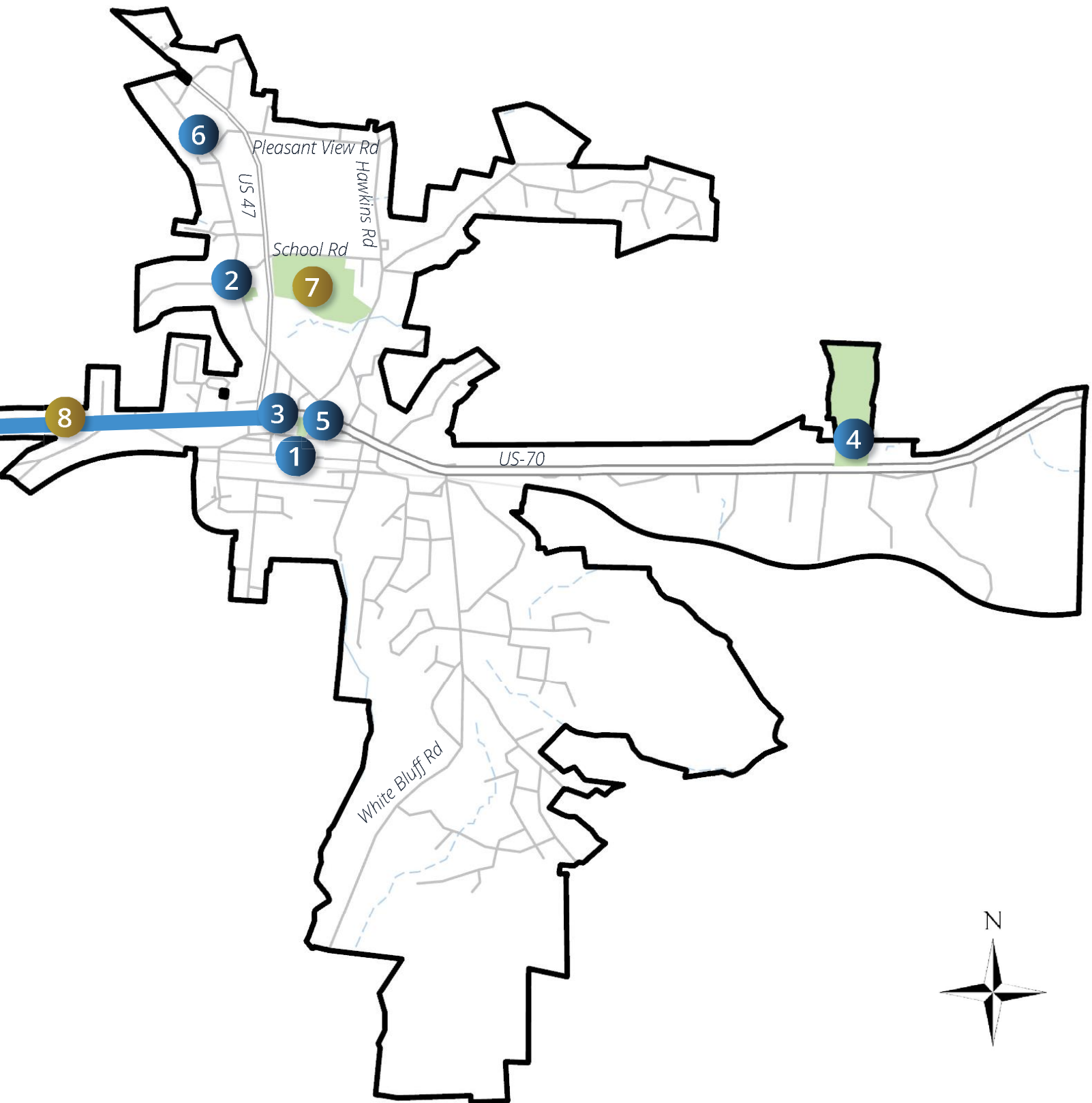
EXISTING FACILITIES

OVERVIEW AND EVALUATION

For a better understanding of the existing assets of White Bluff, the consultant team and staff visited all of White Bluff's parks and recreation facilities to document existing conditions and identify amenities. The team conducted a thorough visual inspection of the parks and facilities to gauge the current conditions and identify any wear or damage, taking into account its age condition and required repairs. Each amenity was given the rating good, fair, or poor. A "good" amenity or facility is in new or like-new condition and will not require any major foreseeable maintenance updates within the next 10 years. A "fair" amenity or facility is showing signs of normal wear and tear but is still in usable condition at the time of the inventory and will likely need updates after five years. A "poor" amenity or facility is in a condition with visible signs of wear, damage, or deterioration and should be replaced or upgraded within the next five years. The consultant team performed an existing facility evaluation of the following facilities:

LIST OF PARKS:

- 
- 1 Field of Dreams Playground
 - 2 Bibb-White Bluff Civic Center
 - 3 White Bluff Community Center
 - 4 Veterans Memorial Park
 - 5 White Bluff Skate and Bike Park
 - 6 Frog Pond Hall
 - 7 Bibb-White Bluff Nature Park (Future Park)
 - 8 Greenway Connecting Montgomery Bell State Park and Downtown White Bluff (Future)



FIELD OF DREAMS PLAYGROUND

Willey St | 0.39 Acre Playground

This community-built playground, designed with ideas from local schoolchildren, is a highlight of White Bluff parks. Featuring inclusive equipment for children of all abilities, it was constructed and funded by the community, giving the playground a special emotional significance.



AMENITY	CONDITION
PLAYGROUND	POOR
WALKING PATH	POOR
PAVILION	POOR

RECOMMENDATIONS

Short Term

- Begin community engagement efforts to gather input on what elements the community wants in a new playground
- Replace or repair trash receptacles
- Repave walking path

Long Term

- Save all plaques, signs, and irreplaceable unique elements for preservation or recreation in the new play structure
- Replace playground structure with an inclusive playground that implements elements from the community engagement process
- Replace pavilion structure
- Add a permanent restroom facility if and when the community center is relocated
- Repave and restripe parking lot and add ADA accessible stalls

BIBB-WHITE BLUFF CIVIC CENTER

1054 Old Charlotte Rd | 6.64 Acres

The Bibb-White Bluff Civic Center offers a state-of-the-art facility for arts performance and education. This versatile space is a popular venue for gatherings, corporate events, parties, receptions, art shows, concerts, and more. The Jennie Woodworth Library of White Bluff is also housed within the building.



AMENITY	CONDITION
AUDITORIUM	GOOD
BOARD ROOM	GOOD
CLASSROOMS	GOOD
CATERING KITCHEN	GOOD
SENIOR CENTER	GOOD
COMMON AREA	GOOD
AMPHITHEATER	GOOD
PAVILION	GOOD
RESTROOM	GOOD
WALKING TRACK	GOOD

RECOMMENDATIONS

Short Term

- Hire program director to expand program offerings

Long Term

- Create multi-use path connection to the Nature Park property

WHITE BLUFF COMMUNITY CENTER

4365 US-70 | 0.07 Acres

Located next to the Field of Dreams Playground and the skate park, the White Bluff Community Center is a gathering place for community events. The Community Center is often used for birthday parties, family reunions, community meetings, and other group activities.



AMENITY	CONDITION
KITCHEN	POOR
PERFORMANCE STAGE	POOR
RESTROOM	POOR

RECOMMENDATIONS

Short Term

- Repair damaged or outdated equipment

Long Term

- Find a new suitable location for a brand new community center
- Build multi-use courts in the community center footprint once it is relocated

VETERANS MEMORIAL PARK

5066 TN-1 | 60 Acres

This large park is home to Dickson County’s first dog park and is a hub for youth softball and baseball.



AMENITY	CONDITION
BALLFIELD	POOR
CONCESSION STAND	POOR
WALKING TRACK	POOR
DOG PARK (ROVER’S PLAYPEN)	POOR
EXERCISE EQUIPMENT	POOR

RECOMMENDATIONS

Short Term

- Pave parking lot and add ADA accessible parking
- Build a storage facility
- Clean up unsightly clutter and properly store equipment
- Repave walking loop
- Improve wayfinding signage at park
- Improve ADA throughout the park amenities
- Add/upgrade lighting at all ballfields
- Upgrade restroom facilities

Long Term

- Upgrade concession building
- Replace exercise equipment
- Provide a large and small dog park
- Build hiking trails in the back 3/4ths of the property
- Upgrade the fields, dugouts, and bleacher areas

WHITE BLUFF SKATE AND BIKE PARK

4365 US-70 | 0.11 Acres, 3.67 Acres

Located next to the White Bluff Community Center and Field of Dreams Playground, this skate park provides a place where skateboarders and BMX bike enthusiasts can enjoy a variety of features.



AMENITY	CONDITION
SKATE AND BMX BIKE PARK	FAIR

RECOMMENDATIONS

Short Term

- Pour a concrete ramp into the skate park entrance
- Repair cracked concrete
- Repave parking lot and add ADA parking stalls for skate park

Long Term

- Replace skate park ramps with concrete and replace metal rails

FROG POND HALL

1257 Old Charlotte Rd | 1.99 Acres

Formerly Johnson Chapel, a one-room church built in 1905, Frog Pond Hall now serves as a rentable event space for White Bluff. This historic building offers a unique setting for events.



AMENITY	CONDITION
2500 SF EVENT SPACE	FAIR

RECOMMENDATIONS

Short Term

- Install restrooms
- Add HVAC system
- Update outdated facilities

Long Term

- Add parking

BIBB-WHITE BLUFF NATURE PARK (FUTURE)

School Road, White Bluff, TN 37187 | 50.00 Acres

This future community space will begin construction in 2025 and connect to the Civic Center. This park will include an ADA accessible Nature Center, outdoor classrooms, and nature trails.



AMENITY

NATURE CENTER
RESTROOM
WALKING PATH
OUTDOOR CLASSROOMS

RECOMMENDATIONS

Short Term

- N/A

Long Term

- Rehabilitate existing well and build a working windmill to pump the well water
- Create a pedestrian connection to the Civic Center
- Renovate the on-site barn to be utilized as an event space



WHITE BLUFF

PARKS AND RECREATION MASTER PLAN



PROGRAMMING

APPROACH

Programs offered through a parks and recreation department are generally defined as resources and services provided for purposes of leisure, entertainment, and recreational pursuits. Examples include recreation activity programs, athletic leagues, special events, arts programs, and environmental education programs. Oftentimes communities produce a significant portion of operating revenues generated from fees and charges associated with these programs, in addition to major indirect revenues to local and regional economies from sports tournaments and special events such as arts, music, and holiday festivals. Parks and recreation programs also provide social, health, and environmental benefits for residents. Currently, White Bluff does not have a dedicated staff member for recreational and social programming.

To gain a better understanding of how well White Bluff's current recreational programs and events are fulfilling the community's needs, it was important to begin with a clear understanding of what services were already being provided by surrounding entities and local groups to prevent any duplication of services in the recommendations. In this analysis, the target audience and lifecycle of existing programming in White Bluff were evaluated and are outlined in the text below.

The Town of White Bluff as well as Dickson County are expected to receive continuous growth for years to come, as noted in the 2044 White Bluff Comprehensive Plan. In addition to this population growth, it is evident that local organizations are also experiencing growth and success, highlighting the necessity for ongoing program support through public spaces. The importance of local organizations in providing recreational opportunities was highlighted, yet there remains a noticeable need for fields and courts across the Town, particularly to the south of downtown, where parks amenities are limited. While youth organizations currently benefit from various program opportunities, there exists untapped potential for growth in programming specific to preschool and teen ages. The public survey emphasizes these findings, calling attention to key maintenance needs and opportunities for expanded athletic and recreational programming.



Photo from Town of White Bluff

ATHLETIC LEAGUES

The Town of White Bluff does not directly provide any athletic leagues, however there are numerous local organizations that the Town partners with to provide this service. Having local leagues and organizations facilitate many of the athletic leagues limits the amount of effort required by the Town, which reduces the number of staffing and costs incurred by the Town. Currently, there is a need for more multi-use courts and fields, an indoor fitness facility, and nature trails in White Bluff. The public survey results highlight the need for a variety of athletic programming including swimming, pickleball, and basketball.

Athletic Leagues (Not Ran by Town of White Bluff)

ORGANIZATION	PROGRAM	TARGET AGE	GROWING / MATURE / DECLINING
WHITE BLUFF BOMBERS	JUNIOR PRO FOOTBALL AND CHEERLEADING	YOUTH (5-12)	GROWING
WHITE BLUFF LITTLE LEAGUE	YOUTH BASEBALL AND SOFTBALL	LEARNING (3-4) TEEBALL (5-6) COACHPITCH (7-8) BASEBALL (9-15)	GROWING
NORTH DICKSON COUNTY BASKETBALL LEAGUE	YOUTH BASKETBALL LEAGUE	YOUTH (5-12)	GROWING
FALL BALL LEAGUE	BASEBALL / SOFTBALL	ADULTS (18-49) SENIORS (50-70)	GROWING



PROGRAM & EVENTS

The table below shows a combination of programs and events offered by the Town of White Bluff and other local organizations. The Town of White Bluff (TOWB) currently offers a variety of programs and annual events to their residents throughout the year. Most programs offered in White Bluff are for all ages. Based on the public survey results, there is a high demand by residents for a new playground, community pool, and Town festivals.

Social and Recreational Programs and Events

ORGANIZATION	PROGRAM	TARGET AGE	GROWING / MATURE / DECLINING
TOWB PARKS BOARD	MAIN STREET FESTIVAL	ALL AGES	GROWING
TOWB PARKS BOARD	WHITE BLUFF HALLOWEEN SPOOKTACULAR	YOUTH (5-12)	GROWING
TOWB LIBRARY	JENNIE'S CHRISTMAS MERCANTILE	ALL AGES	GROWING
TOWB PARKS BOARD	BREAKFAST WITH SANTA	YOUTH (5-12)	GROWING
TOWB PARKS BOARD	CHRISTMAS PARADE	ALL AGES	GROWING
TOWB PARKS BOARD	4TH OF JULY CELEBRATION	ALL AGES	GROWING
TOWB LIBRARY	SUMMER READING PROGRAM (LIBRARY)	ALL AGES	GROWING
TOWB LIBRARY	CROCHET CLASSES (LIBRARY)	ALL AGES	GROWING
TOWB LIBRARY	STORYTIME WITH SANTA (LIBRARY)	YOUTH (5-12)	GROWING
MONTGOMERY BELL STATE PARK	HALLOWEEN HAYRIDE*	ALL AGES	GROWING
DICKSON DRAWING CLUB	DICKSON DRAWING	ALL AGES	GROWING
HARPEETH RIVER STATE PARK	HARPEETH HARVEST FEST*	ALL AGES	MATURE
QUEST CENTER	GUITAR CLASSES*	TEEN (13-17)	GROWING
BLOOD ASSURANCE	BLOOD DRIVE*	ALL AGES	MATURE
CHRIS GREENE MUSIC	MUSIC INSTRUCTION	ALL AGES	GROWING

* Not offered by Town of White Bluff

TOWB = Town of White Bluff

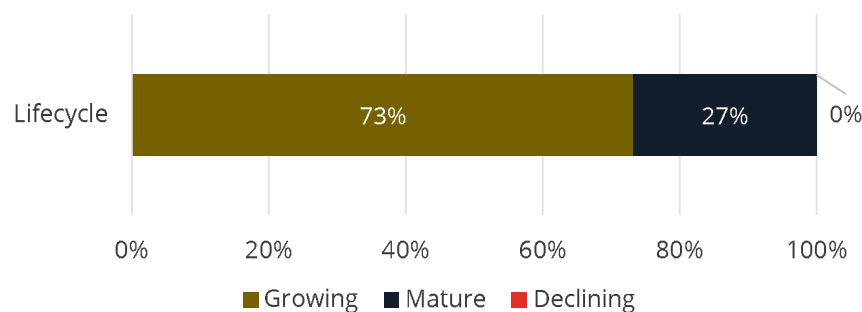


ORGANIZATION	PROGRAM	TARGET AGE	GROWING / MATURE / DECLINING
THE HARP SCHOOL	HARP INSTRUCTION*	ALL AGES	GROWING
BIBB-WHITE BLUFF CIVIC CENTER	FREE FIRST FRIDAY BINGO*	SENIOR (60+)	MATURE
BIBB-WHITE BLUFF CIVIC CENTER	BRIDGE GROUP*	SENIOR (60+)	MATURE
FRIENDS OF WHITE BLUFF, INC.	WHITE BLUFF ARTS AND MUSIC FESTIVAL*	ALL AGES	GROWING
DICKSON BEE CLUB	WORLD HONEYBEE FESTIVAL*	ALL AGES	GROWING
FRIENDS OF WHITE BLUFF, INC.	MEMORIAL DAY (VETERANS PROGRAM)*	ALL AGES	MATURE
BIBB-WHITE BLUFF CIVIC CENTER	PAINTING WITH Q *	ALL AGES	GROWING
BIBB-WHITE BLUFF CIVIC CENTER	DEVELOPMENTAL SERVICES - ADULTS W/ DISABILITIES PROGRAM*	ADULT (18-49)	MATURE
BIBB-WHITE BLUFF CIVIC CENTER	JEFF ROGERS MUSIC (GUITAR INSTRUCTION)*	ALL AGES	MATURE
BIBB-WHITE BLUFF CIVIC CENTER	WHITE BLUFF HISTORY CLUB*	SENIOR (60+)	MATURE
TOWB LIBRARY	DANCE WITH ME	PRESCHOOL (-4)	GROWING

* Not offered by Town of White Bluff

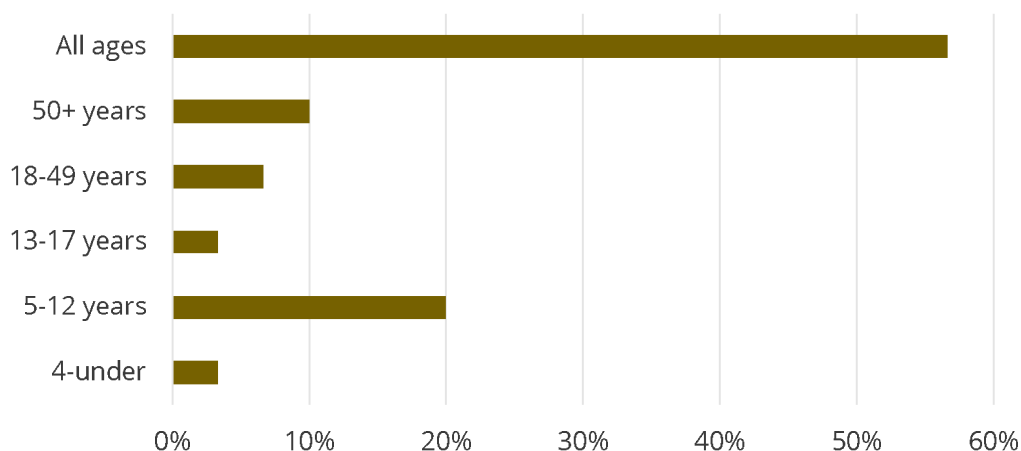
LIFECYCLE ANALYSIS

All programs offered in White Bluff, including by the Town as well as local organizations, were evaluated based on their current participation trends. The lifecycle analysis is positive, showing a majority of programs that are growing (72%) or mature (28%) and none that are declining. The high number of growing and mature programs is an indicator that the Town has provided successful programs to the community. Based on the public survey results, residents would like increased staff and maintenance to better support these existing programs. The Town and its partners need to be cognizant of this and provide sufficient staff to support these growing programs into maturity. The graphic below shows the relationship between current programs and their lifecycle stages.



AGE SEGMENT DISTRIBUTION

An age segment distribution analysis was conducted based on the target audience for each existing program. This analysis helps to better understand how the current program system serves each age group in the community. White Bluff is successfully providing many programs that serve all ages within the community. It has also built a strong foundation of programs for youth and seniors. There is a lack of programming designed specifically for toddlers and teens, and adult programming could also greatly improve. The public survey highlighted a clear need for increased teen activities as well as senior specific programming. Department staff should review age segment distribution annually to better understand level of service for each age group and check for a good balance of programs.



SUMMARY

The purpose of this program analysis is to identify the strengths and shortfalls of the types of recreational, social, and educational programs and events offered by the department. It is important to measure the current status of existing programs against the results from the public survey.

Based on the lifecycle analysis showing all programs and athletic leagues are growing or mature, it is recommended that the Department continue providing the current programming. In addition, the Department should conduct annual reviews to determine if any programs are declining and consider removing and replacing them with a new program that better meets the needs of the community at the time.

The age segment distribution identified a lack of programming and events tailored specifically for toddlers (4-under) and teens (13-17). While the chart show that overall the Town is providing adequate service to youth, adults, and seniors, it should be noted that there are only small range of programs being offered to those age groups, therefore it is recommended that the Town broaden its program offerings and offer more specific programming to teens, toddlers, and adults. Additionally, the Town should conduct an annual review to identify any potential gaps as the communities' needs change over time.

The program assessment metrics used in this Master Plan coupled with community input help the Town prioritize which programs to focus their efforts on within the short- and long-term ranges. It is recommended that the Town conduct an annual comprehensive inventory and analysis of the programs and events offered that includes community feedback. Additional staff, funding, and facilities will be required to meet the outlined recommendations in this section.



Photo from Town of White Bluff

WHITE BLUFF

PARKS AND RECREATION MASTER PLAN



IMPLEMENTATION PLAN

Approach

This comprehensive parks and recreation master plan will serve as a working document for the Town of White Bluff. The goal of this comprehensive parks and recreation master plan is to examine White Bluff's existing assets' ability to meet the needs of the community and outline steps for closing the gap between the current level of service and where the Town should be compared to national and local standards.

The implementation plan lays out strategies to improve the Town of White Bluff's Parks and Recreation System by organizing recommendations based on priority, scope, and potential budget impacts. These recommendations will serve as a guide to help the Town approach the implementation plan methodically and create realistic goals while prioritizing the needs of the public.

Implementation of this plan will require more than recommendations and funding strategies; it will also require buy-in from the community and decision makers. Key stakeholders and the public should be engaged at every step in the planning of new facilities to ensure they reflect the needs of the public and to increase future buy-in and ownership from the community.

Building on the findings provided in the rest of the report, this section organizes the priority recommendations for improving the existing parks, programming, staffing, and new facilities.



EXISTING PARKS, OPEN SPACES, AND FACILITIES

White Bluff's current parks provide passive and active recreation opportunities for the community. As found in the community survey, investing in the renovation and maintenance of existing facilities is of high importance. Providing essential upgrades and improvements ensures that users continue to enjoy the facilities provided. After analyzing the existing parks and facilities, the following overarching goals are recommended.

Systemwide Priority Recommendations

- Provide permanent or temporary restroom facilities at all parks and recreation facilities
- Create design guidelines and standards for all White Bluff Parks and recreation facilities to indicate users are in the Town's parks
- Create wayfinding and signage standard and improve wayfinding to the Town's parks and facilities
- Assess all outdated facilities and create a maintenance improvement plan for scheduled updates and improvements
- Improve the pedestrian connectivity between the Town's parks, recreation facilities, downtown, and the surrounding parks such as Montgomery Bell State Park
- Improve security and lighting at all parks and recreation facilities
- Create a master plan for Veterans Memorial Park to better utilize the entire property
- Add a greenway connecting Veterans Memorial Park and Downtown White Bluff





Field of Dreams Playground

Short Term

- Begin community engagement efforts to gather input on what elements the community wants in a new playground
- Replace or repair trash receptacles, repave walking path

Long Term

- Save all plaques, signs, and irreplaceable unique elements for preservation or recreation in a new inclusive play structure
- Replace playground structure, pavilion structure, and add permanent restroom facility once Community Center is relocated
- Repave and restripe parking lot and add ADA accessible stalls



Veterans Memorial Park

Short Term

- Pave parking lot and repave walking loop
- Build a storage facility
- Clean up unsightly clutter and properly store equipment
- Improve ADA accessibility and wayfinding signage at park
- Upgrade restroom facilities and lighting at all ballfields

Long Term

- Upgrade concession building, fields, dugouts, bleacher areas, and exercise equipment
- Provide a large and small dog park
- Build hiking trails in the back 3/4ths of the property



Frog Pond Hall

Short Term

- Install restrooms
- Add HVAC system
- Update outdated facilities

Long Term

- Add parking



White Bluff Community Center

Short Term

- Repair damaged or outdated equipment

Long Term

- Find a new suitable location for a brand new community center
- Build multi-use courts in the community center footprint once it is relocated



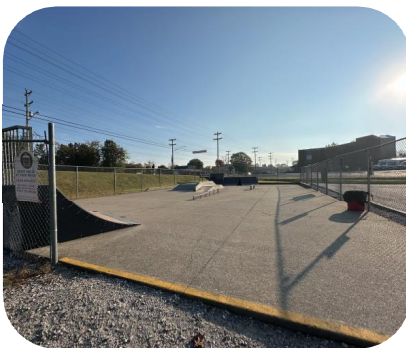
Bibb-White Bluff Civic Center

Short Term

- Hire program director to expand program offerings

Long Term

- Create multi-use path connection to the Nature Park property



White Bluff Skate and Bike Park

Short Term

- Pour a concrete ramp into the skate park entrance
- Repair cracked concrete

Long Term

- Replace skate park ramps with concrete and replace metal rails



Bibb-White Bluff Nature Park (Future)

Short Term

- N/A

Long Term

- Rehabilitate existing well and build a working windmill to pump the well water
- Create a pedestrian connection to the Civic Center

PROGRAMMING

White Bluff currently serves a variety of ages and successfully provides diverse programming. The results of the program assessment in combination with the public survey provide insight into existing level of service as well as future needs. Specifically, teens (13-17 years old) and young adults would greatly benefit from increased programming offered to them. Based on the existing programming evaluation, public survey results, stakeholder interviews, and SWOT analysis the following programming recommendations have been developed.

Priority Recommendations

- Provide more programs targeted towards teens and young adults
- Expand senior program offerings
- Formalize volunteer management, sign-up, and communication
- Improve communication to the public about parks amenities and events
- Expand festival and concert program offerings, specifically revive the recurring Bluff House concert series
- Expand special events programming that activate the existing park space and Civic Center such as movie nights, food trucks, and car shows
- Create a partnership with the high school to provide community service and volunteer hours



STAFFING

As White Bluff continues to see increased use of parks, recreation programming, and facilities, additional staff is necessary to support that growth. To keep up with the growing demands and ensure efficient operations, it is recommended to develop the staff responsible for parks and recreation and observe the following recommendations.

Priority Recommendations

- Hire a full-time or part-time staff member to manage programs, events, and public communications for the Department
- Hire at minimum one full-time parks staff to handle daily operations and maintenance within the next five years
- Contract a trash pick up service or hire parks staff to maintain the trash at the parks

NEW FACILITIES

According to the 2044 White Bluff Comprehensive Plan, White Bluff is projected to experience continual growth and Dickson County's population is projected to reach over 66,000 people by 2045. As the population of White Bluff continues to grow, it is recommended that the Town acquire new property to build upon the Town's parks and public amenities, particularly in the southern portion where there are currently no public parks or recreation facilities, despite it being home to the majority of White Bluff's residential developments. The following recommendations will expand the parks facilities to help achieve the full potential of White Bluff's park system.

Priority Recommendations

- Implement the planned greenway connection between Montgomery Bell State Park and downtown White Bluff
- Create a greenway master plan to have a formalized priority plan for improving both the pedestrian connectivity between the parks and recreation system and throughout the Town's amenities
- Find a suitable location for a multi-use outdoor pavilion for large events that can be rented out
- Find a suitable location for multi-use sports courts and fields
- Create a "Friends of White Bluff Parks" or other friends groups to assist in protecting, preserving, and promoting the beauty and the splendor of White Bluff's park system
- Acquire future parkland in the southern portion of White Bluff, possibly along White Bluff Rd.

WHITE BLUFF

PARKS AND RECREATION MASTER PLAN



CONCLUSION

CONCLUSION

This update to the White Bluff Parks and Recreation Master Plan provides a strategic approach to guide decision-making and financial investment in White Bluff's parks and recreation facilities, programming, and staffing needs over the next five years.

The recommendations outlined in this plan are informed by the needs of the public identified through an existing conditions analysis, a public survey, and a SWOT workshop. Based on the cumulative community engagement feedback, there is a strong desire for improvements to existing facilities, with a priority focus on safety, security, lighting, and maintenance of aging facilities. During the SWOT analysis, the community identified the lack of overall access to the parks. Constructing bike and pedestrian greenways between parks would strengthen the park network and provide alternate ways to access. Other desired improvements to existing facilities include adding restrooms, additional playground areas, a community pool and multi-use sport courts. These new facilities would cater to the growing interest in swimming, pickleball, and basketball found in the public engagement.

The consultant team conducted an inventory and analysis to assess the existing parks and recreation facilities. Short- and long-term recommendations for each facility have been provided. Alongside the facility analysis, a programming evaluation revealed opportunities for growth and a need for additional staff support. The largest gap in the provided programming includes the teen and senior age groups. New programs should be created for these user groups. The public would also like to see more festivals and concerts, including the return of the Bluff House Concert Series. This programming expansion will require hiring an additional parks staff member dedicated to program facilitation, volunteer coordination, and communication of parks and recreation events.

In addition to the recommendations in this plan, the Town recognizes the need to make strategic investments that will improve facilities and expand programs to remain competitive with peer communities, both locally and across the country. This plan provides recommendations for how and where to focus those investments, allowing for strategic expansion and improvement. Guided by this plan, White Bluff will continue to provide beloved parks and programs that enhance liveability and promote outdoor recreation for residents.





WHITE BLUFF

PARKS AND RECREATION MASTER PLAN



APPENDIX

SWOT ANALYSIS

Conducted with the Steering Committee, Town staff, and key stakeholders on Monday, October 28th, 2024



Town of White Bluff, TN

SWOT Analysis Meeting

Date: Monday, October 28, 2024

Attendees:

- Linda Hayes
- Jeff Martin
- Misty Rodgers
- Johnnie Reed
- Selen Reed
- Ashley Akers, Kimley-Horn

Meeting Notes:

Strengths:

- Community support
- Well loved, heavily utilized facilities
- Field of Dreams Playground
- Mayor/Council support for parks
- Planning and updated policies
- Town listens to the community
- New security system and increased safety
- Field of Dreams Park draws visitors from surrounding communities
- New facilities and new t-ball amenities
- Public/Private partnerships
- Nature Park
- Events put on by the Town
- Diversity of events
- Donated facilities
- Proximity to Montgomery Bell State Park and Narrows of the Harpeth State Park
- Skate Park
- Library and youth programming
- Continued revenue generated by parks
- Offers fall ball

Weaknesses:

- Lack of volunteer system
- Reactive measures regarding security concerns
- No staff directly dedicated to parks department
- Lack of multi-purpose field and courts

SWOT ANALYSIS (CONT.)

Conducted with the Steering Committee, Town staff, and key stakeholders on Monday, October 28th, 2024



Town of White Bluff, TN

- Lack of facilities/programming for teens and young adults
- Lack of space
- Lack of aquatics/water play options
- Lack of civic center parking for hosting large events
- Lack of storage and convenient storage location
- Lack of communication to public about amenities and events
- Lack of oversight for contracts and agreements with local organizations utilizing Town facilities
- Lack of tax revenue and dedicated parks funding
- Lack of formal user agreement between users and the Town
- Lack of restrooms
- Lack of workout facilities

Opportunities:

- Improve security system to protect facilities after hours
- Upgrade existing facilities
- Hire full-time, part-time, and seasonal parks staff
- Connect facilities and improve pedestrian connectivity
- School programming and partnerships
- Expand programming
- Implement the planned greenway connection to Montgomery Bell State Park
- Host large events at Civic Center
- Create job opportunities for full-time and part-time, teen library staff
- Hire full-time and part-time programming staff
- Upgrade and possibly relocate Community Center
- New parkland for additional facilities
- Improve communication to public about events and facilities
- Improve facility organization and programming at Veterans Memorial Park
- Formalize agreement with Town facilities usage
- Multi-use recreational facility
- Provide facilities to help expand Jr. Pro Football
- Update field usage and maintenance policies
- Update and preserve historic aspects of Frog Pond Hall
- Hire marketing and communications staff member or event director
- Formalize volunteer management
- Expand senior programming

Threats

- Aging facilities - lack of staff and funding to keep up
- Lack of dedicated funding
- Conflicting uses
- Lack of dedicated staff for parks departments and reliance on volunteer efforts
- Growing population
- Lack of facilities to keep residents in Town

PUBLIC INPUT MEETING

Presentation of draft plan to the public on Thursday, December 5th, 2024

WHITE BLUFF PARKS AND RECREATION MASTER PLAN UPDATE

PUBLIC MEETING

1054 Old Charlotte Rd, White Bluff, TN 37187 @ 5:00 pm

	Name	Address	Telephone	Email
1	JIM PARTEE			
2	Laci Weeks			
3	Misty Rodgers			
4	James D Taylor, III			
5	JEFF MARTIN			
6	Maria Browning			
7	Bryan Hill			
8	Johnnie REED			
9	Cindi Furlough			
10	Scott Buttrick			
11	Hiveann Todd			
12	Connie REED			
13	Suzen REED			
14	Andy Hall			
15	Lillian Martin			
16	Bessie Gaskins			
17	Heather Hamilton			

Kimley»Horn



December 5, 2024



PUBLIC INPUT MEETING (CONT.)

Presentation of draft plan to the public on Thursday, December 5th, 2024

WHITE BLUFF PARKS AND RECREATION MASTER PLAN UPDATE

PUBLIC MEETING

1054 Old Charlotte Rd, White Bluff, TN 37187 @ 5:00 pm

	Name	Address	Telephone	Email
18	Katie Hamilton			
19	Keely Hamilton			
20	Brenda Faught			
21	Claude Faught			
22	Gale Larrison			
23	Dixie Kerr			
24	Rickey Kerr			
25	Allyson Kerr			
26	Kay Darius			
27	Duke Burns			
28	Mark Burns			
29				
30				
31				
32				
33				

Kimley»Horn



December 5, 2024

PUBLIC INPUT MEETING - COMMENT CARDS

Presentation of draft plan to the public on Thursday, December 5th, 2024

TOWN OF WHITE BLUFF
RECREATION MASTER PLAN
PUBLIC MEETING
DECEMBER 5, 2024

Name: Bryan Hill

Email: _____

Phone: _____

Address: _____

Comments: _____

More lighting
surrounding
walking trails
to increase
safety.

I would like to see a volunteer group for DOD running bluffs
nature park. That I could join and do projects or work
behind the desk at the visitor center.

Thank you!

Kimley»Horn



TOWN OF WHITE BLUFF PARKS AND
RECREATION MASTER PLAN
PUBLIC MEETING
DECEMBER 5, 2024

Name: Aimeann Todd

Email: _____

Phone: _____

Address: _____

Comments: we need walking/biking routes + trails

throughout white bluff - Hwy's 47 + 70 -

there are extremely dangerous to be on foot or

bike.

Our town has enough interest to save roadway

space for foot + bike paths.

Kimley»Horn





PUBLIC INPUT MEETING - COMMENT CARDS

Presentation of draft plan to the public on Thursday, December 5th, 2024

**TOWN OF WHITE BLUFF PARKS AND
RECREATION MASTER PLAN
PUBLIC MEETING
DECEMBER 5, 2024**

Name: Maria Brauning
Email: _____
Phone: _____
Address: _____
Comments: Thanks for this open house. I'm very
interested in the nature park and would be on
board for any volunteer opportunities
related to that.

Kimley»Horn



**TOWN OF WHITE BLUFF PARKS AND
RECREATION MASTER PLAN
PUBLIC MEETING
DECEMBER 5, 2024**