

White Bluff, TN

2025 Local Parks and Recreation Fund (LPRF) Grant Application





Population of White Bluff

- 4,161 residents living in White Bluff (2023, U.S. Census Bureau)

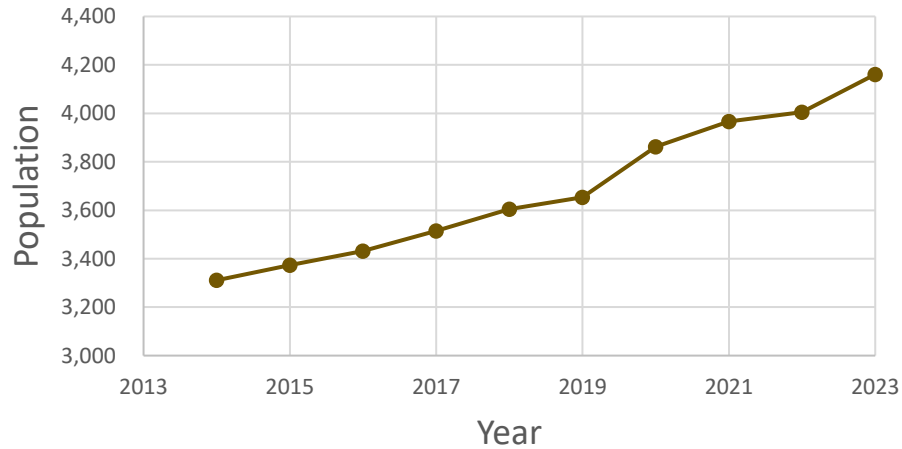
Total Acres of Parkland in White Bluff

- 73.48 acres owned by the Town of White Bluff for current Parks and Rec amenities.
- 49.28 acres owned by the Town of White Bluff for the future Bibb-White Bluff Nature Park.



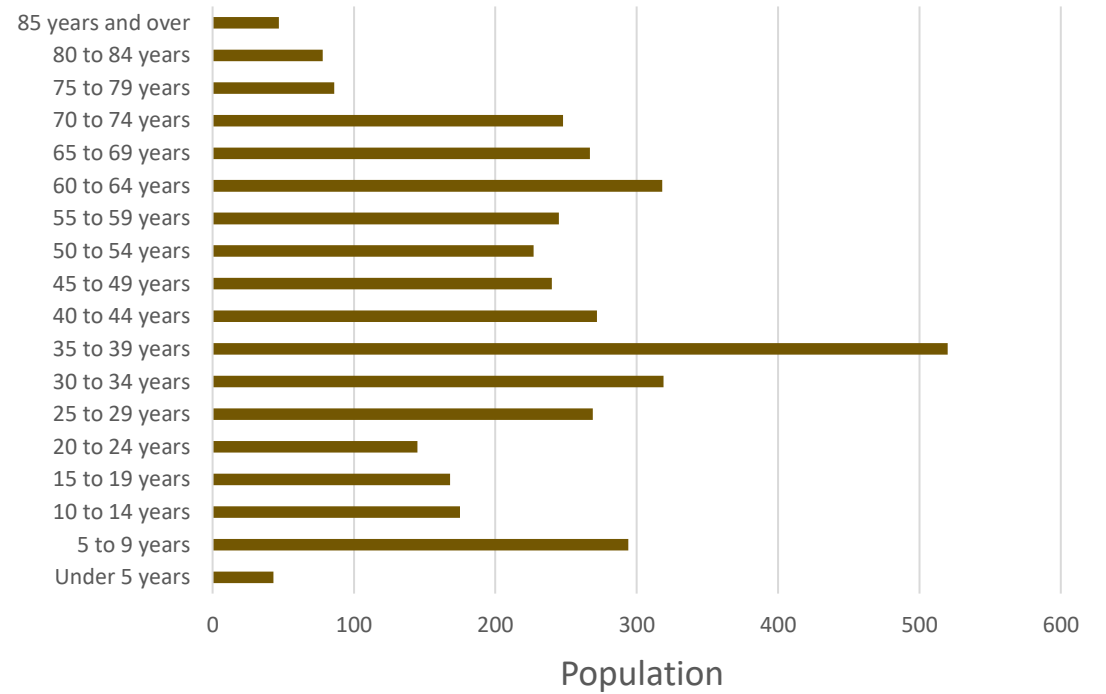
Demographics

Population Growth



Source: United States Census Bureau 2023 American Community Survey Data Tables

Age of White Bluff, TN Residents



Program and Positive Impacts

- ADA-compliant trail system
- Outdoor classrooms
- Outdoor event facilities
- Restoration of existing well and windmill
- Native Plantings / Demonstration Gardens



Goals for This Project

- Add secondary access and parking for the Nature Park on Taylor Town Rd.
- Add ADA-compliant trails to provide access to park amenities throughout this unique property.
- Add outdoor classrooms and pavilions for educational programs, events and school use.
- Preservation of legacy trees and existing vegetation. Addition of native plantings and demonstration gardens.



NATURE CENTER & DEMONSTRATION GARDEN SITE

Funding

- 50% of the Bibb-White Bluff Nature Park project will be funded by a Local Parks and Recreation Fund (LPRF) Grant with the remaining 50% matched by the land value.
- Using public-private partnerships, non-profits and grants, no taxpayer dollars will be used to fund the construction of the Bibb-White Bluff Nature Park.



Groundbreaking for the Bibb-White Bluff Civic Center

Site Suitability

- This property has been specifically designated for the future development of a Nature Park.
- The proposed improvements will be located on flat, open areas of the site to minimize the need for grading, reduce site disturbance and preserve scenic views and existing vegetation.
- The property is centrally located within the Town and is adjacent to the White Bluff Elementary School and the Bibb-White Bluff Civic Center. These neighboring facilities complement the intended use of the property for educational purposes, community events, and outdoor activities.



Future Site Development and Programming Plans

Recommendations from the 2025 White Bluff Parks and Recreation Master Plan document are listed below:

RECOMMENDATIONS

Short Term

- Implement Nature Park Master Plan scope

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





Tennesseans Outdoors – Vision 2030 Statewide Comprehensive Outdoor Recreation Plan (SCORP) Goals and Initiatives

Advocacy and Education (Action #1): Identify or create relevant educational resources to share statewide.

- The addition of multiple outdoor classrooms and other educational opportunities and signage will be a great opportunity for the community as well as regional visitors. These amenities will provide educational features to be enjoyed by all park users of all abilities. Education will be provided for environmental aspects of the site, historic uses and will be a major draw for area schools and organizations to visit.

Conservation (Action #4): Increase funding for land acquisition and resource management.

- Our Town is excited to be able to preserve this land in perpetuity for public recreation and education. This grant will allow us to implement the master plan for this project which will highlight the many environmentally diverse and unique areas on site. The public will be able to see our resources preserved as well as learn about their importance.

Collaboration and Partnership (Action #3): Develop partnerships.

- In conjunction with generous public support of our park system, we have been able to acquire land and develop multiple facilities including the Bibb-White Bluff Civic Center with a public library, walking trails, pavilion, amphitheater, and walking trails. Our continued growth with public and private partnerships has allowed us to acquire this new property for the Bibb-White Bluff Nature Park where we are designing Phase 1 currently. The LPRF grant will allow us to continue the much-needed work here in Phase 2 to increase access and preservation of natural resources in White Bluff for generations to come.

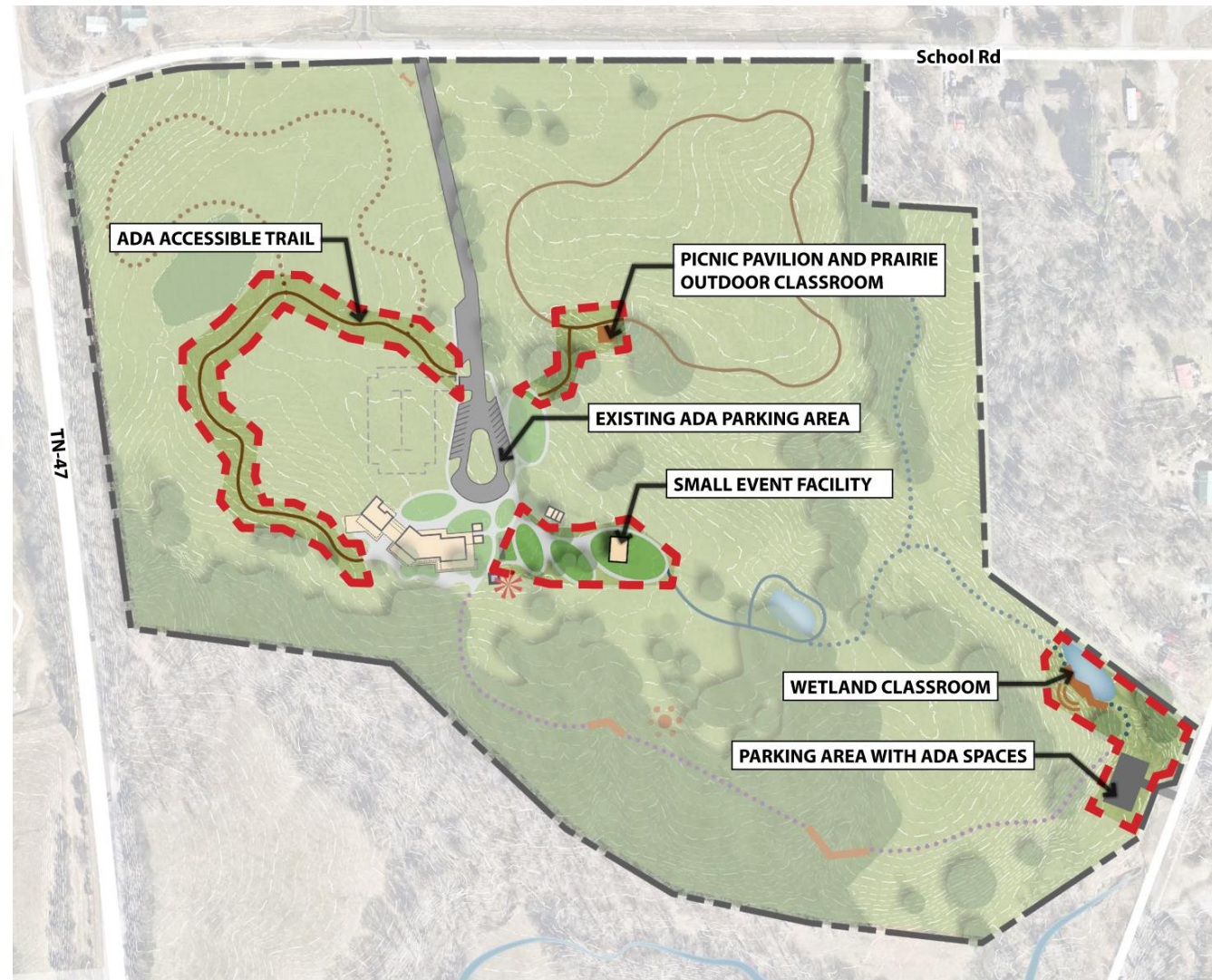
3-Year Timeline

- Months 1-3: Contracting with TDEC
- Months 4-8: Construction Documents and Design Approvals
- Month 9: Bidding
- Month 10: Contractor Selection
- Month 11-19: Construction
- Month 20: Punchlist and Final Items
- Month 21: TDEC Inspection



Design Elements

- ADA Improvements including trailhead parking. (\$550,000)
- ADA compliant trail system. (\$550,000)
- Outdoor classrooms and pavilions. (\$812,500)



Design Renderings



WETLAND OUTDOOR CLASSROOM



PRAIRIE OUTDOOR CLASSROOM



WOODLAND OUTDOOR CLASSROOM

Photos



The current barn and historic features on site.



The existing nature park property will be enhanced by trails, outdoor classrooms and pavilions.

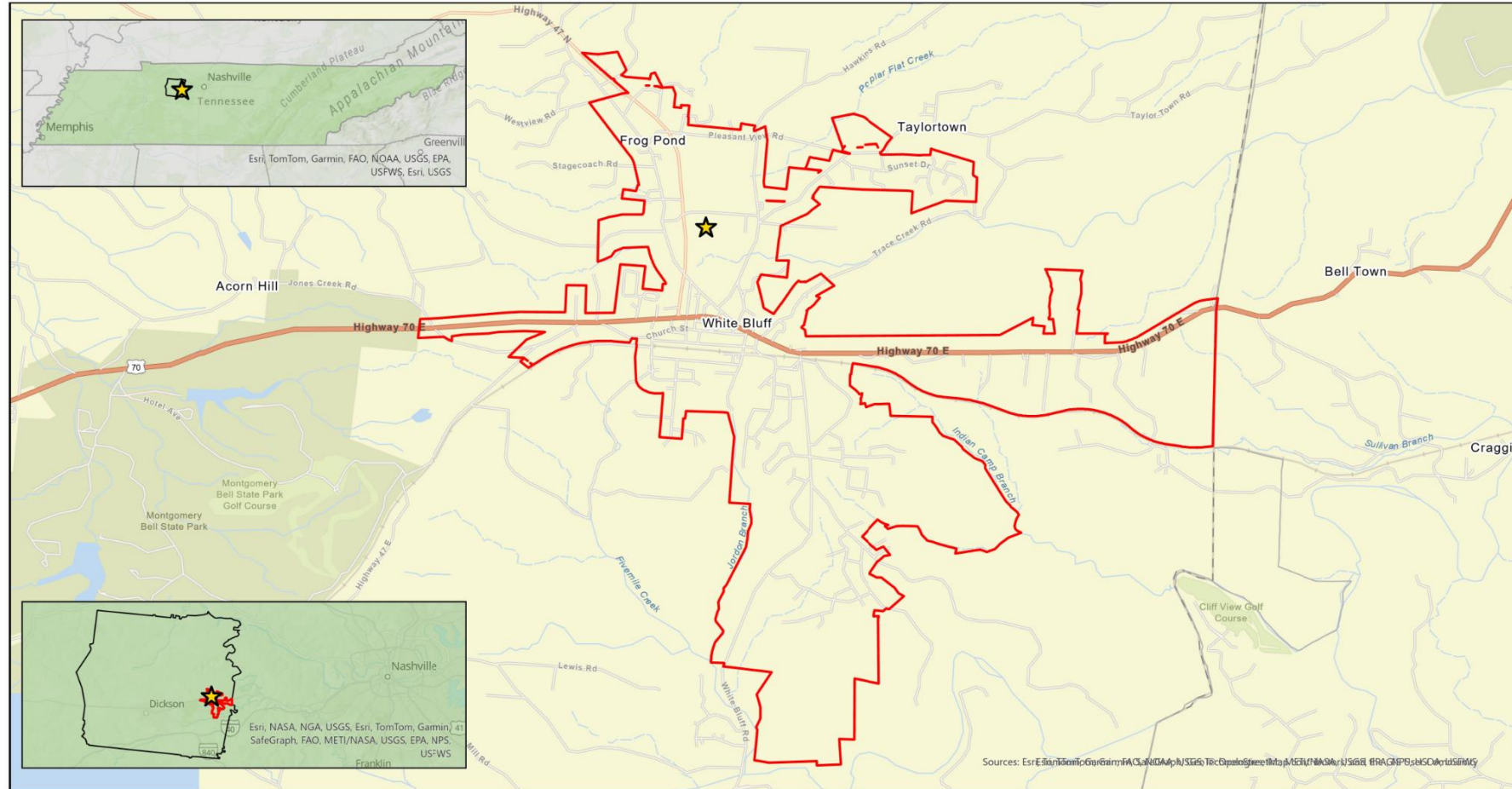


Project Vicinity Map

Bibb-White Bluff Nature Park
Highway 47 & School Road
White Bluff, TN 37187

Legend

- ★ Site
- Dickson County
- ▭ Town of White Bluff Boundary



Map prepared on 02/14/2025





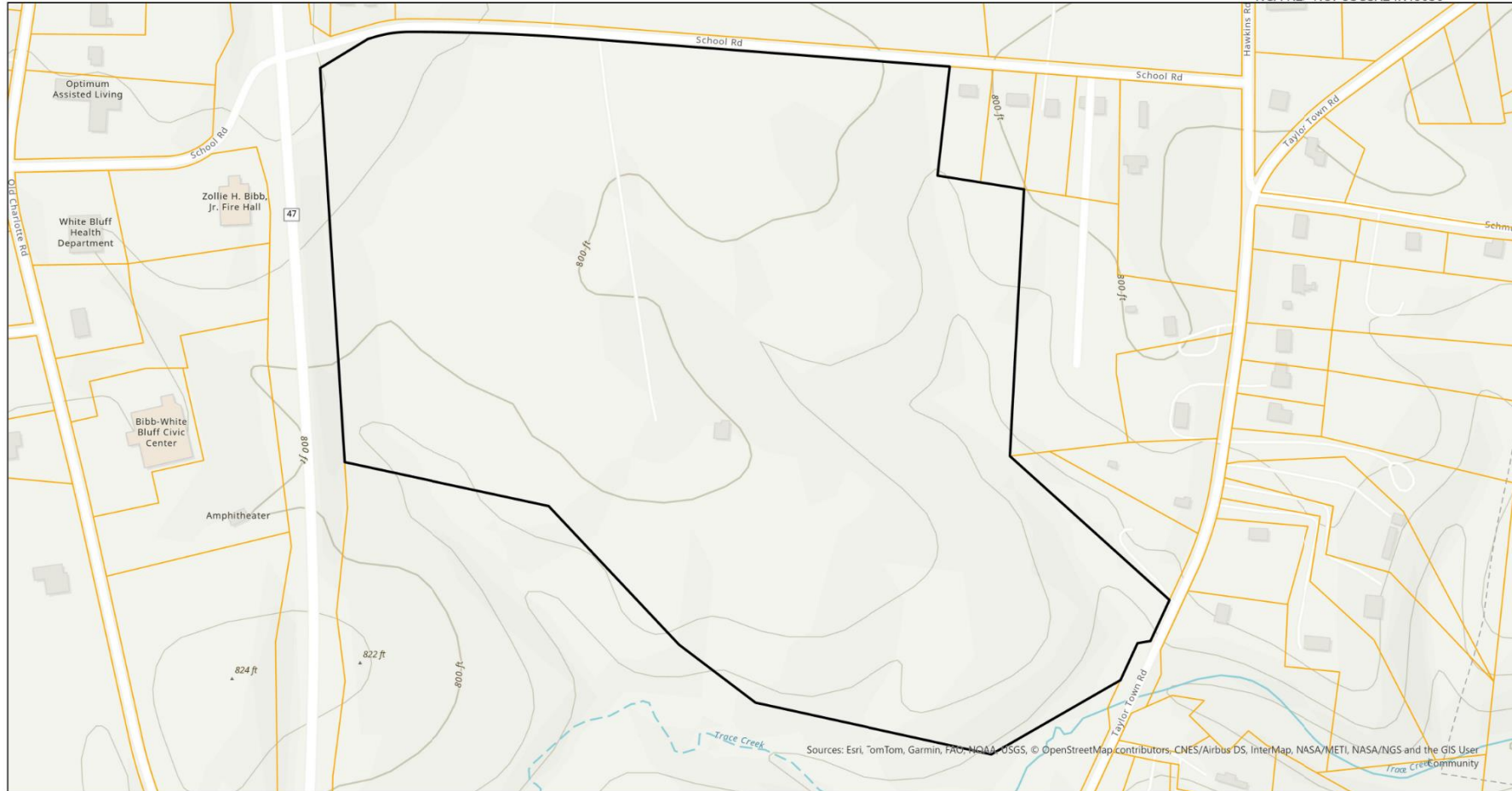
Topographic Map

Bibb-White Bluff Nature Park
Highway 47 & School Road
White Bluff, TN 37187

Legend

- Site Parcel
- Surrounding Parcels

Topographic Map Name:
White Bluff Quadrangle
Tennessee
7.5-Minutes Series
Topographic Map Number:
NSN. 7643016394720
NGA REF NO. USGSX24K48630

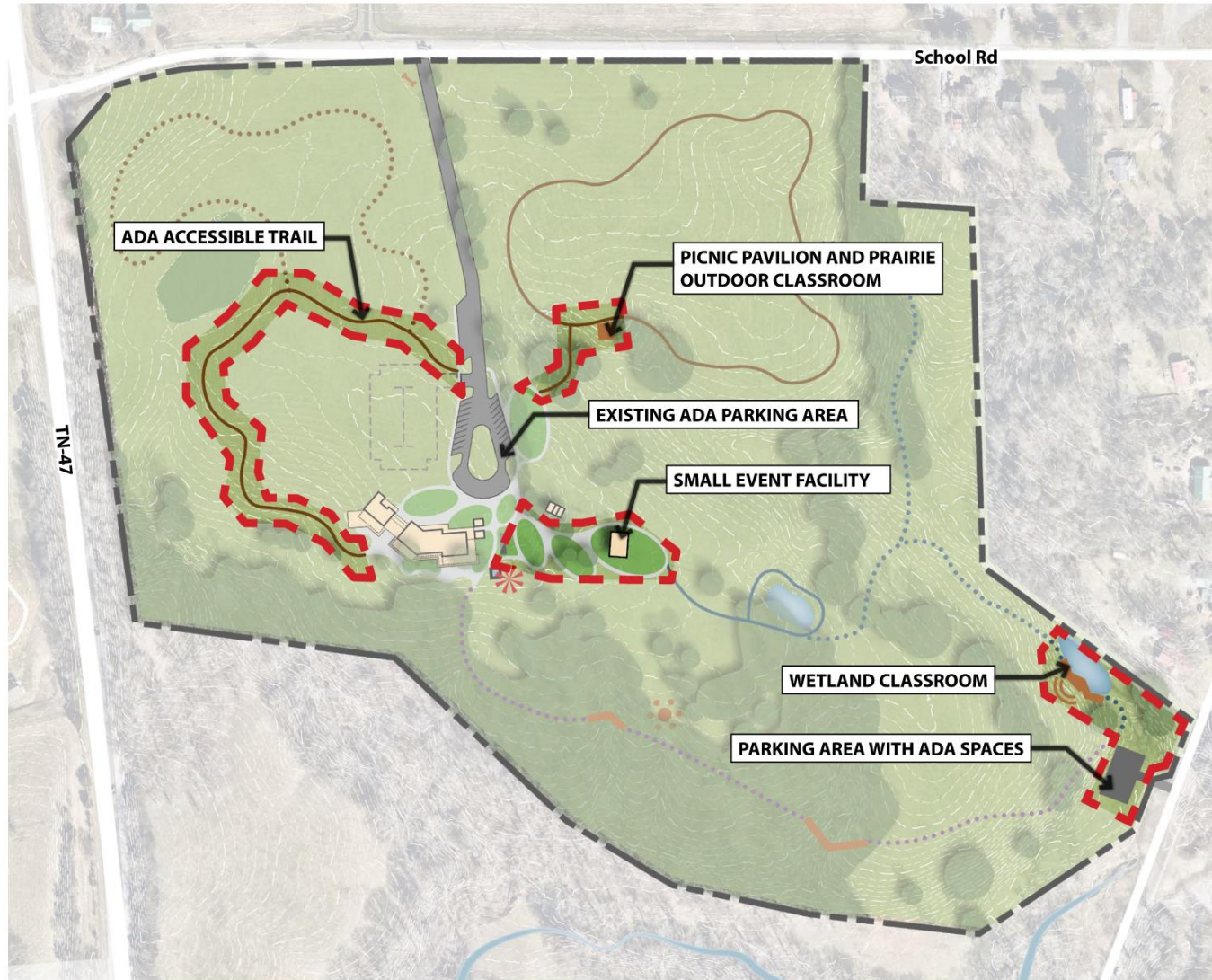


Map prepared on 02/14/2025



Preliminary Site Plan

Bibb-White Bluff Nature Center
School Road
White Bluff, TN 37187



EXTENT OF PROJECT AREA 

NOT TO SCALE 