

Town of Thompson's Station
Parks Board
Meeting Agenda
March 7, 2017

Meeting Called To Order

Discussion Items:

1. Consideration Of The Minutes Of The February 7, 2017 Meeting

Documents:

[FEBRUARY MINUTES.PDF](#)

2. Budget Report

Documents:

[2017 03 PARKS BUDGET.PDF](#)

3. Updates On Park Projects/Maintenance

Maintenance List provided by Chairman Van Vleet

Documents:

[CHAIRMAN VAN VLEET PARK MAINTENANCE LIST FOR STAFF - FEB 2017.PDF](#)

4. Dog N Pony Show Update

5. Community Gardens

6. Request For Corporate Event At Thomspson's Station Park (Applicant – Gina Farris)

Request for a corporate “anniversary gathering” on May 19, 2017 for ARx Healthcare Business Office Partner

Documents:

[REQUEST FOR ARX EVENT AT TS PARK.PDF](#)

7. Preservation Park Master Plan

Review of the draft master plan for Preservation Park

Documents:

[DRAFT PRESERVATION PARK MASTER PLAN.PDF](#)

8. Request To Approve Proposal For Project Management And Training For Trail Construction Through Preservation Park

Documents:

[PROPOSAL FOR MR. RICHARDS.PDF](#)

Adjourn

Meetings take place in Thompson's Station's Community Center

Minutes of the Meeting
of the Municipal Parks and Recreation Advisory Board
of the Town of Thompson 's Station, Tennessee
February 7 , 2017

Call to Order:

The meeting of the Parks and Recreation Advisory Board of the Town of Thompson's Station was called to order at 6:00 p.m. on the 7th day of February, 2017 at the Thompson's Station Community Center with the required quorum. Members, aldermen and staff in attendance were: Chairman Jim Van Vleet; Vice Chairman David Coleman; Board Member Kreis White; Board Member Sheila Shipman; Board Member Layla Bell; Commissioner Sarah Benson and Town Planner Wendy Deats. Alderman Brian Stover and Board Member Becky Clark were unable to attend.

Business:

1. Election of Officers –

Commissioner Shipman made a motion to for the Board to remain the same. The motion was seconded and carried unanimously.

2. Approval of Minutes – The minutes of the January 9th, 2017 meeting were submitted

Board Member Coleman made a motion to approve the minutes of the January 9th, 2016 meeting.

3. Budget Report –

Mrs. Deats reviewed her report, noting that encumbered funds total around \$175,000 leaving the Board just under \$18K. \$80K was accepted into the general fund and identified as Park maintenance funds. These funds are not within the Parks Board budget.

Board Member Shipman made a motion to approve the budget. The motion was seconded and carried unanimously.

4. Updates –

- a. **RFP** – No bids were submitted. Contractors wanted more specifications.
- b. **CSX Undercrossing** – Gravel was added to the to do list and will be completed.
- c. **Fencing in Greenway** – Materials are in and the fencing will begin as soon as the weather permits.

5. Dog N Pony Show (Jack Davis)

Jack Davis came forward to speak about the Dog and Pony Show with regards to the budget, sponsorships, and artists/activities.

6. Community Gardens

Steve Jones came forward to speak on the operation of the Community Gardens and transitioning functions over to the Parks Commission.

Minutes of the Meeting
of the Municipal Parks and Recreation Advisory Board
of the Town of Thompson 's Station, Tennessee
February 7 , 2017

7. Maintenance within Parks

Chairman Van Vleet passed out a list of maintenance items that need(s) to be addressed within both Thompson's Station and Preservation Parks. Mrs. Deats addressed each item and gave status updates on the following:

- Lights and ribbon on the tree in T.S. Park will be cleaned up when the rain stops and ground can support the equipment.
- Directional posts have arrived and Staff is working on signage.
- Fencing will be underway when weather permits.
- Benches and cans are delayed due to changes with the vendor and Staff will begin installation when the materials arrive.
- Mile Markers will be installed as discussed.
- Staff is/will evaluate culverts in the park and will replace as necessary.
- Staff will work on cleaning the dirt piles in the park.
- The Bradford Pear trees are under an electric wire and MTEMC has offered to remove them and replace half of them with Arbor Vitae. An additional 13 are recommended and can be paid for from the Park's fund.

Board Member White made a motion to accept MTEMC's offer to remove the Bradford Pears and replace them with half of the Arbor Vitae, with the Parks Commission providing the funding for the other half of the Arbor Vitae.

The motion was seconded and carried unanimously.

8. Trails in Preservation Park

Mrs. Deats reviewed her report and noted that no bids were received on the project. Town Staff has cleared some of the trail according to the Parks Master Plan map that was approved last month. Chairman Van Vleet voiced concern over the Parks Board not being aware of the work being done.

Bob Richards with Bob's Trails, Trees & Gardens came forward to speak about Parks Consulting work. Mr. Richards hopes to submit a proposal by the next meeting. He will meet with Staff and conduct a park visit.

Larry Simmons came forward to voice gravel concerns and gate concerns and spoke about the Tollgate Action Community sponsoring a community walk.

Board Member White then made a motion to invite/urge the Town Administrator to attend Parks Board meetings.

The motion was seconded and carried by all.

Board Member Bell then made a motion to amend the Park Rules to include "No Dumping". The motion was seconded and carried unanimously.

Adjourn.

Jim Van Vleet, Chairman



TOWN OF THOMPSON'S STATION
PARKS AND RECREATION ADVISORY BOARD
FY 2016 - 2017

SUMMARY OF REVENUE AND EXPENDITURES:

	FY 2016-17					
	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17
Beginning Balance	\$ 63,478	\$ 61,258	\$ 218,909	\$ 199,609	\$ 198,620	\$ 193,620
Revenue						
Description						
Federal Grant Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Grant Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Grant Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
From General Fund	\$ -	\$ 165,000	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 165,000	\$ -	\$ -	\$ -	\$ -
Total Revenues & Fund Balance	\$ 66,283	\$ 226,258	\$ 218,909	\$ 199,609	\$ 198,620	\$ 193,620
Expenditures						
Description						
Consulting Fees	\$ 2,221	\$ 3,300	\$ 3,300	\$ -	\$ 5,000	\$ -
Park Improvements	\$ -	\$ 4,049	\$ -	\$ 989	\$ -	\$ -
Vintage Firetruck	\$ -	\$ -	\$ 16,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 2,221	\$ 7,349	\$ 19,300	\$ 989	\$ 5,000	\$ -
Ending Fund Balance	\$ 64,062	\$ 218,909	\$ 199,609	\$ 198,620	\$ 193,620	\$ 193,620

Funds encumbered as of February 28, 2017: Master Plan = \$14,850; MTEMC = \$12,538;
 Preservation Park: Amphitheater = \$47,300; Unpaved Pedestrian Trail = \$48,875; Equestrian Loop = \$18,000; Tables, benches, etc. = \$34,100
Unencumbered parks budget at February 28, 2017: \$193,620 - \$175,663 = \$17,957

TS PARK MAINTENANCE TO DO LIST – FEB 2017

Date Complete	TASK
2/8/17	Remove Christmas Tree decorations at TS Park
	Install Signage at Pres. Park: No Hunting, Park Rules, Welcome Sign
2/7/17	Install fencing adjacent to bollards at Tollgate trail head of greenway
2/10/17	Repair fencing at rail road crossing in Pres Park. People are walking onto tracks.
	Remove and haul off all asphalt, dirt, and debris from creek bed at Pres Park.
	Install benches and trash receptacles on greenway approx every 1/4 mile.
	Remove rubble pile at Dog Park trail head to greenway.
2/15/17	Install fencing adjacent to bollards at Dog Park trail head of greenway on both sides.
	Install mile marker signs on green way.
2/16/17	Build French drain berms/revise slope for better drainage on trail at TS Park and put new gravel on trail on hill by upper pavilion.
2/10/17	Repair culvert at TS Park. Remove old rail road tie that is sitting on ground.
2/16/17	Remove and haul off dirt piles adjacent to parking lot and red barn at Pres Park.
2/9/17	Fill in under railroad trestle with gravel.
	Clean up and remove weeds / trees growing in field fencing at Pres Park. Spray w/ poison.
	Remove Bradford Pear trees and replace with Leland Cypress Trees adjacent to convenience center at TS Park MTEMC removed Bradford pears on 2/22 – 2/23. MTEMC will grind the stumps and the arborist has purchased 13 4-foot tall arborvitae and will secure 13 additional trees to be planted by 1 st or 2 nd week of March. Our cost is \$55 per tree.
	“No dumping” is added to the park sign rules, Staff will need to reprint signage and install.
	Will pour headwall for the culvert in the park. At the same time will pour pad for trash and bench receptacle.



800 Crescent Centre Drive
Suite 500
Franklin, TN 37067

Requested Location: Thompson's Station Park, The Lower Pavilion

Event Name: Corporate anniversary gathering for employees (20 years)

Date of Event: May 19th, 2017

Time of the Event: 9:00am – 3:30pm (all day)

Number attending: 105

Details of the Event:

Employees of ARx will start gathering at the Pavilion around 11:00am to enjoy food trucks, games, and the outdoors.

We would have two food trucks solely for our employees. Tent with additional tables and chairs will be delivered & picked up by the rental company before we leave the park. This is necessary due to the shelter having only 10 picnic tables. We would like the tent to be set up close to the pavilion. We would have staff there that morning to direct the rental company. We would also like to have a DJ. We would need the electricity for the DJ. No water would be needed. We would have the normal outdoor park activities for example, corn hole boards, volleyball net, Frisbee, kickball, and bingo. This is our twist to a company picnic. ARx employees only. No children.

Thank you,

Bill Chace
CEO
ARx Healthcare Business Partners



PRESERVATION PARK MASTER PLAN
THOMPSON'S STATION, TN

ACKNOWLEDGMENTS

The master plan included in this report is the effort of many hours spent by the design team and the client. The client's vision, consistent direction, and input were crucial in the planning and design process. We wish to acknowledge the participation of the following:

Client Team:

The Town of Thompson's Station
Corey Napier | Mayor
Joe Cosentini | Town Administrator
Wendy Deats | Town Planner
Jim Van Vleet | Parks Board Chairman
David Coleman | Parks Board Vice Chairman
Layla Bell | Parks Board Member
Sheila Shipman | Parks Board Member
Becky Clark | Parks Board Member
Kreis White | Parks Board Member
Sarah Benson | Parks Board Honorary Member
Paula Edenfield | Parks Board Advisor
Brinton Davis | BOMA Representative

Design Team:

HFR Design, Inc.
Jim Gilliam | Senior Vice President
Ashley Smith | Associate/Project Manager
Kyle Dunn | Client Maintenance

Hodgson & Douglas, LLC.

Jim Douglas | Partner
Christopher Mantle | Project Manager
Ashley Braquet | Landscape Designer



Thompson's Station
TENNESSEE

HFR DESIGN

HODGSON
DOUGLAS
landscape architecture
planning . urban design

EXECUTIVE SUMMARY

The rural and equestrian environment of Thompson's Station has been well preserved since Dr. Elijah Thompson donated the land on which the village was built in 1856. The natural beauty of the site has been well maintained since the town's incorporation in 1990.

Throughout the region, there are many areas that remain culturally and historically relevant to recounting stories of the Civil War. The preservation of this 207 acre park remains important to retelling the story of a major Civil War calvary battle that occurred in Thompson's Station in 1863.

As the Nashville metropolitan area has continued to grow over the past twenty years, development pressure has pushed south towards Thompson's Station and the Harpeth River Valley. Today, the town faces development pressure from both Franklin to the north and Spring Hill to the south.

Purchase of the Preservation Park property was of great importance to the region as it represented a key component in the creation of a regional greenway trail system. This greenway will enable the preservation of areas that embody both forested and agricultural character, and it will provide valuable wildlife habitat for the region.

The town of Thompson's Station is to be commended for its foresight in acquiring the park property. This park is sure to become an important amenity for both the town and the region.



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Preservation Park at Thompson's Station





PURPOSE

The purpose of this study is to provide a master plan for the historically important property known as Preservation Park. With the acquisition of the two parcels totaling 207 acres, the town of Thompson's Station has created an important connecting element to both its local park system, as well as the regional greenway trail system. The Master Plan outlines a vision for the development of a passive recreation park, which means it will remain generally undeveloped or minimally developed, and emphasis is placed on preservation of wildlife and the environment. This park is intended to improve the town by creating access to activities such as walking, hiking, horseback riding, and bird watching. The addition of the Preservation Park to the town's existing active recreation parks, will help to make Thompson's Station a destination for locals and tourists alike.

This Master Plan was commissioned by the town of Thompson's Station in an effort to serve as the long-term template for the preservation and development of the parkland, and to provide an opportunity for residents to recreate in a scenic natural setting.

METHODOLOGY

The Master Plan represents a thorough and comprehensive design and planning vision for Preservation Park. This vision was created over a number of months by analyzing the cultural and natural history of the property as well as its environmental characteristics.

By working closely with the town of Thompson's Station and weaving together valuable input from various stakeholder organizations, such as The Land Trust for Tennessee, Nashville Metro parks and recreation, the equestrian groups Saddle Up and the Tennessee Equine Hospital, and various passive recreation trail designers, we created an initial concept plan that focuses on highlighting the sites varied natural landscapes.

Careful consideration was given to the context and the influence of surrounding land uses as well as future plans for the area. All of these findings were presented to the public in a series of open meetings culminating in the creation of the Master Plan for the Preservation Park for Thompson's Station.

GUIDING PRINCIPLES

As a result of public meetings and site investigation by the design team, the following **guiding principles** for park development were established and have guided the design process.

1. Maintain passive use of the park.
2. Limit use of park to pedestrians, bicyclists, and equestrians. Limited parking should be created at park entrance.
3. Make use of existing park facilities and infrastructure.
4. Maintain the natural beauty of park property.
5. Provide cultural, historical, and environmental interpretations for park users.





HISTORY

The earliest inhabitants of the central region of Tennessee arrived at least 12,500 years ago. These Paleoindian groups were efficient hunters relying on now extinct mega-fauna such as mastodon and bison for subsistence. As glaciers retreated northward these mega-fauna species were extirpated from Middle Tennessee and were replaced by species of fauna and flora still seen in the region today. As populations grew to rely on these smaller species, they also shifted to incorporate seasonal floral resources such as fruits, seeds, nuts, bulbs, and greens. This hunter forager lifestyle was highly efficient and accounted for the even adaptation for the area.

As climatic conditions shifted to resemble the modern environment in Middle Tennessee, the prehistoric people settled largely on stream and river banks where plants, animals, and water were abundant. The Woodland Period (2700-1100 b.p.) saw the transition to the establishment of defined small village settlements, the intensive cultivation of crops, and the appearance of pottery. The Mississippian Period (1100-350 b.p.) saw an increase to substantial populations in permanent villages far exceeding those previously seen in the region made possible by the cultivation of maize in floodplain agriculture. There was a rapid and substantial decline in populations in the area (550-450 b.p.) and while the area was not entirely abandoned, the large villages were left virtually unattended. As European explorers made their way into the region, they encountered Cherokee and Chickasaw tribes that while not permanently settled in the area used it extensively as hunting ground.

Between 1778 and 1812, as a wave of Americans began migrating into the nation's untapped interior, many settled in and around present day Nashville. In 1780, a young man named Edward Swanson was the first to stake a claim to land in the valley. A second group did not arrive in the Harpeth River Valley until 1798.

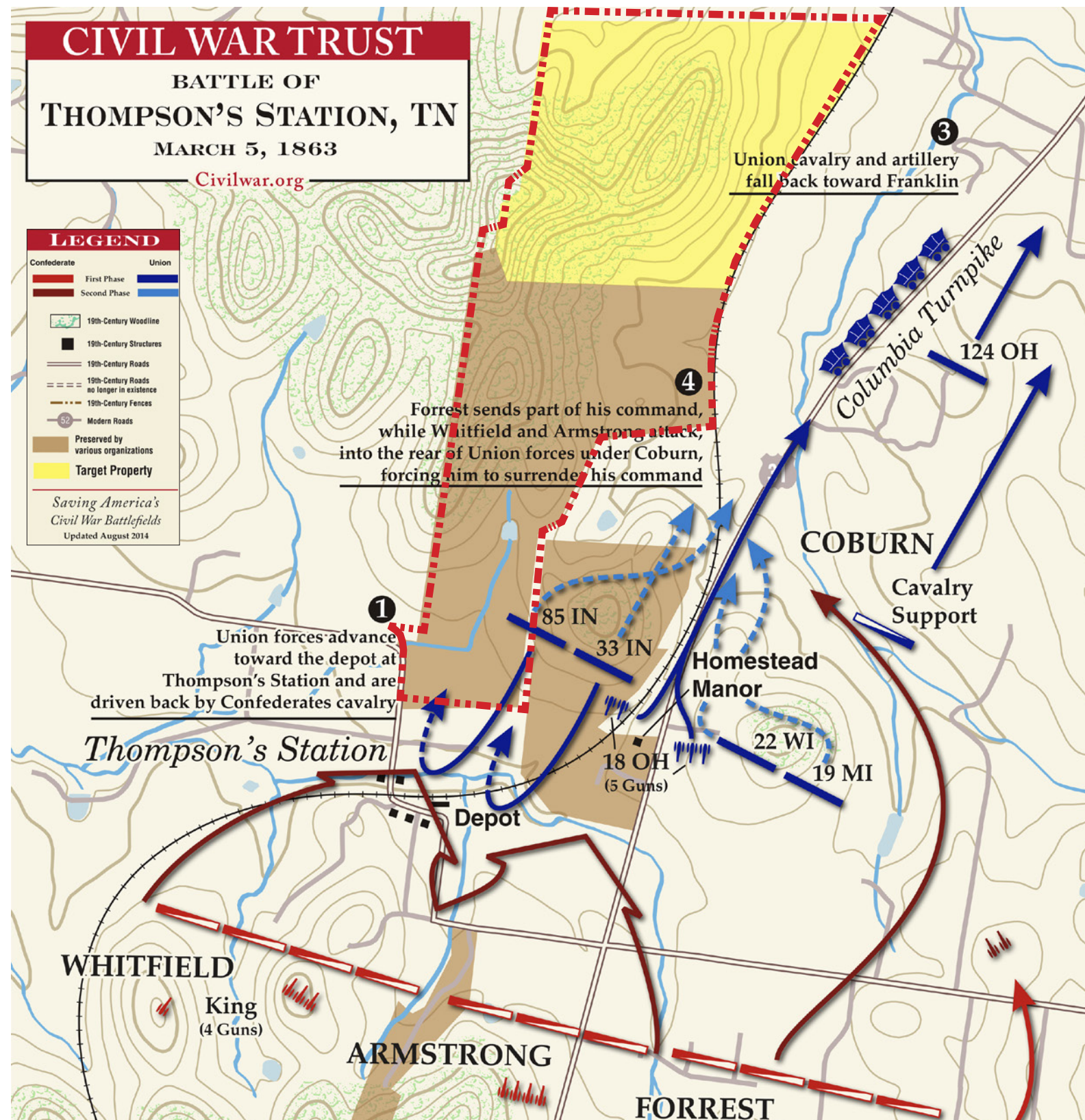
In 1819, Francis Seymour Giddens built the Homestead Manor which stands adjacent to the Preservation Park at Thompson's Station. The Town of Thompson's Station was known as White House in the early 1830s, then Littlebury in 1836 (possibly named after the postmaster), then Littleberry Starks. It wasn't until 1856, when Dr. Elijah Thompson donated the land on which the village was built, that the name Thompson's Station took root.

During the latter stages of the Civil War, Union troops garrisoned in Nashville and Franklin frequently reconnoitered and foraged for food as far south as Thompson's Station and Spring Hill. In the spring of 1863, the Federal Army made several expeditions into the area to collect food and hay. That same year, the Battle of Thompson's Station was fought on a portion of the land in Preservation Park. It is important to note that the present-day character of the park reflects what existed during the time of the civil war, and an effort should be made to depict the site history through incorporation of appropriate signage and graphics.

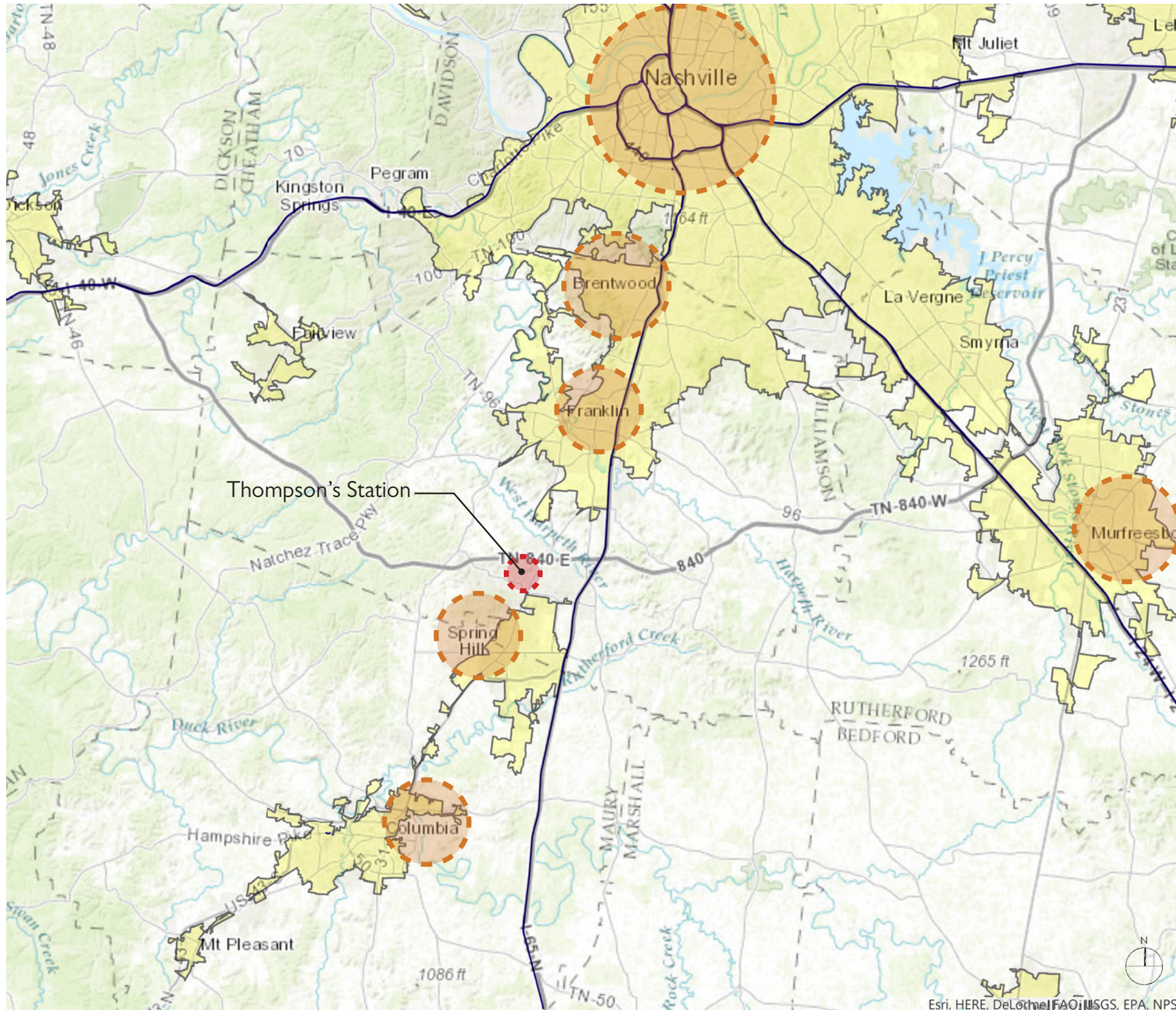
On March 5, in Thompson's Station, Confederate General Earl Van Dorn defeated Union troops under the command of Colonel John Coburn, who was captured along with 1,220 of his men. The battle was decided by a cavalry brigade under General Nathan Bedford Forrest, which overran the Federal left flank and split the Union soldiers. During the spirited fighting, General Forrest's famous mount, Roderick, was killed. Roderick is reportedly buried in Thompson's Station, where a monument to the heroic steed was dedicated on March 5, 2008.

The first trains rolled into Thompson's Station in August 1855, sparking the village's growth as a shipping center. Farmers from surrounding areas drove their hogs, sheep and cattle to Thompson's Station to be loaded onto trains and taken to market. The railroad remained a big part of the town's life through the 1940s, when chemical companies relied on trains to transport the region's phosphate rich dirt to processing plants. However, as the highway system and trucking transport grew, rail traffic faded, and the town's depot was torn down in the 1950s. A new depot was constructed in 1996 and now serves as the Town Hall.

As more and more new residents began moving into the area, Thompson's Station decided to hold an incorporation referendum in 1990. The measure received overwhelming approval, and on August 15 of that year, the community officially became The Town of Thompson's Station. The Town is governed by the Board of Mayor and four Aldermen. A total of 2,679 town residents were certified by the 2013 census.



www.civilwar.org/battlefields/thompson-station/thompson-station-maps/thompsons-station-march-5.html



CONTEXT

With a population of just over 27,000 residents in the Spring Hill and Thompson's Station area, the character has remained mostly agricultural with relatively sparse development. This may change in the coming decades, as population growth increases throughout the Nashville region. According to the Nashville Metropolitan Planning Organization, the population around the Nashville area is projected to grow by close to one million people by the year 2035. This exponential growth could expand development pressure within and around Thompson's Station.

Currently the town of Thompson's Station estimates a population of around 4,700. The 21.6 square mile town is located in southern Williamson County between Franklin and Spring Hill. It is about twenty-five miles southwest of Nashville, and it is within close proximity to the Cool Springs area.

Varied topography and expansive views contribute to the natural beauty of the area, which has remained largely rural despite continued development pressure from the larger neighboring cities.

Although Thompson's Station is recognized for its rural character and agricultural areas, it also has many amenities to offer including good schools, a variety of high-density housing options, and park facilities. Thompson's Station contains some of the best schools within the state of Tennessee including Heritage Elementary, Heritage Middle, and Independence High Schools. In recent years, there has been an increase in higher density housing development in and around the town, including Tollgate Village, Fields of Canterbury, and Bridgemore Village.

GREENWAY TRAILS

Recently, Thompson's Station was awarded a Tennessee Department of Transportation Enhancement Grant to construct the first of a multi-phase trail system that will connect the four major parks throughout the town. The greenway will be a 2.8 mile asphalt trail that begins at Tollgate Village, continues through the Nutro Dog Park, and through Preservation Park where it terminates at Thompson's Station Road West. This road leads to Thompson's Station Park which has existing trails that lead to the southernmost Heritage Park. The second and third phases of the project will be designed and constructed at a later date.

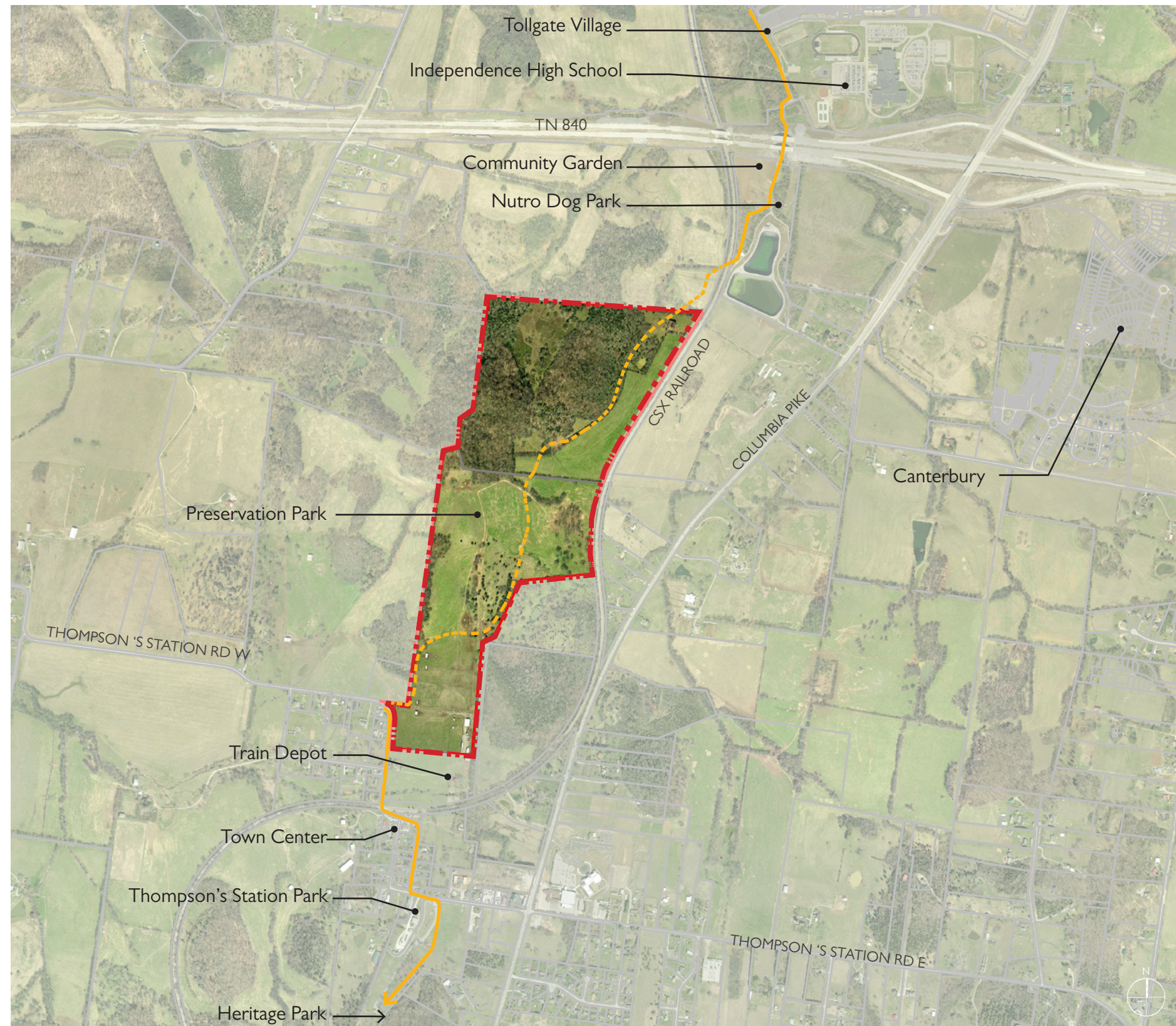
The Thompson's Station Greenway Trail system begins in Tollgate Village just north of Independence high school. The portion of greenway trail that leads to the dog park was completed in Fall of 2016. The Nutro Dog park is a passive recreation park created in 2014, and it consists of four acres of space for both large and small dogs. Near this park, there are over sixty garden plots available in the adjacent Community Garden.

The town of Thompson's Station will continue to seek grants to build the next portion of the greenway trail which will pass through Preservation Park. When completed, this park will contain a system of over seven miles of paved and unpaved trails that will be accessible for pedestrian and equine use.

The Thompson's Station Greenway Trail will terminate at the southern portion of Preservation Park, but a cyclist (4 minute ride) or pedestrian (11 minute walk) could take Thompson's Station Road West for 0.6 miles to Thompson's Station Park in the town center. This 23 acre park boasts a one-mile pedestrian path loop as well as a multi-use trail system (0.7 miles), which leads to the Alexander trail in Heritage Park.

Heritage Park is the southernmost site which consists of ninety-six acres behind the Heritage Schools. This park has five baseball fields of varying sizes and miles of walking trails. The two main trails here are Stephen's Way (1.8 miles) and the Alexander Trail (3 miles), which is a natural surface trail accessible to both cyclists and pedestrians.

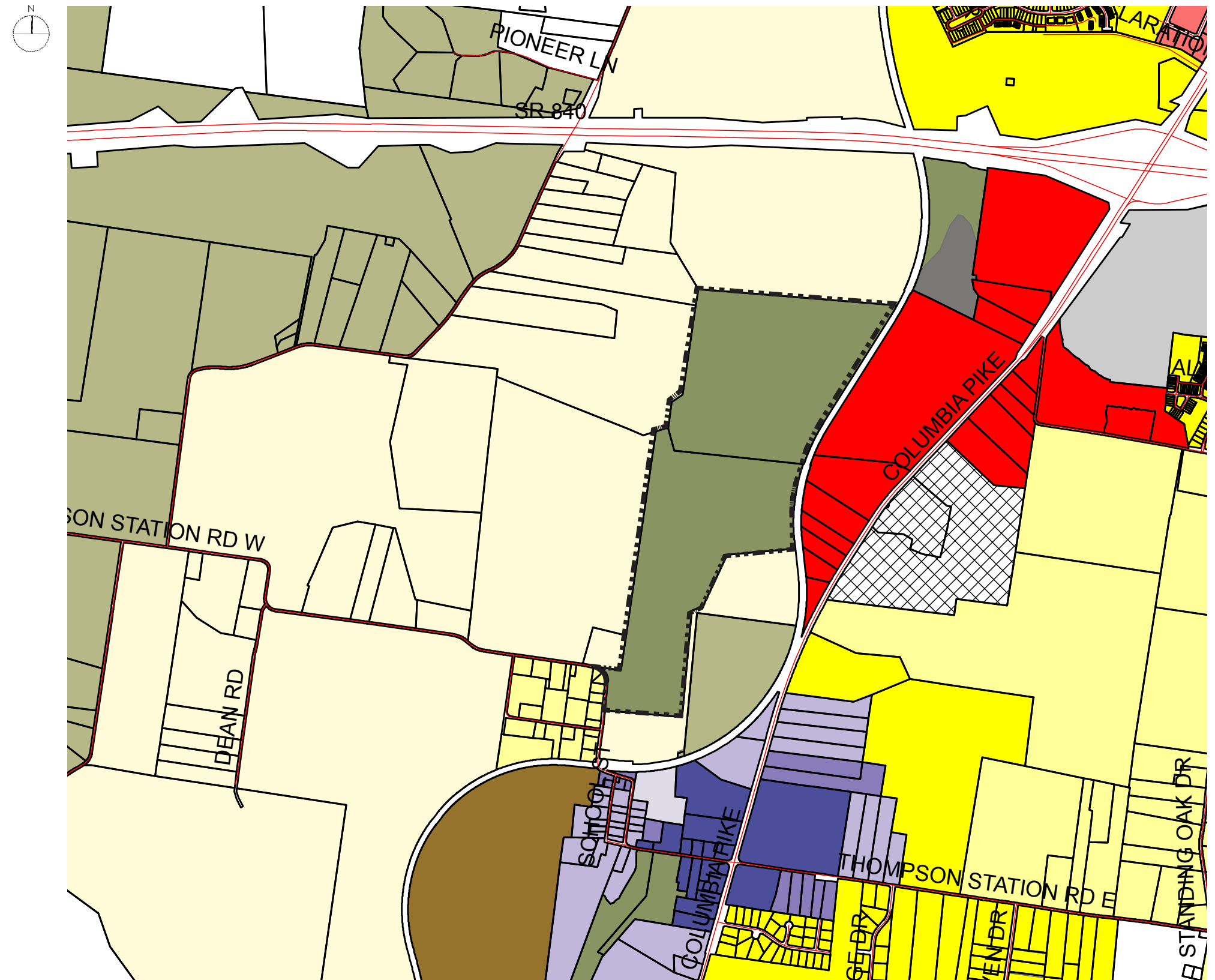
In the next phases of the plan, there is the potential to connect to the trail system of Spring Hill via the existing Tanyard Springs Walking Trail located behind the Heritage Schools and via the Spring Station Walking Trail, which runs along Buckner Lane to the Spring Station Middle School.



— Existing Greenway Trail
 - - - Proposed Trail

LEGEND

- T5 - Neighborhood High Intensity
- T4 - Neighborhood Medium Intensity
- T3 - Neighborhood Low Intensity
- T2 - Rural
- T1 - Natural
- D1 - Low Intensity Residential
- D2 - Medium Intensity Residential
- D3 - High Intensity Residential
- CC - Community Commercial
- NC - Neighborhood Commercial
- IL - Light Industrial
- IM - Medium Industrial



ZONING

Preservation Park is surrounded by a mix of zoning classifications that range from residential to light industrial. East of the site is the Mars Petcare Global Innovation pet food facility and high-density residential areas. While west of the site, large tracts of agricultural land and scattered low-density residential areas are visible.

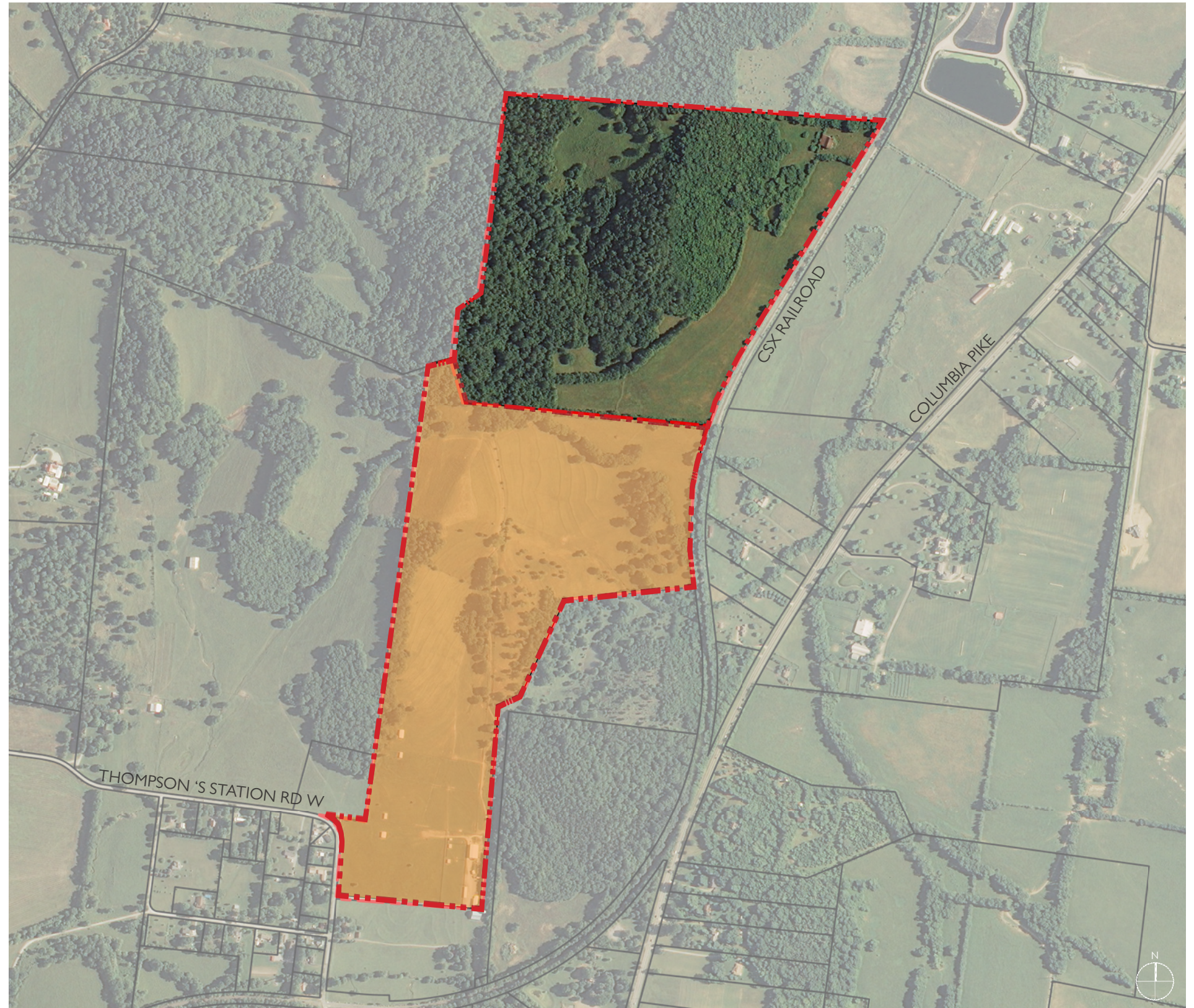
The commercial and high density residential areas across the CSX Railroad line and Columbia Pike are visible from the Preservation Park especially the higher elevations within the park. The properties to the west provide an opportunity for views from the park, although these are limited due to the southeastern aspect of many of the parks slopes. Attempts should be made to maximize this type of view into adjacent agricultural areas as they embody the character of Thompson's Station.

- T5 - Neighborhood High Intensity
- T4 - Neighborhood Medium Intensity
- T3 - Neighborhood Low Intensity
- T2 - Rural
- T1 - Natural
- D1 - Low Intensity Residential
- D2 - Medium Intensity Residential
- D3 - High Intensity Residential
- CC - Community Commercial
- NC - Neighborhood Commercial
- IL - Light Industrial
- IM - Medium Industrial



LEGEND

 Conservation Easement



CONSERVATION EASEMENT

The highlighted parcels are under a conservation easement with the Land Trust for Tennessee. The development rights were acquired by the Land Trust in conjunction with The Civil War Trust for preservation of the historic battlefield from the Battle of Thompson's Station. This limits the development opportunities to uses compatible with the easement. The Civil War Trust continues to campaign for efforts around Williamson County to preserve additional battlefields.

The purpose of the easement is to ensure that the property will be conserved and retained in perpetuity, predominately in its natural, scenic, agricultural and/or open space condition, and it also aims to prevent any use of the property that will significantly interfere with the conservation values of the property.

Limitations for the conservation easement within the park include prohibiting future development of paved surfaces and minimizing land disturbances to those compatible with the current agricultural uses. A one-acre building envelope will be allowed adjacent to Thompson's Station Road West, which will allow for the construction of a facility compatible with park use--such as an education center. The parking for the building will also be located within the one-acre envelope. Additionally, a four-acre "farmstead area" can be established on the property near the existing barn and equipment buildings to be used solely for agricultural purposes. The conservation easement prohibits any commercial use on the property.

The conservation easement at Preservation Park was amended in 2016 to include the proposed site elements highlighted in the southern parcel of the master plan within this document. These include the addition of an agricultural/education center, an amphitheater, a paved greenway, and interpretive signage.

EDUCATION CENTER/AGRICULTURAL STRUCTURE

The education center is limited in location to its approximate position on the Master Plan and shall be located within a building envelope of no greater than a one-acre area, which is to include parking. Commercial use of the education center is limited to a gift shop in support of preservation or educational activities. Construction of a twenty-two foot wide paved driveway to access the education center will be permitted as shown on the Master Plan. Prior to construction, the following provisions shall be met:

- i - The building envelope shall be delineated, staked, and surveyed by a registered land surveyor
- ii - An addendum to the easement shall be executed with the Land Trust for Tennessee which will define the location of the building envelope by a metes and bounds survey description.
- iii - No areas outside the building envelope may be disturbed except as may be temporarily required for construction activities.

AMPHITHEATER

The conservation easement allows the building of a small amphitheater on site. The amphitheater shall be located as shown on the Master Plan and should include a semi-circle arrangement of stone benches. The ground surface should remain grassed, so that it blends with the natural landscape. Prior to construction, the final design and location will need approved by the Land Trust for Tennessee.

PAVED GREENWAY & SIGNAGE

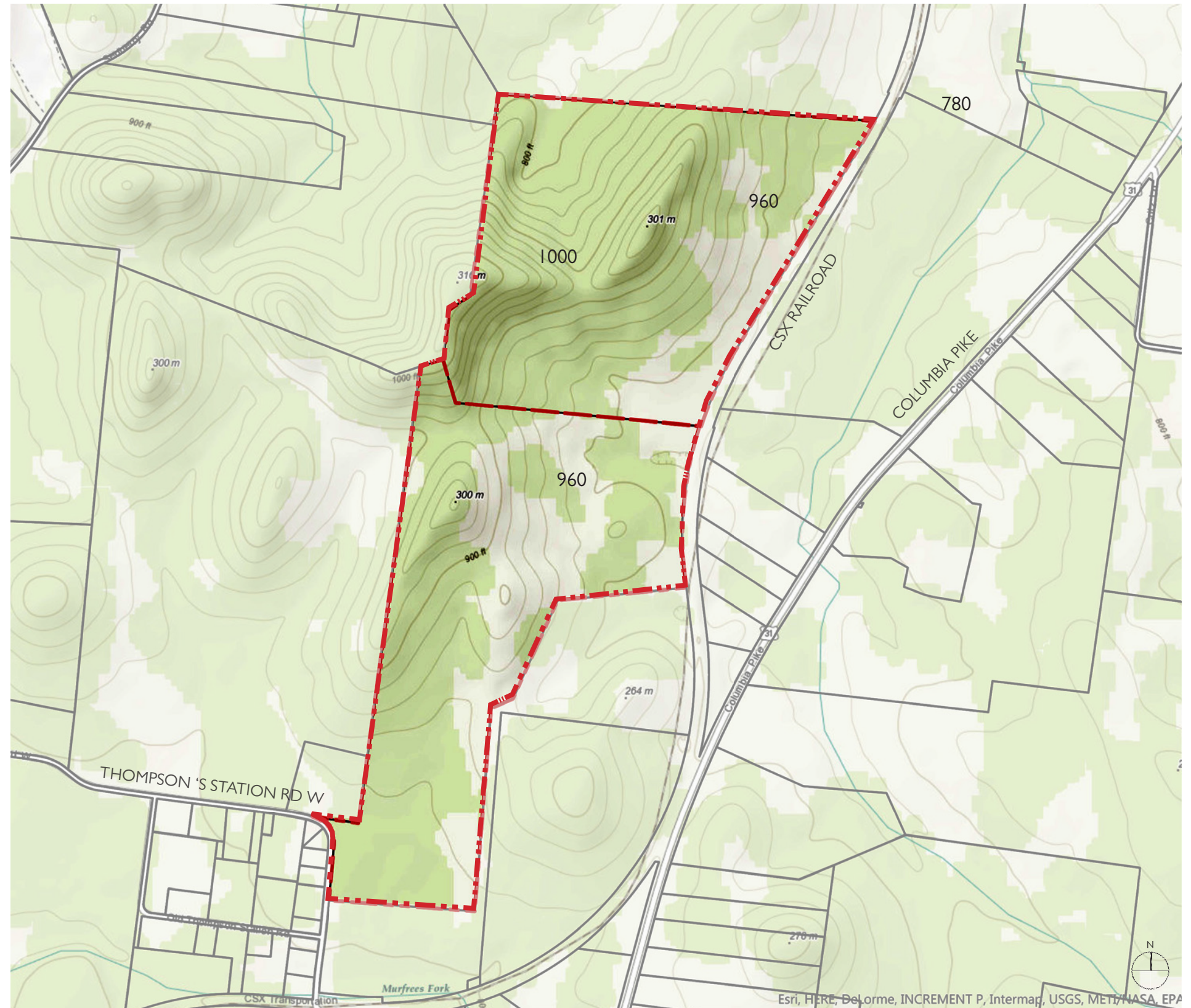
A paved multi-use greenway trail not to exceed ten feet in width or two miles in length. The greenway shall be located as shown on the Master Plan. Trail markers, signage, benches, emergency communication boxes, educational plaques, and other small signs describing the property and its conservation values are permitted as long as the kind, size, or location of the signage or marker does not adversely affect the conservation value of the property as determined by the Land Trust for Tennessee.

RECREATIONAL & EDUCATIONAL PURPOSES

The property can be used for lawful recreational uses including, but not limited to, hunting, fishing, hiking, biking, horseback riding, picnics, social events, farm tours, nature interpretation and other educational programs. These recreational uses shall not involve permanent improvements or structures, except those specifically permitted by the conservation easement and amendment.

ADDITIONAL SITE ELEMENTS

The introduction of additional site elements within the portion of Preservation Park not specifically outlined within the conservation easement language will require approval by The Land Trust for Tennessee and will possibly necessitate an additional amendment to the conservation easement.



TOPOGRAPHY & SLOPE

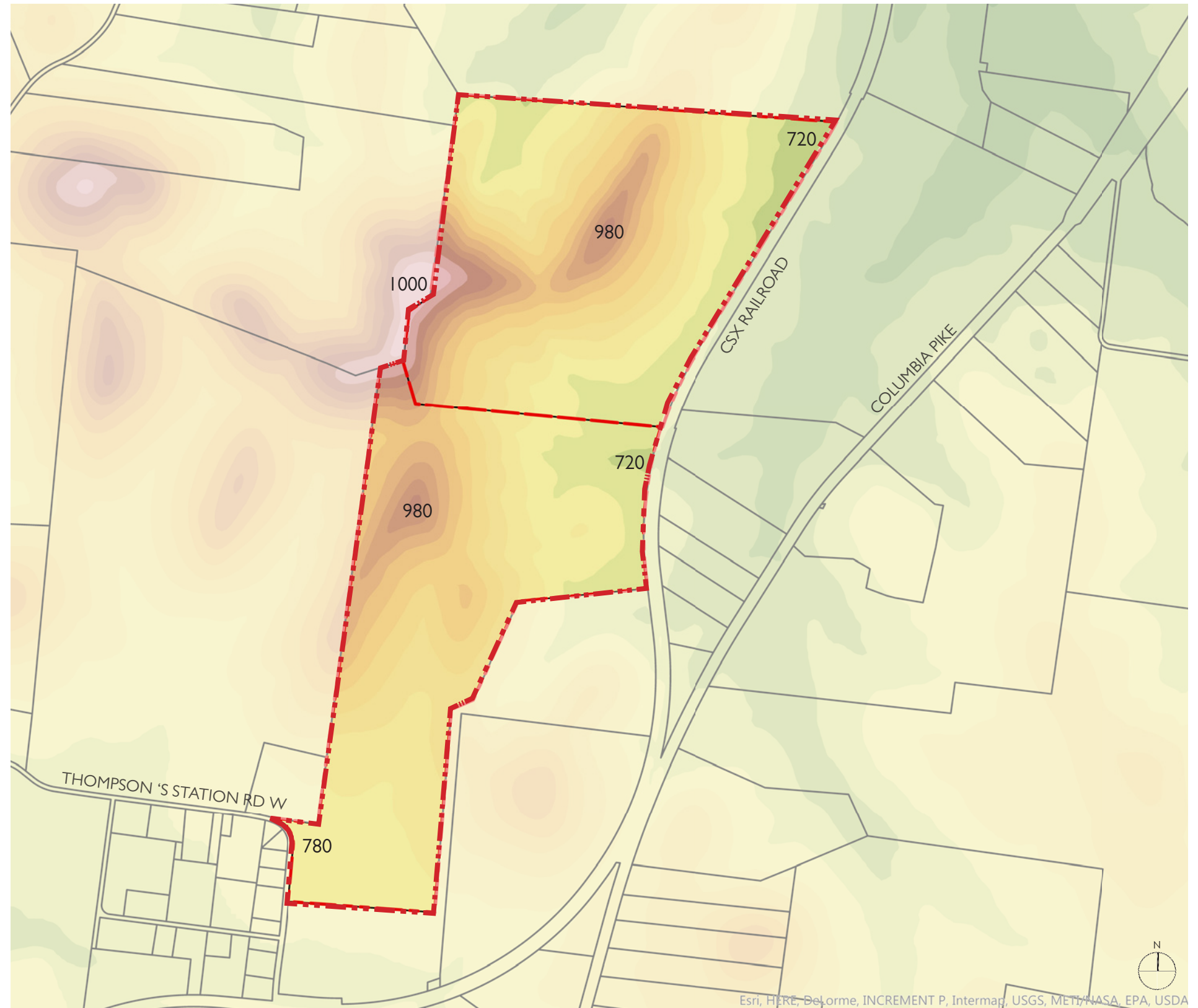
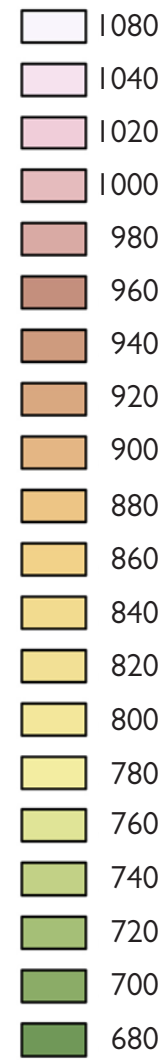
The topography in Preservation Park is a mix of gently rolling pastures and steeply sloped forested hillsides, which is typical for the Harpeth Valley Region. Formed as part of the creation of the Nashville Basin (central basin), the rolling hills of southern Williamson County were formed on the outskirts of the basin, as the edge of the dome retreats and flattens.

A slope analysis for Preservation Park shows the variety of slopes on the property, which range from the gently sloping fields that comprise the largest portion of the site, to the more steeply sloped forested areas. It is likely that the steep slopes made these areas less desirable for agricultural use. Careful consideration should be given prior to the disturbance of any areas with slopes steeper than 10%, to prevent erosion and wildlife disturbance.

Development of new structures and roads should be limited to flatter areas of the site, which have less than 10% slope. New trails that are constructed should be designed in a sustainable manner using the latest trail design guidelines and techniques to make them easy to maintain by volunteer trail groups.



LEGEND



Esri, HERE, DeLorme, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

ELEVATION

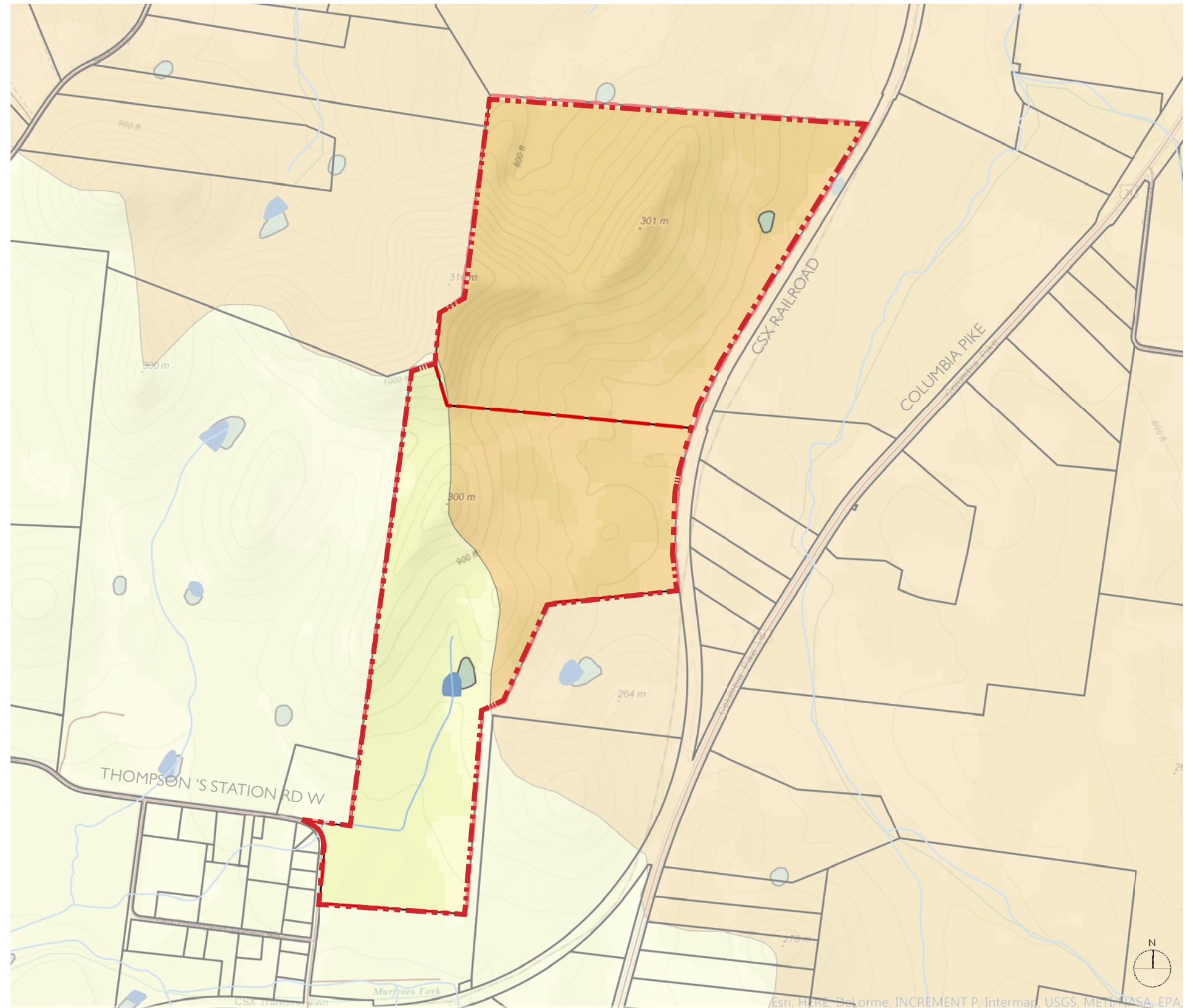
The elevation analysis for Preservation Park shows the change in elevation from the lowest areas at the northern and central portions of the property, to the higher elevations, which include the forested ridges and the bald hill. The highest elevation in the park is a 1000' forested hill, located near the boundary between the two parcels on the western side of the park. While this portion of the site may not provide the expansive views of the bald hill due to the heavy forest cover, it offers a high value for recreation and a possible location for the placement of an observation tower.

In addition to the highest point of the site, there are two other significant hilltops—the bald hill, which is located on the western portion of the site, and a second forested hill, which is centrally located in the northern portion of the site. While these hilltops are at the same approximate elevation of 980', they offer strikingly different experiences. The forested hilltop continues along the heavily vegetated ridgeline that connects to the park's highest point, and offers a change in elevation of over one hundred feet. The bald hill currently provides the greatest opportunities for views out of the site, spanning areas to the south, east, and west. The variety in elevation at the Preservation Park provides for numerous views as well as opportunity to provide varying levels of trail difficulty.



LEGEND

- Waterbody
- Murphree Creek
- West Harpeth River Upper
- Wetlands



HYDROLOGY

Preservation Park is located entirely within the Harpeth River watershed (Hydrologic Unit Code (HUC) 8), and is split between the Murphree Creek and West Harpeth River Upper HUC 12 watersheds. The hydrological conditions on the site are typical of headwater drainage with intermittent flows occurring in the valleys. It is anticipated that water quality issues will be minimal, as the property is located in the headwater region of the watershed. Beyond the intermittent streams there appear to be several locations for vernal pools on the property and instances of wet weather ponds. There is also a man made pond with a earthen embankment at the northeastern end of the property in close proximity to the existing barn. The existing condition of the pond and embankment will need to be evaluated with the possibility of the pond being dredged or cleaned to serve as a destination for trail systems.

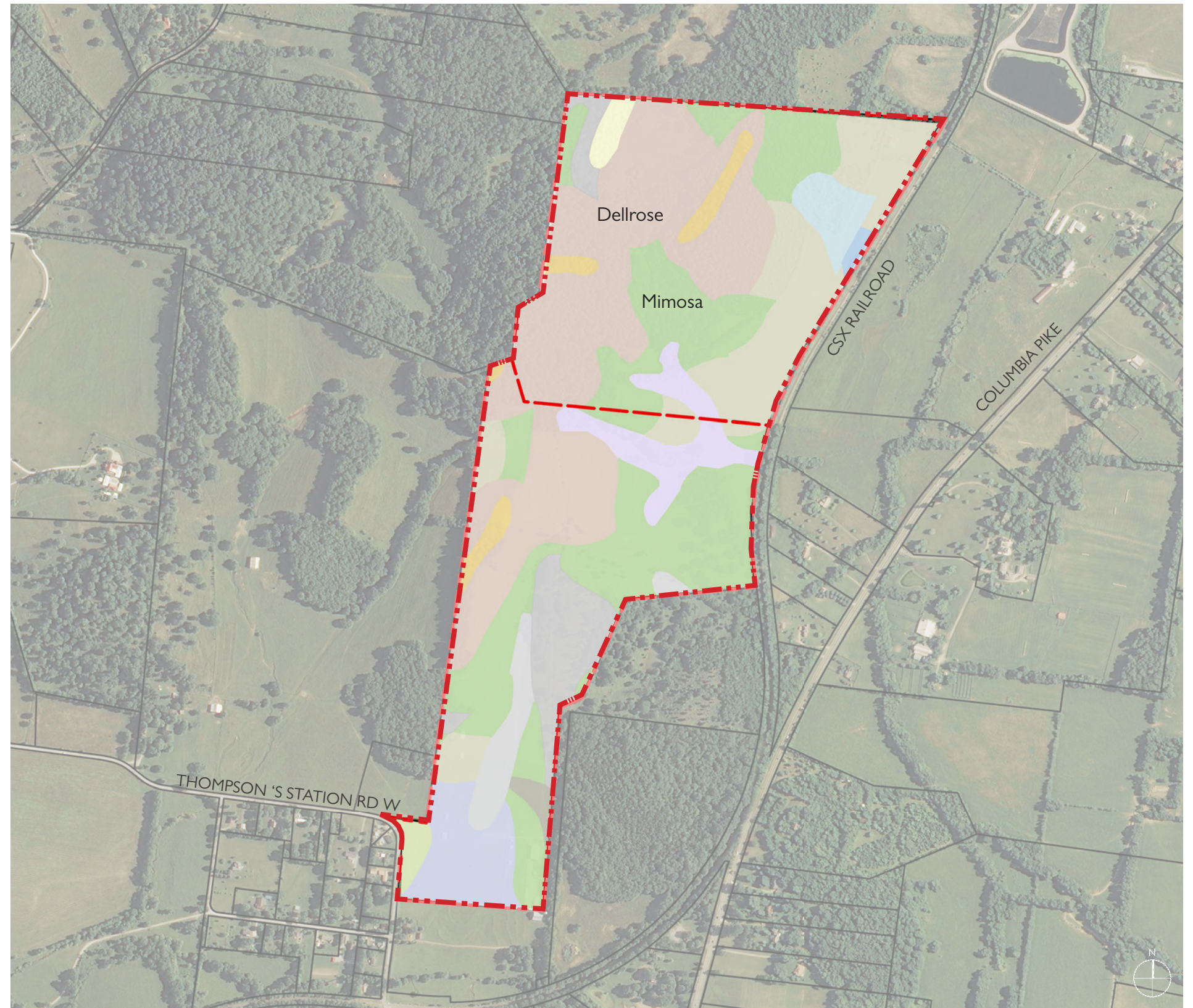
Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support vegetation typically adapted for life in saturated soil conditions. Within Preservation Park, there are a number of vernal pools, or seasonal impoundments, which do not contain predatory fish and act as vital breeding areas for amphibians in the spring. They may contain populations that have been utilizing the site for thousands of years, therefore, they are critical to protect. It is advisable to perform a spring inventory at Preservation Park to locate and map these potential hydrological resources prior to their disruption by proposed infrastructure placement.

Care should be taken to minimize hydrological disturbance by excessive grading. All required erosion control measures should be exercised to prevent washing during construction of built improvements on the site. Coordination with the Tennessee Department of Environment and Conservation will be required if the pond is drained to remove silt or if the earthen dam is repaired.



LEGEND

- Armour
- Braxton
- Captina
- Dellrose
- Donerail
- Egam
- Frankston
- Humprheys
- Huntington
- Lindsie
- Maury
- Mimosa
- Rockland



SOILS

The soils on Preservation Park property range from a silty clay loam to a rocky outcrop. Below are the soil series and their associated attributes.

Armour - well-drained, deep, naturally fertile soils from 2-10 feet deep, slopes from 0-90%. dominant slopes between 2-12%.

Braxton - cherty, phosphatic and well-drained ranging from 2-6 feet with moderate organic matter, slopes from 2-20% and dominant slopes between 5-12%.

Captina - moderately well-drained soils that have a fragipan and range from 2 to 10 feet in depth, with slopes commonly ranging from 0-12% with dominant slopes between 2-5%.

Dellrose - well-drained, deep soils developed in cherty slope wash or creep material on steep hillsides, ranging from 3-15 feet deep, with commonly long steep slopes in 12-40% with dominant slopes from 20-30%.

Donerail - well-drained, phosphatic soils with compact/cemented hardpan. 8-10 inch surface layer, with slopes from 2-20% and dominant slopes 2-12%.

Egam - alluvial silt loam bottom soils overlaying dark compact poorly drained material, slopes ranging from 0-5%.

Frankstown - well-drained, moderately deep, and cherty (found on ridgetops), slopes from 5-20%, dominant slopes 5-12%.

Humphreys - deep, well-drained, cherty, alluvial soils from 2-6 feet deep, slopes from 2-20%, dominant slopes 5-12%.

Huntington - deep, well-drained, naturally fertile alluvial soils, 2-10 feet deep, slopes from 0-5%, dominant slopes <2%.

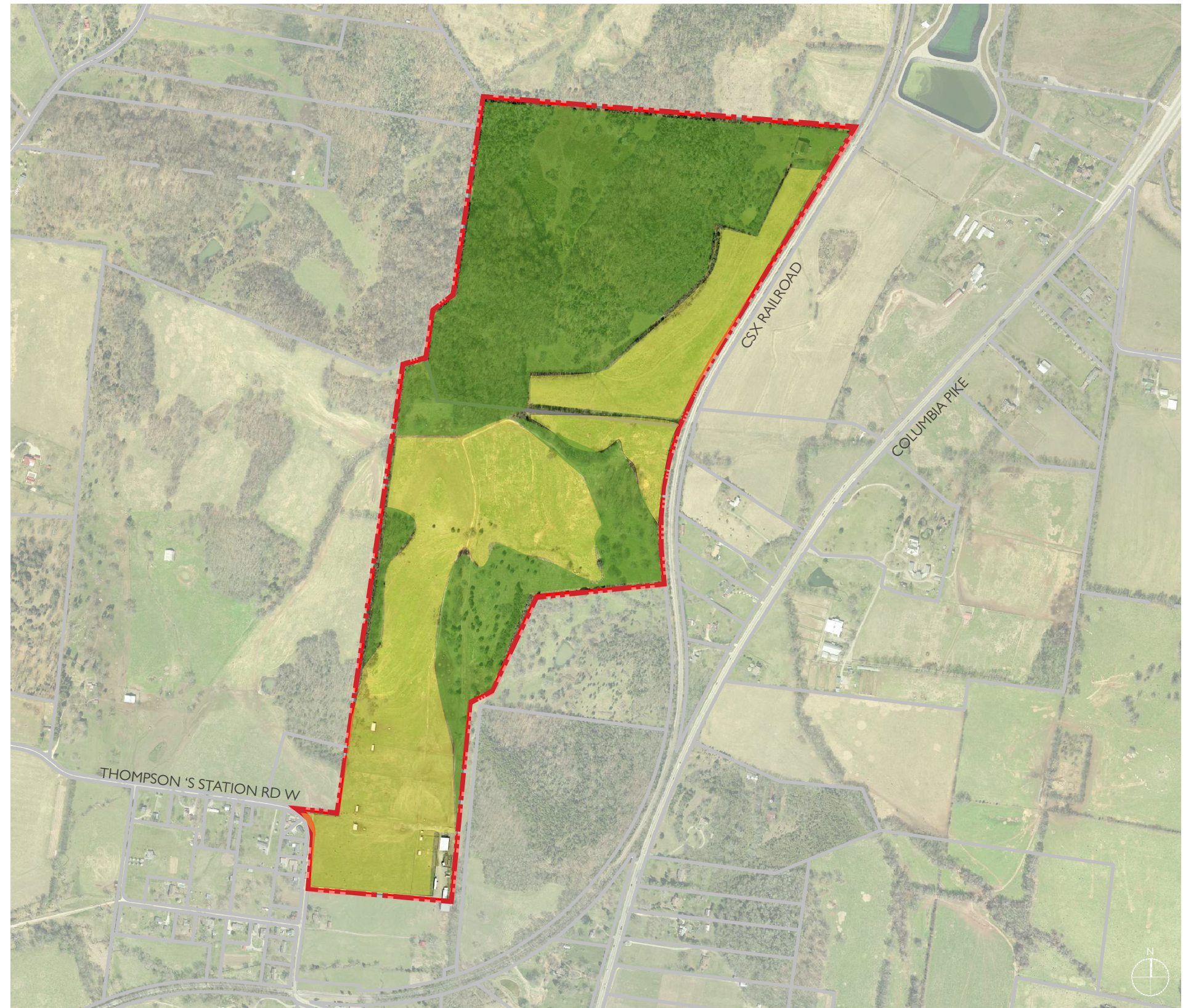
Lindside - moderately well-drained recent alluvial soils, 18-20in. deep, slopes from 0-5%, dominant slopes 0-2%.

Maury - deep, well-drained, phosphatic, uneroded soils 10-12in. deep, slopes from 0-12%, dominant slopes 2-5%.

Mimosa - well-drained, clayey, phosphatic uneroded soils, ~8in. deep, slopes from 2-40%, dominant slopes 12-30%.

Rockland - outcrops of rock occupy 50-90% of the surface, dominantly limestone, with narrow strips of shallow heavily textured soils between outcrops largely unsuitable for crops.

Special care should be taken with disturbances of soils on steeper slopes, such as those in the Dellrose and Mimosa soil classes. The Dellrose also has a deeper soil profile, which makes it more likely to experience soil slumping and slope failure.



- Deciduous Forest
- Grassland/Pasture/Meadow

VEGETATION

The vegetation on Preservation Park property includes a mix of grassland/pasture, deciduous forest, evergreen forest, and mixed forest, all typically found within the region. The forests include Eastern Red Cedars, Tulip Poplars, Sweetgums, Elms, Hackberries, Hickories, Oaks, and Maples, among many others. From an ecological perspective the variety of vegetation on the property provides a number of valuable ecosystems and ecotones for flora and fauna. It is likely that the entire site was forested before crop cultivations or pastures were created by Native Americans and early European settlers.

The forested areas on site remain intact because they were largely inaccessible, and because they were of limited use in agricultural practices. Most of the forested areas on site are steeply sloped with rocky terrain. Areas of the site that aren't hindered by these characteristics are almost completely grassland/pasture and were likely previously used for agricultural production.

Presently, meadow portions of the site are being maintained on a regular basis keeping them free of tree growth. These mowed meadows offer diversity to the landscape and preserve views.

The majority of wooded areas appear to be in the 80-120 year old range, suggesting that portions of the site may have been cleared at one time. There are many fine large specimen trees that remain in the meadows and forested areas of the site. The largest of these appear in the bottom of ravines, which likely made removal difficult.

Much of the forested areas of the site include extensive invasive plant populations such as honeysuckle, privet, and invasive trees, visible in photos on right. Efforts should be made to remove the invasive plantings as they prevent new trees from propagating. Any new trees planted should be limited to species native to Middle Tennessee. The photos on the following page are representative examples of forested areas without extensive invasive species.





WILDLIFE

Tennessee has one of the most diverse populations of flora and fauna in the United States with more than 80 species of mammals, 130 species of reptiles and amphibians, 300 species of fish, and 340 species of birds. The population of mammals in Tennessee ranges from the larger species such as the American Black Bear and Elk to the smaller American Chipmunk and Vole. Fauna of this Preservation Park is primarily comprised of smaller mammals such as squirrels, chipmunks, voles, skunks, and possums, as well as deer. It is also possible that bobcats may be located in the most remote parts of the park.

Due largely to the removal of keystone species such as many large predatory mammals, areas have become overpopulated with animals such as white-tailed deer and other prey species. This overpopulation of herbivore species can lead to destruction of young tree growth from overgrazing and can ultimately hinder a forest's succession or regrowth following disturbance.





EXISTING SITE ELEMENTS

The existing site elements are limited to the the wooden barn, the man-made pond, the metal building, the unused run-out sheds in the mowed pastures, and equestrian facilities and paddocks.

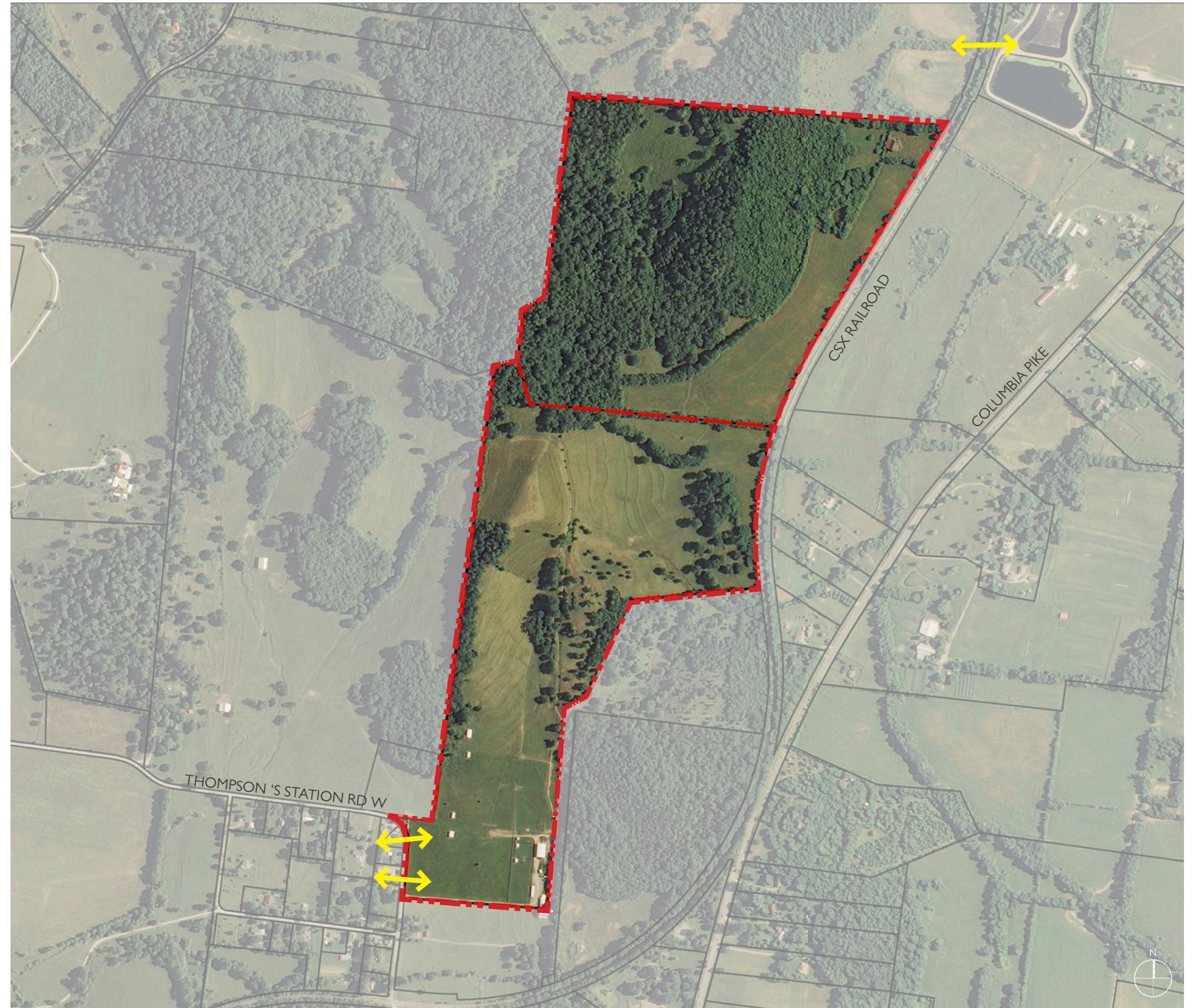
(1) The wooden barn, which is a significant structure in size, is located at the north end of the property appears to be structurally sound, although a thorough examination of the stability should be made. Based solely on field observation, it appears that the barn may have been used for drying tobacco, although has been unused for quite some time, with the exception of equipment storage.

(2) The man-made pond includes an earthen dam and stone spring outfall, although both are heavily overgrown with invasive species and underbrush. The pond itself appears to have a heavy amount of siltation, and will likely need to be dredged to improve its overall health.

(3) There are numerous metal fences located within the site and along site boundaries, which are largely remnants of agricultural use for separation of pastures and meadows. Many of these internal fences will need to be modified or removed, although some of these fence lines have the original gates remaining, which adds to the agricultural feel of the property. The mowed pastures on site are still in production for hay, but in some instances, they are bush-hogged to keep their height down.

(4) The equestrian facilities, which are currently used by the Tennessee Equestrian Hospital, are clustered into a single area on site. These facilities include a number of metal structures and small paddocks fenced with regionally appropriate and attractive four-board fencing. The metal building, designated for town use, is located within the cluster of the equestrian facilities, all of which utilize a shared driveway and parking area.





ACCESS

Vehicular access to the park is limited to the connection to Thompson's Station Road West near the equestrian facilities at the southern corner of the park. The existing park entrance will remain in use, although this may be improved as the park is developed. Additional vehicular access to the park remains difficult to secure, as the site is bounded by the CSX railroad tracks and private property, with only limited roadway access occurring at the southwestern park boundary.

Access for pedestrians, cyclists, and equestrians is available at the main entrance of the park at Thompson's Station Road West and at the northern corner of the park via the cattle crossing underneath the CSX railroad track. This connects to the existing community gardens and Nutro Dog Park, via the Thompson's Station Greenway trail system to Tollgate Village.



Above are the existing equestrian facilities, and on the right is the cattle crossing just north of the site.



SITE VIEWS

1. The view into the valley that runs from the north to the south of the site, highlights Preservation Park's value as a passive recreational destination. Looking north, meadows bordered by forests are visible; in the far distance, the iconic bald hilltop edges into view.
2. The view towards the run-out sheds and mowed pasture begins to pull the visitor into the passive recreation areas of the site. This area begins to narrow into the north-south-running valley that affords some of the site's most dramatic views.
3. Looking south towards the equestrian campus, a view of meadow and horses is visible in the foreground, while the town and the distant hilltops fill the background. These views highlight the importance of the preservation of the park property as well as the surrounding countryside.
4. Upon entrance to Preservation Park, visible to the east is the equestrian building and the existing four-board fencing. This view highlights the park's agrarian history and should be maintained.





SITE VIEWS

5. Looking down the gravel roadway, the curving treeline follows the edge of the gravel road and dry creek bed, with the neighboring countryside visible in the background.
6. Looking south to the base of the bald hill, the mowed pasture is visible. This image highlights one of the few areas on site where the vegetation along the property line is dominated by evergreen species, which is primarily eastern red cedar.
7. Looking from the gravel roadway, the view into the central meadow at the base of the bald hill provides the first distant view of the areas to the east of the site, including the Nutro plant and areas slated for high-density residential development
8. The view from the existing gravel road bed looking back into the north-south valley is reminiscent of the agricultural history of the site. The existing fenceline and mowed pasture are located in the center of the photo.





SITE VIEWS

9. The mowed long meadow on the northern park parcel allows for distant views within the park, past the CSX railroad tracks, and into the surrounding areas.
10. The interior views of the site highlight unique areas within the park, including the small pasture area ringed by the curving treeline, as well as more heavily vegetated hillsides. This area provides excellent opportunities for viewing wildlife, as the proximity of the forest edge allows relative safety on several sides.
11. This view looking up the iconic bald hilltop, highlights not only the steep slopes, but also the distinctive nature of this hilltop. All of the other hilltops on the site are forested, thus, the surprising lack of trees and shrubs here makes this a unique area. The bald hilltop is visible from Columbia Pike and provides the greatest views in and out of the site. It may be considered the most iconic piece of the Preservation Park as there are no other similar instances found within the park or the surrounding areas.
12. Along the length of the mowed trail, visible in the center of the photo, are views of the small wet meadow at the base of the dry creek bed. On the left is a stand of mature oak trees surrounded by rock outcroppings only found on this portion of the site.





SITE VIEWS

13. The top of the bald hilltop provides a panoramic view from the northeast to the southeast. Visible in the distance are forested hilltops and single-family residences, including several houses listed on the National Register of Historic Places.
14. One of the most beautiful views from the bald hilltop is into the neighboring valley to the west of the property. This view of the valley of wandering agrarian fields and forested ridgelines is a completely unique view only found in this area of the site.
15. The view from the bald hilltop, while picturesque and largely unchanged from the agrarian character that has long defined the area, is fragmented by the influx of high-density residential and industrial development.
16. The view looking northeast from the bald hill includes distant forested hilltops and vast countryside. Also visible is the Mars Petcare Global Innovation Center, as well as areas zoned for a future mix of commercial, high-density residential, and industrial uses.





SITE VIEWS

17. The view looking southwest into the neighboring property, shows a cattle farm, single family residences, and agricultural areas, which dominate the area west of the site.
18. The forested ridgeline, which borders the western edge of the property between the bald hilltop and the park entrance, is a uniquely vegetated area. Unlike other areas of the site (and the region) that have had an influx of invasive shrub growth, it contains only tree canopy and perennial understory growth, making it one of the more beautiful portions of the property.
19. The view from the bald hilltop, looking south towards the park entrance and equestrian buildings, highlights the variety in terrain from the steeply sloping hilltop and forested ridgeline, to the flatter area of the southern site boundaries.
20. The view from the treeline moving back toward the equestrian buildings opens up into mowed pastures, providing views of the distant forested hillsides and the town of Thompson's Station.





MASTER PLAN



LEGEND

TRAIL LENGTHS:

Paved Greenway - 6,700 LF (1.27 MI)
 Equestrian - 13,115 (2.48 MI)
 Pedestrian - 20,262 (3.84 MI)

1. Education Center - New
2. Entrance Drive - Existing
3. Blue Line Stream - Existing
4. Community Gardens - New
5. Equestrian Campus - Existing
6. Storage Building - Existing
7. Equestrian Arena - New
8. Ridgeline Trail - New
9. Amphitheater - New
10. Cross Country Schooling Area - New
11. Picnic Area - New
12. Interpretive Signage - New
13. Bald Hill Top - Existing
14. Gravel Road - Existing
15. Paved Greenway Trail - New
16. Mowed Trail - New
17. Oak Glade Picnic Area - New
18. Equestrian Loop - New
19. Lookout Tower - New
20. Canopy Walk - New
21. Improved Pond - New
22. Existing Barn - Existing
23. Cattle Crossing/Pedestrian Access - Existing

PROGRAM DESCRIPTION

Throughout the development of the Master Plan for Preservation Park, the design team attended numerous meetings with local residents, interested community groups, and town staff, which helped to garner a full understanding of the needs associated with the project. Through these interactions, a set of Guiding Principles for the development of Preservation Park was created. This input and extensive site analysis garnered the resulting Master Plan.

Preservation Park will remain dedicated to passive recreational activities such as hiking, walking, cycling, and equestrian use. Proposed elements for the park include an environmental education center, a small amphitheater, community gardens, an observation tower, a canopy walk, and numerous paved, mowed, or mulched trails. Opportunities to expand the current equestrian facilities include a cross country schooling area, outdoor arena, and loop trail.

Upon entering the site from Thompson's Station Road West, the equestrian facility is visible across a sprawling green lawn surrounded by traditional four-board fencing, which exemplifies the agricultural history of the site. Both the equestrian area and the education center are accessible from the main entrance at Thompson's Station Road West. The existing equestrian facilities will remain in use as a holding area for the Tennessee Equine Hospital, and additionally, new equestrian elements will be constructed to increase the equestrian presence on site and to act as a draw to the property. A new fenced outdoor arena may be constructed with a specialized footing and movable bleachers to provide a usable space for show-training and operation of therapeutic riding clinics. The equestrian facilities currently include the cross country riding area located in the mowed pasture in the center of the southern park parcel. The proposed mulched equestrian trail will connect the equestrian facilities and loop around the entire park property. This trail will be accessible to the public and will be used during riding programs. The inclusion of these equestrian elements will tie into Thompson's Station's existing equestrian community and will provide a space for gathering and riding.

The adjacent educational center will be equipped with a pervious paved parking lot capable of handling thirty cars with additional overflow parking in the mowed fields. ADA accessible parking will be provided at the education center to allow access to the building and trail head.

The education center is envisioned as a wood and stone structure reminiscent of local farmhouse architecture with a square footage between 2500 and 3500 square feet. The education center will serve as the visitor's center and gateway for park visitors. This space will exhibit the historic and cultural significance of the park, highlighting the importance of the battle of Thompson's Station, as well as the physical character of the landscape.

The multi-use asphalt paved greenway trail is accessible from the education center and parking area. The trail will conform to ADA requirements and will allow for pedestrian and bicycle movement through the park. The trail will serve as a significant portion of the regional greenway trail system, and will also serve as emergency vehicle access to areas of the park not accessible by roads. The paved greenway trail layout was originally engineered in conjunction with the town of Thompson's Station through a Tennessee Department of Transportation Enhancement Grant. The intention was to construct this portion of the path and the section of greenway connecting Tollgate Village and the Nutro dog park, however completing the portion of trail in Preservation Park proved to be too expensive for the initial grant.

A series of multi-use trails consisting of mowed, gravel, and mulched trails will connect to the paved greenway trail. The location and form of these trails needs to be verified in the field, both to highlight special features and to address specific site conditions on steep slopes in the forested hilltop areas. These trails allow for access to the iconic bald hilltop, and will eventually connect to the proposed observation tower and canopy walk. The bald hilltop is an iconic piece of Preservation Park and should remain largely unchanged. Signage will be minimal so as not to adversely affect the conservation value of the property, as directed by the conservation easement amendment with the Land Trust for Tennessee.

Once into the highest forested elevations of the park, the trail will become a cleared, grubbed, and mulched path. The trails in the forested area allow access to the proposed observation tower and canopy walk, as well as the northwest portions of the property.



PROGRAM DESCRIPTION

The proposed observation tower, which will provide views to the south, east, and north, is to be constructed of wood and metal. It should be a minimal intervention and should feel light on the landscape. The observation tower should extend above the tree line to provide a unique view of the site. Another significant draw will be the canopy walk; this wood and metal structure will span a ravine allowing the visitor to get high into the tree canopy. Signage identifying tree species and wildlife that can be seen Preservation Park should be located here.

In the meadows below the forested areas, the trail system is composed of mowed trails that connect to the paved greenway trail. Located within these lower meadows, will be a picnic area in the oak glade. This area will contain movable tables for picnics and can be used as an outdoor classroom.

In the northeast corner of the lower meadows, is an existing man-made pond and earthen dam. The pond should be evaluated to determine if there is a need for dredging to remove siltation. The earthen dam should be repaired as needed. The removal of invasive species and replanting the pond edge will greatly improve the overall health of the pond. Seating areas and a small elevated boardwalk may be added to the area around the pond as well.

Located in close proximity to the pond is the existing wooden barn. The barn, which is substantial in size, should be evaluated for structural stability and stabilized as needed. The barn is intended to serve as a flexible space that can be used for an informal gathering space or outdoor classroom. Barn usage is limited due to lack of vehicular access and due to the lack of water and electricity at the structure. The barn is easily accessed from the paved greenway trail, and is located within easy walking distance from the cattle crossing under the CSX railroad tracks.

The stone cattle crossing, currently a gravel path, will be improved to include a paved base to match the proposed greenway trail that will run through the site. The town of Thompson's Station has acquired the small area of land between the cattle crossing and the Preservation Park property ensuring access through this area.

The site elements located throughout Preservation Park are intended to establish the site as a passive recreational destination for Thompson's Station.



PROPOSED SITE ELEMENTS

LEGEND

-  ENTRANCE
-  INTERPRETIVE SIGNAGE
-  PEDESTRIAN TRAIL
-  CANOPY WALK
-  EQUESTRIAN TRAIL
-  PICNIC AREA
-  COMMUNITY GARDEN
-  LOOKOUT TOWER
-  IMPROVED POND



PARK ENTRANCE & EDUCATION CENTER AREA

1 - EDUCATION CENTER - NEW

An approximately 2500-3400sf stone and wood environmental education center intended to serve as the gateway to Preservation Park. Shown here is a typical example of the vernacular farmhouse architecture, which is characteristic of the region. The photo shows typical materials and architectural character that the center might exhibit. This building will serve as the visitor's center for the park, as well as space for educational elements related the Preservation Park and Thompson's Station.

2 - ENTRANCE DRIVE - EXISTING

The existing alignment of the entrance drive should be maintained, although drive should be widened to twenty-two feet to accommodate passing traffic and horse trailer access to the equestrian facilities. The existing four-board fence should remain and be replaced as necessary to maintain the farm character found at the entrance to the Preservation Park.

3 - BLUE LINE STREAM - EXISTING

Blue line streams, as determined by the Tennessee Department of Environmental Conservation, are protected waterways that cannot be altered in any way without an individual permit. These perennial streams flow only at certain times of the year when sufficient water flows from springs or from a surface source. These streams can support a tremendous diversity of wildlife and vegetation.

4 - COMMUNITY GARDENS - NEW

An expansion of the existing community gardens system for Thompson's Station will include numerous seasonal plots available to the public.



LEGEND

-  ENTRANCE
-  INTERPRETIVE SIGNAGE
-  PEDESTRIAN TRAIL
-  CANOPY WALK
-  EQUESTRIAN TRAIL
-  PICNIC AREA
-  COMMUNITY GARDEN
-  LOOKOUT TOWER
-  IMPROVED POND



EQUESTRIAN AREA & GREENWAY TRAIL

The equestrian facilities campus on site functions as a central hub for visitors, and allows for horsetrailer parking and access to the other equestrian elements on site.

5 - EQUESTRIAN FACILITIES- EXISTING

This includes preservation and expansion of the existing equestrian facilities, comprised of the metal buildings and wood four-board and metal fencing. Continued use of the equestrian area by the Tennessee Equine Hospital is intended. Short term boarding of horses at the equestrian structures was also considered, although it will need to be reviewed if equestrian use of the park is expanded.

6 - STORAGE BUILDING - NEW

This is a metal storage building available for use by the town of Thompson's Station for storage of files and equipment. Structure to match existing equestrian buildings in character and form, and to utilize the existing parking and entrance drive.

7 - EQUESTRIAN ARENA - NEW

The approximately 80'x165' outdoor equestrian area will include a fenced arena with the possible addition of a roof. The arena should include a special foundation of layered sand and gravel to eliminate dust, promote adequate drainage, and to prevent harmful impact to horses upon landing. Movable bleachers and auxiliary space may be available by reservation through the town of Thompson's Station.

8 - RIDGELINE TRAIL - NEW

This designates the creation of a combination of mowed trails in the open pasture areas, and a cleared, grubbed, and mulched trail in the forested areas. This trail will provide access to the unique vegetation and views of the western park boundary.



LEGEND

-  ENTRANCE
-  INTERPRETIVE SIGNAGE
-  PEDESTRIAN TRAIL
-  CANOPY WALK
-  EQUESTRIAN TRAIL
-  PICNIC AREA
-  COMMUNITY GARDEN
-  LOOKOUT TOWER
-  IMPROVED POND



CENTRAL MEADOW & CEDAR FOREST

The central meadow area with its gently sloping mowed pastures, allows for the introduction of an amphitheater, a cross country equestrian schooling area, and accessible picnic areas, all located within easy walking distance from the education center and equestrian facilities.

9 - AMPHITHEATER - NEW

This is an approximately seventy-seat amphitheater made of native stone with grassed walkways. It is intended for outdoor classroom use and for small performances. It will serve as a compliment to the Education Center. The amphitheater is not intended to act as a commercial performance stage or area.

10 - CROSS COUNTRY EQUESTRIAN SCHOOLING AREA - NEW

This is an approximately ten-acre mowed grass schooling area with movable cross country equestrian jumps. The schooling area will expand the existing equestrian facilities to provide a needed area for learning cross country equestrian jumping. The use of the space will be available by reservation with the town, and may be used in conjunction with other equestrian facilities on the park property.

11 - PICNIC AREA - NEW

An ADA accessible picnic area that can be reached by the paved greenway trail will provide a number of fixed picnic table locations that serve as ADA accessible gathering spaces on site.

12 - INTERPRETIVE SIGNAGE

This includes interpretive signage describing the battle of Thompson's Station, the general history of the property, as well as the conservation value of property. Signage will be minimal so as not to adversely affect the conservation value of the property, as directed by the conservation easement amendment with the Land Trust for Tennessee.



LEGEND

-  ENTRANCE
-  INTERPRETIVE SIGNAGE
-  PEDESTRIAN TRAIL
-  CANOPY WALK
-  EQUESTRIAN TRAIL
-  PICNIC AREA
-  COMMUNITY GARDEN
-  LOOKOUT TOWER
-  IMPROVED POND



BALD HILL & LOWER MEADOWS

The bald hill and lower meadows area of the Preservation Park features a significant amount of elevation change. This area of the park is limited to passive uses including trails and the bald hilltop.

13 - BALD HILL TOP - EXISTING

The iconic bald hilltop remains largely in its natural state and provides panoramic views throughout the site and surrounding areas. The mowed trail connecting to the top of the hill will spiral around the hill rather than the current straight mowed path. It is a potential site for educational signage, although any signage should be kept low to the ground, and should not be visible from the other areas of the site.

14 - GRAVEL ROAD - EXISTING

The existing gravel road should be improved, but should remain as a gravel road to maintain the existing farm character. The road serves as pedestrian circulation and as emergency or maintenance access to the middle of the Preservation Park property.

15 - PAVED GREENWAY TRAIL - NEW

This ten-foot wide asphalt multi-use trail has been designed to meet ADA requirements for handicap accessibility. The trail is intended for pedestrian and bicycle use, and will expand upon the previously constructed portion of the regional greenway trail system and will allow for access through the park.

16 - MOWED TRAIL - NEW

The mowed trail will traverse the lower meadow and should remain as a low maintenance trail that can be adjusted as needed with mowing. The meadow would be an ideal location for the introduction of a wildflower meadow mix.



LEGEND

-  ENTRANCE
-  INTERPRETIVE SIGNAGE
-  PEDESTRIAN TRAIL
-  CANOPY WALK
-  EQUESTRIAN TRAIL
-  PICNIC AREA
-  COMMUNITY GARDEN
-  LOOKOUT TOWER
-  IMPROVED POND



UPPER TRAILS & HILL ELEMENTS

The forested hills area of Preservation Park transitions from the lower fields to the higher hilltops and ridgelines. This area of the park allows for a number of both active and passive uses including the cross country schooling area, picnic areas, and the center portion of the various trails.

17- OAK GLADE PICNIC AREA - NEW

This is a grassed picnic area located near the stand of oaks with rock outcropping. Movable picnic tables and a grassed surface should be used to keep the impact of the picnic area minimal and flexible for use as a possible additional outdoor classroom area.

18 - EQUESTRIAN LOOP - NEW

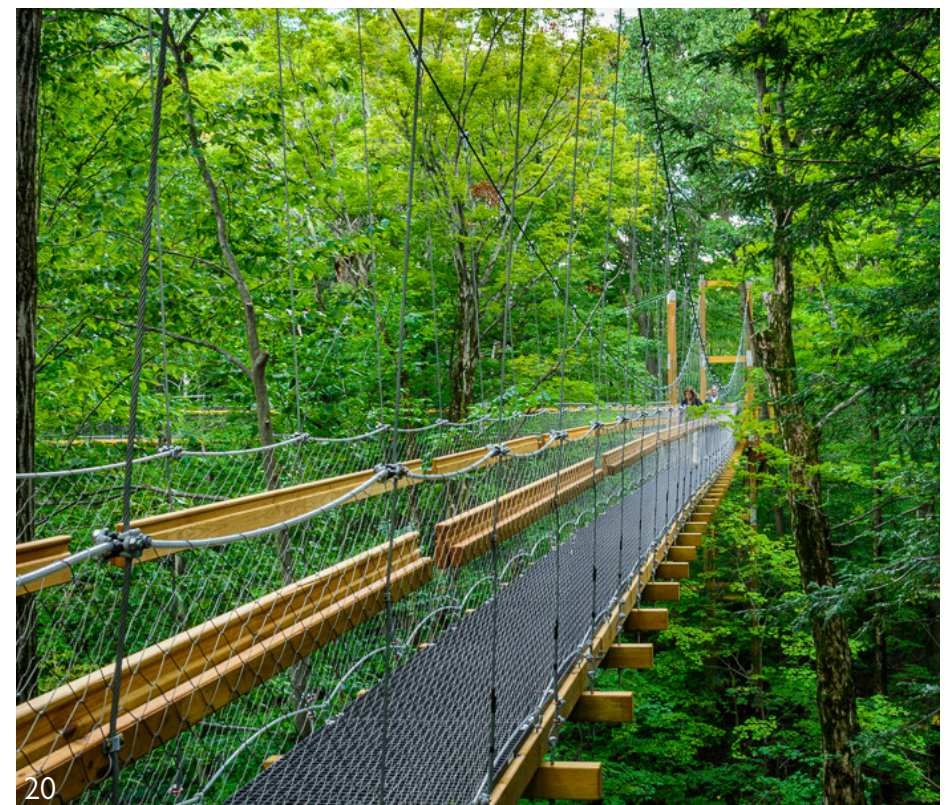
The equestrian trail, to be cleared, grubbed, and mulched as needed, will circle the site allowing for a greater equestrian experience for visitors. The trail has been designed to separate equestrian use from the pedestrian and bicycle trails, and the limited number of crossings have been placed in open areas to limit surprise encounters between the different user groups.

19 - LOOKOUT TOWER - NEW

The proposed tree-top height observation tower will allow visitors to get above the tree canopy, which will provide a unique view of the park and surrounding areas. The anticipated wood and metal structure should be located near the highest point of the site, strategically placed to create views to the south, east, and north.

20 - CANOPY WALK - NEW

This wooden boardwalk will be located at a height level with the tree canopy and will connect the forested hilltops of the park. The boardwalk will allow visitors a unique view of the forested hillsides found within the park. The canopy walk will include signage identifying native tree species as well as wildlife found within the park.



LEGEND

-  ENTRANCE
-  INTERPRETIVE SIGNAGE
-  PEDESTRIAN TRAIL
-  CANOPY WALK
-  EQUESTRIAN TRAIL
-  PICNIC AREA
-  COMMUNITY GARDEN
-  LOOKOUT TOWER
-  IMPROVED POND



LOWER MEADOW & POND

The northeast portion of the Preservation Park property includes a pond, wooden barn, and cattle crossing. This area of the park includes a large open meadow and forested edge that contains an extensive amount of invasive vegetation.

21 - IMPROVED POND- NEW

The existing pond will be improved by removing invasive species and planting species to provide bank stabilization. The pond area should include environmental signage and allow access for fishing and picnicking. Pond health will need to be evaluated to determine if dredging for removal of siltation and trash within the pond will be necessary.

22 - WOODEN BARN - EXISTING

The improvement of the existing barn should include structural evaluation and stabilization. The barn is intended for use as a meeting or classroom space during periods of bad weather. The barn should act as flexible space with no predetermined program, given its distance from vehicular parking and lack of electricity and water access.

23 - CATTLE CROSSING EXISTING

The historic cattle crossing under the CSX railroad track is to be maintained as part of the Thompson's Station Greenway trail system. The existing gravel path should be replaced with the same asphalt paved path that is in keeping with the design for the greenway trail system. This crossing is the second entrance with access limited to pedestrians, equestrians, and cyclists.





COST ESTIMATE

151775 - Preservation Park at Thompson's Station

10/3/2016

Park Element	Unit	Unit Type	Cost/Unit	Total Cost
1 Education Center (~2,500sf, stone and wood construction, sidewalk connections)	1	LS	\$ 600,000.00	\$ 600,000.00
2a Entrance Drive (22' wide asphalt drive)	1	LS	\$ 280,000.00	\$ 280,000.00
2b Entrance Drive (22' wide asphalt drive, realigned option, not to be combined with 2a)	1	LS	\$ 325,000.00	\$ 325,000.00
3 Community Gardens		LS		By owner
4 Storage Building		LS		By owner
5 Equestrian Arena		LS		By user
6 Paved Greenway Trail (10' wide asphalt trail, grading, drainage structures)	6700	LF	\$ 60.00	\$ 402,000.00
7 Amphitheater (stone seating for 70 people, grading, seeding)				
Concrete foundation wall base	172	LF	\$ 68.00	\$ 11,696.00
20" wide x 39" tall curved concrete seat wall w/ stone veneer	172	LF	\$ 135.00	\$ 23,220.00
24"x3" thick Stone Wall Coping	172	LF	\$ 72.00	\$ 12,384.00
Grading	1	LS		\$ -
Seeding	1	LS		\$ 1,200.00
8 Cross Country Schooling Area		LS		By user
9 Unpaved Pedestrian Trail				
Mowed Trail Section		LS		By Owner

8 Cross Country Schooling Area		LS			By user
9 Unpaved Pedestrian Trail					
Mowed Trail Section		LS			By Owner
Mechanically cleared and grubbed section	8500	LF	\$ 3.75	\$ 31,875.00	
Mulch Surface Coating	8500	LF	\$ 2.00	\$ 17,000.00	
10 Picnic tables	10	EA	\$ 1,200.00	\$ 12,000.00	
Trash Receptacles	4	EA	\$ 900.00	\$ 3,600.00	
11 Mowed Trail		LF			By Owner
12 Equestrian Loop Trail					
Mowed equestrian trail		LS			By Owner
Mechanically cleared and grubbed section	4800	LF	\$ 3.75	\$ 18,000.00	
14 Lookout Tower	*	LS			TBD*
15 Canopy Walk	*	LS			TBD*
16 Pond Improvements (draining, clearing vegetation, replanting, 3 benches, boardwalk)	1	LS	\$ 75,000.00	\$ 75,000.00	
17 Barn Improvements	**	LS			TBD**
18 Education Signage	6	EA	\$ 1,500.00	\$ 9,000.00	
19 Stone Bench	10	EA	\$ 1,500.00	\$ 15,000.00	
20 Directional Signage	16	EA	\$ 500.00	\$ 8,000.00	
21 General Tree Planting	1	LS	\$ 15,000.00	\$ 15,000.00	
22 Entrance Signage	1	LS	\$ 3,500.00	\$ 3,500.00	
23 Entrance Lighting	1	LS	\$ 1,500.00	\$ 1,500.00	
24 General Seeding	1	LS	\$ 8,000.00	\$ 8,000.00	
25 Wildflower Meadows	18000	SF	\$ 0.25	\$ 4,500.00	

* NOTE: Cost Estimates for these items will be determined when site specific design can be provided.

** NOTE: Structural analysis must be completed prior to barn improvements being known and budgeted.

Total \$ 1,877,475.00
With 15% Contingency \$ 2,159,096.25

CITATIONS

TRAIL INFO

“Thompson’s Station, TN | Official Website.” Thompson’s Station, TN | Official Website. N.p., n.d. Web. 08 Feb. 2017. <<http://www.thompsons-station.com/>>.

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“Progressive Trail Design.” Progressive Trail Design RSS. N.p., n.d. Web. 10 Feb. 2017.

“Tennessee Watchable Wildlife.” Tennessee Watchable Wildlife | Home. N.p., n.d. Web. 08 Aug. 2016.

HISTORY

Phase I Archaeological Assessment for the Proposed Thompson’s Station Greenway, Williamson County, TN: Draft Report. Nashville: TRC Environmental Corporation, May 2013.

Smith, Sam. “The Battle of Thompson’s Station.” Civil War Trust. Civil War Trust, n.d. Web. 08 Feb. 2017.

United States. National Park Service. “Battle Summary: Thompson’s Station, TN.” National Parks Service. U.S. Department of the Interior, n.d. Web. 08 Aug. 2016.

CONTEXT

“Nashville Area MPO.” Nashville Area MPO. Nashville Area MPO, n.d. Web. 08 Feb. 2017.

“Thompson’s Station Zoning Map.” [Http://www.thompsons-station.com/DocumentCenter/View/292](http://www.thompsons-station.com/DocumentCenter/View/292). N.p.: n.p., n.d. N. pag. Print.

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Trails Proposal for Preservation Park

Thompsons Station, Tennessee

Prepared by

Bob's Trails, Trees & Gardens

Robert (Bob) Richards, CPRP, CMTB

March 1, 2017

Summary

This proposal was prepared at the request of the Thompsons Station Parks and Recreation Commission (P&RC) during their February 7, 2017 meeting which included a discussion about Preservation Park and its future development. Preservation Park is a 200+ acre tract that was purchased several years ago and is located just north of the Town Hall across the railroad tracks. This tract of land is very impressive with its open fields and wooded areas as well as the historic stone walls and existing structures and facilities. This will be a passive park with low level of development emphasizing the natural and cultural aspects of the park.

The park property has a conservation easement on it which is held by the Land Trust for Tennessee and the easement was placed on the property shortly after the property was purchased. This easement was recently modified to allow the facilities proposed in the master plan to be incorporated into the easement's development section.

Hart, Freeland and Roberts has provided Thompsons Station a draft conceptual Master Plan Map with the existing and proposed new facilities and trails shown on an aerial photograph. The conceptual Master Plan showed a paved greenway trail, pedestrian trails and equestrian trails as well as other new facilities proposed for the park. The draft Master Plan document should be available for review by the next P&RC meeting on March 7, 2017.

This trails proposal provides trail design, trail route marking and training in the methodology of building sustainable trails there at the park. These marked trails can be developed/constructed in the near future as resources become available and the trails will be both a combination of mowed paths and trail routes to be constructed.

This proposal follows the Guiding Principles as outlined on Page 7 of the draft Master Plan and these are listed below:

- 1) Maintain passive use of the park.
- 2) Limit use of the park to pedestrians, bicyclists and equestrians. Limited parking should be created and provided at the park entrance.
- 3) Make use of the existing park facilities and infrastructure.
- 4) Maintain the natural beauty of the park property.
- 5) Provide cultural, historical and environmental education interpretations for park users.

Background

Mr. Robert (Bob) Richards was asked to attend the February 7, 2017 P&RC meeting and to speak briefly about his back ground and his trails experience. He has over 31 years of service with the state of Tennessee and for the last 11.5 years has been the statewide Tennessee Greenways and Trails Coordinator with the Tennessee Department of Environment and Conservation, Recreation Services Division.

He has been the project manager for trail construction and maintenance in numerous Tennessee State Parks, was a state park planner developing 13 state park strategic management plans and a state of Tennessee regional park and recreation technical consultant. He also worked as the Director of Property and Facilities with the Middle Tennessee Girl Scout Council operating and managing 10 Girl Scout Camps totaling 100 structures and 1,000 acres of land. Mr. Richards has previously worked with the Town of Thompsons Station on trails in the City Park and Heritage Park and has consulted on the potential greenway trails with the town planner.

Since 1987, Bob has owned and operated a small business working on trails, trees and landscaping and retired from the state of Tennessee at the end of 2016. He is now working full time as a private consultant working with city governments and non profit organizations doing trail planning, project management, grant writing and administration as well as consulting on other operations and management issues.

He has worked extensively with several non-profit organizations, foremost is being the volunteer project manager on trail projects at Beaman Park, Nashville, TN, His work with the Friends of Beaman Park includes trail design/layout of 1.2 miles of new trails, trail construction and maintenance, trail bridge construction and a 350 foot long accessible boardwalk which was complaint with federal Americans with Disabilities Act (ADA). Over the past 40 years, he has trained hundreds of volunteers the skills of trail construction/maintenance and provided work day oversight for these volunteers.

Project Proposal

Mr. Richards met with the town planner and town manager and spent the morning and afternoon at Preservation Park on February 15, 2017 reviewing the different existing facilities there at the park. The discussion included the need for developing trails at the park, time frames desired to have a trail open (Memorial Day 2017) and training of town staff on the correct and proper techniques of trail construction. The town staff agreed to pay Mr. Richards for this day spent at the park independent of any other work to be performed with the Town of Thompsons Station.

The foremost feature of the park is Bald Knob which provides a 360 degree panoramic view of the property and a major portion of the Town of Thompson's Station. Topography in the park is rolling with ridges and small valleys and the elevations in the park go from 980 feet down to 720 feet.

This proposal has two parts, A and B.

Part A includes six days of time which is broken down into three, two day blocks. This time will result in the design and marking of an approximately 1.0 mile loop trail.

Block A1 includes two days of time to be spent walking the property to identify boundaries, additional features and control points across the approximately 100 acres of the property.

Block A2 includes two days of time designing and marking the Part A trail route which will go from the temporary parking area up to Bald Knob and then return back to the parking area. This work will include incorporating sustainable design techniques into the trail route.

Block A3 includes two days of training with the town staff in the proper techniques of trail construction which includes defining the trail corridor, trail tread definition and full bench cut trail construction.

Cost of Part A, these six days is \$3,000.00 which is a rate of \$50.00 per hour for eight hour days plus \$100.00 per day for travel expenses.

Part B includes four days of trail design work to layout Phase 2 trails which will include additional trail route design and marking. An additional day, if needed, would be to coordinate a volunteer training day which would be divided into two, three hour training sessions.

This part of the proposal will take visitors further into the park and provide an additional section of moderate difficulty trail. This section of trail will be approximately one more mile and once Part B of this proposal is completed will provide a total of 2.0 miles of marked trails ready for construction.

Block B1 includes two days of time to be spent walking the property to identify additional boundaries, features and control points across the entire 200 acres of the property.

Block B2 includes two days of time designing and marking the Part B trail route which start from the Part A trail to make a second loop. This work will include incorporating sustainable design techniques into the trail route.

Block B3 includes the possibility of one day of training with interested volunteers training them in the proper techniques of trail construction which includes defining the trail corridor, trail tread definition and full bench cut trail construction.

Cost of Part B, these five days is \$2,500.00 which is a rate of \$50.00 per hour for eight hour days plus \$100.00 per day for travel expenses.

Deliverables

- 1) Review of the property to make determination of property boundaries and corners which will be marked with flagging tape and spray paint.
- 2) Marking positive and negative control points which will become anchor points for the trail routes. Control points can be fence corners, stone walls, large trees, streams and the pond and other structures.

- 3) Staking and marking the trail route with wood stakes, flagging tape and pin flags. This will also include some minor trail corridor clearing.
- 4) Training of town staff and potential volunteers in the techniques of sustainable trail construction.
- 5) 6 color copies of the trail publication, Pathways to Trail Building, to be a reference guide for staff and volunteers who will be working on the trails.
- 6) A map showing the trail routes will be provided at the end of the project.

Total Cost

Total Cost of this proposal is \$5,500 and includes 11 days of time (both on site and office work) and 11 days of travel expense. Travel expenses are calculated at, or less than, official state of Tennessee Travel Regulation costs. Cost of supplies will be included (at no additional cost) in the daily rate expenses.

If this proposal is accepted by the Town of Thompsons Station, scheduling of the work will be negotiated between the two parties. Since time is of the essence, a tentative start date could be as soon as March 15, 2017.

If there are any questions concerning this proposal, please contact Mr. Richards at 615-210-1932 or trailbob51@outlook.com .

ACCEPTED:

Town of Thompsons Station

Signature

Date

Title

Bob's Trails, Trees & Gardens

Signature

Date

Title