

# ANDERSON COUNTY

## district 2 parks and recreation

### MASTER PLAN

*Experience.*

*Excel.*

*Enjoy.*

Anderson County, South Carolina | 101 South Main Street, Anderson, SC 29624

JULY 2022

Prepared By:  
Studio Main LLC  
1 Hindman Street  
Pelzer, SC 29669  
P. 864.617.0347  
E. [Blake@studiomainllc.com](mailto:Blake@studiomainllc.com)







## ACKNOWLEDGMENTS

### COUNTY ADMINISTRATOR

Rusty Burns

### COUNTY COUNCIL

John B. Wright, Jr.

Glenn A. Davis

S. Ray Graham

Brett Sanders

Tommy Dunn

Jimmy Davis

M. Cindy Wilson

### STEERING COMMITTEE

Senator Mike Gambrell

Councilman Glenn Davis

Jon Caime

Justus Cox

Renee Hall

Elliot Holman

Roy Ivey

Harold Kay

Doug Lofton

Michael Mance

Ashley Mance

Phyllis White

**STUDIO** CONSULTANT TEAM  
**MAIN** Studio Main  
Blake Sanders, PLA, ASLA  
Dalton Burbage



# TABLE OF CONTENTS

## INTRODUCTION

Overview .....1-3

Mission, Vision, + Goals.....1-4

Planning Process and Methodology.....1-6

Tying Local Planning to National Standards.....1-8

## EXISTING CONDITIONS

Overview .....2-3

Park Classifications.....2-4

Existing Inventory Summary.....2-6

Existing Conditions.....2-8

## NEEDS ASSESSMENT

Overview .....3-3

Public Input Methods.....3-3

Public Input Summary.....3-7

National Barometer: Park Metrics.....3-8

Service Area Analysis.....3-9

## RECOMMENDATIONS

Overview .....4-3

System-Wide Recommendations.....4-3

Park-Specific Recommendations.....4-6

## IMPLEMENTATION WORKBOOK

Overview .....5-3

System-Wide Workbook.....5-4

Park-Specific Workbook.....5-10

## APPENDIX A - COST ESTIMATES

## APPENDIX B - FUNDING SOURCES



# Introduction





# OVERVIEW

## FUNDING

Anderson County allocated recreation funding to be used to create a comprehensive parks and recreation master plan for Anderson County District 2 and provide necessary tools for the Tourism, Parks, and Recreation team to enhance their abilities to execute said plan through specific implementation methods.

## PLANNING AREA

Anderson County consists of a piedmont region in the foothills of the Blue Ridge Mountains between the Saluda River to the northeast and the Savannah River border with Georgia to the southwest. Part of that border is Hartwell Lake, created by the Hartwell Dam on the Savannah. Sadlers Creek State Park lies on the lakeshore. The Savannah River Scenic Highway traverses the western part of the county.

In 1777 Anderson county was within the area deeded by Cherokee Indians to South Carolina. Twelve years later Anderson and the two counties to its north became the Pendleton district, with its courthouse in Pendleton. Anderson county was established in 1826 and named for the American Revolutionary War general Robert Anderson. During the American Civil War it became a center of ammunitions manufacture for the Confederate army. The area has long been noted for raising racehorses.

Anderson County District 2 consist of portions of the City of Anderson and unincorporated Anderson County along Highway 29, Highway 76 and Highway 24.

Population growth, changes in culture, and anticipated increases in visitors are clear indicators that the District 2 area is poised for enhancements within parks and recreation offerings to accommodate new families, demographic changes, and enhanced visitor experiences.





## MISSION, VISION, + GOALS

### MISSION

The mission of Anderson County Parks and Recreation helps guide which types of facilities are provided and user experience. It serves as a check and balance on how the department can provide access to a high quality of life for residents and visitors.

The current department mission is:

*We strive to provide a quality recreational department that serves everyone in the community by offering facilities that improve the quality of life for its citizens.*

The planning process is tied closely to the mission of the department - a critical component of project initiation was to vet the current mission and determine the growing needs of the community. Steering Committee members agreed that the mission statement and goals incorporate the three pillars of the Nation Recreation and Park Association (NRPA), Conservation, Health & Wellness, and Social Equity, as well as the department's focus on citizens and visitors.



Haynie Park

## MISSION

*We strive to provide a quality recreation department that serves everyone in the community by offering facilities that improve the quality of life for all residents.*

This mission statement will carry Anderson County into the future of parks and recreation for residents and visitors of all ages and abilities while, being mindful of its heritage and culture.

### VISION

The Steering Committee crafted a vision for this plan founded in the intentions of the department's mission. This vision for this plan is:

## VISION

*To provide a cohesive parks and recreation master plan for Anderson County District 2 that reflects the community's character and civic pride, providing adequate opportunities for residents and visitors to recreate, gather and interact, and to enhance and preserve open space and natural resources.*

### GOALS

The Steering Committee revised the plan goals to better reflect the mission and vision, while being tied to national and state initiatives and funding sources.

#### GOAL ONE

*To provide residents and visitors with a variety of active and passive recreational opportunities and programs congruent with national, state, and local trends in demographics, environment, economics, social relations, and recreation.*





## GOAL TWO

*To provide all segments of the population; individuals of all mental and physical abilities, ethnic backgrounds, and economic statuses; recreational experiences to improve their quality of life.*

## GOAL THREE

*To beautify and improve visual appeal of the parks to reflect community identity and civic pride.*

## GOAL FOUR

*To be sensitive to the location and type of development for recreational facilities in order to sustain local economic, social and natural resources.*

## GOAL FIVE

*To offer “close-to-home” recreational opportunities to encourage a pedestrian friendly parks and recreation network.*

## PLANNING PROCESS AND METHODOLOGY

A systematic planning process was employed to learn about park and recreational needs and to follow the guidance established by the Steering Committee. The team assessed the current status of facilities, identified recreational needs for the community, determined whether these needs are being met, and crafted a plan of action.

The first step of this process was to conduct a thorough analysis of existing plans, visit the facility, and review the program inventory. Understanding the demographic characteristics of the area, existing facility and program offerings, and conducting a review of the Statewide Comprehensive Outdoor Recreation Plan (SCORP) revealed the opportunities and challenges of implementing recommendations. Examining the area’s features and the parks and recreation facilities and programs provided a holistic view of how parks and recreation offerings contribute to the quality of life in the area.

The second step of the process involved a needs assessment and analysis of supply and demand. Public input on impressions of existing facilities and programs was gathered in-person and through online and hard copy surveys. Team members surveyed participants at local schools and via an online tool advertised through email blasts, Facebook links, county websites, and word of mouth. Analyzing the supply and demand of facilities aided in the visual representation of facility gaps and locations of high demand for future improvements.

The combination of existing inventory, supply and demand analysis, public comments and feedback helped guide the development of the plan recommendations and action steps that will support the department through the achievement of this vision for the future of Anderson County facilities and programs.

Recommendations and action steps identified through this planning process reflect the department’s mission and South Carolina’s guidance for celebrating and improving outdoor recreation.





## TYING LOCAL PLANNING TO NATIONAL STANDARDS:

### CONSERVATION, HEALTH & WELLNESS, AND SOCIAL EQUITY

Originally established for their aesthetic, parks have evolved into critical public spaces that enable communities to become healthy, more prosperous, and socially connected. Careful management and planned activities make local parks and recreation departments as essential components of modern life by helping mitigate the growing trend of obesity, fostering economic development, and providing environmental benefits through conservation. By following the National Recreation and Park Association's (NRPA) three pillars of Conservation, Health & Wellness, and Social Equity, Anderson County can continue to provide resources and services that contribute to quality of life improvements for its residents.

Each of the recommendations in this plan can be tied back to one of these three pillars. It is important for the recreation associations and County to understand the purpose of balancing Conservation, Health & Wellness, and

### THE VALUE OF PARKS AND RECREATION



**Conservation**—Public parks are critical to preserving natural resources and wildlife habitats, which offer significant social and economic benefits. Local park and recreation agencies are leaders in protecting open space, connecting children to nature, and providing programs that engage communities in conservation.



**Health and Wellness**—Park and recreation departments lead the nation in improving the health and wellness of communities. From fitness programs, to well-maintained, accessible, walking paths and trails, to nutrition programs for underserved youth and adults, our work is at the forefront of providing solutions to these challenges.



**Social Equity**—We believe universal access to public parks and recreation is fundamental to all, not just a privilege for a few. Every day, our members work hard to ensure all people have access to quality parks and programs, and in turn, make our communities more livable and desirable.



Social Equity through land acquisition, facility improvements, and program development. The following rationale and benefits for each of the pillars can be used by the County in grant applications and presentations to key stakeholders to convey the importance of parks and recreation in the role of enhancing quality of life for citizens and driving new visitors to this area of Anderson County. In particular, these benefits can be leveraged for South Carolina Parks, Recreation, and Tourism grants ranging from recreation focused initiatives to celebrating natural resources.

### CONSERVATION

Parks and public lands serve an essential role in the preservation of natural resources and wildlife habitat, protecting clean water and air, and providing green spaces for current and future generations to enjoy. The ability to preserve these essential connections is critical to the quality of life, and as such, the mission of parks and recreation departments at all levels should support the conservation of our nation's natural resources. Clean, green, and accessible parks and open spaces benefit everyone in the community.

Parks and recreation professionals are champions in protecting and managing open space for the common good. The preservation of our natural resources not only improves quality of life in our communities, it also provides substantial economic benefit by reducing health care costs, mitigating air and water pollution, and improving social equity. In America, poor air quality affects 127 million people resulting in respiratory and cardiovascular disease, decreased lung function, and increased cancer rates. In parks that contain contiguous forests with substantial tree cover, the park can remove significant amounts of ozone (O<sub>3</sub>), sulfur dioxide, particulate matter, nitrogen dioxide, and carbon monoxide from the surrounding air<sup>1</sup>. Park and recreation facilities and programs enhance the value of conservation by educating the public on their values, connecting young people to the outdoors, and coordinating environmental stewardship with other public and nonprofit entities. Through careful planning, stewardship, and public engagement, Anderson County can become a leader in conservation and build upon the benefits of its parks and open spaces. These benefits include:

- Providing carbon-reducing sustainable landscapes that cleanse air and water, replenish aquifers, reduce storm water runoff, and protect wildlife habitat;
- Offering the public access to safe, affordable, and healthy ways to experience and appreciate nature; and
- Contributing significantly to the economic wellbeing of communities through energy and resource conservation and providing many economic benefits to communities derived from outdoor recreation<sup>2</sup>.



## HEALTH AND WELLNESS

Due in large part to a growing trend of poor nutrition, sedentary lifestyles, and overall unhealthy habits, obesity has become an epidemic in America. In South Carolina, over 66 percent of the adult population and 15 percent of adolescents and children are overweight, according to the CDC's Division of Nutrition and Physical Activity, and Obesity (DNPAO). Parks and recreation agencies have become leaders in fighting many of these challenges by enhancing the physical environments in which we live. More and more evidence has shown that parks and recreation actively contribute to healthier communities and are a critical solution for our nation's health epidemic. In a study published by the American Journal of Preventative Medicine, "the creation of or enhanced access to places for physical activity combined with informal outreach produced a 48.4 percent increase in the frequency of physical activity<sup>3</sup>." Through facilities, natural amenities, and programs, they encourage and promote healthy habits for people of all ages, socioeconomic backgrounds, and ethnicities. Anderson County should work toward improving the health and wellness of its community by offering collaborative programs and policies that:

- Help reduce obesity and incidence of chronic disease by providing opportunities to increase rigorous physical activity in a variety of forms;
- Provide a connection to nature which studies demonstrate relieves stress levels, tightens interpersonal relationships, and improves mental health;
- Aid in reducing hunger in America and increasing access to nutritious food options; and
- Foster overall wellness and healthful habits, such as becoming tobacco-free and engaging in enrichment opportunities that add balance to life<sup>4</sup>.

## SOCIAL EQUITY

The philosophy of social equity and access is a core pillar of every parks and recreation department. Having access to programs, facilities, and spaces – regardless of skin color, age, income level, or ability – is a right, not a privilege, for people nationwide. Social equity is a critical responsibility of every public park and recreation agency and the professionals who operate them. The inclusive nature of parks and recreation cultivates ties through programs and services which connect people more deeply to the community. This sense of community connection improves quality of life and makes our communities more livable and desirable for residents and businesses.

Green spaces build community, foster social connections, and reduce crime. Research shows that people feel less isolated and are more likely to enjoy stronger social ties when connected to nature. A study by the University of Chicago found that the presence of grass and trees supports common space and encourages social contact among neighbors. Another study conducted in Chicago showed that residents in areas with more vegetation had lower rates of homicide, assault, robbery, theft, burglary, and arson. Overall, buildings with high levels of vegetation had 52 percent fewer total crimes than buildings with low levels of vegetation<sup>5</sup>.

Fostering social equity is also one of the core means of assuring the value of parks and recreation for future generations. Offering adult-supervised, structured park programs provide the type of activities kids need to develop important social skills and strong relationships. Effective youth programs provide a positive alternative to other, more devastating activities seen in areas with minimal youth-serving organizations.

### ECONOMIC IMPACT AND TOURISM

Parks have a tremendous economic impact due to their many community benefits. These health, environmental, and social benefits consistently result in higher property values as people are willing to pay more for property located close to parks and open space. A study in Boulder, CO, concluded that the greenbelt added \$5.4 million to the total property value of a neighborhood

### NRPA PARK VALUES CALCULATOR

Available at <https://www.iisecure.com/nrpa/proragis/EcoBenefit.asp>

CATEGORY	BENEFIT
AIR QUALITY	\$0.54 per tree per year <sup>1</sup> ; \$143.88 per acre per year
WATER QUALITY	\$156.12 per tree per year <sup>3</sup> ; \$790.63 per acre per year
HEALTH	Moderately active park users under 65 save \$427 annually in health care costs; Moderately active park users over 65 save \$854 annually in health care costs
	Children that have easy access to a playground are 5x more likely to have a healthy weight than children that do not have easy access to playgrounds
	Easy access to parks and open green spaces reduces mortality across one's lifespan
PROPERTY VALUE	Property values increase as much as 20 percent when adjacent to a park

Sources:

<sup>1</sup> David J. Nowak, "The Effects of Urban Trees on Air Quality" (Washington, D.C.: U.S. Department of Agriculture Forest Service), <http://www.fs.fed.us/ne/syracuse/gif/trees.pdf>

<sup>2</sup> <http://www.nrpa.org/About-NRPA/Position-Statements/Role-of-Parks-and-Recreation-in-Conservation/>

<sup>3</sup> Emily B. Kahn et al. and the Task Force on Community Preventive Services, "The Effectiveness of Interventions to Increase Physical Activity," *American Journal of Preventive Medicine* 22, no. 4S (2002): pp. 87-88.

<sup>4</sup> <http://www.nrpa.org/About-NRPA/Position-Statements/Role-of-Parks-and-Recreation-on-Health-and-Wellness/>

<sup>5</sup> Frances E. Kuo et al., "Fertile Ground for Community: Inner-City Neighborhood Common Spaces," *American Journal of Community Psychology* 26, no. 6 (1998)

<sup>6</sup> Mark R. Correll, Jane H. Lillydahl, and Larry D. Singell, "The Effect of Greenbelts on Residential Property Values: Some Findings on the Political Economy of Open Space," *Land Economics*, May 1978, cited in National Park Service, "Economic Impacts," *Economic Impacts of Protecting Rivers, Trails, and Greenway Corridors*, 4th ed., (Washington, D.C.: National Park Service, 1995), p. 14

<sup>7</sup> <http://www.nrpa.org/About-NRPA/Position-Statements/Social-Equity-and-Parks-and-Recreation/>



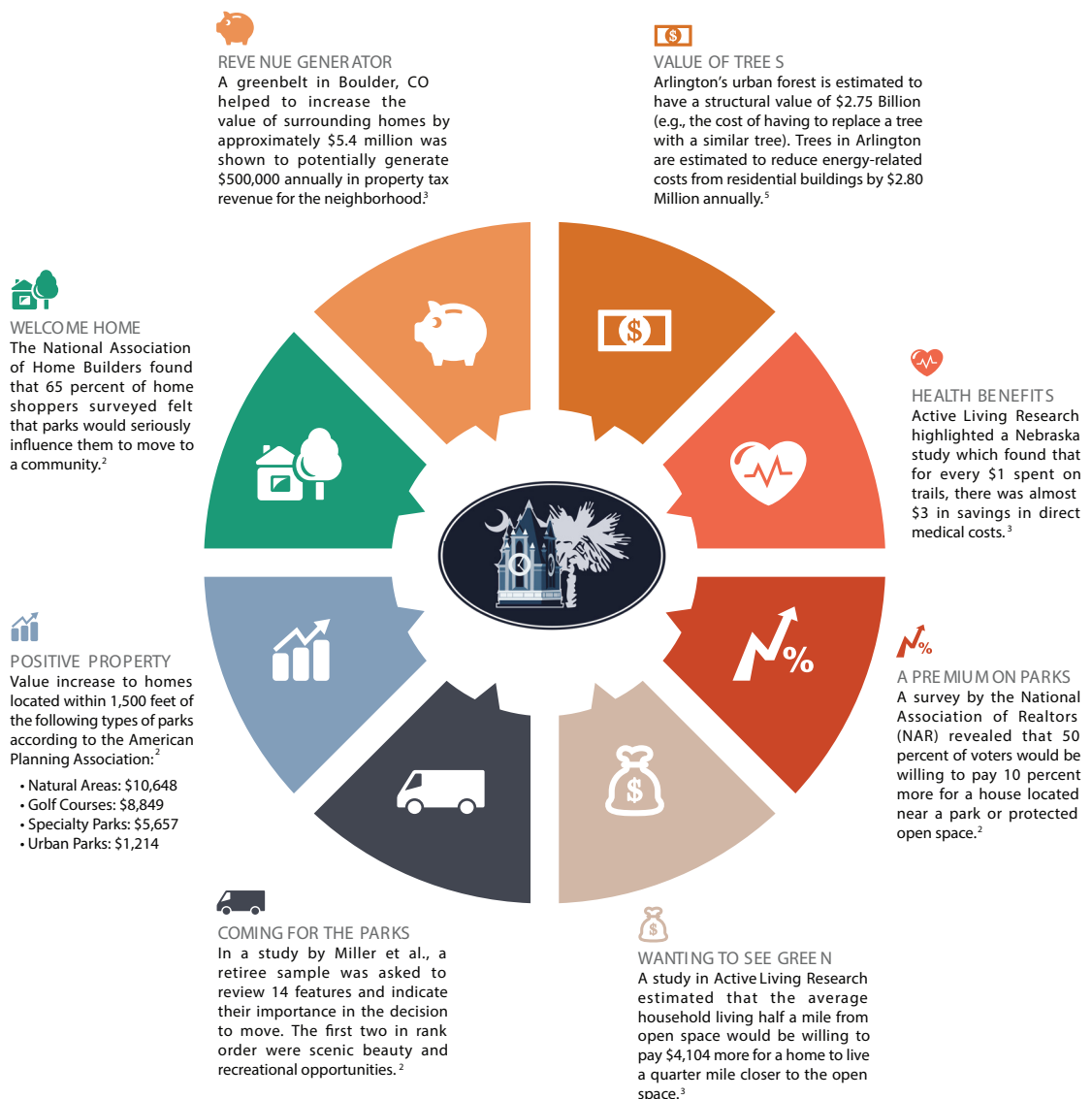


and there was a \$4.20 decrease in the price of residential property for every foot when moving away from the greenbelt<sup>6</sup>. NRPA has conducted extensive research to support park and recreation departments in quantifying the economic impact of facilities and programs. An impact calculator is available to provide a financial snapshot of air quality, water quality, health, and property value benefits (see chart on adjacent page).

Parks are also consistent sources of tourism for a region. People are drawn to parks as an aesthetic natural resource, for the concentration of commercial and cultural resources surrounding them, or for organized activities such as festivals, athletic events, and concerts. The resulting tourism fills hotel rooms, restaurants, and local shops, positively impacting the local economy.

## ECONOMIC IMPACT OF PARKS AND RECREATION

*Adapted from The City of Arlington Parks and Recreation Department*





By continuing to improve upon the social equity and universal access to its parks and recreation opportunities, the residents of Anderson County District 2 will enjoy many benefits, including:

- Public enjoyment and engagement. Where parks and open space are plentiful and recreation services strong, residents enjoy the closest attachment and engagement within their communities;
- Quality recreation time with family and friends. Parks and recreation services provide a space and a reason to partake in enjoying quality time, relaxation, and fun among family members and friends, thus strengthening the social and familial bonds that provide balance and satisfaction in life;
- Improvement of mental and physical health. Parks and recreation can reduce the impacts of chronic diseases, especially in such vulnerable populations as children, seniors, and the underserved;
- Measurable decreases in rates of crime and other detrimental activities. Communities are safer as a result of a wholesome atmosphere created by well managed parks and recreation services in communities through healthy activities and programming for all people Increase opportunities for economic development and tourism in the region; and
- Increase opportunities for economic development and tourism in the region.



# Existing Conditions





## OVERVIEW

The project team examined an array of existing conditions prior to crafting recommendations. Research and field observations create a foundation for understanding community composition, park offerings, facility conditions, and available programming. This base understanding is combined with community input to reveal needs and desires that, when layered, evolve into recommendations and action items.

In addition, the park was reviewed and evaluated to develop an inventory of facilities. This inventory includes a list of assets and amenities.

Previous planning efforts were researched and documented to understand how other national, state, regional, and local initiatives affect park facilities and programs in this area of Anderson County. A review of related parks and recreation plans provided insight into which recommendations were executed or were incorporated as baseline questions for public discussion.





## PARK CLASSIFICATIONS

Diversifying park facilities will allow the County to serve the entire community with smaller neighborhood-oriented spaces and larger complexes. By using a classification system and service area analysis method, the project team was able to determine if this area of Anderson County is appropriately serving the existing community. As the area continues to grow and diversify, it will need to provide a variety of parks and facilities areas of increased demand. The following park classifications were derived from the National Park and Recreation Standards and tailored to this project, based on current facilities and demand for new ones.





### MINI-PARKS

---

- 0 – 1 acres
- Should promote partnerships with neighborhoods, homeowners association, or businesses for maintenance
- Often used in high density areas (e.g. urban areas, downtown, etc.)
- Parking is uncommon

### NEIGHBORHOOD PARK

---

- 1 – 10 acres
- Incorporated in or adjacent to residential areas
- Should promote partnerships with neighborhoods, homeowners association for maintenance
- Parking (not typical in neighborhood park) will vary

### COMMUNITY PARK

---

- 10 – 30 Acres
- Service large portions of the community
- Support services such as restrooms, concessions, and parking
- Should be accessible by trail, sidewalk, and street networks
- Should promote partnerships for community use
- Should accommodate active and passive recreation activities
- Parking size will vary based on components



## EXISTING INVENTORY SUMMARY

The matrix below summarizes the inventory of existing parks, their type and quantity of facilities. The following pages provide an inventory and evaluation of each park facility.

(M) MINI-PARKS      (N) NEIGHBORHOOD PARK      (C) COMMUNITY PARK

	NAME/LOCATION	McFALLS LANDING	HAYNIE PARK	MULDROW PARK	MORNINGSIDE PARK	COURTHOUSE ANNEX PARK	SUSAN STREET PARK			
PARK TYPE		C	N	N	C	M	M			
ACREAGE		5.7	3.9	0.7	6.9	0.6	0.6			
BASEBALL FIELD										
RESTROOMS		X								
SOCCER/FOOTBALL FIELD/MULTIUSE FIELD										
SHELTER		X	X	X						
PICNIC TABLES/SEATING			X	X			X			
TENNIS/PICKELBALL										
OUTDOOR BASKETBALL										
TRAIL										
PLAYGROUND										
WATER ACCESS		X	X	X						



*This page intentionally left blank.*



## HAYNIE PARK

### PARK TYPE

LOCATION	105 Pauls Landing, Anderson SC
SIZE (ACREAGE)	3.9 Acres
PREDOMINANT USE	Water Access
PARCEL NUMBER	1780502001

### OWNERSHIP

 PUBLIC

### HOURS

DAWN

-UNTIL-

DUSK

### USER ABILITY AND ACCESS

- Water access with existing dock
- Access to beach area, although the existing retaining wall creates accessibility issues
- Access to two onsite picnic shelters, portable toilet, small parking area with cross walk
- Existing retaining wall is falling apart, creates a safety hazard

### STRENGTHS OF THE PARK

- On-site parking along with updated sidewalk that leads to picnic area
- Very well shaded, large natural trees and untouched soil
- Great greenspace along the waterfront

### OPPORTUNITIES

- Almost the entire park is a natural untouched landscape, creates endless opportunities to integrate human interaction without a heavy footprint
- Expanding on the existing sidewalks throughout the entire park, updating existing and adding new picnic structures throughout the park
- Updating the existing docks and establishing a more user-friendly interaction with the waterfront
- Establishing a new, sustainable parking lot that establishes a new entrance along Broadway School Rd.
- Introducing a playground with picnic shelter to expand diversity of users



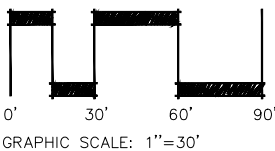
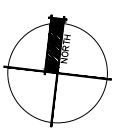




DESIGNED:	BS	REVISIONS
REVIEWED:	BS	NO DATE ITEM
DRAWN:	BS	
2022-012	3-1-22	
PROJECT NO.	DATE	
1"=30'-0"		
SCALE		



STUDIO  
MAIN



**ANDERSON DISTRICT 2  
RECREATION MASER PLAN**  
ANDERSON COUNTY, SOUTH CAROLINA

HAYNIE PARK  
105 PAULS LANDING  
ANDERSON, SC 29621

SHEET NO.  
**1.0**





## MCFALLS LANDING

### PARK TYPE

LOCATION	1625 Broadway Lake Road, Anderson SC	OWNERSHIP	HOURS
SIZE (ACREAGE)	5.7 Acres	PUBLIC	DAWN
PREDOMINANT USE	Water Access, Event Center		-UNTIL-
PARCEL NUMBER	1780401001		DUSK

### USER ABILITY AND ACCESS

- Two on site boat launchings
- Water access with the existing three docks
- Northside of the park doesn't have any facilities
- Access to recently updated site visitor center, ADA accessible, and restrooms.

### STRENGTHS OF THE PARK

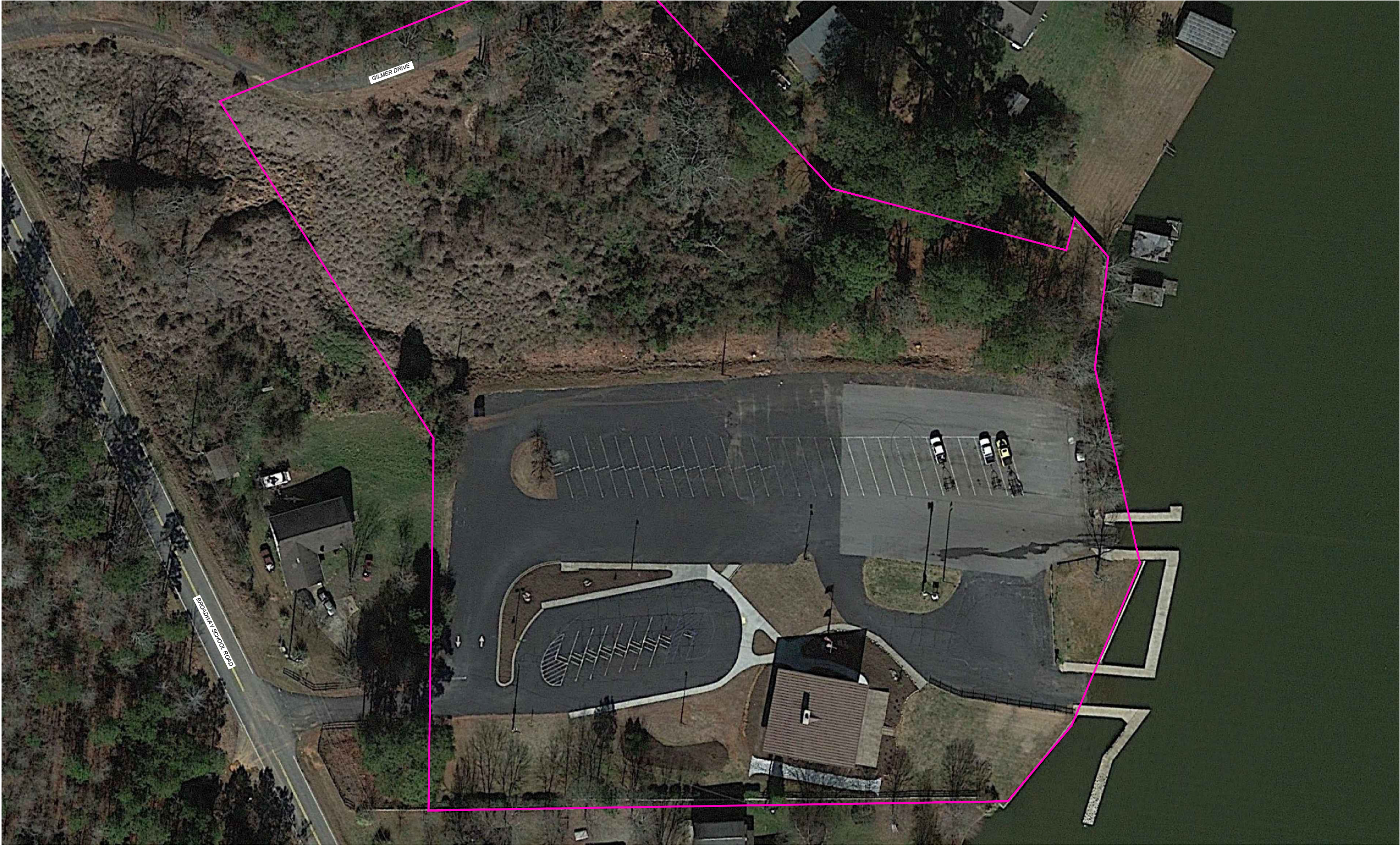
- Access to Broadway Lake and Event Center

### OPPORTUNITIES

- Northside of the park has opportunities for pathways, picnic shelters, etc.
- Updating existing docks to be more user friendly
- Expanding the existing sidewalks to unify the entire park and water access
- Introducing a playground to expand diversity of users
- A planting plan that provides large to small trees for shade and aesthetic, ornamental grasses and shrubs to fill the empty mulch
- New benches throughout the park



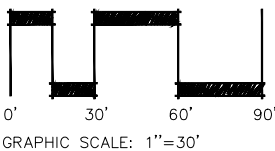
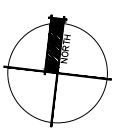




DESIGNED:	BS	REVISIONS
REVIEWED:	BS	NO DATE ITEM
DRAWN:	BS	
2022-012	3-1-22	
PROJECT NO.	DATE	
1"=30'-0"		
SCALE		



STUDIO  
MAIN



**ANDERSON DISTRICT 2  
RECREATION MASER PLAN**  
ANDERSON COUNTY, SOUTH CAROLINA

MCFALLS LANDING  
1625 BROADWAY LAKE ROAD  
ANDERSON, SC 29621

SHEET NO.  
**2.0**





# MULDROW PARK

## PARK TYPE

LOCATION	235 Serena Circle, Anderson SC
SIZE (ACREAGE)	0.7 Acres
PREDOMINANT USE	Water Access, Fishing
PARCEL NUMBER	1770601048

OWNERSHIP	HOURS
 PUBLIC	DAWN -UNTIL- DUSK

## USER ABILITY AND ACCESS

- Lacks ADA accessibility, the existing retaining wall above water's edge, along with the existing stairs is a hazard
- Two existing docks that need structural repairs
- Lacks sidewalks and on-site facility (restroom)
- Very steep, potential retaining wall needed

## STRENGTHS OF THE PARK

- Existing parking lot is well shaded and easily accessible from the roadway
- Two existing picnic shelters with eight total picnic tables throughout the park
- Large existing trees provide great shade throughout the park

## OPPORTUNITIES

- Expanding retaining wall across water's edge to provide a safer user interaction
- Providing sidewalks and more benches throughout the park, creating a more unified circulation within the park
- Repairing existing stairs and a new ADA accessible sidewalk from the parking lot
- Expanding existing parking parallel to the highway
- Improving and expanding the existing docks for better access and kayak launch



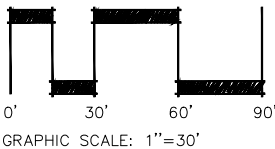
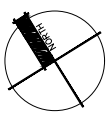




DESIGNED:	BS	REVISIONS		
REVIEWED:	BS	NO	DATE	ITEM
DRAWN:	BS	—	—	—
2022-012	3-1-22	—	—	—
PROJECT NO.	DATE	—	—	—
1"=30'-0"	—	—	—	—
SCALE	—	—	—	—



STUDIO  
MAIN



**ANDERSON DISTRICT 2  
RECREATION MASER PLAN**  
ANDERSON COUNTY, SOUTH CAROLINA

MULDROW PARK  
235 SERENA CIRCLE  
ANDERSON, SC 29621

SHEET NO.  
**4.0**





## MORNINGSIDE PARK

### PARK TYPE

LOCATION	1750 South Fant Street, Anderson SC
SIZE (ACREAGE)	6.9 Acres
PREDOMINANT USE	N/A
PARCEL NUMBER	1500208068

### OWNERSHIP

 PUBLIC

### HOURS

DAWN

-UNTIL-

DUSK

### USER ABILITY AND ACCESS

- Lacks any type of circulation, parking, facilities, etc.
- Relatively flat site
- Near existing community and elementary school.

### STRENGTHS OF THE PARK

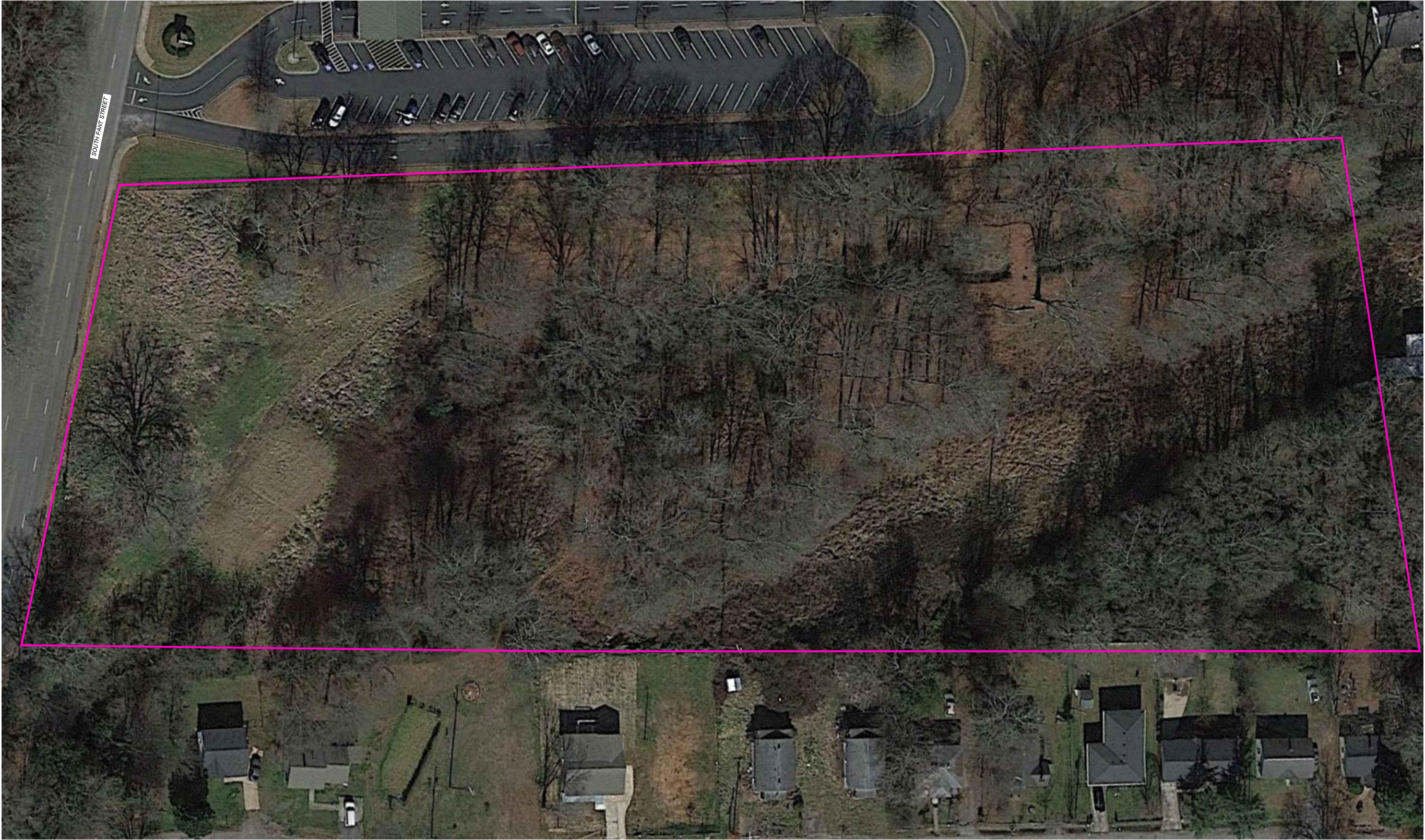
- A blank slate, great natural landscape with large canopy trees throughout
- Existing sewer line is a maintained landscape, very open with large canopy trees creating an alle of sorts
- A large open greenspace that is relatively flat

### OPPORTUNITIES

- Providing a park design that provides new user interaction, while also preserving the natural environment
- Connecting the nearby community to a great landscape through pathways, plazas, picnic shelters, recreational courts, etc



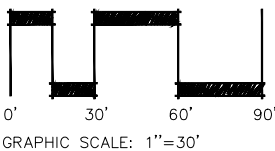
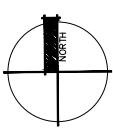




DESIGNED:	BS	REVISIONS		
REVIEWED:	BS	NO	DATE	ITEM
DRAWN:	BS	—	—	—
2022-012	3-1-22	—	—	—
PROJECT NO.	DATE	—	—	—
1"=30'-0"	—	—	—	—
SCALE	—	—	—	—



STUDIO  
MAIN



**ANDERSON DISTRICT 2  
RECREATION MASER PLAN**  
ANDERSON COUNTY, SOUTH CAROLINA

MORNINGSIDE PARK  
1750 SOUTH FANT STREET  
ANDERSON, SC 29624

SHEET NO.  
**5.0**





# COURTHOUSE ANNEX PARK

## PARK TYPE

LOCATION	401 River Street Street, Anderson SC
SIZE (ACREAGE)	0.6 Acres
PREDOMINANT USE	Passive
PARCEL NUMBER	1490408051

## OWNERSHIP

 PUBLIC

## HOURS

DAWN

-UNTIL-

DUSK

## USER ABILITY AND ACCESS

- Great circulation with large concrete sidewalks, ADA accessible
- Easy access for nearby community

## STRENGTHS OF THE PARK

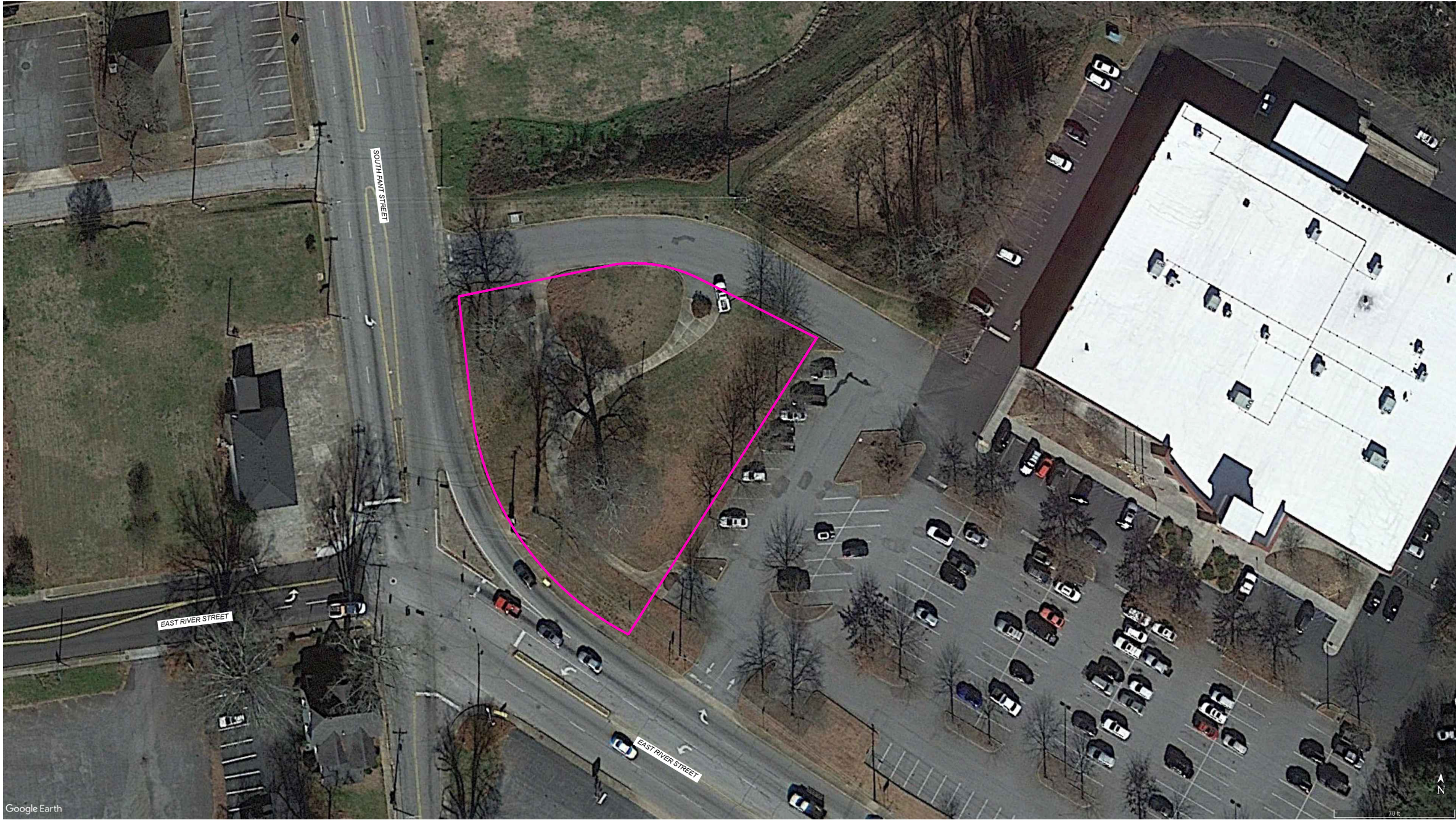
- Park benches along the sidewalks
- Open greenspace with large canopy trees - well shaded
- On-site parking is adjacent to the park with existing canopy trees that provide both shade and a barrier

## OPPORTUNITIES

- Expanding existing sidewalk parallel to the highway with a 5-foot landscaped median
- Providing a more detailed planting plan that exaggerates the design of the park
- Adding more benches throughout the site for a more user-friendly experience
- Taking advantage of the location and proximity to the courthouse annex facilities







DESIGNED:	BS	REVISIONS		
REVIEWED:	BS	NO	DATE	ITEM
DRAWN:	BS			
2022-012	3-1-22			
PROJECT NO.	DATE			
1"=30'-0"				
SCALE				

**ANDERSON DISTRICT 2  
RECREATION MASER PLAN**

ANDERSON COUNTY, SOUTH CAROLINA

COURTHOUSE ANNEX PARK  
401 RIVER STREET  
ANDERSON, SC 29624

SHEET NO.

**6.0**





# SUSAN STREET PARK

## PARK TYPE

LOCATION	1415 West Market Street, Anderson SC
SIZE (ACREAGE)	0.6 Acres
PREDOMINANT USE	Passive
PARCEL NUMBER	1241103001

## OWNERSHIP

 PUBLIC

## HOURS

DAWN

-UNTIL-

DUSK

## USER ABILITY AND ACCESS

- Lacks parking or pedestrian access
- No sidewalks or shelters throughout the park

## STRENGTHS OF THE PARK

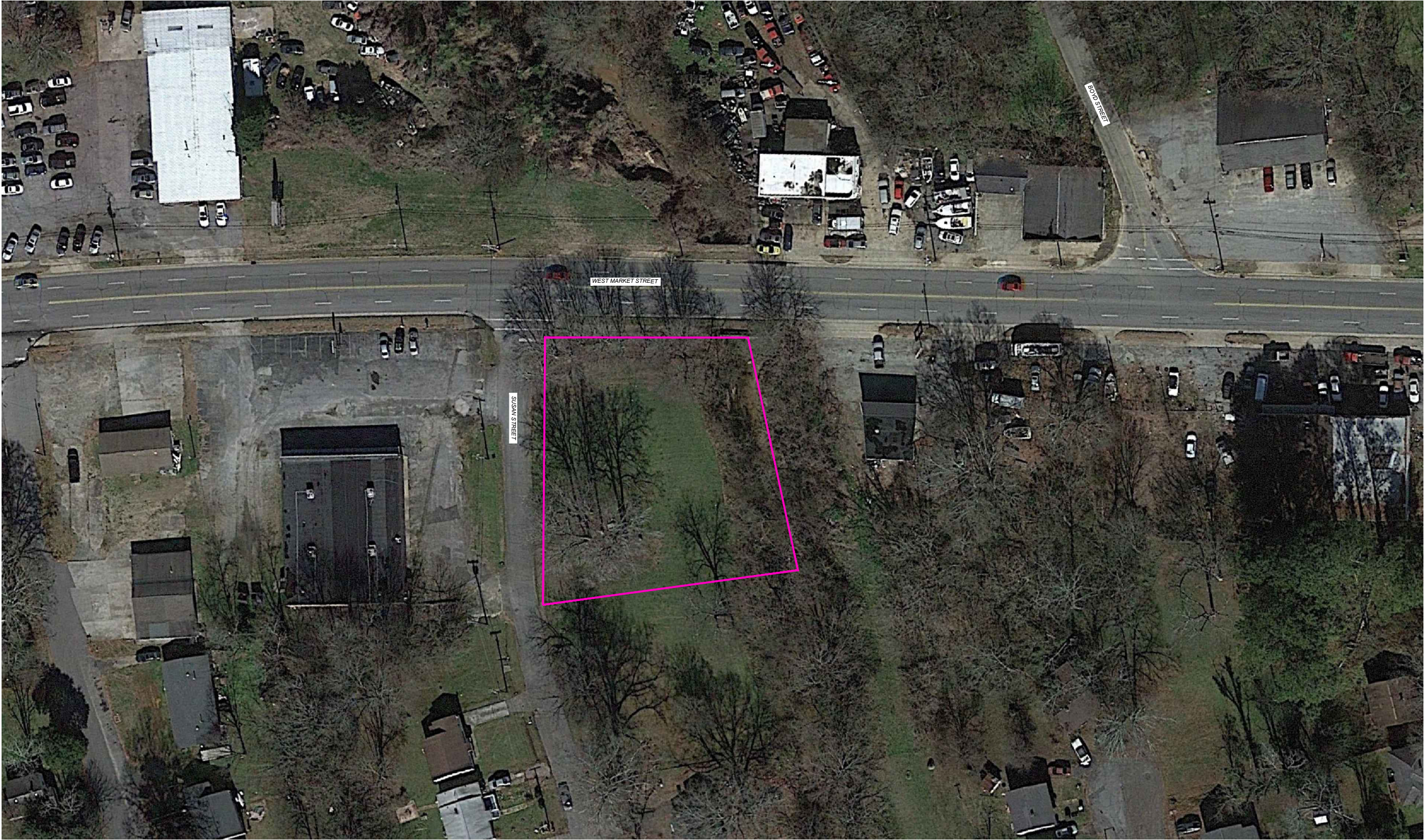
- An open greenspace
- Opportunity to connect to the nearby community and tie into the existing sidewalks along the roadway

## OPPORTUNITIES

- Creating a connection to the existing community through pathways
- Utilizing existing canopy trees for shade and a nature focused design
- Adding a central area that has a picnic shelter with restrooms and playground, connecting to all user groups
- Expanding the existing sidewalk parallel to the existing roadway



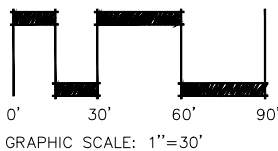
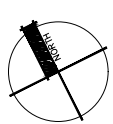




DESIGNED:	BS	REVISIONS
REVIEWED:	BS	NO DATE ITEM
DRAWN:	BS	
2022-012	3-1-22	
PROJECT NO.	DATE	
1"=30'-0"		
SCALE		



STUDIO  
MAIN



**ANDERSON DISTRICT 2  
RECREATION MASER PLAN**  
ANDERSON COUNTY, SOUTH CAROLINA

SUSAN STREET PARK  
1415 WEST MARKET STREET  
ANDERSON, SC 29624

SHEET NO.  
**7.0**



# Needs Assessment





## OVERVIEW

Public involvement is imperative in parks and recreation planning. In addition to analyzing demographics and comparing trends, there is no better gauge for identifying need than asking users their desires, opinions, and ideas. For this plan, public input was gathered through drop-in meetings and online and hard-copy surveys distributed to residents, students, and visitors. Each community touch point connects to the mission and vision of the department and the three pillars of NRPA, to develop recommendations that will carry Anderson County Parks and Recreation into the future of livability for residents and fulfilling tourism experiences.



## PUBLIC INPUT METHODS

### STEERING COMMITTEE MEETING - KICK-OFF

The Steering Committee met in Spring 2022 to initiate and kick-off the District 2 Parks and Recreation Master Plan. In the meeting, the Steering Committee expressed their goals and vision for the plan. Common themes were: expanding and educating residents and visitors about the recreation facilities, adding variety to the types of recreation offered, and gathering input from all park users. Many committee members expressed the need for the plan to be clear and implementable.



## PUBLIC INPUT

Public input was gathered at drop-in meetings on April 21, 2022 and April 24, 2022. An estimated 120 local residents were able to provide input or received links to on-line surveys on potential park activities and programs. Most participants expressed excitement for any park improvements, while revealing a consistent message that not all parks are known to the community. The community desires park improvements for teen and adult needs as well as those targeted to serve youth populations. Participants also expressed interest in shared-use paths, trails, and passive recreation.

**INPUT NEEDED!**

# ANDERSON DISTRICT 2

parks and recreation  
MASTER PLAN

McFalls Landing | Haynie Park | Morningside Park |  
Courthouse Annex Park | Susan Street Park | Muldrow Park

**PLEASE PARTICIPATE IN OUR ONLINE SURVEY**



[www.surveymonkey.com/r/AndersonDistrict2MP](https://www.surveymonkey.com/r/AndersonDistrict2MP)

Help us determine the future of parks and recreation.  
How can we improve? Which facilities do you want?  
Which types of programs should we be providing?

4/21/2022 - McFalls Landing - 5pm-7pm  
4/25/2022 - Westside Community Center - 5pm-7pm

For more information contact Jon Caime at [wjcaime@andersoncountysc.org](mailto:wjcaime@andersoncountysc.org)



### COMMUNITY NEEDS SURVEY

As part of understanding resident and visitor needs, an online public input survey was created with SurveyMonkey. The survey link was posted on Anderson County social media pages, printed for distribution at the drop-in meetings, and provided to Anderson School District Five. The survey was available through May 31, 2022.

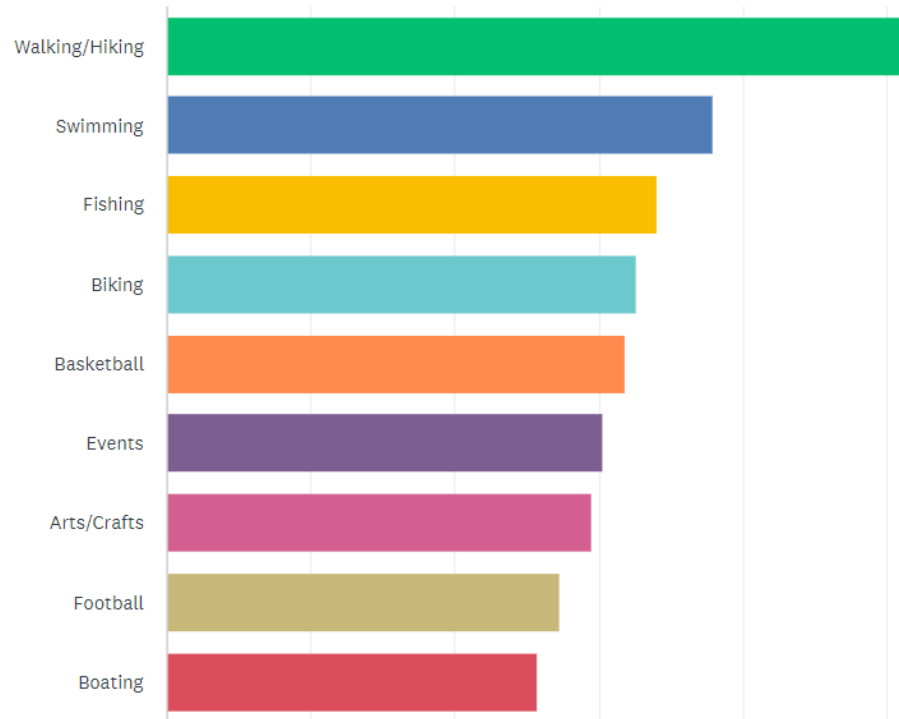
There were 138 survey responses with the 78.8% of respondents being Anderson County residents.

When participants were asked how frequently they visited a park, over 80% of respondents had never visited any park in Anderson County District 2 with the exception of McFalls Landing and Event Center.

	DAILY	WEEKLY	MONTHLY	YEARLY	NEVER	TOTAL
McFalls Landing (1625 Broadway Lake Road)	4.48% 6	5.97% 8	17.16% 23	28.36% 38	44.03% 59	134
Haynie Park (105 Pauls Landing)	1.52% 2	0.76% 1	4.55% 6	9.85% 13	83.33% 110	132
Morningside Park (1750 South Fant Street)	0.00% 0	0.00% 0	3.88% 5	8.53% 11	87.60% 113	129
Courthouse Annex Park (401 River Street)	1.52% 2	0.76% 1	5.30% 7	12.12% 16	80.30% 106	132
Susan Street Park (1415 West Market Street)	0.00% 0	0.76% 1	3.82% 5	6.87% 9	88.55% 116	131
Muldrow Park (235 Serena Circle)	0.76% 1	1.52% 2	4.55% 6	10.61% 14	82.58% 109	132



Participants ranked their **top 5 (five) activities** they or their family members enjoyed. The following activities were the highest ranked activities:



## PUBLIC INPUT SUMMARY

Serval themes revealed themselves in the public input process. Committee members, residents, and visitors all express a desire to maintain access to Broadway Lake, while at the same time, continuing to grow and expand the opportunities in the parks, such as adding more variety of passive facilities types. Respondents requested more unprogrammed space for walking and general activities/event space.

When interviewing only students under 18 years old, the primary top five (5) activities including virtual games (video games), skatboarding, and baseball.

## NATIONAL BAROMETER: PARK METRICS

The prior 2009 Anderson County Master Plan did not offer guidance by recommending “ratios” for parks, facilities, and/or programs based on acres or facilities per thousand people, but rather an assessment of existing conditions and implied improvements. Ratios have been adapted over the years using a variety of methods by a number of communities, however, this resulted in noticeable inconsistencies due to geographic distribution and condition of facilities not being identified, and demographics were not thoroughly addressed. As a result, the National Recreation and Park Association (NRPA) has worked to establish a process of understanding “supply and demand” for



recreation services.

NRPA Park Metrics are the most comprehensive source of data standards and insights for park and recreation agencies. Launched in 2009 and previously known as PRORAGIS, these agency's performance resources assist municipalities and park and recreation professionals in the effective management and planning of their operating resources and capital facilities. This suite of tools provides park and recreation agencies the ability to build customized reports for comparison with peer agencies. Park Metrics is just one of the tools used in the planning process.

The following information is a summary of how the Anderson District 2 area compares to other nearby agencies with similar population, state offerings, and national summaries. In order to obtain complete comparative data the Anderson County Parks Department should enter all recreation data available for facilities, programs, and departmental operations into the NRPA database. These steps will allow the County to refine data queries and obtain a higher level of analysis. The basic database features can be used without data entry and was implemented in this planning effort: <http://www.nrpa.org/metrics/>

## SERVICE AREA ANALYSIS

The supply area model consists of an analysis of area surrounding a park that is likely to draw visitors. Small mini parks typically serve homes immediately adjacent to the site or within the local neighborhood. As park size and programming audiences increase, so too do the service areas. The purpose of conducting this analysis is to understand if the department is geographically connected with residents and visitors. The table below displays the type and service area for Hurricane Springs Park only.

Each park, in prior chapters, was assigned an industry standard for park type. These park types related to the service areas as show in circles on the following maps. Not all of the areas of need for parks are currently being served by park facilities. This presents the following opportunities to add park facilities or services in the critical areas:

- Partner with other entities, like the local school district, to provide facilities and services to the community
- Communicate to the community that other facilities are options to serve current needs
- Explore the potential to use currently owned County property as park land
- Acquire land in these areas and initiate a master planning process for the property to discover how that property can meet the park, recreation, leisure, and tourism needs of this area of Anderson County.



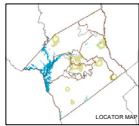
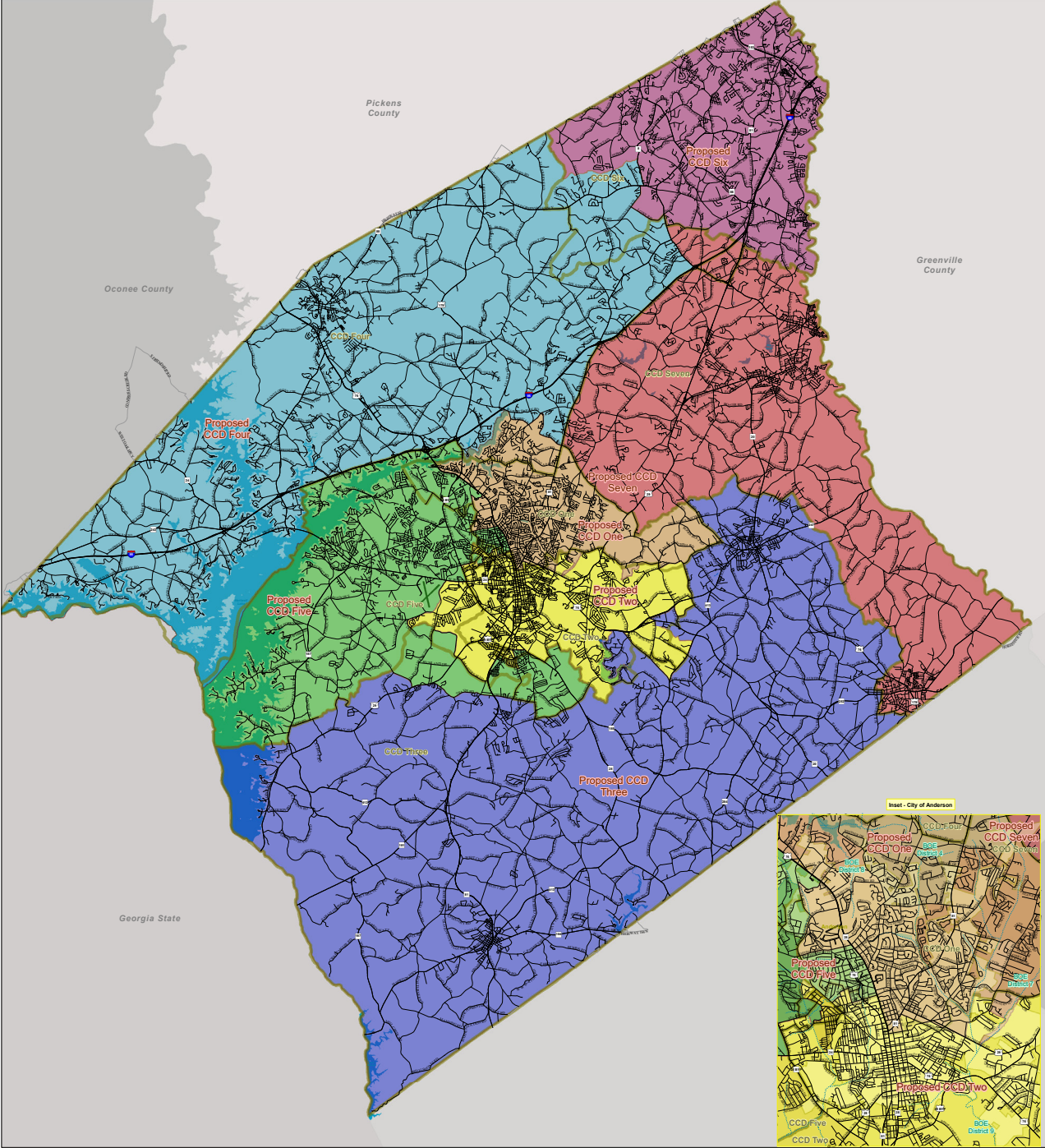
For the purposes of this analysis, the population for the District 2 area is approximately 29,908.

CATEGORY	ANDERSON 2 QUANTITY	NATIONAL MEDIAN PER POPULATION PER FACILITY*	SC COMPARISON	ABOVE OR BELOW SC	COMMENTS
PARK ACREAGE PER 1000 RESIDENTS	0.6	7.9	4.6	-	Anderson District 2 is below the national and state average in acreage of parks per 1000 residents.
RECREATION CENTER	-	26000	13624	-	Anderson District 2 is below average in comparison with both national and state trends.
GYMNASIUM	-	27596	23857	-	Anderson District 2 is below average in comparison with both national and state trends.
BASKETBALL	-	7102	3250	-	Anderson District 2 is below average in comparison with both national and state trends.
BASEBALL	-	5319	5613	-	Anderson District 2 is below average in comparison with both national and state trends.
SOCCER	-	5000	6500	-	Anderson District 2 is below average in comparison with both national and state trends.
MULTI-USE FIELDS	-	8187	3250	-	Anderson District 2 is below average in comparison with both national and state trends.
PLAYGROUNDS	1	3614	6351	-	Anderson District 2 is below average in comparison with both national and state trends.
TENNIS/PICKLEBALL	-	5000	3926	-	Anderson District 2 is below average in comparison with both national and state trends.
DOG PARK	-	ISD	33948	-	Anderson District 2 is below average in comparison with both national and state trends.
TRAILS:					
GREENWAY (MULTI-USE)	-	1217	ISD	-	National Demand and Public Input indicate a desire for more trails

*Note: The typical park and recreation agency offers one park for every 2,277 residents served, with 9.5 acres of parkland per 1,000 residents. It should be noted that the City of Anderson, non-profits, and other recreational organizations provide recreational amenities that are not used on the above comparison chart (e.g. City of Anderson Recreation Center includes a recreation center, gymnasium, baseball and soccer fields)*

TYPE OF PARK	ACREAGE	SERVICE AREA RADIUS
MINI PARK/TOT LOT	0 - 1 AC	1/4 mile
NEIGHBORHOOD PARK	1 - 10 AC	1/2 mile
COMMUNITY PARK	10 - 30 AC	1 mile

Anderson County Proposed New County Council Districts



**Legend**

- Roads
- Out of County Roads
- Highways

**Existing County Council Districts**

- Existing County Council Districts

**Proposed County Council District**

- One
- Two
- Three
- Four
- Five
- Six
- Seven
- Lakes

North arrow and scale bar (0 to 3 miles).

THIS MAP IS A PRODUCT OF ANDERSON COUNTY. ANDERSON COUNTY HAS NO LIABILITY FOR ANY ERRORS OR OMISSIONS. ANDERSON COUNTY HAS NO LIABILITY FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. ANDERSON COUNTY HAS NO LIABILITY FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. ANDERSON COUNTY HAS NO LIABILITY FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.





# Recommendations





## OVERVIEW

Anderson County District 2 has a strong foundation in active recreation. Gaps in service can be filled by reprogramming components of existing parks and redesigning park areas that are currently underutilized. With the natural resources available to the community, creating more diverse offerings will be a matter of defining action steps and prioritizing a sequence of implementation items to serve a wider variety of ages, abilities, and interests.

Using the Plan's Mission and Vision, the following recommendations fulfill the needs and desires of the existing and growing population. A systematic approach to discovery and analysis founded in research, site analysis, and public input resulted in specific site improvements and overall system-wide recommendations. The following pages illustrate each recommendation. Cost estimates can be found in Appendix A with prioritized action items located in the Implementation Workbook.

## SYSTEM-WIDE RECOMMENDATIONS

Throughout the planning process, several recommendations emerged that were administrative, applied to all park site(s) current and future, were not site specific, or included ideas for programs to cater to broader audiences. Administrative items in the table below may require decisions at the District or County leadership level or be cooperative efforts with non-county entities. Recommendations that should be applied to all park site(s) appear in the facilities table below and should be applied strategically to the entire system.





RECOMMENDATION	IMPLEMENTATION STEPS
Improve outreach and awareness of park facilities and programs to expand community exposure to the services provided by Anderson County and area recreational programs..	<ul style="list-style-type: none"><li>• Use County resources to improve the Parks Department website, social media, and other marketing opportunities specifically geared toward parks and recreation in non-urbanized communities.</li></ul>
According to DHEC, South Carolina is the fourteenth worst state in the US for obesity and poor health; reports state that 60 percent of state residents are overweight. Therefore the City should provide facilities and programs that encourage an active and healthy lifestyle.	<ul style="list-style-type: none"><li>• Create and promote health focus initiatives and events. Consider partnering with local hospitals and health care professionals.</li></ul>
Encourage visitors to “stay one more day” by providing centralized recreational tourism by advertising the cultural, natural, and other resources Anderson County has to offer.	<ul style="list-style-type: none"><li>• Diversity facility and program offerings that cater to families attending sports events, visitors visiting parks or events and encourage longer stays and fuel the local economy.</li></ul>
As the facilities change and programs are created, evaluate staffing needs to effectively manage, maintain, and facilitate park and program user experiences.	<ul style="list-style-type: none"><li>• Create a staffing plan to determine if new programs be created and managed by current staff and if the existing maintenance staff has adequate capacity to care for existing and proposed facilities.</li><li>• Identify gaps in services and prioritize new hires to serve the needs of the community.</li></ul>

RECOMMENDATION	IMPLEMENTATION STEPS
Update park identification signage and internal park wayfinding systems.	<ul style="list-style-type: none"> <li>• Design creative concepts for a wayfinding and signage family.</li> <li>• Create an implementation plan to install new signs. Wayfinding throughout each park site(s) should consider visibility and circulation patterns of all user types including motorists, bicyclists, and pedestrians of all ages and abilities.</li> </ul>
Ensure new features have an accessible route and, at a minimum, meet ADA requirements. It is recommended Anderson County, or park development teams, use the principles of Universal Design rather than meeting ADA minimums where possible.	<ul style="list-style-type: none"> <li>• Prioritize a list of ADA compliance projects.</li> <li>• Review each new and updated master plan and design with inclusive, Universal Design guidelines.</li> </ul>
Diversify recreation facility offerings to better balance passive and active features.	<ul style="list-style-type: none"> <li>• Review park areas that have been identified for passive recreation activities and initiate the schematic design processes.</li> <li>• Identify parcels available for purchase or land swap within the land acquisition areas or provide partnerships with agencies to offer parks and recreation facilities (e.g. school, etc.)</li> </ul>
Provide bicycle and pedestrian access to each park.	<ul style="list-style-type: none"> <li>• Close gaps between the pedestrian and bicycle networks and park entrances.</li> <li>• Explore the addition of sidewalks and connectivity between schools, parks and neighborhoods</li> <li>• Add crosswalks connecting to park entrances and sidewalk access points.</li> </ul>





## ADMINISTRATIVE /MARKETING

RECOMMENDATION	IMPLEMENTATION STEPS
Incorporate programs that promote health and wellness and life skills, especially for seniors and users under the age of 18. For example: Yoga, Tai Chi, Zumba, Bingo, Banking Advice, Dancing/Social, Day Trips, and Art Classes.	<ul style="list-style-type: none"><li>• Develop senior and youth focused programs that can be initiated off-site or at McFalls Landing and event Center.</li><li>• Advertize new programs through a variety outlets (social media, print, and local partners).</li></ul>
The South Carolina SCORP and NRPA list culture and arts as priority park and recreation initiatives. Anderson County and Anderson County District 2 should include these aspects into its service offerings. Facilities and offerings can be based on the results found in the community survey as a component of this plan or future interest surveys released by the Department.	<ul style="list-style-type: none"><li>• Meet yearly to discuss arts and culture focused programs and partners in the area. Identify programs that this area of Anderson County can offer now and in the future with facility and staffing changes.</li><li>• Advertise other local programs through the Parks Department website and social media outlets to fill a gap in service.</li></ul>

## PARK-SPECIFIC RECOMMENDATIONS

The following pages illustrate recommended improvements at the conceptual level. These recommendations are based on analysis, community desires, and national trends. Each site concept distributes the overall recommendations into a potential site concept based on the current inventory of park and County-owned property. For each park, some immediate maintenance actions will change perceptions and encourage use while the full master plan is implemented.



## IMAGERY SUPPORT



*Asphalt trail/greenway*



*Picnic shelter with tables*

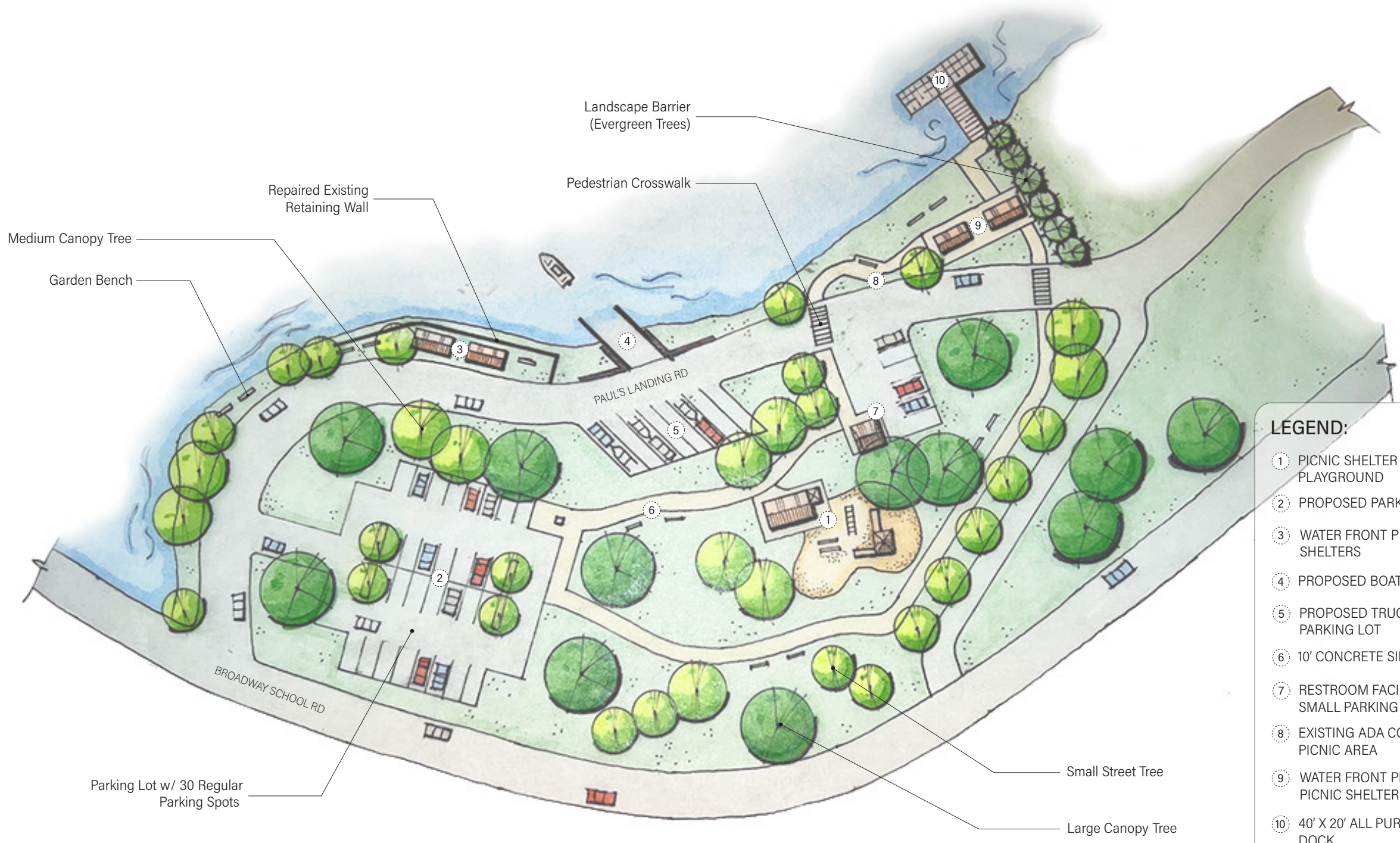


*ADA playground with pour-in place surface*



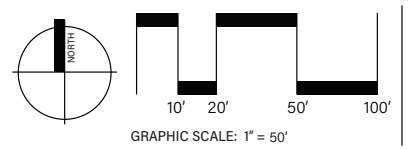
*Playground shade sails*





- LEGEND:**
- ① PICNIC SHELTER W/ PLAYGROUND
  - ② PROPOSED PARKING LOT
  - ③ WATER FRONT PICNIC SHELTERS
  - ④ PROPOSED BOAT LAUNCH
  - ⑤ PROPOSED TRUCK/TRAILER PARKING LOT
  - ⑥ 10' CONCRETE SIDEWALK
  - ⑦ RESTROOM FACILITY W/ SMALL PARKING LOT
  - ⑧ EXISTING ADA CONCRETE PICNIC AREA
  - ⑨ WATER FRONT PLAZA W/ PICNIC SHELTER
  - ⑩ 40' X 20' ALL PURPOSE DOCK

DESIGNED: DB	REVISIONS
REVIEWED: BS	NO DATE ITEM
DRAWN: DB	— — —
2022-002 PROJECT NO.	05-16-2022 DATE
1" = 50' - 0" SCALE	— — —



**ANDERSON DISTRICT 2**  
**RECREATION MASTER PLAN**

HAYNIE PARK

SHEET NO.  
**1.0**





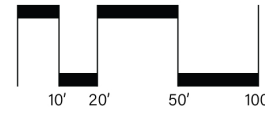




- LEGEND:**
- ① MCFALLS LANDING EXISTING BUILDING
  - ② OUTDOOR PLAZA
  - ③ PROPOSED DOCK W/ WATER FRONT SHELTER
  - ④ PROPOSED BOAT LAUNCH
  - ⑤ 20' X 40' ALL PURPOSE DOCK
  - ⑥ 20' X 40' ALL PURPOSE DOCK W/ KAYAK LAUNCH
  - ⑦ MCFALLS LANDING ENTRANCE SIGNAGE
  - ⑧ EXISTING PARKING LOT, 15 SPACES
  - ⑨ 10' CONCRETE SIDEWALK
  - ⑩ EXISTING PARKING LOT, 30 SPACES
  - ⑪ EXISTING BOAT & TRAILER PARKING LOT, 15 SPACES
  - ⑫ PROPOSED PICNIC SHELTER W/ PLAYGROUND
  - ⑬ PROPOSED OUTDOOR SHLETER W/ RESTROOM
  - ⑭ PROPOSED PUBLIC RESTROOM FACILITY

DESIGNED: DB	REVISIONS
REVIEWED: BS	NO DATE ITEM
DRAWN: DB	
2022 - 002 05 - 16 - 2022	
PROJECT NO. DATE	
1" = 50' - 0"	
SCALE	

STUDIO  
MAIN



**ANDERSON DISTRICT 2  
RECREATION MASTER PLAN**

MCFALLS LANDING

SHEET NO.

**2.0**











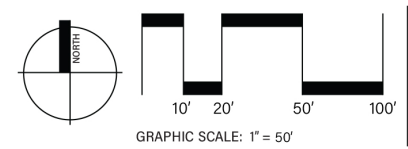






- LEGEND:**
- 1 MORNINGSIDE PARK ENTRANCE SIGNAGE
  - 2 PROPOSED PARKING LOT, 45 REGULAR SPACES
  - 3 PROPOSED BASKETBALL COURT
  - 4 MAIN PLAZA WITH SPLASH PAD
  - 5 LARGE PICNIC SHELTER W/ RESTROOM FACILITY
  - 6 MAIN PLAZA PICNIC SHELTER W/ RESTROOM
  - 7 10' ADA ACCESSABLE CONCRETE SIDEWALK
  - 8 PICNIC SHELTER W/ LARGE PLAYGROUND
  - 9 GARDEN STYLE PICNIC SHELTER
  - 10 REST AREA WITH GARDEN STYLE BENCHES
  - 11 LARGE CANOPY TREE
  - 12 MEDIUM CANOPY TREE
  - 13 SMALL STREET TREE
  - 14 SMALL ORNAMENTAL TREE
  - 15 SKATE PARK

DESIGNED: DB	REVISIONS		
REVIEWED: BS	NO	DATE	ITEM
DRAWN: DB			
2022-002			
PROJECT NO.	05-16	2022	
		DATE	
1" = 50' - 0"			
SCALE			



**ANDERSON DISTRICT 2**  
**RECREATION MASTER PLAN**

MORNINGSIDE PARK

SHEET NO.  
**4.0**



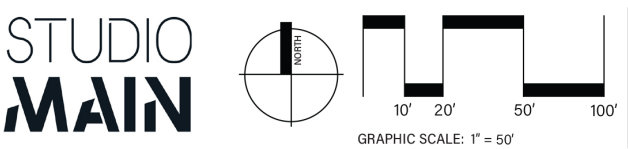






- LEGEND:**
- ① 10' PEDESTRIAN SIDEWALK
  - ② 10' EXISTING SIDEWALK
  - ③ PLAZA AREA WITH PARK SIGNAGE
  - ④ OPEN LAWN
  - ⑤ SMALL STREET TREE
  - ⑥ MEDIUM CANOPY TREE
  - ⑦ LARGE ORNAMENTAL TREE
  - ⑧ EXISTING COURTHOUSE PARKING
  - ⑨ PEDESTRIAN CROSSWALK
  - ⑩ DETAILED PLANTING DESIGN W/ LARGE ORNAMENTAL SHRUB & GROUNDCOVER

DESIGNED: DB	REVISIONS
REVIEWED: BS	NO DATE ITEM
DRAWN: DB	
2022 - 002	05 - 16 - 2022
PROJECT NO.	DATE
1" = 50' - 0"	
SCALE	



## ANDERSON DISTRICT 2 RECREATION MASTER PLAN

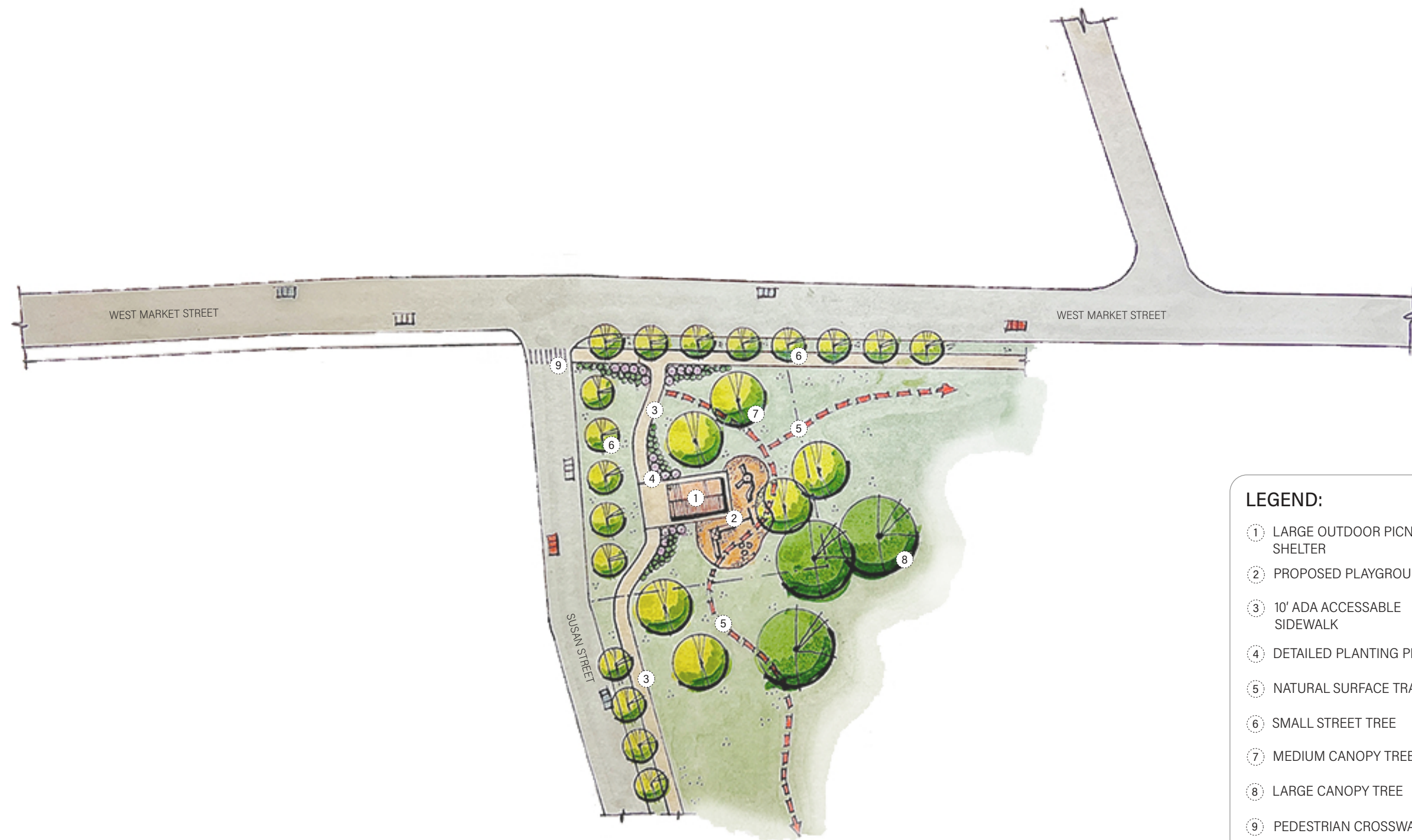
COURTHOUSE ANNEX  
PARK

SHEET NO.  
**5.0**







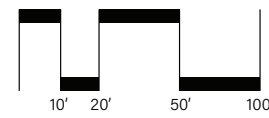
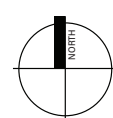


**LEGEND:**

- ① LARGE OUTDOOR PICNIC SHELTER
- ② PROPOSED PLAYGROUND
- ③ 10' ADA ACCESSIBLE SIDEWALK
- ④ DETAILED PLANTING PLAN
- ⑤ NATURAL SURFACE TRAIL
- ⑥ SMALL STREET TREE
- ⑦ MEDIUM CANOPY TREE
- ⑧ LARGE CANOPY TREE
- ⑨ PEDESTRIAN CROSSWALK

DESIGNED: DB	REVISIONS
REVIEWED: BS	NO DATE ITEM
DRAWN: DB	— — —
2022 - 002 05 - 16 - 2022	— — —
PROJECT NO. DATE	— — —
1" = 50' - 0"	— — —
SCALE	— — —

STUDIO  
MAIN



GRAPHIC SCALE: 1" = 50'

**ANDERSON DISTRICT 2**  
**RECREATION MASTER PLAN**

SUSAN STREET PARK

SHEET NO.

**6.0**







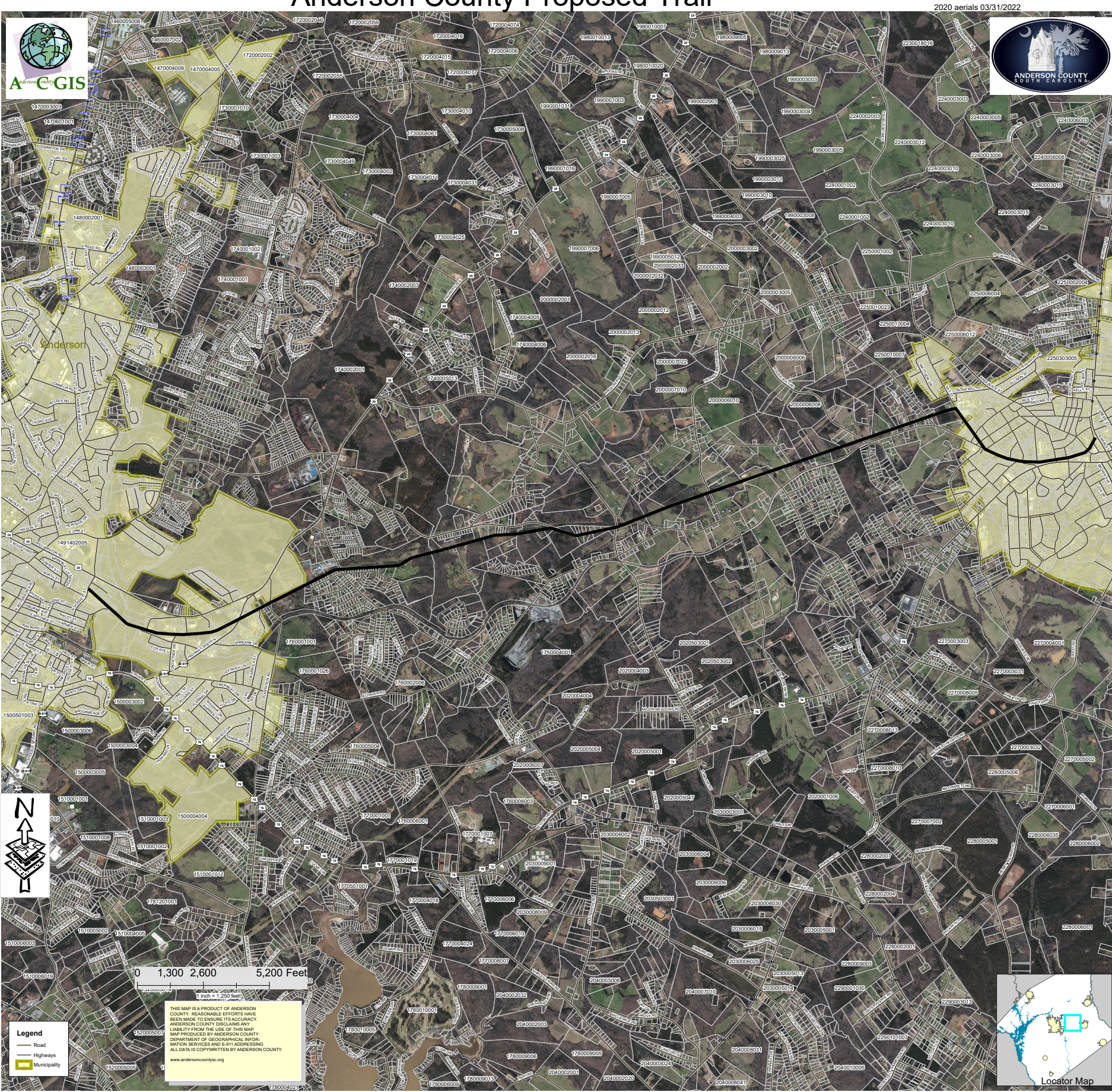
# RAIL TO TRAIL OPPORTUNITIES

Opportunities exist to meet public request for additional shared-use paths and trails within Anderson County District 2 along an abandoned railroad and overhead power rights-of-way owned and operated by Duke Energy. Originally used as a spur for rail transport in the early 1900’s, this railroad was decommissioned in the 1930’s. The dedicated rights-of-way remained and are currently utilized for overhead power, owned and operated by Duke Energy. The approximate 10 miles of proposed greenway would connect Downtown Anderson to Downtown Belton and connect to the existing sidewalk and trail network within the City of Anderson and the recently completed Bubble Gum Rail Trail in the City of Belton. Additional connection points include Anderson University, former mill sites that could be revitalized for residential or commercial use, and various natural amenities (eg. Rocky Creek Nature Preserve). Anderson County, along with partners from Ten at the Top, Upstate Mobility Alliance, Duke Energy, and private entities have begun the exploration of potential environmental and social impacts.

*Below is an example image of a greenway with wayfinding signage, canopy trees, paved surface for ADA accessibility, fencing, and site amenities.*



## Anderson County Proposed Trail





# Implementation





## OVERVIEW

The recommendations provided in the previous chapter outline actions that will address the recreational needs of area citizens and visitors. These recommendations are supported by research, community involvement, and national standards. Each action item is presented in this Implementation Workbook. The Workbook can be used by staff to facilitate yearly progress and monitor phasing. The phasing is broken down into Short (1-3yrs), Mid (3-5yrs), and Long Term (+5yrs). Space is provided to record implementation status, document rationale for adjusting action items and timing, and track accomplishments. The Workbook format provides actions that are simple, achievable, and sometimes broad to allow annual revisions and flexible planning. The Anderson County Parks Department should review and refine this Workbook in a departmental meeting at least once per year to set the course for successful implementation and evaluation on an annual basis.





ACTION STEPS		KEY PLAYERS	RECOMMENDED TERM	COMPLETED	
CATEGORY	Administration	Develop a County-wide parks brand that would include:	County	Short	
		<ul style="list-style-type: none"> <li>• A logo and graphic identity package.</li> <li>• Updated website.</li> <li>• Updated collateral and outreach materials.</li> </ul>			
		Use internal resources to improve Anderson County parks website, social media, and other marketing opportunities.	County	Short	
		Create and promote health-focused initiatives and events, such as:	Friends of Broadway Lake, Local Hospitals, Area Doctors, Local and Regional Health Organizations	Short	
		<ul style="list-style-type: none"> <li>• Park Clean-Up Day</li> <li>• Community Health Challenges</li> </ul>			
		Use events as an opportunity to advertise other local recreation and cultural opportunities to visitors.	Local Businesses, Chamber of Commerce	Short	
		Diversity facility and program offerings that cater to families attending parks and events and would encourage longer stays and fuel the local economy.	Local Businesses, Chamber of Commerce, County	Long	
		Implement a committee comprised of Anderson County District 2 residents, business owners, and park users to meet quarterly to discuss implementation, staffing, program and facility needs, etc.	County	Short	



	CURRENT CHALLENGES AND OPPORTUNITIES	COMPLETED





CATEGORY	ACTION STEPS		KEY PLAYERS	RECOMMENDED TERM	COMPLETED	
	Facilities	Design creative concepts for a wayfinding and signage family.	County	Short		
		Create an implementation plan to install new signs. Wayfinding throughout the park should consider visibility and circulation patterns of all user types including motorists, bicyclists, and pedestrians of all ages and abilities.	County	Short		
		Identify parcels available for purchase or land swap within the land acquisition areas or partner with local agencies for park and recreation facilities (e.g. schools, etc.)	County	Short		
		Close gaps between the bicycle and pedestrian network and park entrances.	ASD5, County, SCDOT	Mid		
		Explore the addition of sidewalks with 1/4 mile of parks, adding crosswalks connecting to park entrances and trail access points where applicable.	Anderson County, SCDOT	Mid		
		Explore expansion of District 2 park network to meet state and national standards for park acreage per population. Consider a regional centralized park to encourage social interaction and function as a destination for surrounding areas. Short term actions to complete this long term goal include master planning, property research, and exploring development trends within District 2.	Anderson County	Long		



	CURRENT CHALLENGES AND OPPORTUNITIES	COMPLETED





CATEGORY	ACTION STEPS		KEY PLAYERS	RECOMMENDED TERM	COMPLETED	
	Programs	Develop Senior and Youth focused programs that can be initiated off-site and at McFalls Landing and Event Center.	Local Special Interest Groups, Friends of Broadway Lake, County	Mid		
		Advertize new and existing programs through a variety outlets (social media, print, and local partners).	Anderson County, Local Partners	On-going		
		Meet yearly to discuss arts and culture focused programs and partners in the area.	Local Artist, County, Friends of Broadway Lake	On-going		



	CURRENT CHALLENGES AND OPPORTUNITIES	COMPLETED





ACTION STEPS		KEY PLAYERS	RECOMMENDED TERM	COMPLETED	
CATEGORY	Haynie Park	Repair shoreline and retaining walls	Anderson County, USACE	Short	
		Add picnic shelters, benches, picnic tables, trash receptacles, and playground	Anderson County	Mid-Long	
		Improve parking areas, circulation, and pedestrian/parking lot lighting.	Anderson County	Mid	
		Add single boat ramp along Paul's Landing Road	Anderson County, USACE	Long	
		Add park identification signage	Anderson County	Short	
		Create ADA accessible path from ADA parking to all amenities and rehabilitate restrooms to be ADA accessible.	Anderson County	Short	
		Install native landscape to provide additional shade, highlight picnic shelters, and to provide buffer adjacent to residential uses.	Anderson County	Short-Mid	

	CURRENT CHALLENGES AND OPPORTUNITIES	COMPLETED





ACTION STEPS		KEY PLAYERS	RECOMMENDED TERM	COMPLETED	
CATEGORY	McFalls Landing and Event Center	Improve boating and shoreline access (remove launch lanes, expand launch to remain, courtesy docks, kayak launch)	Anderson County, USACE	Mid-Long	
		Add picnic shelters, benches, picnic tables, trash receptacles, and playground	Anderson County	Mid-Long	
		Improve infrastructure for events (electrical and water access) and parking lot/pedestrian lighting	Anderson County	Short	
		Develop plan to purchase adjacent residential property to explore event lawn, walking path, and visibility from public rights-of-way	Anderson County	Long	
		Add park identification signage	Anderson County	Short	
		Construct ADA accessible path from ADA parking to all amenities and rehabilitate implement restrooms to be ADA accessible.	Anderson County	Short-Mid	
		Implement landscape and hardscape improvements at McFalls Event Center	Anderson County	Mid-Long	

	CURRENT CHALLENGES AND OPPORTUNITIES	COMPLETED





ACTION STEPS		KEY PLAYERS	RECOMMENDED TERM	COMPLETED	
CATEGORY	Muldrow Park	Improve boating and shoreline access (courtesy docks, kayak launch, and beach)	Anderson County, USACE	Mid-Long	
		Add picnic shelters, benches, picnic tables, trash receptacles, and playground	Anderson County	Mid-Long	
		Improve parking and ADA circulation to all amenities	Anderson County	Short	
		Construct ADA accessible restroom	Anderson County	Long	
		Add park identification signage	Anderson County	Short	
		Repair shoreline and retaining walls	Anderson County/USACE	Short	
		Install native landscape to provide additional shade, highlight picnic shelters, etc.	Anderson County	Mid-Long	

	CURRENT CHALLENGES AND OPPORTUNITIES	COMPLETED





ACTION STEPS		KEY PLAYERS	RECOMMENDED TERM	COMPLETED	
CATEGORY	Morningside Park	Construct site access and ADA accessible parking	Anderson County, SCDOT	Short	
		Add picnic shelters, benches, picnic tables, trash receptacles, and playground	Anderson County	Mid-Long	
		Construct basketball courts and implement first phase of hardscape to connect parking, basketball courts, and future site amenities	Anderson County	Short	
		Construct splash pad and ADA accessible restroom.	Anderson County	Long	
		Add park identification signage	Anderson County	Short	
		Construct skatepark and additional phases of hardscape to connect all site amenities	Anderson County	Long	
		Install native landscape to provide additional shade, highlight picnic shelters, etc.	Anderson County	Mid-Long	

	CURRENT CHALLENGES AND OPPORTUNITIES	COMPLETED





ACTION STEPS		KEY PLAYERS	RECOMMENDED TERM	COMPLETED	
CATEGORY	Courthouse Annex Park	Add park identification signage	Anderson County,	Short	
		Add arbor swings, benches, and trash receptacles	Anderson County	Short	
		Install native landscape to provide additional shade, highlight picnic shelters, and to provide buffer adjacent to residential uses.	Anderson County	Mid-Long	

	CURRENT CHALLENGES AND OPPORTUNITIES	COMPLETED





ACTION STEPS		KEY PLAYERS	RECOMMENDED TERM	COMPLETED	
CATEGORY	Susan Street Park	Construct site access and ADA accessible sidewalk along Susan Street	Anderson County, SCDOT	Short	
		Add picnic shelters, benches, picnic tables, trash receptacles, and playground	Anderson County	Short-Mid	
		Add park identification signage	Anderson County	Short	
		Install native landscape to provide additional shade, highlight picnic shelters, etc.	Anderson County	Mid	

	CURRENT CHALLENGES AND OPPORTUNITIES	COMPLETED



# Appendix A - Cost Estimates

*This page intentionally left blank.*





## HAYNIE PARK

*Costs presented are preliminary and shall be used for preliminary discussion purposes only. Items are based upon draft conceptual site sketch. Costs and quantities shall be refined as the concept plan develops.*

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
GENERAL SITE WORK COST CONSIDERATIONS				
Mobilization and Demolition	<b>1</b>	ls	\$30,000	\$30,000
Sediment and Erosion Control	<b>1</b>	ls	\$15,000	\$15,000
Stormwater Allowance	<b>1</b>	ls	\$20,000	\$20,000
PAVING IMPROVEMENTS				
Parking Spaces	<b>45</b>	ea	\$3,000	\$135,000
TRAILS, BOARDWALKS, SIDEWALKS				
Trails- Multi-Use Perimeter Trail and ADA Connections	<b>730</b>	lf	\$150	\$109,500
STRUCTURES				
Playground	<b>1</b>	ea	\$75,000	\$75,000
Shelters	<b>5</b>	ea	\$100,000	\$500,000
Restroom ADA Upgrades	<b>1</b>	ls	\$75,000	\$75,000
SITE FURNISHINGS				
Bike Rack	<b>2</b>	ea	\$1,000	\$2,000
Trash Receptacles	<b>7</b>	ea	\$1,200	\$8,400
Picnic Tables - 8'	<b>20</b>	ea	\$2,000	\$40,000
Drinking Fountains (pet, bottle filling, ADA, and drinking)	<b>1</b>	ea	\$2,700	\$2,700
SIGNAGE				
Park identification/Title Signage with Landscape (vehicular)	<b>1</b>	ea	\$10,000	\$10,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
LANDSCAPE				
Landscaping Allowance	1	ls	\$25,000	\$25,000
MISCELLANEOUS				
Shoreline Improvements (Dock, Retaining Wall, etc.)	1	ls	\$125,000	\$125,000
	CONSTRUCTION COST SUBTOTAL			\$1,172,600
	20% CONTINGENCY			\$234,520
	CONSTRUCTION OPINION OF COST			\$1,407,120
	GEOTECH / DESIGN / PERMITTING / SURVEY / CA (20%)			\$281,424
	PROJECT COST TOTAL			\$1,688,544





## McFALLS LANDING AND EVENT CENTER

*Costs presented are preliminary and shall be used for preliminary discussion purposes only. Items are based upon draft conceptual site sketch. Costs and quantities shall be refined as the concept plan develops.*

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
GENERAL SITE WORK COST CONSIDERATIONS				
Mobilization and Demolition	<b>1</b>	ls	\$75,000	\$70,000
Sediment and Erosion Control	<b>1</b>	ls	\$15,000	\$15,000
Stormwater Allowance	<b>1</b>	ls	\$20,000	\$20,000
PAVING IMPROVEMENTS				
Parking Spaces (resurfacing)	<b>60</b>	ea	\$3,000	\$180,000
TRAILS, BOARDWALKS, SIDEWALKS				
Trails- Multi-Use Perimeter Trail and ADA Connections	<b>1300</b>	lf	\$150	\$195,000
STRUCTURES				
Playground	<b>1</b>	ea	\$75,000	\$75,000
Shelters	<b>2</b>	ea	\$100,000	\$200,000
Restroom	<b>1</b>	ls	\$250,000	\$250,000
SITE FURNISHINGS				
Bike Rack	<b>2</b>	ea	\$1,000	\$2,000
Trash Receptacles	<b>4</b>	ea	\$1,200	\$4,800
Picnic Tables - 8'	<b>8</b>	ea	\$2,000	\$16,000
Drinking Fountains (pet, bottle filling, ADA, and drinking)	<b>1</b>	ea	\$2,700	\$2,700
SIGNAGE				
Park identification/Title Signage with Landscape (vehicular)	<b>1</b>	ea	\$10,000	\$10,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
LANDSCAPE				
Landscaping Allowance	1	ls	\$75,000	\$75,000
MISCELLANEOUS				
Shoreline Improvements (Dock, Retaining Wall, Ramp, etc.)	1	ls	\$750,000	\$750,000
Electrical and Water Upgrades	1	ls	\$30,000	\$30,000
	CONSTRUCTION COST SUBTOTAL			\$1,895,500
	20% CONTINGENCY			\$379,100
	CONSTRUCTION OPINION OF COST			\$2,274,600
	GEOTECH / DESIGN / PERMITTING / SURVEY / CA (20%)			\$454,920
	PROJECT COST TOTAL			\$2,729,520





## MULDROW PARK

*Costs presented are preliminary and shall be used for preliminary discussion purposes only. Items are based upon draft conceptual site sketch. Costs and quantities shall be refined as the concept plan develops.*

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
GENERAL SITE WORK COST CONSIDERATIONS				
Mobilization and Demolition	<b>1</b>	ls	\$30,000	\$30,000
Sediment and Erosion Control	<b>1</b>	ls	\$15,000	\$15,000
Stormwater Allowance	<b>1</b>	ls	\$20,000	\$20,000
PAVING IMPROVEMENTS				
Parking Spaces	<b>18</b>	ea	\$3,000	\$54,000
TRAILS, BOARDWALKS, SIDEWALKS				
Trails- Multi-Use Perimeter Trail and ADA Connections	<b>400</b>	lf	\$150	\$60,000
STRUCTURES				
Shelters	<b>1</b>	ea	\$100,000	\$100,000
Restroom	<b>1</b>	ls	\$250,000	\$250,000
SITE FURNISHINGS				
Bike Rack	<b>2</b>	ea	\$1,000	\$2,000
Trash Receptacles	<b>4</b>	ea	\$1,200	\$4,800
Picnic Tables - 8'	<b>8</b>	ea	\$2,000	\$16,000
Drinking Fountains (pet, bottle filling, ADA, and drinking)	<b>1</b>	ea	\$2,700	\$2,700
SIGNAGE				
Park identification/Title Signage with Landscape (vehicular)	<b>1</b>	ea	\$10,000	\$10,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
LANDSCAPE				
Landscaping Allowance	1	ls	\$25,000	\$25,000
MISCELLANEOUS				
Shoreline Improvements (Dock, Retaining Wall, etc.)	1	ls	\$125,000	\$125,000
Beach Restoration	1	ls	\$50,000	\$50,000
	CONSTRUCTION COST SUBTOTAL			\$764,500
	20% CONTINGENCY			\$152,900
	CONSTRUCTION OPINION OF COST			\$917,400
	GEOTECH / DESIGN / PERMITTING / SURVEY / CA (20%)			\$183,480
	PROJECT COST TOTAL			\$1,100,880





## MORNINGSIDE PARK

*Costs presented are preliminary and shall be used for preliminary discussion purposes only. Items are based upon draft conceptual site sketch. Costs and quantities shall be refined as the concept plan develops.*

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
GENERAL SITE WORK COST CONSIDERATIONS				
Mobilization and Demolition	<b>1</b>	ls	\$75,000	\$75,000
Sediment and Erosion Control	<b>1</b>	ls	\$25,000	\$25,000
Stormwater Allowance	<b>1</b>	ls	\$75,000	\$75,000
PAVING IMPROVEMENTS				
Parking Spaces	<b>45</b>	ea	\$3,000	\$135,000
TRAILS, BOARDWALKS, SIDEWALKS				
Trails- Multi-Use Perimeter Trail and ADA Connections	<b>1400</b>	lf	\$150	\$210,000
STRUCTURES				
Playground	<b>1</b>	ea	\$75,000	\$75,000
Shelters	<b>3</b>	ea	\$100,000	\$300,000
Restroom	<b>1</b>	ls	\$250,000	\$250,000
SITE FURNISHINGS				
Bike Rack	<b>2</b>	ea	\$1,000	\$2,000
Trash Receptacles	<b>8</b>	ea	\$1,200	\$9,600
Picnic Tables - 8'	<b>12</b>	ea	\$2,000	\$24,000
Drinking Fountains (pet, bottle filling, ADA, and drinking)	<b>1</b>	ea	\$2,700	\$2,700
SIGNAGE				
Park identification/Title Signage with Landscape (vehicular)	<b>1</b>	ea	\$10,000	\$10,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
LANDSCAPE				
Landscaping Allowance	1	ls	\$75,000	\$75,000
MISCELLANEOUS				
Splash Pad	1	ls	\$300,000	\$300,000
Basketball Courts	2	ea	\$50,000	\$100,000
Skate Park	1	ls	\$150,000	\$150,000
	CONSTRUCTION COST SUBTOTAL			\$1,818,300
	20% CONTINGENCY			\$363,660
	CONSTRUCTION OPINION OF COST			\$2,181,960
	GEOTECH / DESIGN / PERMITTING / SURVEY / CA (20%)			\$436,392
	PROJECT COST TOTAL			\$2,618,352





## COURTHOUSE ANNEX PARK

*Costs presented are preliminary and shall be used for preliminary discussion purposes only. Items are based upon draft conceptual site sketch. Costs and quantities shall be refined as the concept plan develops.*

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
GENERAL SITE WORK COST CONSIDERATIONS				
Mobilization and Demolition	<b>1</b>	ls	\$15,000	\$75,000
Sediment and Erosion Control	<b>1</b>	ls	\$5,000	\$25,000
TRAILS, BOARDWALKS, SIDEWALKS				
Trails- Multi-Use Perimeter Trail and ADA Connections	<b>290</b>	lf	\$150	\$43,500
SITE FURNISHINGS				
Bike Rack	<b>1</b>	ea	\$1,000	\$1,000
Trash Receptacles	<b>2</b>	ea	\$1,200	\$2,400
Arbor Swing	<b>3</b>	ea	\$8,000	\$24,000
Drinking Fountains (pet, bottle filling, ADA, and drinking)	<b>1</b>	ea	\$2,700	\$2,700
SIGNAGE				
Park identification/Title Signage with Landscape (vehicular)	<b>1</b>	ea	\$10,000	\$10,000
LANDSCAPE				
Landscaping Allowance	<b>1</b>	ls	\$45,000	\$45,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
	CONSTRUCTION COST SUBTOTAL			\$228,600
	20% CONTINGENCY			\$45,720
	CONSTRUCTION OPINION OF COST			\$274,320
	GEOTECH / DESIGN / PERMITTING / SURVEY / CA (20%)			\$54,864
	PROJECT COST TOTAL			\$329,184





## SUSAN STREET PARK

*Costs presented are preliminary and shall be used for preliminary discussion purposes only. Items are based upon draft conceptual site sketch. Costs and quantities shall be refined as the concept plan develops.*

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
GENERAL SITE WORK COST CONSIDERATIONS				
Mobilization and Demolition	<b>1</b>	ls	\$30,000	\$30,000
Sediment and Erosion Control	<b>1</b>	ls	\$15,000	\$15,000
Stormwater Allowance	<b>1</b>	ls	\$20,000	\$20,000
TRAILS, BOARDWALKS, SIDEWALKS				
Trails- Multi-Use Perimeter Trail and ADA Connections	<b>500</b>	lf	\$150	\$75,000
STRUCTURES				
Playground	<b>1</b>	ea	\$75,000	\$75,000
Shelters	<b>1</b>	ea	\$100,000	\$100,000
SITE FURNISHINGS				
Bike Rack	<b>2</b>	ea	\$1,000	\$2,000
Trash Receptacles	<b>2</b>	ea	\$1,200	\$2,400
Picnic Tables - 8'	<b>4</b>	ea	\$2,000	\$8,000
Drinking Fountains (pet, bottle filling, ADA, and drinking)	<b>1</b>	ea	\$2,700	\$2,700
SIGNAGE				
Park identification/Title Signage with Landscape (vehicular)	<b>1</b>	ea	\$10,000	\$10,000
LANDSCAPE				
Landscaping Allowance	<b>1</b>	ls	\$25,000	\$25,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
MISCELLANEOUS				
Natural Surface Trail	1	ls	25,000	\$25,000
	CONSTRUCTION COST SUBTOTAL			\$390,100
	20% CONTINGENCY			\$78,020
	CONSTRUCTION OPINION OF COST			\$468,120
	GEOTECH / DESIGN / PERMITTING / SURVEY / CA (20%)			\$93,624
	PROJECT COST TOTAL			\$561,744



# Appendix B - Funding

## POTENTIAL FUNDING SOURCES

This section outlines sources of funding for parks, recreation, and greenways for Anderson County. When considering possible funding sources, it is important to understand that not all construction activities will be accomplished with a single funding source. Funding is administered at all levels of government (federal, state, local) and through private sources. The following section identifies potential matching and funding sources, and the criteria for certain projects and programs. Further information and should be consulted prior to applying for funds as each source of funding can be modified at any time.

### FEDERAL FUNDING SOURCES

Federal funding is often directed through state agencies to local governments either in the form of grants or direct appropriations, independent from state budgets. Federal funding typically requires a local match of 20%, although there are sometimes exceptions, such as the 2021 American Rescue Plan Act stimulus funds, which did not require a match.

The following is a list of possible Federal funding sources that could be used to support construction of many pedestrian and bicycle improvements.

#### **Transportation Alternatives Program**

The Transportation Alternatives Program using FAST Act funding sources and is available through a competitive process.

*Eligible applicants:* local governments, regional transportation authorities, transit agencies, school districts or schools, and any other local or regional government entity with responsibility for oversight of transportation or recreational trails.

*Eligible programs:* recreational trails and programs and infrastructure-related projects that provide safe routes for active transportation users, such as on and off-road trails, Safe Route to School programs, sidewalks, and bikeways.

#### **Highway Safety Improvement Program**

The Highway Safety Improvement Program funding aims to help communities achieve significant reductions in traffic fatalities and serious injuries on all public roads. Funding for this program is allocated to states.

*Eligible applicants:* funding for this program is allocated to the state.

*Eligible programs:* safety projects that are consistent with the State's Strategic Highway Safety Plan; bike and pedestrian safety improvements, traffic calming projects, and crossing treatments such as pedestrian hybrid beacons, medians, and pedestrian crossing islands.

#### **Surface Transportation Block Grant Program**





The Surface Transportation Block Grant Program provides states with flexible funds for a variety of highway, road, bridge, and transit projects.

*Eligible applicants:* funding for this program is allocated to the state.

*Eligible programs:* recreational trail projects, pedestrian improvements, Safe Routes to School and congestion pricing projects.

### **Community Development Block Grants**

The State Community Development Block Grant (CDBG) Program is a federally funded program that is administered by the South Carolina Department of Commerce, Division of Grants Administration. The program addresses a variety of community and economic development needs.

The Community Development Block Grants (CDBG) program provides money for streetscape revitalization, which may be comprised of pedestrian improvements.

*Eligible applicants:* local government entities.

*Eligible programs:* community and economic development projects such as streetscape revitalization and pedestrian improvements.

### **STATE FUNDING SOURCES**

The following is a list of possible State funding sources that could be used to support construction of many projects within Anderson County.

### **Recreation Trails Program**

The Recreational Trails Program (RTP) is a federal-aid assistance program designed to help states provide and maintain recreational trails for both motorized and nonmotorized recreational trail use. In South Carolina, RTP is administered by the South Carolina Department of Parks, Recreation and Tourism.

*Eligible applicants:* local, state and federal government entities along with private organizations that operate public recreational facilities.

*Eligible programs:* construction and maintenance of recreational trails open to the public on state, county, municipal or private lands.

### **Land and Water Conservation Fund**

The Land and Water Conservation Fund (LWCF) is a federal assistance program provides matching grants to States and local governments for the acquisition and development of public outdoor recreation areas and facilities, including trails. In South Carolina, the LWCF is administered through the

South Carolina Department of Parks, Recreation and Tourism.

*Eligible applicants:* counties, cities, and Special Purpose Districts with authority to acquire develop, operate, and maintain public park and recreation areas.

*Eligible programs:* Outdoor public recreation projects and indoor facilities that support adjacent outdoor public recreation activities.

### **Parks and Recreation Development Fund**

The Parks and Recreation Development (PARD) Fund is a state-funded noncompetitive reimbursable grant program.

*Eligible applicants:* any local government unit, including special purpose districts, which has provided parks or recreation services

*Eligible programs:* Planning, development and renovation of outdoor recreation opportunities.

### **Statewide Transportation Improvement Program**

The Statewide Transportation Improvement Program (STIP) is The South Carolina Department of Transportation's (SCDOT) short-term capital improvement program, providing project funding and scheduling information for the department and South Carolina's metropolitan planning organizations. The program provides guidance for the next six years and is updated every three years. The South Carolina Department of Transportation Commission, as well as the Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) approve the STIP.

### **South Carolina Department of Transportation Maintenance Program**

SCDOT operates a number of road resurfacing maintenance projects annually. There may be opportunities for road restriping to be completed as part of regular roadway maintenance. This will require coordination between Anderson County, the SCDOT District Traffic Engineer and the local maintenance office to ensure that the pavement marking design is appropriate and safe for cyclists and drivers.

## **LOCAL GOVERNMENT FUNDING SOURCES**

Local funding sources that would support project construction, management





and maintenance should be explored to support the County's active and passive recreation projects.

### **General Fund**

The General Fund is often used to pay for maintenance expenses and limited capital improvement projects.

### **Local Bond Measures**

Local bond measures, or levies, are usually general obligation bonds for specific projects. Bond measures are typically limited by time based on the debt load of the local government or the project under focus. Funding from bond measures can be used for engineering, design and construction of trails, greenways, pedestrian and bicycle facilities, and parks.

### **System Development Charges/Developer Impact Fees**

System Development Charges (SDCs), also known as Developer Impact Fees, represent another potential local funding source. SDCs are typically tied to trip generation rates and traffic impacts produced by a proposed project. A developer may reduce the number of trips (and hence impacts and cost) by paying for on- or off-site pedestrian and bicycle improvements that will encourage residents to walk (or use transit, if available) rather than drive. In-lieu parking fees may be used to help construct new or improved pedestrian and bicycle facilities. Establishing a clear nexus or connection between the impact fee and the project's impacts is critical in avoiding a potential lawsuit.

### **Sales Tax**

Local governments that choose to exercise a local option sales tax use the tax revenues to provide funding for a wide variety of projects and activities. Anderson County projects can be funded by a portion of local sales tax revenue or from a voter approved sales tax increase.

In 2004, Charleston County voters approved a ½ cent sales tax for the purpose of financing transportation and greenbelt projects. Voters approved a second referendum in 2006. Any increase in the sales tax must gain approval of the state legislature.

### **Property Tax**

Property taxes generally support a significant portion of a local government's activities. However, the revenues from property taxes can also be used to pay debt service on general obligation bonds issued to finance open space system acquisitions. Because of limits imposed on tax rates, use of property taxes to fund open space could limit the county's or a municipality's ability to raise funds for other activities. Property taxes can provide a steady stream of financing while broadly distributing the tax burden.

## Tax Increment Financing (TIF)

Tax Increment Financing is a tool to use future gains in taxes to finance the current improvements that will create those gains. When a public project (e.g., shared use trail or park) is constructed, surrounding property values generally increase and encourage surrounding development or redevelopment. The increased tax revenues are then dedicated to support the debt created by the original public improvement project.

## Hospitality Tax (H-Tax)

Hospitality Tax is a tax of up to 2% on prepared food and beverages. While all Anderson County municipalities have incorporated the H-Tax via ordinance, Anderson County has not. H-Tax projects must be used for improving services and facilities for tourists.

## PRIVATE SECTOR FUNDING SOURCES

Many communities have solicited funding assistance from private foundations and other conservation-minded benefactors. Below are several examples of private funding opportunities available.

### People for Bikes Community Grant Program

The Bikes Belong Coalition of bicycle suppliers and retailers has awarded \$1.2 million and leveraged an additional \$470 million since its inception in 1999. The program funds corridor improvements, mountain bike trails, BMX parks, trails, and park access. It is funded by the Bikes Belong Employee Pro Purchase Program.

*Eligible applicants:* non-profit organizations, city or county agencies or departments, and from state or federal agencies working locally.

*Eligible programs:* bicycle infrastructure projects and some advocacy programs.

### National Trails Fund

American Hiking Society administers the National Trails Fund, the only privately supported national grants program working toward establishing, protecting and maintaining foot trails in America. The fund offers Micro-Grants to active organizations of their Alliance of Hiking Organizations.

*Eligible applicants:* active organizations of the American Hiking Society's Alliance of Hiking Organizations.

*Eligible programs:* Securing trail lands, building and maintaining trails, and constituency building around specific trail projects.





### **The Kodak American Greenways Program**

The Conservation Fund's American Greenways Program has teamed with the Eastman Kodak Corporation and the National Geographic Society to award small grants (\$250 to \$2,000) to stimulate the planning, design and development of greenways.

*Eligible applicants:* primarily to local, regional or statewide nonprofit organizations. Although public agencies may also apply, community organizations will receive preference.

*Eligible programs:* Planning, technical assistance, and legal costs related to greenway project development.

### **The Robert Wood Johnson Foundation**

The Robert Wood Johnson Foundation funds initiatives that promote healthy communities and lifestyles, and foster a culture of health. Active funding programs can be found at <http://www.rwjf.org/applications/>

## **OTHER SOURCES**

### **Local Trail/Park Sponsors**

A sponsorship program for trail/park amenities allows smaller donations to be received from both individuals and businesses. Cash donations could be placed into a trust fund to be accessed for certain construction or acquisition projects associated with the greenways and open space system. Some recognition of the donors is appropriate and can be accomplished through the placement of a plaque, the naming of a trail segment, and/or special recognition at an opening ceremony. Types of gifts other than cash could include donations of services, equipment, labor, or reduced costs for supplies.

### **Corporate Donations**

Corporate donations are often received in the form of liquid investments (i.e. cash, stock, bonds) and in the form of land. Employers recognize that creating places to bike and walk is one way to build community and attract a quality work force. Bicycling and outdoor recreation businesses often support local projects and programs. Municipalities typically create funds to facilitate and simplify a transaction from a corporation's donation to the given municipality. Donations are mainly received when a widely supported capital improvement program is implemented. Such donations can improve capital budgets and/or projects.

### **Volunteer Work and Public-Private Partnerships**

Individual volunteers from the community can be brought together with groups

of volunteers from church groups, civic groups, scout troops and environmental groups to work on greenway development on special community workdays. Volunteers can also be used for fundraising, maintenance, and programming needs. Local schools or community groups may use the bikeway projects as a project for the year, possibly working with a local designer or engineer. Work parties may be formed to help clear the right-of-way where needed. A local construction company may donate or discount services.

### **Private Individual Donations**

Private individual donations can come in the form of liquid investments (i.e. cash, stock, bonds) or land. Municipalities typically create funds to facilitate and simplify a transaction from an individual's donation to the given municipality. Donations are mainly received when a widely supported capital improvement program is implemented. Such donations can improve capital budgets and/or projects.

### **Fundraising / Campaign Drives**

Organizations and individuals can participate in a fundraiser or a campaign drive. It is essential to market the purpose of a fundraiser to rally support and financial backing. Oftentimes fundraising satisfies the need for public awareness, public education, and financial support.

### **Land Trust Acquisition and Donation**

Land trusts are held by a third party other than the primary holder and the beneficiaries. This land is oftentimes held in a corporation for facilitating the transfer between two parties. For conservation purposes, land is often held in a land trust and received through a land trust. A land trust typically has a specific purpose such as conservation and is used so land will be preserved as the primary holder had originally intended.

### **Adopt a Trail/Park Program**

A challenge grant program with local businesses or organizations may be a good source of local funding, where corporations or volunteer groups 'adopt' a trail/park and help maintain the facility.

### **Lowe's 100 Hometowns Campaign**

Lowe's is awarding 100 grants in hometowns nationwide to deserving community projects. Nominations for 100 Hometowns participants should be prepared to share their hometown story and what their project means to them. Nominees can provide photos and video as part of the application. Eligible project types include community spaces (such as parks, senior citizen or youth centers), neighborhood housing, cultural preservation and area revitalization, among others.





### **AARP Community Challenge**

The AARP Community Challenge grant program is part of the nationwide AARP Livable Communities initiative that helps communities become great places to live for residents of all ages. The program is intended to help communities make immediate improvements and jump-start long-term progress in support of residents of all ages.

### **NRPA Resilient Park Access Grant**

NRPA Resilient Park Access Grant funds projects to advance community-driven, systems-level strategies for equitable park access that improves the resilience and health of communities. Funding will support projects that advance community-driven, systems-level strategies for equitable park access that improve the environmental resilience and health of communities. The grant program will support park and recreation professionals in partnership with leaders from community-based organizations. Projects should address system-wide park access planning, data collection/analysis, policies and/or capital improvements with a focus on creating climate-ready parks. NRPA funds 6 to 10 communities at \$300,000 to \$500,000 each for a total of 2.5 years.







