



Town of Farragut, Tennessee
MCFEE PARK EXPANSION MASTER PLAN

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1. Introduction

This document presents the results of the master planning process for an expansion of the existing McFee Park in Farragut, Tennessee. The existing 26-acre McFee Park is located on McFee Road in the Town of Farragut. The original master plan for the existing McFee Park was completed in 1999. The master plan was revised in 2006 and construction of the first phase of the park, which included the soccer fields, restroom, parking, and initial trail, was completed in 2008. Phase II construction, which included the playground, splash pad, shelters, restroom, additional trails, and a pervious paver parking lot was completed in 2011.

In the past several years, the Town has acquired three tracts of land to the north of the existing park totaling 26.44 acres, which brings the total acreage of the park to just under 53 acres. The master planning processes focused on this additional property. Barge, Waggoner, Sumner, and Cannon, Inc. (BWSC) facilitated the master planning process under contract to the Town of Farragut. The project team included BWSC, Town Staff, the Town Parks and Athletic Council, and the Board of Mayor and Aldermen (BOMA).

The master planning process included several phases which are described herein. Following an initial meeting with Town Staff in early February 2012 to discuss potential park program elements, BWSC prepared a site inventory and analysis of the site. This analysis, along with program elements suggested by the Town Staff, were presented to the Parks and Athletic Council. The Council provided additional input on program elements. Following this meeting, BWSC prepared four concept plans for the park that were reviewed with the Town Staff and the concepts were winnowed down to three. These concepts were then presented to the Parks and Athletic Council for review and comment. The Council selected two concepts for presentation to the public. Two public meetings were held on the same day in March 2012 to receive comments on the concepts. Following the public meetings, a preferred concept was chosen, refined, and presented to the Town Staff for review. This final concept was presented to the Board of Mayor and Aldermen in a workshop on April 12, 2012. The final master plan, opinion of probable cost, and this document that summarizes the master planning effort were then prepared and submitted for formal approval to the Planning Commission and the BOMA, culminating the master planning process.

2. Inventory and Analysis

The expansion site is located immediately adjacent and to the north of the existing park. Figure 1 displays the existing topography and site features. Figure 2 is an aerial photograph of the site. Figure 3 displays the site analysis for the site. The topography of the site is conducive to park development with the eastern third of the site having slopes that make this area more conducive to the development of sports fields. The central and western portions of the site are much more rolling and have isolated areas of steep slopes, particularly on the western boundary. This portion of the site is not suited to the intensive grading required for sports fields but is very well suited for passive park uses.

The predominate vegetation on the eastern $\frac{2}{3}$ of the site is a relatively dense cover of cedar trees. The limits of the cedar cover can be seen on the Site Analysis. The western $\frac{1}{3}$ has a mix of hardwood trees and grassy areas, much of which has closely spaced white pine trees that were used by the previous owner as a Christmas tree farm. Many of the hardwoods are very large, mature trees that should be preserved, especially those on the high point of the site near the northern boundary.

During the course of due diligence in 2008 for the acquisition of the property, the Town had a geotechnical investigation performed on the site by Foundation Systems Engineering. This investigation did not find rock in any of the 26 soil augur borings that were done to a depth of 15' below grade. The investigation recommends a shallow foundation system of continuous wall footings and spread footings for buildings one to two stories in height, which is standard construction practice for buildings of this type in the Town. The investigation noted that the existing dam

House, shed, and pond





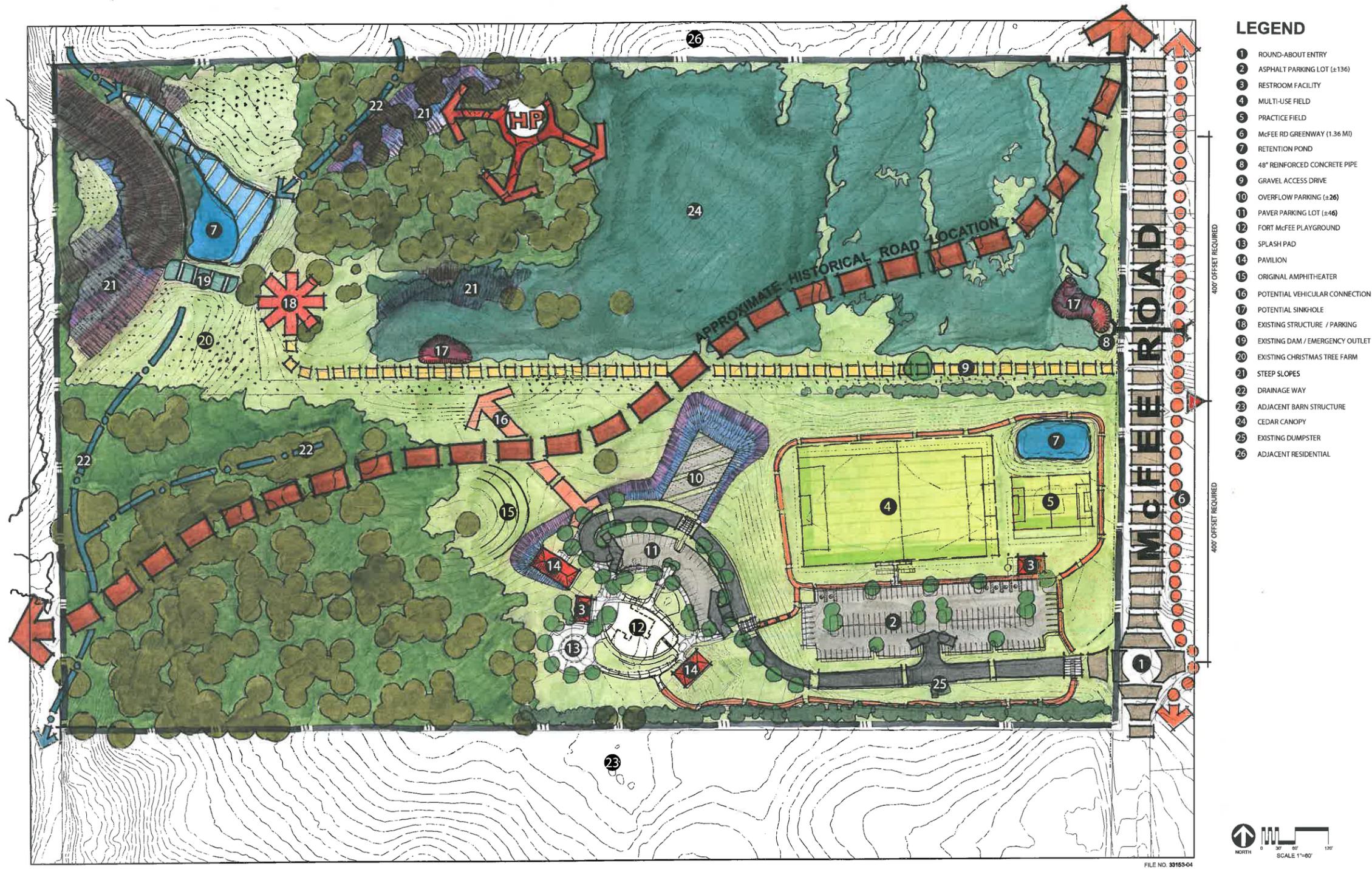
FILE NO. 33153-04

McFEE PARK MASTER PLAN AERIAL

FARRAGUT, TENNESSEE

FEBRUARY 28, 2012

BWSC



McFEE PARK MASTER PLAN SITE ANALYSIS

FARRAGUT, TENNESSEE

FEBRUARY 28, 2012

BWSC



Above: Christmas tree farm

for the pond is not under the jurisdiction of the Tennessee Safe Dams Act. It did note that a sinkhole is suspected in the area of Boring #16. This area is shown on the Site Analysis by map key #17. While it is entirely possible that a sinkhole exists in this area, it is also possible that the deep organic soils that the report notes is an indicator of Karst features that could be the result of the existing driveway creating a damming effect in this area, allowing the deposition of organic material over time. While it does not mention other potential sinkholes, the report suggests that a Karst study be done on the easternmost portion of the property to include clearing of vegetation and a topographic survey to identify

any closed contours. This recommendation is due to the finding of deep organic material in eight borings in this area. Once again, the organic material could come from deposition through erosion over time.

Below: Civil War-era road bed



Several drainage ways exist on the site. BWSC visited the site with a representative of the Tennessee Department of Environment and Conservation (TDEC) to determine if any of the drainages could be regulated streams. TDEC classified all of the drainages as wet weather conveyances and, therefore, any disturbance to them is not regulated by the State. A copy of the letter from TDEC can be found in Appendix A. While no formal study was undertaken, it appears there are no wetlands on the site.

Access to the expansion property is limited due to restrictions on the distance between curb cuts on McFee Road. The Town Planning Commission has approved a development plan for the project directly across the street from the site that includes a new road entrance near the property line dividing the existing park and the expansion property. Planning Commission regulations preclude access to the site within 400' in each direction from the new development's approved entrance. This will require any new entrance to the expansion site to be within 150' south of the northern property line. The development entrance and the 400' limitation are shown on the Site Analysis.

The revised master plan for the original McFee Park designated an area just north of the existing large shelter built in Phase II for an outdoor amphitheater. This study includes a requirement by the Town to evaluate the proposed location and other locations on the expansion property to determine the best location for the amphitheater. An analysis of both parcels revealed that the best location for the amphitheater is the original revised master plan location. This is due to the proximity of the site to the existing restrooms and parking and the topographic character of the site, which is highly conducive for the development of an amphitheater.

In summary, while some minimal constraints exist, the site is well suited for the development of a mix of active (sports fields) and passive park uses.

3. Stakeholder Input and Development of Alternative Concepts

PROGRAMMING AND INVENTORY ANALYSIS

On February 14, 2012 BWSC and the Town Staff conducted a kick-off meeting to discuss the planning process, measures of success for the project, risks to success, and potential park program elements (uses). This information, along with the Site Analysis were presented to the Parks and Athletic Council (PAC) on February 28, 2012. The minutes of this meeting can be found in Appendix B. The PAC concurred with the measures of success and risks. Those are as follows:

Measures of Success

- Community support / buy in of the master plan solution
- Provision of a solution that provides flexibility of park uses (ie. Multi-use fields without fencing to allow for general passive use of the space.)
- Provision of a phased approach that would allow the project to be built in orderly phases and provide for efficient installation of infrastructure.
- Plan should provide the Town staff with adequate information for budgeting for phased capital investments.

Key Risks

- Neighbors could be against park expansion
- Sinkholes
- Special interest groups that have specific park elements in mind that the Town feels are not appropriate for the site
- Managing uses and parking availability

Program Elements

After a review of the program elements by the PAC, four additional elements were added to those developed by the Town Staff. The final list of elements to be included in the development of the concept plans included the following:

- Amphitheater
- Trails (paved and single-track walking trails)
- Disc Golf Course (nine or 18 holes to be determined by concept plan development if space allows)
- Dog Park
- Rectangular, lighted multi-use fields (potentially synthetic turf)
- Smaller (than the existing ones) pavilions to provide shade and shelter around the park
- Smaller restroom to serve the potential multi-use field
- Interpretive elements regarding the history (particularly Civil War) of the site and the Town. This is an important element in the Town's strategic plan.
- Use the existing lake used for irrigation of the entire park. (the pond may need a liner to hold water and a well to supply it)
- Tennis courts and a practice hitting wall

- Open play area
- Picnic tables and benches
- Existing house could stay or go depending on how the park design evolves. It could be used as storage for museum articles and/or refurbished for some other use.
- Extension of the sustainable design (“Green Park”) theme established with Phase II

A prioritization exercise concluded that PAC meeting. The most highly preferred element to be included in the park was an amphitheater with six votes, small pavilions with four votes and trails, tennis court, tennis practice wall, open play area and picnic tables and benches with three votes each.

DEVELOPMENT OF INITIAL CONCEPTS

Town Staff and Parks and Athletic Council Input

Following the meeting with the PAC, BWSC developed four hand-drawn alternative concept sketches that were presented to the Town Staff on March 7, 2012. The minutes from this meeting can be found in Appendix B. The concept sketches can be found in Appendix C. The Staff eliminated one scheme and suggested changes to the others, including that all schemes include a second access/egress from McFee Road. BWSC made the adjustments suggested by the Staff and the revised three concepts (designated A, B, and C) were presented to the PAC on March 15, 2012. These concepts can be seen in Appendix D. The PAC provided comments on each, which ultimately resulted in them recommending that Concepts B and C, as amended be presented to the public. Concept A was eliminated from further consideration.



Public Meeting

Stakeholder Input

Two public stakeholder meetings were held on March 29, 2012 at 2 PM and 6 PM at the Farragut Town Hall. Minutes from the meetings can be found in Appendix B. BWSC facilitated the meetings by first presenting the elements and features of the new Concepts A and B. These concepts can be found in Figures 4 and 5 respectively on the following pages. The consensus of the comments received was that Concept B was preferred by the stakeholders. The comments also indicated the stakeholders preferred that the play trail feature and the small shelter in the open space shown on Concept A should be included in the preferred Concept B. Comments concerning the concepts were overwhelming positive from the stakeholders.



- LEGEND**
- 1 EXISTING McFEE PARK
 - 2 CONNECTING ROADWAY
 - 3 PROPOSED SECOND ENTRANCE
 - 4 RESTROOM
 - 5 MULTI-USE FIELDS
 - 6 PROPOSED PARKING LOT (± 120)
 - 7 OPEN SPACE
 - 8 BUTTERFLY GARDEN
 - 9 SMALL PAVILION
 - 10 PROPOSED AMPHITHEATER
 - 11 HISTORICAL ROAD TRAIL / NODE
 - 12 TENNIS FACILITY
 - 13 TERRACED SEATING
 - 14 INTERACTIVE PLAY TRAIL
 - 15 DISC GOLF COURSE (18 HOLES)
 - 16 LARGE DOG PARK
 - 17 SMALL DOG PARK
 - 18 SMALL PARKING LOT (± 40)
 - 19 EXISTING HOUSE / STORAGE
 - 20 LARGE PAVILION / RESTROOM
 - 21 PIER / POND
 - 22 PERMETER WALKING TRAIL (± 1 MILE)



FILE NO. 33153-04

McFEE PARK EXPANSION CONCEPT A

FARRAGUT, TENNESSEE

MARCH 2012





- LEGEND**
- 1 EXISTING McFEE PARK
 - 2 CONNECTING ROADWAY
 - 3 PROPOSED SECOND ENTRANCE
 - 4 RESTROOM
 - 5 MULTI-USE FIELDS
 - 6 PROPOSED PARKING LOT (± 120)
 - 7 OPEN SPACE
 - 8 BUTTERFLY GARDEN
 - 9 SMALL PAVILION
 - 10 PROPOSED AMPHITHEATER
 - 11 HISTORICAL ROAD / PLAYTRAIL
 - 12 TENNIS FACILITY
 - 13 TERRACED SEATING
 - 14 PERIMETER WALKING TRAIL (± 1 MILE)
 - 15 DISC GOLF COURSE (18 HOLES)
 - 16 LARGE DOG PARK
 - 17 SMALL DOG PARK
 - 18 SMALL PARKING LOT (± 28)
 - 19 EXISTING HOUSE / STORAGE
 - 20 LARGE PAVILION / RESTROOM
 - 21 PIER / POND



FILE NO. 33153-04

McFEE PARK EXPANSION CONCEPT B

FARRAGUT, TENNESSEE

MARCH 2012

BWSC

4. Final Master Plan

The final master plans for the McFee Park expansion can be found in Figures 6 and 7 in the following pages. Figure 6 includes the amphitheater; Figure 7 does not, but instead calls for the area for the amphitheater in Figure 6 to be open space. The provision of these two options was directed by the requirements of the Request for Proposals issued by the Town to consultants. The amphitheater as shown in Figure 6 can accommodate approximately 1,500 people. Other than this difference, the schemes are identical and, therefore, will not be described separately.

The plan calls for a new asphalt access road to the expansion site from the access road to Phase II. The Town Staff and the PAC strongly felt that a “loop” road system through the park be developed to manage traffic and make access easier for the public. The new access road comes to a tee intersection on axis with the entrance to a small dog park and a large dog park across the road. The off-leash dog parks would be fenced and include dog play features and water fountains for people and animals. To the left of the intersection is an entry feature onto an interpretive trail along the route of the historic road. The trail would include interpretive nodes which would have artful displays of a Civil War nature (cannonballs in the ground surrounded by groundcover, etc.) and interpretive plaques that explain the Civil War heritage of the Town. The trail would be accessible, but the surface is envisioned to be stabilized soil or some other material reminiscent of a dirt road bed.

An 18-hole disc golf course begins and ends near the interpretive trail entry feature. The disc golf course uses the more densely vegetated and steeper slopes of the site for shorter holes; the more mature hardwood forested portions of the site have higher canopies, allowing for longer par 4s and 5s. Several unique fairways and greens are interspersed among the open areas around the existing pond, on the land previously used for Christmas tree farm. The perimeter walking trail is used on many holes for connections from baskets to the next tees. All the holes were designed to provide a range of shots with varied distances and shape of flight.

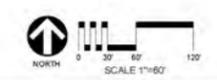
Two tees and one basket location are provided for each hole to challenge players of all skill levels. The longer tee pads would be more conducive and technical for professional and tournament level players, while the short tees would allow recreational play with more of an opportunity to shoot below par. Trails were co-designed to serve as access, to delineate the fairways, and to provide a clear out-of-bounds line for more serious (technical) play. The existing pond was used both as a backdrop and a carry hazard for one hole, encouraging a risk/reward for throwing a disc far enough to reach the basket. The carry hazard would be fairly easy to exceed due to the increased distance obtained when throwing from an elevated tee.



LEGEND

- 1 EXISTING McFEE PARK
- 2 BUTTERFLY GARDEN
- 3 SYNTHETIC TURF MULTI-PURPOSE FIELDS (2)
- 4 SECONDARY ENTRANCE
- 5 TERRACED SLOPE
- 6 SMALL PAVILION / STORAGE
- 7 RESTROOM
- 8 TENNIS COURTS (2) / PRACTICE WALL
- 9 OPEN SPACE
- 10 SMALL PAVILION
- 11 PERMEABLE PAVER PARKING (±120)
- 12 LINEAR PLAY TRAIL
- 13 DISC GOLF COURSE (18 HOLES)
- 14 DOG PARK (SMALL / LARGE)
- 15 PERMEABLE PARKING (±50)
- 16 EXISTING HOUSE (STORAGE)
- 17 LARGE PAVILION
- 18 ENHANCED POND / PIER
- 19 PERIMETER WALKING TRAIL (±1 MILE)
- 20 HISTORICAL ROAD / TRAIL
- 21 AMPHITHEATER (±1200 SEAT CAPACITY)

FILE NO. 33153-04



McFEE PARK EXPANSION MASTER PLAN

FARRAGUT, TENNESSEE

APRIL 2012

BWSC



LEGEND

- 1 EXISTING MCFEE PARK
- 2 BUTTERFLY GARDEN
- 3 SYNTHETIC TURF MULTI-PURPOSE FIELDS (2)
- 4 SECONDARY ENTRANCE
- 5 TERRACED SLOPE
- 6 SMALL PAVILION / STORAGE
- 7 RESTROOM
- 8 TENNIS COURTS (2) / PRACTICE WALL
- 9 OPEN SPACE
- 10 SMALL PAVILION
- 11 PERMEABLE PAVER PARKING (±120)
- 12 LINEAR PLAY TRAIL
- 13 DISC GOLF COURSE (18 HOLES)
- 14 DOG PARK (SMALL / LARGE)
- 15 PERMEABLE PARKING (±50)
- 16 EXISTING HOUSE (STORAGE)
- 17 LARGE PAVILION
- 18 ENHANCED POND / PIER
- 19 PERIMETER WALKING TRAIL (±1 MILE)
- 20 HISTORICAL ROAD / TRAIL

FILE NO. 33153-04



MCFEE PARK EXPANSION MASTER PLAN

FARRAGUT, TENNESSEE

APRIL 2012

BWSC

Several holes were created along the historical Civil War-era roadbed that takes advantage of the remnants of previously cleared lanes through existing hardwoods. With short walks from baskets to tees, the flow of the course follows natural game trails and is designed to start and finish both the front and back nine holes at the same parking area.

The course avoids conflicts with other proposed park elements, while still allowing some interaction between other park users. The course will help provide McFee Park users with a low maintenance, alternative form of recreation in a manner that will have minimal permanent impact to the natural beauty of the site.

A left turn at the tee intersection leads to a 50-space parking area and circular turnaround. The parking lot and access drive would be surfaced with permeable concrete pavers like the parking area in Phase II. A shelter of similar size, appearance, and materials as the large one in Phase II is at the end of the turnaround. It overlooks the Christmas tree farm area and the pond. A trail runs from the turnaround and the shelter to a pier over the pond. The pier deck and rails would be constructed using recycled plastic members. The existing house remains to the north of the turnaround.

The existing pond would be excavated and a liner placed in the bottom such that it would hold water to full pool. A well (or series of them depending on well flow) would be installed to provide a consistent source of water to the pond. A pump station would be installed to supply irrigation water to the entire park. It must be noted that the use of the pond for this purpose will only prove feasible upon drilling test well(s) to determine if sufficient water yields are available to supply the entire irrigation system.

Heading to the east from the turnaround, the access road enters a 120-space parking area to serve two new multi-purpose fields. The access road and the parking lot would also be permeable pavers. Beyond the parking area, an asphalt road extends to a new access/egress to McFee Road. Since permeable pavers are to be used for the majority of the paved areas in the expansion, no stormwater detention basins are shown on the master plan. If this were to change in the future to impervious paving, a detention basin would be required. Cross walks across the access road and parking lot would be done with a different color permeable paver. To the south of the parking lot, there is an open play space and a small shelter. The open play space is for kite flying, tossing a ball, sunning in the grass, and other unstructured play activity. A butterfly garden of native flowering perennials is proposed on the steep slopes below the overflow parking area for Phase II adjacent to the open play space.

Two lighted tennis courts and a practice hitting wall are also located south of the parking lot. The fencing would be black vinyl-coated chain link and the courts would be asphalt with specialty tennis court coating. During the public stakeholder meeting, there was interest in more than two tennis courts. At that time, BWSC felt that it was feasible to add one or two courts to the west of those shown. As the plan was refined it was discovered this would be difficult due to the steep slopes below the overflow parking area. Adding a court in this area could be done, but it would require the construction of a significant retaining wall.

At the northeast end of the parking lot are a restroom (and possibly concessions) building and a small shelter. These would serve the two multi-purpose fields to the east. The fields would be lighted with the Musco Light Structure Green sports

lighting system. This system dramatically reduces spill and glare of light beyond the limits of the field and reduces energy consumption by over 25% compared to conventional sports lighting systems. The fields would be built using synthetic turf. This turf system includes an underground drainage system, and a synthetic turf fabric with a mix of crumb rubber and sand infill. The synthetic turf fields do come with a price. BWSC bid a project in August 2011 where the additional bid costs for a synthetic turf field over a natural turf field was \$450,000 each. Prices may come down in the future, but in any case, the additional cost for synthetic turf is certainly not insignificant. The Town will also need to budget for replacing the turf on an 8-12 year cycle as the turf fibers do wear out over time. Along with the additional cost come numerous benefits. The synthetic turf fields can be played on under all weather conditions without delays and withstand almost constant play without degradation of the surface. This will allow the Town great flexibility in scheduling recreational and tournament play on the fields year round. The fields require no irrigation, mowing, or fertilization as natural turf fields do so these costs are avoided, which brings the life cycle cost of the fields down considerably. The installation of the synthetic turf fields garnered significant support from the Town Staff, the PAC, BOMA, and the public.

A series of low retaining walls is planned on the north side of the fields to flatten the slope between the fields and the access road to make it easier to maintain. A new asphalt trail circles the multi-purpose fields and ties into the Phase I trail system.

North of the main parking lot, an accessible trail extends to a “Play Trail” loop that is on the highest point of the site. The Play Trail is a new concept in play in which a series of small themed play structures are located in pockets in a loop that causes children to move (hopefully run) between the structures, thereby increasing physical activity. The following is an excerpt from the Game Time (play equipment manufacturer) website which describes the system they pioneered: Each “Play Pocket” is themed with either flora inspired elements like leaves, trees, mushrooms, and flowers or fauna “critters” like dragonflies, frogs, turtles, spiders, bees, and ants. The breakthrough is the combination of parent/child interaction on the play elements and between the play pockets. Both children and adults benefit from this vigorous playful exercise, while enjoying the beauty of the natural outdoor environment along the trail. Pockets along the trail and each Play Pocket features a sign that teaches (in a non-formal way) fun facts about the subject’s contributions to nature! Learn about the metamorphosis of a butterfly while climbing on his wings or spinning in a chrysalis.

The location of the Play Trail on the high point of the site among some very large hardwood trees provides the perfect environment for this feature. A small shelter is included in the center of the loop for parents to rest while watching their children at play.

A series of “single track” primitive trails winds through the woods in the western end of the original park and through the western and central portion of the expansion site. These trails will provide walkers (or runners) a more challenging route and a closer look at the natural environment of the site.

5. Opinion of Probable Cost

The complete master plan level opinion of probable costs can be found in the following pages. The total estimated cost for development of the entire park is \$6.9 million. As with most park projects, the development of the park will need to be phased in over time as grant and other funding is available. The actual phasing of the improvements, that is what elements of the park will be developed when, has not been determined. Decisions regarding the phasing will be made at a later date. The estimate is broken down in such a fashion that elements of the park can be identified and grouped into phases.

The cost estimate is based on the vision of the park as being a high quality facility. Therefore, the costs for some elements may seem high. There is a trade-off between capital costs and life cycle costs. By spending more up front, costs for operations and maintenance can be reduced.

This estimate should be reviewed as a preliminary budget figure only. No grading and drainage plan or other detailed drawings have been prepared as a part of this master plan process and, therefore, no detailed quantity take-offs were prepared. The costs are largely based on BWSC's historical experience with other projects of the same type. The costs are in 2012 dollars and, therefore, this estimate should be updated on a yearly basis to account for inflation.

**TOWN OF FARRAGUT
OPINION OF PROBABLE CONSTRUCTION COST
MCFEE PARK EXPANSION - NO PHASING**



Level of Estimate: Concept Plan

June 21, 2012

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>	
Earthwork					
Clearing and Grubbing	15	AC	\$5,000	\$75,000	
Unclassified Excavation	55,000	CY	\$4	\$220,000	
Imported Fill	67,000	CY	\$8	\$536,000	
Strip and Stockpile Topsoil (4")	8,000	CY	\$2	\$16,000	
Topsoil Place and Spread	8,000	CY	\$4	\$32,000	
Pond Renovation	36,150	SF	\$2	\$72,300	
Irrigation well	1	LS	\$10,000	\$10,000	
Seat/Retaining Walls	860	LF	\$150	\$129,000	
SUBTOTAL				\$1,090,300	\$1,090,300
Storm Drainage					
8" Perforated HDPE	1,770	LF	\$30	\$53,100	
24" HDPE	205	LF	\$30	\$6,150	
30" HDPE	425	LF	\$40	\$17,000	
36" HDPE	250	LF	\$45	\$11,250	
Storm Manhole	3	EA	\$3,000	\$9,000	
Area Drain	1	EA	\$3,000	\$3,000	
Headwall	1	EA	\$1,000	\$1,000	
SUBTOTAL				\$100,500	\$100,500
Roads and Paving					
Concrete Walks/Plazas	35,280	SF	\$5	\$176,400	
8' Asphalt Pedestrian Trail	2,400	SY	\$20	\$48,000	
Concrete Curbs	4,898	LF	\$6	\$29,388	
Asphalt Drives	3,650	SY	\$35	\$127,738	
Pervious Paver Parking Areas	36,543	SF	\$6	\$219,258	
Striping	1	LS	\$2,500	\$2,500	
Detectable Warning Strip	15	EA	\$500	\$7,500	
Signage	1	LS	\$7,500	\$7,500	
Specialty Paving	2,140	LF	\$10	\$21,400	
SUBTOTAL				\$639,684	\$639,684
Domestic Water					
6" C-900 Water Main	1,430	LF	\$18	\$25,740	
2" SCH 40 PVC Water	560	LF	\$15	\$8,400	
1 1/2" Water Meter	2	EA	\$1,600	\$3,200	
Water Line Connection and Tap	1	EA	\$1,270	\$1,270	
SUBTOTAL				\$12,870	\$12,870

MC FEE PARK PHASING SUMMARY

June 21, 2012

Phase 1

This phase includes the access road from the existing park to the “T” intersection, and all development to the east including the main parking lot and road to McFee Road and includes the following elements:

- Mass earthwork for entire site
- Storm drainage for entire site
- Access road in and out to McFee Road
- Main pervious parking lot, curbs, cross walks
- Concrete walks and plazas
- Sewer and water serving the area
- Asphalt trail
- Pavilion and restroom buildings at the multi-purpose fields
- 2 lighted synthetic turf multi-purpose fields
- Pond renovation
- Irrigation pump station in pond
- Irrigation
- Landscaping

Phase 1 Estimated Cost: \$5,836,794

Phase 2

Phase 2 includes the area to the west of the main parking lot and includes the following elements:

- Minor earthwork
- Pervious parking lot and cul-de-sac
- Large pavilion and restroom
- Pier at the pond
- Water, sewer and electric to the pavilion
- Historical road/trail
- Historical trail interpretive features
- Disc golf course
- Landscape in the area
- Irrigation in the area

Phase 2 Estimated Cost: \$1,188,678

Phase 3

Phase 3 includes the balance of the park construction including the following:

- Small pavilion in the open play area
- Play trail, equipment and pavilion
- 2 lighted tennis courts
- Tennis hitting wall
- Amphitheater
- Large and small dog par

Phase 3 Estimated Cost: \$1,369,572

**TOWN OF FARRAGUT
OPINION OF PROBABLE CONSTRUCTION COST
MCFEE PARK EXPANSION - PHASE 1**



Level of Estimate: Concept Plan

June 21, 2012

ITEM	QUANTITY	UNIT	UNIT COST	PHASE 1	TOTAL PHASE 1
Earthwork					
Clearing and Grubbing	15	AC	\$5,000	\$75,000	
Unclassified Excavation	55,000	CY	\$4	\$220,000	
Imported Fill	67,000	CY	\$8	\$536,000	
Strip and Stockpile Topsoil (4")	8,000	CY	\$2	\$16,000	
Topsoil Place and Spread	8,000	CY	\$4	\$32,000	
Pond Renovation	36,150	SF	\$2	\$72,300	
Irrigation Well	1	LS	\$10,000	\$10,000	
Seat/Retaining Walls Above Fields	860	LF	\$150	\$129,000	
SUBTOTAL				\$1,090,300	\$1,090,300
Storm Drainage					
8" Perforated HDPE	1,770	LF	\$30	\$53,100	
24" HDPE	205	LF	\$30	\$6,150	
30" HDPE	425	LF	\$40	\$17,000	
36" HDPE	250	LF	\$45	\$11,250	
Storm Manhole	3	EA	\$3,000	\$9,000	
Area Drain	1	EA	\$3,000	\$3,000	
Headwall	1	EA	\$1,000	\$1,000	
SUBTOTAL				\$100,500	\$100,500
Roads and Paving					
Concrete Walks/Plazas	25,640	SF	\$5	\$128,200	
8' Asphalt Pedestrian Trail	2,078	SY	\$20	\$41,560	
Concrete Curbs	3,848	LF	\$6	\$23,088	
Asphalt Drives	3,650	SY	\$35	\$127,738	
Pervious Paver Parking Areas	48,770	SF	\$6	\$292,620	
Striping	1	LS	\$2,500	\$2,500	
Detectable Warning Strip	10	EA	\$500	\$5,000	
Signage	1	LS	\$5,000	\$5,000	
Specialty Paving	2,140	LF	\$10	\$21,400	
SUBTOTAL				\$647,106	\$647,106
Domestic Water					
6" C-900 Water Main	1,430	LF	\$18	\$25,740	
1 1/2" Water Meter	1	EA	\$1,600	\$1,600	
Water Line Connection and Tap	1	EA	\$1,270	\$1,270	
SUBTOTAL				\$2,870	\$2,870
Sanitary Sewer					
6" Service Lateral - SDR 35 PVC	150	LF	\$20	\$3,000	
Cleanouts w/ valve box	2	EA	\$250	\$500	
8" DIP Sanitary Sewer	1,460	LF	\$40	\$58,400	1

**TOWN OF FARRAGUT
OPINION OF PROBABLE CONSTRUCTION COST
MCFEE PARK EXPANSION - PHASE 2**



Level of Estimate: Concept Plan

June 21, 2012

ITEM	QUANTITY	UNIT	UNIT COST	PHASE 2	TOTAL PHASE 2
Unclassified Excavation	1,500	CY	\$4	\$6,000	
Strip and Stockpile Topsoil (4")	600	CY	\$2	\$1,200	
Topsoil Place and Spread	600	CY	\$4	\$2,400	
SUBTOTAL				\$9,600	\$9,600
Roads and Paving					
Concrete Walks/Plazas	9,640	SF	\$5	\$48,200	
8' Asphalt Pedestrian Trail	736	SY	\$20	\$14,720	
Concrete Curbs	1,050	LF	\$6	\$6,300	
Pervious Paver Parking Areas	20,614	SF	\$6	\$123,684	
Detectable Warning Strip	5	EA	\$500	\$2,500	
Signage	1	LS	\$2,500	\$2,500	
SUBTOTAL				\$197,904	\$197,904
Domestic Water					
2" SCH 40 PVC Water	560	LF	\$15	\$8,400	
1 1/2" Water Meter	1	EA	\$1,600	\$1,600	
Water Line Connection and Tap	1	EA	\$1,270	\$1,270	
SUBTOTAL				\$11,270	\$11,270
Sanitary Sewer					
8" DIP Sanitary Sewer	860	LF	\$40	\$34,400	
4' Sewer Manholes	5	EA	\$2,000	\$10,000	
Tie to existing Manhole	1	EA	\$1,000	\$1,000	
SUBTOTAL				\$45,400	\$45,400
Erosion Control					
Silt Fence	900	LF	\$5	\$4,500	
Inlet Protection	4	EA	\$500	\$2,000	
Outlet Protection	2	EA	\$500	\$1,000	
Construction Entrance	1	EA	\$1,500	\$1,500	
Check Dams (Sediment Tubes)	50	EA	\$150	\$7,500	
Permanent Seeding w/ Mulch	4,800	SY	\$2	\$9,600	
SUBTOTAL				\$26,100	\$26,100
Buildings					
Large Pavilion and Restroom	3,200	SF	\$75	\$240,000	
SUBTOTAL				\$240,000	\$240,000
Electrical - SITE					
Type "A" Twin Head, 250W MH, 25' Pole	2	EA	\$3,750	\$7,500	
Type "A" Single Head, 250W MH, 25' Pole	-	EA	\$3,000		1

**TOWN OF FARRAGUT
OPINION OF PROBABLE CONSTRUCTION COST
MCFEE PARK EXPANSION - PHASE 3**



Level of Estimate: Concept Plan

June 21, 2012

ITEM	QUANTITY	UNIT	UNIT COST	PHASE 3	TOTAL PHASE 3
Earthwork					
Clearing and Grubbing	1	AC	\$5,000	\$5,000	
Unclassified Excavation	1,000	CY	\$4	\$4,000	
SUBTOTAL				\$9,000	\$9,000
Erosion Control					
Silt Fence	500	LF	\$5	\$2,500	
Check Dams (Sediment Tubes)	5	EA	\$150	\$750	
Permanent Seeding w/ Mulch	5,000	SY	\$2	\$10,000	
SUBTOTAL				\$13,250	\$13,250
Buildings					
Small Pavilion "A"	900	SF	\$50	\$45,000	
Small Pavilion "B"	1,197	SF	\$50	\$59,850	
SUBTOTAL				\$59,850	\$59,850
Electrical - SITE					
Tennis Courts Lighting	2	EA	\$27,500	\$55,000	
SUBTOTAL				\$55,000	\$55,000
Landscaping					
Miscellaneous					
Tennis Courts	2	EA	\$50,000	\$100,000	
Tennis Hitting Walls	80	LF	\$250	\$20,000	
Large Dog Park Fence	710	LF	\$15	\$10,650	
Large Dog Park Path	6,870	SF	\$5	\$34,350	
Small Dog Park Fence	340	LF	\$15	\$5,100	
Small Dog Park Trail	4,500	SF	\$5	\$22,500	
Dog Park Entry and Signage	1	LS	\$20,000	\$20,000	
Linear Play Nodes Play Equipment	5	EA	\$30,000	\$150,000	
Drinking Fountain With Doggie Bowl	2	EA	\$3,200	\$6,400	
Amphitheater	1	LS	\$500,000	\$500,000	
Mobilization/Demobilization	1	LS	\$20,000	\$20,000	
General Conditions	6	Mos.	\$10,000	\$60,000	
SUBTOTAL				\$949,000	\$949,000
Expansion Project Total					\$1,086,100
1% Construction Bond					\$10,861
Design, Survey, Geotechnical					\$109,696
15% Contingency					\$162,915
ESTIMATED PHASE 3 TOTAL PROJECT COSTS					\$1,369,572

**TOWN OF FARRAGUT
 OPINION OF PROBABLE CONSTRUCTION COST
 MCFEE PARK EXPANSION - PHASING SUMMARY**



Level of Estimate: Concept Plan
 June 21, 2012

ITEM	
Phase 1:	\$5,836,794
Phase 2:	\$1,188,678
Phase 3:	\$1,369,572
Total Cost:	\$8,395,044

6. Summary

This report documents the planning process undertaken to prepare a master plan for the development of the expansion of McFee Park. The process included a public stakeholder input component that provided valuable information that guided the development of the plan. The final master plan takes advantage of the opportunities for development on the site and the elements are arranged to limit the impacts of the constraints.

The development of the park will provide an excellent resource for the residents of the Town of Farragut for decades to come.

Appendix A



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
KNOXVILLE FIELD OFFICE
3711 MIDDLEBROOK PIKE
KNOXVILLE, TENNESSEE 37921
PHONE (865) 594-6035 FAX (865) 594-6105/5253

March 22, 2012

Jason Scott
Town of Farragut
11408 Municipal Center Drive
Farragut, Tennessee 37934

RE: **SITE REVIEW AND STREAM DETERMINATION**

Unnamed tributary to Fort Loudon Lake
McFee Road south of Allen Kirby Road - Map 162, Parcel 01401
35.8441°, -84.1931 °
Knox County

Dear Mr. Scott:

At the request of Daniel Boutte, from Barge Waggoner Sumner & Cannon, Inc., this office conducted a hydrologic determination at the referenced site to determine the presence or absence of *Waters of the State* and the need for Aquatic Resource Alteration Permits. This site review occurred on March 14, 2012.

The approximate location of the water channels examined at this site are marked on the attached map. The portion of the watercourses highlighted in red on the attached map are determined to be **wet weather conveyances**. The conveyances may only be altered under the terms and conditions of the General Aquatic Resource Alteration Permit for the Alteration of Wet Weather Conveyances. If you have any questions regarding the locations, please contact this office prior to any alterations being conducted.

The hydrologic determinations are based on the following characteristics: channel morphology, evidence of aquatic life with extended life cycles, evidence of groundwater discharge or a high water table, mottled/reduced soils, redoximorphic concentrations along root zones, and presence of perennial hydrophytic vegetation.

The *Waters of the State* determination for these channels is only applicable for a two-year period. After March 14, 2014, further investigation is required prior to any aquatic resource alterations. If you have any questions, please contact me at 865-594-1077.

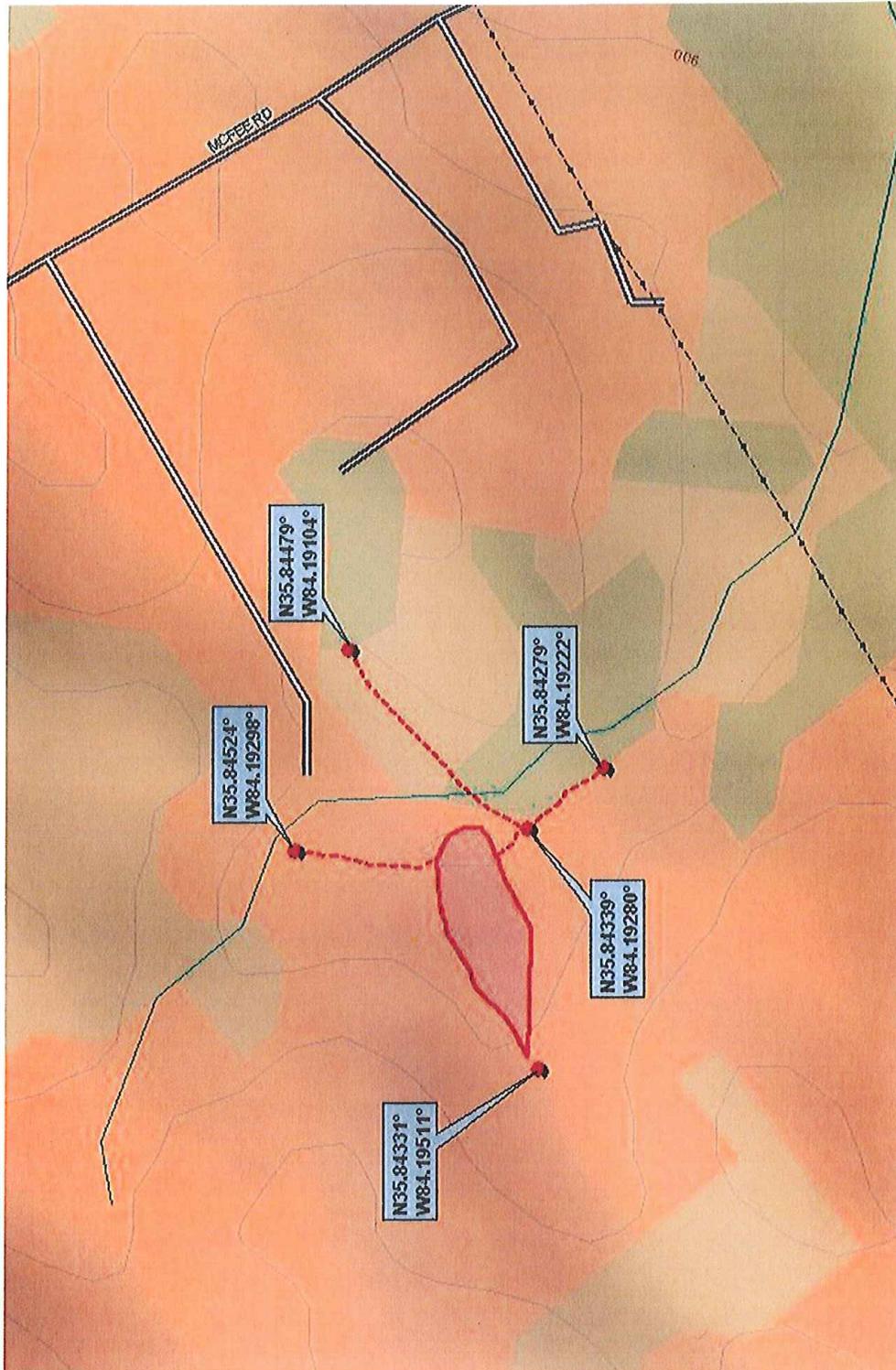
Sincerely,

A handwritten signature in blue ink that reads "Jason Mann".

Jason Mann
Division of Water Pollution Control

Attachments: General Permit for the Alteration of Wet Weather Conveyances

File: Waters of the State/Knox County



Appendix B

10133 Sherrill Boulevard, Suite 200
 Knoxville, TN 37932
 (865) 637-2810
 (865) 673-8554 Fax



MEETING NOTES

Date of Meeting: February 14, 2012 (2:30PM)
Project: McFee Park Expansion Master Plan Town Staff Kick-Off Meeting
Location of Meeting: Town Hall, Farragut

BWSC File No.: 33153-04

PARTICIPANTS:

cc: Mark Shipley, Lauren Cox, Jay Smelser, Sue Stuhl, Ruth Hawk, Chris Jenkins, Gary Palmer, David Smoak, Bud McKelvey, Darryl Smith – *Town of Farragut*

Steve Fritts, Daniel Boutte - *BWSC*

ITEMS DISCUSSED:

1. The meeting began with a brief review of the previous phases of McFee Park.
2. Steve Fritts asked the Town staff what would make this project a success? Answers from the Town staff included:
 - Community support / buy in of the master plan solution
 - Provision of a solution that provides flexibility of park uses (ie. Multi-use fields without fencing to allow for general passive use of the space.)
 - Provision of a phased approach that would allow the project to be built in orderly phases and provide for efficient installation of infrastructure. Plan should provide the Town staff with adequate information for budgeting for phased capital investments.
3. *Steve Fritts asked the Town staff what are the potential risks associated with the project?*
 - Neighbors (McFee Manor – adjacent community) may be against park expansion.
 - Sinkholes
 - Special interest groups that have specific park elements in mind (community center, tennis, lacrosse, etc)
 - Managing uses and parking availability

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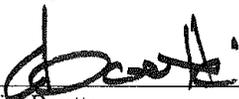
Meeting Notes
 McFee Park Expansion
 February 14, 2012
 Page 2

- The Town does not have target budgets for construction of phase of the project?
4. Ruth Hawk mentioned that the plan should not ignore the possibility to acquire additional land to the north of the existing park site.
 5. Pedestrian connections should be planned for all surrounding parcels.
 6. Historical emphasis on the Old Stage Road, and the cultural significance of this site should be obvious in the design concepts for the final plan.
 7. In some master planning assignments BWSC has seen final decisions with respect to uses to be included in the park to be driven by public opinion, a local government's perceived needs and a mix of both. It was agreed that in this case the Town will have the final say, although the public input process will encourage ideas and input from the public. An internet survey (survey monkey) will be set up for all those who could not attend the public input meetings in person.
 8. Steve Fritts described the process facilitation technique to be used at the first Parks and Athletic Council meeting. The site analysis will be presented to the group, BWSC will discuss the opportunities and constraints to development, an initial list of program elements suggested by the staff will be presented and the group will be asked to comment on the suggested elements and add any new ones. The comments will be recorded on flip charts and participants will be asked to use a "sticky" dot voting system to identify which suggested program elements are most important to them. The Town staff agreed with this approach.
 9. Darryl Smith has a geotechnical report conducted prior to the Town purchasing the property that he will provide BWSC that will be helpful in determining depth to rock, soil composition, suitability, etc.
 10. Ruth Hawk mentioned that any additional road connection should be 400' from the existing access road for McFee Park and from the access road to a development across McFee Road that has been approved and not constructed. Ruth provided BWSC a copy of the approved plan for the development after the meeting.
 11. The Town staff suggested the following potential uses for the park expansion include:
 - Amphitheater
 - Trails (single track walking trails)
 - Disc Golf Course (9 or 18 holes to be determined by concept plan development if space allows)
 - Dog Park (traditional fenced, may have access to pond)
 - Rectangular multi-use field (potentially synthetic turf) – lighted with Musco Light Structure green lighting system

Meeting Notes
McFee Park Expansion
February 14, 2012
Page 3

- Smaller (than the existing ones) pavilions to provide shade and shelter around the park
- Smaller restroom to serve the potential multi-use field, may need some storage
- Interpretive elements regarding the history (particularly Civil War) of the site and the Town. This is an important element in the Town's strategic plan
- Additional splash pad
- Use the lake used for irrigation of entire park. (the pond may need a liner to hold water and a well to supply it)
- Tennis court complex (will be suggested by the public)
- Existing house could stay or go depending on how the park design evolves. It could be used storage for museum articles and/or refurbished for some other use..
- Extension of the sustainable design ("Green Park") theme established with Phase II.

These notes represent my understanding of items discussed and conclusions reached. Participants are requested to review these items and advise of necessary corrections or revisions.

Signed:  _____ Date: 2 / 15 / 2012
Daniel Boutte

BY _____ DATE _____ SUBJECT _____ SHEET NO. _____ OF _____
 CHKD. BY _____ DATE _____ JOB NO. _____

MCFFEE PARK EXPANSION

2-14-2012

SIGN IN SHEET:

<u>NAME</u>	<u>EMAIL</u>
1. Mark Shipley	mark.shipley@townoffarragut.org
2. LAUREN COX	LAUREN.COX@TOWNOFFARRAGUT.ORG
3. Jay Snelser	Jay.Snelser@TOWN OF FARRAGUT.ORG
4. Sue Stull	Sue.Stull@townoffarragut.org
5. Ruth Hawk	ruth.hawk@townoffarragut.org
6. Chris Jenkins	chris.jenkins@townoffarragut.org
7. Gary Palmer	GPalmer@Townoffarragut.org
8. David Smoak	dsmoak@townoffarragut.org
9. Bud McKelvey	Bud.McKelvey@townoffarragut.org
10. Steve Fitts	Steve.fitts@bwsc.net
11. DANIEL BOUTTE	daniel.boutte@bwsc.net
12. Darryl Smith	darryl.smith@townoffarragut.org

BARGE, WAGGONER, SUMNER AND CANNON, INC.

10133 Sherrill Boulevard, Suite 200
 Knoxville, TN 37932
 (865) 637-2810
 (865) 673-8554 Fax



MEETING NOTES

Date of Meeting: February 28, 2012
Project: McFee Park Expansion Master Plan - Parks and Athletic Council
Location of Meeting: Farragut Town Hall at 5:30 PM

BWSC File No.: 33154-03

PARTICIPANTS: See attached sign in sheet.

cc: Participants

ITEMS DISCUSSED:

1. Sue Stuhl began the meeting by asking everyone to introduce themselves. Each participant provided some background on their interests and reasons for serving on the Council.
2. Steve Fritts provided an overview of how the meeting was to be conducted.
3. Daniel Boutte described the results of the site analysis and reviewed opportunities and constraints to development on the site. While there are a couple of potential small sinkholes, some small areas of steep slopes, one drainage way on the site and restrictions to where road access to the site can be made due to separation requirements from an approved development across McFee Road, there are few constraints to development on the site.
4. Steve Fritts reviewed a list of "measures of success" for the project suggested by the Town staff at an earlier meeting with the group and asked if the participants had other suggestions. There were none. He then reviewed a similar list of "risks" associated with the project. No additional risks were suggested. A copy of the handout listing these and other information reviewed is attached.
5. Steve then reviewed a list of potential uses for the park that were suggested by the Town staff. The list is shown in the attached handout. He then asked the participants to provide any thoughts about the proposed uses.
6. The amphitheater spurred a lot of discussion. Sue Stuhl stated that she had been directed to include the amphitheater in the scope of the study even though the original master plan for McFee Park designated an area behind the large pavilion. The question to be answered is whether the best location is the original one, on the acquired property or somewhere else in town. Steve Fritts pointed out that from a planning perspective (access to parking, restrooms, etc.) that the original site would be preferred, depending on how many people it needed to accommodate. Subsequent to the meeting BWSC checked the area of the original site and determined that it could accommodate approximately 1,500 people. The new property has an area that could accommodate more people, however the orientation would place the

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Meeting Notes

McFee Park Expansion Master Plan - Parks and Athletic Council

February 28, 2012

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- stage in a position that sound would be directed towards adjacent neighborhoods (the original site directs sound back across the existing park). It was agreed that the amphitheater should be on the site (location to be suggested by BWSC) and that it should be primarily a natural amphitheater with a covered stage.
7. One person questioned the need for a dog park. Sue stated that she believes that a dog park will be requested by the public as they get requests for one all the time.
 8. Steve Fritts explained that the "lake for irrigation" use means to use the existing pond on the new property to supply irrigation water for the entire park. The pond may have to be lined (it does not hold water well now) and a well would have to be drilled to supply make-up water as the only source of water into the pond is surface water during rain events.
 9. With respect to tennis courts, several stated that they felt they were needed. One person suggested that a tennis hitting wall be included so that people could practice.
 10. Training/fitness stations were suggested along the trails. Sue said they have not had good experience with them and the ones they have are being removed over time. She said that a cluster of fitness equipment might be acceptable.
 11. Someone asked about when a shade structure would be built at the existing splash pad. Sue said it is in the upcoming CIP budget.
 12. A person suggested that picnic tables and benches be included in the design.
 13. The existing house was discussed. One person asked if it could be used for business and other meetings. Sue explained that if the house was converted to a use that accommodated large groups that there would be significant building code issues that would need to be addressed. She said that at least short term that the Town needed to use the house for storage of museum artifacts and they would begin to do so as soon as the person who is now living there moves out. Due to code issues it cannot be used for storage while someone is living there.
 14. The inclusion of an open play area for unstructured/informal play was suggested.
 15. It was agreed that the trails through the wooded areas be primitive type trails; new paved trails could be included in the front of the property which is most conducive for the multi-purpose fields.
 16. Steve gave each participant 5 colored sticky dots and asked that each person place a single dot on the 5 uses shown on flip charts on the wall that they were their highest priorities to include in the park. The original list of uses plus four suggested during the meeting were included on the charts. The results are listed below the number in parenthesis indicates how many votes each use received in descending order (most votes on top):

- (6) Amphitheater
- (4) Small Pavilions
- (3) Trails
- (3) Tennis Hitting Wall
- (3) Tennis Courts
- (3) Open Play Area
- (3) Picnic Tables and Benches
- (2) Restroom
- (2) Historical Interpretive Elements
- (1) Disc Golf Course
- (1) Dog Park
- (1) Multi-Use Sports Fields
- (1) Lake for Irrigation

Meeting Notes

McFee Park Expansion Master Plan - Parks and Athletic Council

February 28, 2012

Page 3

- (1) Sustainable Design
- (1) Exercise Stations
- 17. The meeting was adjourned following the prioritization exercise at approximately 7 PM.
- 18. The next meeting of the PAC to review concept plans is scheduled for Thursday, March 15 at 5:30 at Town Hall.

These notes represent my understanding of items discussed and conclusions reached. Participants are requested to review these items and advise of necessary corrections or revisions.

Signed: Steven A. Fritts Date: February 29, 2012
Steve Fritts



**McFee Park Expansion Master Plan
Parks and Athletic Council Workshop
February 28, 2012**

Key Measures of Success Defined by Town Staff

- Community support / buy in of the master plan solution
- Provision of a solution that provides flexibility of park uses (ie. Multi-use fields without fencing to allow for general passive use of the space.)
- Provision of a phased approach that would allow the project to be built in orderly phases and provide for efficient installation of infrastructure.
- Plan should provide the Town staff with adequate information for budgeting for phased capital investments.

Key Risks Defined by Town Staff

- Neighbors (McFee Manor – adjacent community) may be against park expansion.
- Sinkholes
- Special interest groups that have specific park elements in mind (community center, tennis, lacrosse, etc)
- Managing uses and parking availability

Park Uses/Program Elements Suggested by Town Staff

- Amphitheater
- Trails (single track walking trails)
- Disc Golf Course (9 or 18 holes to be determined by concept plan development if space allows)
- Dog Park (traditional fenced, may have access to pond)
- Rectangular multi-use field (potentially synthetic turf) – lighted with Musco Light Structure Green lighting system
- Smaller (than the existing ones) pavilions to provide shade and shelter around the park
- Smaller restroom to serve the potential multi-use field, may need some storage
- Interpretive elements regarding the history (particularly Civil War) of the site and the Town. This is an important element in the Town's strategic plan
- Additional splash pad
- Use the lake used for irrigation of entire park. (the pond may need a liner to hold water and a well to supply it)
- Tennis court complex (will be suggested by the public)
- Existing house could stay or go depending on how the park design evolves. It could be used storage for museum articles and/or refurbished for some other use..
- Extension of the sustainable design ("Green Park") theme established with Phase II.

McFee Park Expansion Master Plan
 Parks and Athletic Council Meeting -- Tuesday, February 28, 2012

NAME	E-MAIL
Steve Fitts	Steve.Fitts@bwsc.net
Ron Pinchok	R.PINCH1@TAS.NET
Margi Milburn	margimil@aol.com
Loretta L. Bradley	loretl@msn.com
Miss Barber	mbusiness@charter.net
Sue Shel	Sue.Shel@townof Farragut.org
Jay Switzer	jay.switzer@townof Farragut.org
CARLO GORLA	GORLA.CARLO@GMAIL.COM
Nadia Kogeler	nadia.kogeler@gmail.com

10133 Sherrill Boulevard, Suite 200
Knoxville, TN 37932
(865) 637-2810
(865) 673-8554 Fax



MEETING NOTES

Date of Meeting: March 7, 2012
Project: McFee Park Expansion Master Plan Town Staff Kick-Off Meeting
Location of Meeting: Farragut Town Hall

BWSC File No.: 33153-04

PARTICIPANTS:

cc: Mark Shipley, Lauren Cox, Jay Smelser, Ruth Hawk, Chris Jenkins, Bud McKelvey,
Darryl Smith – *Town of Farragut*

Steve Fritts, Daniel Boutte - *BWSC*

ITEMS DISCUSSED:

1. The meeting began with Steve reviewing the (4) hand produced concept plans for the McFee Park expansion.
2. Darryl Smith liked the inclusion of a second entrance into the park from McFee Road on the north side of the newly acquired Dimmick property.
3. Ruth Hawk suggested that the tennis courts be moved off the potential sinkhole due to sinkhole ordinance guidelines.
4. Mark liked scheme 3 due to the perimeter loop trail, but wanted to see as much single track trail as possible.
5. The Town Staff all preferred the location of the large pavilion in scheme 3. Staff wanted to continue to show the addition of a pier on the Dimmick Pond.
6. In future plans, a butterfly garden element will be shown on areas with steep slopes. Meadow and wildflower plantings would minimize erosion, while also minimizing maintenance and areas to be mowed.
7. Future plans should also show a paved trail / access road to the amphitheater stage.
8. Where required for slope stabilization, smaller retaining walls should be provided to create terraced seating adjacent to the multi-use fields.
9. Ruth and Mark both preferred the parking configuration of scheme 2, as it will follow the contours and provides a curvilinear element that responds to the permeable parking lot in phase 2.

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Meeting Notes
McFee Park Expansion
March 7 2012
Page 2

10. For the next park board meeting, schemes 2, 3, and 4 will be modified to include the second entrance on all.

These notes represent my understanding of items discussed and conclusions reached. Participants are requested to review these items and advise of necessary corrections or revisions.

Signed:  Date: 3/7/2012
Daniel Boutte

McFEE PARK EXPANSION

8-7-12

1. Daniel Boute #WSZ
2. Jay Smelser Town of Farragut
3. Bud McKeeloy TOF
4. Chris Jenkins TOF
5. Darryl Smith TOF
6. Ruth Hawk TOF
7. Laurent Cox TOF
8. Mark Shipleay "
9. STEVE FRITTS #WSZ
- 10.

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 Knoxville, TN 37932
 (865) 637-2810
 (865) 673-8554 Fax



MEETING NOTES

Date of Meeting: March 15, 2012
Project: McFee Park Expansion Master Plan – Parks and Athletic Council (PAC) Workshop
Location of Meeting: Farragut Town Hall
BWSC File No.: 33153-04

PARTICIPANTS:

cc: Pat Sloan, Sue Stuhl, Margi Milburn, JeOretta Bradley, Ron Pinchok, Nadia Koseler, Russ Barber, Jay Smelser -- *Town of Farragut*

Steve Fritts, Daniel Boutte - *BWSC*

ITEMS DISCUSSED:

1. The meeting began with Steve Fritts reviewing the goal of the meeting which is to come to a consensus on a maximum of 3 concept plans to present to the public.
2. Steve Fritts then described the differences between concepts A, B, and C that were presented and discussion regarding the concepts ensued.
3. Following the discussions, the PAC decided to present concepts B and C to the public, with the following modifications:

Concept B: – The park board suggested that the small dog park be combined with the large dog park in the area north of the gravel Dimmick driveway to allow the central space to be utilized and labeled as “open space”. Also, the circular parking lot near the Dimmick pond should be expanded.

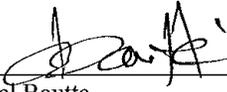
Concept C: The Board requested that the play trail loop in concept A, be shown within the hardwoods north of the dog park and tennis court facility. A restroom was also desired within the pavilion overlooking the Dimmick Pond. The parking configuration for the trail and disc golf course should be shown as a rectangular form in this concept as well.

4. The board preferred a roadway connection / loop to allow for access to the entire park from both entrances.

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Meeting Notes
McFee Park Expansion
March 15, 2012
Page 2

These notes represent my understanding of items discussed and conclusions reached. Participants are requested to review these items and advise of necessary corrections or revisions.

Signed:  _____ Date: 3 / 15 / 2012
Daniel Boutte

McFEE PARK EXPANSION

3-15-2012

1. Pat Sloan
2. Jim Juhl
3. Margi Milburn
4. Loretta Brodeur
5. Ron Pinchok
6. Nadia Keylev
7. Russ Barber
8. Jay Snelser
9. Daniel Boutte
10. Steve Fritts
- 11.
- 12.
- 13.
- 14.
- 15.

10133 Sherrill Boulevard, Suite 200
 Knoxville, TN 37932
 (865) 637-2810
 (865) 673-8554 Fax



MEETING NOTES

Date of Meeting: March 29, 2012 (6:00 PM)
Project: McFee Park Expansion Master Plan – Public Stakeholder Meeting #2
Location of Meeting: Farragut Town Hall
BWSC File No.: 33153-04

PARTICIPANTS: See Attached Sign In Sheet

ITEMS DISCUSSED:

1. The meeting began with an introduction by Sue Stuhl.
2. Steve Fritts then described that the plans were generated from suggestions and feedback during several meetings with city staff and the town of Farragut park board.
3. Steve Fritts then presented concepts A and B and polled the audience for any questions or suggestions regarding the plans:
 - What are the different parking counts for the circular vs. square smaller parking areas?
– the square parking lot is more efficient, and can accommodate 40 cars, where the circular design would allow for roughly 28 spaces.
 - Would there be any issues removing the disc-golf course?
-No, small tees and baskets are the only elements of a course, and could easily be removed at a later date.
 - Was the Knox County Park master plan considered in this plan?
– Yes, but Farragut's needs and surveys were the focus of study.
 - Will the fields be lit?
– Yes, with Musco Light Structure Green lighting system
 - How will the restrooms handle 1,500 people attending the amphitheater?
– Portable facilities will be needed to supplement existing facilities.
 - Could the roadway be moved outside the parking lot?
– It would eat up real estate, but yes, it could.
 - Could you move the shelter on A to concept plan B?
- Yes
 - The tennis courts are in a shortage, could we find room for more?
- Yes, if the town directs that they are needed, we could find the room.

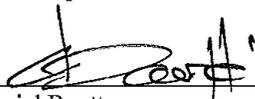
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Meeting Notes
McFee Park Expansion
March 29, 2012
Page 2

- Has a skate park been considered?
 - *A skate park has not been suggested for this site, as there is an existing skate park on Northshore in Concord Park.*

These notes represent my understanding of items discussed and conclusions reached. Participants are requested to review these items and advise of necessary corrections or revisions.

Signed: _____



Daniel Boutte

Date: 3/29/2012

McFee Park Expansion Public Workshop
March 29, 2012

Sign-In Below

Margi Milburn ✓

Ed Witting

Bill Wickman

Loretta H. Bradley

Ron Pelt

Russ Barber

Kenta Nolin

Maureen Cianciolo

Pat Sloan

Carol Rossel

Tom Russee

Jim Williams

John

Sharon E. Phillips

Mathie Beck

Ron Pelt

Pat Sloan

Mike Hamel

JOSHUA CUMMINGS

10133 Sherrill Boulevard, Suite 200
Knoxville, TN 37932
(865) 637-2810
(865) 673-8554 Fax



MEETING NOTES

Date of Meeting: April 9, 2012
Project: McFee Park Expansion Master Plan – Town Staff Comment Review Meeting
Location of Meeting: Farragut Town Hall
BWSC File No.: 33153-04

PARTICIPANTS:

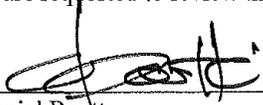
cc: Mark Shipley, Lauren Cox, Bud McKelvey, Ruth Hawk, Sue Stuhl, Chris Jenkins, Gary Palmer, Darryl Smith, David Smoke, Jay Smelser – *Town of Farragut*

Steve Fritts, Daniel Boutte - *BWSC*

ITEMS DISCUSSED:

1. The meeting began with Ruth Hawk suggesting that some of the trails shown be changed from concrete to asphalt. Joint lines should be removed and a darker shade shown to graphically reflect asphalt surface.
2. Jay Smelser asked what the squares were that are shown on the axis of road and sidewalk connections. Answer: “the squares are column features that would match the existing stone columns at the entry to Fort McFee playground.
3. David Smoke then asked what the cost difference was for permeable paver parking lot and traditional concrete surfacing. Answer: “the cost of the pavers would be slightly higher than standard concrete, but the cost savings for reduced storm structures and additional detention with standard impervious surface makes the overall and long term costs fairly comparable.
4. Several town staff members were wondering how the cost estimate would be broken into phases. Steve responded that the phases of future development should be revisited after the overall cost estimate has been completed.

These notes represent my understanding of items discussed and conclusions reached. Participants are requested to review these items and advise of necessary corrections or revisions.

Signed:  **Date:** 4 / 10 / 2012
Daniel Boutte

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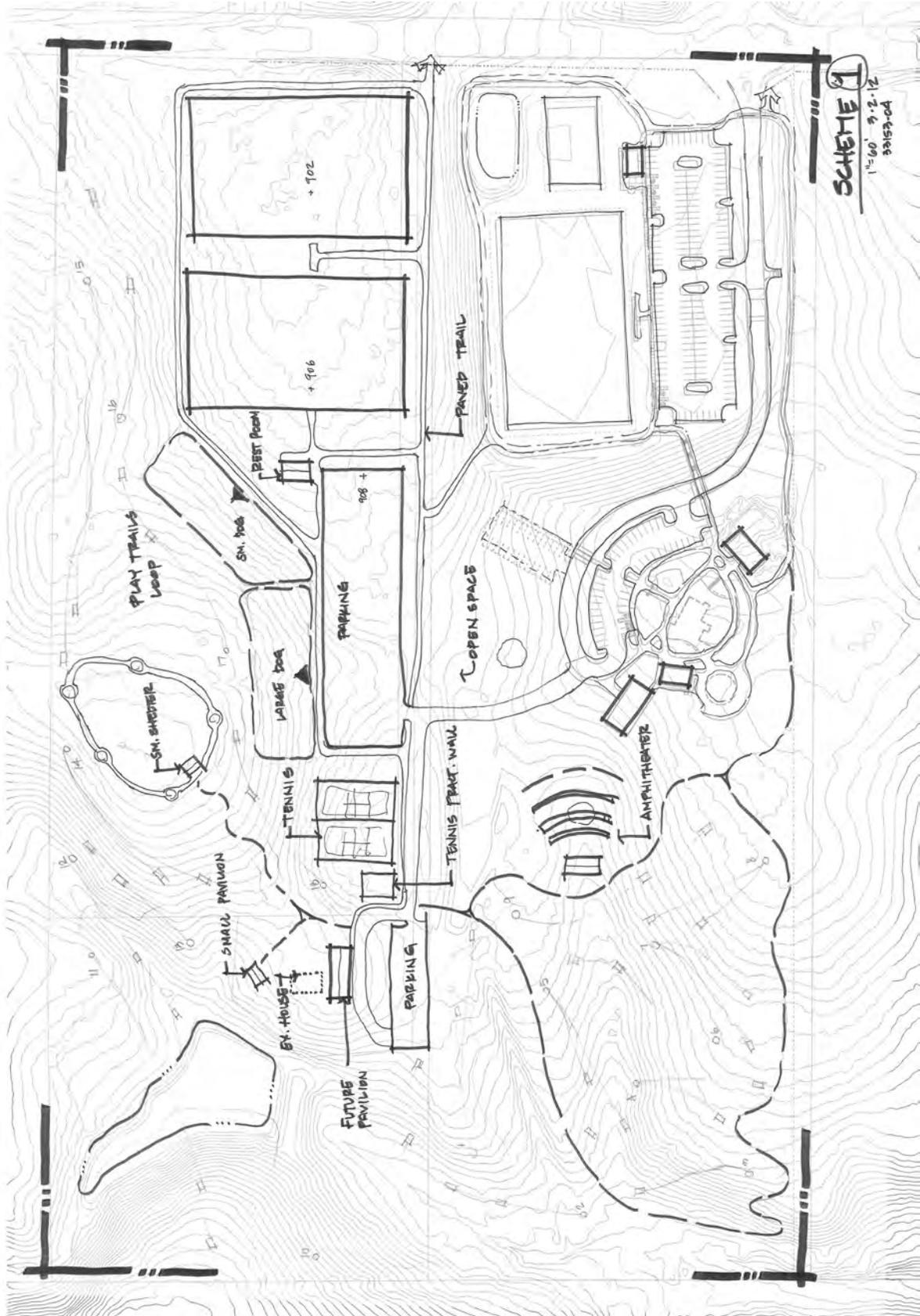
McFEE PARK EXPANSION

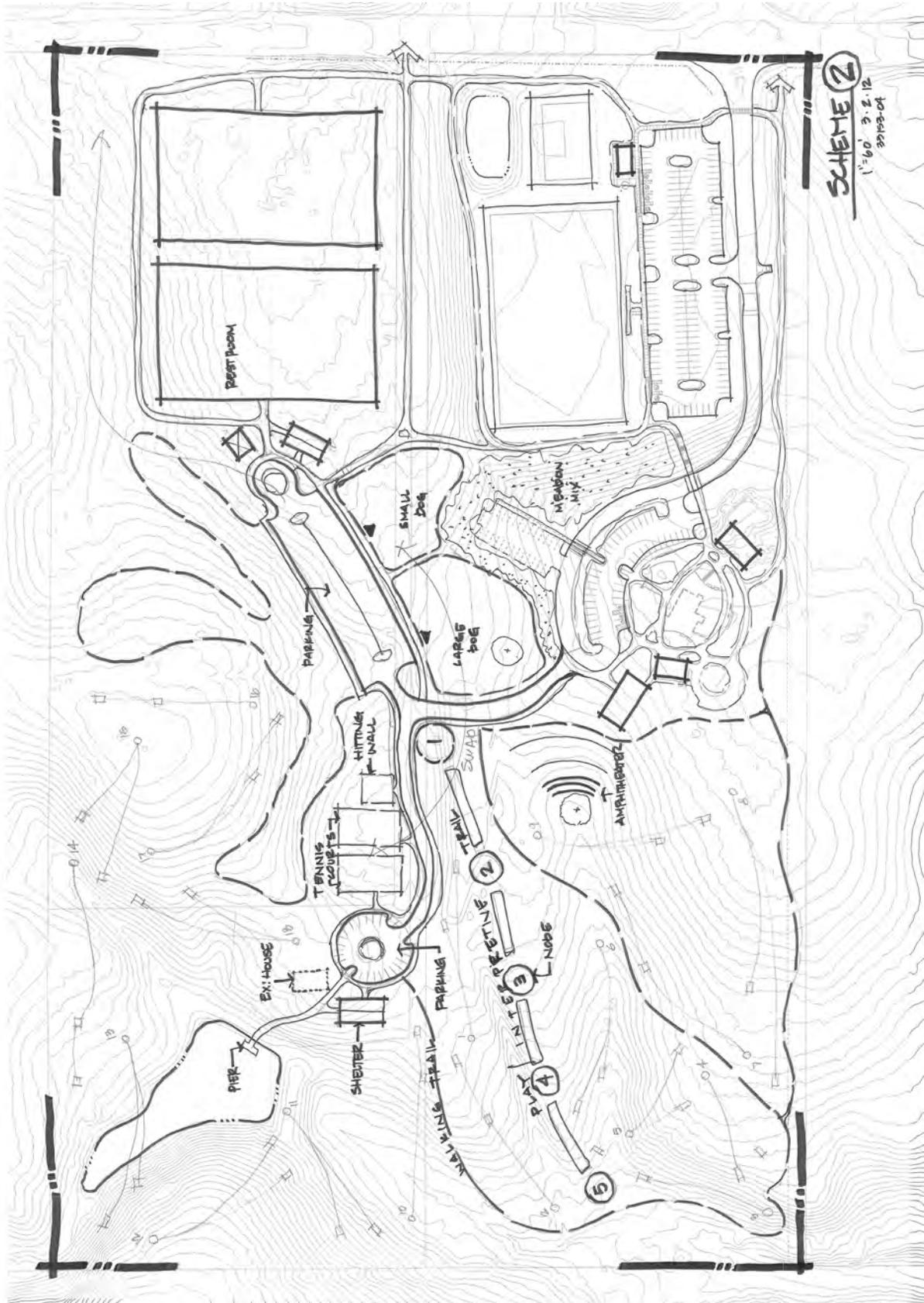
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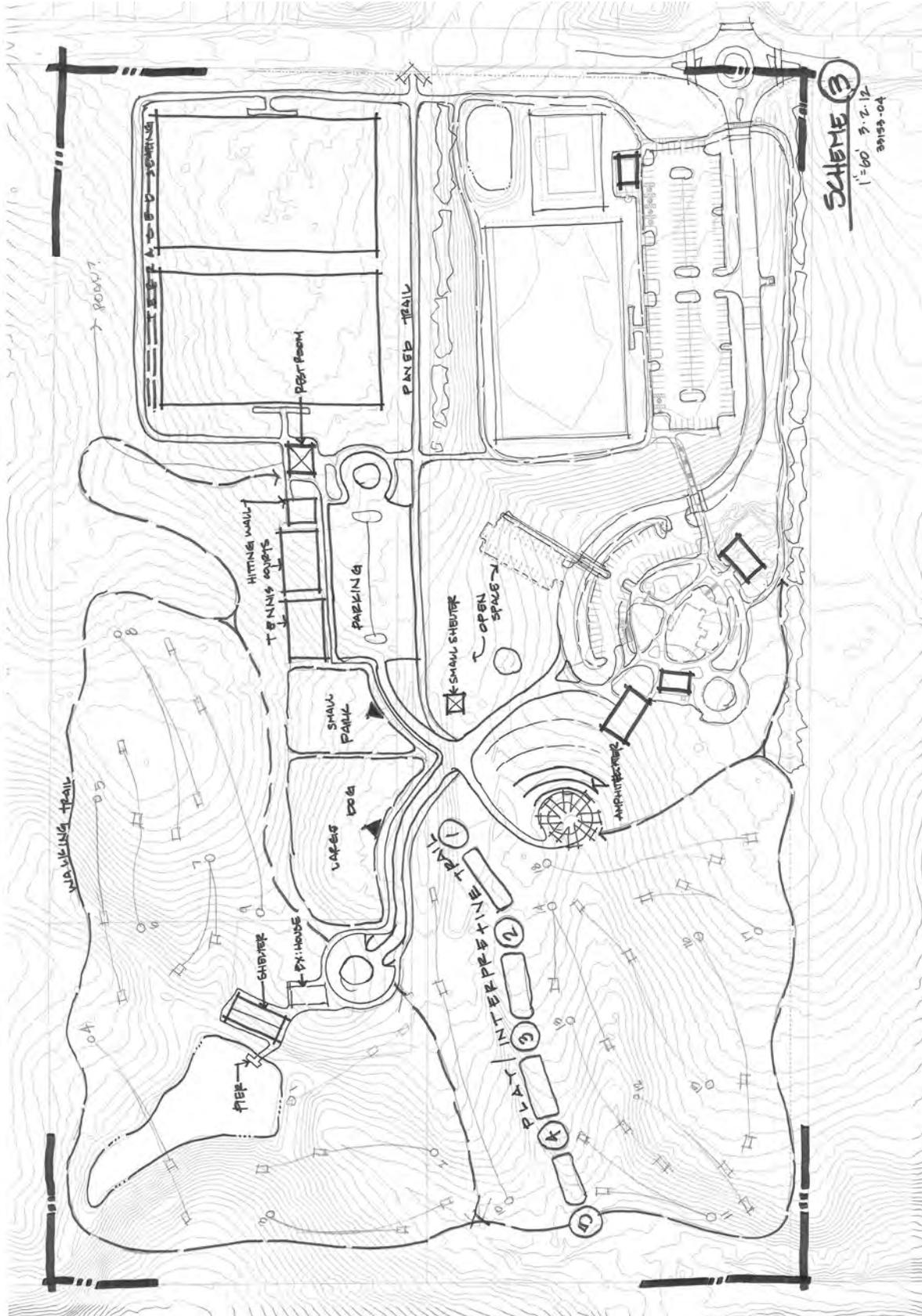
SLAN IN SHEET:

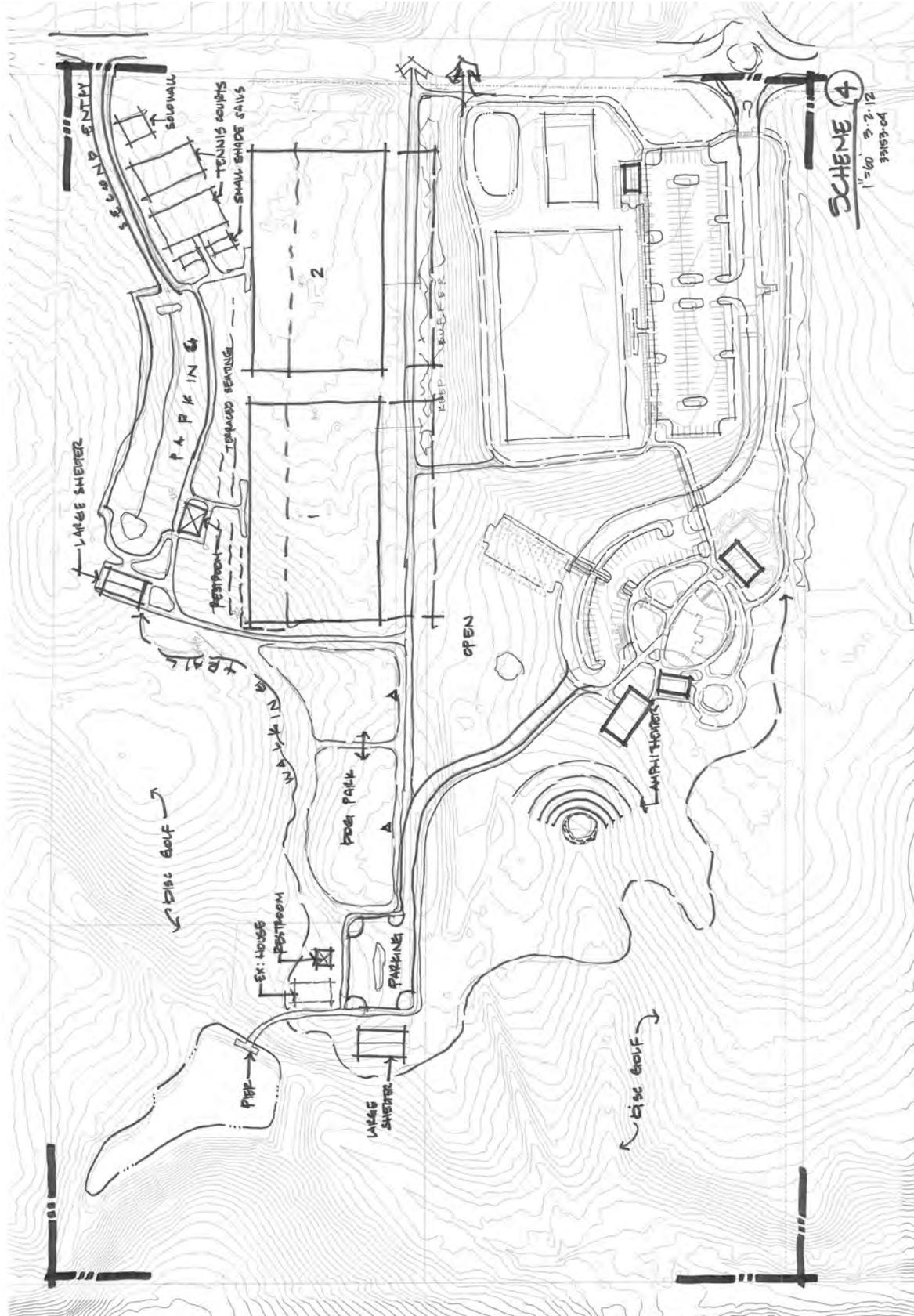
1. Mark Shipleif
2. LAUREN COX
3. Bud McKelvey
4. Jay Snelser
5. Ruth Hawk
6. Dey Full
7. Chris Jenkins
8. G. PALMER
9. Darryl Smith
10. David Swoak
11. Dave Fitts
- 12.
- 13.
- 14.

Appendix C

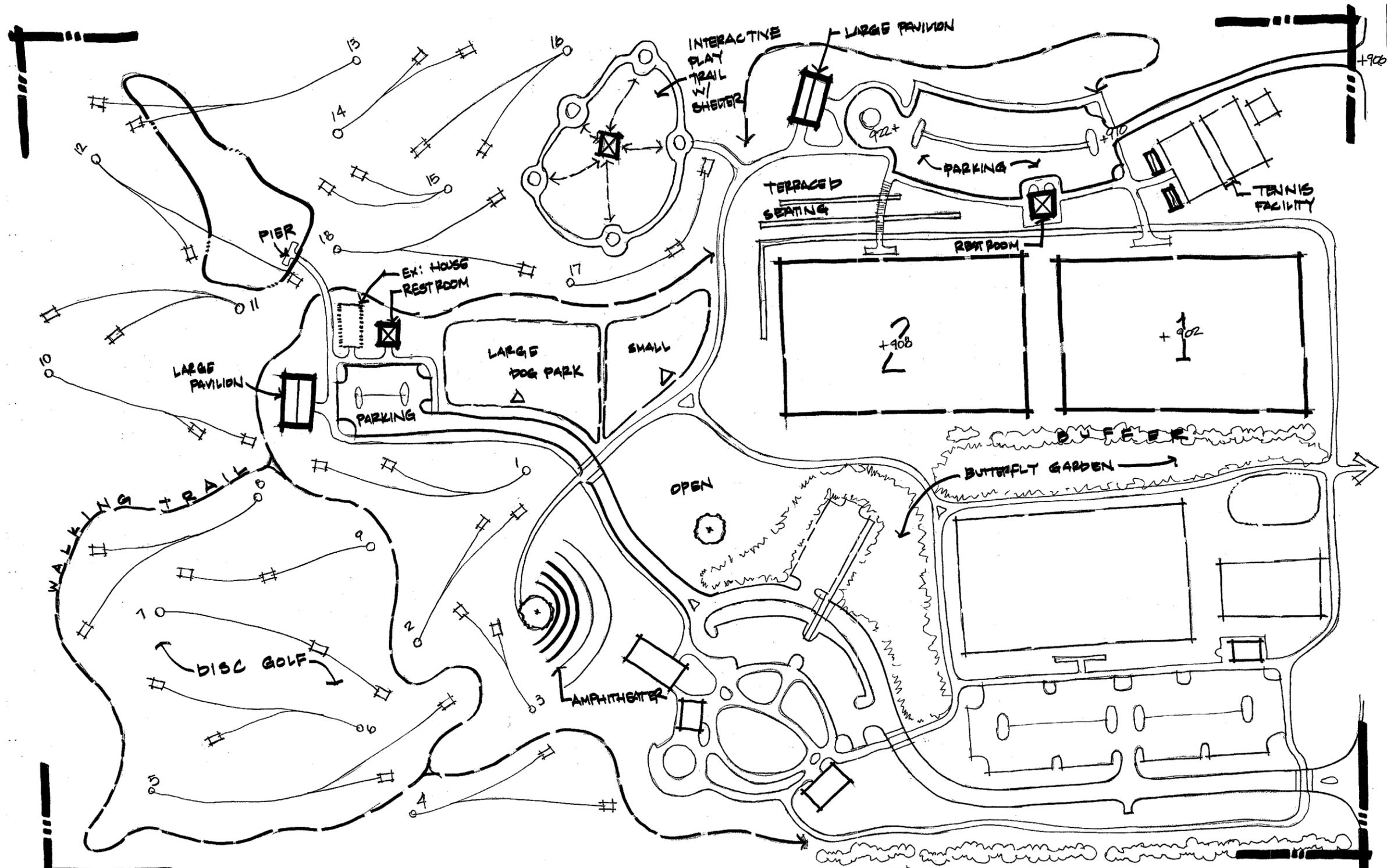








Appendix D

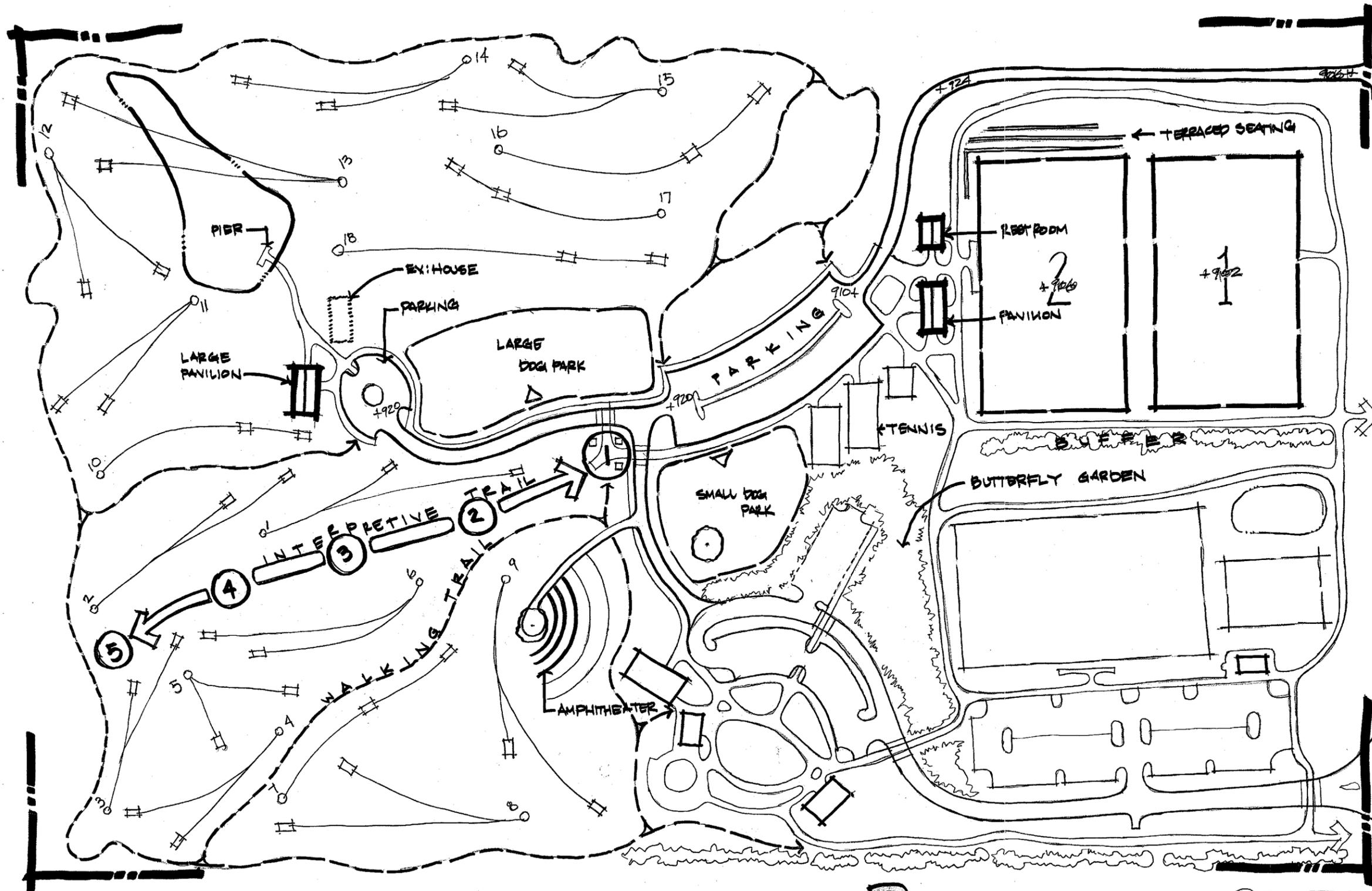


McFEE PARK EXPANSION
 FARRAGUT, TENNESSEE

CONCEPT A

MARCH 2012



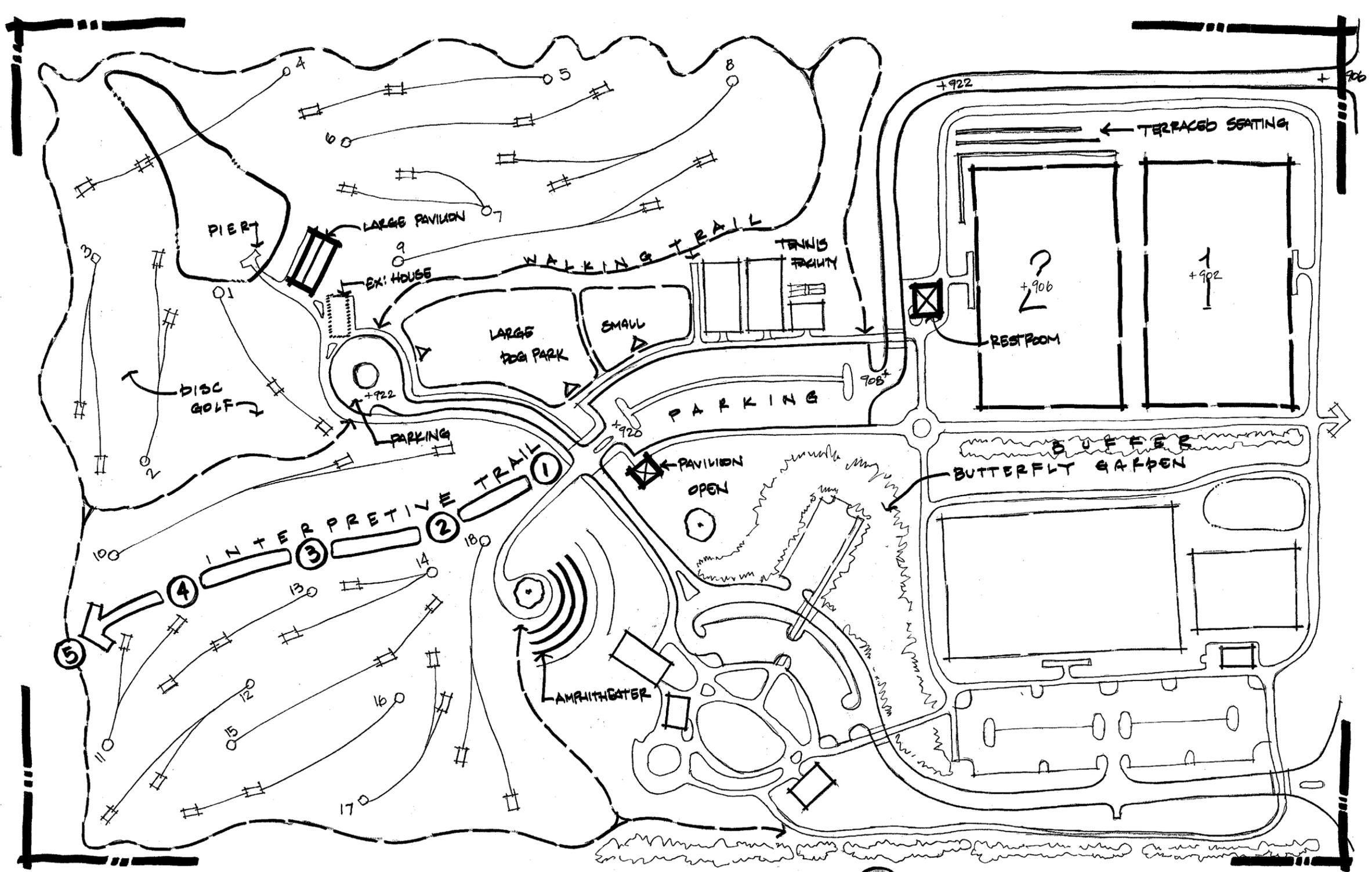


McFEE PARK EXPANSION
 FARRAGUT, TENNESSEE

CONCEPT B

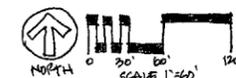
MARCH 2012





McFEE PARK EXPANSION CONCEPT C
 FARRAGUT, TENNESSEE

MARCH 2012



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CANNON, INC.®

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