

## Brown County Parks and Recreation Department 5-Year Parks and Recreation Master Plan

### Purpose of This Overview

The purpose of this document is to provide a copy of JUST the “Needs and Issues Analysis” and “Priorities and Action Schedule” sections from the full Brown County Parks and Recreation Department (BCPRD) Draft 5-Year Plan. Our hope is that this shorter document will provide a more accessible version for public review and comment for anyone that isn’t interested in reading the entire plan document. ***If you have questions about the data used to determine the issues and priorities covered here, please review the full plan.***

#### Written Comments

Written comments or questions should be submitted by 4pm on Wednesday, December 15, 2021 by either:

- E-mailing [khammes@purdue.edu](mailto:khammes@purdue.edu)
- Mailing to: Brown County Parks & Rec, PO Box 299, Nashville, IN 47448
- Or dropping off in-person to the Brown County Parks & Rec Office, located at Deer Run Park

#### Public Meeting

Time for public comment and questions will also be provided at the December 15<sup>th</sup> meeting of the Brown County Parks Board. The BCPR Board meeting will be held at 5:15pm on Wednesday, December 15<sup>th</sup> at the BCPRD Office at Deer Run Park:

902 Deer Run Ln, Suite B  
Nashville, IN 47448

A virtual option for attending the meeting will also be provided. Please contact Michelle Mosley at (812) 988-5522 or [mosleymr@browncounty-in.us](mailto:mosleymr@browncounty-in.us) to request the details for the Zoom link.

**Brown County Parks and Recreation Department  
5-Year Parks and Recreation Master Plan**

## **Table of Contents**

### **Contents**

Purpose of This Overview .....	1
Needs and Issues Analysis.....	3
General Issues from Public and Board/Staff Input.....	3
Issues Specific to Deer Run Park.....	4
Priorities and Action Schedule.....	7
Priorities for 2022 to 2027 .....	7
Fundraising.....	8
BCPRD System-wide Action Schedule .....	10

## **Needs and Issues Analysis**

Since the BCPRD is developing this master plan in-house, we are using a simplified issue analysis method in order to perform the required needs analysis. This analysis tallied results from each method of public input, the input from the park board and the park staff, and identified common themes from each method and condensed those themes into underlying issues. The issues were placed in a priority order based on financial and other constraints, then turned into a coherent priority and action plan.

### **General Issues from Public and Board/Staff Input**

- More programs for all ages, going beyond youth-based programs and sports leagues
- More options for indoor and year-round community-focused spaces and programming
- Accessibility of facilities, programs and policies; need to upgrade all to current ADA standards.
- Addressing long-term maintenance needs of existing amenities and facilities
- Lack of certain desired “signature amenities” within the community (most popular requests include an indoor, multi-purpose sport and community facility; bicycle pump track; outdoor pickleball court(s); splashpad/water feature)
- Limited availability of funding and manpower across the board.

## Brown County Parks and Recreation Department 5-Year Parks and Recreation Master Plan

### Issues Specific to Deer Run Park

Since Deer Run is the primary property – and only developed parkland, owned and managed by the BCPRD – many of the issues identified are specific to this facility:

- Lack of a safe, multi-use trail to access Deer Run Park via foot, bike, or other non-motorist transportation options. The Brown County Parks & Rec Department staff and Board believe that there should be increased focus, planning, and fundraising for the development of this type of trail and that this should take priority before adding any additional “signature amenities” to Deer Run Park.
- Lack of a detailed and comprehensive land use plan for Deer Run Park. Based on the realities of available funding, recent levels of participation in certain programs/leagues, the increasing frequency of flooding in some areas of the park, and the limited buildable space at the park – some existing physical amenities may need to be moved and certain programs or sports leagues may need to be altered or no longer offered. The discussion surrounding plans for existing versus new amenities is interconnected and needs to build upon the planning already done as part of this process. Examples of specific issues that need to be addressed include:
  - *Four lower ball diamonds in the floodway* - Repeated, and more frequent, annual flood events and rain has caused damage to the fields, fences, and dugouts; frequent practice and game cancellation; and high ongoing maintenance costs. Complete analysis on ongoing costs and issues, future scheduling needs, and potential alternatives to determine:
    - How many fields are needed to meet community recreational need, while balancing land availability and ongoing costs?
    - There are currently 6 total ball diamonds at Deer Run (4 lower and 2 upper). Can the two upper fields be renovated to

## Brown County Parks and Recreation Department 5-Year Parks and Recreation Master Plan

better accommodate different age league play? If lower fields will be decommissioned, will they be fully abandoned or will replacement fields be built elsewhere in the park?

- The old office building is also in the floodway, but is on much higher ground than the ball diamonds and has not been affected by recent annual flood events. However, the building is not ADA accessible and would need some work to be useable as any sort of community space. Regulations affecting renovations or new construction in the floodway mean that BCPRD must carefully consider how to proceed with this building. If it is removed or demolished, we will be limited in what type of replacement structure (if any) could go in its place.
- The disc golf course is an extremely popular feature at Deer Run Park, but some of the “tee pads” have also been affected by repeated flood events. The course also winds throughout most of the park, so any future new development would likely require moving or rerouting certain holes. Ideally, any long term solutions for stabilizing tee pads would be portable to allow for future reconfiguration.
- There is currently only one shelter house at the park, but this is one of the most used and most requested amenities. BCPRD staff would like to see the installation of one, or more, additional shelter houses for community use.
- Storage and organization of maintenance equipment and materials also needs to be addressed. The BCPR Director, new head Groundskeeper, and the Maintenance/mowing Volunteer Coordinator are already working together to plan and address these but, again, at this time we need to be continually weighing long term investment decisions against the eventual land use plan.

## **Brown County Parks and Recreation Department 5-Year Parks and Recreation Master Plan**

Potential solutions to these issues, as well as ideas for new facilities, could upset the “status quo” of the current park layout and program offerings, and we want to make sure we’re being as transparent, thorough, and strategic as possible with these changes for the community. Further discussion is needed to bring together all of the information, feedback, and financial projections that were gathered during the Master Plan process, along with gathering relevant stakeholders, to finish developing a detailed land use plan for Deer Run Park.

## **Priorities and Action Schedule**

### **Priorities for 2022 to 2027**

- Finalize a detailed and comprehensive land use plan for Deer Run Park. Plan should address issues and future plans for (at minimum) the:
  - Four lower ball diamonds in the floodway
  - Old office building
  - Disc golf course
  - Additional shelter house(s)
  - Maintenance equipment and supply storage
  - Possible access points for future multi-use trail from Nashville
  - Future “signature amenities,” such as an indoor, multi-purpose sport/community facility; bicycle pump track; outdoor pickleball court(s); splash pad/water feature; or potentially more than one of these items
- Create new educational, experiential, and “life-long learning” programs for people of all ages:
  - Include programs in the evening and on weekends
  - Review (and potentially expand) sports league offerings, but also provide other types of programming
  - Partner with other local organizations, businesses, and individuals to develop and offer this programming
  - Develop more consistent programming and/or rental option for existing BCPRD kayak and canoe equipment
- Identify ways to increase accessibility throughout existing facilities and programming. Improvements may need to be phased in for cost reasons, but need to be a priority. Possible focus areas include: addition of new accessible routes connecting all BCPRD parking areas, accessible restrooms, accessible shelters, and all other accessible park amenities.

## Brown County Parks and Recreation Department 5-Year Parks and Recreation Master Plan

- Increase focus, planning, and fundraising for the development of a safe, multi-use trail to access Deer Run Park via foot, bike, or other non-motorist transportation options. The Brown County Parks & Rec Department staff and Board should be involved as champions and advocates for this type of trail expansion and this planning should take priority before adding any further “signature amenities” to Deer Run Park.
- Overall greater and more targeted fundraising efforts

### Fundraising

Setting the priorities for this plan was difficult, as financial constraints are the primary limiting factor ongoing maintenance any new development or land acquisition for Brown County Parks & Recreation. In order to implement the priorities laid out below, BCPRD will also need to concentrate on fundraising of all types.

The citizens of Brown County have provided input into what they want from parks and recreation for the next five years and now it is time to figure out a way to pay for it. The Master Planning process has been useful in identifying previous fundraising efforts that are not supplying a sufficient return on our investment, and often are not truly in line with the primary focus of BCPR on serving our community, and the department and Board have already begun working on rethinking these efforts.

One important consideration of the fundraising process is the old truism: “It takes money to make money.” This is particularly true of the grant application process. Most grants have some variety of “match,” which requires that the grant recipient provide a required percentage of the total cost of the grant funded project. The Land and Water Conservation Fund for example, provides a 50% *reimbursement* of the costs of approved projects; which means that Brown County must raise *all of the money in advance* for any projects that we wish to build under this grant.



## Brown County Parks and Recreation Department 5-Year Parks and Recreation Master Plan

### Potential fundraising options:

- Municipal bonds.
- Sales taxes.
- Development impact fees/land donation requirements.
- User and entrance fees.
- Creative partnerships (with private and public entities).
- Grants (federal, state, foundation, non-profit, etc.).
- Donations:
  - In-kind, service and products.
  - Bequests.
  - Tax write-offs.
  - Corporate donations.
- Naming rights.
- Product sales (hats, t-shirts, etc.).
- Selective logging and timber sales at the 135 N property, or entering into the Forest Bank program with the Nature Conservancy
- Lease income from the planned cellular communication tower that will be built on a small parcel at the north west edge of Deer Run park. Payments will begin once the tower is built and leased. Initial payments will be \$12,000/year, with increases every 5 years, for 30 years.

**Brown County Parks and Recreation Department  
5-Year Parks and Recreation Master Plan**

***BCPRD System-wide Action Schedule***

Budget Year	Priority Item	Lead Entity	Potential Cost	Potential Funding Source
2022	Completion of detailed and comprehensive land use plan for Deer Run Park	BCPRD Staff and Board	Minimal, will be completed in-house	Existing BCPRD budget, as needed
2022+	Increased and targeted fundraising and revenue generation	BCPRD Staff and Board; Brown County Community Foundation	Estimated cost of fundraising varies; at least \$5,000 to \$10,000 for advertising, promotions, staffing, etc.	Program fees; sponsorships; Brown County Community Foundation; grants; donations and in-kind bequests; etc
2022+	Creation of new educational, experiential, and “life-long learning” programs for people of all ages	BCPRD Director and Program Specialist	Varies based on attendance, type of program, fees charged, etc.	BCPRD budget; fees and donations as needed
2023-2026	Convert and upgrade existing physical amenities to relevant ADA standards as funds allow	BCPRD Staff and Volunteers	Depends on the source of equipment and materials, potential for volunteer installation, scope of changes, etc. Costs estimated to be at least \$500,000, and likely higher	BCPRD budget; BCPRD non-reverting fund; grants; donations and in-kind; bequests; etc
2024-2026	Route approved, funding secured, and construction begins on multi-use path to access Deer Run Park from the Town of Nashville	Brown County Commissioners, Nashville Town Council, BCPRD Staff and Board	Costs depend on the exact route approved, number of times it must cross the Salt Creek, etc. Will be in the multi-million dollar range	Brown County Community Foundations; grants; donations and in-kind bequests; etc
2025+	Addition of one or more signature amenity(ies) to Deer Run Park	BCPRD Staff and Board	Costs depend on size/complexity of design of amenities; could range from \$75,000 to \$2,000,000+	Brown County Community Foundations; grants; donations and in-kind bequests; etc