



MINUTES

January 24, 2024

SECOND MONTHLY MEETING OF THE CITY COUNCIL
CITY OPERATIONS CENTER | 305 WILLIAMS ST. | 4:00 p.m.

Present: Mayor Pro Tem Lyndsey Simpson and Council Members: Dr. Jennifer Hensley, Debbie O'Neal-Roundtree and Jeff Miller

Staff Present: City Manager John F. Connet, Assistant City Manager Brian Pahle, City Clerk Jill Murray, City Attorney Angela Beeker, Communications Coordinator Brandy Heatherly, Budget Manager Adam Murr, Public Services Director Brent Detwiler, Community Development Director Lew Holloway, Strategic Projects Manager Matthew Manley, and others.

Via Zoom: Mayor Barbara G. Volk
Lorna Allen, Bolton Menk Planning & Design Consultants
Ben Hitchings, Green Heron Planning
Meg Nealon, Nealon Planning

Consultants: Brenna Laffey, Design Workshop Planning Consultants
Kurt Culbertson, Design Workshop Planning Consultants

Planning Board: Tamara Peacock
Jim Robertson
Donna Waters

1. CALL TO ORDER

Mayor Pro Tem Lyndsey Simpson called the meeting to order at 4:02 p.m. and welcomed those in attendance. A quorum was established with all members in attendance, including Mayor Volk via Zoom.

2. CONSIDERATION OF AGENDA

Council Member Jennifer Hensley moved that City Council approve the agenda as presented. A unanimous vote of the Council followed. Motion carried.

3. PRESENTATIONS

- A. Preliminary Presentation of Comprehensive Plan Recommendations – *Bolton Menk Planning and Design Consultants*

Matt Manley introduced Lorna Allen, Ben Hitchings and Meg Nealon who spoke via Zoom and showed the following PowerPoint Presentation.



PROJECT PHASES



CONTENTS

- **Draft Goals & Objectives**
- **Growth Options**
- **Land Use Options**
 - Scenario A
 - Scenario B
- **Character Areas**
- **What's Next**

Goals & Objectives



DRAFT Goals



Vibrant neighborhoods



Reliable and accessible utility services



Abundant housing choices



Satisfying work opportunities



Healthy and accessible natural environment



Welcoming and inclusive community



Authentic community character



Accessible and available community uses and services



Safe streets and trails



Resilient community

DRAFT Goals & Objectives



▪ **Vibrant neighborhoods**

- *Lively, engaged neighborhoods increase local safety.*
- *Homes, streets, and public spaces are well-maintained.*
- *The diversity ages (stage of life), income levels, and range of interests builds the long-term vitality of the community.*
- *Through design, the places where people live are connected to nearby destinations, amenities, and services.*



▪ **Abundant housing choices**

- *The availability of housing types (options) meets the needs of current and future residents.*
- *The range of housing types helps maintain the affordability of Hendersonville.*
- *Housing condition/quality exceeds minimum standards citywide.*



▪ **Healthy and accessible natural environment**

- *Recreational (active and passive) open spaces are common elements in all forms of development*
- *Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.*
- *Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.*
- *Compact development form (infill, redevelopment) minimizes the ecological footprint.*
- *New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.*

DRAFT Goals & Objectives (cont'd)



▪ **Authentic community character**

- *Downtown remains the heart of the community and the focal point of civic activity.*
- *Gateways set the tone, presenting the image/brand of the community to all who enter.*
- *Historic preservation is key to maintaining the city's identity.*
- *Arts and cultural activities enhance the community while conveying its history and heritage.*
- *Quality development ensures the city's centers and neighborhoods will endure for generations.*
- *Local businesses enjoy community support that ensures their longevity.*



▪ **Safe streets and trails**

- *Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, Mobility-as-a-Service (MaaS, e.g., Uber, Lyft, scooters, etc.)*
- *Design embraces the principles of walkable development.*
- *An extensive network of pedestrian facilities connects places where people live, work, learn, shop, play, and worship, making active living possible.*

DRAFT Goals & Objectives (cont'd)



▪ **Reliable and accessible utility services**

- *Safe drinking water is a priority of the City.*
- *Wastewater treatment (service and capacity) adequately serves existing and future development.*
- *Broadband is expanded to all parts of the city, helping residents and business owners keep pace with an ever-changing world.*
- *Renewable energy is made possible through public and private investments that work in concert with new development opportunities.*
- *A compact service area (infill, redevelopment) maximizes the utilization of existing infrastructure and feasible service delivery.*



▪ **Satisfying work opportunities**

- *Lucrative job options increase with the attraction and retention of employers.*
- *Vocation-/career-building activities serve to educate/train the workforce while bolstering business recruitment efforts.*
- *The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.*
- *Community volunteer opportunities help residents to engage, learn, and contribute in a meaningful way to the quality of life in the city.*



▪ **Welcoming and inclusive community**

- *Respectful community dialogue is encouraged and modeled through leaders' behaviors.*
- *An inviting public realm (i.e., parks, public buildings) reflects the attitudes of city residents and leaders, and helps residents develop a sense of place and attachment to Hendersonville.*
- *Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.*

DRAFT Goals & Objectives (cont'd)



▪ **Accessible and available community uses and services**

- *Private development, particularly retail establishments, restaurants, and entertainment venues, are plentiful, meeting the demands of current and future populations.*
- *Hendersonville ranks highly among peer communities by exceeding community expectations for public facilities and services pertaining to sound/efficient government and civic engagement; education; active recreation; health and well-being; and public safety.*



▪ **Resilient community**

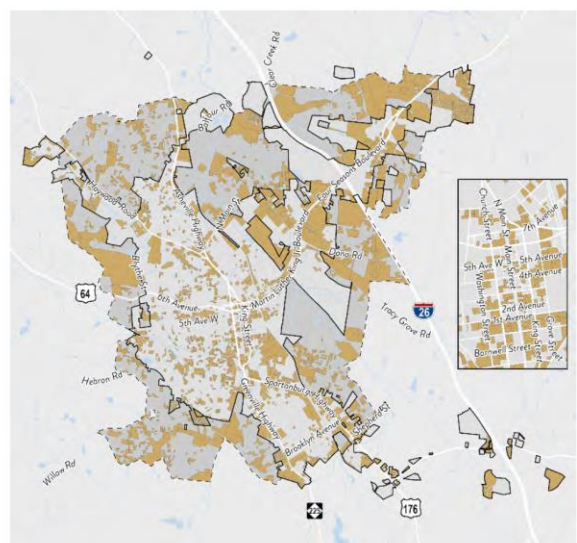
- *Adaptation to a changing world (e.g., economic, technological, social, environmental) is a priority of City leaders.*
- *Readiness through adequate preparation to manage external impacts is routinely integrated into City initiatives.*
- *Recovery from adverse events (e.g., extreme weather event, natural hazards) stems from the City's commitment to providing sufficient resources.*
- *A fiscally healthy government ensures the City's ability to function efficiently and remain competitive, particularly in the face of unexpected challenges.*

Growth Options

HOUSING GROWTH

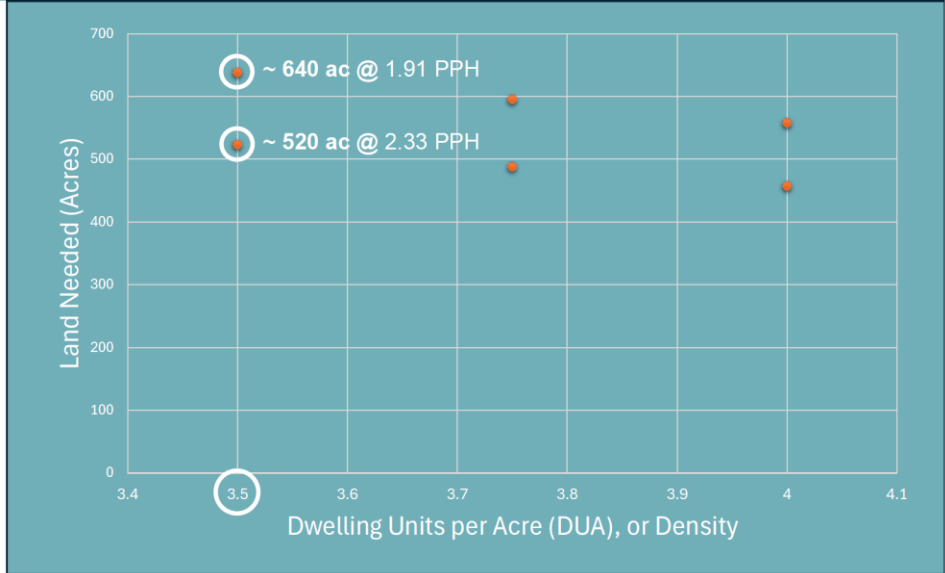
How much land is needed for new housing?

- The study area is comprised of 8,366 acres.
- The "land supply" encompasses 3,950 acres, or 47%.
- Vacant = 1,362 acres (16% of study area)
- **~ 2,200 units needed**
 - HH size 1.91-2.33
 - Density @ 3.5 DUA

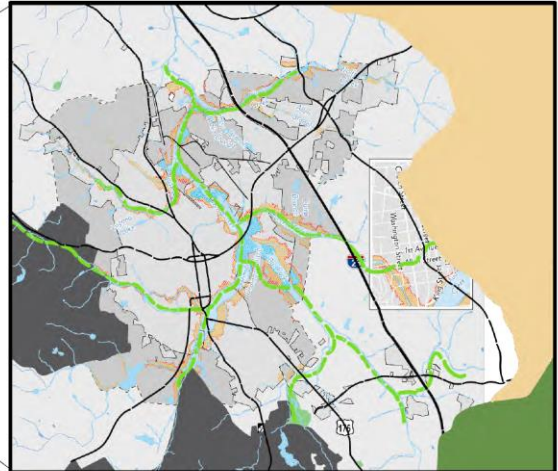
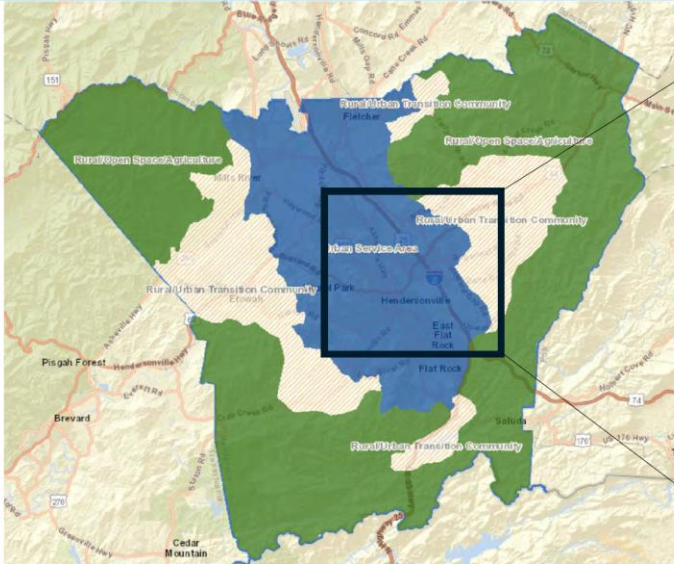


HOUSING GROWTH

~ 520 - 640 acres needed if residential density of City (3.5 DUA) is the same, and the household size is between 1.91 (City) and 2.33 (County)

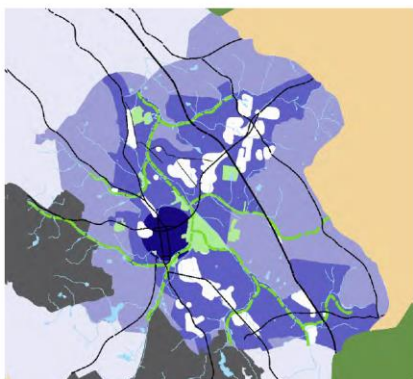


COUNTY CONTEXT



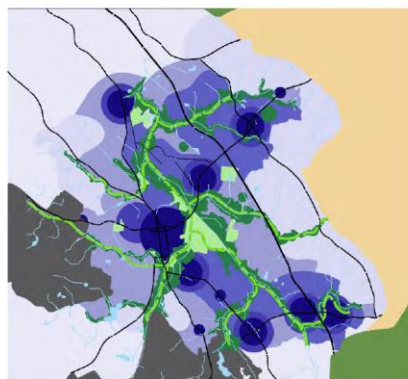
GROWTH OPTIONS

Trend



WHAT IF... The city builds out in all areas of the urban services area according to current trends?

Alternative



WHAT IF... Growth--and development--is generally confined to the existing development footprint and the gaps within it? And there is emphasis on redevelopment, infill, and adaptive reuse of structures?

Trend



Old field succession (passive):

uncontrolled growth, decline in vigor, lower productivity, diminished value, eventual death

Alternative



Selective pruning (proactive):

removal of "dead wood" (blight) and reducing competition (greenfield), healthy growth, increased productivity, stability

Trend



Old field succession (passive):

uncontrolled growth, decline in vigor, lower productivity, diminished value, eventual death

Alternative



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removal of "dead wood" (blight) and reducing competition (greenfield), healthy growth, increased productivity, stability

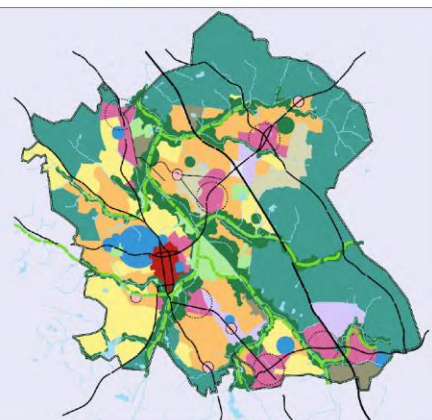
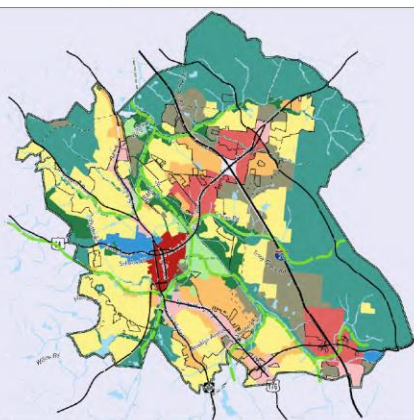
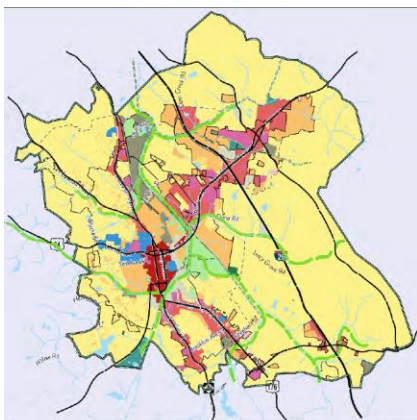
Land Use Options

SCENARIOS

Scenario A1

Scenario A2

Scenario B



Trend - Zoning

Trend – 2009 Plan

Alt – Grow Within

Proposed Character Areas

OPEN SPACE

- OS-C**
Open Space - Conservation
- OS-R**
Open Space - Recreation

LIVING

- RR**
Rural Residential Living
- FNL**
Family/Neighborhood Living
- MGL**
Multi-Generational Living

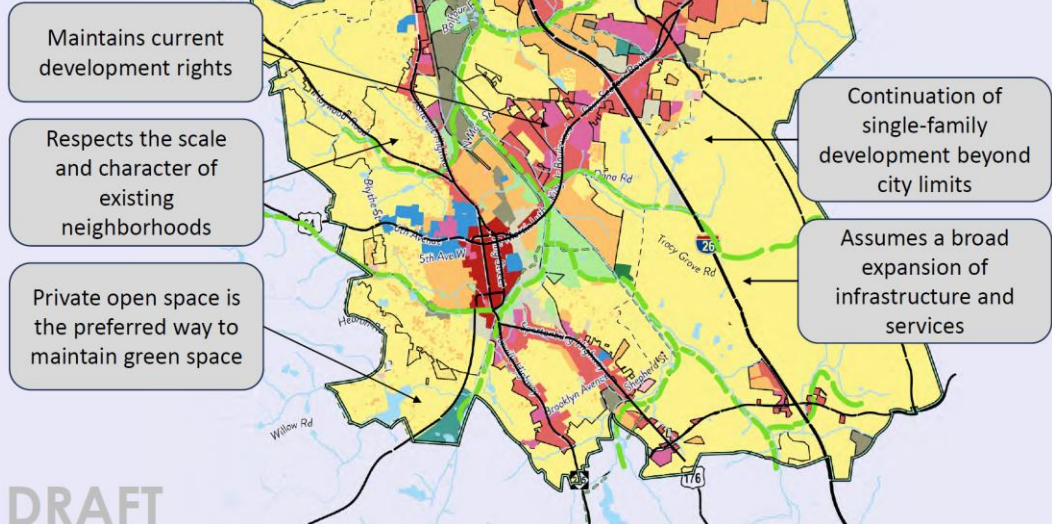
ACTIVITIES

- DT**
Downtown
- MX-C**
Mixed Use - Commercial
- NC**
Neighborhood Center
- SC**
Suburban Commercial Center

EMPLOYMENT

- MX-E**
Mixed Use - Employment
- INST**
Institutional
- INV**
Innovation
- PRO**
Production

A1 (Trend)

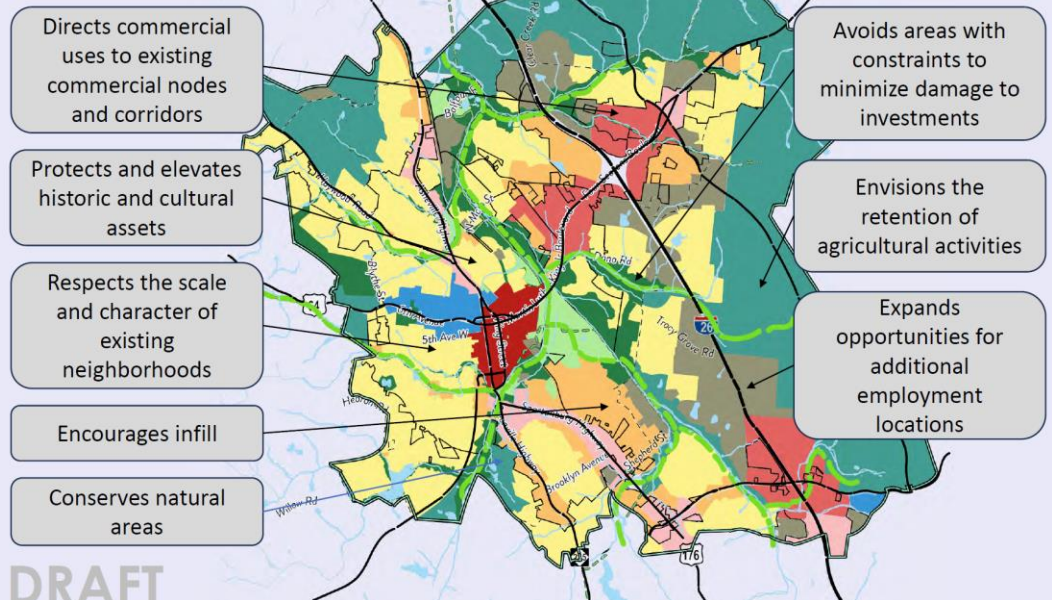


The city builds out according to current trends: Zoning.



DRAFT

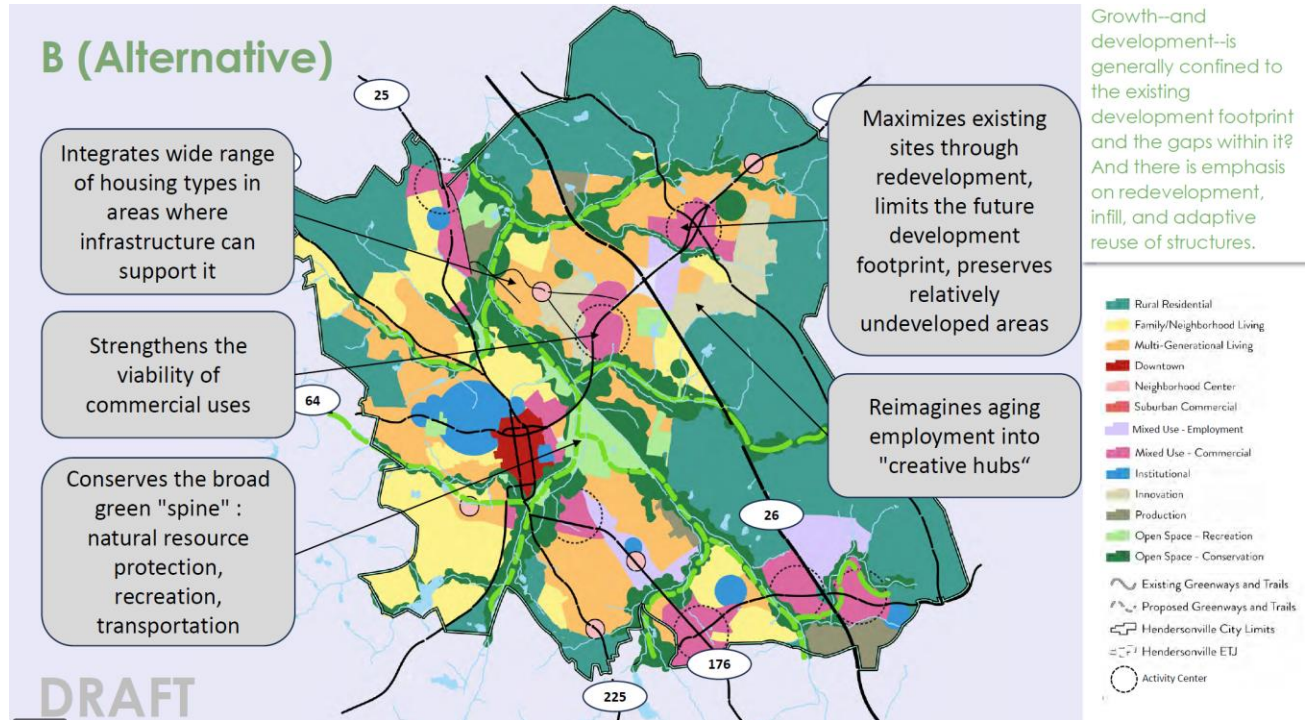
A2 (Trend)



The city builds out according to current trends: Adopted Future Land Use.



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SCENARIO SIDE-BY-SIDE COMPARISON

	Scenario A1	Scenario A2	Scenario B
CONCEPT	WHAT IF... The city builds out according to current trends: Zoning?	WHAT IF... The city builds out according to current trends: Adopted Future Land Use?	WHAT IF... Growth--and development--is generally confined to the existing development footprint and the gaps within it? And redevelopment, infill, and adaptive reuse of structures is prioritized over development of vacant land?
FOOTPRINT	Development occurs on all land in the City's Planning & Zoning jurisdiction.	Development occurs on all land in the City's Planning & Zoning jurisdiction.	Development is encouraged to occur in the current footprint utilizing the underutilized parcels inside the city limits, and a stronger emphasis on open space conservation reduces the amount of vacant sites being converted for development.
INTENSITY	Intensity is dictated by current standards.	Intensity is dictated by current standards and influenced by the land use pattern reflected in the adopted Future Land Use Map.	Intensity is increased in areas served by existing infrastructure, particularly in the center (downtown) and along the corridors east of Mud Creek. Key nodes are the locations of substantial increases offset by

SCENARIO SIDE-BY-SIDE COMPARISON

	Scenario A1	Scenario A2	Scenario B
OPEN SPACE	The system of public open space complements the private open space set aside in accordance with current ordinance standards.	The system of public open space, expanded and through land acquisition by the City (or County) for public parks per adopted plans, complements the private open space set aside in accordance with current ordinance standards.	Higher open space requirements expand the amount of open space in the development pattern, complementing the open space conserved as the system of public open space.
MOBILITY	The existing road network is the primary means of circulation and access. Heavy reliance on private automobiles remains.	The existing road network is the primary means of circulation and access. Reliance on private automobiles is reduced in areas where a concerted effort to improve pedestrian and bike facilities is made.	The existing road network is supplemented by local transit and an expansive system of trails that support ped/bike mobility connecting .

Character Areas



“Character Areas”

- Classifications of development (and conservation)
- Describes subareas in terms of:
 - *land use*
 - *scale* (typical lot sizes, building heights, building setbacks)
 - *circulation* (street types, connectivity, resulting block patterns)
 - *open space* (amount and types)

Proposed Character Areas

OPEN SPACE

OS-C
Open Space - Conservation

OS-R
Open Space - Recreation

LIVING

RR
Rural Residential Living

FNL
Family/Neighborhood Living

MGL
Multi-Generational Living

ACTIVITIES

DT
Downtown

MX-C
Mixed Use - Commercial

NC
Neighborhood Center

SC
Suburban Commercial Center

EMPLOYMENT

MX-E
Mixed Use - Employment

INST
Institutional

INV
Innovation

PRO
Production

DRAFT

Open Space – Conservation (OS-C)



These areas are natural and are either protected through public or private ownership (such as conservation easements) or through State or Federal regulations. They consist primarily of floodways and floodplains as well as protected lands (conservation easements) and historically or culturally significant areas/properties. Though some development can be supported in these areas, most uses are associated with access to protected open space (i.e., nature preserves), agriculture, and natural resource management.

Open Space – Recreation (OS-R)



These areas are typically publicly-maintained facilities (i.e., parks) improved for a variety of uses including ballfields, golf courses, gardens, arboretums, etc. Though various types of active recreation spaces are also suitable uses in other character areas, this character area delineates the locations of large open space areas with public access.

Rural Residential Living (RR)



This area is characterized by low-density residential development. It is comprised of single-family detached homes on a lot size of one acre or greater. Conservation design, which includes more open space in exchange for smaller minimum lot sizes, may be a preferred approach to residential development, especially if higher gross densities can be achieved. Golf course communities are also found in these character areas.

Family/Neighborhood Living (FNL)



This area is characterized by moderate-density residential development. It is comprised of single-family detached homes on lots averaging 1/4 acre in size. Improved open spaces in the form of pocket and neighborhood parks are interspersed, and greenway trails within are located to connect such parks as well as provide links to trails and walkways in neighboring development. Conservation design, which includes more open space in exchange for smaller minimum lot sizes, may be a preferred approach to residential development, especially if higher gross densities can be achieved. Golf course communities are also found in these character areas.

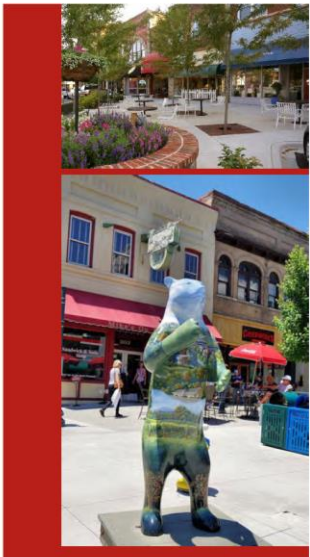
Multi-Generational Living (MGL)



This area is characterized by mixed residential development. It is comprised of a variety of homes, mixing detached and attached (e.g., townhomes and duplexes) units with a lesser amount of multi-family units. The combination of housing types are intended to create intergenerational neighborhoods. Improved open spaces in the form of greens, pocket parks, and neighborhood parks are interspersed. Greenway trails within are located to connect parks as well as provide links to trails and walkways in neighboring development.

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Downtown (DT)

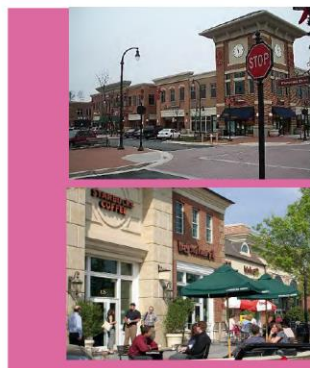


This is the heart of the community and center of civic activities. In addition to governmental uses, it includes a mix of retail, restaurant, service, office, and civic uses. A variety of residential housing types complement the nonresidential uses and ensure a vibrant center with a 24/7 population. The mix of uses can be horizontal as well as vertical where a change in use can occur between floors of the same building. Buildings of two or more stories are common, and connected streets include short block lengths and pedestrian facilities. Open space is integrated in the form of plazas and formal greens.



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Mixed Use – Commercial (MX-C)



These areas are intended to be centers of activity that include a mix of retail, restaurant, service, office, and civic uses in addition to a variety of residential housing types. The mix of uses can be horizontal as well as vertical where a change in use can occur between floors of the same building. Buildings of two or more stories are common, and connected streets include short block lengths and pedestrian facilities. Open space is integrated in the form of plazas, formal greens, and pocket parks.

Suburban Commercial (S-C)

This is applied in land use options to acknowledge suburban commercial sites that are likely to stay in the future and should be a focus of future building and site enhancements. It is not a recommended character area.



Neighborhood Commercial (NC)



Small centers (typically up to 100,000 sf of nonresidential space) with local-serving uses may be located within walking distance of and complement surrounding residential uses. Typical uses include grocery and drug stores, coffee shops, dry cleaners, branch banks, and restaurants. Open space is in the form of small greens and courtyards.

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Mixed Use – Employment (MX-E)



Employment centers contain a mix of uses including office, light industrial, and institutional. These areas offer traditional workspace and can be supplemented by unconventional, collaborative workspace where innovation and education can be fostered. Incorporating some retail, recreational, and residential uses to create a live, work, and play environment is supported. Open space is in the form of formal and informal parks and green spaces connected by trails. Flexible open space that can be programmed for gatherings of various sizes and purposes are also integrated.

Institutional Campus (INST)



Institutional campuses are another type of mixed-use center. The collection of buildings in this character area houses functionally related and complementary uses. Typically devoted to education (e.g., college campuses) and healthcare (e.g., hospitals, medical centers), these campuses may include supporting restaurants, retail and office space, and multi-family residential units. They are organized around a system of green spaces linked by a highly connected network of pedestrian paths. Parking is clustered and vehicular access is minimized.

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Innovation (INV)



This area generally accommodates light manufacturing, maker spaces, creative office space, and supporting warehousing. Some commercial uses are integrated to serve the daytime population and those living nearby. They are found close to major transportation corridors. They can be linked to adjacent development with adherence to compatibility standards. Transitional uses or landscaped areas shield the view of loading docks and outdoor storage from adjacent properties. Parcel and building sizes are varied. A central, publicly-accessible open space area and a connected greenway system may be features of the area. Most streets are private, with a mixture of pedestrian-friendly streets and some designed to facilitate truck access.

Production (PRO)



This area generally accommodates manufacturing and production uses, including heavy manufacturing, assembly operations, water and sewer treatment plants, major power plants, landfills, and supporting uses, such as light manufacturing, warehousing, distribution, and office uses. They are found in close proximity to major transportation corridors and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties. Typically, both parcels and building footprints are large. Most of the open space is on site, privately managed, and intended for use by the building occupants. Most streets are private and designed for truck access, and access to properties may be controlled by security mechanisms (i.e., gates).

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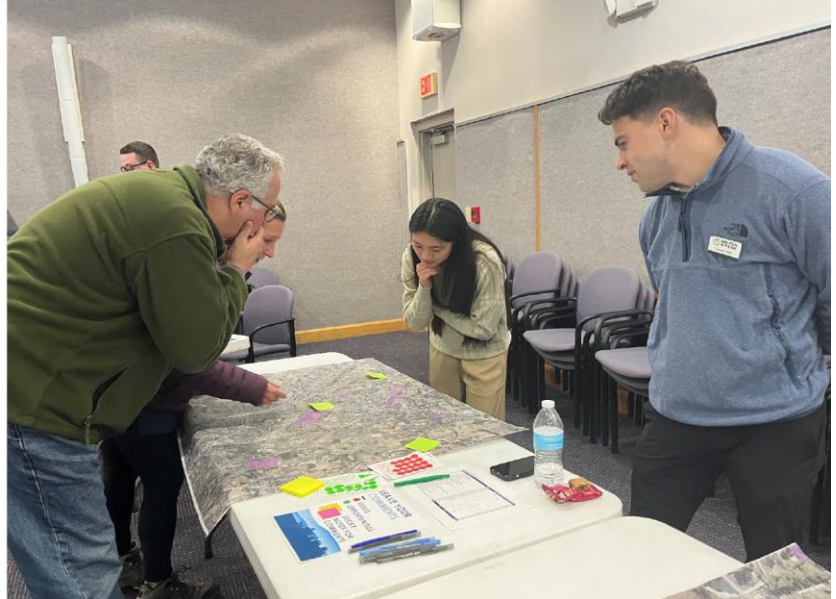
What's Next

WHAT'S NEXT?

- February 13 – Community Open House
- February 27 – CAC #5
 - Review of Open House Input
 - Preliminary “Preferred” Future Land Use & Conservation Map
 - Focus Areas
 - Initial Recommendations

Community Open House

- February 13, 2024
- Library (Downtown)
- 4-6pm
- Format:
 - Draft Vision Statement, Goals & Objectives
 - Future Land Use & Conservation Scenarios + Evaluation
 - Focus Areas – Conceptual Illustrations in Progress
 - Initial Recommendations



B. Parks Master Plan Update / South Main Street Park Discussion – *Design Workshop Planning Consultant*

Mark Stierwalt introduced Brenna Laffey and Kurt Culbertson who showed the following PowerPoint presentation.



City of Hendersonville Parks and Greenspace Master Plan

January 2024 Update

AGENDA

Where we are in the process

Inventory and analysis

What we've heard from the Public

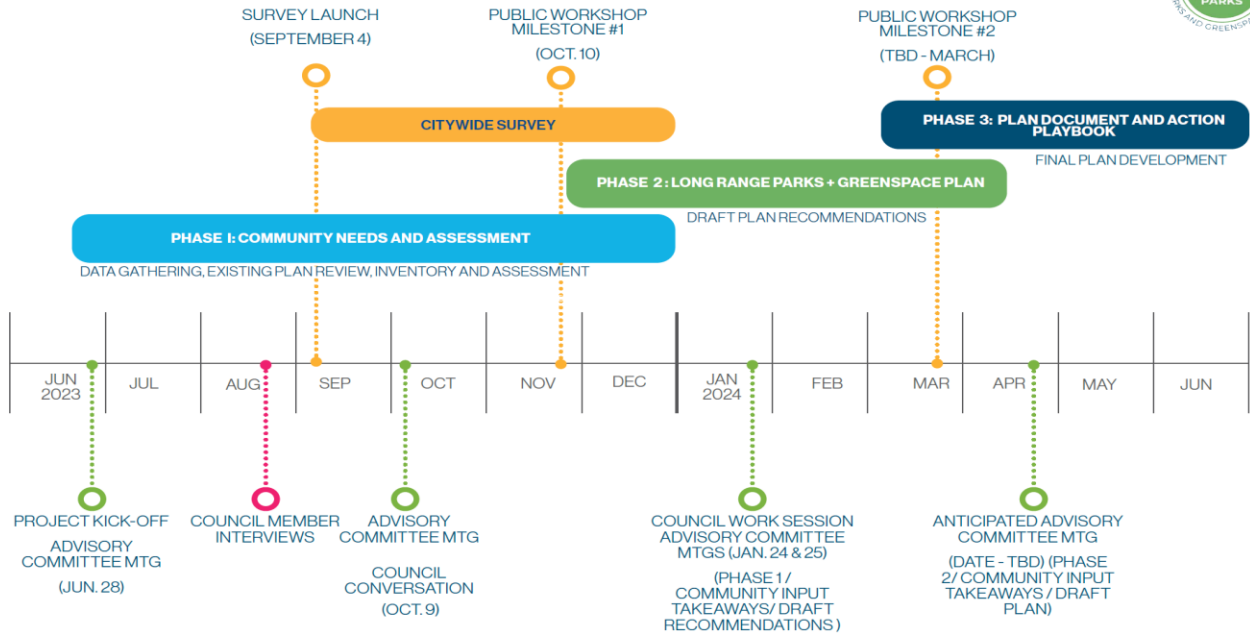
Drafting the Vision Statement

Drafting the Big Moves

Next Steps and Discussion

Where We Are In The Process

PROJECT SCHEDULE



Inventory & Analysis

PARK CLASSIFICATIONS & LEVEL OF SERVICE

Why Classify Parks?

A park classification system allows us to establish a common language around park types and quality of amenities.

The classifications are useful in communications (internal and external), parkland acquisitions (types and locations for future parks), development (amount of investment in a given park) and operations (degree of maintenance and regular investment needed). A strong understanding of the types of parks in different areas of the city inform where service gaps exist.

Why Establish Level of Service Goals?

Level of Service (LOS) metrics are measurable goals that allow us to track progress toward realizing the system vision and priorities.

The metrics help to establish baselines, identify needs and gaps, and define park and greenway goals — from the full system down to specific recreation or facility types. LOS metrics can be used to measure access, distribution, facility quality, maintenance services, connectivity and investment. They can help the City and its partners to stay on track, focusing efforts on meeting the highest community needs and priorities.

PARK CLASSIFICATIONS IN HENDERSONVILLE

COMMUNITY PARKS

Typical Size: **10+ Acres**
Typical Service Area: **2-mile radius (15-min. bike ride, 5-min. drive)**

Community parks serve the daily recreational needs of residents from various neighborhoods. They are hubs for community activities and gatherings, offering diverse facilities for both active and passive recreation. These parks should be spacious enough to accommodate multiple of facilities.

BERKELEY MILLS PARK

NEIGHBORHOOD PARKS

Typical Size: **1-10 Acres**
Typical Service Area: **1/2-mile radius (10-min. walk)**

Neighborhood parks serve the day-to-day social and recreational needs of their immediate communities. These parks might include playgrounds, outdoor fitness equipment, community gardens, walking loops, and restrooms, depending on community needs and desires.

SULLIVAN PARK

POCKET PARKS

Typical Size: **<1 Acre**
Typical Service Area: **Varies**

Pocket parks are relatively small and have amenities that serve the neighborhood's specific needs. Their amenities vary depending on their context and intended use, but often serve as spaces for relaxing and socializing, lunch breaks, and small play areas for children.

FOUR SEASONS ROTARY PARK

SIGNATURE PARKS

Typical Size and Service Area: **Varies**

Signature parks attract users from across the city and region because of their exceptional character or special facilities. Signature parks might include waterfront parks, skate parks, dog parks, community gardens, cemeteries and conservation lands.

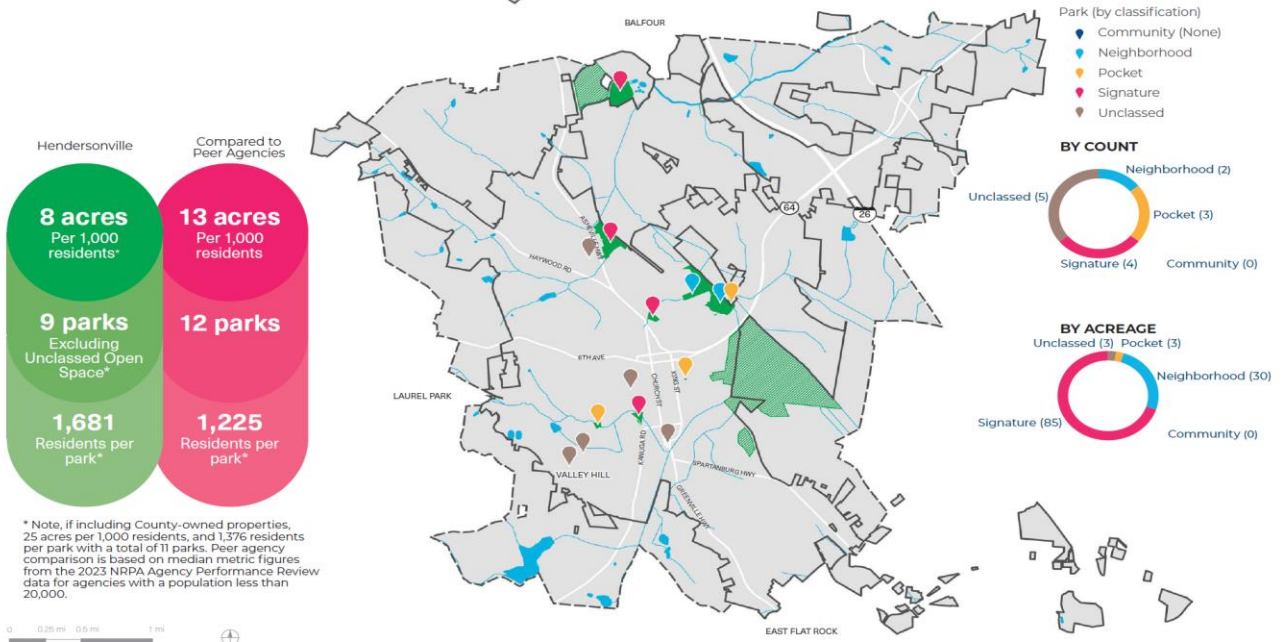
PATTON PARK

UNCLASSIFIED/ OPEN SPACE

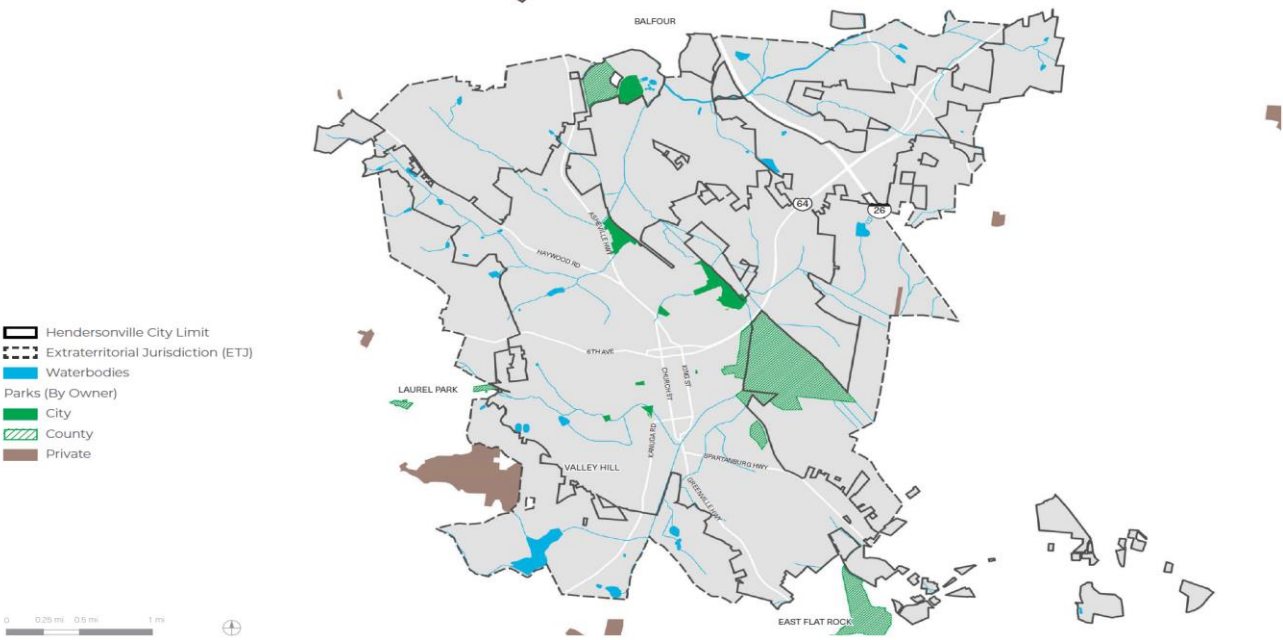
Unclassified and open space parks are identified as not meeting the definitions of the other classifications. This can be because they don't have adequate amenities to be considered a park. For example, these sites might lack basic park amenities, or be unusable because of broken equipment.

CHELSEA STREET

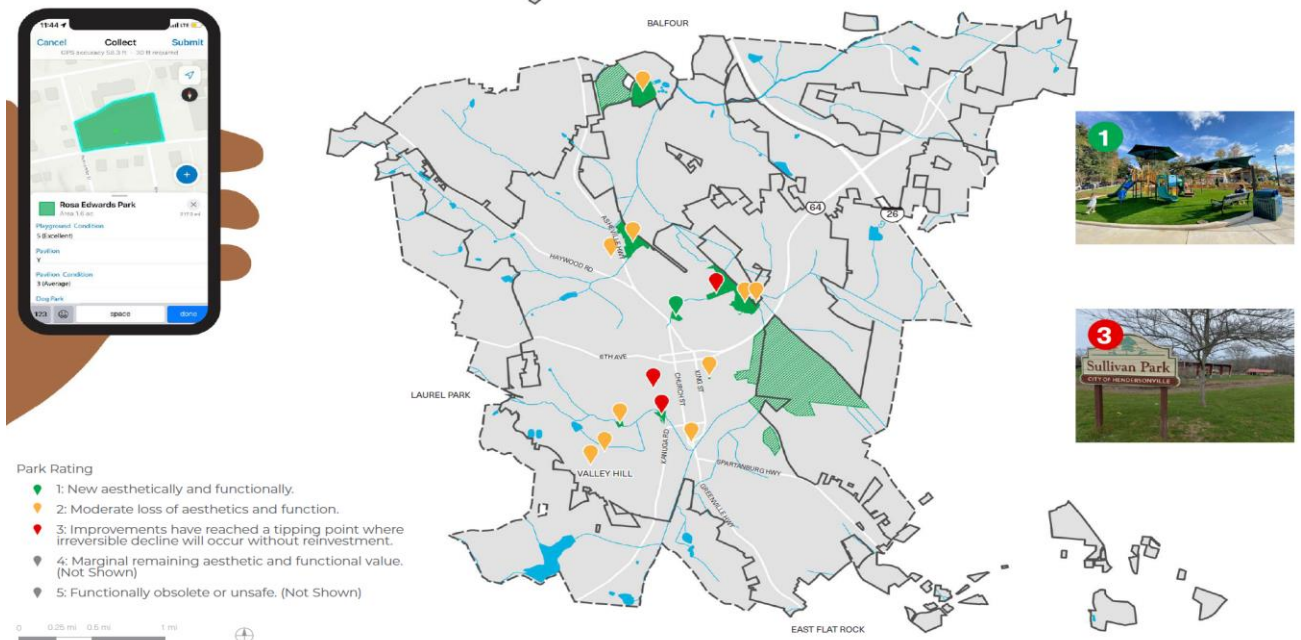
PARK CLASSIFICATIONS IN HENDERSONVILLE



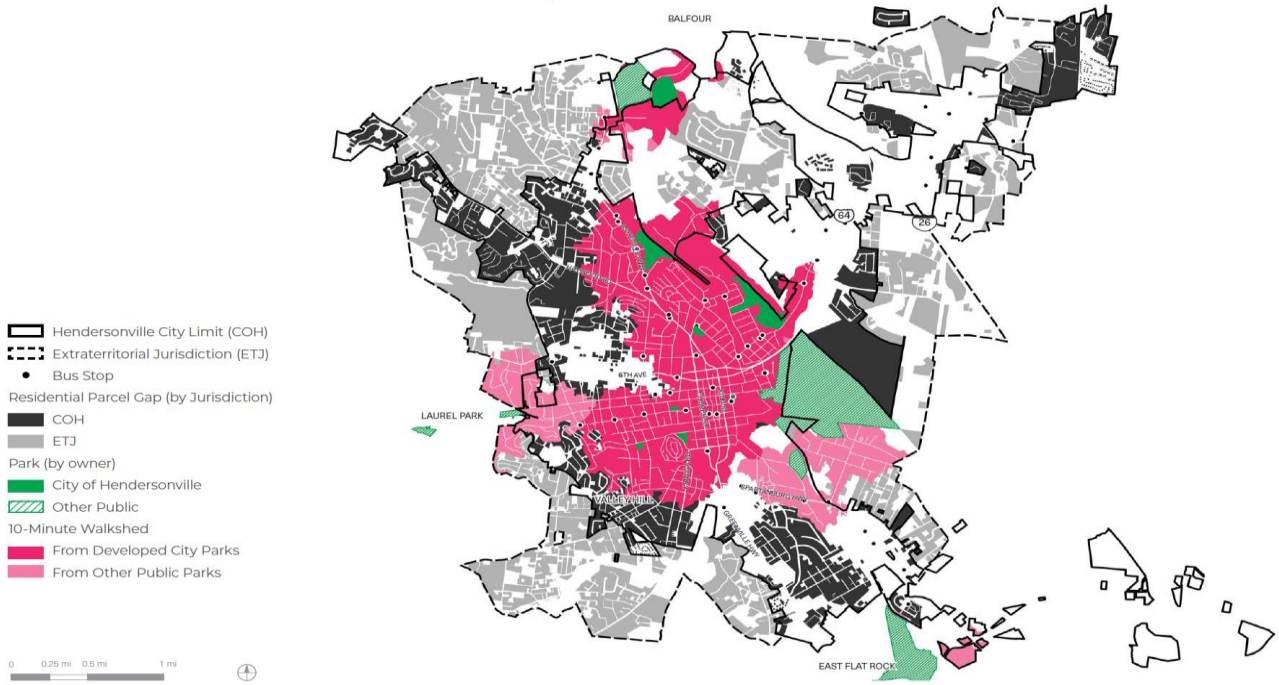
OTHER PARK PROVIDERS



PARK CONDITION AND QUALITY

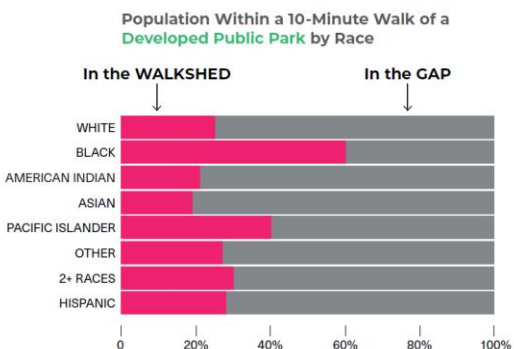
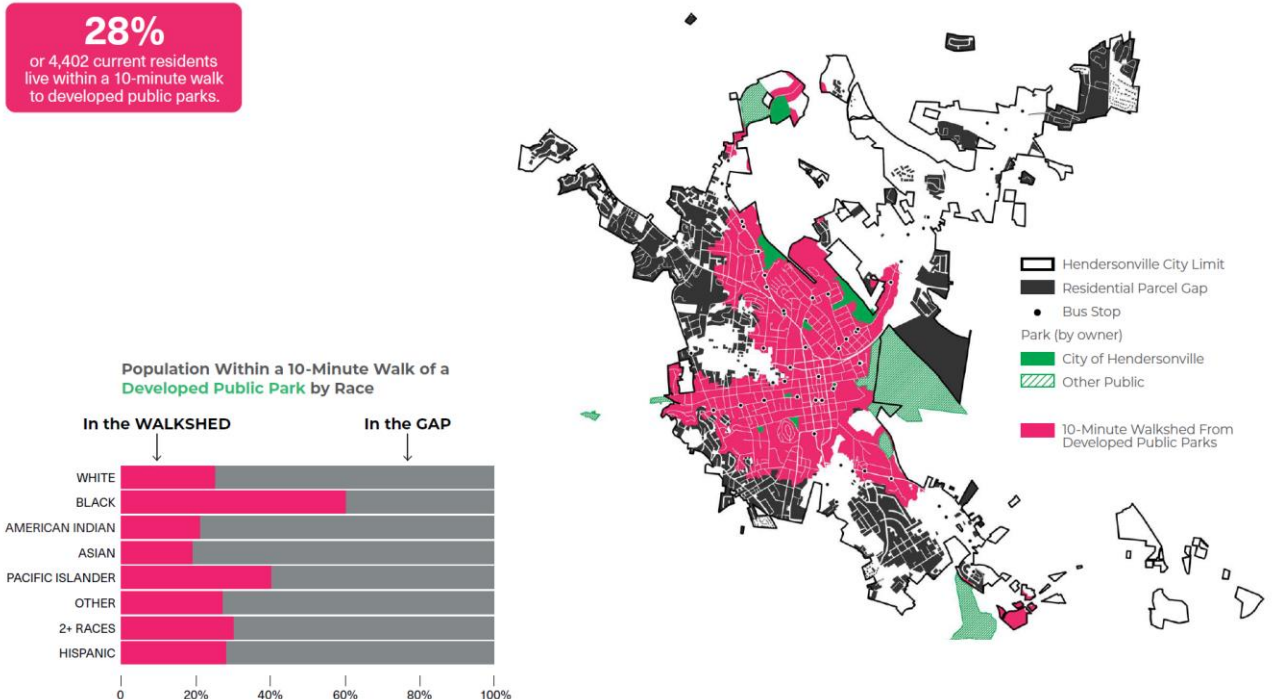


PARK ACCESS: THE 10-MINUTE WALKSHED



PARK ACCESS: THE 10-MINUTE WALKSHED IN THE CITY

28%
or 4,402 current residents live within a 10-minute walk to developed public parks.



LEVEL OF SERVICE

TYPES OF FACILITIES	NO. OF CITY-OWNED FACILITIES	RESIDENTS PER FACILITY	NATIONAL AVERAGE RESIDENTS PER FACILITY (CITIES WITH POPULATION <20,000)	CURRENT FACILITY "SHORTAGE" COMPARED TO NATIONAL AVERAGE	FUTURE FACILITY "SHORTAGE" COMPARED TO NATIONAL AVERAGE (ASSUMES POPULATION 20,000 BY 2050)	NO. OF NON-CITY OWNED PUBLIC FACILITIES
Playground	4	3784	2014	4	6	2
Basketball Court	4	3784	3729	Needs Met	1	2
Diamond Field	1	15137	3114	4	5	10
Tennis Court	2	7569	2805	3	5	8
Pickleball Court	6	2523	3252	Needs Met	Needs Met	
Multi-use Field	1	15137	3859	3	4	1
Swimming Pool*	1	15137	9745	1	1	
Skate Park	1	15137	10726	Needs Met	Needs Met	
Community Garden	1	15137	8178	1	1	
Dog Park	2	7569	11100	Needs Met	Needs Met	1
Senior Centers	1	15137	14000	Needs Met	0-1	
Recreation Centers	0	N/A	9745	0-1	1	1
Community Centers	0	N/A	8829	1	2	

EXISTING GREENWAYS

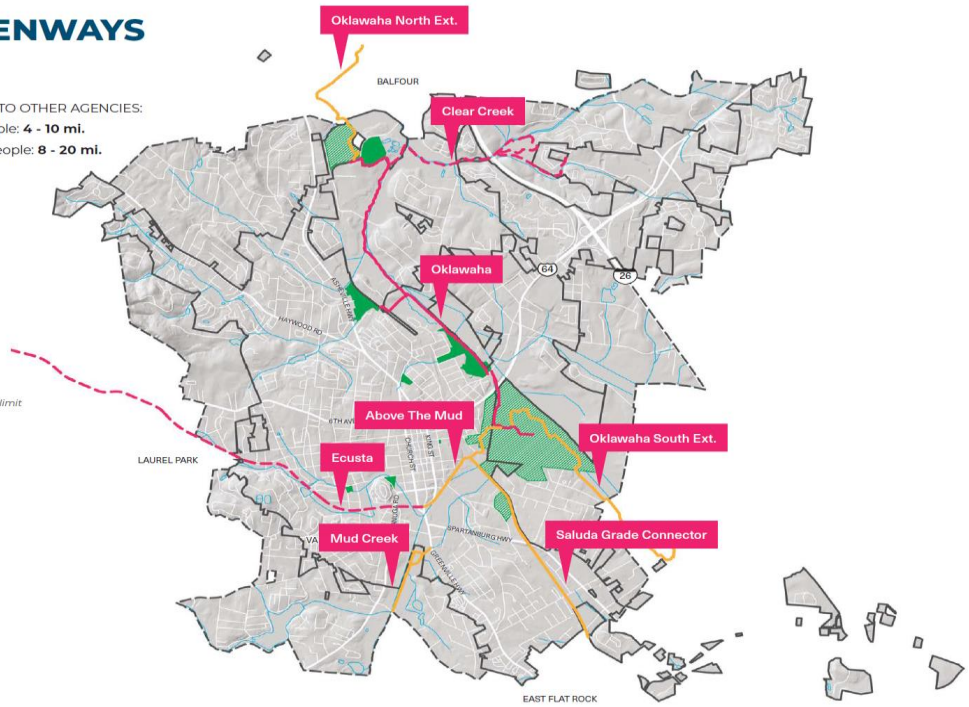
3.5 Miles
of Existing Greenways

1.8 Miles
Under construction*

2.7 Miles
of Planned Greenways*

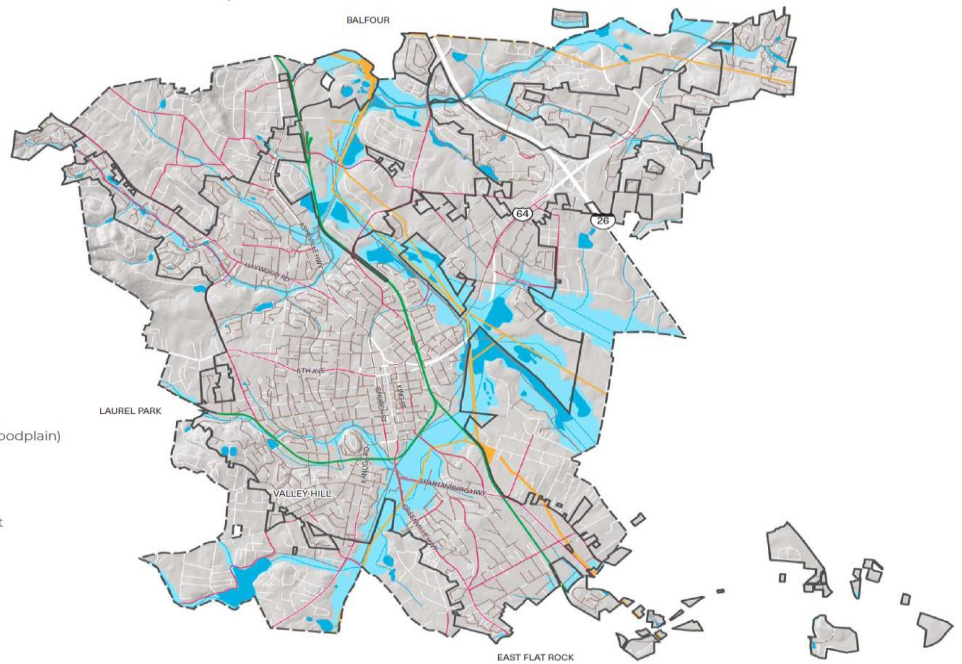
COMPARED TO OTHER AGENCIES:
 <20,000 People: **4 - 10 mi.**
 20-50,000 People: **8 - 20 mi.**

- *Greenways within the city limit
- Hendersonville City Limit
 - Extraterritorial Jurisdiction (ETJ)
 - Waterbodies
 - Parks (By Owner)**
 - City
 - County
 - Greenways**
 - Existing
 - Under Construction
 - Planned



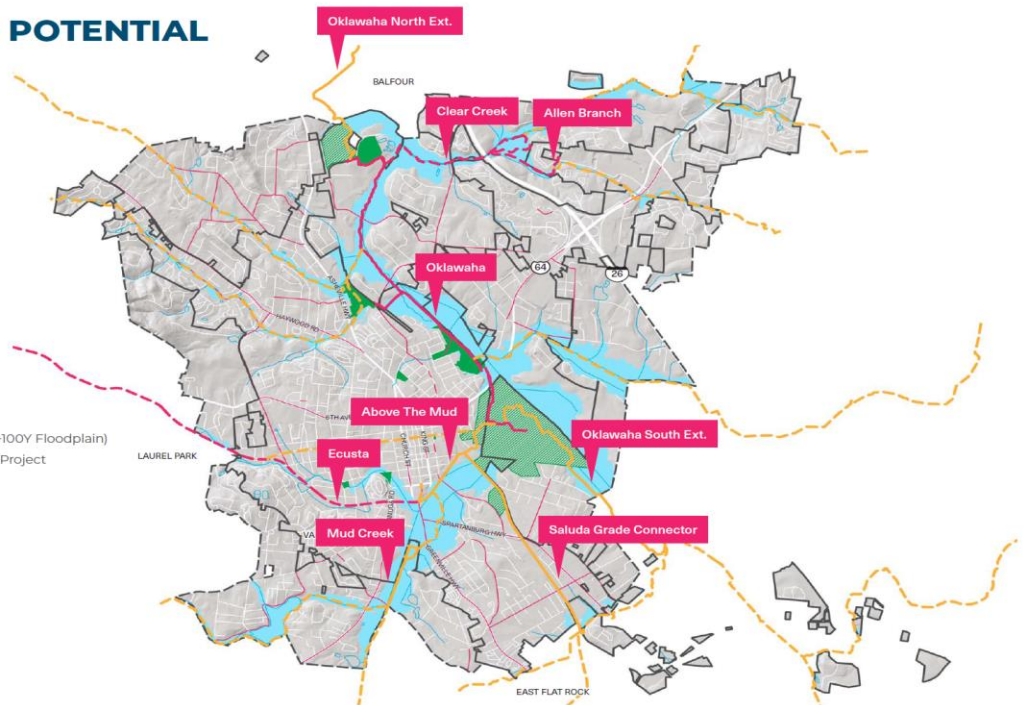
GREENWAY STRATEGY

- Hendersonville City Limit
- Extraterritorial Jurisdiction (ETJ)
- Waterbodies
- Hydrologic Corridor (Floodway +100Y Floodplain)
- Railroad
- Transmission Easement
- Sewer Main
- Pedestrian Plan Recommended Project



EXISTING AND POTENTIAL GREENWAYS

- Hendersonville City Limit
- Extraterritorial Jurisdiction (ETJ)
- Hydrologic Corridor (Floodways +100Y Floodplain)
- Pedestrian Plan Recommended Project
- Parks (By Owner)**
- City
- County
- Greenways**
- Existing
- Under Construction
- Planned
- Potential



What We've Heard So Far-Public Input

PUBLIC ENGAGEMENT MILESTONES



Community Workshop #1 and City-wide Survey

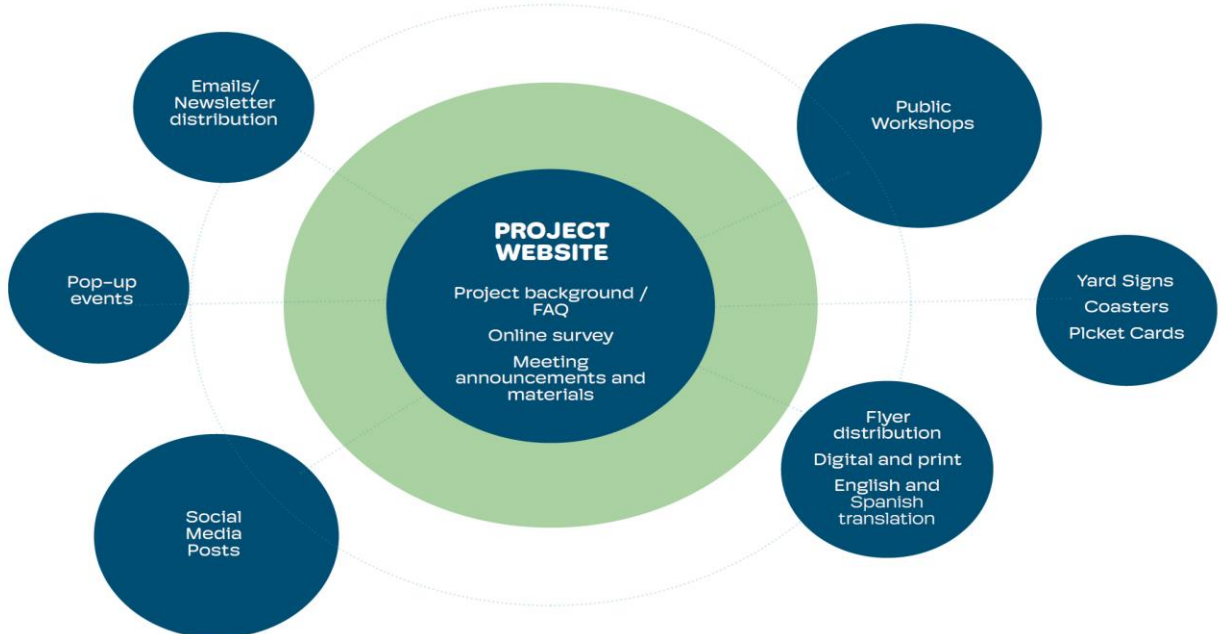
- » Establish interest and a common language around parks, greenspace and trails
- » Understand how people are (and aren't) using the current system and their desires and aspirations for the future
- » Encourage the community to dream big about the future of Hendersonville parks system



Community Workshop #2

- » Report what we heard during the first round of engagement and how it's influenced the plan
- » Share draft plan ideas and recommendations for feedback
- » Ask the community to further prioritize system improvements and investments

PUBLIC OUTREACH METHODS



OUTREACH BY THE NUMBERS



OPEN HOUSE WORKSHOPS



2 Languages

AVAILABLE FOR ENGAGEMENT MATERIALS (ENGLISH AND SPANISH)



79,787

SOCIAL MEDIA IMPRESSIONS



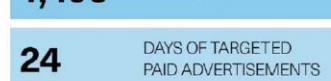
17,484

SOCIAL MEDIA ENGAGEMENTS



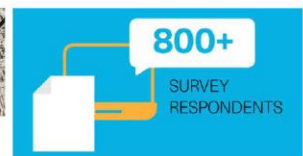
1,495

LINK CLICKS



24

DAYS OF TARGETED PAID ADVERTISEMENTS



800+

SURVEY RESPONDENTS



1000+

SURVEY COMMENTS



750

COASTERS DISTRIBUTED



105

FLYERS AND YARD SIGNS DISTRIBUTED



2

POP-UP EVENTS



3

ADVISORY COMMITTEE MEETINGS

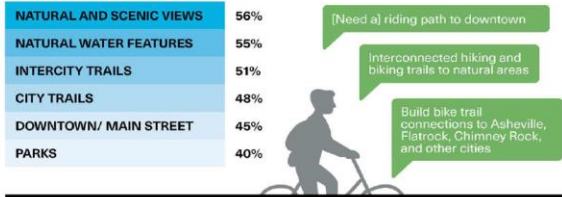


WHAT WE'VE HEARD: SURVEY

MOST IMPORTANT FACILITIES



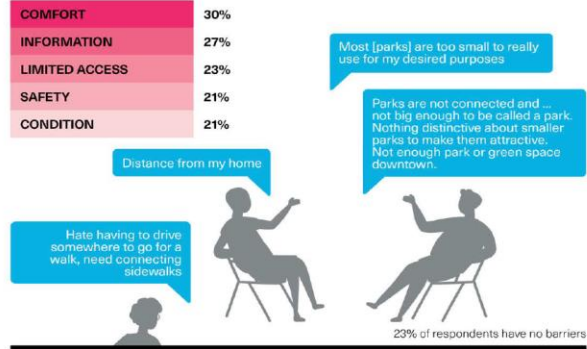
RESIDENTS MOST POPULAR DESTINATIONS FOR FUTURE GREENWAYS



WHAT ARE THE PRIORITIES FOR THE NEXT 10 YEARS



BARRIERS FROM USING PARKS



WHAT AMENITIES HAVE THE MOST UNMET NEEDS

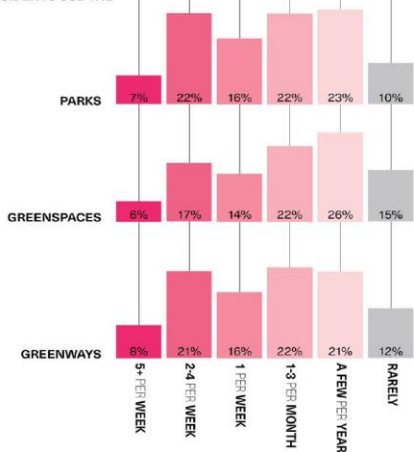


WHAT WE'VE HEARD: SURVEY

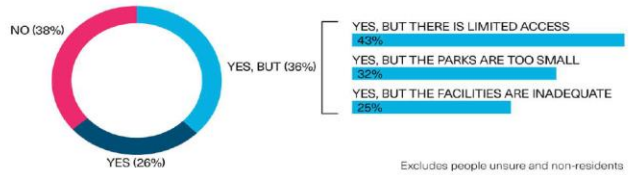
MOST VISITED PARKS



HOW OFTEN DO RESIDENTS USE THE FOLLOWING



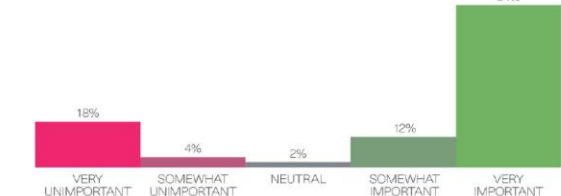
DO RESIDENTS HAVE SUFFICIENT PARKLAND IN THEIR NEIGHBORHOOD?



TOP PARK PROVIDERS BESIDES THE CITY FOR RECREATION AND PROGRAMMING



HOW IMPORTANT IS PROVIDING HIGH-QUALITY PARKS?

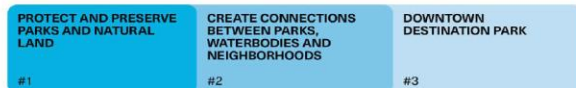


WHAT WE'VE HEARD: WORKSHOPS

WHAT AMENITIES HAVE THE MOST UNMET NEEDS



WHAT ARE THE PRIORITIES FOR FUTURE PROJECTS



RESIDENT'S BIG IDEA



WHAT RESIDENTS LOVE ABOUT CITY PARKS



HOW RESIDENTS WOULD IMPROVE CITY PARKS



PRIORITY GREENWAY PROJECTS



WHAT WE'VE HEARD: GEN H COMP PLAN SURVEY

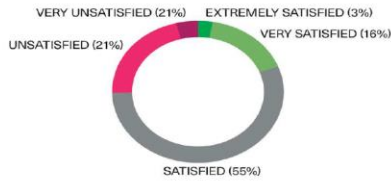
TOP THREE DOWNTOWN IMPROVEMENTS



WHAT DOES THE DOWNTOWN NEED?



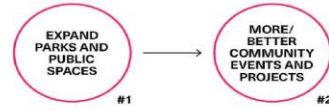
RESIDENTS SATISFACTION WITH CITY PARKS



WHAT ARE THE PRIORITIES FOR PARKS, GREENSPACES AND GREENWAYS



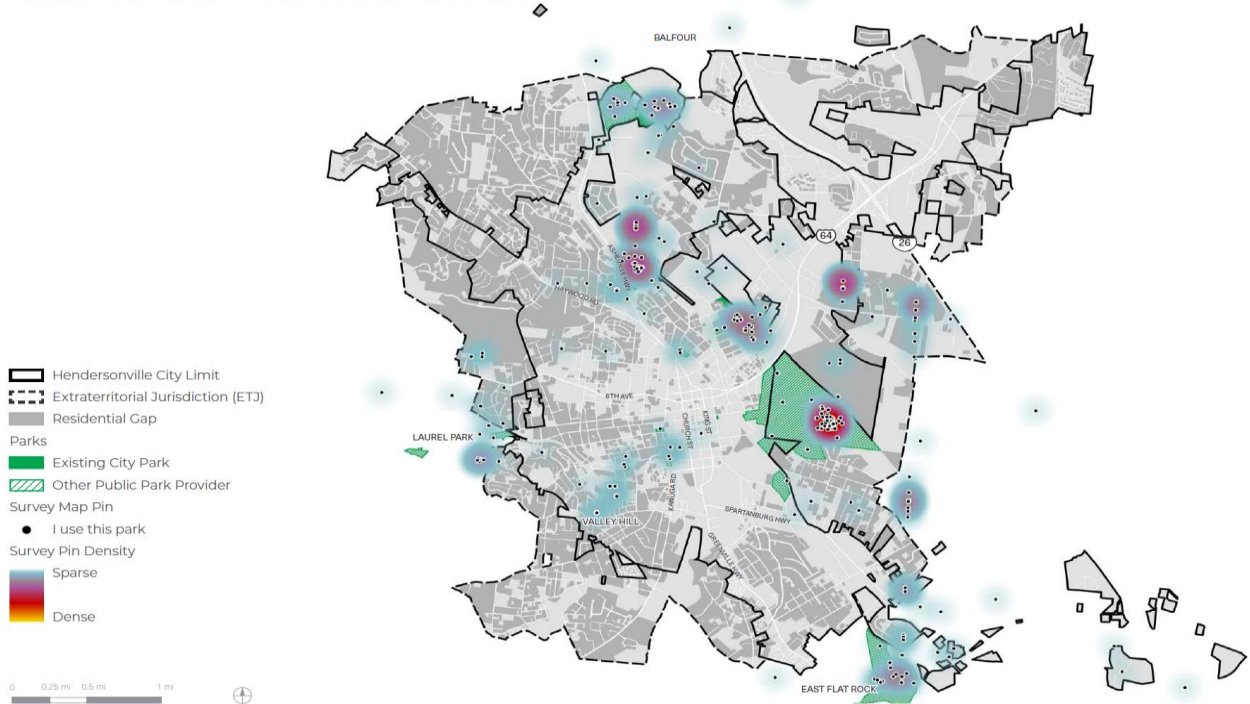
GREEN MEADOW'S RESIDENTS FUTURE WISHES (FROM CANVASSING)



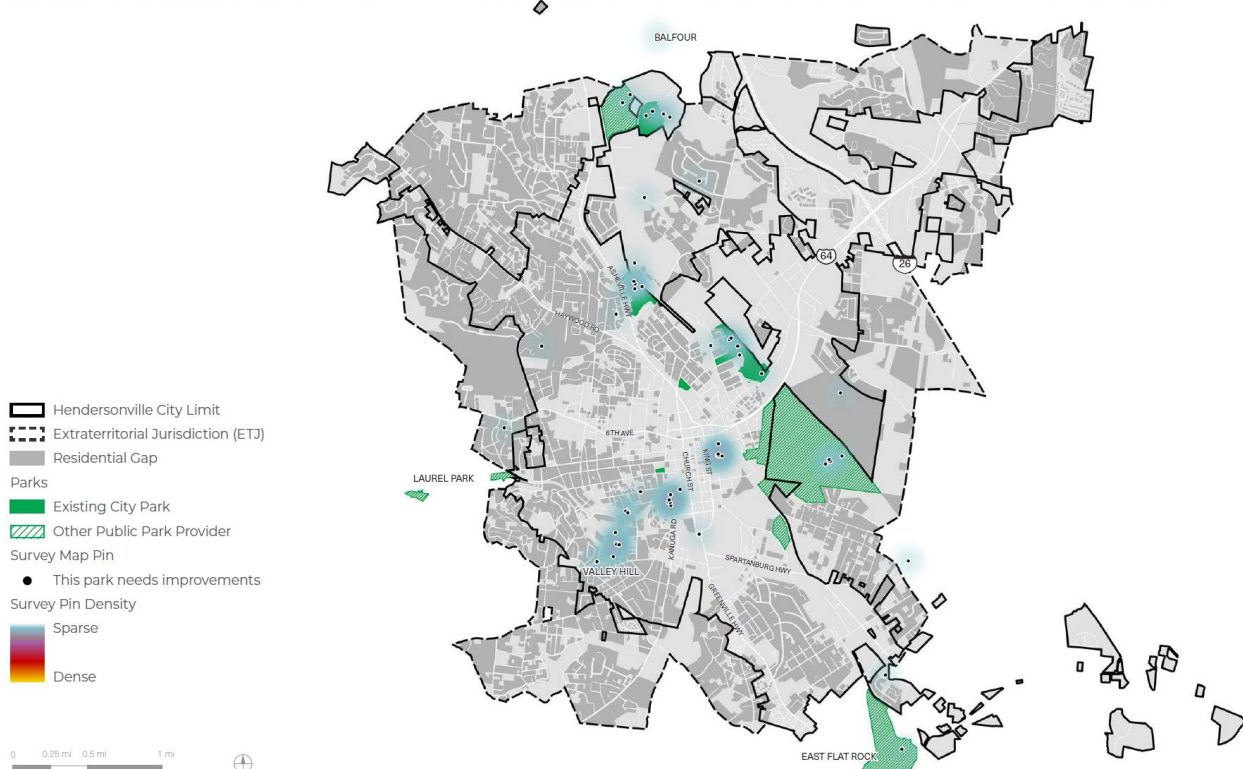
RESIDENTS TOP CONCERNS FOR THE CITY



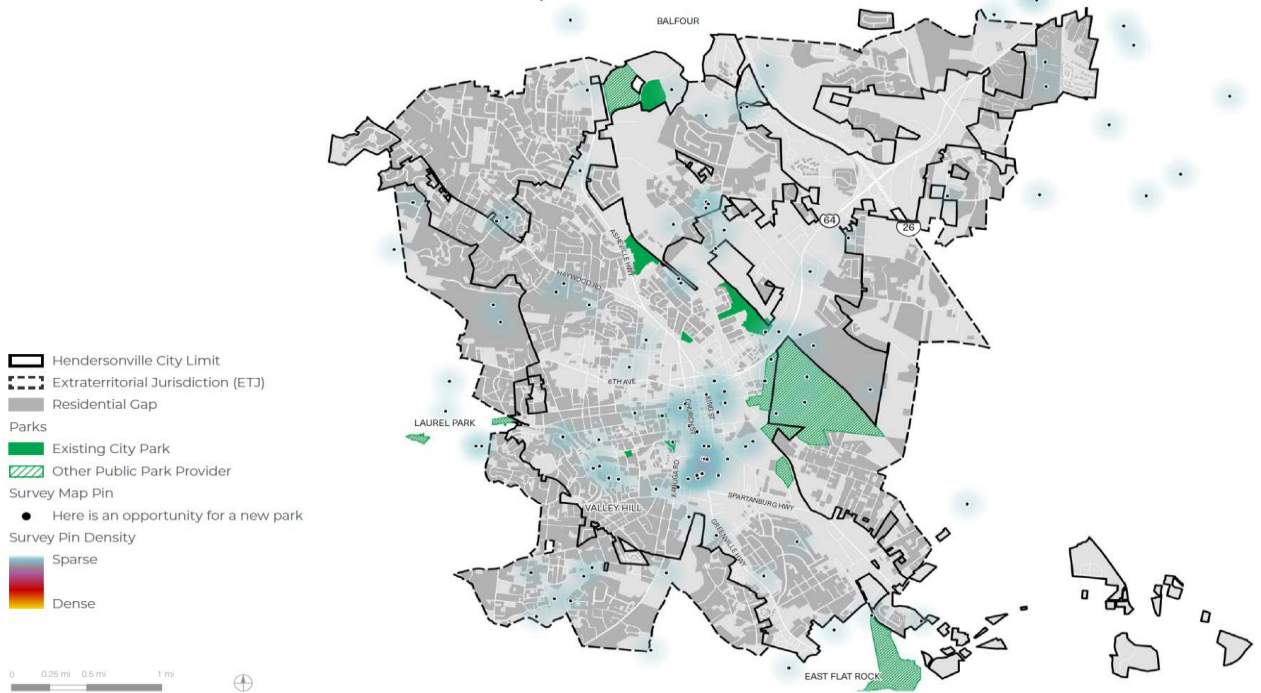
RESPONSE: I USE THIS PARK



RESPONSE: I WOULD LIKE TO SEE IMPROVEMENTS AT THIS PARK



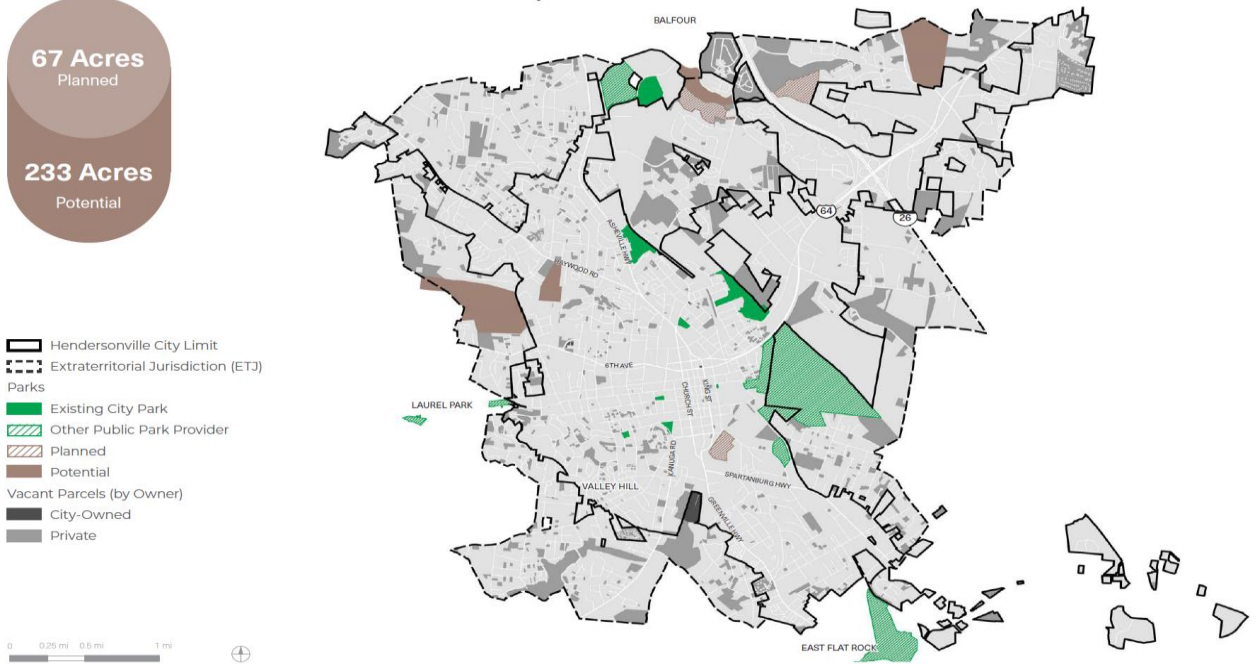
RESPONSE: HERE IS AN OPPORTUNITY FOR A NEW PARK OR FACILITY



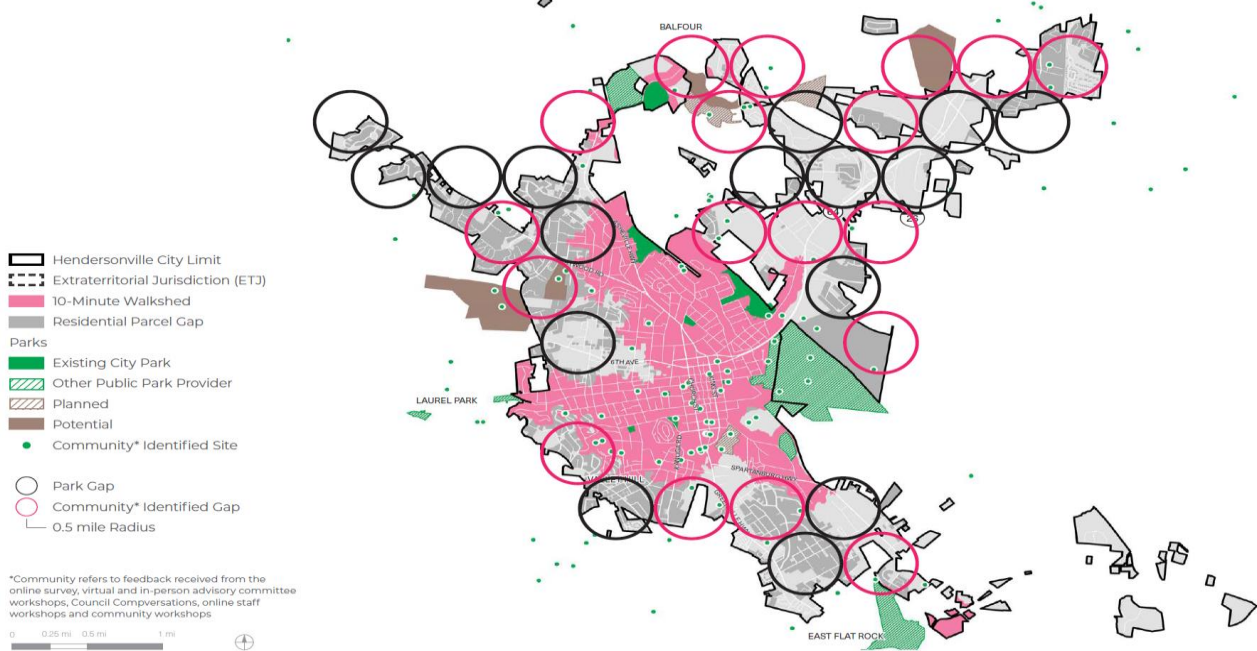
FUTURE PARK POTENTIAL

67 Acres
Planned

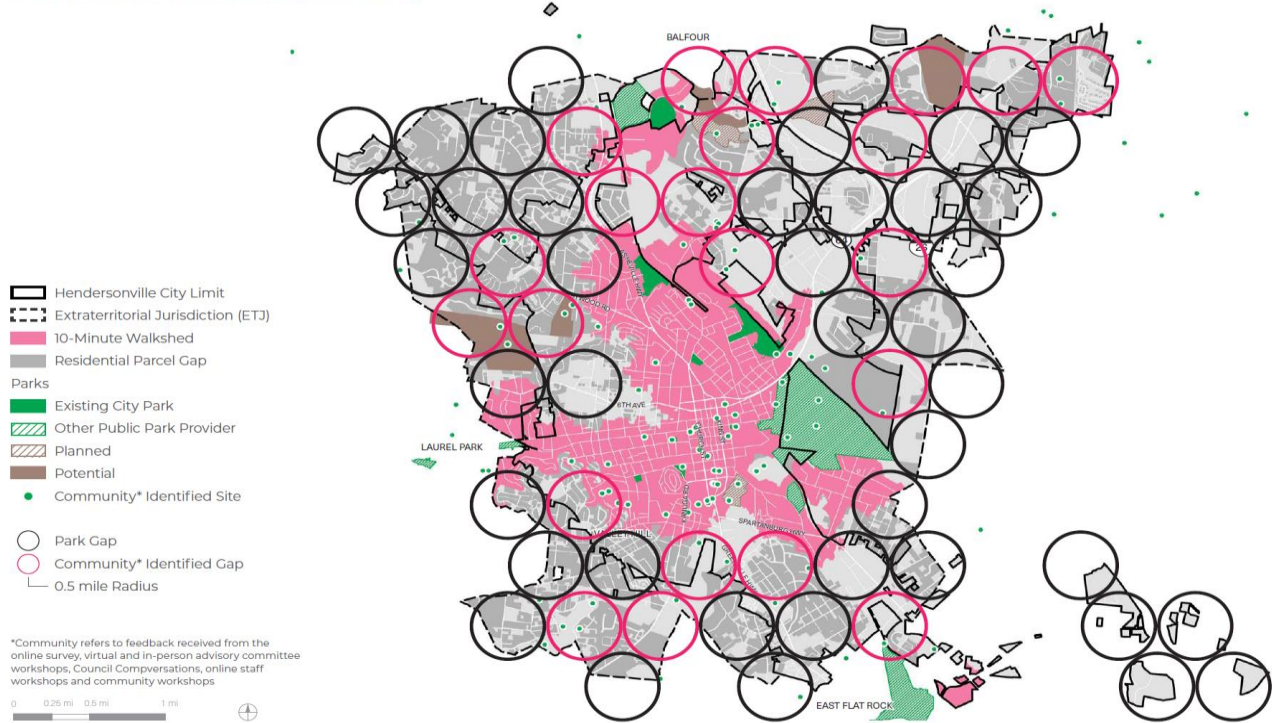
233 Acres
Potential



FILLING THE PARK GAP IN THE CITY



FILLING THE PARK GAP



Drafting the Vision Statement

DRAFT VISION

“Hendersonville will have a park and greenspace system they love - with high-quality neighborhood parks accessible to all; connectivity between parks, open space, waterbodies, and where people live and work; leadership in sustainable practices and preservation of environmentally sensitive areas and natural resources; a downtown destination park and placemaking that promotes local character, community vibrancy, safety and sense of place.”

GUIDING PRINCIPLES



ACCESS

MAKING SURE OUR PARKS ARE WELCOMING AND BARRIER-FREE FOR ALL HENDERSONVILLE RESIDENTS.



EQUITY

COMMITTING TO JUSTICE, FAIRNESS AND THE PREMISE THAT EVERYONE DESERVES ACCESS TO A GREAT PUBLIC PARK.



NATURE

PROTECTING, PRESERVING AND ENHANCING OUR NATURAL FEATURES AND RESOURCES.



PLACE

AMPLIFYING LOCAL CHARACTER, COMMUNITY VIBRANCY, SAFETY AND SENSE OF PLACE.



QUALITY

SETTING A CITYWIDE STANDARD FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE OF HIGH-QUALITY PARKS AND GREENWAYS.

Drafting the Big Moves

RETHINK PARKS AND GREENSPACE DELIVERY IN HENDERSONVILLE

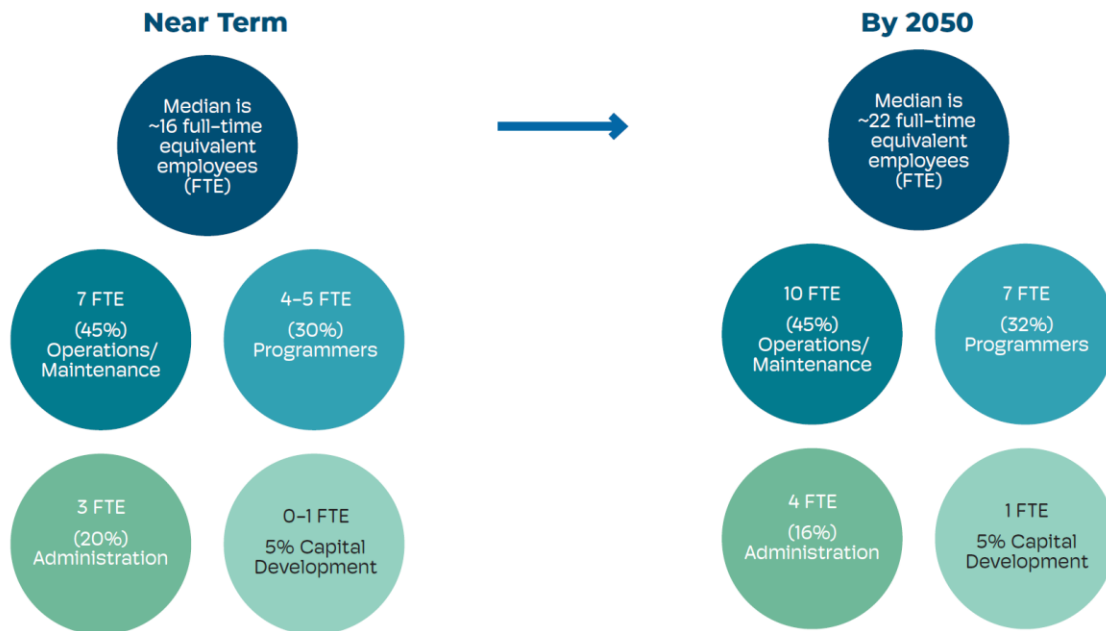
Near Term

- » [Create and staff a Hendersonville Parks and Greenspace Department.](#)
- » Establish a [Parks and Greenspace director](#) position charged with coordination of the plan recommendations and to establish a city point of contact and advocate for citywide parks and greenspaces.
- » Create a [Parks and Greenspace Advisory Committee](#) to provide guidance and oversight of Hendersonville parks and recreation and ongoing plan implementation.
- » Implement an asset management system and [Total Asset management approach](#) to track and adequately budget for existing and future park maintenance needs

Long Term / Ongoing

- » Conduct an [organization chart and job description review](#) to ensure they reflect current position requirements and staffing needs as the park system grows.
- » Publish an [annual "State of the Parks" report](#) that compiles financial and performance reporting to paint a picture of citywide parks and build public trust and transparency.
- » [Update the Equity Investment Zone mapping tool every five years](#) to ensure data inputs and weights reflects community needs and priorities.
- » Use the [Project Prioritization Model tool](#) as part of annual budgeting and the development of [Capital Improvement Plan requests](#). Update community-supporting scoring criteria as part of the regular plan update process.

DEDICATED PARKS DEPARTMENT NEEDS BASED ON NRPA METRICS



BASED ON FINDINGS FROM THE 2023 NRPA AGENCY PERFORMANCE REVIEW. ASSUMES A PROJECTED POPULATION OF APPROXIMATELY 20,000 BY 2050, MANAGEMENT OF OVER 10 PARKS AND/OR OVER 250 ACRES OF PARKS MAINTAINED.

CREATE A RESILIENT AND CONNECTED PARK SYSTEM

Near Term

- » Adopt park design standards that enumerate stormwater storage goals per acre by park classification for new park developments and reinvestment projects.
- » Based on size and context, identify existing parks that should be dedicated as passive greenspace rather than active recreation. Make this the first step toward a comprehensive habitat system that delivers citywide benefits - shade, biodiversity, beauty, and clean air and water - while supporting flood mitigation.
- » Identify ways that the Zoning Ordinance can be strengthened to protect natural areas, generate funding for parks, and encourage compatible development at park perimeters.

Mid Term

- » Realize a vision for interconnected and continuous greenway trails and linear parks that follow rivers and streams, highway underpasses, former railroads and other corridors; build on bike and pedestrian planning; and connected regional trails beyond the city limits to adjacent cities and Henderson County.

Long Term / Ongoing

- » Set a goal of minimum 50% tree canopy coverage for park sites, and leverage programs and partnerships to plan and care for trees.
- » Coordinate across departments to review vacant or surplus landholdings to determine highest and best use, including identification of suitable lands for parks, housing and schools. Repeat this exercise every three to five years.

INVEST IN HIGH-QUALITY NEIGHBORHOOD PARKS

Near Term

- » Launch and staff a Neighborhood Park Program to formalize the City's emphasis on neighborhood park improvements.
- » Dedicate identified City-owned park opportunity sites as future parkland.
- » Secure funding to complete short-term deferred maintenance projects.
- » Invest in adequate facilities and equipment for staff.
- » Establish a partnership framework and best practices for empowering and supporting Friends of Parks groups and other community-based organizations that can act as stewards and ambassadors for their parks.
- » Launch a Safe Routes to Parks program with Transportation and Health Department.

Long Term / Ongoing

- » Continue to support the suggested Neighborhood Park Program to spotlight beloved neighborhood parks; steward, share progress and rally support for reinvestment projects; and find new ways to connect people to their parks.
- » Ensure the equitable distribution of financial investment across the park system.
- » Increase the percentage of residents within a ten-minute walk of a park.

IMPROVE PARK FUNDING

Near Term

- » Identify new funding sources for citywide parks and greenspaces.
- » Identify new and creative opportunities for public-private partnerships for parks and recreation in Hendersonville, including through leveraging catalytic site and greenway projects.
- » Create a position for a City grant officer or contract position for a grant writer to identify and coordinate critical next steps for specific state and federal grants.
- » Create a Hendersonville Parks Foundation (non-profit group to support and seek funding opportunities).
- » Explore “penny tax” dedicated to parks and trails.

Long Term / Ongoing

- » Coordinate efforts and identify where master plans, land acquisitions and other steps are needed to position the City to take advantage of current and future federal and state dollars for parks, recreation and infrastructure.

ACTIVATE PARKS, EMPHASIZE COMMUNITY AND SENSE OF PLACE

Near Term

- » Develop strong community partnerships with organizations striving to improve outcomes related to physical fitness, mental health, healthy eating and social connections.
- » Begin to rebuild or create new partnerships with programming and events providers to expand programming access and options citywide.

Mid Term

- » Create a Hendersonville Park Ambassador program, with a focus on hiring community leaders to develop programming or events that connect underrepresented communities to parks and recreation opportunities.

Long Term

- » Work with public and private partners to develop a strategy to increase park programming that is relevant, appealing and easily accessible.
- » Obtain the software and develop the infrastructure to improve park programming, perhaps in conjunction with Henderson County.
- » Administer a scientific survey on neighborhood and citywide programming needs every five years.

“Research shows that recreation programs in parks can **change the way that people interact with their environment.** By providing the community with ways to get involved and stay invested in its green spaces, **effective park programming offers better health and increased well-being for residents.**”

-NRPA PARK PROGRAMMING AND BETTER HEALTH FACT SHEET

A Downtown Destination-Make Downtown a Vibrant Place to Gather & Play

PEDESTRIAN AND GREENWAY CONNECTIVITY

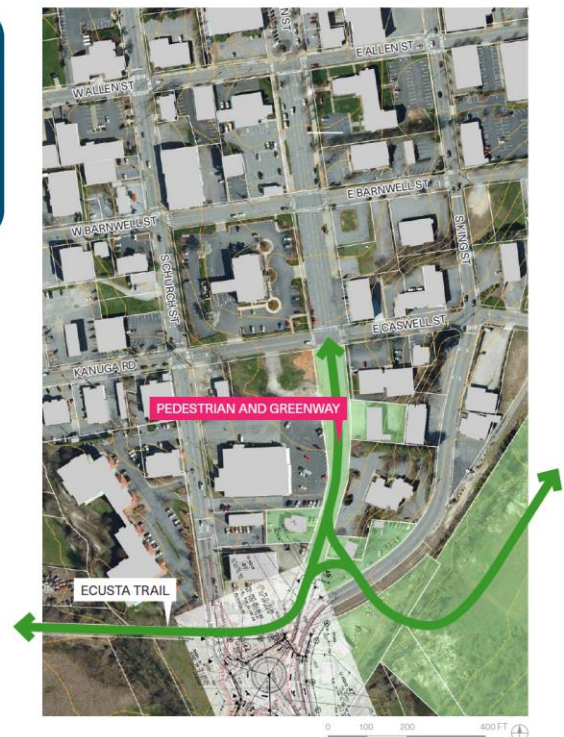


Linear Park/
Greenway
Comparable Cost
Range
\$400K- \$2mil
~\$10-50/SF
(Plus potential parcels to
acquire value: \$1.2M)

Downtown Greenway
Baton Rouge, LA



Emeryville Greenway
Emeryville, CA



FESTIVAL STREET

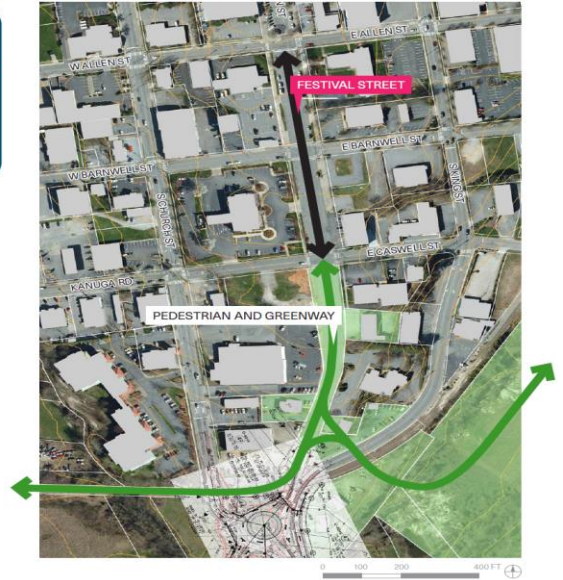


Ithaca Commons
Ithaca, NY

Festival Street
Comparable Cost
Range
\$8mil
~\$125/SF



City Center
Netherlands



SOUTH MAIN TERMINUS



Rock Wall
Chicago, IL



Bouldering Wall
Storymill Park



Splash Pad
Boulder, CO



Gathering Place
Festival Park



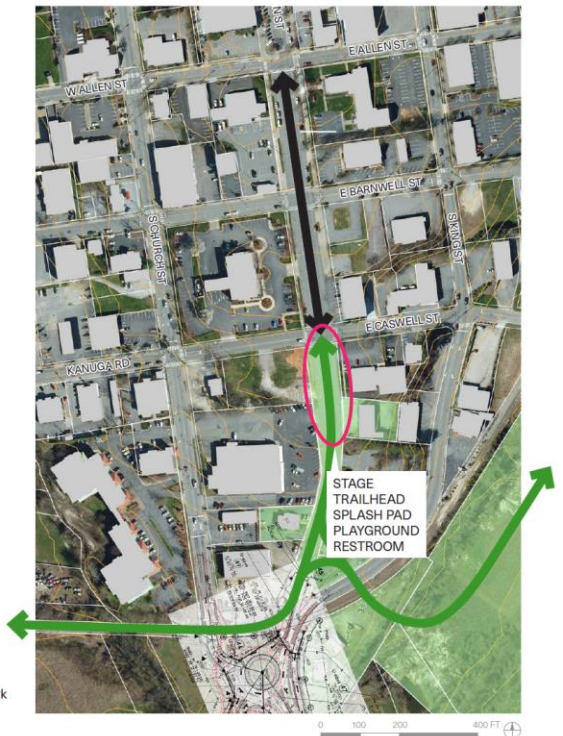
FESTIVAL STREET - STAGE



Stage in the Street at Fillmore Plaza
Denver, CO



Splash Pad and Stage in Midtown Park
Houston, TX

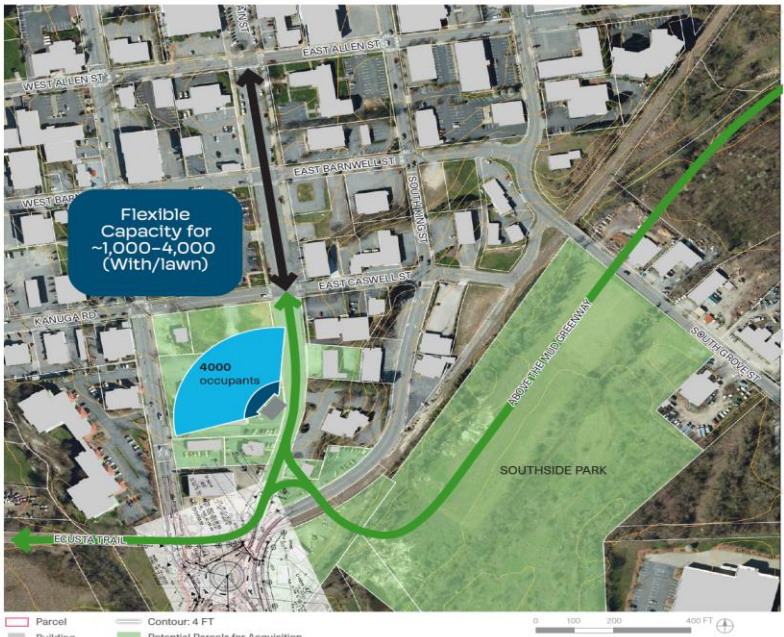
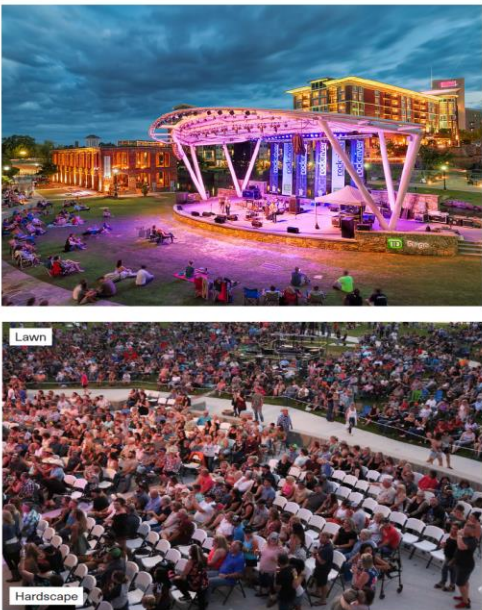


AMPHITHEATER - PRECEDENT STUDY

- 4000 occupants**
Las Colonias Amphitheater (Phase 1)
Grand Junction, CO
 - 3000+ occupants**
TREELINE EDGE
Grand Vue Park
Moundsville, WV
 - 2000 occupants**
Foundren Performance Space
Houston, TX
 - 1000 occupants**
Brown-Forman Amphitheater
Louisville, KY
- Lawn Seating
■ Hardscape Seating



AMPHITHEATER - PRECEDENT STUDY



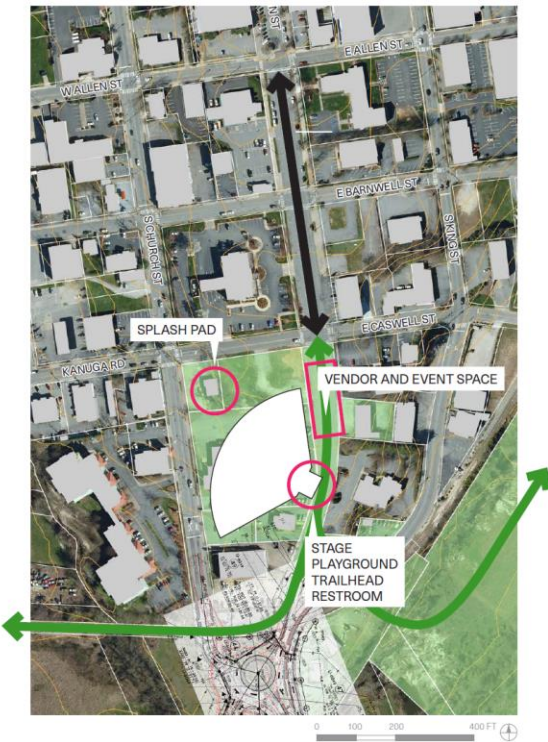
AMPHITHEATER STUDY A



Amphitheater at Festival Park
Boulder, CO



Amphitheater
Clifton Forge, VA



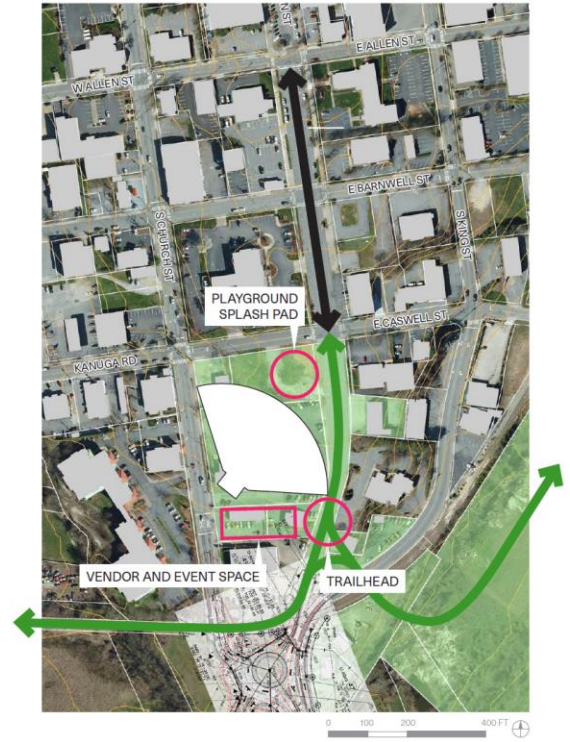
AMPHITHEATER STUDY B



Wheaton French Market
Wheaton, IL



Splash Pad at Butler Metro Park
Austin, TX



4. ADJOURN

There being no further business, the meeting was adjourned at 5:44 p.m. upon unanimous assent of the Council.

ATTEST:

Lyndsey Simpson, Mayor Pro Tem

Jill Murray, City Clerk