

# Dyer, TN

## Parks and Recreation Master Plan

**DRAFT - 2022-2034**



# Acknowledgments

Stakeholder engagement and participation is critical in designing a master plan that encompasses the full understanding of the community's desires for future parks and recreation. Thank you to everyone who participated in the planning efforts of this document.

## Mayor and Board of Alderman

Raymond E. Carroll, Mayor  
Michael Barron  
Craig Blackburn  
Marty Graves  
Jennifer Hughey  
Fred Ivie  
Tom Mikkelson  
Bob Moore  
Bett Jewell

## City Staff

Nathan Reed, City Recorder  
Richard Bailey, Building Inspector  
Brandon Rudd, Fire Chief  
Bradley P. Lindsey, Police Chief  
Dale Carroll, Public Works Supervisor  
Jeff Smith, City Attorney

## Consultant



ENGINEERS • ARCHITECTS • PLANNERS

# Table of Contents

<div>Demographics</div> <div>1</div>	<div>Community Input</div> <div>2</div>	<div>Existing Parks Inventory</div> <div>3</div>
<div>Multi-modal Connectivity</div> <div>4</div>	<div>Park Improvement Priorities &amp; Phasing</div> <div>5</div>	<div>Funding Resources</div> <div>6</div>



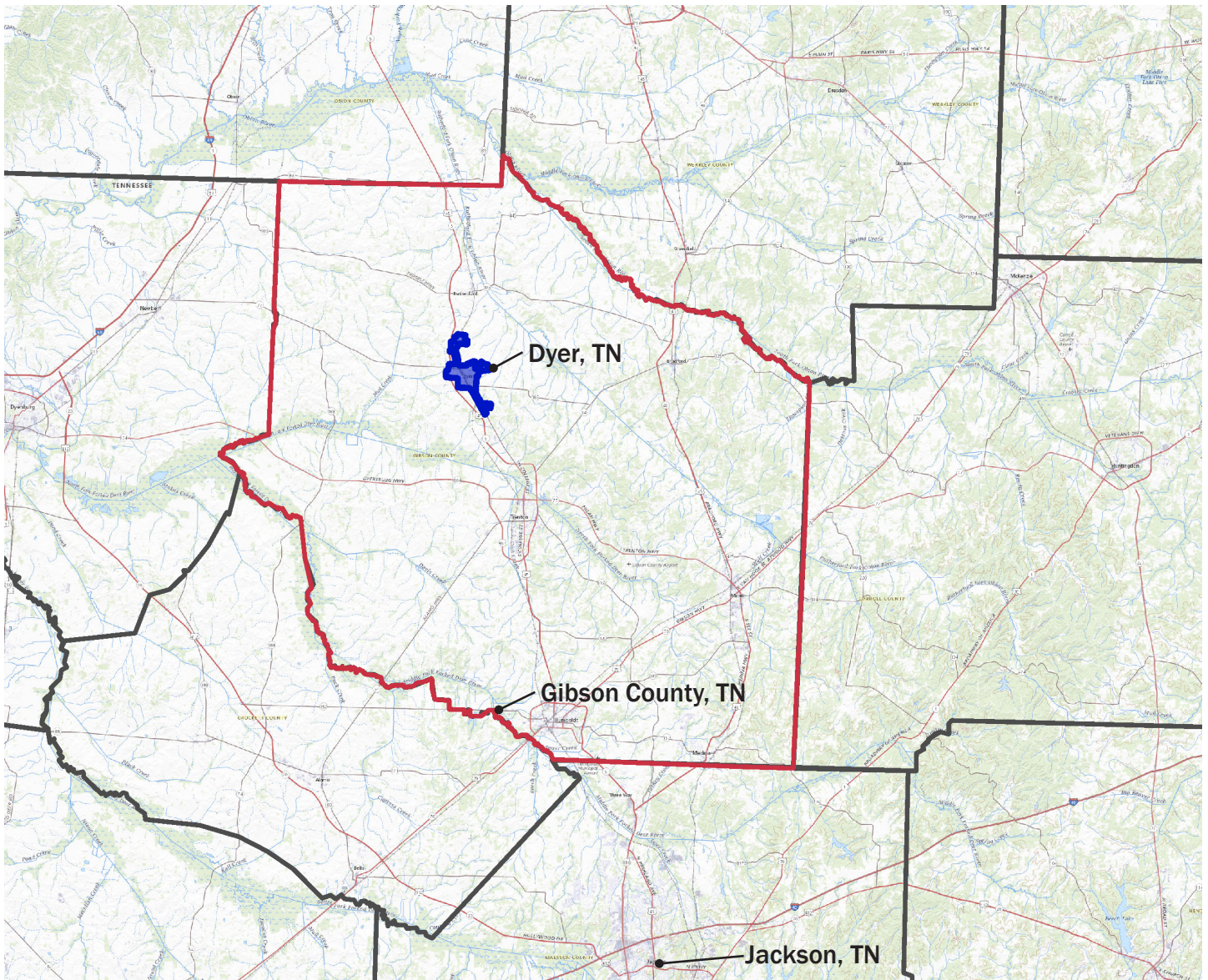


Image of Gibson County (highlighted in red) and city limits of Dyer (highlighted in blue)



# Executive Summary

Dyer is a small town with a big heart; located in Gibson County, TN about 40 miles north of Jackson, TN with a population of approximately 3,000 people. In August of 2022, the city hired A2H to complete a parks and recreation master plan.

Parks and recreation are more important now than ever before. Parks and recreation provide an essential service to community members by giving citizens a destination to exercise, relax, learn, socialize and more.

This document will review the City's demographics, strategically analyze the parks strengths, weaknesses, opportunities and threats, and explore the community's desired needs.

This document also inventories and assesses the parks' existing amenities and future plans for improvement. A twelve-year implementation schedule will prioritize and phase the necessary work to be completed for the park improvements.





# Demographics

Studying the community profile helps us better understand the needs of Dyer and will help provide a basis for the master plan improvements.

To gain a better understanding of the community, the planning team researched the following topics in more depth as part of this section:

- Population
- Age
- Education
- Housing Characteristics
- Employment and Income

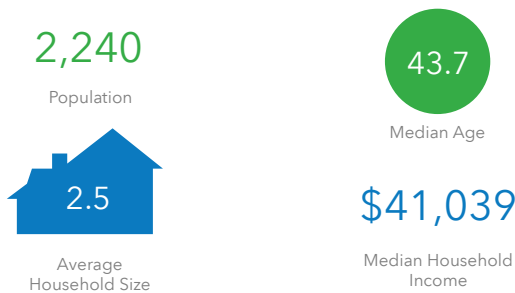
Serving the community's needs is the central purpose of this plan. By having a framework guided by community demographics, population, research and public input, the city can make well-planned, long-term decisions for the community.



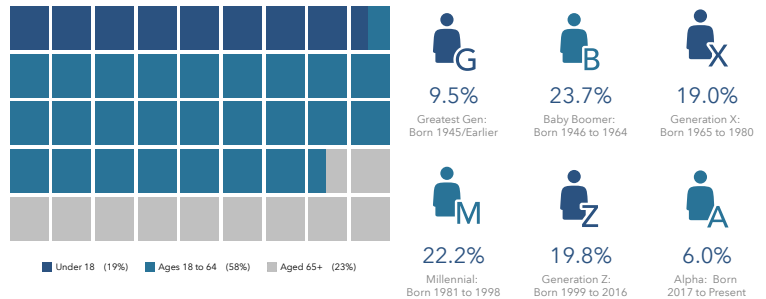
# Demographics

Dyer's current and projected demographics will play a large role in determining suitable parks and recreation amenities for the community. In recent years Dyer has experienced stable growth and very minimal decline. Given Dyer's proximity to new large industry coming into the area, Dyer can continue to expect consistent population growth over the next 20 years. The Boyd Center at UT Knoxville predicts that Gibson County's population will increase approximately 2.3% by 2040. The majority of this growth will occur in the age group of 20 to 64. Ensuring that Dyer is providing parks and recreation amenities for this age group will be important.

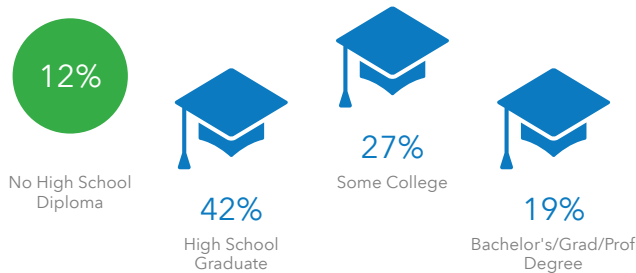
## KEY FACTS



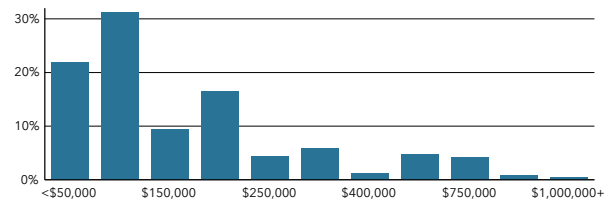
## POPULATION BY AGE & GENERATION



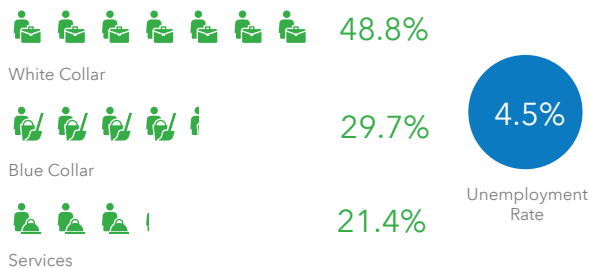
## EDUCATION



## HOME VALUE



## EMPLOYMENT



## HOUSEHOLDS BY INCOME

The largest group: \$25,000 - \$34,999 (17.1%)  
The smallest group: \$200,000+ (3.3%)

Indicator ▲	Value	Diff	
<\$15,000	16.1%	+2.9%	
\$15,000 - \$24,999	11.6%	+0.7%	
\$25,000 - \$34,999	17.1%	+5.7%	
\$35,000 - \$49,999	10.9%	-3.9%	
\$50,000 - \$74,999	15.8%	-1.7%	
\$75,000 - \$99,999	10.6%	-1.5%	
\$100,000 - \$149,999	11.1%	-3.0%	
\$150,000 - \$199,999	3.5%	+0.8%	
\$200,000+	3.3%	-0.1%	

Bars show deviation from Gibson County

# Community Comparison

## 2022 NRPA Agency Performance Review Key Findings



Residents per  
Basketball  
Court:

**7,403**

Full-Time Equivalent Employees  
(FTEs) per 10,000 Residents:

**8.9**

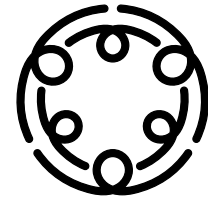


Operating Expenditures  
per Capita:

**\$93.01/year**

Acres of Parkland  
per 1,000 Residents: **10.4**

**80%**



Agencies with a commitment to  
diversity, equity and inclusion (DEI)  
in their foundational documents

Residents per Park:

**2,323**



Revenue to Operating  
Expenditures:

**23.6%**





# Community Comparison

## NRPA AGENCY REPORTING

The National Recreation and Park Association (NRPA) is the leading non-profit organization dedicated to the advancement of public parks, recreation and conservation.

Park and recreation agencies are as diverse as the communities that they serve, and what works well for one agency may not be best for another agency. Therefore, benchmark data helps to identify the best practices to optimally serve the community.

NRPA Park Metrics are the most comprehensive source of data standards and insights for park and recreation agencies. Launched in 2009 and previously known as PRORAGIS, the agency performance resource assists park and recreation professionals in the effective management and planning of their operating resources and capital facilities.

The suite of tools allows park and recreation agencies to build customized reports that allow for comparisons with peer agencies. Park and recreation professionals can use this benchmark data to gain more funding support, improve operations, and better serve their communities.

The following parameters were set within NRPA Park Metrics to determine the NRPA Agency Average shown in the table below.

Population Size - Up to 8,000

NRPA Agency Summary Reporting - 2021	Agencies Reported	Median Figure	Dyer
Operating expenditures per capita	2	\$160	\$29
Acres of Park per 1,000 residents	2	20.4	18
Number of residents per park	2	2,590	1,120

Outdoor Park & Recreation Facilities By Population - 2021	Agencies Reported	Median Figure	Dyer
Residents per Playgrounds	2	1,728	2,240
Residents per Tennis Courts	1	1,316	1,120
Residents per Ball Field	2	2,510	560
Residents per Basketball Court	2	4,691	2,240

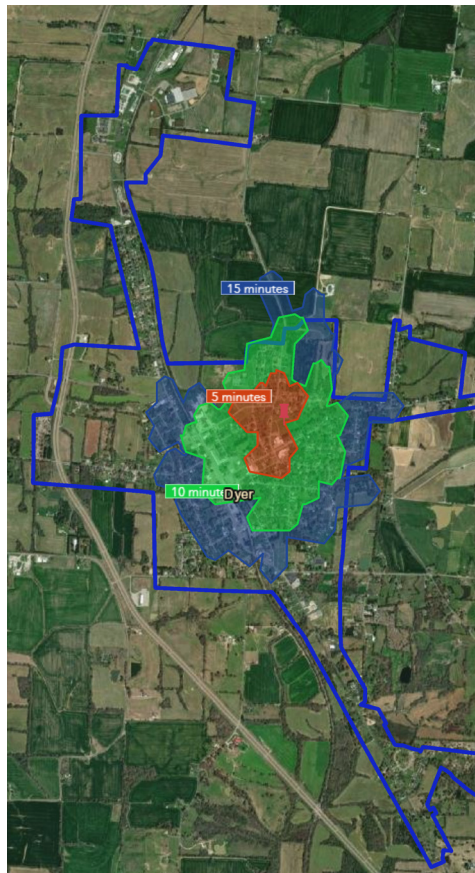
# Park Access

Dyer offers 3 parks to local residents. One marker for park access is a 10 minute walk for every citizen in Dyer. The maps below reflects where the parks are located and their proximity to people within a 5 (red area), 10 (green area), and 15 minute walk (blue area).

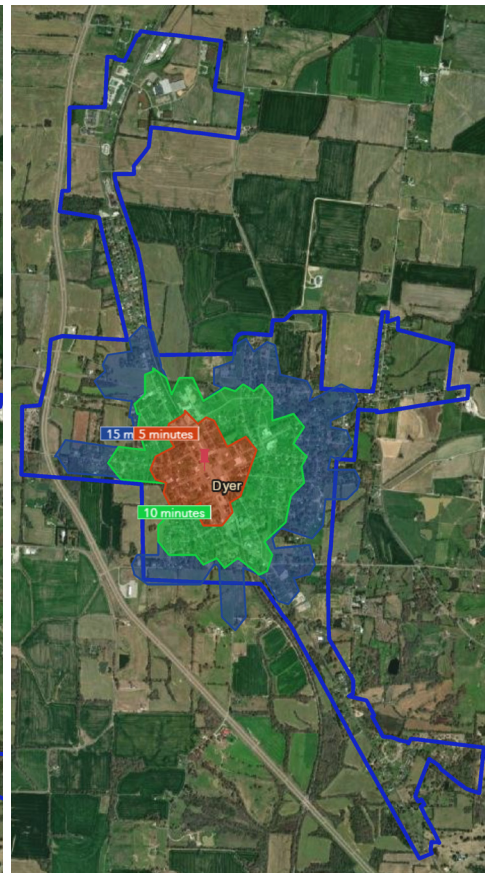
Looking at the existing park locations, the majority of Dyer residents are within a 15 minute walk to one of the three parks in the City. Future planning may consider locating recreational amenities along the North and South stretches of the city limits.



David Robinson Park



Eagle Park



Georgia McIlwain Ellis "Mini" Park



# Regional Context

Dyer is located near the northern border of Gibson County. There are several parks and recreation amenities outside of the city limits available for residents and visitors alike. Aside from nearby adjacent municipal parks, within a short drive, Dyer residents can seek out a variety of recreational experiences.



Big Cypress Tree State Park - Weakley County



Davy Crockett Lake AKA Humboldt Lake - Crockett County



# Community Input

Public input is a critical component in developing a community supported master plan. The citizens are the end-users of parks and recreation in Dyer. Without strong support and avid usage, the system becomes ineffective. For the master plan to be effective, it must accurately reflect the facilities most desired by the citizens of the community. The recommendations made in this master plan were determined through a variety of methods, including meetings with Dyer's parks and recreation committee, meeting with the city staff, and public input community meetings.

Two public meetings were held. One was in person and the other was held through Facebook. A public input survey was also provided.

**The overall consensus for the future of Dyer's parks and recreation is improving existing amenities as well as providing additional amenities such as a skatepark, splash pad, disc golf course and accessible playground improvements.**



City of Dyer, Tennessee  
September 13 •

As part of the Parks and Recreation Master Plan process, the City of Dyer will host a community meeting on Thursday, September 22, 2022 at 6:00 PM. The input from the community will support the preparation of a Parks and Recreation Master Plan that will guide the revitalization and enhancement of the public park system amenities and recreation opportunities for many years to come. The meeting will be held at the Dyer First Methodist Activity Building, 189 North Main Street, D... See more



## Parks & Rec Master Plan Community Meeting

- Parks & Rec Master Plan Community Meeting:  
Thursday, September 22, 6:00 PM
- First Methodist Activity Building, 189 North Main St.
- Don't forget the online survey!





# SWOT Exercise

A meeting with Dyer's citizens was held in September 2022 to discuss their views on the existing park system and future improvements. In addition to the conversation of existing parks, the attendees went through a SWOT exercise. The SWOT analysis looks at the internal strengths and weaknesses of Dyer's parks and recreation as well as external opportunities and threats.

## Strengths

- Space
- Place to gather
- Comfortable Space
- Fourth of July activities – fireworks
- Easter activities
- Some playground equipment is still in good condition
- Glow Run

## Weaknesses

- Lack of activities for young adults
- Outdated amenities
- Back side of trail is dark
- Not inclusive

## Opportunities

- Options to reroute walking trail
- Ballfields Improvement / Tournaments
- More meeting spaces
- Amphitheater downtown

## Threats

- Funding
- Lack of awareness / motivation / interest
- Severe Weather

# Community Comparison

A good tool for a broad view of the city's health is to compare it to other counties with similar demographics. Overall, Gibson County sits average in regards to the health of the residents. Parks and recreation improvements will go a long way to motivate the community to get out and exercise and improve the health of both Dyer and Gibson County residents.

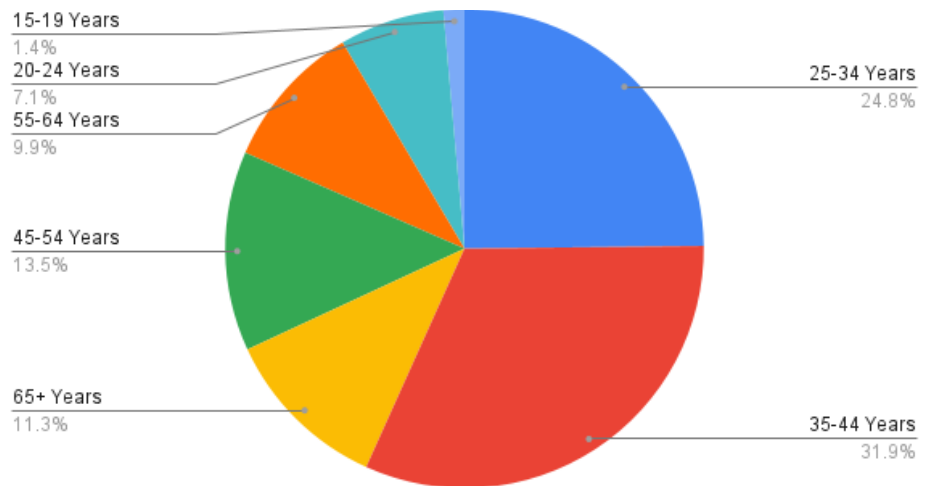
County	Poor or Fair Health	Poor Physical Health Days (average number of days in past 30 days)	Poor Mental Health Days (average number of days in past 30 days)	Physical Inactivity	Access to Exercise Opportunities	Limited Access to Healthy Foods (from 0 as worst to 10 as best)
<b>Gibson County, TN</b>	<b>24%</b>	<b>5.1</b>	<b>5.7</b>	<b>36%</b>	<b>44%</b>	<b>7</b>
Chester County, TN	23%	5.0	5.7	34%	33%	7.9
Decatur County, TN	25%	5.3	5.9	35%	40%	7.6
Carroll County, TN	25%	5.2	5.8	35%	31%	7.3
Henderson County, TN	26%	5.3	5.9	35%	40%	7.6

Source: [www.countyhealthrankings.org/](http://www.countyhealthrankings.org/)  
Data from 2022 values

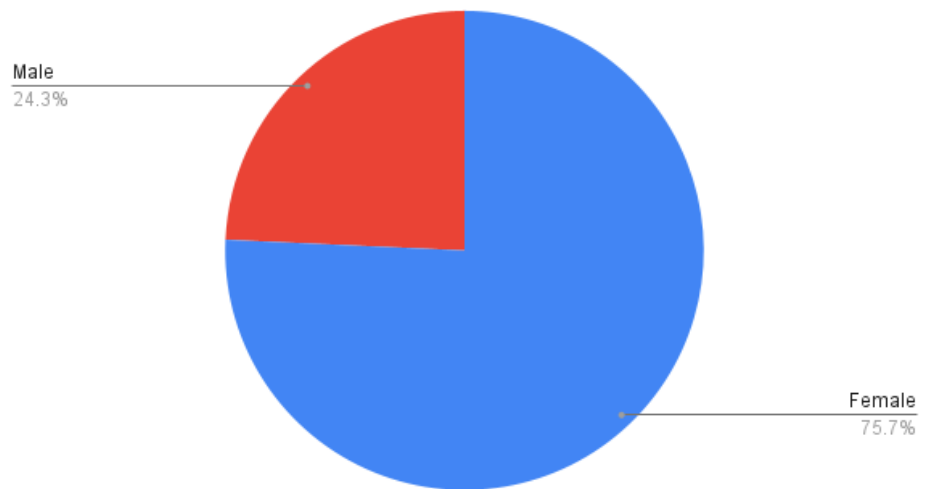
# Community Needs Survey

On the following pages are the results from the on line survey that was open from August 2022 through the end of October. Approximately 150 responses were received, which is about 6% of Dyer's population. The results were primarily received from Dyer residents with a small number of residents from neighboring communities participating. Most responses received emphasized the need for improvements to existing amenities.

## WHAT IS YOUR AGE?



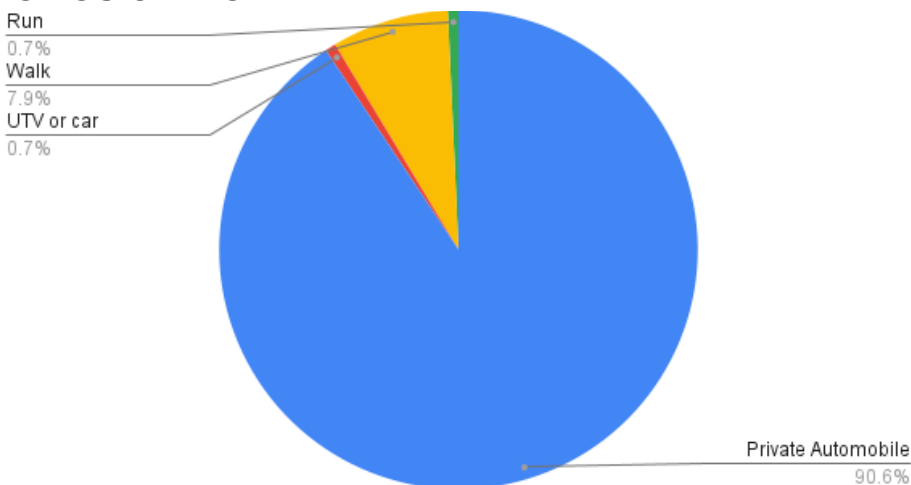
## WHAT IS YOUR GENDER?



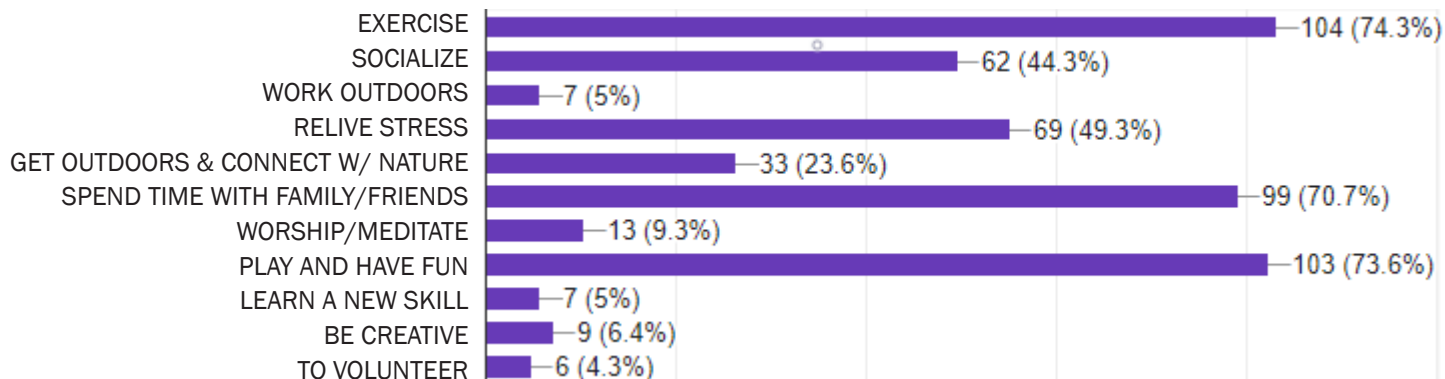


# Community Needs Survey

## HOW DO YOU GET TO THE PARK?



## PARTICIPANTS WERE ASKED ALL OF THE REASONS THEY VISITED THE PARKS IN DYER...

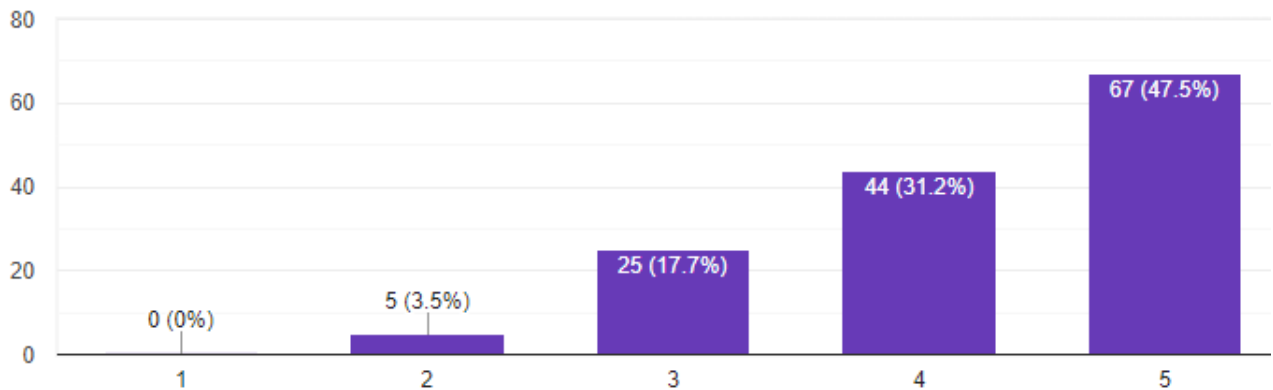


## AMENITIES REQUESTED IN ORDER OF POPULARITY

- Splash pad expansion (140 responses)
- Playground expansion/renovation (88 responses)
- Restroom renovations / additions (76 responses)
- Basketball Court (72 responses)
- Ballfield renovations (52 responses)
- Dog Park (48 responses)
- Pool (28 responses)
- Skate Park (20 responses)
- Disc golf course (20 responses)
- Pavilion renovations / additions (20 responses)
- Tennis Court renovation (16 responses)
- Soccer Fields (16 responses)
- Trail expansion / renovations (12 responses)
- Volleyball (12 responses)
- Putt-Putt Course (8 responses)
- Pickle ball (8 responses)
- Pond (8 responses)

# Community Needs Survey

## HOW IMPORTANT ARE PARKS & RECREATION TO YOUR QUALITY OF LIFE?



## WHAT DO YOU LIKE OR DISLIKE ABOUT DYER'S EXISTING PARKS?

*"Bathrooms & concessions need upgrades"*

*"We like the tennis court, the walking track, the playground equipment, and the gazebo with picnic tables. The scenery around the walking track is nice."*

*"Too many youth not being monitored"*

*"It's not kept up with and there's no restrooms/drinking fountains by the playground."*

*"Like the size of the park. Dislike slow lawn care and lack of trash cans, space could be better utilized."*

*"Tennis Courts need to be refinished and maintained. I wish there was more patrolling by officers at the park."*

*"The lack of areas to sit and relax away from the play area."*

*"There should be a clear sidewalk to playground for strollers"*

## GENERAL COMMENTS FROM THE SURVEY

*"I am grateful we have this in our town. I know it may not be the biggest or best, but I appreciate having it."*

*"I like it and I think it is enjoyable for everyone just needs a little update."*

*"Great community and people! I just wish we had more stuff for my kids to do."*

*"There should be more events held there and more things for families to enjoy."*

*"Bring community together more. Movie nights."*

*"Maybe have more events there. The week of the fourth brings so much life to the park and it would be great if there were more times like that."*



## Existing Parks Inventory

### **David Robinson Recreation Park**

**Address -** 230 Freemont Street, Dyer, TN 38330

**Size -** 33 Acres

#### **Existing Park Amenities -**

Ballfields, concessions, and restrooms

Playground

Walking track (~1 mile)

Tennis courts

Gazebo

Level 1 Arboretum



# David Robinson Park



## Existing Pavilion

There is only one pavilion located at the park. The roof and beams are starting to show signs of deterioration.



## Playground

The existing playground consists of equipment pieces of different ages. There is a lack of accessible play pieces currently and no accessible routes to the adjacent seating areas.



## Ballfield Concessions and Restrooms

The existing concessions, restrooms, and adjacent seating areas are not ADA compliant.





# David Robinson Park

## Desired Improvements -

ADA Accessibility  
Parking Lot Improvements  
Lighting  
Disc Golf  
Skate Park  
Splash Pad  
Playground Renovations / New Playground Area  
Tennis Court / Pickleball Courts  
Ballfield Renovation (fencing, dugouts, seating, etc.)  
New Scoreboards for Ballfields  
Walking Trail Renovations / Expansion  
New Pavilions, Restrooms, and covered seating areas



**Proposed Park Master Plan for David Robinson Park**



# David Robinson Park



## Tennis Courts

The existing tennis courts have some cracking within the area of play and fencing is in poor condition. Additionally, the adjacent seating areas have no accessible routes.



## Walking Trail

The existing one mile walking trail is in fair to good condition overall. There are areas that need repair and additional lighting for better safety should be considered.



## Ballfields

Four existing ballfields are in fair condition. Lighting, signage, and accessibility improvements should be prioritized. Some repairs to netting and fencing are also needed.



# Georgia McIlwain Ellis “Mini” Park

## Georgia McIlwain Ellis “Mini” Park

**Address** - 100 S. Main St., Dyer, TN 38330

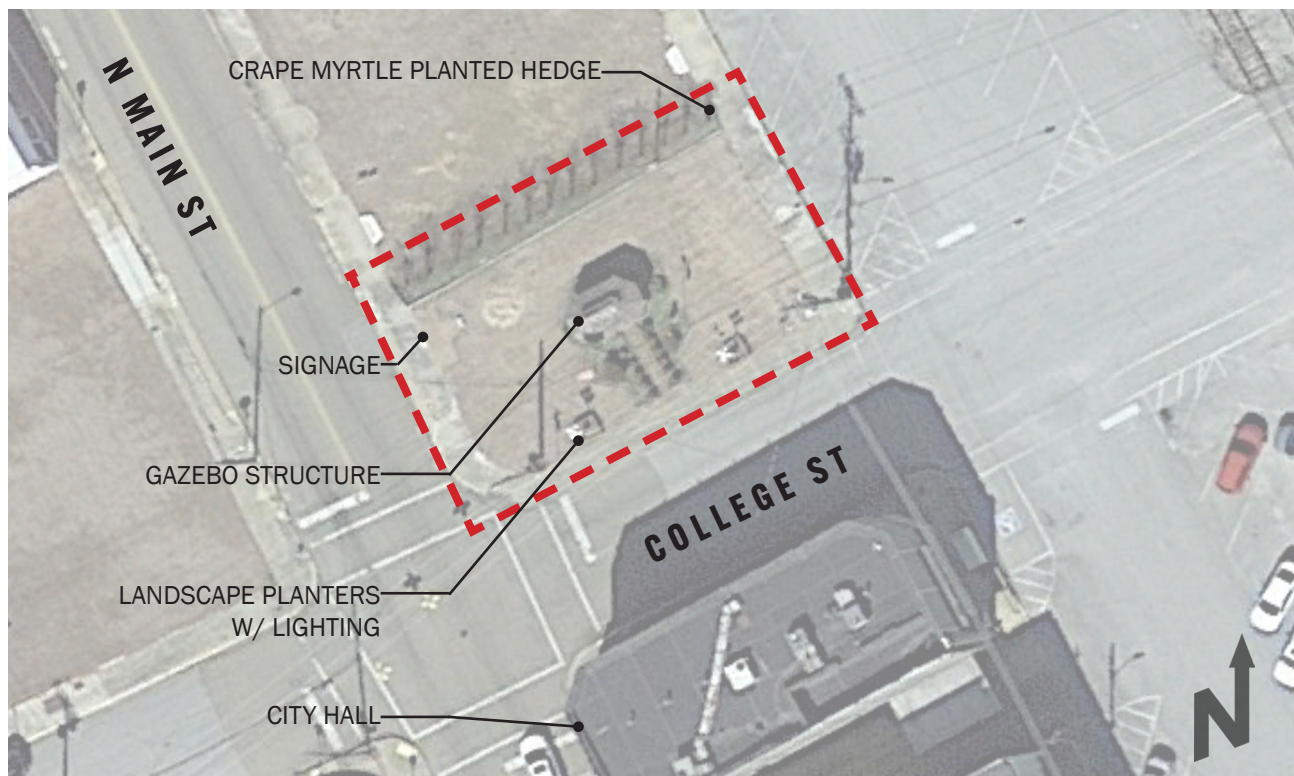
**Size** - .12 Acres

### Existing Park Amenities -

- Gazebo
- Educational Signage
- Walking Trail
- Former Future Market Location
- Landscaping
- Lighting
- Seating

### Desired Improvements -

- ADA Accessibility
- Lighting
- Pavilion
- Landscaping



**Existing Aerial Plan for Georgia McIlwain Ellis Park**



# Georgia McIlwain Ellis “Mini” Park



## Gazebo

Quaint, rustic cottage gazebo appears to be in fair to good condition. Some repairs may be needed over the next 12 years. The path to the gazebo is not ADA accessible.



## Signage

Existing signage marking the park as a memorial.



## Walking Path

Signage at park to show downtown Dyer walking route.





# Eagle Park

## Eagle Park

**Address** - 138 N. Poplar St., Dyer, TN 38330

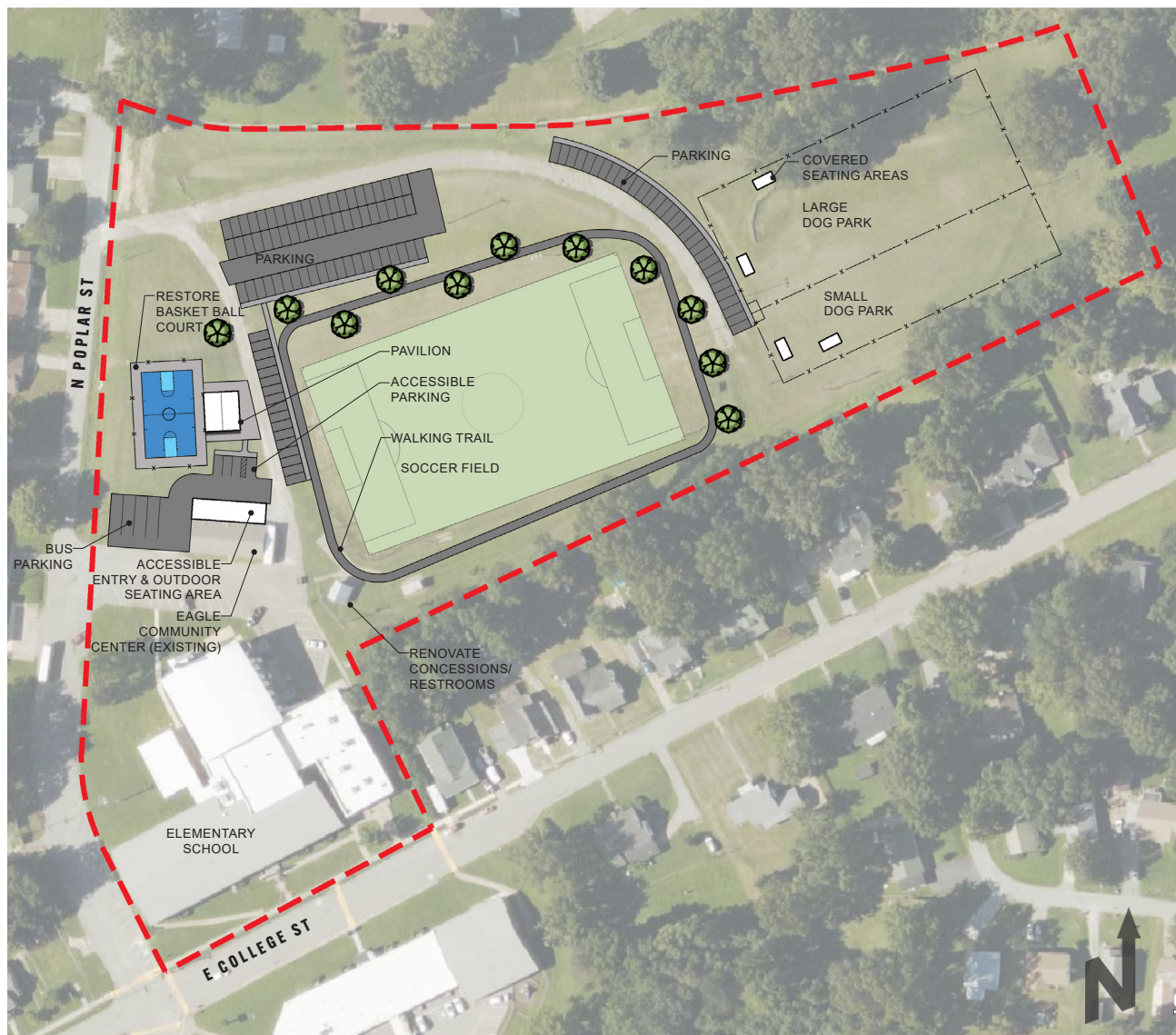
**Size** - 8 Acres

### Existing Park Amenities -

Ballfield w/ lighting  
Football Goal Posts  
Basketball Court

### Desired Improvements -

ADA Accessibility  
Parking Lot additions / improvements  
Lighting  
Basketball Court Renovations  
Pavilion(s)  
Soccer Fields  
Landscaping  
Lighting  
Dog Park



**Proposed Park Master Plan for David Robinson Park**



# Eagle Park



## Basketball Court

Asphalt is cracking, backboards and nets are in good condition



## Playing Fields

Existing goal posts and lighting used for football practices are in fair condition. Backstop fencing for baseball appears to be in poor condition.



## Eagle Community Center

Currently there is no accessible parking or pathway to community center. Additional parking for the community center and park should be considered.







## Multi-modal Connectivity

Multi-modal options such as sidewalks and trails play a critical role in providing safe connectivity and access to all parks. Dyer has approximately 3 miles of sidewalks that provide safe pedestrian connections to parks, schools, and businesses. The plan to the right shows existing sidewalks (and ADA compliance) and possible future trail/sidewalk connections.

# Multi-modal Connectivity

- Compliant Sidewalks
- Non-Compliant Sidewalks
- Future Trail and/or Sidewalk Connections



**Existing Sidewalks and Proposed Sidewalks in Dyer**





## Park Improvements & Priorities

The park and recreation needs of Dyer are described in the previous chapters of this report. This chapter recommends a series of actions to begin to address those needs. These are recommendations to guide the staff and city council over the next twelve years, and should be revisited and updated on a regular basis.

The prioritization is based on information received from public input as well as from the community needs assessment. The criteria used to prioritize the park facilities needs in Dyer are as follows:

- Level of need based on direct citizen input from public comments;
- Level of need based on standard level of service;
- Opportunities for recreation facilities based on existing physical conditions in or near Dyer.
- Condition of existing park facilities.

Needs meeting all or most of the criteria shown above were ranked as high priority elements to receive the highest level of attention over the next twelve years.

The following implementation strategy is recommended to address the highest priorities over the next twelve years.

# Park Improvements & Priorities

## **2022 -2026 - Short-Term**

Playground renovation and expansion at David Robinson Park  
Create Disc Golf Course at David Robinson Park  
Walking Trail / Lighting Improvements at David Robinson Park  
ADA Entrance Improvements to Eagle Community Center at Eagle Park  
Basketball Renovations at Eagle Park  
Improve Sidewalk and Trails throughout City of Dyer

## **2026-2030 - Mid-Term**

Concession stand and Restroom upgrades/ADA accessibility improvements at David Robinson Park  
Concession stand and Restroom upgrades/ADA accessibility improvements at Eagle Park  
Pavilion / Restrooms Renovation at David Robinson Park  
Tennis Court and Pickleball Court Renovations at David Robinson Park  
Dog Park at Eagle Park  
ADA Improvements at Georgia McIlwain Ellis Park  
Improve Sidewalk and Trails throughout City of Dyer

## **2030-2034 - Long-Term**

Splash Pad at David Robinson Park  
Skate Park at David Robinson Park  
Soccer Field and Parking at Eagle Park  
Dog Park at Eagle Park  
New Playground Addition at David Robinson Park  
Improve Sidewalk and Trails throughout City of Dyer



## Funding Resources

Different parks will require different funding strategies. While improvements to existing parks and most trails can be built with local funds, other park, open space, and trail projects may be able to contend for federal and state funds.

### KEY CITY-GENERATED FUNDING SOURCES

#### **General Fund Expenditures**

General fund expenditures are primarily used for improvements to existing parks and facilities. Some funding should be set aside annually to cover upgrades to at least one park.

#### **Bond Funds**

Consider a bond program to support park improvements within the next five years.

#### **Park Facility Funding through Parkland Dedication Ordinance**

Implement a parkland dedication ordinance and/or payment in-lieu of parkland dedication so that it provides some land and/or funding for the development of parks.



# Funding Resources

## GRANT FUNDS

Opportunities to apply for state and federal grants include:

### **TDOT: Transportation Alternatives Program**

Eligible Projects: Bicycle and Pedestrian Infrastructure and some education

Funding available: Approximately \$7.5 million

Funding Match: 20% cash

## **Tennessee Department of Environment and Conservation, Recreation Educational Services Division (TDEC):**

### **Local Parks and Recreation Fund (LPRF)**

Eligible Projects: Indoor/Outdoor Park and Recreation facilities and Greenways and Trails

City and County governments

Biannual cycle generally in even numbered years

State funding as approved by the Governor

Funding Match: 50% grant to 50% cash or in-kind match, cash/general fund best source

### **Recreational Trails Program (RTP)**

Eligible Projects: Trail construction (hard and natural surfaced), trail head and trail side facilities

Local, State and Federal agencies and Non Profit Organizations with written agreement for trail management

Grant cycle concurrent with LPRF

Funding Match: 80% grant to 20% match (cash or in-kind match)

Check TDOT, your MPO or RPO and the TDEC websites for up to date information.

