



COMMUNITY Planning Initiative

Roane County, Tennessee
Kingston Waterfront Park - Conceptual Design Package

TABLE OF CONTENTS

p. 2-11	INTRODUCTION
p. 12-23	COMMUNITY PLANNING INITIATIVE - PHASE 1
p. 24-35	COMMUNITY PLANNING INITIATIVE - PHASE 2
p. 36-69	PRIORITY PLACEMAKING PROJECT
p. 70-79	PHASING & FUNDING OPPORTUNITIES
p. 80-83	NEXT STEPS
	ACKNOWLEDGMENTS



Roane County, TN
Conceptual Design Package

INTRODUCTION

EXECUTIVE SUMMARY

Community Planning Initiative

The 2022-2023 Community Planning Initiative (CPI) is a collaboration between participating Tennessee Riverline communities and the Tennessee Riverline team to develop a local vision for North America's next great regional rail system in each community. At the conclusion of this two-phase planning initiative, participating communities will be empowered with an understanding of their strengths, weaknesses, opportunities, and aspirations relative to their relationship with the Tennessee River and will have access to the resources necessary to make progress toward making those aspirations a reality.

Phase One: 652 to YOU

Roane County was accepted to the Tennessee Riverline RiverTowns Program in 2019. As a first Community Planning Initiative (CPI), also known as 652 to You, began in Roane County in July 2020 with a closing year of existing river assets, a leadership workshop, a position-based tour of Watts Bar Lake with local leadership team members and a community engagement event. 652 to YOU was an opportunity for community leaders and residents to provide feedback about existing recreation experiences and infrastructure on or along the river and about ideas for their improvement and expansion.

Community Feedback

The local leadership workshop provided an opportunity for Roane County's leadership team to offer feedback through a strengths, weaknesses, opportunities and aspirations exercise (SWOIA) that was facilitated by Tennessee Riverline staff. The leadership team sees recreation and ecotourism as drivers of economic growth in Roane County. They feel the rural "front-hill" quality of Watts Bar Lake, coupled with its proximity to economic centers in Knoxville and Oak Ridge, position it well to provide recreation opportunities for residents and visitors. Leaders also recognize that existing river amenities require maintenance, that future investments need to be planned and promoted strategically, and that growth may threaten the area's natural beauty and water quality if not planned carefully.

During the community engagement event, the Tennessee Riverline provided a space for residents of Roane County to provide feedback and input through a series of "river" activities. Through the "WHAT IF" activity, participants identified what programs and amenities they were most interested in and shared feedback on potential benefits and challenges in their implementation. The results of this activity identified needs and community aspirations, including water trails, as well as on-site accommodations and camping as the highest interest project for the community. During the MAP IT activity, Tennessee Riverline staff asked participants to identify where within the community they currently engage in specific river activities and where they might like to in the future. The results of this activity identified that the most common used water trails, camping, and hiking. The results of the RiverGauge survey showed that the top three activities are river access, fishing, and walking/jogging.

Overall, the information gathered from this initiative shows the potential for a river town with a priority on health and water quality.

Recommendations

At the conclusion of the 652 to YOU program, recommendations for how Roane County can make progress toward their aspirations related to the Tennessee Riverline vision were shared. Some of these recommendations included cultivating a local paddle culture, enhance gear availability, engage river as "blue space" connectors, educate on the river as a shared space, invest in opportunity landscapes, optimize lodging/campgrounds for paddle users, continue to develop their leadership, and leverage existing and advocate for new funding sources.

Phase Two: Conceptual Design

Phase Two of CPI engaged the planning and design experience of the Tennessee Riverline staff to conduct a conceptual design process that brings to life a vision for Roane County's priority project of Kingston's Waterfront. A virtual design workshop was held in February 2023 with Roane County's local leadership team to identify opportunities and constraints related to recreation development on this site, while also exploring programmatic elements such as trails and greenways, parking, shoreline stabilization, adaptive kayak launches for accessible river access, and other improvements.

In addition to input from local leaders, a community-wide survey was conducted to receive feedback and input from the residents of Roane County. The survey received 131 responses, with respondents most interested in seeing parking and concessions, paddling access, and gear rental included in the design concept. The final deliverables of Phase 2 synthesized the results of the 652 to YOU program, virtual design workshop, and community-wide survey into a conceptual design package for the selected placemaking project at Kingston's Waterfront, a customized portfolio of gear application materials, a funding strategy to accompany the design package, and a public exhibition of the conceptual design on an open house exhibition in the fall of 2023.

Based on the feedback received from Roane County's Local Leadership Team as well as the community-wide survey, the Tennessee Riverline Planning and Design team has identified 3 primary project goals that Kingston's Waterfront Park design seeks to accomplish:

- Clean stormwater runoff from the site and surrounding area to protect the lake and promote ecological best management practices
- Connect a variety of users to the existing park, local amenities and downtown
- Create unique and novel ways of enjoying and experiencing Kingston, Watts Bar Lake and the Tennessee River.

The conceptual design for Kingston's Waterfront Park includes an improved experience for users of all types and abilities. The pedestrian entry sequence is marked with designated areas that divert stormwater runoff and act as visual deterrents for vehicles. The parking area is reduced in size, with only 10 parking spaces left because of reconfigured striping. The reduction in parking provides an opportunity for Kingston to have a new picnic pavilion, food truck pull-off, temporary canopy, and bike share at the site's upper elevation. In the cover on site, the Planning & Design team proposed a large, multi-use dock space that would increase the site's usable area. The dock includes a large promenade that connects to the Betty Brown Memorial Walking Trail, a waterfront seating area, ADA accessible gangway and a paddlecraft launch and dock. Connecting the upper and lower parts of the site is a green roof pavilion that provides a space for both gear rental and storage. An ADA accessible walkway loops around the site, which is surrounded by native plantings suited for seasonal interest and riparian areas. There are also several new opportunities for interpretive signage that would help tell the story of Kingston, the waterfront and surrounding areas of the site.

With the work accomplished through the Tennessee Riverline's Community Planning Initiative, Roane County's priority placemaking project represents a unique opportunity for the community to continue building upon the momentum they have gained with their recent parks and trail systems. Through extensive community feedback and engagement with organizational partners, including but not limited to USDA, Roane County, and TVA, this project has been carefully tailored to meet the expectations of its residents and local leaders. By enhancing equitable river access, recreation and education through ecological stewardship, and becoming a signature destination along the Tennessee River for outdoor recreation, Kingston's Waterfront Park will serve as a catalyst for social connection, improved health and environmental sustainability.



THE TENNESSEE RIVERLINE A VISION FOR NORTH AMERICA'S NEXT GREAT REGIONAL TRAIL SYSTEM

THE TENNESSEE RIVERLINE VISION

The Tennessee Riverline is a continuous system of paddling, hiking and biking experiences along the Tennessee River's 652-mile reach from Knoxville, TN, to Paducah, KY, that

- Celebrates the scenic beauty, rich diversity and storied history of the Tennessee River and the Tennessee River Valley
- Connects people and communities to each other, their river heritage and the Tennessee River landscape and
- Catalyzes new investments in economic opportunity, social health and ecological stewardship.

River As Park
The 652-mile Tennessee River and its nine scenic reservoirs are a continuous 470,000-acre landscape that is accessible to the public—residents and visitors alike—offering opportunities for canoeing, kayaking, fishing, camping, and other types of water-based recreation.

Because of the accessibility and public availability, the Tennessee Riverline is fun and foremost a water trail that offers users of all ages and skill levels the opportunity to safely paddle the storied Tennessee River for an afternoon, a day, a weekend, a week, a month or longer.

The river's banks are also home to more than 700,000 acres of National Parks, recreation areas and wildlife refuges, state and local parks, as well as diverse cities and rural communities. Each offers its own unique stories, experiences and river access to Tennessee Riverline users while providing opportunities to paddle, hike, bike, climb and enjoy nature as they are immersed in the beauty of the Tennessee River landscape.

When considering the river, these public landscapes and river communities as a whole, a dynamic 1.2-million-acre park suddenly comes into focus. This landscape of opportunities and experiences connected by the river is also the vision for the Tennessee Riverline.

A Trail Like No Other

The Tennessee Riverline connects a region, its dynamic communities, countless points of interest and numerous existing opportunities to hike, bike and paddle, but it is much more than a recreational trail.

By providing a framework of opportunities for all Tennessee River communities and landowners to enhance their relationship with the river, the Tennessee Riverline is positioned as strategic infrastructure of local and regional economic development, a quality-of-life amenity for enhanced public health and a strategy to build a multi-generational constituency of users advocating for and participating in the stewardship of the river's fragile ecosystems and biodiversity.

Initial reaches of the Tennessee Riverline will be composed of existing water trails, access points and other supporting amenities whose stakeholders agree to be defined as a part of the larger trail system. Over time, investments in new infrastructure of public access, information and experiences, as well as investments in existing amenities, connect to provide a continuous and safe Tennessee Riverline for water-based recreation.

Guiding Principles

A 7-part framework of guiding principles unites the Tennessee Riverline 20111 geography and line while allowing it to manifest in each community in a manner that is expressive of their unique place.

- Resource Conservation and Stewardship
- River Access, Viability, and Awareness
- Wildlife and Ecology
- Identity and Culture
- Safety
- Recreation and Public Health
- Education and Interpretation
- Social and Community Connections
- Economic Development Regionalism
- Equity and Diversity
- Engagement and Inclusivity
- Design and Design Thinking

For more information about the Tennessee Riverline's guiding principles, please visit tennessee.org.

Tennessee Riverline Partnership

The trail vision for the Tennessee Riverline originated in the fall of 2010. The initial concept was refined by regional stakeholders who were invited to participate in a series of 2012, culminating in the formation of the Tennessee Riverline Partnership.

The Tennessee Riverline Partnership is a broad, growing network of Tennessee River stakeholders from across the Tennessee River Valley and beyond. From individuals and the Tennessee River Authority, to interests in related sectors like city, Tennessee tourism and accounting, a broad membership.

The growing Partnership is composed of private and nonprofit organizations, academic institutions, government agencies, and individuals committed to the shared goal of realizing the Tennessee Riverline vision.

- National Park Service, Rivers, Trails, & Conservation Assistance Program
- Wildlife Habitat Incentives Program
- National Connectivity
- Tennessee State Parks
- Tennessee River Valley Service Area Council
- Lakeshore Tennessee Tourism Association
- College of Hospitality & Design
- University of Tennessee System
- University of Tennessee at Chattanooga
- American Association of Economic Development
- World Economic Forum
- World Bank Group
- American Express
- Blue Economy Center
- American Express
- West Community Consulting
- TSP

Continental Energy Holdings | Boone County

A VISION
for north america's next great regional trail system

THE TENNESSEE RIVERLINE | Boone County | TN

2022-2023 COMMUNITY PLANNING INITIATIVE

The 2022-2023 Community Planning Initiative (CPI) is a collaboration between participating Tennessee Riverline communities and the Tennessee Riverline team to develop a local vision for North America's next great regional trail system in each community. As the conclusion of its two-phase planning initiative, participating communities will be empowered with an understanding of their strengths, weaknesses, opportunities and aspirations relative to their relationship with the Tennessee River, and will have access to the resources necessary to make progress toward making those aspirations a reality.

Phase One: June – September 2022

CPI begins in the Phase One communities listed to the right with a public engagement program called 652 to YOU. 652 to YOU is an opportunity for community leaders and residents to provide feedback about existing recreation experiences and infrastructure on or along the river and share ideas for their improvement and expansion by participating in a series of interactive events and activities facilitated by our team. At the conclusion of each 652 to YOU program, recommendations for how each community can make progress toward their aspirations related to the Tennessee Riverline vision will be shared, and a list of potential projects will be identified based on the community's shared vision for their section of the Tennessee Riverline. These projects could include new recreational paths, camps and access points, connective trails and greenways and other asset-based infrastructure investments.

Phase Two: October 2022 – October 2023

During Phase Two, the Tennessee Riverline team will continue collaborating with Phase One communities as well as four additional communities that completed the 652 to YOU program in 2021. This collaboration will include the development of a conceptual design, funding strategy and grant application materials for a single priority Tennessee Riverline project in each participating community. These materials will be used by community partners to build public support and make progress toward project implementation.

CPI is made possible by funding through the US Department of Agriculture (USDA) Rural Planning Innovation Challenge, as well as through the generous support from 3M and Decatur will funds from the 3M Foundation and the Tennessee Riverline's principal partners, Tennessee Valley Authority and the University of Tennessee Institute of Agriculture.

2019 Pilot Communities

The 2019 Pilot Community Program (later branded 652 to YOU) was designed as an opportunity for the Tennessee Riverline Partnership to evaluate the vision from the perspective of Tennessee River communities and to begin mobilizing local efforts and expertise to make the vision a reality. The five successful applicants from 2019, Boone County, TN, Bridgeport, AL, The Shoals, AL, Benton County, TN and Paducah/McCracken County were selected to represent the diversity of all cities, counties, towns, and rural communities along the Tennessee River. They all presented a unique opportunity to study the Tennessee Riverline vision in communities with a strong network of organizations and a lot of growth potential.

Participating Communities

All communities listed to the right are participating in the Tennessee Riverline Program. As of January 2023, we have invited all participants to the Community Planning Initiative (CPI).

PHASE ONE

- Benton County, TN
- Boone County, TN
- Bridgeport, AL
- Paducah/McCracken County, KY
- The Shoals, AL
- Boone County, TN

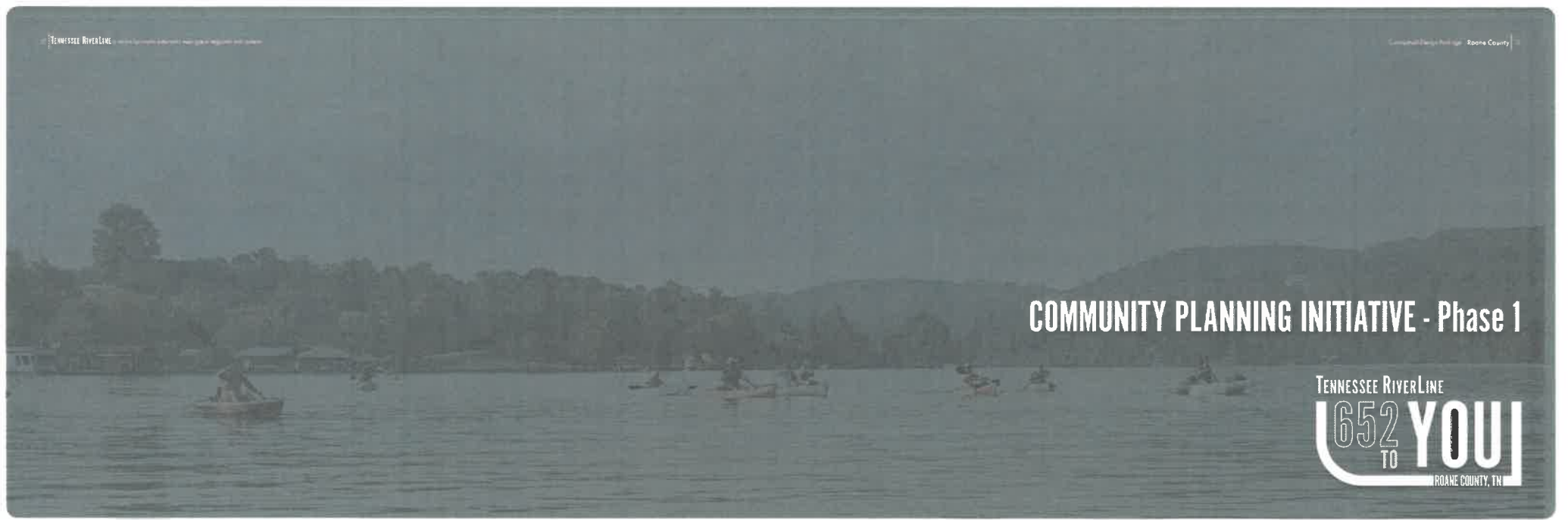
PHASE TWO

- Boone County, TN (Not Completed)
- Bridgeport, AL (Not Completed)
- The Shoals, AL (Not Completed)



COMMUNITY PLANNING INITIATIVE - Phase 1

TENNESSEE RIVER LINE
652 TO YOU
ROANE COUNTY, TN



PLANNING & DESIGN TEAM OBJECTIVES

Our Planning & Design team creates the Tennessee Riverline's regional vision and plays an essential role to inspire and empower river communities to realize their local visions for a transformed relationship with the Tennessee River. We work with our community partners to develop tangible projects and funding sources that spark outdoor recreation development and programming on a local and regional level. We serve as a technical and professional design resource for economically distressed and rural communities, we work to achieve and maintain national water trail designations, we provide mentorship and education for affiliated university colleges and employees, and we work to maintain consistent brand messaging and graphic design.

The Planning & Design team is a group of design professionals who:

- Provide planning and conceptual design work through the Community Planning Initiative and related activities. Also, liaise with individual community partners, professional consultants, complementary initiatives, and public land management agencies to lead the development of regional integration and strategic investment plans informed by the ongoing regional gap analysis.
- Act as an incubator for transformational community design proposals like the Neyland Drive North Waterfront Vision and innovative research projects like the Leading Edge, which exercise the Tennessee Riverline's guiding principles and the shared reasons with our principal partners.
- Develop and administer planning guidelines and design standards. Working in coordination with industry partners, these standards will ensure brand consistency and alignment of infrastructure investments with Tennessee Riverline guiding principles, becoming a guiding technical resource for economically distressed communities to achieve infrastructure parity and excellence through targeted investment. These standards will play an integral role in enabling the Tennessee Riverline to achieve and maintain national water trail designation.

Priority Placemaking Projects

The Community Planning Initiative (CPI) is a collaboration between participating Tennessee Riverline communities and the Tennessee Riverline team to develop a local vision for North America's next great regional trail system in each community. At the conclusion of the two-phase planning initiative, participating communities will be empowered with an understanding of their strengths, weaknesses, opportunities, and capacities relative to their relationship with the Tennessee River and will have access to the resources necessary to make progress toward making those opportunities a reality.

Phase Two of CPI engaged the planning and design experience of the Tennessee Riverline staff to conduct a conceptual design process that brings to life a vision for Roane County's selected priority placemaking project at Kingston's Waterfront. This document is the final deliverable of Phase Two which synthesizes the results of the 652 to YOU program, virtual design workshop, and community-wide survey for the selected project site, and includes a customized portfolio of grant application materials, a funding strategy to accompany the design package, and a public exhibition of the conceptual design at an open house exhibition in the fall of 2023.

Implementation of the Tennessee Riverline

The Planning & Design team through the CPI program hopes to develop community parks and other public spaces that help to fill gaps in services along the river, create spaces for different types of Riverline users, and provide economic development and quality of life amenities for the communities we serve. The conceptual designs and phasing strategies of the priority placemaking projects can help communities make interest and investment for implementation. These sites, once implemented will fill gaps of service along the Tennessee Riverline and can also help build the framework of connected amenities along the 652-mile reach of the river.

Some next steps for the Planning & Design team are to develop signage and wayfinding standards, develop temporary signage that can be readily installed for current users of the Tennessee Riverline, and to develop planning and design standards for the entire Riverline system.



Community Planning Initiative Timeline

Year One - 2022



Year Two - 2023



Phase One ■
Phase Two ■

Timeline is subject to change

652 to YOU

652 to YOU in Roane County

Roane County was one of nine communities that elected to participate in 652 to YOU and the Community Planning Initiative (CPI). The programs are a two-year collaboration between participating Tennessee Riverline enrollees and the Tennessee Riverline team to develop a local vision for North America's next great regional rail system.

The Roane County Planning Committee collaborated with Partnership staff for several weeks to design 652 to YOU to achieve targeted objectives. Chief among them were to listen to feedback from leaders and residents regarding the Tennessee Riverline vision and to understand local ideas and aspirations for an enhanced relationship with the Tennessee River. From these interactions, recommendations would be offered for how Roane County may reach these aspirations and help fulfill local and regional visions for the Tennessee Riverline.

Held July 22-24, 2019, 652 to YOU in Roane County included a driving tour of existing river assets, a leadership workshop, a pontoon boat tour of Watts Bar Lake with Planning Committee members and a community engagement event. The program benefited from the participation of 10 community leaders and approximately 20 residents on site, as well as responses to an online survey. RiverStage.

Community leaders and residents both recognize the value and future potential of Roane County's existing river access points, particularly Kingsport's waterfront as well as the opportunity to develop new walking, biking, and biking trails that celebrate and connect other amenities in the community and surrounding area.

Community leadership sees recreation and ecotourism as drivers of economic growth in Roane County. They feel the rural resort-like quality of Watts Bar Lake, coupled with its proximity to economic centers in Knoxville and Oak Ridge, position it well to provide recreation opportunities for residents and visitors. Leaders also recognize that existing river amenities require maintenance, that future investments need to be planned and promoted strategically, and that growth may threaten the area's natural beauty and water quality if not planned carefully.

Residents overwhelmingly selected trails and connective systems, including water trails, as well as overnight accommodations and camping as top priorities for new investments. They Neck Island, Kingsport Waterfront and the county-owned

properties on Canary Creek are hotspots of existing river use and new investment opportunities. Residents also recognize the benefits that water quality benefits and other Tennessee Riverline investments may offer.

Eight recommendations were offered to help overcome challenges and achieve aspirations through the local vision for the Tennessee Riverline in Roane County. The realization of both will require sustained commitment, action, investment and partnership from Roane County leadership and residents, local and regional stakeholders, including TVA and the Tennessee Riverline Partnership.

- 1) Continue Cultivating Paddle Culture
- 2) Enhance Gear Availability
- 3) Engage Rivers as Connectors + Blue Space
- 4) Education: River as Shared Space
- 5) Invest in Opportunity Landscapes
- 6) Optimize Lodging, Campgrounds for Paddle Users
- 7) Leadership Development
- 8) Leverage Existing, Advocate for New Funding Sources



Results from the Local Leadership Workshop

STRENGTHS



WEAKNESSES

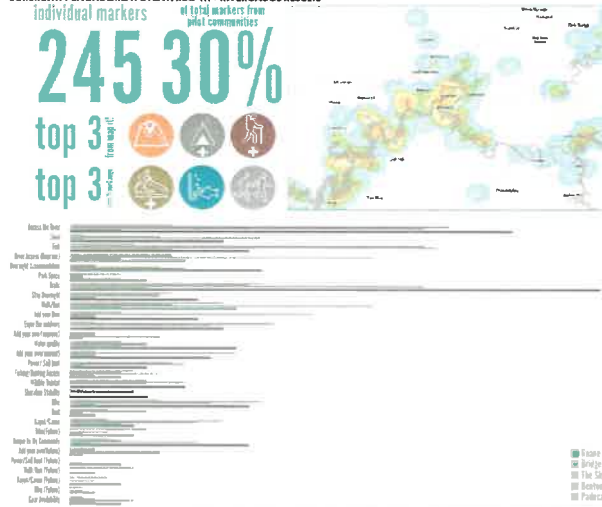


OPPORTUNITIES



652 to YOU, ctd.

COMMUNITY ENGAGEMENT EVENT: MAP IT! RIVER GAUGE RESULTS



WHAT WOULD YOU IMPROVE?

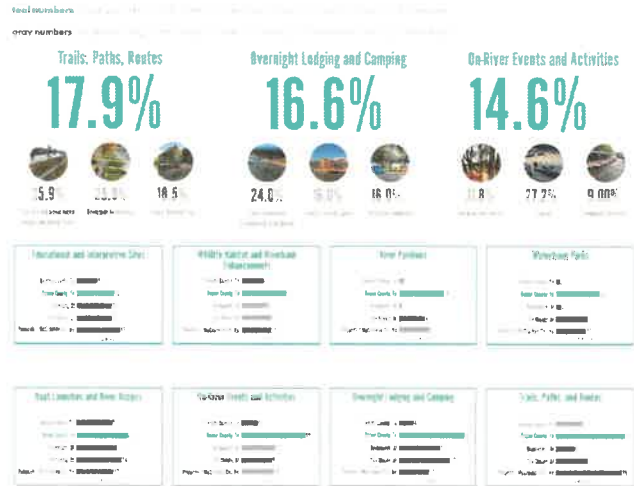


WHERE DO YOU CURRENTLY?

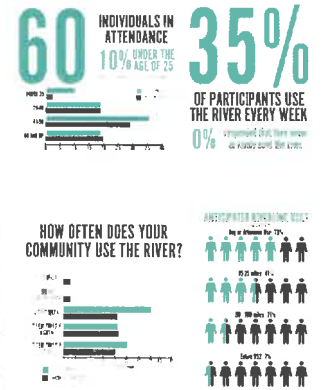


COMMUNITY ENGAGEMENT EVENT: WHAT IF? RESULTS

RiverLine Element Investment Priorities in Roane County



COMMUNITY ENGAGEMENT EVENT: SURVEY RESULTS



VIRTUAL DESIGN WORKSHOP: LOCAL LEADERSHIP TEAM

Phase two of CH engaged the planning and design experience of the Tennessee Riverline staff to conduct a conceptual design process that brings to life a vision for Roane County's selected priority placemaking project at Kingston Waterfront Park. A virtual design workshop was held in February 2023 with Roane County's local leadership team to identify opportunities and concerns related to recreation development on this site, while also exploring programmatic elements such as trails, pavilions, paddlecraft launches, restrooms and food trucks.

Process

The planning and design team created a virtual design workshop using a digital collaboration software called Mural in which the entire team could participate by drawing, adding symbols, and taking notes on a live map during a scheduled Zoom meeting. The Mural board included a map of the project site, a map of the larger region of Roane County and prompts for the following questions: What would you like to see added to this river park? What are some benefits to the implementation of this river park? and What are some challenges to implementation of this river park? The board also included a set of symbols depicting different amenities and programs that participants could use to drag and drop in locations where they wanted to see those activities or amenities in the river park.

The meeting began with an overview of the CH process, a review of the Tennessee Riverline mission and vision, and an introduction to the next steps in the process. After the introduction and overview, the team asked the participants to enter the Mural site and test their systems to ensure everyone was able to see and manipulate the board. The team gave participants some basic prompts to show them how the board would be used during the meeting and participants were given prompts to practice certain elements such as creating a "post-it note" and copying and moving icons.

Participants were asked to paste notes with their ideas into the section under the question. After a few minutes of posting notes, the group was called to vote on their top 3 priorities within the category by adding checkmark icons to the notes they liked best. Then the group moved to the next question and repeated the process.

With the questions completed, the team was prompted to review the site map of the priority placemaking project and asked to place icons on the map where they felt the appropriate amenities and activities should be in their conceptual plan. Once the icons were placed, the group discussed the plan as a whole and commented on each others' ideas.

The meeting concluded with a review of the next steps and thanking participants for their collaboration.

Results

The 6 members of Roane County's local leadership team who participated were mostly in agreement on the amenities, benefits and challenges they see to developing and improving the Kingston Waterfront site. They believed that adding kayak storage and launches, a refurbished dock, shade trees and improved connections to the greenway and parking area were some of the top amenities that the site could benefit from. Not surprisingly, funding was one of the greatest anticipated challenges to developing this site, along with the site's context and adjacent landowners and the amount of existing usable space.

In regards to the benefits of developing the Kingston Waterfront site, the group stressed the fact that they wanted to create a sense of community together. The Local Leadership team expressed a desire to become an outdoor recreation hub and they definitely recognize that their location offers an opportunity to connect to other regional areas and amenities, which could increase tourism and revenue.



TN RIVERLINE AND ROANE COUNTY LOCAL LEADERSHIP TEAM

Top Amenities Voted on for Kingston Waterfront



Top Benefits Voted on for Kingston Waterfront



Top Challenges Voted on for Kingston Waterfront



Local Leadership Team Site Design Charrette

WORKSHOP RESULTS: An interesting feedback pattern for the site.

VIRTUAL DESIGN WORKSHOP: ONLINE COMMUNITY SURVEY

In addition to input from local leaders, a community-wide survey was conducted to receive feedback and input from the residents of Kingston and Roane County. In order to reach the most people possible, the team opted to create an online community survey rather than planning an in-person event. The online survey asked very similar questions to the leadership team's meetings, but with more visual cues and simpler questions. Residents were also able to share additional feedback with the team regarding the Tennessee Riverline as a whole.

Process
The Planning & Design team developed an online survey using the Typeform application. Typeform allows users to create an online survey that is optimized for mobile devices and focuses on visual graphics and simple layouts to make them easy to use. The majority of the questions were multiple choice, image choice (where they clicked on the images they preferred), and a small number of long-form answer questions where participants could type as much as they wanted to. The survey was designed to take participants around 5-6 minutes to complete and was provided in both English and Spanish. The local leadership team was asked to share the survey locally on social media or with any local groups, schools, churches, or other organizations with the capacity to share it with a large number of residents. The Tennessee Riverline team shared it on the website and social media platforms.

The survey began with an overview of the Tennessee Riverline mission and vision and a description of the community's involvement with the CFI program. The first section of questions requested basic information such as zip code, age range, and ethnicity. These questions were optional. The survey also asked whether or not the person lived or worked in Roane County, how long they have lived there, and what their favorite things about living there were. The next section of questions requested information about the participants' experience on the Tennessee River: how often they used to recreate and what their favorite things to do on the river were.

The next section was focused on site design and started by showing a map of the priority prioritized project site. Participants were asked how familiar they were with the site, how often they used it, what they currently used it for, and how they'd like to be able to use it in the future. Participants were asked to share what challenges they foresee in the development or use of the site as a park and to share any additional ideas they had about using or designing the site.

Finally, the last section prompted participants to choose images of the types and styles of amenities, programming, land, and water activities they preferred and what styles of parkways, river access points, trails, campgrounds, and boat docks they preferred. Participants could choose as many options as they liked in these sections.

A final thank you screen asked participants one last time if they had any comments for the Tennessee Riverline team and asked them if they wanted to join

the Tennessee Riverline newsletter.

Analysis

The survey remained online and open for around 60 days, and after closing the Planning & Design team analyzed the results. The results were downloaded from Typeform in the form of an Excel file and then sorted and filtered according to question to calculate the averages in the data. Charts, graphs, and infographics were created to visualize the data and draw conclusions about the responses.

Results

The survey received 131 responses, all in English. This is about 2.1% of the total population of Roane County. Although most respondents lived in Roane County, 3.5% of participants resided in other counties, and 1.5% who identified with multiple ethnicities. The majority of respondents were between the ages of 41 and 59.

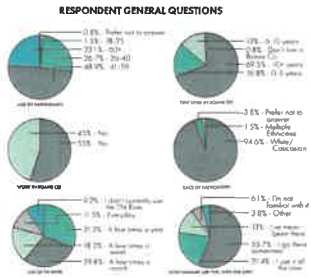
Almost 92% of respondents said they do not currently use the Tennessee River to recreate, while 8.5% said they used it weekly or daily. The most popular activities on the river include fishing, boating, and simply enjoying the outdoors. Participants reported that one of their favorite things about living where they do is the small-town feel.

On the following pages are a more detailed synopsis of the survey results in infographic form.

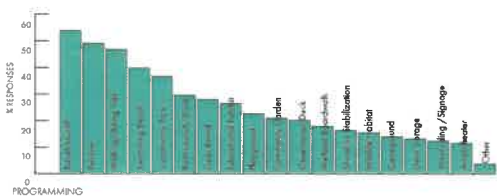
"HOW WOULD YOU LIKE TO USE THE SITE?" Use bar boxes indicate how respondents would like to use the site



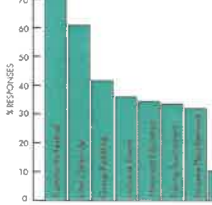
"HOW DO YOU CURRENTLY USE THE SITE?" Red boxes indicate how respondents currently use the site



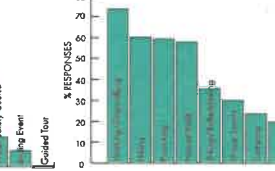
RESPONDENT PROGRAMMING PREFERENCES



PROGRAMMING



LAND ACTIVITIES

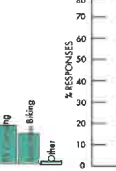


Top 6 Votes for...



Kayak Launch
Pavilion
Walking / Biking Trails

WATER ACTIVITIES



RESPONDENT VISUAL PREFERENCES





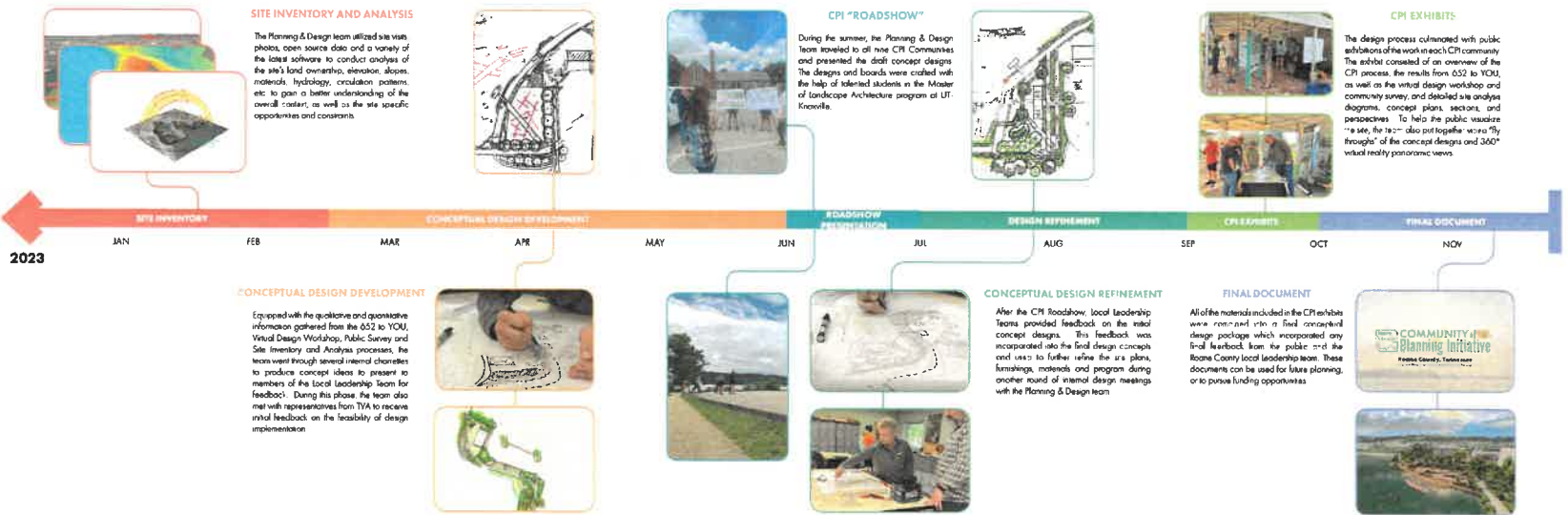
COMMUNITY PLANNING INITIATIVE - Phase 2
Conceptual Design

CONCEPTUAL DESIGN PROCESS

The Planning & Design team consists of five landscape architects and landscape designers with almost 30+ years of experience in the field. We've worked on projects that include urban redevelopment, master planning, parks and trails, residential design, engineering, and ecology. They bring the same rigor and thought from private practice to all of the Tennessee Riverline communities. Their goal is to connect communities to the Tennessee River through the thoughtful design of spaces that will transform the river and its communities for generations to come.

The Community Planning Initiative (CPI) process took about a year to complete for the nine communities involved. The process consisted of several phases, including Site Inventory and Analysis, Conceptual Design Development, Conceptual Design Refinement, Public Exhibitions, and a final Conceptual Design Package.

Public feedback was a critical part of the design process and the final conceptual designs are directly informed by the feedback and commentary solicited from the Tennessee Riverline communities. The Tennessee Riverline team is committed to asking communities in the next steps of the design process to obtain funding, design consultant selection and coordination and implementation.



CITY of KINGSTON

Summary
Kingston, TN is situated within Roane County or river mile 1 on the Clinch River, and river mile 558 on the Tennessee River. The city has a total of 8.18 square miles of land. The population in 2022's census was 6,112 with a population density of 747/8 people per square mile. Kingston is around a 25-mile drive to Knoxville, TN, the start of the Tennessee River and RiverLine trail, and a 144-mile drive to Nashville, TN. Watts Bar Lake, Fort Southwest Point as well as other parks along the water, are popular destinations at Kingston and Roane County for both visitors and residents.

History
The history of Kingston is deeply rooted in the Native American presence in the region. Prior to European colonization, the area was inhabited by various indigenous tribes, including the Muscogean Creek, Shawnee, and Cherokee. These tribes relied on the fertile land along the Tennessee River for sustenance and established thriving communities.

European settlers began to arrive in the late 18th century. Originally called King's Town, in honor of King George III of England, the name was changed after the Revolutionary War. In 1805, Kingston was established as the county seat of Roane County, contributing to its growth as a regional hub.

During the early 19th century, Kingston's economy was primarily agrarian, with cotton and tobacco farming dominating the landscape. However, the arrival of the railroad in the mid-1800s spurred industrialization and trade. Kingston became known for its boat building industry, thanks to its strategic location on the Tennessee River. The town's economy thrived with manufacturing, agriculture, and commerce as they drove.

The American Civil War left a significant mark on Kingston, as it witnessed several skirmishes and military engagements. The town changed hands between Confederate and Union forces multiple times, leading to widespread destruction and economic disruption.

Following the Civil War, Kingston gradually rebuilt its economy. Agriculture remained a staple, but the town diversified into other industries such as coal mining and manufacturing. The completion of Watts Bar Dam in the 1940s brought a new era of economic development, as Kingston became a focal point for the TVA (Tennessee Valley Authority) and its power generation efforts.

Today, Kingston balances its historical significance with modern development, offering visitors a glimpse into its past while embracing the opportunities of the present. The town's economy continues to evolve, with a diverse mix of industries, while its natural beauty and historical landmarks make it a destination worth exploring.



ROANE COUNTY - WATERSHED CONTEXT



KINGSTON - COUNTY CONTEXT



ROANE COUNTY - LOCAL CONTEXT



HISTORICAL TIMELINE

1792 The Tennessee legislature set out the first road plan for the state, which was the first road plan in the nation. The road was to be built from Nashville to Knoxville, and it was the first road in the state to be built for the purpose of commerce.

1797 The first railroad in the state was built in 1797, connecting Nashville to Knoxville. It was the first railroad in the state to be built for the purpose of commerce.

1799 The city of Kingston was established in 1799, and it was the first city in the state to be established for the purpose of commerce.

1801 The state of Tennessee was admitted to the Union in 1801, and it was the first state in the nation to be admitted for the purpose of commerce.

1807 Kingston became a city in 1807, and it was the first city in the state to be established for the purpose of commerce.

1861 The state of Tennessee seceded from the Union in 1861, and it was the first state in the nation to do so for the purpose of commerce.

1868 The state of Tennessee was readmitted to the Union in 1868, and it was the first state in the nation to be readmitted for the purpose of commerce.

1868 The town of Nashville was established in 1868, and it was the first town in the state to be established for the purpose of commerce.

1854 The state of Tennessee was admitted to the Union in 1854, and it was the first state in the nation to be admitted for the purpose of commerce.

1885 The state of Tennessee was admitted to the Union in 1885, and it was the first state in the nation to be admitted for the purpose of commerce.

1896 The state of Tennessee was admitted to the Union in 1896, and it was the first state in the nation to be admitted for the purpose of commerce.

1925 The state of Tennessee was admitted to the Union in 1925, and it was the first state in the nation to be admitted for the purpose of commerce.

1939 The state of Tennessee was admitted to the Union in 1939, and it was the first state in the nation to be admitted for the purpose of commerce.

1942 The state of Tennessee was admitted to the Union in 1942, and it was the first state in the nation to be admitted for the purpose of commerce.

1955 The state of Tennessee was admitted to the Union in 1955, and it was the first state in the nation to be admitted for the purpose of commerce.

1973 The state of Tennessee was admitted to the Union in 1973, and it was the first state in the nation to be admitted for the purpose of commerce.

1988 The state of Tennessee was admitted to the Union in 1988, and it was the first state in the nation to be admitted for the purpose of commerce.

1996 The state of Tennessee was admitted to the Union in 1996, and it was the first state in the nation to be admitted for the purpose of commerce.

2015 The state of Tennessee was admitted to the Union in 2015, and it was the first state in the nation to be admitted for the purpose of commerce.

2016 The state of Tennessee was admitted to the Union in 2016, and it was the first state in the nation to be admitted for the purpose of commerce.

COMMUNITY DEMOGRAPHICS

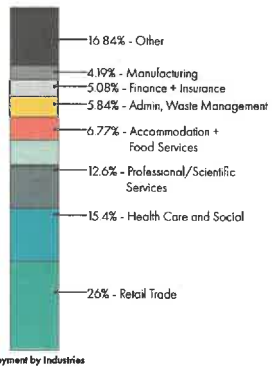
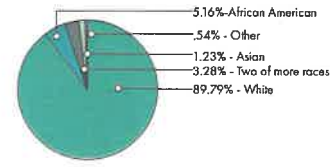
No town or community can ever be fully understood or appreciated with a few statistics. However, the information listed in this page does reflect some interesting trends in Kingston and Roane County that could help with the community's future planning projects and what types of infrastructure in which the city chooses to invest.

Kingston's population is primarily white, with over 80%. The next highest demographic is the African-American population, at 5.16%. With a population around 6,000 residents, Kingston makes up approximately 11.5% of the population of Roane County.

Residents of Kingston are relatively young in age, considering the average life expectancy is almost 74 years. Improvement projects that look to improve the quality of life and health of residents could help increase the life expectancy even further.

In relation to the state of Tennessee, as a whole, Kingston's median household income is about \$7000 more a year. One could assume that this would provide households, which average just over 2 people per house, with a bit more disposable income than the rest of the state. Investing in recreational, health, well-being and vacation infrastructure could greatly benefit the community.

As already mentioned in this report, Kingston's economy, on the private side, is primarily reliant on retail, health care and manufacturing. Continuing to build community relationships within these industries increases partnership opportunities and the potential to attract future businesses to the area.



Source: city-data.com, douglas

ENVIRONMENTAL CONTEXT

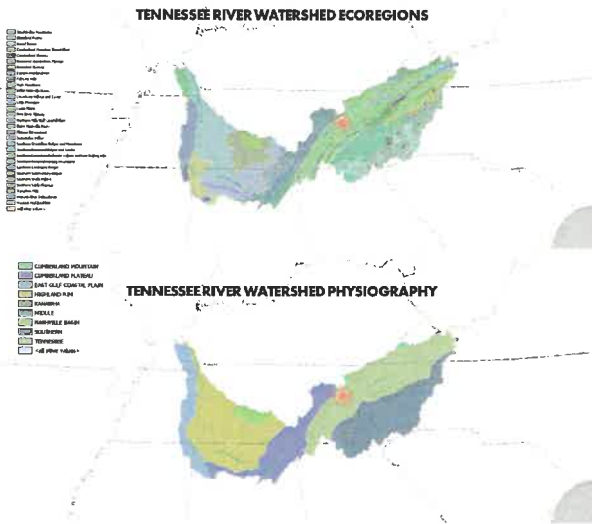
Summary
The Tennessee River watershed is a diverse and ecologically significant region encompassing several ecoregions and physiographic features. The watershed covers a vast area with distinct characteristics. Ecoregions and physiography are typically broken into various categories that provide various levels of information about any particular area. The categories are division, province, and section, with section being the most high level designation. This can sometimes lead to confusion regarding naming conventions. However, no matter which category used to refer to them, the physical characteristics of the regions do not change. For this document, information was gathered from Geographic Information System (GIS) and www.ecoregions.info

Ecoregion
Kingston is located within the larger ecoregion known as the Southern Limestone/Dolomite Low Rolling Hills. This ecoregion spans across several southeastern U.S. states and is characterized by its rich biodiversity, varied topography, and a mix of hardwood and coniferous forests. It plays a crucial role in the region's ecological diversity and provides habitat for numerous plant and animal species. Most of Roane County is made up of this ecoregion, but it is interrupted with sections of the Southern Dissected Ridges and Knobs ecoregion.

The ecoregion around Kingston is characterized by a mix of hardwood forests, including oak and hickory, as well as pine forests in some areas. These forests provide habitat for diverse wildlife, including white-tailed deer, wild turkey, and a variety of bird species. The region is also home to several protected and wildlife management areas. The Kingston area exhibits geological diversity due to its proximity to the Appalachian Mountains. It features rock formations such as limestone, sandstone, and shale, which have played a role in the local economy, including the mining of resources like coal.

Physiography
Located within the Appalachian Highlands section and Valley and Ridge province, the physiography of Kingston and its surrounding region is influenced by the Appalachian Mountains and the Tennessee River Valley. The physiography is characterized by a series of elongated ridges and valleys. These ridges are part of the larger Appalachian Mountain system and run parallel to each other. The valleys between the ridges often contain fertile soils, making them suitable for agriculture.

With an understanding of the opportunities and constraints provided by a site's ecological and physiographic characteristics, the Planning & Design team is better equipped make design choices and recommendations that either work within the given context, or help to improve the existing conditions in some way.



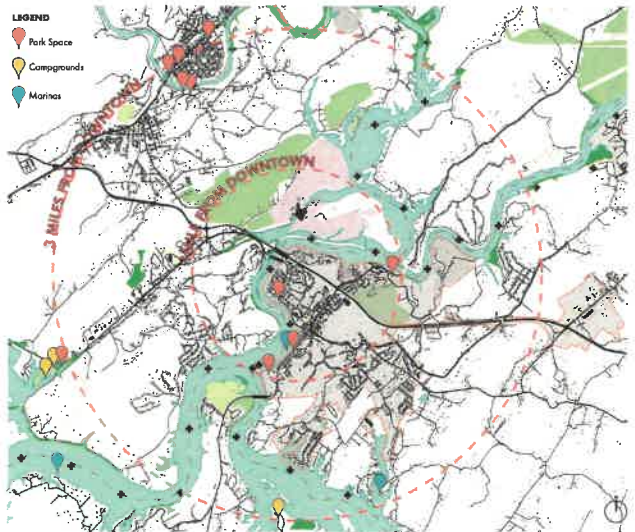
LOCAL CONTEXT/ DESTINATIONS

Kingston, TN and Roane County are uniquely situated within the Tennessee River watershed, surrounded by the natural beauty of the Appalachian Mountains and the Tennessee River. Its strategic position along Watts Bar Lake makes it a destination for outdoor enthusiasts.

Kingston and Roane County's economy is driven in large part by agriculture and industry. Farming ranges from crops to livestock production, while Kingston's manufacturing enterprises, such as boat building and automotive parts production, contribute to the local economy. Tennessee Valley Authority (TVA) plays a vital role in Kingston's economy by operating Watts Bar Nuclear and the Kingston fossil fuel plant in the area, providing many jobs.

Kingston is surrounded by several attractions and parks along the Watts Bar Lake, including, but not limited to, Fort Southwest Point, Kingston City Park, Todd Landing, and The Neck Island. Downtown Kingston also offers a variety of shops, restaurants and boutiques. Anchored by the historic Roane County courthouse, Kingston's downtown area is a hub of community activity.

Located about 2 blocks from downtown, Roane County's Priority Placemaking Project at Kingston's Waterfront is poised to become another popular destination for residents and visitors alike. Roane County already has an extensive network of biking and walking trails throughout the community. By improving the waterfront area, Kingston could leverage all of their existing planning and infrastructure to a greater extent.

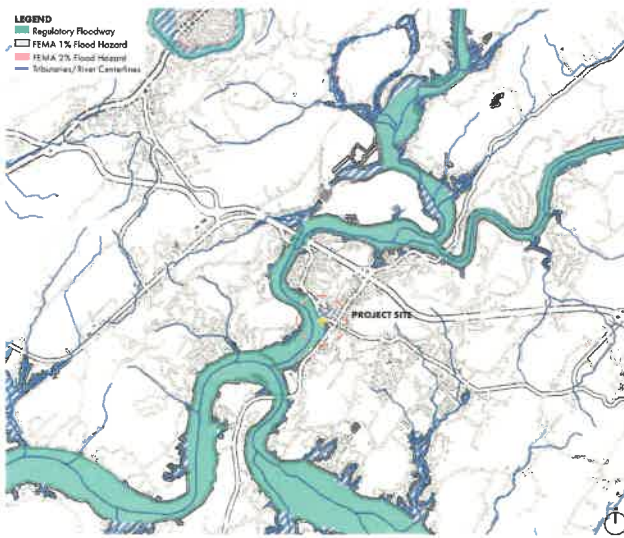


HYDROLOGY

The hydrology of Kingston and Roane County is heavily influenced by its location along the Clinch and Tennessee Rivers, located between Melton Hill and Watts Bar Dam. Kingston sees seasonal fluctuations in water levels, which are increased by seasonal variations in precipitation, snowmelt, and runoff amounts throughout the basin. Kingston is located directly along the banks of Watts Bar Lake, the reservoir created from TVA's Watts Bar dam. The lake's water level is regularly lifted in support of various purposes, including flood control, nuclear power generation, and recreation.

Like many areas along major rivers, Kingston is susceptible to flooding, especially during periods of heavy rainfall or when the Clinch or Tennessee Rivers experience high water levels. Flood control measures are in place along both rivers, however, as the map on this page shows, Kingston and its surrounding areas are susceptible to extreme flood events.

The quality of the water is important for both the environment and the community's well-being. The river and nearby lakes support a diverse range of aquatic life and also provide drinking water for the local communities. It is vital that steps are taken to preserve and enhance the water quality for all species that live in and around Kingston.

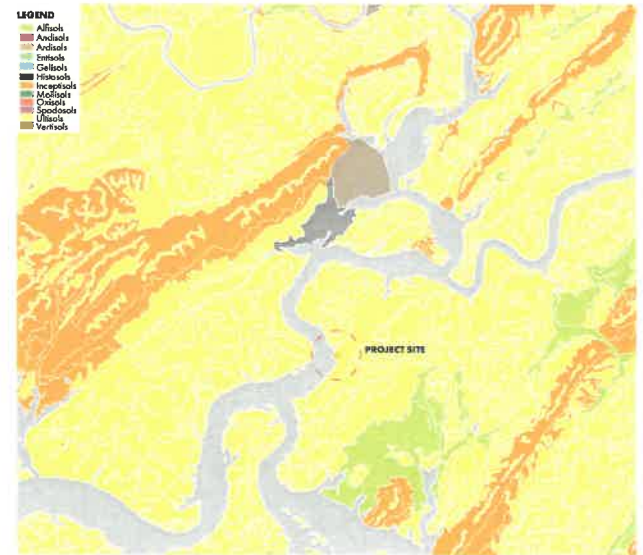


SOILS

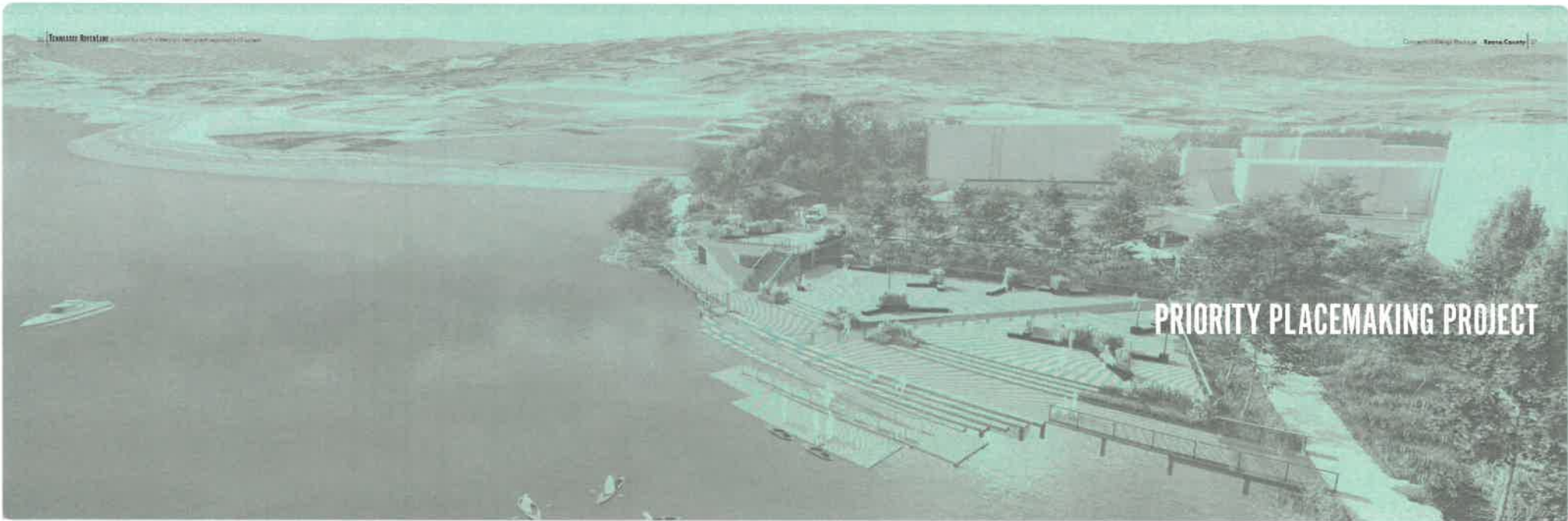
The United States Soil Taxonomy has 12 soil orders, with Kingston and most of Roane County falling under the Ultisol order. The soils in Roane County, including the downtown Kingston area, exhibit a diverse range of characteristics, affected by the region's geology, topography, and historical land use. Most common in this area are silt loams, limestone derived soils, and alluvial soils, which are found along the banks of Watts Bar Lake.

The 12th in downtown Kingston may also reflect the historical land use of the area. For example, in urban areas, you might find modified soils due to construction and disturbance, with alterations to the natural soil profile. These soils are often compacted and may have limited permeability due to pavement and construction. Urban soil management practices, such as soil amendments and tree planting, can greatly enhance soil quality for urban green spaces.

Soils can vary greatly, even within a relatively small area like downtown Kingston. Understanding the specific soil types in a given location is crucial for various purposes, including agriculture, construction, and environmental conservation. More in-depth soil testing and assessment by local agricultural extension services or soil scientists would be necessary before further planning and design work is done at the Kingston Waterfront Park site.



PRIORITY PLACEMAKING PROJECT



DESIGN GOALS & OBJECTIVES

Priority Placemaking Project

The Roane County Local Leadership Team, with the guidance of the Tennessee Riverline Planning & Design team, selected the Kingston Waterfront as the priority placemaking project site. The site was selected because of its need for improvement, location to downtown, and potential connection to other downtown amenities. There is an established boat dock, parking area, and walking trails currently on site. The leadership team feels that adding kayak access and other amenities on the site would enhance the site. The leadership would like to see soft and accessible paddling access, restrooms and walking trails on site. The community at large would like to see trails, parking and concessions, and adaptive paddling launch and gear access on the site.

Project Goals

Based on the feedback received from Roane County's Local Leadership Team, the community-wide survey and the research performed by the Tennessee Riverline Planning & Design team, the primary project goals were identified for the proposed design of Kingston's Waterfront Park.

- Clean stormwater runoff from the site and surrounding areas to protect the lake and promote ecological best management practices.
- Connect a variety of uses to the existing parks, local amenities and downtown.
- Create unique and novel ways of enjoying and experiencing Kingston, Watts Bar Lake and the Tennessee River.

The proposed conceptual design plan was directly informed by the site's location, historical and cultural context, property ownership, hydrologic and ecologic conditions, existing infrastructure, and programming needs of the community.



RIVER AS PARK

The 652-mile Tennessee River and its nine scenic reservoirs combined are a continuous 470,000-acre landscape that is accessible to the public - residents and visitors alike - offering opportunities for canoeing, kayaking, fishing, camping and other types of water-based recreation.

Because of this continuity and public accessibility, the Tennessee Riverline is first and foremost a water trail that offers users of all ages and skill levels the opportunity to safely paddle the storied Tennessee River for an afternoon, a day, a weekend, a week, a month or longer.

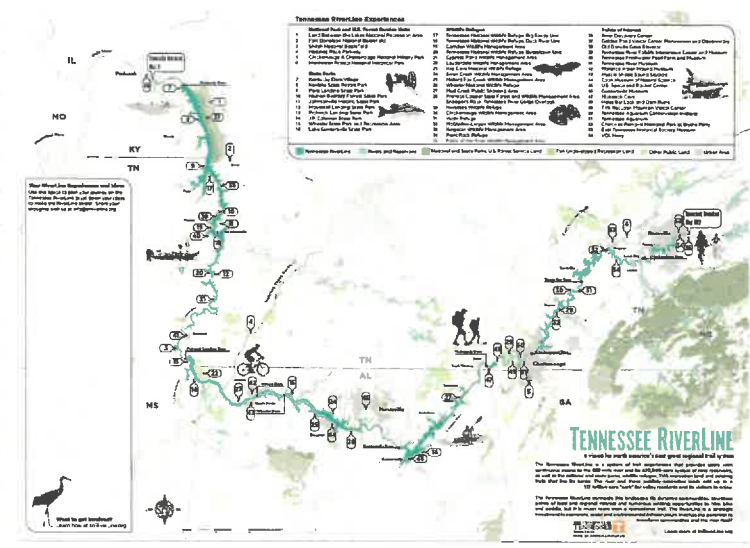
The river's banks are also home to more than 700,000 acres of National Parks, recreation areas and wildlife refuges, state and local parks, as well as diverse cities and rural communities. Each offer their own unique stories, experiences and river access to Riverline users while providing opportunities to paddle, hike, bike, climb, enjoy nature as they are immersed in the beauty of the Tennessee River landscape.

When considering the river, these public landscapes and river communities as a whole, a dynamic 1.2 million-acre park suddenly comes into focus. This landscape of opportunities and experiences connected by the river is also the vision for the Tennessee Riverline.

The Tennessee RiverLine reconceptualizes

- 1. The experience of Tennessee Riverline recreation
- 2. The way we experience and manage public lands
- 3. National Parks and Forest Service sites
- 4. National Wildlife Refuges
- 5. State Wildlife Refuges
- 6. State Wildlife Sanctuaries
- 7. State Wildlife Corridors
- 8. State Wildlife Sanctuaries
- 9. State Wildlife Corridors
- 10. State Wildlife Sanctuaries
- 11. State Wildlife Corridors
- 12. State Wildlife Sanctuaries
- 13. State Wildlife Corridors
- 14. State Wildlife Sanctuaries
- 15. State Wildlife Corridors
- 16. State Wildlife Sanctuaries
- 17. State Wildlife Corridors
- 18. State Wildlife Sanctuaries
- 19. State Wildlife Corridors
- 20. State Wildlife Sanctuaries
- 21. State Wildlife Corridors
- 22. State Wildlife Sanctuaries
- 23. State Wildlife Corridors
- 24. State Wildlife Sanctuaries
- 25. State Wildlife Corridors
- 26. State Wildlife Sanctuaries
- 27. State Wildlife Corridors
- 28. State Wildlife Sanctuaries
- 29. State Wildlife Corridors
- 30. State Wildlife Sanctuaries
- 31. State Wildlife Corridors
- 32. State Wildlife Sanctuaries
- 33. State Wildlife Corridors
- 34. State Wildlife Sanctuaries
- 35. State Wildlife Corridors
- 36. State Wildlife Sanctuaries
- 37. State Wildlife Corridors
- 38. State Wildlife Sanctuaries
- 39. State Wildlife Corridors
- 40. State Wildlife Sanctuaries
- 41. State Wildlife Corridors
- 42. State Wildlife Sanctuaries
- 43. State Wildlife Corridors
- 44. State Wildlife Sanctuaries
- 45. State Wildlife Corridors
- 46. State Wildlife Sanctuaries
- 47. State Wildlife Corridors
- 48. State Wildlife Sanctuaries
- 49. State Wildlife Corridors
- 50. State Wildlife Sanctuaries
- 51. State Wildlife Corridors
- 52. State Wildlife Sanctuaries
- 53. State Wildlife Corridors
- 54. State Wildlife Sanctuaries
- 55. State Wildlife Corridors
- 56. State Wildlife Sanctuaries
- 57. State Wildlife Corridors
- 58. State Wildlife Sanctuaries
- 59. State Wildlife Corridors
- 60. State Wildlife Sanctuaries
- 61. State Wildlife Corridors
- 62. State Wildlife Sanctuaries
- 63. State Wildlife Corridors
- 64. State Wildlife Sanctuaries
- 65. State Wildlife Corridors
- 66. State Wildlife Sanctuaries
- 67. State Wildlife Corridors
- 68. State Wildlife Sanctuaries
- 69. State Wildlife Corridors
- 70. State Wildlife Sanctuaries
- 71. State Wildlife Corridors
- 72. State Wildlife Sanctuaries
- 73. State Wildlife Corridors
- 74. State Wildlife Sanctuaries
- 75. State Wildlife Corridors
- 76. State Wildlife Sanctuaries
- 77. State Wildlife Corridors
- 78. State Wildlife Sanctuaries
- 79. State Wildlife Corridors
- 80. State Wildlife Sanctuaries
- 81. State Wildlife Corridors
- 82. State Wildlife Sanctuaries
- 83. State Wildlife Corridors
- 84. State Wildlife Sanctuaries
- 85. State Wildlife Corridors
- 86. State Wildlife Sanctuaries
- 87. State Wildlife Corridors
- 88. State Wildlife Sanctuaries
- 89. State Wildlife Corridors
- 90. State Wildlife Sanctuaries
- 91. State Wildlife Corridors
- 92. State Wildlife Sanctuaries
- 93. State Wildlife Corridors
- 94. State Wildlife Sanctuaries
- 95. State Wildlife Corridors
- 96. State Wildlife Sanctuaries
- 97. State Wildlife Corridors
- 98. State Wildlife Sanctuaries
- 99. State Wildlife Corridors
- 100. State Wildlife Sanctuaries

1.2 Million Acres
of connected Tennessee River experiences.



THE RIVER AS PARK - ROANE COUNTY

The proposed 1.2-million-acre park is composed of smaller communities, such as Kingston. It is within these communities that the "River as Park" concept will come to life. It is within these spaces where people will access the river for canoeing, landing, fishing, camping, hiking, and the many other "van-styled" outdoor opportunities that exist.

While the Tennessee River line is envisioned as a ring (in and for most a water trail, there are on-land connectors through hiking and biking trails that are also critical to the Riverline's success. Roane County has plans to add additional biking and walking trails in the community. Within Kingston, there are opportunities to connect existing amenities through multi-modal trails and water trails.

For example:

Water trail connection opportunities:

- Tennessee River to Downtown Kingston - 1 mile
- Downtown Kingston to Downtown Hammon - 14 miles
- Downtown Kingston to Thief Neck Island - 14 miles
- Downtown Kingston to Ladd Landing - 4 miles

Multi-modal trail connection opportunities:

- Downtown Kingston to Ladd Landing - 1.5 miles
- Ladd Landing to K-25 History Center - 0.5 miles
- K-25 History Center to Melton Hill Dam - 3.5 miles



Downtown Kingston



Thief Neck Island



Kingston City Park



Kingston Historic Courthouse



Manhattan Project



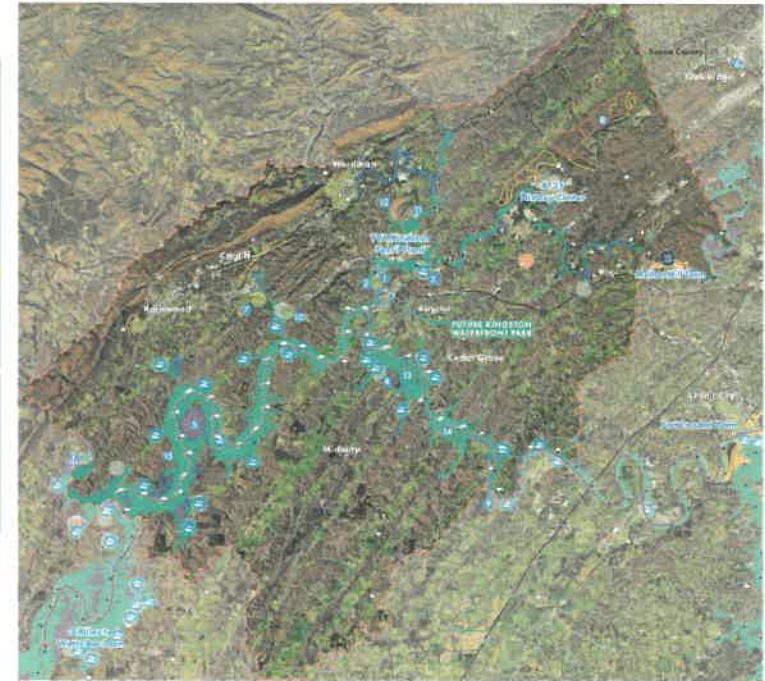
East Southwest Point

Legend

- ← Tennessee Riverline
- 0.52 Water Trail
- Existing Greenways
- Existing Trails
- Boat Access
- Paddle Access
- Manning
- Wildlife
- Park
- Campground
- Dam
- Waterbody
- Public Land
- Underdeveloped Recreation
- TRR Passed Reservation
- TRR Reservation

Local Points of Interest for Potential Bike & Pedestrian Connectivity

1. Roane County Priority Placemaking Project - Kingston Waterfront Park
2. Fort SW Point
3. Ladd Park Landing
4. Siler Creek Campground
5. Thief Neck Island
6. Manhattan Project National Park + Museum
7. Coney Creek Reservation Area
8. North Boundary Greenway
9. Tennessee National Golf Course
10. Roane County Park
11. Lakeshore Park
12. TVA Wetland Viewing Area and Trails
13. Long Island Wildlife Management Area
14. Park Rock Wildlife Management Area
15. Come Back Cove



SITE INVENTORY AND ANALYSIS

The existing site at Kingston's Waterfront Park provides many opportunities and constraints for future development and improvement. The site's main pieces of infrastructure, the parking area, walkways and dock are heavily used and are in need of refurbishment. The slopes on site exhibit their own challenges. Along the water's edge, significant erosion was noticed. The site exhibits some seawalls and retaining walls that are also in need of refurbishment. Overall, the site offers excellent views across the lake from both upper and lower vantage points. Fort Southwest Point and Kingston City Hall can be seen from the site. The walkways on site are steep, uneven and do not provide ADA accessibility, making access to the water and site for people of all abilities difficult. During the winter, when the lake elevation is lower, the cove becomes a collection point for debris and trash, providing unsightly and unusable space for much of the year. While the site offers excellent views across the water, its immediate context to the north and east seem a bit contradictory. Kingston United Methodist Church and Bethel Presbyterian Church, along with apartment buildings border the site. Collaboration with and approval from these stakeholders is critical for future development.

It should be noted that in addition to visiting the site several times, the Planning & Design team gathered digital information from GIS, Google Earth and USGS among other sources, which creates certain limitations in information. For any future site work, a topographic site survey must be obtained with information included all the way to the water's edge.

EXISTING CONDITIONS PHOTOS



SIDEWALK PROXIMITY TO PARKING AREA



WALKWAY TOWARDS PACE STREET



STORMWATER CULVERT THAT DUMPS IN RIVER



KINGSTON UNITED METHODIST CHURCH



EXISTING DOCK AND COVE AT SUMMER LEVEL



DOCK AND COVE AT WINTER LAKE LEVEL



VEWS ACROSS LAKE

EXISTING CONDITIONS PLAN



A MAJORITY OF THE SITE'S INFRASTRUCTURE IS IN NEED OF REPAIR. AN OVERSIGHT ASPECT OF SPRAWL IS REDUCED RUGHOUS THE PORTLAND SHORE OF THE SITE, ASSESS ACCESS, DRAINAGE.



A MAJORITY OF THE SITE IS COMPOSED OF IMPERMEABLE LANDSCAPE MATERIAL.



A MAJORITY OF THE SITE'S INFRASTRUCTURE IS DRAINING AND BUILT ON BRICK.



WINTER BAR LAKE



A LARGE STORMWATER CULVERT CATCHES RAINFALL FROM THE SITE AND DROPS IT INTO WINTER BAR LAKE.



SEASONAL FLUCTUATIONS OF THE WATER LEVEL UNCOVERS A LARGE AMOUNT OF UNPAVED SPACE THAT TRAPS TRASH AND DEBRIS. THE EXISTING DOCK IS IN NEED OF REPAIR/REWORKING.

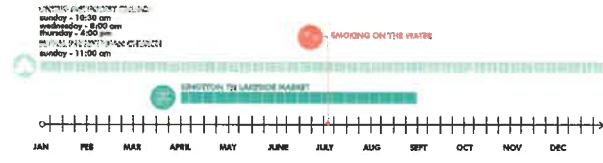
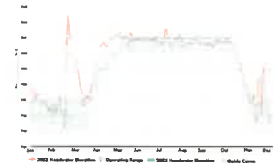


ACCESS TO THE SITE FROM KESSELUCKY STREET IS NOT PROBLEMATIC AND PRESENTS SAFETY ISSUES.

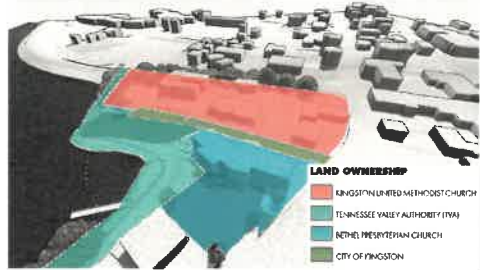


SITE INVENTORY AND ANALYSIS, ctd.

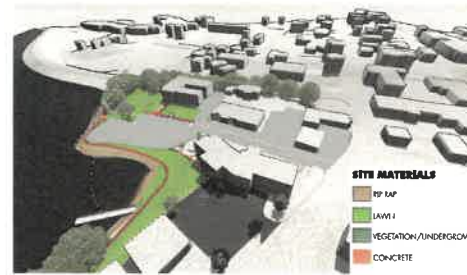
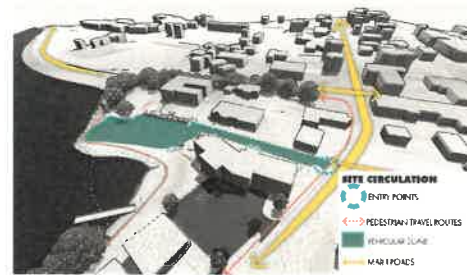
The Planning & Design team utilized site visits and open source data, along with a variety of the latest software to conduct the site analysis. Land ownership, elevation, slopes, materials, hydrology and circulation patterns were analyzed for their opportunities and constraints. More detailed information regarding the existing planning conditions can be found on page 60.



WATTS BAR LAKE OPERATING GUIDE



CALENDAR OF EXISTING SITE USE



CONCEPT DESIGN PLAN

Based on the feedback received from Roane County's Local Leadership Team, the community-wide survey and the research performed by the Tennessee Riverline Planning & Design team, three primary project goals were identified for this proposed park design at Kingston's Waterfront Park, which are shown to the right.

The Planning & Design team met these goals in a variety of ways both materially and programmatically.

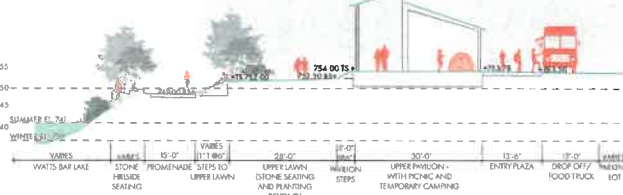
Planting - the proposed planting would enhance the latent natural beauty of the site and complement the more rural areas visible across the lake. A 'cultivated wild' feel was intentionally chosen in contrast to the urban context. Native plants are proposed for the various zones within the site for true seasonality, adaptability and regional ecological focus.

Materials - Along with the planting, native stone and other permeable materials are proposed to decrease the amount of runoff from the site to the Tennessee River. Kingston and Roane County are known for their limestone outcrops. Mimicking these outcrops at various points along the site alludes to the geologic context. The dock, with its 'lot of parts' becomes a wholly unique site amenity that allows the community to use the space throughout the year, for a variety of uses. Metal grating, or 'steaks and heels' is also used throughout the site to partially reveal the natural and manmade processes that are at work below the deck space.

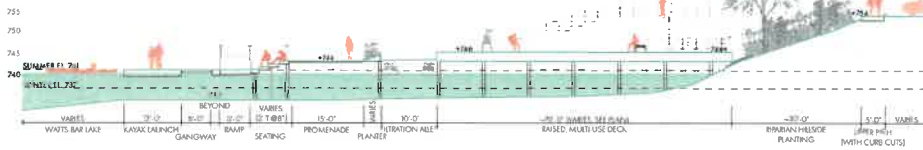
Program - the concept design for Kingston's Waterfront Park provides amenities for both local residents, as well as future riverline enthusiasts. A new ADA accessible poddeck/raunch allows for safer, more equitable access to the water. The temporary canopy provides a small form of revenue for the community. The entire site is now ADA accessible, with wider paths and walkways that allow access in and around the entire site.

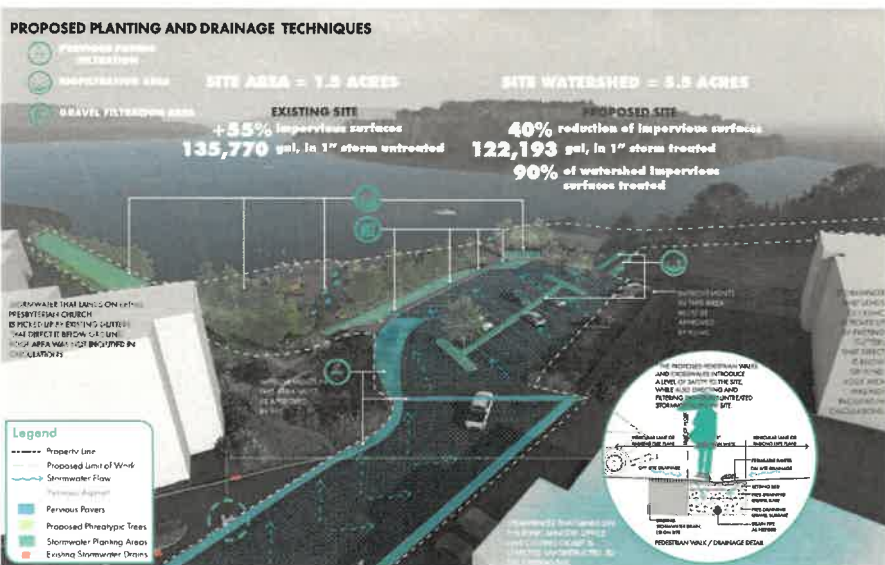


SECTION A-A'

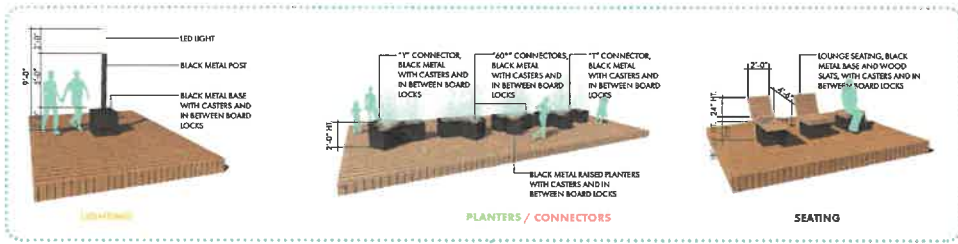


SECTION B-B'





KINGSTON WATERFRONT'S "KIT OF PARTS"



POSSIBLE CONFIGURATIONS



MATERIAL OPTIONS





TRAILSIDE RIVERLAND

KEY PLAN

ENTRY PLAZA AND UPPER DROPOFF AREA
This area provides a gathering space for visitors and a drop-off area for guests. It is one of several meeting spaces throughout the park. A paved area provides a clear drop-off and pick-up area for guests.

Conceptual Design Package Boone County

KEY PLAN

BETTY BROWN MEMORIAL WALKING TRAIL PROMENADE AND ENTRY PLAZA
A paved promenade is provided and integrated with the site to create a more formal, paved area for guests to walk. The paved area is designed to provide a clear path for guests to walk and a drop-off area for guests.

TOUROSIDE AVENUE LINE - a line for multi-use trails and green space throughout the area.



UPPER PAVILION AND BIKE SHARE STATION
THE UPPER PAVILION OFFERS A RANGE OF AMENITIES, SUCH AS A PICNIC AREA, TABLES, BENCHES, ZEPHYRUS CAMP, BPC AND BIKING THROUGH THE FORESTS. THE BIKING TRACK AND THE WOODS AT THE BARRON IS A GREAT PLACE TO ENJOY THE SCENIC VIEWS AND A STAY FOR OTHER TRIPS AROUND THE CITY AS WELL.



UPPER PAVILION AND STONE SEATING AREA
AT THE NORTHERN END OF THE SITE, THE BIKING AREA MEETS THE BIRTH OF THE MOUNTAIN, WHICH IS THE BARRON ISLAND. ABOVE THE MOUNTAIN, THE UPPER PAVILION HAS A VIEW OF THE CITY AND THE BARRON ISLAND. THE BARRON ISLAND IS A MODERN BANK STABILIZATION. THE BARRON ISLAND IS A GREAT PLACE TO ENJOY THE SCENIC VIEWS AND A STAY FOR OTHER TRIPS AROUND THE CITY AS WELL.



KEY PLAN



UPPER PAVILION, LAWN AND STONE SEATING AREA

THE UPPER PAVILION OFFERS A COVERED SPACE FOR GATHERING AND REST. THE LAWN AND STONE SEATING AREA PROVIDES A PLACE FOR RELAXATION AND ENJOYMENT OF THE RIVER AND SURROUNDING LANDSCAPE.



KEY PLAN



LOWER PAVILION UPPER DECK

THE LOWER PAVILION OFFERS A COVERED SPACE FOR GATHERING AND REST. THE UPPER DECK PROVIDES A PLACE FOR RELAXATION AND ENJOYMENT OF THE RIVER AND SURROUNDING LANDSCAPE.



KEY PLAN



RAISED MULTI-USE DECK AND WATERFRONT SEATING
SERIAL GRADING THROUGHOUT THE SITE PROVIDES A TERRAZZING SURFACE, BUT ALSO FOR SEATING AND FOR WATERFRONT SEATING. GRADING TO THE DECK LEVELS PROVIDES A TERRAZZING SURFACE, BUT ALSO FOR SEATING AND FOR WATERFRONT SEATING. GRADING TO THE DECK LEVELS PROVIDES A TERRAZZING SURFACE, BUT ALSO FOR SEATING AND FOR WATERFRONT SEATING.



KEY PLAN



LOWER PAVILION KAYAK STORAGE/RENTAL
IN ADDITION TO PROVIDING A GREAT LOOK, STORAGE AND LEASING AREA, THE QUARTERLY HOUSE AND DECK AREA PROVIDES A GREAT LOOK AND LEASING AREA, THE QUARTERLY HOUSE AND DECK AREA PROVIDES A GREAT LOOK AND LEASING AREA.

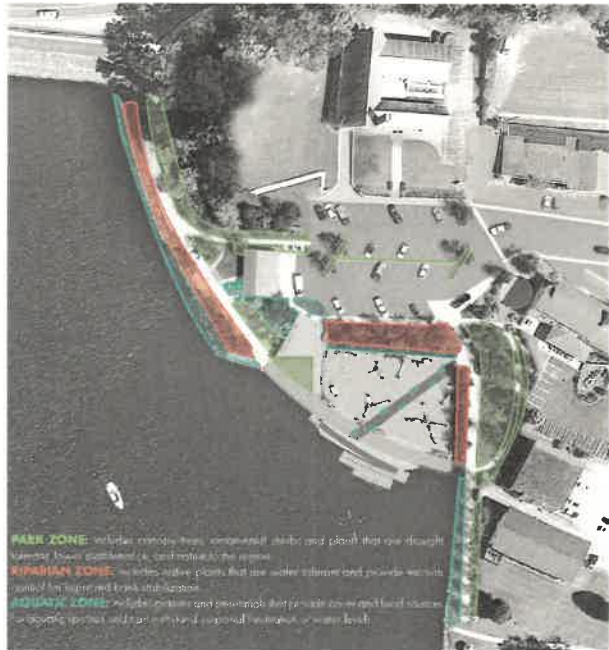
PLANTING STRATEGIES

The planting strategy for Kingston's Waterfront Park aims to enhance the ecological health and resilience of this riparian area. Kingston is located in USDA hardiness zone 7a, therefore, the Planning & Design team proposes native plants suited to the region's climate and water conditions. The strategy seeks to restore and sustain the natural habitat, promote biodiversity, and mitigate the environmental impact of human activities along the site.

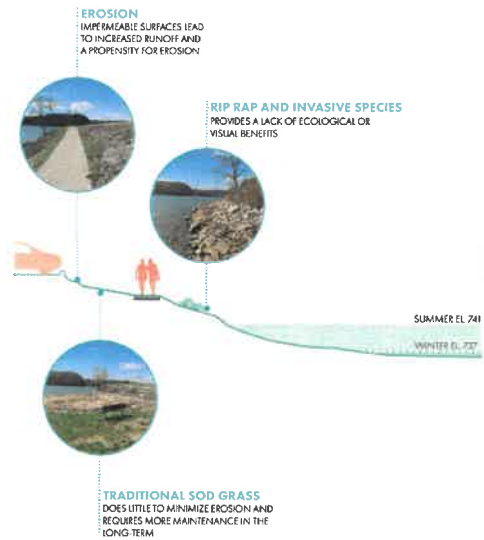
The site is broken into three main zones: Park, Riparian and Aquatic. They each have corresponding colors associated with them that help lay the plants to the plan. The Park Zone includes most of the area at the upper elevations of the site. This would be composed of native trees, shrubs, grasses and perennials, with special ornamental green plants that exhibited seasonal interest and visual appeal. The Riparian Zone is established along the riverbanks on steep slopes. Plantings in this area would help stabilize the slope and provide visual and seasonal interest. They could be planted in large groupings, or interspersed with some of the existing riprap to provide a more natural and attractive visual appearance. The Aquatic Zone exists within the riparian areas, at the water's edge on the floating wetland plan. Plantings in these areas would be adapted for seasonal fluctuations of the water elevation and could withstand wet soils.

The plant species listed on the following pages are meant to serve as suggestions. There are many species, as well as alternative species for the zones. Emphasis should be placed on creating a diverse habitat that attracts local wildlife, including birds, insects, and aquatic species. Continuous monitoring of plant health, survival rates, and wildlife presence should be conducted to assess the effectiveness of the planting strategy. Adjustments and adaptations may be needed based on the results of ongoing assessments. This is a guide only and should be used or altered after more detailed information about the site's soil and microclimates has been obtained.

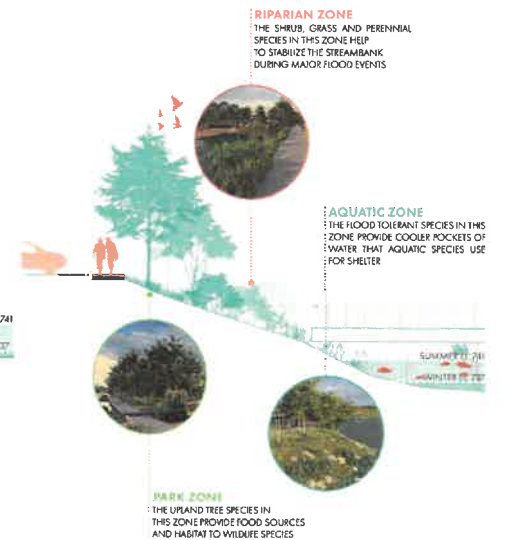
Additionally, the precedent planting images are meant to serve as "typical" planting strategies that represent the overall feeling and character of the different planting zones, however they are not meant to represent an exact replica.



TYPICAL EXISTING PLANTING SECTION



TYPICAL PROPOSED PLANTING SECTION



POTENTIAL PROPOSED PLANTS: Park Zone

TREES	SHRUBS	PERENNIALS
 <i>Acer rubrum</i> Red Maple	 <i>Ilex glabra</i> Highberry Holly	 <i>Asclepias tuberosa</i> Butterfly Weed
 <i>Nyssa sylvatica</i> Black Gum	 <i>Callicarpa americana</i> Beautyberry	 <i>Eurochium maculatum</i> Spotted Joe-Pye Weed
 <i>Quercus phellos</i> Willow Oak	 <i>Ilex verticillata</i> Winterberry	 <i>Rudbeckia fulgida</i> Black Eyed Susan
 <i>Cornus florida</i> Dogwood	 <i>Rhus glabra</i> Smooth Sumac	 <i>Sclerochryum scoparium</i> Life Bluegrass










ADDITIONAL PLANTING OPTIONS

- | | | |
|--|---|--|
| Trees: | Shrubs: | Perennials: |
| <i>Liriodendron tulipifera</i>
Tulip Poplar | <i>Hydrangea quercifolia</i>
Oakleaf Hydrangea | <i>Anemone frubricata</i>
Threadleaf Bluestar |
| <i>Betula nigra</i>
River Birch | <i>Itea virginica</i>
Virginia Sweetspine | <i>Baptisia australis</i>
Blue False Indigo |
| <i>Carya ovata</i>
Shagbark Hickory | <i>Ancistrus fraxillaris</i>
Bottlebrush Buckeye | <i>Echinacea purpurea</i>
Purple Coneflower |
| | | <i>Coreopsis lanceolata</i>
Lanceleaf Coreopsis |

PRECEDENT PLANTING IMAGES



PROPOSED POTENTIAL PLANTS: Riparian Zone

TREES	SHRUBS	PERENNIALS
 <i>Platanus occidentalis</i> Sycamore	 <i>Rhus copallinum</i> Winged Sumac	 <i>Solidago acutissima</i> Tall Goldenrod
 <i>Juniperus virginiana</i> Eastern Red Cedar	 <i>Amorpha fruticosa</i> Desert False Indigo	 <i>Eurochium maculatum</i> Spotted Joe-Pye Weed
 <i>Salix nigra</i> Black Willow	 <i>Ceanothus americanus</i> New Jersey Tea	 <i>Tradescantia virginiana</i> Virginia Spiderwort






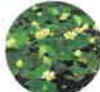




ADDITIONAL PLANTING OPTIONS

Trees:	Shrubs:	Perennials:
<i>Quercus palustris</i> Pin Oak	<i>Clethra alnifolia</i> Sweet pepper Bush	<i>Chascanotum latifolium</i> River Oats
<i>Sassafras albidum</i> Sassafras	<i>Cornus amomum</i> Silly Dogwood	<i>Veronica virginica</i> Giant Ironweed
<i>Diospyros virginiana</i> Persimmon	<i>Aesculus Purifolia</i> Bottlebrush Buckeye	<i>Isobella cradockii</i> Cardinal Flower
	<i>Aronia arbutifolia</i> Red Chokeberry	<i>Heliopsis scouarifolia</i> Swamp Sunflower

PRECEDENT PLANTING IMAGES



POTENTIAL PROPOSED PLANTS: Aquatic Zone

TREES	SHRUBS	ADDITIONAL PLANTING OPTIONS
 <p><i>Taxodium distichum</i> Bald Cypress</p>	 <p><i>Cephalanthus occidentalis</i> Butterbush</p>	<p><i>Comelina virginica</i> Virginia Dayflower <i>Peltandra virginica</i> Green Arrow Arum <i>Scirpus atrovirens</i> Green Bulrush</p>
<p>GRASSES</p>  <p><i>Typha latifolia</i> Cattail</p>	 <p><i>Scheuchzeria palustris</i> Solitary Bulrush</p>	
<p>PERENNIALS</p>  <p><i>Rorippa cordata</i> Pickenisweed</p>	 <p><i>Nelumbo lutea</i> American Lotus</p>	 <p><i>Salix americana</i> Water Willow</p>
 <p><i>Caltha palustris</i> Marsh Marigold</p>	 <p><i>Iris virginica</i> Southern Blue Flag Iris</p>	 <p><i>Sagittaria arifolia</i> Lizard's Tail</p>

PRECEDENT PLANTING IMAGES



PRECEDENT PLANTING
Images are provided as reference for the proposed aquatic planting sites.

SIGNAGE AND WAYFINDING

Signage and wayfinding along the Tennessee Riverline is of the utmost importance in terms of branding, orientation, need of use, helping visitors find their way. Consistent signage across the Tennessee Riverline will alert visitors that they are following the right path, help them find their way to the next destination, and provide tips. Clear and consistent signage also creates a safer environment for hikers, helping to prevent them from getting lost or traversing dangerous areas.

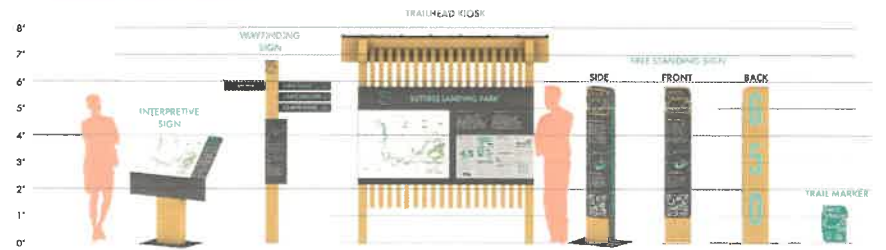
The concepts for the signage and wayfinding package includes different types of signage, starting with wayfinding signs that help visitors find their way to major amenities such as parks, kayak launches, or trailheads. Trailhead signs will include maps, trail routes, and community information of key locations. Free-standing signage will greet paddlers as they come off the river, and will include the river mile and local information at each location. Trail markers will be placed systematically along trails to ensure hikers stay on the right trail. Interpretive and educational signage will help tell the story of each community, making each stop along the Tennessee Riverline a unique and local experience.

To enhance the historical and natural context of each unique location, different materials can be used to construct the signage. For example, in areas of the Tennessee Riverline where communities are influenced by industry, more industrial materials such as Corten steel may be used. In more naturalized areas, timber may be used instead. This change in material will help to enhance the community's existing character and sense of place, while maintaining a recognizable Tennessee Riverline brand.

At Kingsport's Waterfront Park, the Planning & Design team would propose utilizing signage at the intersection of the site and Kentucky Street, as well as at the site's pedestrian entrances along Race Street and on the southern side of the existing apartment buildings which neighbor the site. We would also propose a free-standing sign above the paddlecraft launch, to inform users along the Riverline of their location. Throughout the site, interpretive signage could be utilized to promote the historical or natural functions of the site and surrounding area.



PRELIMINARY SIGNAGE PACKAGE



ALTERNATE 1- CORTEN STEEL



ALTERNATE 2- CAST IRON



ALTERNATE 3- LED BACKLIT ACRYLIC



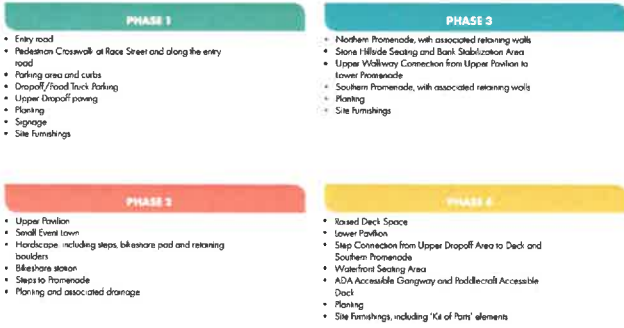


PHASING & FUNDING OPPORTUNITIES

PHASING PLAN

There are a multitude of ways that the Planning & Design team could have approached phasing. For the sake of this project we chose to organize phasing to allow for the use of the parking area and pavilion as soon as possible. However, if Kingston wanted to prioritize potential revenue streams, they could instead prioritize the pavilion, temporary camping area, and/or kayak rental and storage as a source of funding.

This phasing plan is simply meant to serve as a guide. It should be malleable and easily adapted to meet the needs, desires and funding of the community.



PROPOSAL RESOURCES

This report provides an exciting glimpse into the future of your community's section of the Tennessee Riverline. These conceptual design, public engagement docs, best practices, and proposal resources will position your community as a competitive applicant for project implementation funding.

Making Your Case
Investment in your Tennessee Riverline infrastructure is an investment in quality of life for your community and a key to unlocking the economic development, public health, resource stewardship, and equitable access potential of your community's relationship with the Tennessee River. The first step in determining whether a funding opportunity could be right for your project is to research the mission, values, and priorities of the agency or organization offering the support.

TIP: Learn from precedent. Research what kind of proposals the agency has funded in the past and take note of any trends that may help make your proposal stronger. If the grantor has not published previous successful applications, consider reaching out to the grantee directly to review copies of these proposals or utilize a Freedom of Information Act request to secure one from government agencies.

After determining if there is mission-driven alignment between the funder and your project, you can begin developing your pitch. Working to meet the following criteria with your proposal will ensure that your application is both compelling and competitive, particularly in the public funding landscape.

- **Strategic** – Does the project align with community goals and regional plans such as Tennessee's Statewide Comprehensive Outdoor Recreation Plan and your development district's Comprehensive Economic Development Strategies?
- **Impactful** – What is the need you are trying to address in your community? Does the application include specific performance targets and metrics that will be used to measure success?
- **Collaborative** – Who is on your project team, what experience do they have, and how will they contribute to the project? Has the project team cultivated partnerships, and will the project connect communities?
- **Sustainable** – Is the project set up for long-term success? How will the asset be maintained after the grant period?

Connecting to State and Regional Goals
In addition to the quality of the proposed project, the thoroughness of planning that went into it, and the unique demographics of your community, all of which can further distinguish the competitiveness of your application, there are other ways that you can frame your proposal to increase your chances of receiving funding.

One example of this is finding ways to align the contents of your proposal with long-term strategic goals and objectives that have been identified in your geography.

One of the most relevant sets of strategic goals is the Statewide Comprehensive Outdoor Recreation Plan (SCORP), which serves as a guide for all public outdoor recreation in urban and rural neighborhoods, cities, and regions for a given state. Each state must prepare a SCORP every five years, to be eligible for grants from the Land and Water Conservation Fund. The SCORP attempts to bring together the wants and needs of the recreation users and providers into a single, comprehensive document, outlining goals and action steps to achieve them.

Below are the goals for Tennessee Outdoors – Vision 2030, the SCORP for the State of Tennessee. Developing language that draws connections between your project and these goals will strengthen your argument that this is a worthwhile proposal for investment.

- **Agency and Education Goal** – Allow citizens to understand, appreciate, and have access to the recreation resources available in Tennessee. Provide opportunities to the benefit of a diverse population and levels of income, suburban, health resorts and responsible enjoyment of the outdoors.
- **Collaboration and Partnerships for Economic Success Goal** – Build strategic coalitions to maximize the economic impacts of outdoor recreation and parks in Tennessee.
- **Conservation Goal** – Sustain and grow Tennessee's outdoor recreation and conservation legacy.
- **Inclusivity, Diversity, Equity, Access, Affordability (IDEAA) Goal** – All Tennesseans will have access to and feel welcome at all local and state recreation facilities in which diversity is reflected in programs, operations, and staffing.

Tapping into your region's Comprehensive Economic Development Strategy (CEDS) is another way to indicate the community need this project will fulfill. A CEDS is a strategy-driven plan for regional economic development that is the result of a regionally-owned planning process designed to build capacity and guide the economic prosperity and resiliency of an area. Regions must update their CEDS at least every five years to qualify for EDA assistance under its Public Works and Economic Adjustment Assistance programs. In addition, a CEDS is a prerequisite for designation by EDA as an Economic Development District (EDD).



In the 2023 update to the 2022-2027 CEDS Regional Plan published by the East Tennessee Development District, natural resources, collaboration opportunities, and quality of life/cost of living were identified as being top and strategic issues which public and private partners could build strategies for sustainable growth and development. The report notes, "A large portion of East Tennessee's economy comes from tourists visiting from all over the country to see the many lakes and men and hike the Appalachian Mountain trails." This abundance of natural resources and the low cost of living, combined with the multitude of inexpensive recreation activities in East Tennessee, provide for a high quality of life within the district. Because of these assets, tourism was identified as one of the priority opportunity areas in the region, particularly investment in leisureways, which were cited as rising in popularity among outdoor recreation consumers.

Common Components of a Grant Application
Although each funding opportunity will have unique requirements, many funders have the same questions to accompany your proposed scope of work. Below are examples of common grant application components and guidance on how to complete them.

Executive Summary – Sometimes called the abstract or overview, the executive summary should state the most vital information from the entire proposal. The length of this section will often be limited to between one paragraph and one page, depending on the application. This section should be concise, yet fully describe your goals, including the identified community needs that this project will meet, what steps you will take, your funding needs and funding already committed, and how you will measure progress.

Project Narrative – The project narrative section of a grant application is where you will see the most variation between different application requirements. Many funders will be prescriptive in telling you exactly what information they need and how long it should be, but some will leave that up to the discretion of the applicant.

A hallmark of the project narrative in any grant application is a thorough description of the work to be done, or in the case of your priority placemaking project, the recreation asset to be built. This conceptual design report is brimming with language and visual assets that will bolster your project narrative. You can copy the text into your narrative draft or attach excerpts from the report to your funding proposal submission.

Your project narrative is also a good place to illustrate the alignment between your project and the goals/priorities of the agency or organization requesting applications for funding. Reflecting the funder's own language on the project in your project narrative will indicate that you have done your due diligence in ensuring this is an appropriate project for the given funding opportunity. For

example, if a funder prioritizes "equitable access to quality-of-life amenities," then you should consider using the word "equity" to describe the expanded opportunities for river access that your project will bring.

Be as specific as possible in showing how your project will accomplish the shared goals you have identified with the funder. Do not try to align your project with every single one of the funder's goals or priorities for the sake of the application, however. Avoid tangential or indirect cause and effect logic without having a realistic path to reach your destination. If the project will build a waterfront park, align with the agency's priority to support business development because more businesses will want to relocate to an area with more outdoor recreation amenities, as opposed to "Acme, Inc. has provided a letter of support for this project stating that they will open a new facility in our community if we invest in additional outdoor recreation amenities to support their employee recruitment and retention."

TIP: Ask the Tennessee Riverline team how data from the 2022 report Economic Potential of the Tennessee Riverline can be used to show the economic development benefits of your project.

The following are examples of other common requirements of grant applications that may be incorporated as part of, or supplemental to, the project narrative.

• **Needs Assessment** – The needs assessment, sometimes called the statement of need or problem statement, defines the local conditions or opportunities that you are trying to solve. Include as much data and research as possible and show how your project is the key link between the problem and the solution. If you are trying to connect your project back to your region's CEDS, your state's SCORP, the state's IDEAA, or a local EDA report, or other plans identified through a community and economic development planning process, describe them here.

• **Success Metrics** – If your proposed project is intended to meet the needs you have identified, address how you will measure that success. Include your estimated or actual miles of walkable or bikeable trails to be built, the increase in public access points in your community to the river, projected increases in use of a renovated access point, or other indicators that will demonstrate the impact of your project on the community. Your narrative draft or attach excerpts from the report to your funding proposal submission.

PROPOSAL RESOURCES, ctd.

- **Community Context** – Give a description of work done to date in pursuit of the project, including the site assessment that the Tennessee Riverline team and/or your design consultant has completed and an overview of the community-involved design process.
- **Project Feasibility and Risk Mitigation** – This is where you can address the due diligence that the Tennessee Riverline team, your local leadership team, and your municipal leadership have done to ensure that the project will be successful. Common project risks that you will want to consider and address include:
 - **Stakeholder Support** – Does the public and community leadership at large support the project? What has been done to ensure the project meets the desires of the community? You can use the public engagement data in this report and data from your GO2 to YCMU report to support your assertion that the project is supported by the community.
 - **Right-of-Way Acquisition and Easements** – Have you worked with the landowner/manager to determine what kind of land use agreement will be necessary?
 - **Permits** – Do you know which permits you will need and what the land frame for securing them will be? Have you built in an appropriate amount of time to accommodate the permitting process?
- **Project Sustainability** – As it has how your community will reap the benefits of this project in the long term and how you plan to maintain your new infrastructure once it has been constructed. If public health or economic development outcomes based on increased outdoor recreation are part of your assessment criteria, describe how ongoing Tennessee Riverline Program activation events and other activities will engage residents and visitors alike.
- **Organizational Capacity and Qualifications** – Funders want to ensure that the projects they support will be completed on time, at budget, and in accordance with the regulatory standards that land managers/owners, municipalities, and the funders themselves have set. The applicant should specify years of experience and/or number of previously completed similar projects. Your proposal should identify key personnel, both in terms of individuals and organizations needed to complete the project. Your internal capacity to access data for assessment and access to engineers, planners, and other technical experts should also be addressed, as well as identifying key partners who will fill gaps in external expertise.

Again, these are common requirements of a project narrative often seen in many grant applications. However, if word or page counts permit, addressing these prompts in your narrative even when they are not explicitly required will strengthen your application and illustrate that your project is strategic, impactful, collaborative, and actionable.

Your budget will require a justification, or an explanation of how you arrived at the numbers. Many government funders will require a Preliminary Engineering Report (or PER) as part of your budget justification. This document can only be prepared and stamped by a licensed and certified engineer, but the Planning and Design team can work with your contractor, engineering/public works department, or other professional consultant to calculate estimated square footage of materials and construction details.

Lastly, for almost all grant opportunities managed by state and federal government, there will be either a required or recommended match funding component. Even if you are not required to provide match funding, you should still document any resources that you intend to leverage in pursuit of implementation to demonstrate that your community is truly invested in the success of the project and that the workplan and budget will be responsibly stewarded throughout the life cycle of the grant.

If you plan to dedicate funding for the maintenance of the asset, ask the funder if this could count as matching funds, as there may be a time limitation on when the match

TIP: Meet the minimum criteria but add to your reason it is common for inexperienced grant writers to sketch their application to fit into the grant criteria and create a weak proposal. This is why it is also important to build up your network of contacts within governing agencies. These contacts will advise you on whether your proposal will be competitive for funding.

Budget – In addition to the basic cost of materials and labor, your budget should also include an allowance for additional architecture/design work, permitting costs, and a contingency percentage on all line items that the Planning and Design team can help inform. These are known as direct costs. If you engage with your local or regional development organization on grant administration, you will also need to include their fee, also known as indirect costs. Check the funding guidelines for any indirect cost caps or restrictions.

Your budget will require a justification, or an explanation of how you arrived at the numbers. Many government funders will require a Preliminary Engineering Report (or PER) as part of your budget justification. This document can only be prepared and stamped by a licensed and certified engineer, but the Planning and Design



team can work with your contractor, engineering/public works department, or other professional consultant to calculate estimated square footage of materials and construction details.

Lastly, for almost all grant opportunities managed by state and federal government, there will be either a required or recommended match funding component. Even if you are not required to provide match funding, you should still document any resources that you intend to leverage in pursuit of implementation to demonstrate that your community is truly invested in the success of the project and that the workplan and budget will be responsibly stewarded throughout the life cycle of the grant.

If you plan to dedicate funding for the maintenance of the asset, ask the funder if this could count as matching funds, as there may be a time limitation on when the match can be claimed. Also, be sure to review the funding guidelines for restrictions on what constitutes appropriate matching funds. Many funders will require documentation that the funds are in hand or that the funds are “free and unencumbered” so that when you need to use them, they are available immediately.

Workplan and Schedule – The key to an excellent funding proposal work plan is achieving balance between specificity and flexibility. Identify milestones and any reflective activities, then work backwards through the steps to achieve those goals to ensure you have given yourself a reasonable amount of time.

In a construction project, it may be necessary to utilize a phased approach to implementation either due to funding limitations or logistical hurdles. Note that funder and funders will want to understand your approach to accomplishing the rest of the project while last-dollar funders will want a comprehensive understanding of the work done to date.

Depending on the constraints of the funding opportunity, adjusting your target dates for major deliverables can be a massive hurdle. Be sure to incorporate timelines for consulting with the funder, additional design and engineering work, permitting, and finally the construction phase itself. To the extent possible, give yourself contingency time to accommodate administrative delays such as competitive bidding processes or agency review of permit applications.

TIP: Recycle material. The application components discussed here are common across diverse types of state, federal, and private grant opportunities. Rather than approaching each new proposal from scratch, review your previous materials to see what work can be reused, saving you time and resources to customize your application in other areas.

Letters of Support – Almost all applications will give you the opportunity to attach letters of support from key project stakeholders. Demonstrating widespread stakeholder support of your project is a crucial part of the application process, but it is best to be strategic about prioritizing securing letters of support from certain groups. In creating your list of letters to request, answer these questions: Who do I need on the table to make this project successful? Who holds influence with the grantor?

Providing a rationale to the people or organizations from whom you are requesting letters is best practice, but be sure to leave them space to add their own language about why they support the project, what role they will play in its implementation, and the benefits to the community they anticipate will result from it. Letters should be as official in tone and generally should not be longer than one page, unless outlining a scope of committed work.

If you require a resolution to pass your local county commission or city council to move forward with the funding request, the Letters of Support section of your application is also a suitable place to include a copy of that resolution and documentation of its passage.

Additional Attachments – The additional attachments section of a grant application is the perfect place to highlight the conceptual design work from this report, as well as maps, site photos, and any other materials that demonstrate your project as being strategic, impactful, collaborative, and actionable. Many grant applications will implement a page limit on attachments, so be strategic in what materials you use. The Tennessee Riverline team can provide input on what would be the most effective addition to your funding proposal. Effective addition to your funding proposal.

TIP: The most important thing to remember in drafting a funding proposal is to fully answer every question and address every prompt in the application. If the funder has told you exactly what information they need to make a decision, it is crucial that you make that information clear and easily accessible. Try not to get tripped up in extraneous narrative or “fluff” that will not matter to those reviewing your proposal – even if it is beautifully written.

PROPOSAL RESOURCES, ctd.

Your Support Team

The Tennessee Riverline Team

As an extension of the Tennessee Riverline Program, your community has access to the professional expertise and technical assistance capacity of the Tennessee Riverline's Planning & Design and Advancement & Administration groups who can help you navigate the process of moving from design to implementation of your project.

The Planning & Design group is ready to act as a client representative and design advisor on behalf of your community in dealing with the professional firm/contractor of your choice. In this capacity, they will ensure that the shovel-ready design meets Tennessee Riverline standards for design quality, accessibility, and sustainability. They can also liaise with TVA and other regulatory bodies to help your community navigate any necessary permitting processes.

The Advancement & Administration group can serve as a project management consultant for your proposal, working with your community and grant administrative body, if applicable, to develop a work plan for completing all components of your funding proposal and meeting funder requirements. They can also assist with preparing templates for letters of support, proofreading and editing narratives, and serving in a supportive role during key meetings such as match-funding negotiations.

Your Regional Development Organization (RDO)


Whether working with a development district or a council of governments, your regional development organization is an invaluable resource to help you prepare a top-tier grant application and provide support in the progress and local reporting sure to come with new funding. These services will usually come at a price, often a small portion of the total dollar amount sought, but for communities with limited capacity or expertise in administering state and federal grant funds, this is frequently a worthwhile investment.

In the application process, the RDO will ensure that an appropriate user account is set up for the proposal submission, a multi-day process being done for the first time for federal funding. The grants specialist working on your submission will also ensure that all budget and compliance forms are filled out correctly. After awards are announced, the RDO may also assist with the contracting process until funds are received. Finally, they can facilitate regular grant reporting by ensuring that reports are complete and submitted in a timely fashion. Reporting can be one of the most obvious parts of executing a grant scope, so this additional support can be invaluable.

The East Tennessee Development District (ETDD), a voluntary association of municipal and county governments located in the Midland region of Tennessee, fills this role for Roane County. Organized in 1966, the East Tennessee Development District continues to be a vital force in helping local governments plan for the future by coordinating the establishment of regional and local priorities with the fields of economic and community development. ETDD provides planning and development services while also serving as a forum for local governments to solve common problems associated with economic development and growth.

You can reach out to their Economic & Community Development team by visiting their website at www.etdd.org and using the staff directory.

Roane County's TVA Recreation Agreement Specialist
- Brian Ross, email bross@tva.gov

 **TIP:** When in doubt, ask. Oftentimes, your RDO will be able to answer your questions, and ideally, there is an open line of communication between potential applicants and grant program managers. However, some grantors may dedicate a certain period of time to receiving questions and publishing responses. Find out early on when and how you can get your questions answered, and make sure that you give yourself plenty of thought to identify any questions you may have before a Q&A deadline.

As a rule of thumb, the best way to engage with TVA on implementation projects is to do so early and often. Depending on the funding opportunity, you likely will not need to have secured the appropriate permit prior to application, but it is still best practice to reach out to your TVA Recreation Agreement Specialist to inform them of the project and find out what their role in implementation will look like so that you can address it in your work plan. The Tennessee Riverline team can make this introduction and be part of conversations with TVA to help your community navigate the appropriate permitting process for your project.

Design Consultant and/or Contractor
While the conceptual design renderings in this report are vivid and compelling as part of a grant application, they are not shovel-ready. In order to create an accurate budget and implementation timeline, as well as secure a stamped Preliminary Engineering Report for funders who require one, you will need to work with a professional design firm or contractor. Many firms will charge a nominal fee for this level of consultation, and some product manufacturers will provide this insight pro bono to assist potential clients with securing the funding needed to implement their projects. Additional professional project management support may

also be contracted, particularly in communities that may not have access to robust public works or parks and recreation staff that would otherwise serve in this role. The Tennessee Riverline can connect you with local and regional firms who may be able to assist with this work.

Your Community
Leveraging the capacity of your local leadership team and other community partners will be crucial to submitting a thorough, comprehensive funding proposal. Give your leadership a call to action - have them collect letters of support, review any changes to design concepts, draft and edit narrative sections, or use their network to advocate to the funding agency before submitting the application.

 **TIP:** Always be networking. Even if you are not actively pursuing a funding opportunity, it is always a good idea to build relationships with grantors and representatives from corporate and community foundations. Doing this leg work when there is not an ask for support on the table will help you build rapport and familiarize them with your community and your project.



FUNDING OPPORTUNITIES

- The Local Parks and Recreation Fund (LPRF) provides grants to eligible local government entities for the purchase of lands for trails, natural areas, greenways, and recreation facilities. The funds may also be used for trail development and capital projects in parks, natural areas, and greenways. All grant projects must be on publicly owned land. Eligible projects include land acquisition, indoor and outdoor recreation facilities, and trail development. The LPRF is administered by Tennessee Recreation Educational Services, a division of the Tennessee Department of Environment and Conservation.
 - Award Amount: In FY23, the project minimum request was \$40,000, and there was no maximum grant request.
 - Match Funding Requirement: A 50% local match is required. Acceptable match funding sources vary depending on whether they are for a development project or a land acquisition project.
 - Phasing Support: This program can likely support development of all project features across all phases.
- The Recreational Trails Program (RTP) is a federally funded, state administered grant program. RTP provides grant assistance to State and Federal agencies and local units of government for land acquisition for trails, trails maintenance and restoration/rehabilitation, trail construction, and trail head support facilities. All grant projects must be on publicly owned land. Eligible projects include urban land surface trail development and natural surface trail development (construction and maintenance), restoration of trails damaged by use, development of trailhead support facilities, and educational and safety trail training. The RTP is administered by Tennessee Recreation Educational Services, a division of the Tennessee Department of Environment and Conservation.
 - Award Amount: Award ceilings may vary year to year, but the authorized ceiling for the 2024 cycle is \$499,000.
 - Match Funding Requirement: A minimum 20% local match is required in the form of State, local, or private sources, and may include volunteer labor and/or donated materials and/or services.
 - Phasing Support: This program can likely support the Berry Brown Memorial Walking Trail, Promenade, entry plaza, and other trail connections.
- The Land and Water Conservation Fund (LWCF) program provides matching grants to states to administer to state and local governments for the acquisition and development of public outdoor recreation areas and facilities. Virtually all public outdoor recreation activities are eligible for assistance through the LWCF. Eligible projects include playgrounds, ball fields (including fields with metal or concrete poles only), court sports, picnic areas, camping areas, trails, swimming facilities and splash pads, etc. In addition, outdoor recreational support facilities such as concession stands, restrooms, press boxes, park access roads, parking areas, utility lines, and site preparation necessary to make a recreation activity area usable may qualify for assistance. LWCF funds are administered by Tennessee

- Recreation Educational Services, a division of the Tennessee Department of Environment and Conservation.
- Award Amount: Award ceiling varies by year, and there is no anticipated award ceiling for the 2024 cycle.
 - Match Funding Requirement: A 50% local match is required in the form of cash and/or in-kind/donated materials and/or services.
 - Phasing Support: This program can likely support development of all project features across all phases.
- The Tennessee Department of Transportation is the state administrator of the U.S. Federal Highway Administration's Transportation Alternatives Program (TAP). This program funds a variety of activities related to improving transportation assets, including pedestrian and bicycle facilities, construction of tunnels, overlooks, and viewing areas, community encroachments such as historic preservation and vegetation management, environmental mitigation related to stormwater and habitat connectivity, recreational trails, safe routes to school projects, and vulnerable road user safety assessments. Eligible projects also include the conversion of abandoned railroad corridors into trails. TAP applications are due each October.
 - Award Amount: There is no grant value minimum or maximum, however the average award is approximately \$350,000.
 - Match Funding Requirement: A 20% local match is required.
 - Phasing Support: Priority will be given to projects whose primary purpose is transportation (traveling from point A to point B) rather than recreation. All TAP projects must be primarily for transportation purposes with the understanding that some mixed-use is appropriate. For this reason, this program will likely only support planning and implementation of the balance station, entry road, pedestrian crosswalk, and parking area features if proposed as a part of a larger scope of road improvements for diverse user groups.
 - The Appalachian Regional Commission (ARC) accepts grant applications for projects and programs that fall under one or more of their strategic investment goals (Goals in their 2022-2026 Strategic Plan that align with the Tennessee River's comprehensive vision include 1) Building Appalachian Businesses, 2) Building Appalachia's Workforce Ecosystem, 3) Building Appalachia's Infrastructure, 4) Building Regional and Cultural Tourism, and 5) Building Community Leadership and Capacity.
 - The ARC Area Development Program makes investments in two general areas: critical infrastructure and business and workforce development. Critical infrastructure investments mainly include water and wastewater systems, transportation networks, broadband, and other projects anchoring regional economic development. All ARC Area Development grant proposals originate at the state level in consultation with the ARC state program manager. In



- Tennessee, this grant program is administered by the Tennessee Department of Economic and Community Development.
- Construction Award Ceiling: up to \$1,000,000.
 - Non-Construction Award Ceiling: up to \$500,000.
 - Match Funding Requirement: 50/50 local match and federal award for Boone County's project based on current "Transitional" economic status.
 - Phasing Support: This program may support planning and construction in all phases. ARC is unique in that federal funds from other sources are eligible to serve as match funding for this grant. The opposite is true as well, and ARC funding can serve as match in other federal awards. For this reason, the Tennessee Riverline would suggest aggressively pursuing ARC funding to then leverage in other grant applications to meet match requirements.
- The Tennessee Department of Tourist Development offers the Tourism Enhancement Grant (TEG). Tennessee River's a Certified Economic Area to improve their tourism assets and increase tourism related economic impact. This state-funded program has in the past funded stage and boat ramp improvements, seating, electrical, lighting and sound system upgrades for tourist venues and attractions, wayfinding signage, and enhancements to sports facilities that host large tournaments. While this is not a construction grant, funds may be used to renovate, repair, and/or improve physical assets that are key to providing a high-quality visitor experience in your community. Projects must be completed within an approximate 12-18-month timeframe.
 - Award Amount: Award maximum is \$400,000.
 - Match Funding Requirement: At a Tier 2 community, Boone County is eligible for a 70/30 state/local match rate. For other state funds, federal funds, or in-kind contributions may be used for the match requirement.
 - Phasing Support: This program would be well suited to supporting suggested Phase II renovations of the existing local dock to incorporate an ADA accessible gangway and postdock accessible deck, as well as planings and site furnishings.
 - The USDA's Community Facilities Direct Loan & Grant Program provides affordable funding to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community in a primary and core, and does not include private, commercial, or business enterprises. Funds can be used to purchase, construct, and / or improve essential community facilities, purchase equipment, and pay related project expenses. Examples of essential community facilities include but are not limited to community centers, farmstands, community gardens, educational centers, greenhouses, street improvements, and other common public facilities. Funding is available through low interest direct loans, grants, and a combination of the two.

- Award Amount: Amount varies, grants are authorized on a graduated scale. Applicants located in small communities with low populations and low incomes will receive a higher percentage of grants.
 - Match Funding Requirement: For grant funds, match requirements range from 25%-85% depending on population and median household income. Loan funds do not require a match.
 - Phasing Support: This program may support planning and construction in all phases. To create the most compelling proposal possible, work with your state USDA Rural Development office to determine the scope of work most likely to be funded. A recommended strategy for this grant would be to show coordination between multiple federal funding sources, as other agency collaboration (such as with the ARC) has been shown to be a high priority for USDA Rural Development.
- The competitive Rebuilding American Infrastructure with Sustainability and Equity (RAISE) program invests in multimodal and multi-jurisdictional road, rail, transit, and port projects that are typically harder to support through traditional U.S. Department of Transportation programs. These competitive grants are intended to make significant investments in projects that advance national objectives. The 2021 Bipartisan Infrastructure Law included \$75 billion in supplemental funding over five years for RAISE, resulting in an unprecedented level of funding through FY22, at which point all funds must be obligated.
 - Capital Project Award Amount: minimum of \$5 million for projects in urban areas and \$1 million in rural areas for capital projects with a maximum of \$25 million.
 - Planning Projects: no minimum award.
 - Match Funding Requirement: Federal cost share may be up to 100% for rural communities.
 - Phasing Support: This program may support planning and construction in all phases including but not limited to the entry road & road renovations, parking areas, and any multi-use or active transportation trails connecting the park to other parts of the community.
 - The Rural Business Development Grants (RBDG) program through the USDA is designed to provide technical assistance and training for small rural businesses with fewer than 50 employees and less than \$1 million in gross revenue. There are two types of RBDG projects: Opportunity grants and Enterprise grants. Enterprise grants may be used on projects to build, rebuild, and reenergize businesses in rural areas. Opportunity grants are used to provide technical assistance, include training and technical assistance (e.g. project planning, business consulting and training, market research, feasibility studies, professional or technical reports), acquisition or development of land, easements, or rights of way, construction/renovation/repair of buildings, machinery, equipment, access for streets and roads, parking areas and utilities, pollution control and

FUNDING OPPORTUNITIES, ctd.

abolition, rural transportation improvement, community economic development, feasibility studies and business plans, leadership and entrepreneur training, rural business incubators, and long-term business strategic planning. Opportunity type grants support a more limited range of these activities.

- **Award Amount:** There is no maximum grant amount; however, smaller requests are given higher priority.
- **Match Funding Requirement:** N/A.
- **Phasing Support:** The proposed kayak rental and storage program could be a good opportunity to engage entrepreneurs in the development of this park project. The TBDG could provide support for any nascent rural business development initiatives to assist Boone County in identifying entrepreneurship opportunities in the outdoor recreation and tourism industries.

12. Enacted through the Bipartisan Infrastructure Law (BIL) in 2021, the Rural Surface Transportation Grant (RSTG) program provides \$2 billion over five fiscal years to support projects that will improve and expand surface transportation infrastructure in rural areas—with the goal of increasing connectivity, improving the safety and reliability of the movement of people and freight, and generating regional economic growth and improved quality of life. Funds can be used for planning and development as well as construction, including right-of-way acquisition.

- **Award Amount:** Although most projects must have a minimum project size of more than \$25 million, 10% of the program is set aside for projects that have a total project cost of \$25 million or less.
- **Match Funding Requirement:** Federal cost share may be up to 80% planning grants and no more than 50% for capital construction.
- **Phasing Support:** While this program may not fund most components of the park's improvements and new construction, there may be opportunities for road improvements connecting to the park. Such a proposal could include the park entry road and pedestrian crosswalk, as well as the parking areas.

13. The Department of Transportation through the Federal Highway Administration launched the Active Transportation Infrastructure Investment Program (ATIIIP) in FY23. The ATIIIP will support communities in identifying, prioritizing, and implementing improvements to the largest barriers to safe, accessible, and equitable pedestrian and bicycle network connectivity. Funding for active transportation networks supported by this program will aim to connect people to everyday destinations like public transportation, businesses, workplaces, schools, and other community activity centers, as well as active transportation/trail routes that link communities and regions. While future funding for this program is contingent upon appropriations in the FY24 budget cycle, the FHWA's

budget proposes to reauthorize \$60 million in unused Transportation Infrastructure Finance and Innovation Act program funding to continue the ATIIIP.

- **Award Amount:** TBD – In 2023, eligible active transportation projects or groups of projects required total cost of over \$15 million, or total cost of \$100,000 for planning and design grants.
- **Match Funding Requirement:** TBD.
- **Phasing Support:** While this program may not fund most components of the park's improvements and new construction, there may be opportunities for road improvements connecting to the park. Such a proposal could include the park entry road and pedestrian crosswalk, as well as the parking areas.





NEXT STEPS

NEXT STEPS

We understand that a project of this scope and scale seems daunting. As part of the Tennessee RiverLine family, your community has entered into an unprecedented partnership that seeks to bring about generational change for the entire watershed in residents, economy, environment, and health. The Tennessee RiverLine staff will do whatever we can to support you along the way. It has been a privilege collaborating with you on this conceptual design package and we hope that this is the first step of what will be a momentous journey for the RiverLine and your community.

In order to capitalize on the momentum already established in your community, we recommend the following suggestions as "next steps":



Utilize the Planning & Design team to help with future project endeavors. Based on the recommendations and funding opportunities listed in this document, meet with the Tennessee RiverLine Planning & Design and Advancement Teams to create a work plan for future development. The P+D Team can act as your liaison and represent you as the client during the design development and construction phases of your priority placemaking project, to ensure that your community gets the best possible product. Schedule meetings with the Planning & Design team, Kingdom United Methodist and Bethel Presbyterian Church to go through the design and provide an opportunity for the property owners to ask questions and express concerns.



Pursue the funding opportunities listed within this document, or elsewhere, that would allow your community to take your design from concept to reality.



Continue developing and adopting the recommendations that were provided in your 622 to You Report.



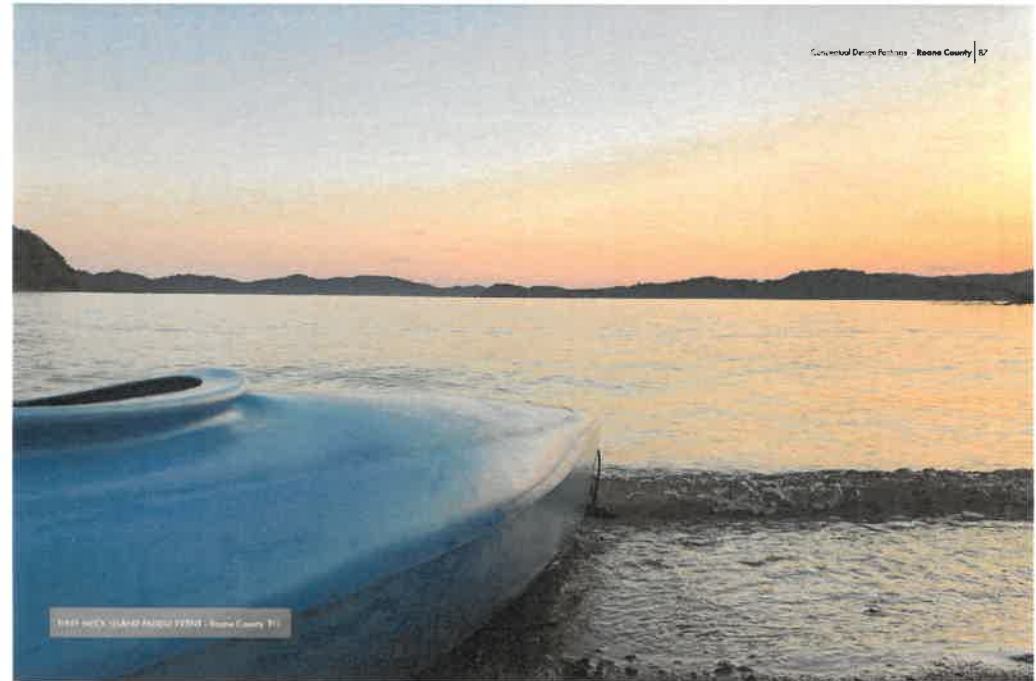
Continue to raise support within the community for the project. Please share any of the conceptual design graphics at any public event as you see fit.



Utilize the Tennessee RiverLine staff and their varied knowledge and experiences to help with any future programming, marketing, planning, design or funding opportunities.



Continue your journey through the RiverTowns program and share your community's successes and gains to benefit from the program to local communities and allied professionals.



The Tennessee RiverLine is an original concept of
UT School of Landscape Architecture
The Tennessee River Studio

published with support from
UT Extension
The University of Tennessee, Knoxville
Tennessee Valley Authority
USDA Rural Development



north america's next great regional trail system

Tennessee RiverLine is an initiative of

with principal partners



for all who seek to experience the Tennessee River for generations to come

   [tnRiverLine.org](https://www.tnRiverLine.org)