

RIVERFRONT PARK

MASTER PLAN

PREPARED FOR:

**TOWN OF ROSMAN
NORTH CAROLINA**

ADOPTED - DECEMBER 12, 2023

PREPARED BY



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ACKNOWLEDGEMENTS

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PROJECT OVERVIEW

In 2022, the Town of Rosman received a grant from the North Carolina Department of Commerce's Rural Transformation Grant Fund to prepare a master plan for a future park on a site located in the heart of the Town. In 2023 the Town contracted with the Land of Sky Regional Council (LOSRC), the Town's regional planning organization, to complete the work.

With assistance from the Town, LOSRC staff assembled a Steering Committee composed of four dedicated Town residents to prepare the plan. In the summer and fall of 2023, the Steering Committee met several times to assist LOSRC staff in developing and executing a planning process contextual to the needs of Rosman. Over the following months, LOSRC staff hosted two sets of community meetings in Rosman's Town Hall to collect feedback from the public on what the community wanted to see in the park. To encourage participation, meeting days included a morning and evening session. In addition to in-person community meetings, LOSRC staff published an online survey open from June to August, with physical copies available in Town Hall, for individuals to provide additional feedback. Osgood Landscape Architecture, a local landscape architecture firm with experience in small-scale and environmentally sensitive plan preparation, was contracted to prepare the ultimate site design.

The final master plan includes the planning context, site characteristics, public engagement process and results, and proposed site design schematics. This plan is the direct result of feedback obtained from the public engagement process. By combining the subject matter expertise of LOSRC and Osgood Landscape Architecture with the local knowledge of the Steering Committee and members of the public, this plan aims to create a feasible, contextual, and sustainable design for a riverfront park that can be enjoyed by all people, all ages, all the time for many years to come.



Figure 1: Town of Rosman Location

PLANNING CONTEXT AND SERVICE POPULATION

The Town of Rosman is located in Transylvania County in the western part of North Carolina, approximately ten miles south of the City of Brevard. The Town is named for the business associates of local industrialists, Joseph Rosenthal and Morris Osmansky, and was incorporated in 1901 with a Mayor-Aldermen form of government. Running directly through Rosman is the French Broad River, one of the most important water bodies in western North Carolina. The river is a key feature in the Town and draws thousands of people annually to Rosman, especially during the yearly Riverfest celebration. Rosman is also adjacent to Pisgah National Forest which attracts millions of tourists every year.

Within Rosman’s municipal boundary are Rosman Elementary School, TC Henderson Elementary, Rosman Middle School, and Rosman High School. Also within Town limits are Champion Park Pool and Rosman Community Park, recreational facilities open to the public which are owned and maintained by the Town. Rosman Community Park is approximately 22 acres with several ball fields, picnic shelters, a playground, and almost a mile of walking trails. Champion Park Pool is approximately four acres and includes a basketball court, ball field, tennis courts, picnic shelters, a playground, and an outdoor pool. The site for this plan includes Champion Park Pool and its amenities.

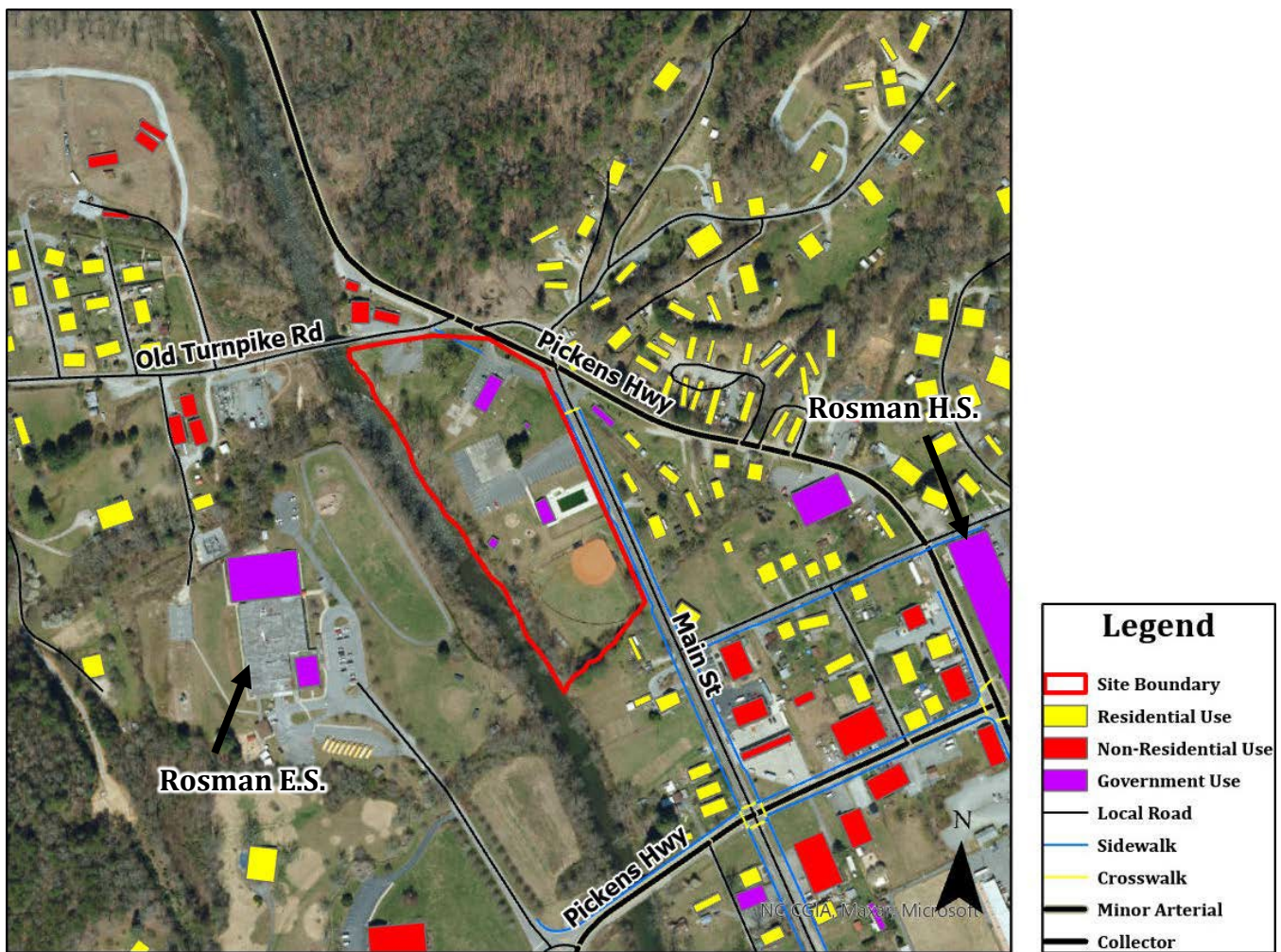
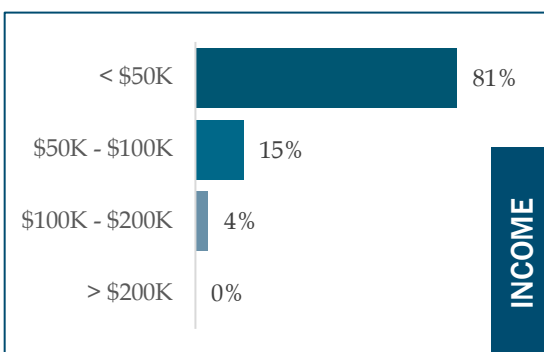
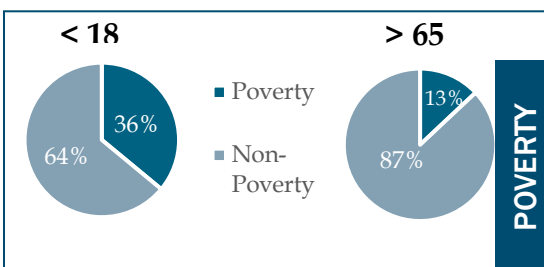
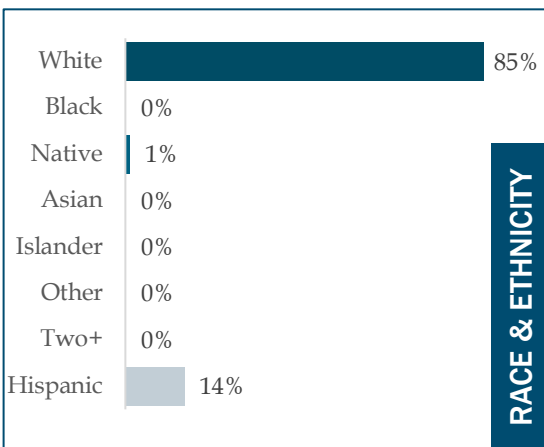
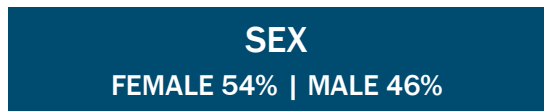
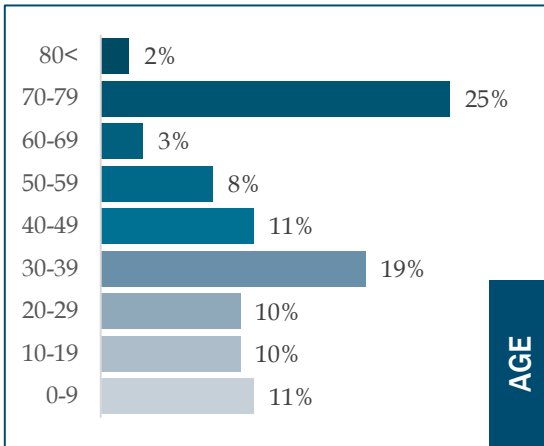


Figure 2: Town of Rosman

Figure 3: Town of Rosman Demographic Profile
(United States Census Bureau, 2021)



The Town is approximately 0.5 square miles with a population of approximately 700 people, based on the 2021 ACS 5-year survey, which is the most recent census data available for Rosman (United States Census Bureau, 2021). The median age in Rosman is 38, which is less than the Brevard, NC Micro Area and the State. A little more than half the Town’s population is female and most residents are white. The 2021 ACS 5-year survey found that all children between five and 17 speak only English at home. A little more than 80 percent of those over 18 years old only speak English at home. The Town’s median income is \$45, 466 and its per capita income is \$23,384, which are both less than that of the Brevard, NC Micro Area and the State. Most of the Town makes less than \$50,000 annually. About a fifth of the Town is considered below the poverty line, which is 1.5 times higher than that of the Brevard, NC Micro Area and the State. Of those under 18, more than a third are considered to be living below the poverty line. Of seniors (those 65 and older), a little more than a tenth of those individuals are considered to be living below the poverty line.

Given Rosman’s small size, the margin of error for census data is quite high as the sample size is not necessarily large enough to produce reliable and direct estimates. The data shown in this plan is generally representative of Rosman based on the 2021 ACS 5-year survey, but consideration as to the accuracy of this data must be made by those using it. While this park is intended to directly serve the Town of Rosman, Transylvania County as a whole will also benefit from the new amenities and site improvements.

PREVIOUS PLANNING EFFORTS AND RECREATIONAL NEEDS

Several regional and countywide plans reference the project site directly or indirectly. The site holds immense importance to not just those living within the municipal boundary of Rosman, but also to Transylvania County and those who visit the region.

TRANSYLVANIA COUNTY COMPREHENSIVE PLAN

In 2014, the Transylvania County Planning and Community Development Department developed a Comprehensive Plan for the County. This plan is intended to serve as a guide through 2025 for policy and development decisions in Transylvania County and includes recommendations on economic and environmental health, land use and livability, and health and equity. The following objectives from the comprehensive plan are noted as relevant to this master plan:

→ Goal: Transylvania County has a diverse and vibrant economic base that is business-friendly and is supported by exceptional infrastructure.

Objective 2) Initiate efforts to maintain and enhance infrastructure in order to improve our unique quality of place.

→ Goal: Transylvania County preserves, conserves, protects, enhances, and utilizes its environmental and agricultural resources to provide access for outdoor experiences while increasing recreational and economic development opportunities.

Objective 1) Actively support efforts to conserve and protect natural resources.

→ Goal: Transylvania County recognizes and supports private property rights while actively seeking ways to promote new growth and development through citizen-driven policies and procedures that include, but are not limited to, safety, livability, extension of utilities, road improvements and community character.

Objective 3) Promotes exceptional community facilities throughout the county.

→ Goal: Transylvania County is an inclusive, healthy, and well-rounded collection of communities and neighborhoods that all have access to the cultural, recreational, educational, and service-oriented resources that support a high quality of life.

Objective 2) Recognizes and actively advocates for the diverse interests and cultures of the community and fosters cooperation between citizens and communities throughout the county, while valuing the county's rich cultural and historic heritage.

Objective 4) Promotes the health and well-being of its citizens, by providing and actively supporting high-quality and well-maintained parks, recreational facilities, programs, and services throughout the county. Develop programming at recreational facilities, minimize vehicular and pedestrian collisions with pedestrian infrastructure, support development of the French Broad River as recreational and economic development venues.

STRATEGIC MASTER PLAN FOR THE FRENCH BROAD RIVER BLUEWAY

The Strategic Master Plan was created in 2021 through a collaboration between Conserving Carolina and other partners and funded by the Transylvania County Tourism Development Authority. The plan is intended to serve as a strategic master plan to further develop the French Broad River Blueway. The plan includes an inventory and assessment of existing river access sites and identifies opportunities for improvements and additional sites.

The plan identified an access point for the mainstem of the French Broad River at Champion Park (within the site area) in the Town of Rosman (River Mile 1.2). This area is identified as a “carry-in, grassed area” access type with parking spaces, restrooms, signs, picnic tables, and covered pavilions. Part of this plan preparation included surveying attendees of Rosman Riverfest in 2021. Community members indicated that having picnic tables and informational signage/kiosks are important at river access sites and that access to information on a central website would be helpful.

General recommendations for the entire blueway include improved branding and marketing, signs and wayfinding, maps and technology, maintenance, and connectivity. More care should be taken to prevent riverbank erosion and protect water quality. Specific recommendations for the site area are as follows:

- Connect the upper parking lot with the river access area to increase parking capacity.
- Daylight and restore the small stream within the access area.
- Install restroom facilities.
- Install bike/boat racks, picnic tables (near the river), and trash receptacles.
- Evaluate kiosk content for accuracy, readability, and consistency with other printed/online materials.
- As needed, stabilize eroding streambanks with native riparian vegetation.

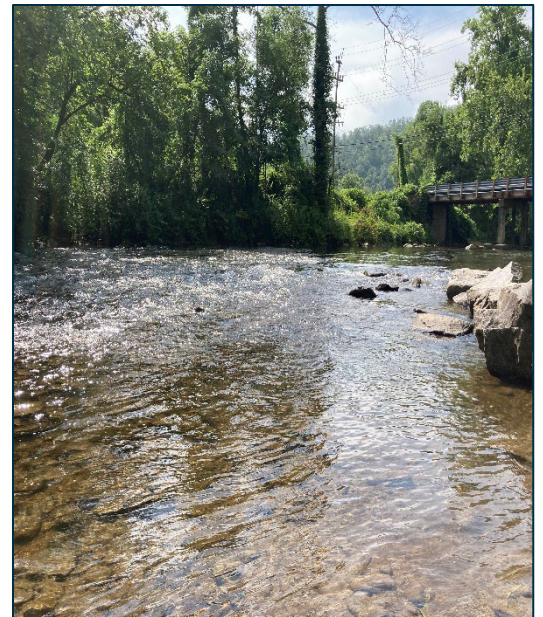


Figure 4: French Broad River

The Transylvania County Parks and Recreation Department, City of Brevard staff, and Barge, Waggoner, Sumner, and Cannon Inc. Consulting partnered together in 2016 to create the Parks and Recreation Strategic Plan for Transylvania County and the City of Brevard. The plan utilized a survey and a series of community meetings to examine and assess existing recreational facilities and ensure that the County and City efficiently and effectively deliver high-quality parks and recreation services and opportunities to residents and visitors. This data produced a recreational facilities priorities list. Throughout the region, the plan identifies access to facilities that capitalize on the French Broad River and multi-generational amenities as generally desired. There is also a general desire for the region to become comparable to other communities that have invested in parks and recreation in a way that fits the character of the overall community. Residents throughout the region value connections to natural areas, including the French Broad River, and recognize that additional investments in recreational infrastructure are needed. The project site is referenced as serving the communities located close to Rosman and Brevard, as well as much of Transylvania County. The site is noted as an important facility to the region. The plan notes the project site as providing space for practices and games for the schools in Rosman and identifies the site as needing improvements.

Public participation gathered by the plan identified renovations and updates to existing facilities as one of the top three identified priorities for the next five years. During the public meetings, attendees identified pickleball courts, tennis courts, and a public golf course as the top three specific amenities missing from the region. Walking and biking trails and greenways were also identified as the most needed facility through the survey.

The region also needed space for small family picnic areas and shelters. Beyond physical amenities, recreational programming was noted as a critical component and an unmet need in park facilities throughout the County. Partnerships with public and private entities were identified in the plan as a strategy for success.

The following recommendations are noted as relevant to this master plan:

- Recommendation 4.1 Quality of Life
- Recommendation 4.4 Park Equity/Service Areas
- Recommendation 4.6.3 Improvements to Existing Parks – Parks Master Plans
- Recommendation 4.6.5 Trails
- Recommendation 4.6.6 Blueways

FACILITY	RANK
Walking, biking trails, and greenways	1
Indoor swimming pools	2
Outdoor swimming pools	3
Off-leash dog parks	4
Small family picnic areas and shelters	5
Community/recreation center	6
Small neighborhood parks	7
Outdoor tennis courts	8
Playground equipment	9
Gymnasiums	10

Figure 5: Recreational Facilities Priority List (Top 10) (Transylvania Co. Parks and Recreation Dept., 2016)

SITE ANALYSIS

The project site is 7.22 acres in the heart of Rosman. It abuts the French Broad River to the west, Old Turnpike Road to the north, Main Street to the east, and private property to the south. The site consists of five distinct parcels of land, all owned by the Town of Rosman, as shown below. The site currently contains the Rosman Town Hall, pavilions, Champion Park Pool, parking spaces, basketball court/parking lot, ball field, and access to the French Broad River.

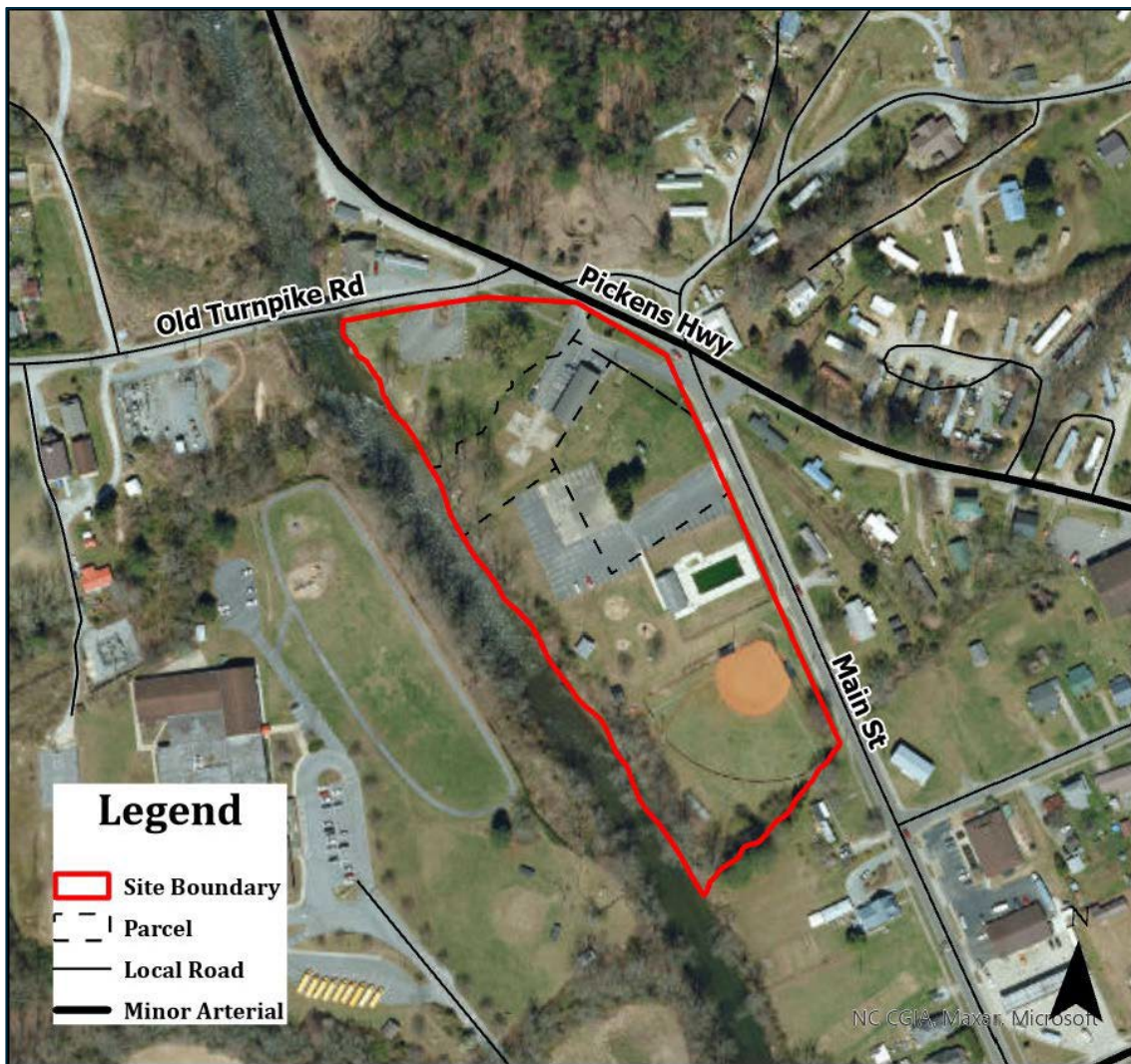


Figure 6: Project Site

NATURAL FEATURES

TOPOGRAPHY, SOIL, & VEGETATION

The site is fairly flat with small dips in the terrain until the edge of the river. At that point, the terrain sharply drops off down to the riverbed. There is also a drop off in topography to the west of Town Hall in the space between the northern parking lot and the Town Hall parking lot. Sparse vegetation and grass dominate the site until the French Broad River where large trees are present within the riparian area. Large trees are also present in the southern end of the site adjacent to the existing private development.

The site contains three distinct soil types: Dillard loam (DeB), Rosman fine sandy loam (Ro), and Cullowhee-ela complex (To) (Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture, 2023). The DeB soil type is found on the far northeast side of the site, adjacent to Main Street and Old Turnpike Road. This soil type has slopes of one to five percent, is moderately well drained, and rarely floods. The Ro soil type is found midway through the site between the DeB and To soil types. The Ro soil type occurs in floodplains and has slopes of zero to two percent. While this soil type is known to be flood prone and may frequently flood, it drains moderately well. Lastly, the To soil type is found midway through the site moving westward to the bank of the French Broad River. This soil type is found in floodplains and has slopes of zero to three percent. Similar to the Ro soil type, this soil type is known to be flood prone and may frequently flood. However, in contrast to the Ro soil type, this soil type is poorly drained.

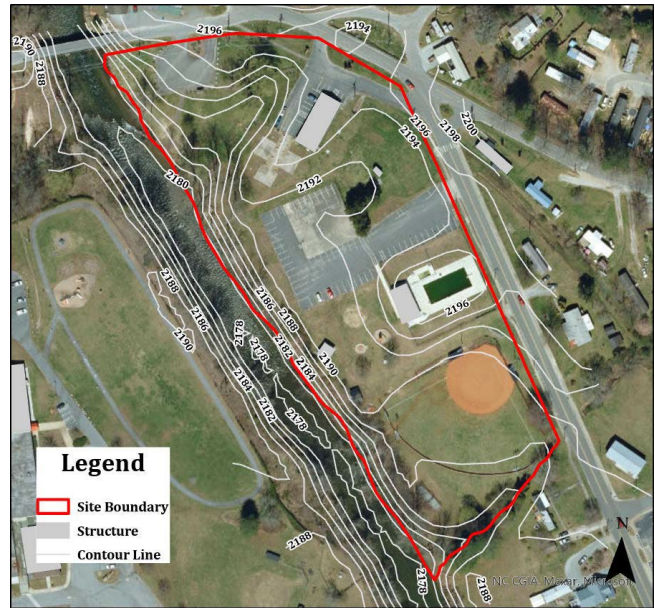


Figure 7: Topography Map



Figure 8: Soils Map

(Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture, 2023)

WATER RESOURCES

The French Broad River runs through the middle of the Town of Rosman and borders the project site. The larger French Broad River Basin has five distinct ecoregions and a high level of biodiversity. The river originates in Transylvania County and flows west and northward into Tennessee. The river and its many tributaries pass through Pisgah National Forest, Dupont State Forest, and the Great Smoky Mountains National Park. The Town lies inside the Upper French Broad River Subbasin and Headwater French Broad River Watershed within the larger French Broad River Basin. The specific area where the Town is situated is incredibly important as this is the location of the headwaters, or original source point of the entire French Broad River (NCDEQ - DWR, 2011).

This area is of immense value. In fact, in 1982 the French Broad River was added to the Nationwide Rivers Inventory as it possesses Cultural, Fish, Geologic, Historic, Recreational, Scenic, Wildlife values. In particular, this watershed and subbasin are home to the Hellbender Salamander, a US Fish and Wildlife Service Species of Concern (NCDEQ-OEEPA, 2018). Trout and other aquatic animals are also abundant throughout the river.

This section of the river is classified as “B” & “TR” per the North Carolina Department of Environmental Quality making it suitable for Primary Contact Recreation (meaning human body contact with water on a frequent basis), aquatic life, agriculture, and Trout Waters (meaning conditions are present to sustain and allow for natural trout propagation and survival and for year-round maintenance of stocked trout) (NCDEQ-DWR, 2023). In 1983, the French Broad River State Trail was established creating a recreational watercraft trail with over 38 access points. Many visit Rosman to fish in the section of the river adjacent to the site and use the site as a put-in for kayaking and other water sports.

Rosman does not enforce local stormwater regulations. However, due to the presence of the river adjacent to the project site, coordination with the North Carolina Division of Water Resources may be required with any future development on the site. The classification of the river as Tr may also require compliance with Division of Land Resources Rule 15A NCAC



Figure 9: French Broad River

WATER RESOURCES

The area of river abutting the site to the west is considered a Riverine wetland habitat (R3UBH) under the National Wetlands Inventory (USFWS, 2023). This classification contains wetlands within channels with no tidal influence where the land is permanently flooded. Fauna in these habitats are characteristic of running water species and cover less than 30% of the land. At least 25% of the habitat is covered with particles smaller than stone and substrate consists of rock, cobbles, gravel, and occasional patches of sand. This habitat runs the length of the west side of the site. Due to the presence of a wetland habitat, consultation with the U.S. Army Corps of Engineers may be required with any future development on the site.

The western side of the site adjacent to the French Broad River is considered a floodway and contains non-encroachment areas (FEMA, 2023). The 100-year flood zone is on the western side of the site and encompasses the existing ballfield. The 500-year flood zone covers the basketball court/parking lot and most of the undeveloped portions in the middle of the site. While the 100-year flood zone approaches Rosman Town Hall, the building itself is not located in a flood zone. Similarly, Champion Park Pool and some of the parking areas are also outside the floodplain. While Rosman currently has no zoning or land use controls, the Town adopted a Flood Damage Prevention Ordinance in 2013. Transylvania County administers the Town's Flood Damage Prevention Ordinance. The Special Flood Hazard Areas on the site are subject to this ordinance and floodplain development permits may be required for future development.

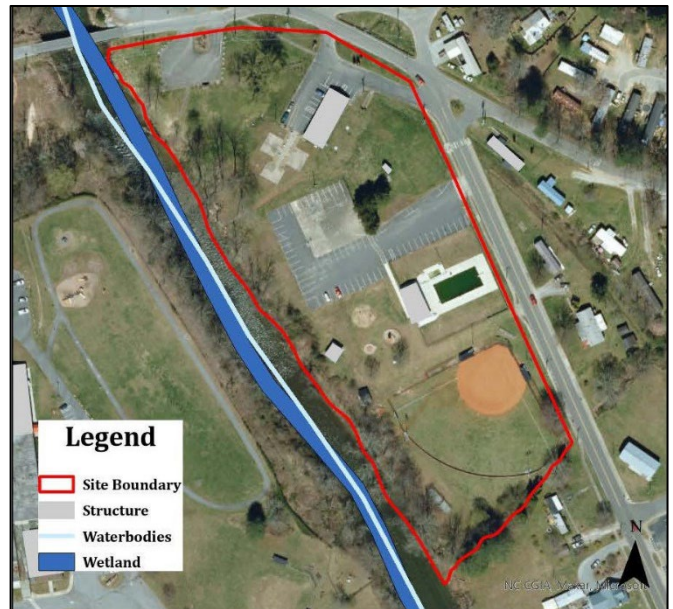


Figure 10: Wetlands and Waterbodies (USFWS, 2023)

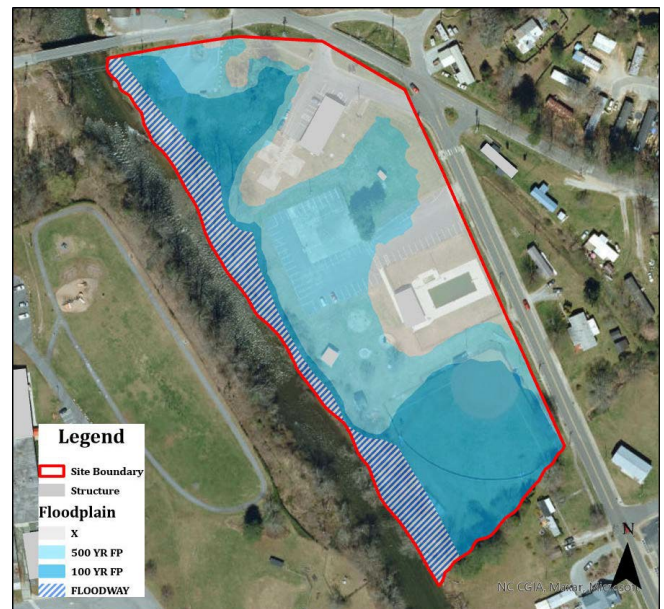


Figure 11: Floodplains (FEMA, 2023)

MANMADE FEATURES

EXISTING FACILITIES & USES

The site currently contains a mix of governmental operations and recreational facilities. Rosman Town Hall, three pavilions, and parking are found on the northeastern side of the site. Champion Park Pool, the associated parking lot, and the basketball court are located midway through the site. Rosman Town Hall is approximately 3,240 square feet and has 11 parking spaces surrounding it. The pavilions adjacent to town hall are approximately 1,140 square feet each. The pool house is approximately 1,740 square feet in size with a 2,500 square foot pool and 50 parking spots. A ball field is found at the southern end of the site. To the south of Town Hall is a public source well. This well has a 100-foot protection radius surrounding it and restricts specific activities within that radius.

A series of culverts traverse the site to direct stormwater away from the site into the river. The site has existing access to power, water, and sewer services. Duke Energy possesses an easement for a high-tension power line on the northeast side of the site adjacent to Town Hall.



Figure 12: Existing Structures, Parking, and Utilities

SURROUNDING USES

To the north of the site is Old Turnpike Road, a street crossing the French Broad River leading to a residential area with Tubular Tubing and a food establishment beyond. To the west of the site is the French Broad River with Rosman Elementary School beyond. To the east of the site is Main Street, the main road through the Town, with residences beyond. To the south of the site is residential property. When considering connectivity of a site to surrounding uses, a ¼ mile radius is generally believed to be the standard distance that an individual is willing to walk on foot. Therefore, for a site to be considered connected the ¼ mile radius should include most, if not all, services for a community. Within ¼ mile of the site are Rosman High School, Rosman Tigers Football Stadium, a few restaurants, several childcare centers, and the Jarrett Brothers grocery store. Just beyond the ¼ mile radius is a ball field. Approximately ½ mile from the site is the Rosman Community Park, which is the only other recreational space in the Town. Given the critical location of the site within the Town, pedestrian and bicycle connections within the site and beyond will be important to the long-term vitality of the community. Particular consideration should be paid to sidewalks adjacent to the Old Turnpike Road and Pickens Highway bridges, as these routes have neither pedestrian nor bicycle accommodations and are the only transportation connections to Rosman Elementary School.

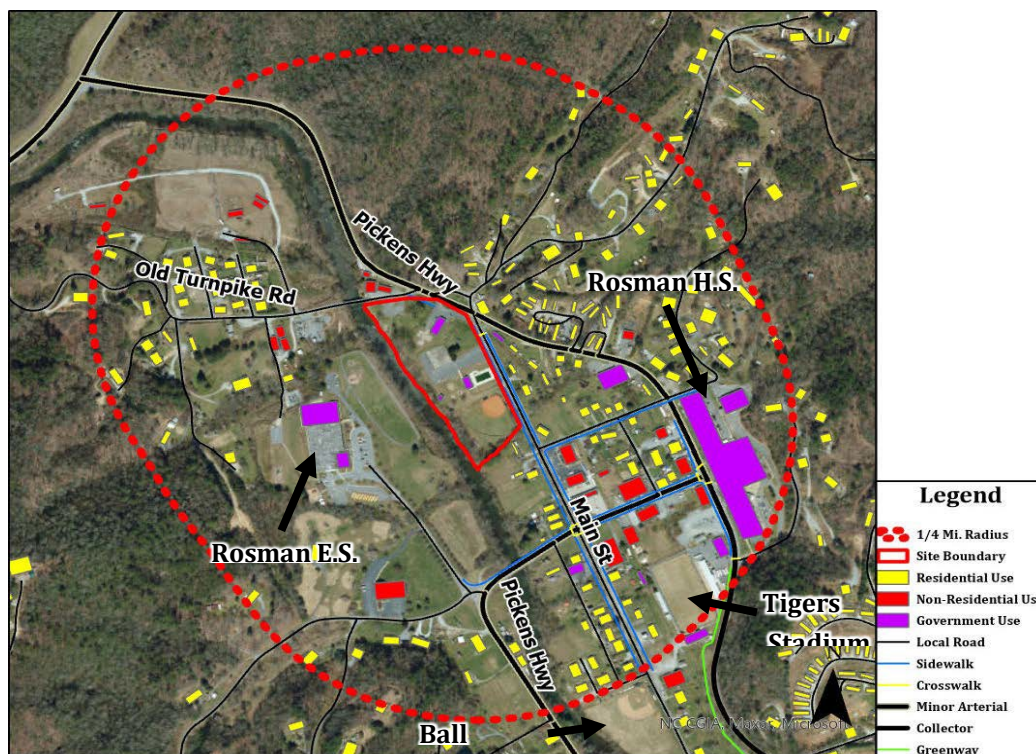


Figure 13: 1/4 Mile Radius

VEHICULAR & PEDESTRIAN NETWORKS

The site abuts Main Street, Old Turnpike Road, and Pickens Highway. The site has five vehicular entrances to the property: two north of Town Hall, two at Town Hall, and one at Champion Park Pool. There are approximately 70 total parking spaces distributed throughout the site with several oversized spaces, large enough for recreational vehicles and/or trucks, located at the Champion Park Pool parking lot.

Pickens Highway is classified by the North Carolina Department of Transportation (NCDOT) as a minor arterial road with about 5,300 vehicles per day traveling along this route. The road is bidirectional with one paved lane on each side and is State maintained. Pickens Highway is the main route in and out of Town. Main Street is classified by NCDOT as a local road with about 3,100 vehicles per day traveling along this route. The road is bidirectional, with one paved lane on each side, and State maintained. Main Street is the main road through Town. Old Turnpike Road is classified by NCDOT as a local road and about 300 vehicles per day use this route. The road is bidirectional, with one paved lane on each side, and is State maintained. Old Turnpike Road leads to a collection of residences from the center of Town.

Sidewalks are located on the site along the portion of the property abutting Main Street. Sidewalks are also present on the opposite side of Main Street. Crosswalks are present at Town Hall leading from the site across Main Street to the other side of the street. Crosswalks to the opposite side of Main Street are also located south of the site. The sidewalk adjacent to the site can be followed south to Rosman Elementary School. After crossing Main Street, the sidewalk can be followed to the Tigers Stadium, Rosman High School, and the partially constructed greenway. A pedestrian bridge crossing the river is proposed to connect this site and the elementary School. The pedestrian bridge development is independent from the Riverfront Park project.

Future improvements to the pedestrian network surrounding the site, including but not limited to sidewalks and bike lanes along Old Turnpike Road and Pickens Highway, should be considered by responsible entities and future plans to further improve connectivity.

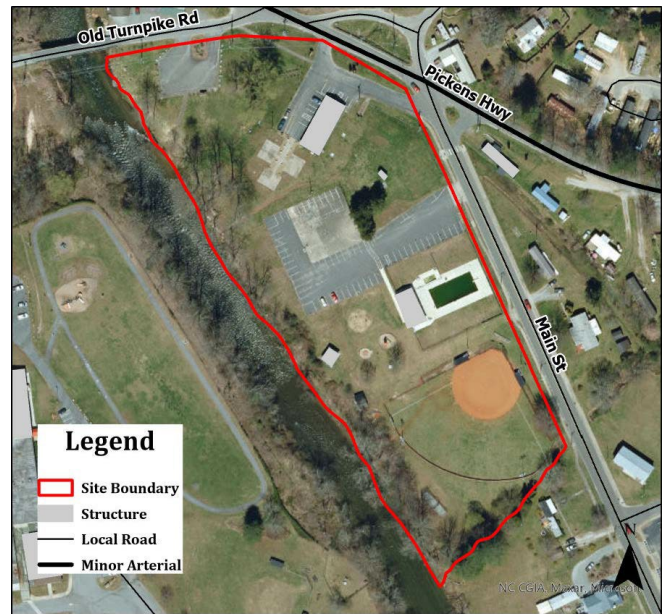


Figure 14: Vehicular Network



Figure 15: Pedestrian Network

COVENANTS & RESTRICTIONS

The Town of Rosman has no zoning or land use regulations. The Town has a Flood Damage Prevention Ordinance, enforced by Transylvania County, which regulates development in floodplains, which are present on this site. The Town is also subject to State and Federal regulations for Erosion and Sediment Control, trout waters, wetlands, and rivers.

Two of the parcels that make up the development site are subject to special restrictions, outlined in the deeds to these properties. Parcel 3 is subject to a perpetual public easement across the entire property for use by the general public for access to and from the French Broad River at no charge. Parcel 1 is restricted to use as a public pool facility. If this use is changed, the property will revert in fee simple ownership to Transylvania County. Parcels 1 and 3 are also both subject to Land and Water Conservation Fund (LWCF) restrictions and post-completion stewardship requirements as these properties were acquired and/or developed with financial assistance from the LWCF and must be retained and used for outdoor public recreation in perpetuity. Conversion to uses other than public outdoor recreation will only be permitted with approval of the National Park Service pursuant to Section 6(f)(3) of the LWCF Act.

LWCF RESTRICTIONS

The property shall be maintained so as to appear attractive and inviting to the public.

Properties shall be kept reasonably open, accessible, and safe for public use and public safety.

Buildings, roads, trails, and other structures and improvements shall be kept in reasonable repair throughout their estimated lifetime to prevent undue deterioration and to encourage public use.

Sanitation and sanitary facilities shall be maintained in accordance with applicable health standards.

The facility shall be kept open for public use at reasonable hours and times of the year, according to the type of area or facility.

A posted LWCF acknowledgement sign shall remain displayed at the project site.

This property must be open to entry to all persons regardless of race, color, national origin, religion, sex, disability, or residence.

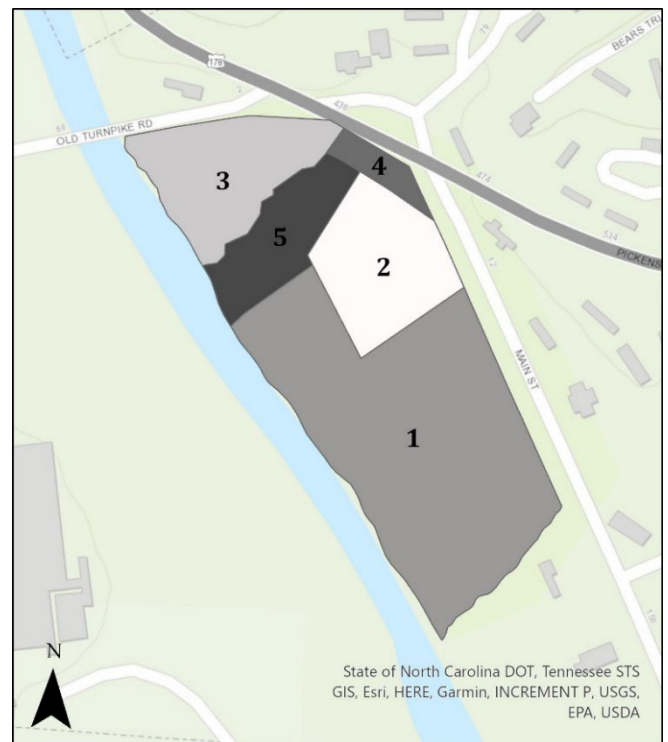


Figure 16: Covenants and Restrictions

PUBLIC ENGAGEMENT

LOSRC staff conducted public engagement utilizing a series of public meetings and an online survey. Four public meetings were held with two sessions provided each morning and evening on June 30th, 2023, and July 28th, 2023. The meetings were held in Rosman’s Town Hall and advertised via posting on the Town’s bulletin board, marquee, and Facebook page. A flyer was also posted at Champion Park Pool and mailers were sent out to all addresses in the municipal limits of Rosman. Ten individuals attended the first set of community meetings and ten attended the second.

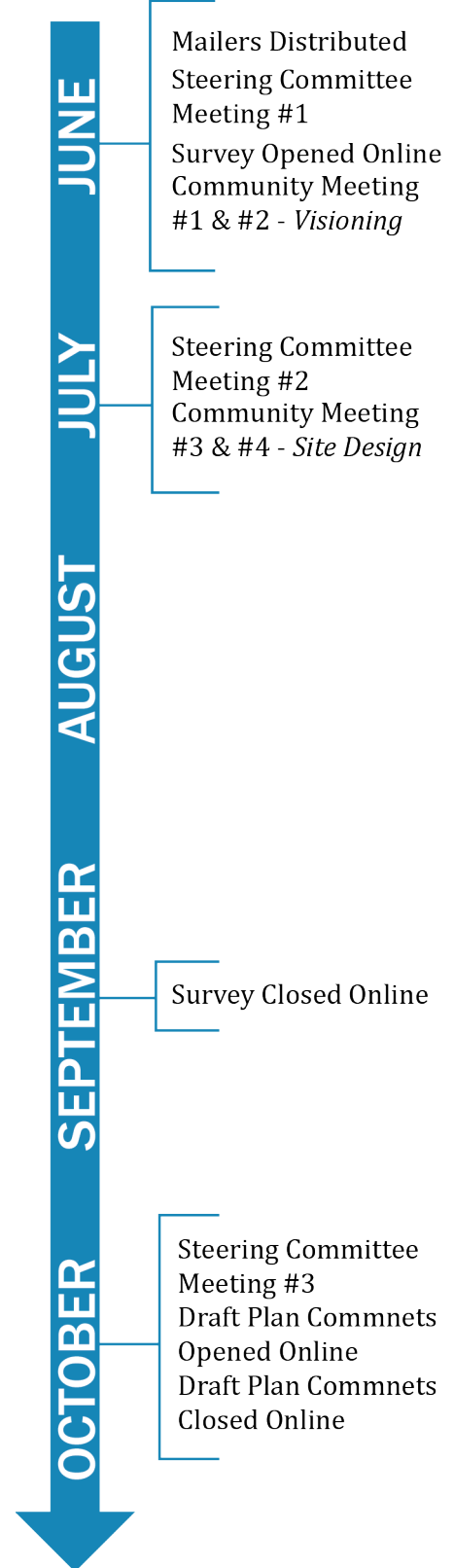


Figure 18: Flyer and Marquee Posting

Figure 17: Public Engagement Timeline

MEETINGS #1 & #2

VISIONING

At the first community meeting, LOSRC staff walked attendees through the master plan process and worked to develop a vision statement. Individuals began by sharing positive and negative memories associated with the existing park and how they viewed the site today. After examining the existing conditions of the park in the past and present, attendees completed a visual preference survey. The intent of the visual preference survey was to get attendees thinking about the future of the park. What will be there? How will it feel? What is important to include? Following this exercise, attendees discussed any strong reactions they had to the images shared. Overall, attendees shared the value of a peaceful and safe place for all people of all ages to use all the time. Additionally, attendees noted the need to accommodate a variety of levels of activity and the importance of connecting to the river. After this discussion, attendees were instructed, in small groups, to look to the future and answer a series of questions that would help form the vision statement.

RIVERFRONT PARK TODAY

POSITIVE

- Champion Park Pool
- Access to the river
- Family activities

NEGATIVE

- Safety, vandalism, & loitering
- Little use during cold months

Almost all attendees noted the importance of the site to the Town as well as to the County at large. For this reason, attendees stressed the importance of investing in the future of the park.

RIVERFRONT PARK TOMORROW

WHAT DO YOU WANT FROM THE PARK?	HOW WOULD YOU DESCRIBE THE PARK?	WHAT IS SPECIAL ABOUT THE PARK?	WHO WILL USE THE PARK?	WHAT WILL THIS PARK DO FOR ROSMAN?
<ul style="list-style-type: none"> ✓ Family-friendly ✓ Safe space ✓ Connection to the river ✓ Variety of amenities ✓ Uplift existing amenities 	<ul style="list-style-type: none"> ✓ Family-friendly ✓ Safe ✓ Green ✓ Peaceful 	<ul style="list-style-type: none"> ✓ Connection to the river ✓ Location in Town ✓ Champion Park Pool 	<ul style="list-style-type: none"> ✓ All ages ✓ All people ✓ Families 	<ul style="list-style-type: none"> ✓ Activate the Town ✓ Gather and connect the community ✓ Provide a safe space for play

MEETINGS #3 & #4 SITE DESIGN

At the second set of community meetings, attendees shared ideas for new amenities and improvements to existing amenities on the site. Participants were provided with an overview of existing amenities on site. They were then given a map of the existing amenities and asked to draw ideas for the future of the site. In the morning session, the group of attendees worked together in one group to design their site while the attending staff member drew a design representative of the online survey responses and the Steering Committee ideas. The two maps were then compared and discussed. The group and staff also walked the site to further discuss ideas. In the evening session, three groups prepared individual plans, which were then compared and discussed. Both sessions mirrored each other in what attendees proposed.

During the morning session's walkabout, the group discussed where some of the proposed amenities could be located on the site and whether certain site features could be capitalized on. This information was shared with the evening session group. The morning group discussed locating an amphitheater in the northwest corner of the site. This corner of the site is within the floodplain and has drainage issues. Locating the amphitheater there could allow it to serve as both a public gathering place and a stormwater/flood protection facility. To the west of this location, the group proposed locating an additional sports court (either a volleyball or soccer field). This area is also within the floodplain and cannot hold permanent structures or impervious surfaces but should still be activated and utilized. To further activate the site, attendees proposed relocating the basketball court closer to the street with appropriate screening and adding concrete seating steps on the slope between Town Hall and the existing basketball court/parking lot.

Overall, both sessions shared the need to connect amenities throughout the site, provide seating options that are both active and passive and shaded and unshaded, capitalize on the floodplain areas so that they serve dual purposes, and create more access to the river (even if that access is just visual). Additionally, both groups shared the strong need for additional bathrooms and child-friendly amenities. Both groups agreed that the design elements of the site will be important in developing a sense of place, safety, and separation of space. Walking paths, an amphitheater, additional parking and seating, and improvements to the horseshoe pits and veteran's memorial were noted at both sessions.

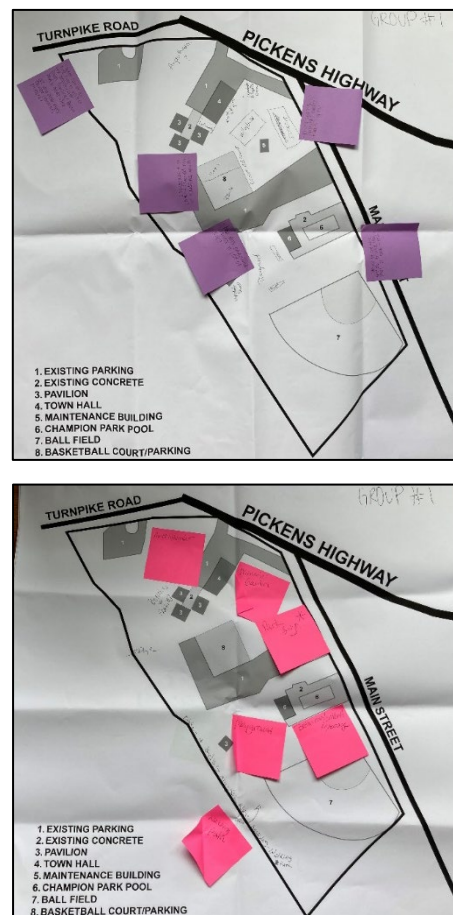


Figure 19: Session Maps

COMMUNITY SURVEY

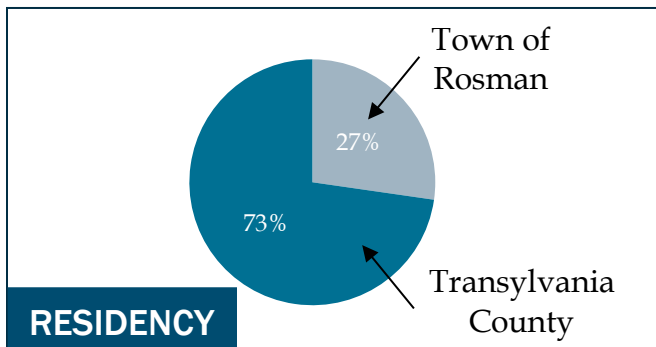
In addition to hosting a series of community meetings, LOSRC staff also hosted an online public survey from June 20, 2023, to September 1, 2023, through the Survey Monkey platform. Paper copies were provided in the Rosman Town Hall for those unable to take the survey online. Over the life of the survey, 33 digital responses and four paper surveys were received. Survey responses were normalized in comparison to community meeting feedback by requesting that respondents indicate whether they attended any of the community meetings. Since each community meeting focused on a specific topic and the survey directly corresponded to the activities performed in each community meeting, corresponding responses to specific community meeting dates were removed if a respondent indicated that they attended a particular meeting. This was done to prevent double counting and ensure clean and valid data. Only one respondent indicated that they attended a community meeting (the first one) so responses for questions one through nine were removed from the raw digital data to prevent duplicative responses, as these questions were covered in the first community meeting. Survey respondents were mostly between the ages of 21 and 49, female, white, non-Hispanic, English-speaking, and residing in Transylvania County. For questions offering an “other” response, respondents were given the opportunity to specify what “other” meant to them.

SURVEY DEMOGRAPHICS

Figure 20: Survey Demographics

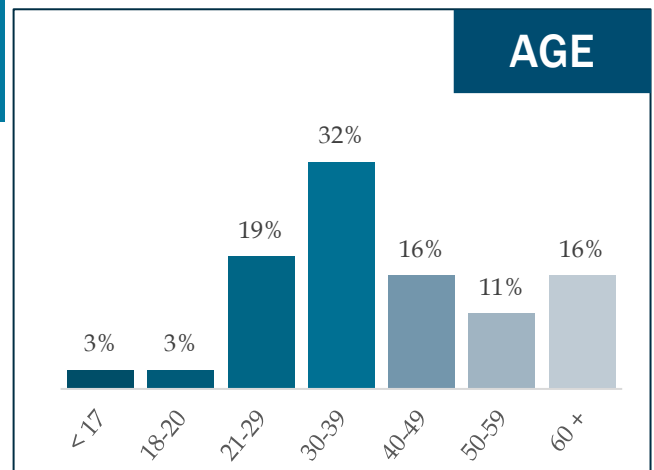
GENDER

72% FEMALE | 28% MALE | 0% OTHER

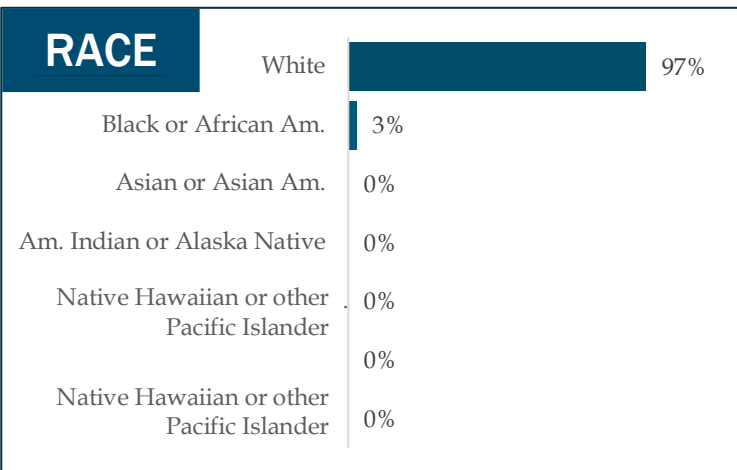


RESIDENCY

AGE



RACE



ETHNICITY

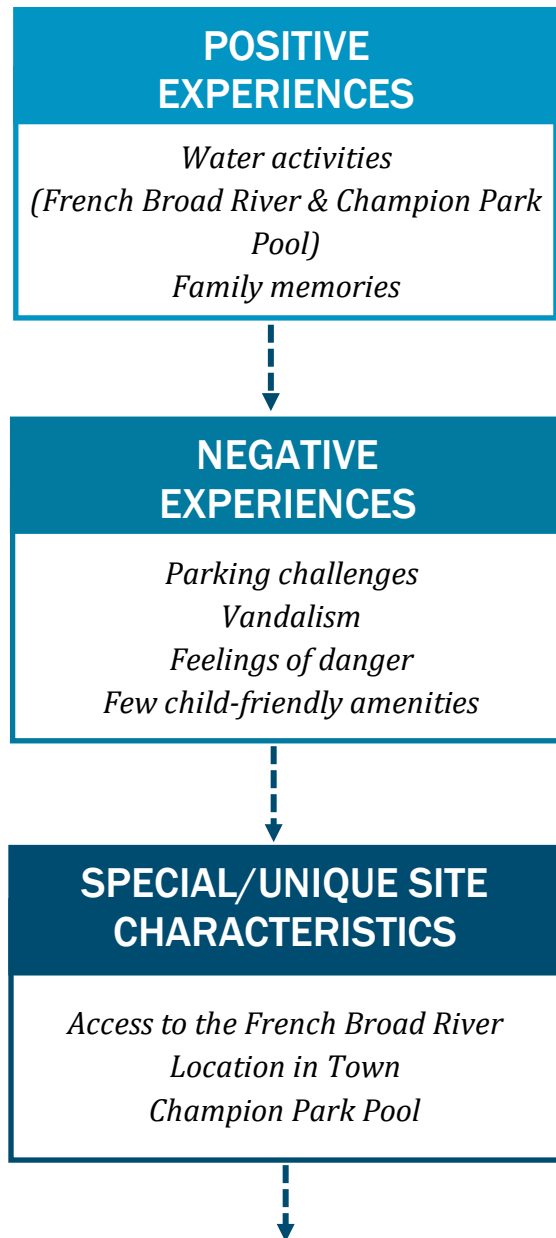
3% HISPANIC, LATINO/A
97% NON-HISPANIC

SPOKEN LANGUAGE

100% ENGLISH
0% SPANISH
0% OTHER

TODAY

Respondents of the survey shared that most positive experiences associated with the park involved water activities, such as the French Broad River or Champion Park Pool, and family memories. Most negative experiences involved parking, vandalism, and a feeling of danger. Others responded to say there are few things for children to do at the park today. A few respondents indicated “none” or that they had not had any negative experiences during their time at the park. Respondents also indicated that they see the park as being a great community feature, but that it needs upgrades. Several respondents stated that there is nothing at the park anymore for people to enjoy. One respondent stated, “there is no park when the pool is closed, or softball season is not going”. One respondent stated, “leave it a long” and another expressed that they liked the park the way it was. There were two elements identified by respondents as special/unique to the site: the access to the river and its location in Town. In the next five years, survey respondents felt that this park will be a place for families to spend time at with easy-to-reach recreational activities for Rosman. It will also be a gathering place for the Town and an area for economic opportunity. Out of all survey respondents three stated the park should be left alone and remain as it is.

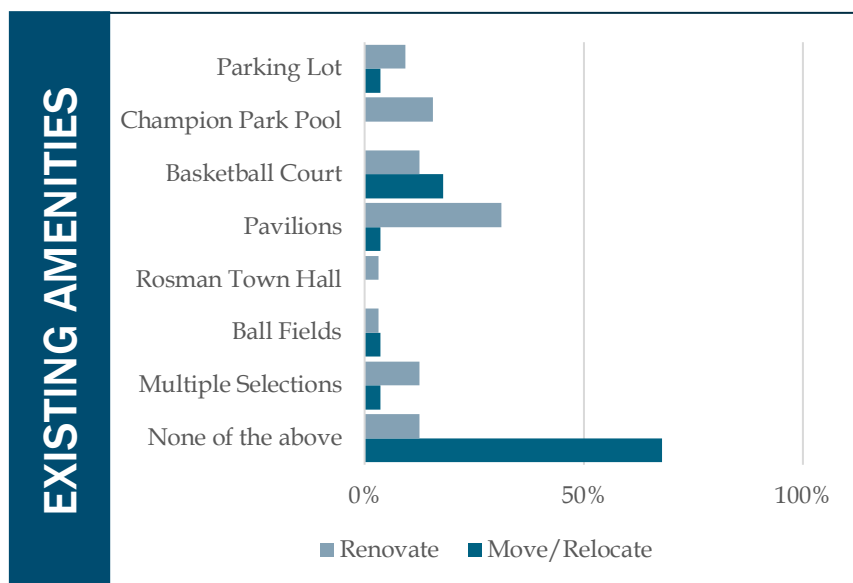
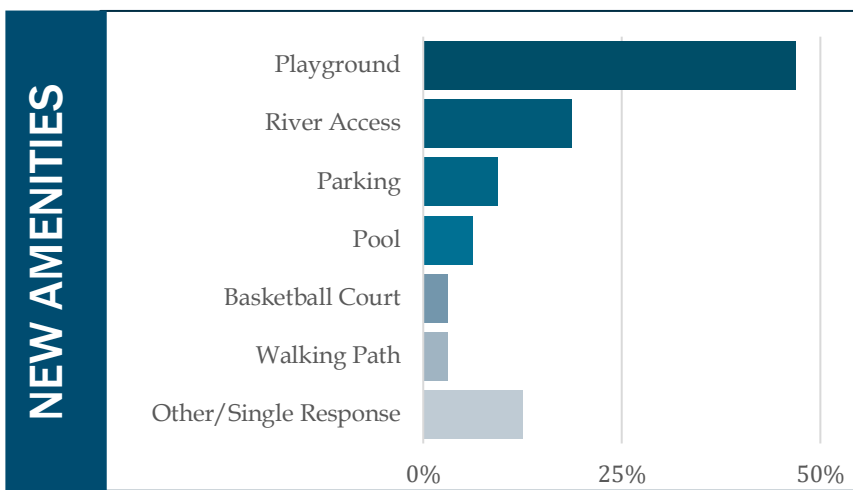


THE PARK TODAY IS...

A great community feature that needs upgrades. There is little at the park today for people to enjoy, especially when the pool is closed, or softball season is off.

TOMORROW

The top three needs/wants noted in the survey by respondents were (1) playground equipment, (2) more access to the French Broad River, and (3) picnic tables/seating. There were also several “other” or “single response” amenities listed including: skating rink, garden/farmers market, hammocks, and a paddle up bar/taproom. The top descriptive terms for the site from respondents were family-friendly, safe, and clean. There were two responses requesting the park be left the way it is. Survey respondents indicated that the top users of the park would be families and people of all ages. The existing the amenities survey respondents identified as needing to be moved or relocated on the site were the parking lot, ball field, pavilions, and basketball court. However, one comment did note that multiple structures should be moved. Overall, the comments noted that the parking should have a better layout and that the basketball court should be separated from the parking. Most respondents indicated that the existing amenities should stay where they currently are. The top two amenity respondents indicated as needing to be renovated were the pavilions, followed by the pool. Three respondents indicated that the existing amenities should be left alone. Suggestions for renovations included general refurbishment and repairs, lights, “sprucing up”, more bathrooms, and everything needing a “facelift”.



DESCRIPTIVE TERMS

FAMILY
PEACEFUL
SAFE FRIENDLY

USER GROUPS

64% FAMILIES
21% ANYONE & EVERYONE
15% OTHER

IMPACT ON ROSMAN

COMMUNITY
SAFE PLACE FUN
PLACE FOR KIDS
EVENTS ACCESSIBLE
PLACE FOR CONNECTION
PEOPLE

Figure 21: Future Park Survey Responses



MASTER PLAN

Based on the Transylvania County recreational needs assessment, site analysis of natural and manmade features, and public engagement, two concept plans were developed for the Rosman Riverfront Park. Each concept plan presents a development scenario that considers the natural site characteristics and existing amenities while incorporating the wants, desires, and needs of the community. The following vision statement is intended to be achieved by the designs proposed in these concept plans:

The Rosman Riverfront Park will be a safe, peaceful, and activated place for all ages and all people to connect to each other, the community, and the French Broad River all year long.

As part of the public engagement process, the draft version of this master plan, including the two concept plans, was posted on the Town's website for two weeks during October 2023 to give the community and any interested parties a chance to comment. The opportunity to comment on the plan was advertised via posting on the Town's bulletin board, marquee, and Facebook page.

The final concept plans in this document incorporate the following preferences and elements. This list incorporates the desires shared by the community throughout all of the public engagement conducted and balances these interests with the existing site characteristics, both manmade and natural.

SITE ELEMENTS

WALKING/CYCLING PATHS | Paved paths for walking and cycling, connecting amenities throughout the site to provide circulation, connectivity, and opportunities for exercise and play. Exact location and design of pathways will be as accessible as possible given localized site conditions. The proposed internal paths connect to existing sidewalks bordering the site to improve connectivity within the Town so that the site acts as a main pedestrian connection node. Additional off-site pedestrian improvements and accommodations surrounding the site should be considered by responsible entities and future plans to take advantage of the site's critical location and new interior on-site paths. Particular consideration should be paid to Old Turnpike Road or Pickins Highway bridge replacement or improvement projects.

PLAYGROUND | A central play area with a variety of play equipment that will be accessible to all ages and abilities. Seating and vegetation surround the play area creating a safe, protected, and family-friendly space.

AMPITHEATER | A subgrade amphitheater serving as a community gathering space and flood prevention infrastructure. The amphitheater is adjacent to an existing power pole for needed electricity.

RIVER ACCESS | Improve the existing river access point on the north end of the site to improve accessibility. Create new access points along the south end of the site. Exact location and design of new river access points will be as accessible as possible given localized site conditions.

MULTI – USE FIELD | Provide space for unstructured play and utilization of the open lawn existing on the site.

BASKETBALL COURT | Separate the basketball court and parking lot. New basketball court will have seating and appropriate screening and safety elements.

SIGNAGE | Install signage throughout the site providing both wayfinding and informational materials including French Broad River Paddle Trail information such as river safety. Signage design elements will assist in tying the whole site together. Signage installation also includes a new town welcome sign and associated gardens.

MEMORIAL GARDEN | Install a new veteran's memorial garden with additional seating. Garden will be connected to the rest of the site through the walking/cycling path.

SPLASH PAD | Utilize the north side of the existing pool area to create a new splash pad.

SOFTBALL FIELDS IMPROVEMENTS | Improve the existing amenities at the softball fields including installing permanent bleachers and dugouts, improving lighting, and fencing, and installing signage.

SUPPORT FACILITIES | Construct new restrooms facing the softball field for use all year round and improve and expand existing parking lots.

MASTER PLAN: OPTION 'A'



ROSMAN RIVERFRONT PARK MASTER PLAN

DECEMBER 19TH, 2023



APPENDICES

- A. Raw Survey Data
- B. Digital Survey
- C. Paper Survey
- D. Visual Preference Survey
- E. July 28th, 2023, Community Meeting Activity Maps

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**APPENDIX A
RAW SURVEY DATA**

QUESTION 1

Please select the box of any in-person community meeting you have attended and/or if you previously submitted a paper survey to Town Hall. If you have not attended any in-person community meeting and/or have not submitted a paper survey to Town Hall please select the "None of the above" check box.

None of the above	Community Meeting #1 AM	Community Meeting #1 PM	Community Meeting #2 AM	Community Meeting #2 PM	Submitted In-Person Survey	Skipped
32	1*	0	0	0	4	3
80%	3%	0%	0%	0%	10%	8%

* Did not count responses from this individual for questions 1-9 (vision covered in community meeting 1)

QUESTION 2 (4 respondents skipped this question)

Share your positive experiences with the existing park by listing any positive memories or impressions of the park below (e.g. swimming at Champion Park Pool). Open-Ended Response.
Champion Pool needed resource for the community, picnic areas are a added bonus in recent years
Swimming in the pool, playing on the play ground as a kid, and watching softball games
Public river access, swimming pool for kids and families,
-Wading in the river -Attending Riverfest -Holding outdoor meetings under the shelters -Launching canoe
Prom at the gazebos RHS field day Softball games
Watching the my kids play
I grew up playing at and visiting Champion Park. It was a place where we played ball and our community was proud of. It was Rosman! Mr. and Mrs. Pangle were always out on their porch and it felt like home.
growing up it was a wonder olace to gather hang out fish ext
The swimming pool is the one we go to when we want to go swimming. We also like the picnic tables by the river near Turnpike. It's very nice to walk and get a pizza from riverside and be able to eat there then play in the river.
The pool has always been a fun and safe gathering place for kids especially in our community. We enjoy getting in the river at the Champion access as often as we can in the summer months.
We loved having Birthday parties, watching all the kids play, scream, run, and enjoy life on the playground. Many, many wonderful memories of it since I was a small child.
Champion park pool hosts our members from the boys & girls club every summer. They are a vital part of our programming and we highly value the ongoing relationship. They provide opportunity for all our members to swim every week during the summer. For most of them, they wouldn't have this opportunity otherwise.
We use the pool a lot and rely on it. The pavilions are good spaces for lunches and resting.
I remember how excited I was about going to the park to get on the swings or slide down the "big girl slide". I also enjoyed having a fun spot to hang out and be able to get into the river or even the pool if I felt like it.
I loved Having the playground available for Kids as well as river access and plenty of yardage and public pool.
Tubing the French Broad River
I loved swimming at the pool and hanging out there in the summers growing up.
Spinning on and falling off of the merry go round
I love swimming at the pool. As a child I loved playing on the playground. I hate that the old playground is gone now and we are in need of a new one.
I have grew up here my whole life (32yrs)and have been to the pool and playground as long as I can remember.
Pool parties and church gatherings at the shed.
I've been going to the park all my life. Many memories there! Birthday parties etc!
I am a camp director and we frequently use Champion Park to park at for our tubing and paddling trips. The area is always well maintained and safe. The people that are around are usually friendly and willing to help if needed no matter the situation. It's a very accessible entry point and take out point, that anyone whether returning or first time counselors become quickly familiar and comfortable with.
Champion Park has been instrumental in our campers experience at Keystone Camp. I have fond memories of launching canoe trips and picking up tubing trips from that location. I also used to come to the pool, on occasion, with friends from school. Champion park is a community center though and through. A place where tourists and locals exist in harmony, which is not too common anymore.
I own one of the summer camps in the county and use this park several times throughout the summer months.
I go to the park/pool everyday and it's very fun and relaxing and yeah
I live within walking distance of Champion Park and often walk my dog down there and let her walk around in the water.
Champion park great for pool parties. Enjoyed putting in at town hall tubing . Enjoyed playground in past
I remember swimming at Champion Pool and playing on the playground. Having picnics under the shed.
Hung out and played games in the pavilion.
Sitting under the pavilion
Sitting in sun on blanket. Watched the water.

QUESTION 3 (4 respondents skipped this question)

Share your negative experiences with the existing park by listing any positive memories or impressions of the park below (e.g. not enough light at night). Open-Ended Response.
Park needs play ground equipment
Kids tearing stuff up at the picnic shed
parking at river access is hardly available; business across street using it for their parking, road bikers/groups taking up spots. no restroom services,
-Parking can be difficult especially at the launch site -Need more accessible restrooms
The picnic shed is too small, graffiti, no trash cans
None
The pool itself is nice. The area inside the fence is fine but looks a little prison like because of the fencing. The new roof on the building looks nice. However, the "park" is now a place I dread going. There is lots of trash on the ground by the picnic shelter and basketball court. There are too many unsupervised kids running around (not playing ball) and looking like they're up to no good. There are sketchy looking adults all hours not just at night. The "park" looks run down and abandoned. The lighting is terrible but I do not frequent this area at night so this isn't a concern of mine. Overall, this is not a place that I would allow my children to visit without direct adult supervision from a parent. Champion Park no longer feels like home.
none
My impression is there isn't a lot that the park can be used for in the cooler months. For example, there is no swings or playground equipment for for children to play.
Lighting at night would be so good. Security check ins from Sheriff's Dept would be amazing and help keep shady people from hanging out so much. Playground for kids. Idk why the old playground was removed?
The park had no shade on the equipment, no safe lighting near the playground, the swings were often broken and never fixed, grill was also taken away several years ago.
None.
The river needs some clean up and maybe more restrictive laws to protect it.
Definitely not enough light at night.
The playground that was therr wasn't the best for smaller kids.Not
I think there needs to be more things for smaller children to do, there is nothing for them to do when families are trying to enjoy ball games etc. PUBLIC BATHROOMS for those using the facilities, ball fields etc, better picnic sheds where more people could gather.
No playground now for the kids!
I have not been there at night but proper lighting would be great
We haven't been able to use the pavilion due to the neglect that others have caused to the tables and the area.
No playground equipment for our young child (almost 3 now)
When there are no playgrounds for kids!
I have not had a negative experience or impression during my time at Champion Park.
The parking lot is a tad small and sometimes I worry that a trailer takes up too much space.
Mostly positive and parking is usually the biggest challenge. Love the shade trees and grassy areas. It's a nice place to put in on the river.
Double rim hoops are annoying and more picnic tables
I feel like the sign is really overgrown and faded so it doesn't look the best. Also it gets overrun with people.
Lack of bathrooms
Young people hanging out, vandalsim, negative reputation
Not enough places to sit. No water fountain.
Not close enough to the pool and river.
Bit by bug.

QUESTION 4 (7 respondents skipped this question)

Share how you see the park today. Are there any features you like or dislike? Open-Ended Response.
Love the new picnic pavilion areas, pool needs work to upgrade, pump and other systems, but is a vital part of community
Pavilions are great
playground needs updated, limited parking at river access,
The proximity to the river and pool is an asset.
River access is a plus
Leave it a long
I love the white oak trees in the yard and I hope that whatever improvements are done that they will be sure to incorporate these trees in the plan.
i like everything about it it gives the youth a place to hangout and play
I like the pavilion, the pool, and river access.
The softball field being used there cuts down on parking availability for those wanting to use other parts of the park during games.
I'm glad the ball court and covered area is still there with picnic tables.
LOVE the pool and the large pavilions close to the river.
It's not really a park. There's nothing for people to do if they're not in the water- especially if it's fall or winter.
I dislike that there's nothing there anymore like there was during my childhood.
Empty and somewhat unusable. Needs an additional bathroom area.
There honestly is no park when the pool is closed or softball season is not going. Because there is nothing there, when i was growing up i remember the swings and play ground equipment. Bigger picnic sheds would be so beneficial for those needing more space so they can have family events and community events there.
I see a need for a good playground for the kids and up keep of the basketball goals. This is a park that many kids in rosman can walk to and we need to give them a safe place to play
The pool is a great place.
Clean and very well located! An additional picnic shed and playground would be wonderful. Maybe some park benches too!
No play ground!
N/A
As a business who operates on the french broad we rely on Champion park heavily. We want to take care of this space so it is available for use for many years to come.
Bathrooms would be a nice addition.
Double rim hoops and picnic tables are messed up
I actually really like the park the way it is for the most part.
Needs playground equipment. More tables and seating through out park . Pool is necessary and great for town
Very sad looking, run down and neglected, we need more greenery and native trees.
I like the pool, basketball court, and pavilion.
No playground
Like the river access.

QUESTION 5 (3 respondents skipped this question)

List your top three wants and needs for the future park. These can include amenities that already exist (e.g. playground, access to the river).		
1	2	3
playground equipment	revamping of pool facilities to prolong life, new pump etc	
Playground	Better access for kayakers	Maybe charcoal grills, better basketball courts
combine - no alcohol policy - security plan -	better playground - picnic facilities - restrooms - benches	parking -
More parking for boat launching	Restrooms available during off hours	Better connectivity of all amenities
River access	Picnic tables	Pool
More play ground eqt		
Fishing platform deck/access from the bank for disabled or wheelchair bound.	Playground/Wildlife & Fish Education unit	Public Bathrooms
playground	basketball court	river
Pool	Playground	River access
Playground	Lighted picnic shelters	River access (is fine as is right now)
Shaded, lit, upkeep playground	Outhouse when the pool isn't open or build one	Just something fun and safe for our kids!!!
Pool	Playground	Shady spaces
Garden/farmers market	Playground	Skating rink
A small fenced in area for dogs?	An upgraded playground	A safe environment for school children to go and hang out
Larger river access	Playground for all ages	Another paying acces to kiddie pool so babies and toddlers aren't around the big pool at all. And updated bathrooms in pool area.
PUBLIC BATHROOMS	bigger picnic sheds	over haul on the softball field with playground for the littles
Playground	Hammocks	Grills and picnic sheds
restaurant(s)	paddle up bar / taproom	river side walking path
Playground/restrooms when pool is not open	Picnic tables	Access to river
Yes definitely a accessibility friendly play ground.	Splash pad for all ages	A nice picnic area
Playground	Park benches	Bathroom
New playground!!	Amenities for kids!	New shelter for parties etc
Better Access to River further down stream	More places to sit	Better cell service
Trailer parking	River Access	Tables for Picnicking
More parking for unloading trailers	Bathrooms	Signage about safety and wearing pfd's and other safety tips
Single rim	Picnic tables	
Access to the river	A place for locals to actually get to enjoy the beauty of the area without being pushed out by tourists	Fishing access
Playground	Ice cream	
Playground	Bathrooms	River exit point to allow short tubing from bridge to a exit point around ball fields
More visibility and access to the river with walling trail	Playground that fits into natural setting (ex. Flat Rock)	More green spaces, paths, flowers
Walking path	Garden - flowers for pollinators or fruits/vegs	Playground
Playground	Easier access to the river	Free pool access
Playground	Sandbox	Free pool access

QUESTION 6 (5 respondents skipped this question)

List your top three descriptive terms for the future park. What kind of place will the future park be? How does it feel (e.g. peaceful, safe)?		
1	2	3
family friendly	all age appropriate	true community gathering
Safe with cameras	Safe with night lights	
safe for all - family friendly - clean - well maintained	improvements for small events - Riverfest amazing	multi-use facility
Comprehensive	Connected	Celebratory
Safe	Clean (no trash, graffiti)	Family friendly
Leave it a long		
Safe	Multi-use	Beautiful
perfect the way it is	great for locals	wonderful
Kid friendly	Safe	Year round use
Safe	Family friendly	Easy to access
Fun	Safe	Upkept
Safe	Versatile	Welcoming
Family friendly	Clean	Attractive
Peaceful	Safe	Fun
Family friendly	SAFE	Great accommodations. (Bathroom)
Safe	Peaceful	Fun
SAFE	Family Oriented	
Peaceful	Safe	Family oriented
Safe	Family friendly	Accesible for all
Multi-functional	Multi-cultural	Safe
Peacefule	Welcoming	Safe!
Safe	Accessible	Innovative
Safe	Clean	Welcoming to all
safe for users	ease of getting into the water which now is good	better parking access for all
Peaceful	Safe	Clean
Safe	Peaceful	Quiet
Interactive	Safe	Functional
Peaceful	Beautiful	Safe and protected
Nourishing	Peaceful	Convenient
Safe		
Hot	Calming	Happy

QUESTION 7 (3 respondents skipped this question)

List who will be the top user of the future park. Who will use the park (e.g. school children, seniors)? Open-Ended Response.
school age, and pre school age
Schools, parents for birthdays, etc.
multi users - families - pool - playground - river access all ages -
Children
School kids, families
Kids
Everyone. Locals, visitors, young, old.
local youth local fishermen seniors
The community as a whole.
Families
School aged kids, which we desperately need!
School children & families
Anyone
School children!
Especially in the summer!
Everyone
Kids, families, Seniors
families, SOFTBALL teams
Families, mixed use for all!
School Children and their parents
Seniors
Everyone
Everyone!
Children
School children, summer camps, visitors, tubing trips.
Children and Families, Local businesses, Tourists
local citizens paddling, fishing, and schools
Kids and teens
Locals
School aged children and families
Families
All demographics
Anyone
School children and families
Teens

QUESTION 8 (3 respondents skipped this question)

List the top three elements of the site that you find special or unique. What makes this area unique? What do you find special about the park (e.g. river access, close to Rosman High School)?		
1	2	3
river access	future walking bridge to RES	County Wide use of pool
River access	Close to schools so they can use the pool	Softball games
River	Small town	family type environment
In town	Proximity to the river	Nearby schools
Access to schools and teams	Water access	
River		
The river access	This park has the opportunity to be the heart of the town.	The Hellbender lives here!
perfect location	hasnt changed which is perfect	wonderful place
The river access	The close proximity to the schools so they can use the park for field trips and field day	The closeness to Jarretts and Riverside.
River access	Central for the Rosman community	High visibility (safe)
Close to the river	Close to the store and small restaurant	Open viewing for safety
River access	Relatively private	Location
River access	Proximity to town	
Close to all three schools	River access	Basketball court for kids
River access	Great for picnic with kids	Close to Schools
River access	Scenery	
location	river access	school being able to use it
Close to schools		
river access	river viewing	
Close to walk for many kids	Close to both schools	River access
River access	Open area	Calm area
Great location (schools, convenience store, river, etc)	River access	Easy to access via sidewalks and ample parking
River access	Convenient for locals	community gatherings!!
River Access	Accessibility	Location
River access	Pool	Community center
easy access	nice piece of land and good entry to water way	safe
Less crowded then Davidson	River Access	Grassy areas
Quiet	Clean	Easy for our family to enjoy
River access	Heart of town	Pavilions are great
River access and visibility	Champion Pool	Close to schools and downtown events
River access	pool	
River nearby	Pool	Pavilion
River	Field	Pavilion

QUESTION 9 (3 respondents skipped this question)

List the top three things you think this park will do for the Town of Rosman in the next five years. What will this park do for Rosman? How will it support and benefit the Town (e.g. have a safe space for children to play)?		
1	2	3
Community gathering	Playground for children to play	safe place
Help with things for kids to do	Provide a place for family gatherings	
place for people to go for various types of recreation	potential business activity - food truck -	
A place for family recreation	Local pride	Gathering place
Something for kids to do	Tourist river put in (helps businesses)	
Leave it the way it is		
It has the potential to be a safe place for everyone but must be supervised or it will stay the same.	Again, the could be the heart of the town for community events like concerts.	We have the opportunity to host events if we improve this park space.
safe space for locals	perfect place to gather	
Be something for the locals to use.	Possibly add revenue to the few businesses in town by attracting people to the river access.	Be a place kids can enjoy year round.
Draw young families to the area		
It'll give our kids something fun and safe to do while being outdoors	Outdoor air and exercise	Safe escape from home life (those who don't have a good one)
Give Rosmanites a place to go without leaving town	See investment in the community; a sense of pride	Help build community
Have a safe and fun place for children to play	A great gathering place for fundraising events	It will make Rosman have a "newer" look
Hold fundraising Events. Outdoor Bingo at town hall in temperature appropriate months.	Create a fun safe communal space for parents and children.	Provide and accommodate
Great for kids	Raise property values	Great gathering place
Bring families together	community together	
Something for people to do		
encourage more commerce		
Provide safe place to play	Get families outdoors more	Bring more people to rosman
I think it will bring more kids who have special needs and give them joy they they are included.	I think it will be more Community friendly.	I think it will be a safe spot.
More community connectedness	More business opportunities for local businesses	Attract more families
Hopefully give kids something to do	Bring the community closer together!	
Encourage play	Encourage exercise	Invite tourism based on river access
Tourism	Town recognition	A safe place for Kids
better enhance the land	added use will benefit the town and local business	nice natural area to center of town
More people		
Safe place for locals to relax	Safe place for kids to play	A place where people can go to exercise
Safe for our kids is #1	Affordable and accessible for all	Give all ages kids somewhere to enjoy
Build sense of community	Safe space for families at home	Give kids something to do
Benefit street festivals and events	Safe/clean place for children and everyone	Natural recreation close to the river (trails, picnics, etc)
Promote movement	Community	Safe space
Place to play and have fun		
Put doors for dogs	kid-safe activities	Lounge environment

QUESTION 10 (9 respondents skipped this question)

Choose any amenities below that should be moved from their existing location to somewhere else on the site. For the amenities you believe should be relocated on the site, detail where you think this amenity should be moved (e.g. move the existing basketball court next to the ballfield).		
Category	Total	%
None of the above	19	68%
Rosman Town Hall	0	0%
Pavilions	1	4%
Basketball Court	5	18%
Parking Lot	1	4%
Champion Park Pool	0	0%
Ball Fields	1	4%
Multiple Selections	1	4%
Total	28	

Additional responses:
PAVILIONS - Should be moved over to where the smaller pavilion is to make it bigger for gatherings
BASKETBALL COURT - They need to be moved somewhere other than the parking lot
BASKETBALL COURT - I don't see many people using the basketball court it's also located in a weird location being that it's kind of directly in the parking lot.
NONE - Would rather see more signage on safe use of the river
BASKETBALL COURT - not sure - but deserves attention for better layout to create more parking
BASKETBALL COURT - It's in the parking lot, not a safe choice of places.
NONE - Leave it alone
NONE - should stay where it belongs s everything
MULTIPLE - Can ball field be moved to Rosman Community Park? Move basketball court and make greenspace. Move town hall to open access to river/nature access. Parking lot area needs to be redesigned (garage) or moved. Need more greenspace overall.

QUESTION 11 (8 respondents skipped this question)

Choose any amenities below you believe should be renovated, changed, or improved. For the amenities you choose, please detail how you would like to see them renovated, changed, or improved (e.g. improve the pavilions with picnic tables and lights).

Category	Total	%
None of the above	4	13%
Rosman Town Hall	1	3%
Pavilions	10	31%
Basketball Court	4	13%
Parking Lot	3	9%
Champion Park Pool	5	16%
More than one	4	13%
Ball Fields	1	3%
Total	32	

Additional responses:
BASKETBALL COURT - Lately I've noticed people using it as a parking area for the river access. If it can't be moved it could at least be improved by having a fence put around it and maybe new backboards, resurfaced, and re painted.
PAVILIONS - Lights at pavilions and all around the park for safety
MORE THAN ONE - I'd choose two if it would let me... pavilion and ball court. Pavilion needs lighting at least nearby, 2 or more trash cans. Ball Court needs renovated.
BASKETBALL COURT - Spruced up, painted, fenced in. Murals by local artists.
MORE THAN ONE - Bathrooms!! separate entrance to kiddie pool (More mom/baby friendly) Additional access in/out pool besides ladders.
BALL FIELDS - The ball field needs to be renovated, out field and duggouts. There needs to be public restrooms and not a porta potty for families and players to use when there for the facility. Whether it be for softball or family cookouts etc
MORE THAN ONE - Everything except town hall needs a facelift
PAVILIONS - Add more picnic tables and bigger shed
PAVILIONS - Update the pavilion please.
POOL - Bathrooms, larger area and better seating.
PARKING - Make the parking lot bigger to accomadate more people
PARKING - Made larger without sacrificing the present environment
MORE THAN ONE - Playground equipment
PAVILIONS - Picnic tables at the pavilions would be nice
MORE THAN ONE - bigger - better restroom facilities
TOWN HALL - Add restrooms accessible from outside and improve meeting space
PARKING - To improve stormwater management and to better guide drivers into designated parking places.
NONE - Leave it a lone
MORE THAN ONE - pavilion updated/cleaned, pool fencing needs an upgrade, ball courts area is a wreck and totally trashed.
NONE - should be left alone
POOL- Please keep the pool - we love going there and any updates will be thoroughly enjoyed. The basketball courts are used a lot and could be updated.
MORE THAN ONE - More seating and bathrooms
MORE THAN ONE - Pool house building needs to be renovated to fit nature/green environment. More trees/flowers.

QUESTION 12 (9 respondents skipped this question)

NEW AMENITIES. Determine what new amenities you would like to see in the park. List the top three amenities you would like to see in the park that are not currently there. Describe how they would look, what they would include, and where they would be located. Some examples of amenities include skate parks, multi-use paths, river piers, soccer fields, and playgrounds (e.g. a kid-friendly playground with a slide and swings next to Champion Park Pool).					
1	DESCRIPTION:	2	DESCRIPTION:	3	DESCRIPTION:
age appropriate playground	slides, swings, etc	fishing pier	deck out over river, or use upcoming walking bridge as fishing pier also		
Steps for river access	Concrete steps				
better playground		fitness trail		restrooms	
Playground		Better river access - boat launch, pier, bridge to RES		Trails connecting everything	
Public fishing pier	multi use path connecting all park lands (county, town, other)	Shade and seating			
Leave the way it is					
Fishing access, river viewing for disabled/wheel chair bound individuals.	Davidson River area has several of these wooden platforms along the river.	Playground for kids	Nice high quality playground		
fishing pier maybe		everything else left alone		leave it alone	
Playground	The park used to have a playground though it became outdated and unsafe. I think there needs to be a new one with climbing equipment, slides, swings, etc.	More access to the river	Add a little access to the river by adding paths or steps down to it. The one that exists is nice but it can be crowded on the weekends. It would be nice to see another area behind the pool picnic shed possibly.	Festivals	Yes I know, it's not any equipment or anything that needs building. But why not have holiday festivities, like something for the 4th of July. The heritage festival is nice in the fall, why not add more and do more like that.
Playground	Not colorful ugly plastic. Neutral colors!	Bathrooms	Clean, accessible bathrooms for park users		
Inclusive playground!!!!!!!!	Would love to see some shading, lights for safety, more trash cans, and fun for all ages... look at the new one for Fletcher	River pier and seating would be lovely	Picnic tables on or nearby viewing pier	Outdoor bathrooms aside from the pool ones.	Bathrooms

Playground					
Playground	slide, jungle gym, rock wall, tunnels, and swings next to the pool	Garden	Community garden with plots, compost, gardening lessons, and section for free fresh food including fruit trees	Path	Walking and biking along the river with attractive and sustainable landscaping; link to several beaches; benches; grills and picnic areas;
Playground		Additional bathrooms separate from pool			
Public Bathrooms	Do them like the rec fields , have them open certain times a day but have it available	Playground	family friendly playground, with different age groups		
Playground	Slides, swings, climbing accessories				
Larger shed for get togethers	Provide space for bday parties and family get togethers	Playground	Provide fun things for the children to play and be proud of their park	Restrooms	Have restrooms available at all times
Accessibility playground	Handicap access				
Family Bathrooms	Single room bathrooms with changing tables and step stools at the sink.	Trash cans	Located nearest areas where food is likely to be eaten.	Playground	Include full closures and fencing to help keep animals out and children in.
Playground					
natural playground - no plastic or metal	utilizing rocks and locusts logs	pump track for bikes or skateboards, scooters	concrete	large pavilion for small concerts or gatherings and path along the river running the length of the park	
Walking path	Path that can be used for walking	Badminton or volleyball nets	Sandy area with nets	Swings for people to sit near the river	
Multi use paths	We love to ride bikes and rollerskate so any increased paths would be great	Skate park	Another avenue for kids to enjoy	Playground	A larger playground
Playground	Climbing equipment and swings where they used to be near pool and pavilions	Walking path	Around facility	River access and egress	Located in park for short tube runs within park
Trails - walking and biking by the		Playground - wooden like		Amptheater for outdoor events	

river		Franklin Park or Flat Rock Playground			
Multi use paths	Walking and biking	Playground	Kid and handicap friendly. Non-electric exercise equipment	Flowers, fruits, and veggies	
Playgroup near pavilions					
Doggy plaground		Special needs access and playground			

DEMOGRAPHIC QUESTIONS

What is your age group? (0 respondents skipped this question)		
Category	Total	%
< 17	1	3%
18-20	1	3%
21-29	7	19%
30-39	12	32%
40-49	6	16%
50-59	4	11%
60 +	6	16%
Total	37	

What is your gender? (1 respondent skipped this question)		
Category	Total	%
Female	26	72%
Male	10	28%
Other (please specify)	0	0%
Total	36	

What is your ethnicity? (2 respondents skipped this question)		
Category	Total	%
Hispanic, Latino/a, or of Spanish Origin	1	3%
Non-Hispanic	34	97%
Total	35	

What is your race? (2 respondents skipped this question)		
Category	Total	%
White	34	97%
Black or African Am.	1	3%
Asian or Asian Am.	0	0%
Am. Indian or Alaska Native	0	0%
Native Hawaiian or other Pacific Islander	0	0%
Multiple Races	0	0%
Other	0	0%
Total	35	

What language do you mainly speak at home? (1 respondent skipped this question)		
Category	Total	%
English	36	100%
Spanish	0	0%
Other (please specify)	0	0%
Total	36	

Where do you reside? (15 respondents skipped this question)		
Category	Total	%
I reside in the Town of Rosman	6	27%
I reside in Transylvania County	16	73%
I do not reside in the Town of Rosman or Transylvania County	0	0%
Total	22	

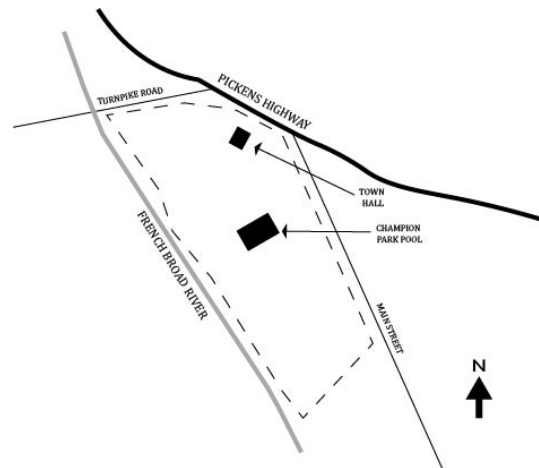
**APPENDIX B
DIGITAL SURVEY**

ROSMAN RIVERFRONT PARK MASTER PLAN

Community Survey

The Town of Rosman is gathering feedback on a master plan for the Riverfront Park.

A master plan enables us to examine what the community needs and wants and to develop a concept that is informed by this feedback. The project site is located to the west of Main Street and east of Rosman Elementary School, along the French Broad River. The site currently contains Town Hall and the pavilions, Champion Park Pool, and the ball fields. A map of the site is below.



We want to hear from you! What do you see as the future of this park? Complete the questions below to provide your ideas. By taking this survey, you are directly influencing what this park will be in the future, and the planning team thanks you in advance for your time.

This survey is anonymous. Please complete all sections.

PART 1. Community Engagement

1.

Please select the box of any in-person community meeting you have attended and/or if you previously submitted a paper survey to Town Hall. If you have not attended any in-person community meeting and/or have not submitted a paper survey to Town Hall please select the "None of the above" check box.

Community Meeting #1 AM

Community Meeting #2 PM

Community Meeting #1 PM

Submitted In-Person Survey

Community Meeting #2 AM

None of the above

PART 2. Share Your Experience

2.

Share your positive experiences with the existing park by listing any positive memories or impressions of the park below (e.g. swimming at Champion Park Pool).

3.

Share your negative experiences with the existing park by listing any positive memories or impressions of the park below (e.g. not enough light at night).

4. Share how you see the park today. Are there any features you like or dislike?

PART 3. Visioning

The vision is a statement that will serve to guide us through the master plan process. This statement provides a general idea of what the community wants the park to become. It is meant to encapsulate the hopes and goals of the community. These statements include a description of the type of place, who will use the place, how they will use it, and any future goals for the site or unique site benefits.

5. List your top three wants and needs for the future park. These can include amenities that already exist (e.g. playground, access to the river).

- 1.
- 2.
- 3.

6. List your top three descriptive terms for the future park. What kind of place will the future park be? How does it feel (e.g. peaceful, safe)?

- 1.
- 2.
- 3.

7. List who will be the top user of the future park. Who will use the park (e.g. school children, seniors)?

8. List the top three elements of the site that you find special or unique. What makes this area unique? What do you find special about the park (e.g. river access, close to Rosman High School)?

- 1.
- 2.
- 3.

9. List the top three things you think this park will do for the Town of Rosman in the next five years. What will this park do for Rosman? How will it support and benefit the Town (e.g. have a safe space for children to play)?

- 1.
- 2.
- 3.

PART 4. Site Design

EXISTING AMENITIES. Evaluate the existing amenities on the site listed below by completing the following section. First, determine whether each existing amenity should remain where it is currently located. Should the amenity be relocated somewhere else on the site? Then, determine whether each existing amenity should be improved or if it should remain the same.



10. Choose any amenities below that should be moved from their existing location to somewhere else on the site. For the amenities you believe should be relocated on the site, detail where you think this amenity should be moved (e.g. move the existing basketball court next to the ballfield).

- Rosman Town Hall
- Pavilions
- Basketball Court
- Parking Lot
- Champion Park Pool
- Ball Fields
- None of the above

Please specify where any of the above amenities should be moved on the site.

11. Choose any amenities below you believe should be renovated, changed, or improved. For the amenities you choose, please detail how you would like to see them renovated, changed, or improved (e.g. improve the pavilions with picnic tables and lights).

- Rosman Town Hall
- Pavilions
- Basketball Court
- Parking Lot
- Champion Park Pool
- Ball Fields
- None of the above

Please specify how any chosen amenities should be renovated, changed, or improved?

12.

NEW AMENITIES. Determine what new amenities you would like to see in the park. List the top three amenities you would like to see in the park that are not currently there. Describe how they would look, what they would include, and where they would be located. Some examples of amenities include skate parks, multi-use paths, river piers, soccer fields, and playgrounds (e.g. a kid-friendly playground with a slide and swings next to Champion Park Pool).

1.

DESCRIPTION:

2.

DESCRIPTION:

3.

DESCRIPTION:

PART 5. Demographics

13. Please indicate which of the following applies to you:

- I reside in the Town of Rosman
- I reside in Transylvania County
- I do not reside in the Town of Rosman or Transylvania County

14. What is your age group?

- 17 or younger
- 18-20
- 21-29
- 30-39
- 40-49
- 50-59
- 60 or older

15. What is your gender?

- Female
- Male
- Other (please specify)

16. What is your race?

- White
- Black or African American
- Asian or Asian American
- American Indian or Alaska Native
- Native Hawaiian or other Pacific Islander
- Multiple Races
- Other (please specify)

17. What is your ethnicity?

- Hispanic, Latino/a, or of Spanish Origin
- Non-Hispanic

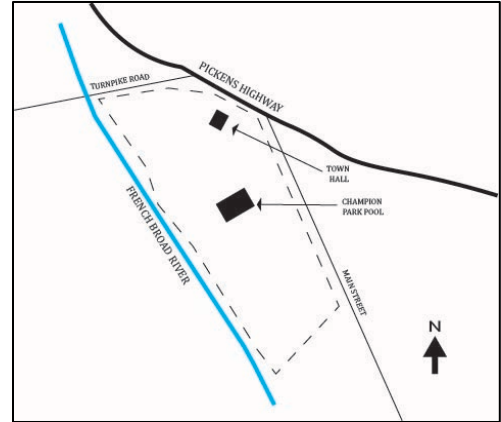
18. What language do you mainly speak at home?

- English
- Spanish
- Other (please specify)

**APPENDIX C
PAPER SURVEY**

ROSMAN RIVERFRONT PARK MASTER PLAN

The Town of Rosman is gathering feedback on a master plan for the Riverfront Park. A master plan enables us to examine what the community needs and wants and to develop a concept that is informed by this feedback. The project site is located to the west of Main Street and east of Rosman Elementary School, along the French Broad River. The site currently contains Town Hall and the pavilions, Champion Park Pool, and the ball fields.



We want to hear from you! What do you see as the future of this park? Complete the questions below to provide your ideas. By taking this survey, you are directly influencing what this park will be in the future, and the planning team thanks you in advance for your time.

This survey is anonymous. Please complete all sections.

PART 1. COMMUNITY ENGAGEMENT

- Please select the box of any in-person community meeting you have attended and/or if you previously submitted a paper survey to Town Hall. If you have not attended any in-person community meeting and/or have not submitted a paper survey to Town Hall please select the "None of the above" check box.

- June 30th @ 10:00 am – 11:30 am
- June 30th @ 5:00 pm – 7:30 pm
- July 28th @ 10:00 am – 11:30 am

- July 28th @ 5:00 pm – 7:30 pm
- Submitted In-Person Survey
- None of the above

PART 2. SHARE YOUR EXPERIENCE

- Share your positive experiences with the existing park by listing any positive memories or impressions of the park below (e.g. swimming at Champion Park Pool).

- Share your negative experiences with the existing park by listing any positive memories or impressions of the park below (e.g. not enough light at night).

- Share how you see the park today. Are there any features you like or dislike?

PART 3. VISIONING

The vision is a statement that will serve to guide us through the master plan process. This statement provides a general idea of what the community wants the park to become. It is meant to encapsulate the hopes and goals of the community. These statements include a description of the type of place, who will use the place, how they will use it, and any future goals for the site or unique site benefits.

1. List your top three wants and needs for the future park. These can include amenities that already exist (e.g. playground, access to the river)

1.
2.
3.

4. List your top three descriptive terms for the future park. What kind of place will the future park be? How does it feel (e.g. peaceful, safe)?

1.
2.
3.

4. List who will be the top user of the future park. Who will use the park (e.g. school children, seniors)?

--

5. List the top three elements of the site that you find special or unique. What makes this area unique? What do you find special about the park (e.g. river access, close to Rosman High School)?

1.
2.
3.

4. List the top three things you think this park will do for the Town of Rosman in the next five years. What will this park do for Rosman? How will it support and benefit the Town (e.g. have a safe space for children to play)?

1.
2.
3.

PART 4. SITE DESIGN

EXISTING AMENITIES. Evaluate the existing amenities on the site by completing the following section. First, determine whether each existing amenity should remain where it is currently located. Should the amenity be relocated somewhere else on the site? Then, determine whether each existing amenity should be improved or if it should remain the same.



1. Choose any amenities below that should be moved from their existing location to somewhere else on the site. For the amenities you believe should be relocated on the site, detail where you think this amenity should be moved (e.g. move the existing basketball court next to the ballfield). Specify where any of the above amenities should be moved on the site in the box below.

- | | | |
|-------------------------------------------|---------------------------------------------|--------------------------------------------|
| <input type="checkbox"/> Rosman Town Hall | <input type="checkbox"/> Champion Park Pool | <input type="checkbox"/> None of the above |
| <input type="checkbox"/> Pavilions | <input type="checkbox"/> Ball Fields | |
| <input type="checkbox"/> Basketball Court | <input type="checkbox"/> Parking Lot | |

2. Choose any amenities below that you believe should be renovated, changed, or improved. For the amenities you choose, please detail how you would like to see them renovated, changed, or improved (e.g. improve the pavilions with picnic tables and lights). Specify where any of the above amenities should be moved on the site in the box below.

- | | | |
|-------------------------------------------|---------------------------------------------|--------------------------------------------|
| <input type="checkbox"/> Rosman Town Hall | <input type="checkbox"/> Champion Park Pool | <input type="checkbox"/> None of the above |
| <input type="checkbox"/> Pavilions | <input type="checkbox"/> Ball Fields | |
| <input type="checkbox"/> Basketball Court | <input type="checkbox"/> Parking Lot | |

NEW AMENITIES. Determine what new amenities you would like to see in the park.

1. List the top three amenities you would like to see in the park that are not currently there. Describe how they would look, what they would include, and where they would be located. Some examples of amenities include skate parks, multi-use paths, river piers, soccer fields, and playgrounds (e.g. a kid-friendly playground with a slide and swings next to Champion Park Pool).

1.
DESCRIPTION:
2.
DESCRIPTION:
3.
DESCRIPTION:

PART 5. DEMOGRAPHICS

1. What is your age group?

- 17 or younger
- 18 – 20
- 21 -29
- 30- 39
- 40 – 49
- 50 – 59
- 60 or older

2. What is your gender?

- Female
- Male
- Other (please specify):

3. What is your ethnicity?

- Hispanic, Latino/a, or of Spanish Origin
- Non-Hispanic

4. What is your race?

- White
- Black or African American
- Asian or Asian American
- American Indian or Alaska Native
- Native Hawaiian or other Pacific Islander
- Multiple Races
- Other (please specify):

5. What language do you mainly speak at home?

- English
- Spanish
- Other (please specify):

APPENDIX D
VISUAL PREFERENCE SURVEY



8



9



10



11



12



13



14



15



16



17



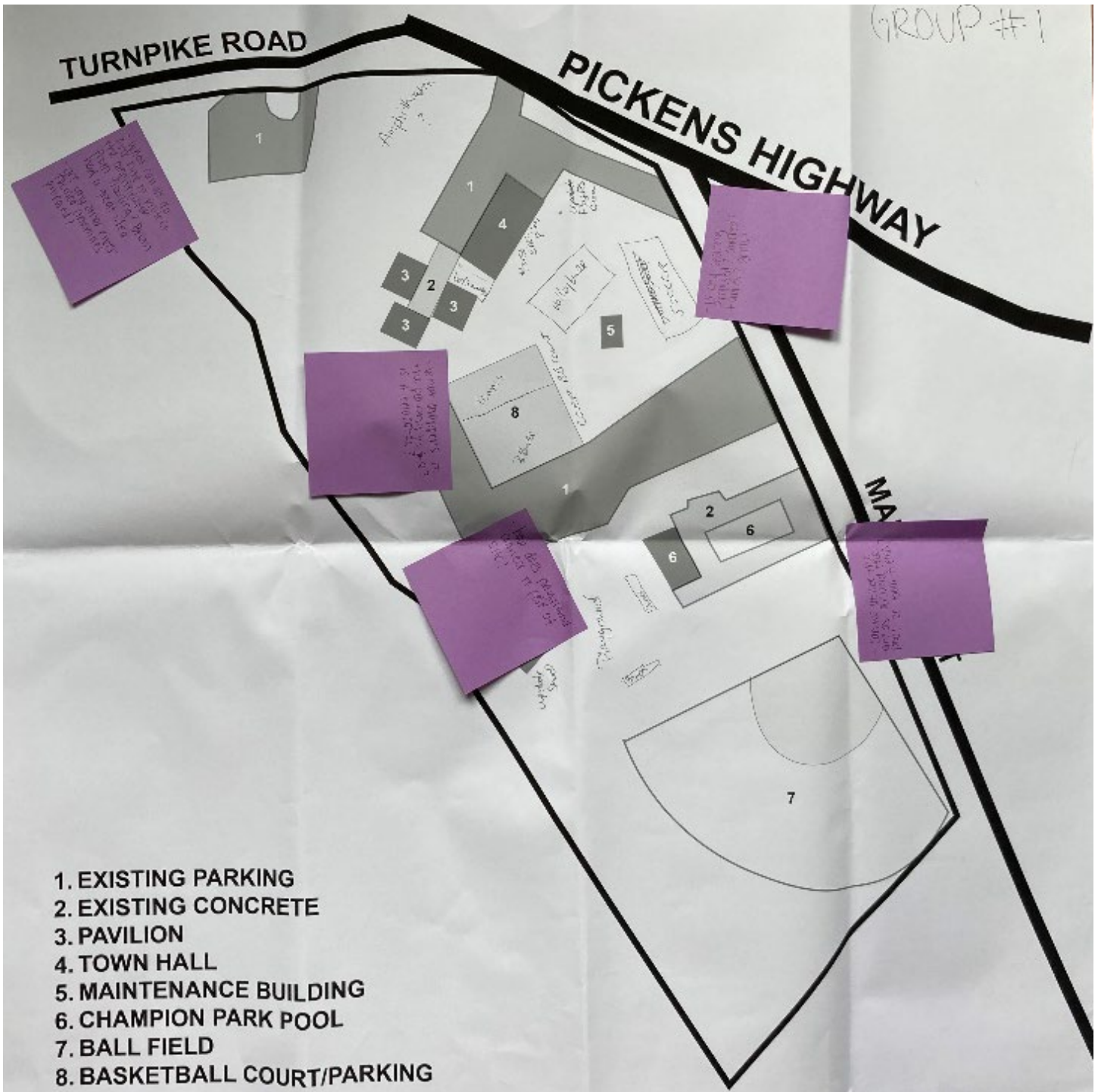
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APPENDIX E
JULY 28TH, 2023, COMMUNITY MEETING ACTIVITY MAPS

AM SESSION



IDEAS FROM PUBLIC ENGAGEMENT

TURNPIKE ROAD

PICKENS HIGHWAY

MAIN STREET

For closure to the road for safety

not taking this site

Schools access for their storage shed

Schools Bating area in this area

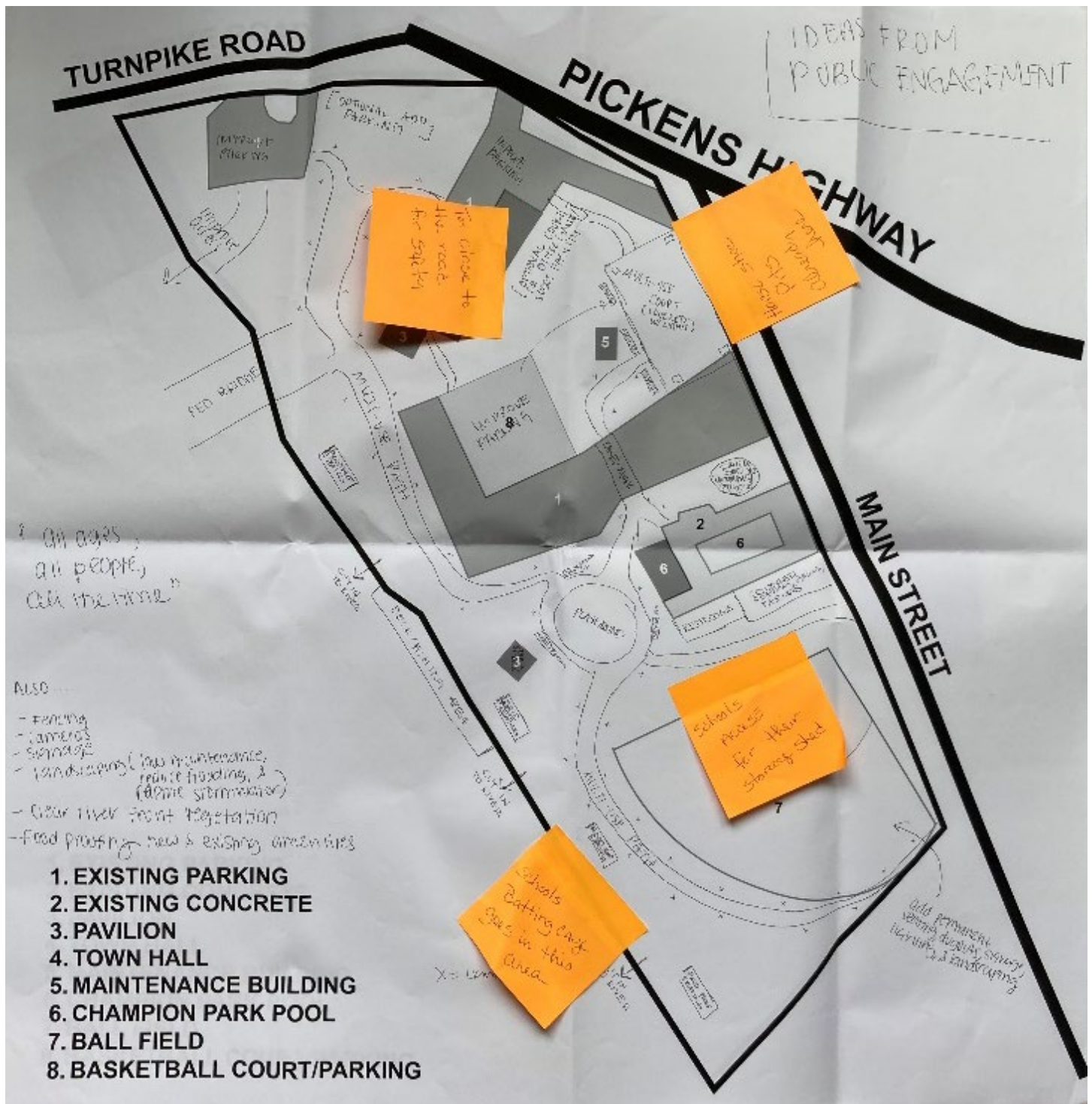
old permanent water dug out, survey, lighting & landscaping

"All ages, all people, all the time"

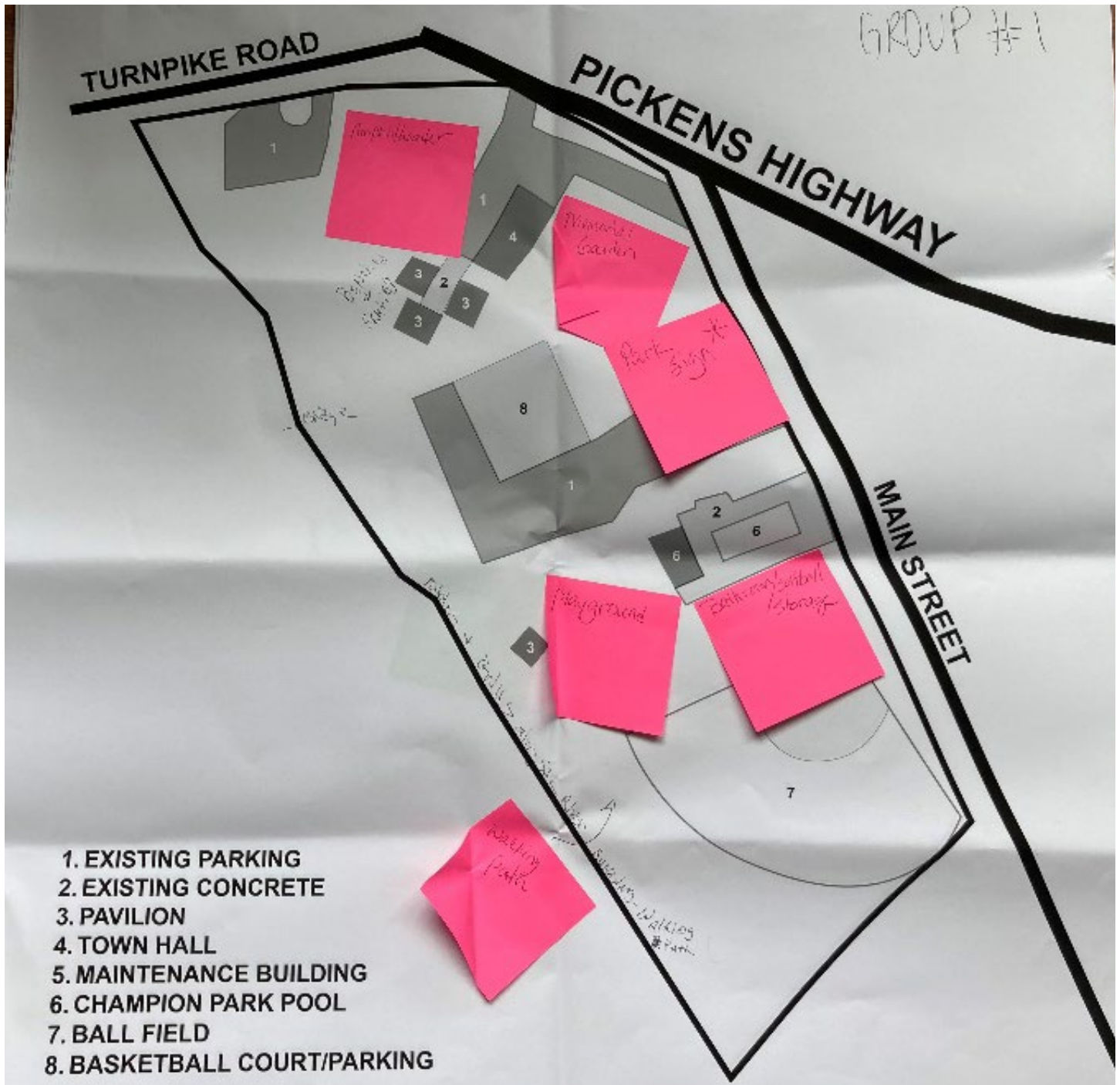
ALSO

- Fencing
- cameras
- signage
- landscaping (low maintenance, reduce flooding, & (dome streamwater)
- Clear river front vegetation
- Flood proofing new & existing amenities

1. EXISTING PARKING
2. EXISTING CONCRETE
3. PAVILION
4. TOWN HALL
5. MAINTENANCE BUILDING
6. CHAMPION PARK POOL
7. BALL FIELD
8. BASKETBALL COURT/PARKING



PM SESSION



1. EXISTING PARKING
2. EXISTING CONCRETE
3. PAVILION
4. TOWN HALL
5. MAINTENANCE BUILDING
6. CHAMPION PARK POOL
7. BALL FIELD
8. BASKETBALL COURT/PARKING

GROUP # 2

TURNPIKE ROAD

PICKENS HIGHWAY

MAIN STREET

- 1. EXISTING PARKING
- 2. EXISTING CONCRETE
- 3. PAVILION
- 4. TOWN HALL
- 5. MAINTENANCE BUILDING
- 6. CHAMPION PARK POOL
- 7. BALL FIELD
- 8. BASKETBALL COURT/PARKING



GROUP #3

TURNPIKE ROAD

PICKENS HIGHWAY

STREET



Good idea

Good idea

Good idea

- 1. EXISTING PARKING
- 2. EXISTING CONCRETE
- 3. PAVILION
- 4. TOWN HALL
- 5. MAINTENANCE BUILDING
- 6. CHAMPION PARK POOL
- 7. BALL FIELD
- 8. BASKETBALL COURT/PARKING