

Park Master Plan  
Sanders and Associates, Inc. Architects

## A. Rehabilitating/Upgrading Existing Park Grounds

**Driving range.** The existing driving range at Rea Park is located on the north side of the property, adjacent to the entry drive, and is approximately 300 yards in length. Currently the range has a four foot high chain link fence around the perimeter with a few flags within the range indicating the drive lengths. There are no stalls in place on the tee off space, no mats on a concrete pad for use in inclement weather, nor is there any shelter covering the tee boxes. About 20 to 30 individuals can use the driving range at one time. At this time there is no driving range membership available in the Rea Park fee schedule.

Driving range renovation options include:

### Option A - Upgrade the Existing Range

A moveable one-story covered structure could be purchased and used over the existing tee off space. Or, a permanent shelter could be built to protect the tee area from the elements, while also increasing the amount of usable driving range time for golfers. Sidewalks/ramps providing ADA accessibility to the range should be added as well. Constructing small greens or and fairway lanes in the range would provide additional practice challenges, potentially drawing in more users.

### Option B - Add a Golf Teaching (Golf Academy) Facility

A one-story covered structure could be constructed on the north end of the existing driving range for private rental. Having a separate facility for golf professionals to teach golfers, or for small groups to practice, would produce income without adding significant cost. They would still be using the same range area, just a separate tee space. The shelter could provide the flexibility to operate year-round by including operable garage doors and radiant heaters. Range lights and shelter lights could also be added, further increasing the income generating potential of the driving range. A short-game practice area with a green and bunkers could be added.



**L to R: Practice chipping green and practice tee on driving range**



**Cart storage barn.** The existing cart barn is a wood frame post-frame structure with tan metal siding. It was constructed in the 1980s to store golf carts and serve as a maintenance area. It currently houses about 50 electric carts which are leased and maintained by a third party service.

The cart barn is located south of the clubhouse, directly in the middle of a former south access drive to the property. The building is aesthetically incompatible with the clubhouse and should be removed.

Each of the clubhouse renovation options – A through D - provides a golf cart storage area with the intent that the existing cart barn will be demolished when improvements are complete.

The new storage area will accommodate 50 carts, as well as a food and beverage cart and an adaptive cart for use of disabled players.

**Maintenance facilities.** Main park maintenance facilities are located in the northeast corner of the park, adjacent to the greens superintendent's house. It consists of two pole barns.

Rea Park employs approximately 25-30 people each season, who operate the various pieces of equipment owned by the park.

The Caretaker house is a 1,320 square foot, two story bungalow with white vinyl siding and a green asphalt roof that was built in the 1920s. The current course superintendent resides in the house as part of the position's compensation package.

Maintenance facility renovation options include:

Although the maintenance facilities appear to be fair condition, our master plan takes into consideration that the time for the metal maintenance buildings to be replaced is fast approaching, and will need to be done some time in the not-so-distant future.

The greens superintendent's house is showing its age, and is also in need of renovation at some time in the future. However, the city could easily adjust the compensation of the greens superintendent to reflect a caretaker's house on the property will no longer be provided.



**L to R: Maintenance Barn and Park Superintendent House**

**Cart paths, course shelters, and restrooms.** The cart paths at Rea Park are mostly paved, but the park lacks a continuous circuit of pavement around the course. It requires golfers to drive on the course where the paths are incomplete, which increases ground maintenance tasks.

Two small shelters are available at Rea Park for golfers, located near holes 14 and 5. Additional shelters might be beneficial throughout the course as they provide protection from stormy weather.

A large picnic-type shelter, which is used as a base of operations for golf outings, sits adjacent to the driving range and practice green. This location is not ideal, as it is not very close to the clubhouse and starting tees. A smaller shelter might be constructed nearer the clubhouse near the 10<sup>th</sup> tee to provide protection for golfers starting play.

Although restrooms are available in the clubhouse, only one on-site restroom is available near hole number three teeing area and number 16 green. A port-a-pot is placed each year near #11 tee. A new restroom facility could be installed to replace the temporary portable toilet.



**L to R: Bathroom Near #16 Green and Park Shelter Used for Outings**





**Tennis courts.** There are nine tennis courts on the western edge of Rea Park, along with a small building that contains restrooms and a small shed for ticket sales and concessions. A 10-foot-tall chain link fence surrounds the courts. Several sets of bleachers and picnic tables are on-site for spectators. The very first courts were constructed in the late 1920s using a clay pavement system, which was then covered over with asphalt sometime in the 1950s. Today the courts sit in poor condition, having severe issues with cracking and water ponding. The trees that were planted for shade on the south side of the courts have grown to be very large, and contribute a great deal of debris onto the playing surfaces. They need to be trimmed or removed.



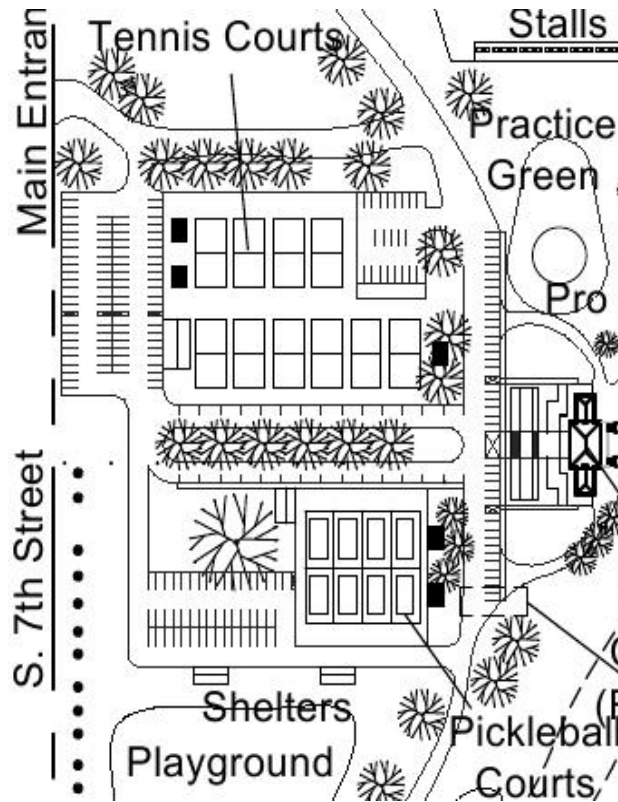
Tennis court area renovation options include:

**Option A - Renovate the Existing Tennis Court Area**

The three most northern tennis courts are good candidates for rehabilitation; however the other six courts would need to be evaluated further to determine if resurfacing or replacement is the best solution.

An additional court would need to be constructed in order to provide the 10 needed courts to host large tournaments. Eight new pickle ball courts would be constructed south of the existing tennis courts, with additional parking and a shelter area.

The existing restroom building would remain, but it would require repairs be made as well as some cosmetic upgrades, such as new paint and floor epoxy.

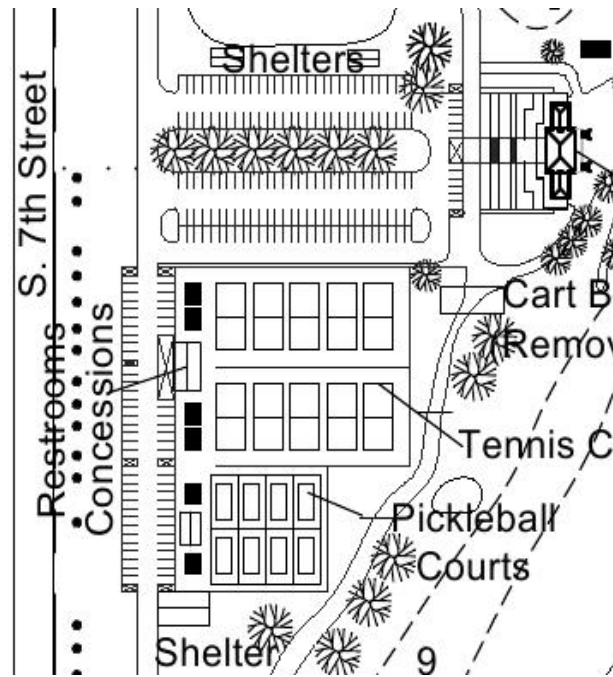


**Option A – Renovate Existing Court Area**

**Option B – Moving the Tennis Court Area to the Southwest End of the Park, Build New**

Ten new courts and eight new pickle ball courts would be constructed on the south end of the park.

A minimal view of this option would be to build a new restroom facility and concession stand, along with new parking areas. New fencing, lighting, and spectator seating would also be included in this option. A grander vision of this option would be to create a tennis learning center, with racquet courts and a fitness center on site. Private investment would be required to develop this option.



**Option B – Moving the Tennis Court Area to the Southwest Corner of the Park**



### **Option C – Build New Tennis Courts Off-Site**

There has been talk of the City of Terre Haute developing a sports complex on riverfront land near the recently constructed VCSC Aquatic Center in Voorhees Park. With county government planning to construct a new jail in this area, the option of building sports fields near the river may no longer be popular, or viable.

A storied history of tennis being played at Rea Park exists, and that the tennis court complex at Rea should remain on park grounds.

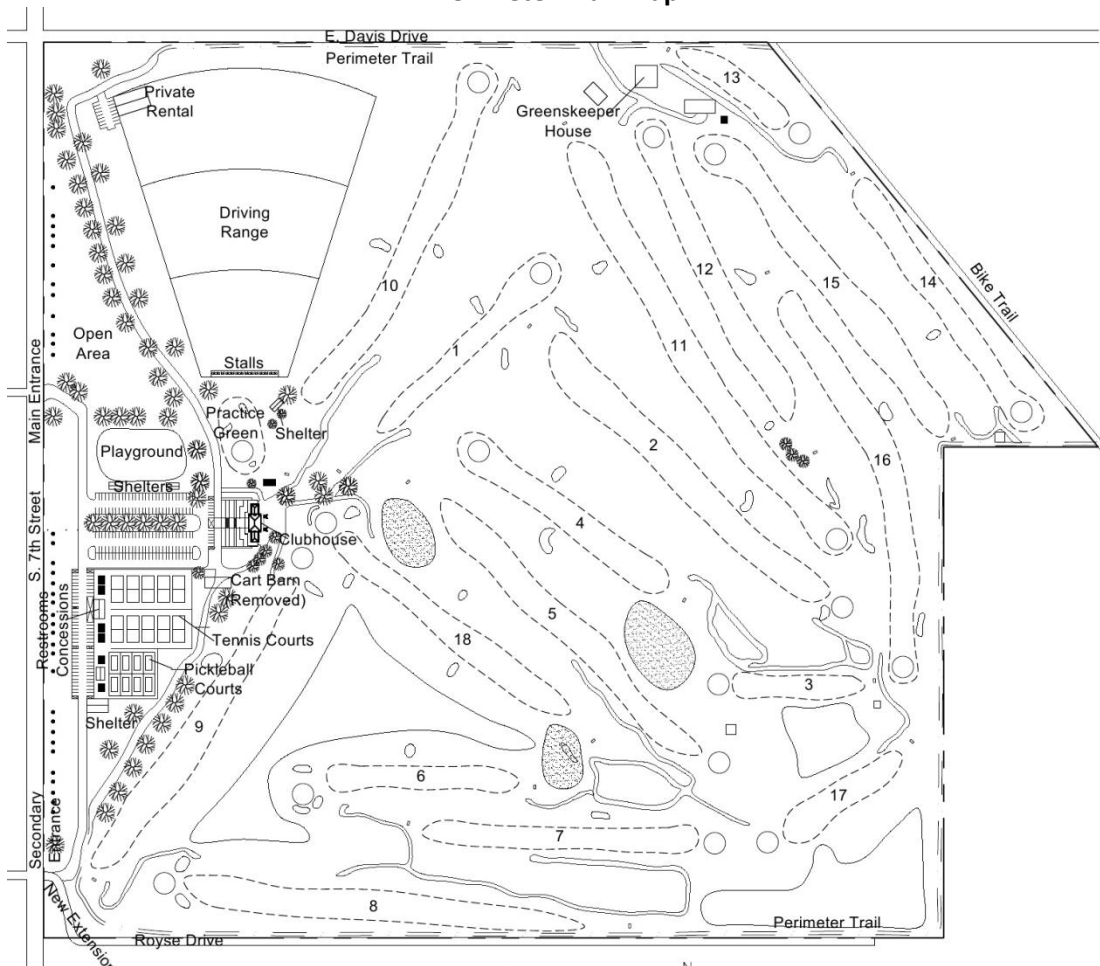
Rea Park's location sits in an ideal location, next to Honey Creek Square and established restaurants and hotels on Terre Haute's south side. Terre Haute Regional Hospital and Westminster Village are adjacent neighbors. Nearly 40 percent of our county's high school students go to school directly across the street from Rea Park. Mutually beneficial partnerships among these park stakeholders could be established to promote healthy living and the benefits of participating in life-long sports such as golf and tennis.

The Rea Park property can be developed into one of Indiana's most unique and historic venues.

**Perimeter trails.** At the present time, no “official” trails exist at Rea Park, though the master plan for the Terre Haute Parks Trail System indicates future trails and bike paths intersecting the park remain a possibility. Terre Haute South High School currently uses the park for cross country team practice.

A complete trail around Rea Park would provide a two- mile loop which could serve both visitors and the neighboring community. The old railroad spur that runs along the eastern edge of the park is slated for development into a bike trail as part of a “Rails to Trails” program. This connection can bring visitors from other areas of the city or county, which could then connect to the perimeter trail around Rea Park.

**Perimeter Trail Map**



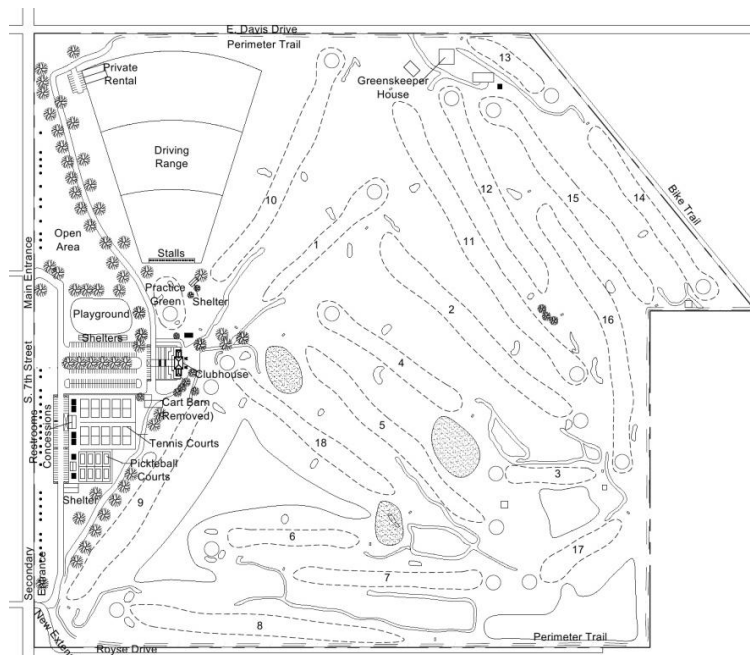
**Entering and exiting the park.** Due to there being three different access roads to the park, and multiple activity venues, establishing a new central entrance to the park might keep the number of parking areas to a minimum. It is estimated 150 to 175 parking spaces are needed to accommodate events held at the park.

**At the present time.** Parking is limited near the Rea Park clubhouse, with most golfers having to parallel park on the circle drive near the practice green. This situation is not ideal, as the drive was meant to act as a drop off point. Parking cars along the practice green can also prove to be hazardous for golfers and park patrons.

Another 45 or so parking spaces are available directly to the west of the clubhouse. Two other parking lots, both located near the tennis courts, can hold up to 100 parked cars. During golf and tennis tournaments, and other park events, patrons will sometimes parallel park on the grass along the north entry drive.

**New main entrance.** This study proposes a new option for park entry and exit. A “main boulevard” could be built leading to the clubhouse from Seventh Street, having one central entrance at the streetlight. Existing north and south drives would be removed, or kept with their gates marked “for personnel use only”. The tennis court entrance off Seventh Street would be closed, with additional parking spaces added to the parking lot adjacent to the tennis courts. The drive around the practice green would be removed, allowing for a larger practice area.

Royse Drive that borders the southern property line of the park, has potential to be redirected through the southwest corner of Rea Park in order to exit onto Seventh Street at the stoplight intersection across from Regional Hospital. If this road improvement is made, the south drive could become a new secondary entry point into the park.



**Suggested golf course improvements.** The course at Rea Park is historic, being nearly 100 years old. It is one of the first public 18-hole courses in Indiana. At the time of its dedication in 1925, Rea Park was declared by then Mayor Davis as “one of the finest municipal golf courses in the country.”

This study does not focus on the golf course. The condition of the course is one of the better attributes of Rea Park. There are, however, a few course improvements that could be made if funding were to become available over time:

- Add a shelter near the #1 and #10 tees to facilitate golf events and the starting of players.
- Replace the temporary port-a-pot with a new restroom building near the #15 green and #13 tee.
- Add several trees for safety on #12 tee (between hole 11 and hole 12).
- Extend the existing cart paths into a full-length system so the golf course can operate carts on wet or rainy days, year round.
- Renovate course ponds - those near #18 tee, #6 tee and #4 tee - so they can retain water.
- Relocate or build a new scoreboard near the new shelter; or a new, smaller scoreboard could be made and placed in the area next to the starting tee and #18 green.
- Create a pitch and putt area near the driving range and historic practice green by removing the road around the practice green.
- Explore options for a short-game course (3 holes, small distances) for children or practice area to be located in the open space north of the driving range.
- Evaluate the feasibility of a foot golf course (soccer ball kicked into a hole) to be somehow integrated into the park.
- Add par-3 tees to each hole with a separate scorecard for super-senior golfers to enjoy.



**L to R: Historic Practice Putting Green and #8 Hole Green**