

# CITY OF MAULDIN PARKS AND RECREATION MASTER PLAN



March 2026

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# ACKNOWLEDGMENTS

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# EXECUTIVE SUMMARY

## PURPOSE OF THE PLAN

City of Mauldin is undergoing rapid population growth, transforming the City’s landscape and increasing demand for high-quality parks and recreation services. As new residents arrive, the need for accessible, well-maintained, and diverse recreational opportunities has never been greater.

Parks are at the heart of Mauldin’s identity—places where people gather, play, connect with nature, and build community. This Master Plan presents a bold, forward-looking vision to guide the development and enhancement of Mauldin’s parks and recreation system. It is rooted in community engagement and reflects the values and aspirations of residents, stakeholders, and City leadership.



## Key Challenges and Opportunities

**Overutilized Sports Facilities:** Mauldin’s athletic fields and courts are heavily used, often beyond capacity. Sports programs are a major draw for residents and visitors, contributing significantly to the City’s appeal and economic vitality.

**Aging Infrastructure:** Many existing parks and recreation facilities require upgrades to meet safety standards, accessibility needs, and modern expectations.

**Limited Parkland:** As the City grows, available green space is increasingly scarce. Strategic planning is essential to improve existing assets and identify opportunities for expansion.

**Community Demand:** Residents expressed strong support for enhanced recreational programming, improved maintenance, and more diverse amenities through surveys, public meetings, and stakeholder interviews.

## Mission and Vision of the Recreation Department

- *Provide exceptional recreation experiences, diverse programs, and welcoming facilities to the residents of Mauldin.*
- *Promote community health, social well being and quality of life to residents.*
- *Foster a connected and inclusive community.*

# PROCESS

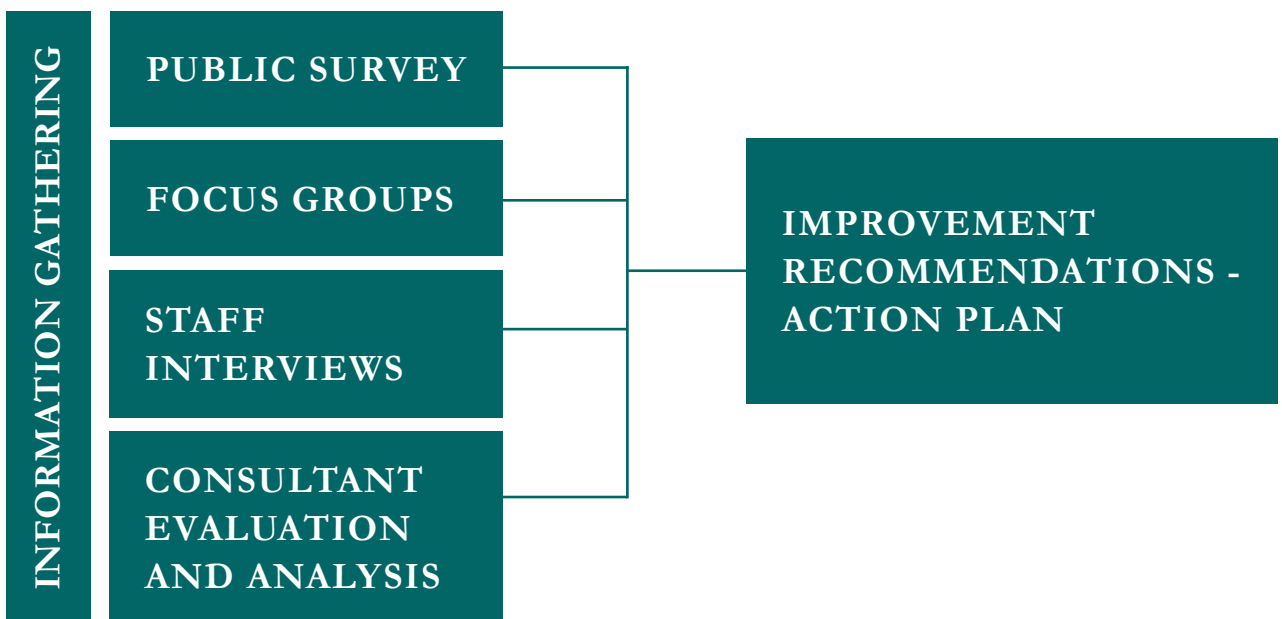
In collaboration with the City of Mauldin, the design team led a comprehensive planning initiative to assess community needs and aspirations for the City's parks and recreation system. The process followed four interconnected phases designed to move from understanding the current system to shaping a vision for the future:

**1. Information Gathering** | A detailed inventory of existing park amenities was conducted, including an evaluation of current site conditions and features across Mauldin's neighborhood and community parks. The assessment also considered nearby recreational assets outside City boundaries to identify regional opportunities. Each park was reviewed for ADA compliance to highlight areas requiring accessibility improvements.

**2. Public Outreach** | Community input was at the heart of the planning effort. An online survey distributed by the City of Mauldin received 723 responses, providing a wealth of insight into resident preferences and priorities. Stakeholder meetings and key-person interviews were also conducted, ensuring the plan reflects the diverse needs, voices and aspirations of the community.

**3. Analysis** | The design team synthesized findings from the park inventory, public input, and concurrent planning initiatives to create a comprehensive needs assessment. This assessment identifies service gaps and highlights opportunities for growth, improvement, and enhanced community impact. Insights gathered through public engagement reveal the priorities and aspirations of the community, while National Recreation and Park Association (NRPA) benchmarks provide an objective framework to evaluate the adequacy of Mauldin's parks and recreation system. Together, these perspectives ensure that the plan is both data-driven and responsive to what the community values most.

**4. Improvement Recommendations** | This section is the centerpiece of the plan, presenting the checklist and Action Plan. It offers targeted, phased recommendations for system-wide and site-specific improvements, providing clear guidance to prioritize projects, allocate resources, and advance Mauldin's parks and recreation system in alignment with the community's long-term vision.



# PUBLIC INPUT AND ASSESSMENT

Between July 10th and August 1st, 2025, 723 respondents shared their ideas through surveys and focus group discussions, demonstrating strong community interest in shaping the future of Mauldin’s parks and recreation system.

## PARKS, FACILITIES, AND PROGRAMS

### Parks and Facilities:

Residents overwhelmingly emphasized the importance of:

- Maintaining and improving existing parks and athletic fields
- Enhancing connectivity through trails
- Increasing shade, seating, and security
- Diverse recreation programs
- Enhanced comfort amenities that foster active lifestyles and social connection

Focus group participants also called for:

- More courts for pickleball, tennis, and basketball
- Action sports or skate facility
- A community pool
- Improved lighting, restrooms, and accessibility
- Expansion of dog parks and green space
- Parking, particularly during events



### Programs and Activities:

The community asked for a broader mix of recreational programs across all ages, including young, adult, and senior activities, as well as more dog-friendly opportunities. Residents also expressed a clear desire for:

- Better communication and promotion of events and programs
- Extended Senior Center hours

Several comments also praised the quality and competitiveness of Mauldin’s sports programs. This reputation for high-quality athletic programs is a significant draw for both the City and the surrounding area, highlighting the importance of continued investment in sports facilities and programming.

## INVENTORY FINDING SUMMARY

Mauldin Recreation owns and operates a system of five parks and two community centers. Each facility was comprehensively inventoried and evaluated by the design team, documenting existing amenities, conditions, accessibility, and overall functionality. The inventory process provided a clear snapshot of the current state of recreation assets across the system and identified variations in facility quality, amenity distribution, and maintenance needs.

## NEEDS ASSESSMENT

Using the inventory findings as a foundation, the design team conducted a needs assessment informed by detailed site evaluations and extensive community engagement. Public input helped identify gaps in amenities, desired program offerings, and areas where facilities do not fully meet user expectations or current standards. This assessment highlighted priorities for improvement, including facility upgrades, expanded amenities, and enhancements to recreational and community programming.

### Deferred Maintenance and Gaps:

Systemwide findings point to both deferred maintenance and structural gaps in access and capacity:

**Deferred Maintenance & Safety:** Approximately \$10.36M in priority maintenance identified across the system, with the largest shares at Sunset Park (~\$5.01M) and Springfield Park (~\$2.29M). Common needs include ADA-compliant pathways, lighting upgrades, drainage/stormwater fixes, field renovations, and facility repairs.

**Overutilization of Sports Facilities:** Athletic fields and courts identified as at or beyond capacity, constraining program growth and limiting tournaments and special events.

**Acreage & Park Distribution:** Mauldin provides ~3.0 acres of parkland per 1,000 residents, well below NRPA medians (~9-10 for similar-sized communities), indicating the need to expand parkland.

**Number of Parks:** Current “residents per park” suggests ≈4 additional parks are needed to approach national medians (NRPA) over the coming decade.

**Geographic Equity:** Most parks cluster centrally; northern and especially southern areas have limited access to parkland and recreation amenities. Improving east-of-I-385 connections and safe school-to-neighborhood routes is also a priority.

**Indoor Facilities:** The City generally meets indoor benchmarks (Sports and Senior Centers perform strongly), but additional gymnasium space is a documented need to relieve capacity constraints and enable year-round programming.



# ACTION PLAN AND IMPLEMENTATION STRATEGIES

## ACTION PLAN

Based on the inventory and needs assessment, the design team developed a targeted Action Plan for future improvements grounded in state and national recreation standards. Shaped by community feedback, the Action Plan ensure that future investments align with best practices while directly reflecting the priorities and needs expressed by Mauldin residents.

Overall, the Action Plan prioritizes the following goals:

- **Goal #1: Upgrade and maintain park facilities and amenities to ensure safety, accessibility, and long term usability.**
- **Goal #2: Enhance organizational structure and operational capacity to support departmental growth and efficiency.**
- **Goal #3: Expand and diversity recreational programs and services to meet evolving community needs and increase participation.**
- **Goal #4: Strengthen the department’s financial sustainability through diversified funding, efficient resource allocation, and strategic investment.**

These goals align with state and national standards and ensure that future investments are both strategic and community-driven, positioning Mauldin to strengthen its role as a regional destination for parks, recreation, and athletics.



## IMPLEMENTATION

To achieve the stated goals, an Implementation Strategy Matrix was created and can be referenced in Chapter 5 of this Master Plan. Over the next ten years, this is to be used as a tool to monitor and track progress and growth. Each goal lists a series of direct tasks and objectives with a priority level, short-term (0-4 years), mid-term (5-9 years), and long-term (10+ years), for implementation. Budget and cost impact estimates have also been identified.



Implementing this plan will:

- Improve equity and access—especially for southern neighborhoods and areas east of I-385.
- Modernize core assets—safer, ADA-compliant facilities; reliable lighting and drainage; higher quality fields.
- Expand healthy choices—more trails, shade/seating, programs for all ages and abilities.
- Strengthen identity and economy—capacity for tournaments, events, and trail-oriented visitation that support local businesses.

Together, these steps position Mauldin to deliver exceptional, inclusive recreation experiences—today and for generations to come.

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# Introduction

# 01



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# MISSION

Mauldin Recreation’s mission is to provide exceptional recreational experiences, diverse programs, and welcoming facilities that promote community health, social well-being, and quality of life for all residents. We are committed to fostering a connected and inclusive community by serving people of all ages—today and for generations to come.

# VISION

Mauldin Recreation’s vision is to be a leader in recreation by inspiring healthy, active, and connected lifestyles through exceptional experiences, inclusive programs, and welcoming spaces—creating a vibrant community where all residents thrive today and for generations to come.



# COMMUNITY OVERVIEW

The City of Mauldin is located in Greenville County just minutes from downtown Greenville. Mauldin is a vibrant, growing City of more than 29,000 residents (based on U.S. Census Bureau Data). Covering 12.1 square miles, the City offers a family-friendly atmosphere, excellent connectivity via I-85, I-385, I-185, and Highway 276, and easy access to regional amenities, employment centers, and outdoor recreation.

Mauldin's parks and recreation system is a cornerstone of community life. The City maintains five major parks, including Sunset Park, Springfield Park, and City Center Park, offering playgrounds, baseball fields, walking trails, and picnic facilities. The Mauldin Sports Center provides fitness programs and indoor walking tracks, while the Ray Hopkins Senior Center offers wellness and social programs for older adults.

Economic development is transforming Mauldin into a regional hub for commerce and lifestyle. Key projects include BridgeWay Station, an 80-acre mixed-use urban village, and City Center Village, creating a walkable downtown with townhomes, pickleball courts, and dining destinations like Maverick Station. Recent business investments—such as Samsung Electronics America, MP Husky, and IPS Packing & Automation—are bringing hundreds of jobs and millions in capital investment to the City.

Cultural and community life thrives through annual events like the City's Amp'd Up Fridays concert season, Soovie BBQ Festival, Mauldin Blues and Jazz Festival, and more. The Mauldin Cultural Center is home to the award-winning Mauldin Theatre Company and regularly hosts concerts, educational programs, and community activities, fostering a dynamic and inclusive cultural scene. The Mauldin Cultural Center enriches residents with theater performances, art exhibits, and educational programs, fostering a dynamic and inclusive cultural scene.

Mauldin offers residents a balanced lifestyle with access to nature, recreation, education, culture, and economic opportunity—all within a connected, welcoming, and forward-looking community.

See Appendix D.1 for the ESRI Community Profile, and Anticipated Population Growth Metrics.



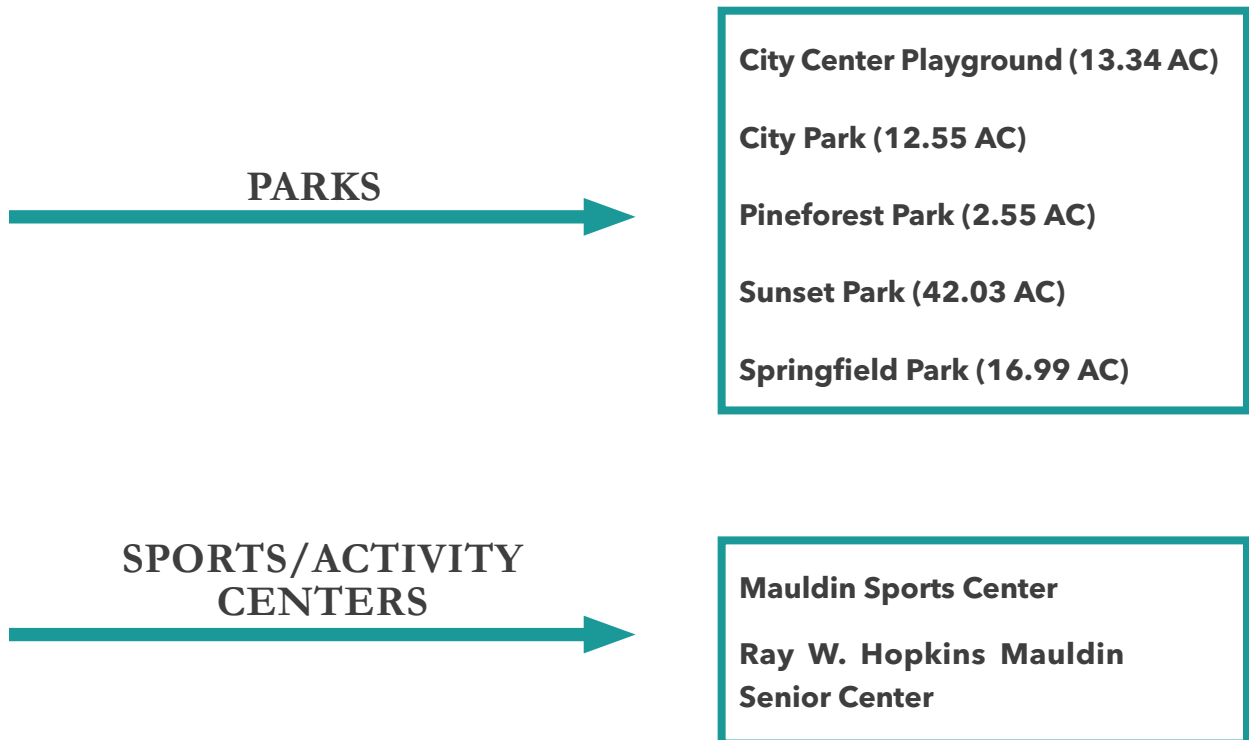
# PARK SYSTEM OVERVIEW

Mauldin Recreation currently manages and maintains a well-used system of parks and facilities, many of which are concentrated along Butler Road. However, this concentration highlights a gap: residents in other areas of the City have limited access to nearby parks and recreation opportunities.

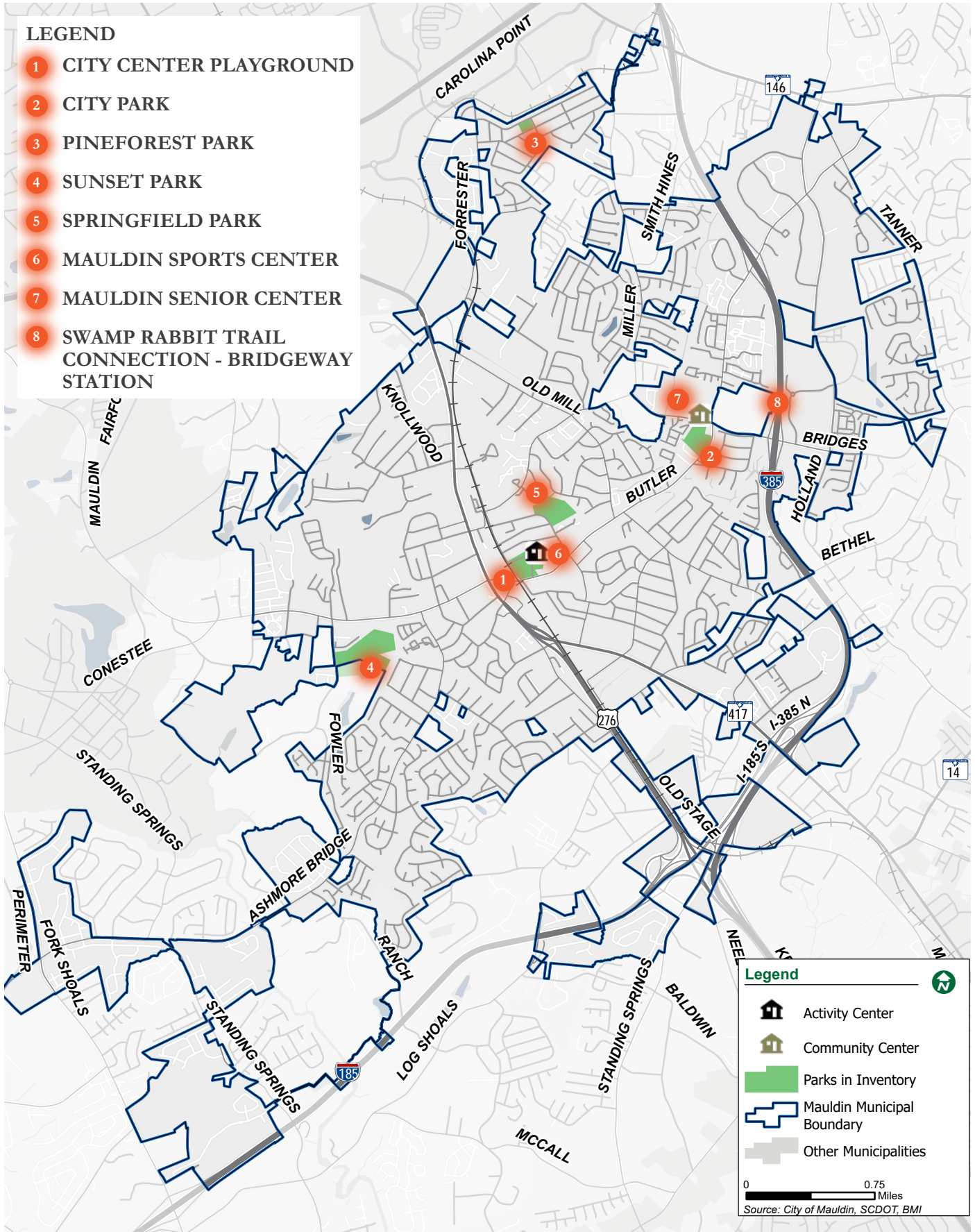
As Mauldin experiences rapid residential and economic growth, Mauldin Recreation is at a pivotal moment. To sustain Mauldin’s vibrant future and meet the growing needs of its residents, it is vital to not only expand the park system and recreation programs but also to elevate and preserve the quality of existing parks and facilities—creating spaces that foster connection, wellness, and a thriving community for generations to come. Strategic investment in new parks, athletic facilities, trails, and open spaces will ensure all residents have equitable access to recreation while supporting a higher quality of life citywide.

Looking forward, Mauldin has an opportunity to leverage its growing reputation for high-quality parks and competitive sports programs into a broader parks, recreation, and tourism strategy. By building on its existing strengths, the City can attract regional visitors, host more tournaments and community events, and generate economic benefits that reinforce Mauldin’s position as a vibrant destination for recreation and outdoor experiences.

The City’s public recreation areas include:



**FIGURE 1.00: PARK SYSTEM OVERVIEW MAP**



# Inventory & Analysis

# 02



# PARK INVENTORY

## OVERVIEW

Evaluating how effectively the City of Mauldin is meeting the recreational needs of the community begins with a clear understanding of the amenities and facilities currently available within the park system and the condition of each. Park amenities and facilities are subject to heavy use and constant exposure to weather, which leads to natural wear and deterioration over time. Like any community asset, these elements have a finite lifespan and must be upgraded or replaced when they no longer meet user expectations, fail to function properly, or present safety concerns.

As part of this planning effort, a detailed inventory of all park amenities and facilities was conducted. This assessment documents current conditions, identifies deficiencies, and highlights areas where upgrades or replacements are most needed. The results of the inventory provide a strong foundation for the City of Mauldin to prioritize improvements, establish a proactive maintenance schedule, and implement a clear timeline for upgrades and replacements. By taking this active, data-driven approach, the City can ensure its parks remain safe, functional, and aligned with the evolving needs of the community.

## METHODOLOGY

The planning team utilized a comprehensive site assessment process for each park, combining a standardized evaluation form with advanced ArcGIS technology to geolocate program elements in real-time. This approach not only ensured that every feature within the park system was thoroughly documented but also provided precise spatial data that can be integrated into the City's broader planning and asset management tools. The assessment included:

- General site description
- Current vs. recommended maintenance level
- Signage types
- Strengths, weaknesses, and opportunities
- Any identified corrective actions needed
- Overall site condition

The inventory team used the following three-tier rating system to evaluate each element on the condition, size or capacity relative to the need at that location, and its overall quality:

- 1 Below Expectations - needs to be replaced or improved immediately
- 2 Meets Expectations - needs to be replaced or improved in the short term
- 3 Exceeds Expectations - does not need to be replaced or improved in the long term

The setting for each element and the conditions around it affect how well it functions. In addition to scoring the amenity elements, each park site inventory includes comments regarding comfort, convenience, and ambient qualities. This includes traits such as the availability of restrooms, drinking water, shade, scenery, etc.

The average all of the park components makes up the overall rating. Ratings are rounded to the first decimal and color coded the same as above:

- 1-1.5 = 1 Overall rating below expectations
- 1.6-2.5 = 2 Overall rating meets expectations
- 2.6-3 = 3 Overall rating exceeds expectations

# INDIVIDUAL PARK ASSESSMENTS

An inventory assessment was performed at each of the City of Mauldin parks and sports/activity centers to prepare an individual inventory of each facility and to conduct an objective analysis of the condition of the park features. The following figures include the inventory worksheets for City of Mauldin.

**FIGURE 2.00: CITY CENTER INVENTORY DATA**

<b>10 City Center Drive, Mauldin, SC 29662</b>			
Overall Size = 13.34 AC			
<b>PARK AMENITIES</b>	<b>YES/NO</b>	<b>RATING</b>	<b>DESCRIPTION</b>
Playgrounds	YES	<b>3</b>	(2) Playgrounds - Artificial turf surface with concrete band. Playground equipment in great condition. Fencing is relatively new. Very nice playground with good ADA access.
Play Equipment	YES	<b>3</b>	Swings - Equipment is in great condition
Ball Fields	NO	<b>N/A</b>	N/A
Courts	NO	<b>N/A</b>	N/A
Athletic Fields	NO	<b>N/A</b>	N/A
Shelter	YES	<b>3</b>	Picnic shelters Pavilion in great condition. No issues with concrete. Retaining wall in good condition. (2) picnic tables
Restroom Facilities	YES	<b>3</b>	Picnic shelter seating area connected to restrooms (6) Picnic tables located in covered seating area
Water Access	NO	<b>N/A</b>	N/A
Trails	YES	<b>3</b>	Sidewalks and paths in great condition
Site Accessories	YES	<b>3</b>	Benches, picnic tables, trash cans Picnic tables around site are in great condition
Wayfinding	YES	<b>2</b>	Easy to follow paths around site.
Drinking Fountain	YES	<b>3</b>	Present on site.
On-Site Parking	YES	<b>3</b>	Minimal cracking. Many ADA accessible matting throughout
ADA Access	YES	<b>2</b>	Appears mostly accessible Some picnic tables and trellis with bench swings do not have ADA accessibility.
Lighting	YES	<b>3</b>	Path lighting throughout
Shade	YES	<b>3</b>	Sun sail in between playgrounds - Seating and (2) picnic tables Mature trees located around property that provide decent shade
Site Noise	YES	<b>2</b>	Near major road
<b>OVERALL RATING</b>		<b>2.77</b>	
<b>NOTABLE SITE FEATURES</b>			
Amphitheater Art sculptures along path/sidewalk Memorial structure near main entrance			
<b>ADDITIONAL NOTES</b>			
Beautiful park. Very well maintained with great accessibility. Issues/Concerns identified: Small sediment buildup creating small pooling in parking lot near Creamery.			

FIGURE 2.01: CITY CENTER INVENTORY MAP

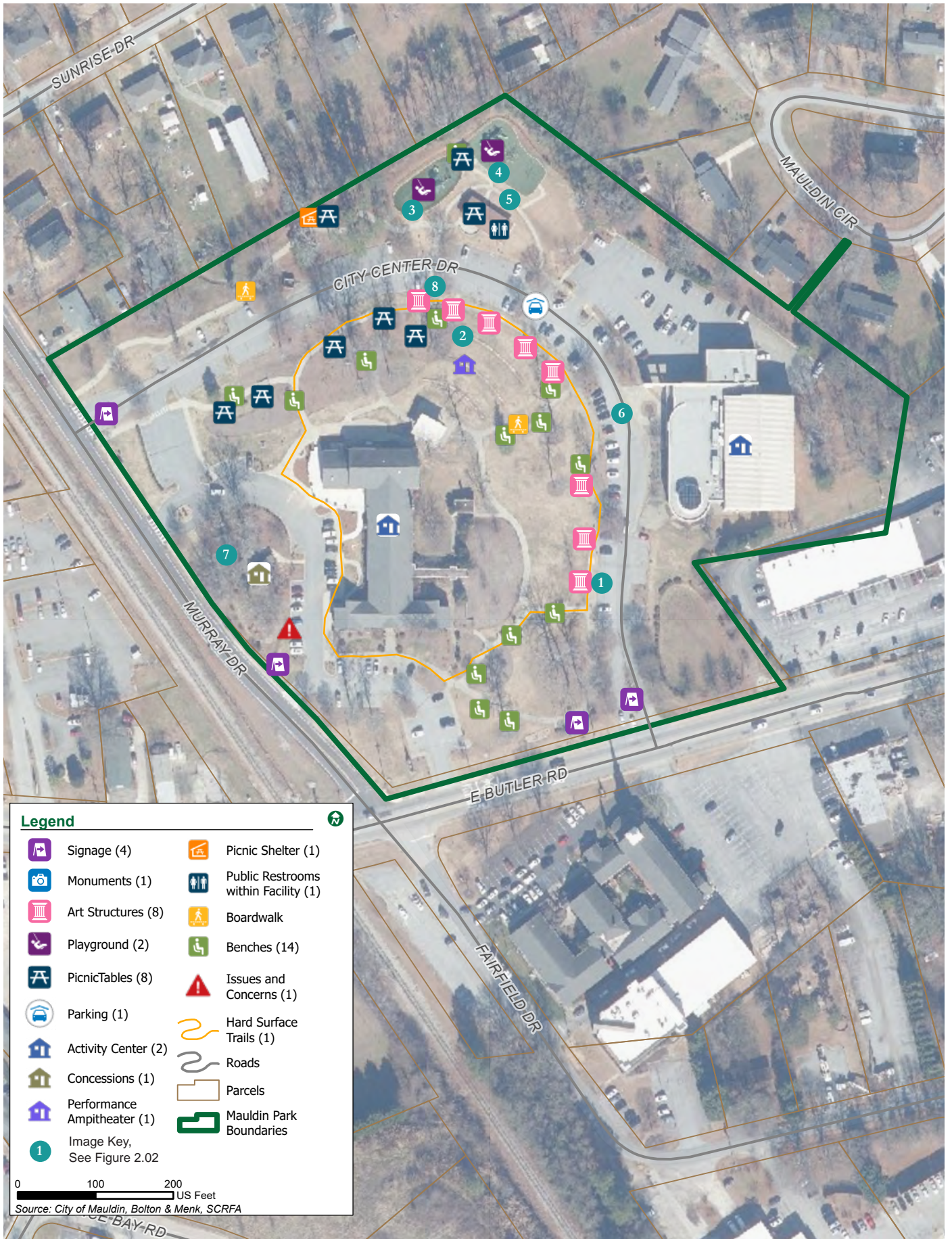


FIGURE 2.02: CITY CENTER INVENTORY IMAGES



## FIGURE 2.03: CITY PARK INVENTORY DATA

**203 Corn Rd, Mauldin, SC 29607**

Overall Size = 12.55 AC

PARK AMENITIES	YES/NO	RATING	DESCRIPTION
Playgrounds	YES	<b>3</b>	Playground Artificial turf surface. Playground equipment in great condition. Fencing around playground appears to be new.
Play Equipment	YES	<b>3</b>	Swings Artificial turf surface. Equipment in great condition
Ball Fields	YES	<b>2</b>	Three baseball/softball diamonds Upper field - No scoreboards or bleachers. Lighted field. Field in good condition. Dugouts in good condition. No shade provided. Fencing appears newer.  Lower fields - No scoreboards. Lighted field. Dugouts in good condition. Fencing appears newer. No bleachers at 2nd field.
Courts	YES	<b>2</b>	Full court basketball/pickleball Repared in 2024. No seating observed. No fencing around court.
Athletic Fields	NO	<b>N/A</b>	N/A
Shelter	YES	<b>2</b>	Picnic shelter 25x52. Charcoal grills in rough shape, and issues with accessibility. No apparent issues with concrete. (8) Older picnic tables.
Restroom Facilities	YES	<b>1</b>	Some issues with building structure, appears a door was filled solid but left a gap in the blocks.
Water Access	NO	<b>N/A</b>	N/A
Trails	YES	<b>3</b>	Walking trail Loop trail in great condition.
Site Accessories	YES	<b>1</b>	Concessions stand / press box Some issues with building structure, appears a door was filled solid but left a gap in the blocks.  Batting cage Poles for batting cage seem older and leaning.  Bocce court. Never used. Located within fencing of baseball field.
Wayfinding	YES	<b>3</b>	Field signs
Drinking Fountain	YES	<b>3</b>	Present on site.
On-Site Parking	YES	<b>2</b>	Cracking in certain areas but overall, not sever. Stripping faded throughout
ADA Access	YES	<b>1</b>	Baseball/Softball diamonds ADA issue down to fields, only steps provided. Walking between lower fields in rough shape (bumpy and full of sediment). No access ADA access to bleachers.  Parking area ADA accessibility does not seem to be wide enough at certain areas.  Bocce court No ADA access to court.
Lighting	YES	<b>3</b>	Field lighting. Warranty expires March 21st, 2039.
Shade	YES	<b>2</b>	Picnic shelter & some large trees located along loop trail.
Site Noise	-	<b>2</b>	Major road located nearby.
<b>OVERALL RATING</b>		<b>2.14</b>	
<b>NOTABLE SITE FEATURES</b>			
Proximity to Mauldin Senior Center			
<b>ADDITIONAL NOTES</b>			
Issues/Concerns identified: Maintenance shed - roof is missing shingles. Facade deteriorating. Concrete steps to ball fields, no ADA access to fields. No scoreboards at ball fields.			

FIGURE 2.04: CITY PARK INVENTORY MAP

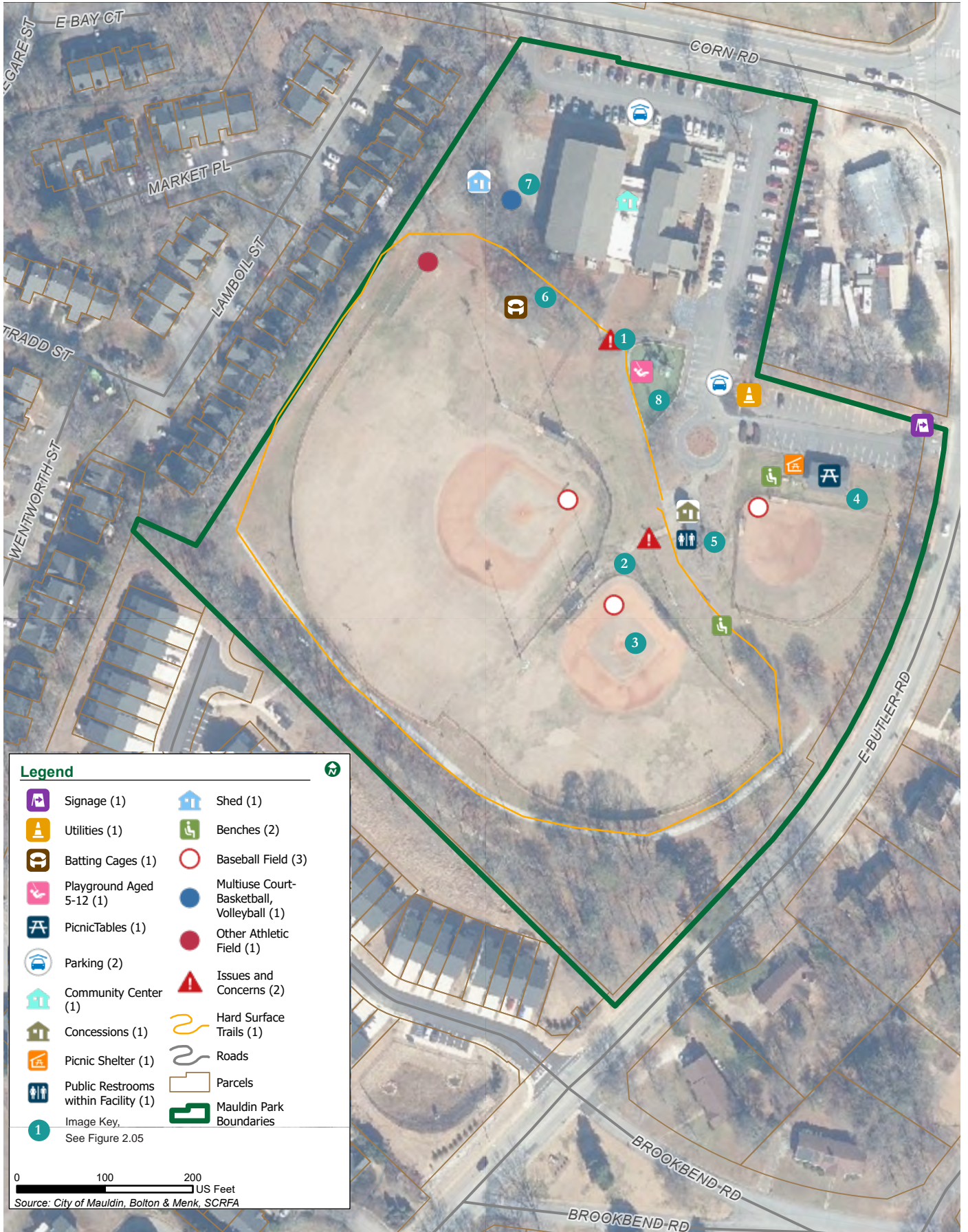


FIGURE 2.05: CITY PARK INVENTORY IMAGES



## FIGURE 2.06: PINEFOREST PARK INVENTORY DATA

<b>216 Lanewood Drive, Greenville, SC 29607</b>			
Overall Size = 2.55 AC			
PARK AMENITIES	YES/NO	RATING	DESCRIPTION
Playgrounds	YES	<b>2</b>	Play surfacing needs to be installed to replace wood mulch. New fence around playground. Bench located on outside of fenced playground area. Fencing around playground appears new.
Play Equipment	YES	<b>2</b>	Swings
Ball Fields	NO	<b>N/A</b>	N/A
Courts	YES	<b>3</b>	Full court basketball Slight cracking on court. Basketball hoops & backboard look new. Benching provided at court.
Athletic Fields	NO	<b>N/A</b>	N/A
Shelter	YES	<b>3</b>	New pavilion. No apparent issues with concrete. Structure in great condition.
Restroom Facilities	NO	<b>N/A</b>	N/A
Water Access	NO	<b>N/A</b>	N/A
Trails	YES	<b>3</b>	Walking trail/loop
Site Accessories	YES	<b>2</b>	Picnic tables, benches, trash cans, pet waste station, charcoal grill
Wayfinding	YES	<b>2</b>	Park entry monument/signage
Drinking Fountain	NO	<b>N/A</b>	N/A
On-Site Parking	YES	<b>3</b>	(4) Car parking lot, (1) ADA space.
ADA Access	YES	<b>2</b>	ADA access to trail. (1) ADA Accessible space. ADA access into playground facility has issues at approach No sidewalk / ADA access to basketball court. Benches around loop trail are located off trail with no ADA access but under large shade trees
Lighting	NO	<b>N/A</b>	N/A
Shade	YES	<b>3</b>	Large maturing trees on site
Site Noise	YES	<b>3</b>	N/A
<b>OVERALL RATING</b>		<b>2.55</b>	
<b>NOTABLE SITE FEATURES</b>			
Large open green space Neighborhood park			
<b>ADDITIONAL NOTES</b>			
Issues/Concerns identified: Most benches are positioned off main loop trail under large shade trees but do not provide ADA access.			

FIGURE 2.07: PINEFOREST PARK INVENTORY MAP



FIGURE 2.08: PINEFOREST PARK INVENTORY IMAGES



## FIGURE 2.09: SUNSET PARK INVENTORY DATA

**211 Fowler Cir, Greenville, SC 29607**

Overall Size = 42.03 AC

PARK AMENITIES	YES/NO	RATING	DESCRIPTION
Playgrounds	YES	1	Two playgrounds; Inclusive playground - (1) sun sail is ripped and sagging. Separation with some of the surfacing causing gaps. Some of fencing has taken damage from fallen trees. Play equipment seems to be in good condition.  Playground #2 - No separation from parking area. Equipment is in good condition but dated. No ADA sidewalk, part of parking lot.
Play Equipment	NO	N/A	N/A
Ball Fields	YES	2	Four baseball/softball diamonds Field seems to be in good condition. Covered bleacher seating available with good ADA access. Dugouts are in good condition. Large backstop fencing seems to be leaning a bit on (1) field and is weathered in certain areas. Obvious water issues where bleacher seating is for field #1. Covered bleacher seating provided.  Miracle League Field Fencing is weathered and peeling away. ADA path issues around miracle field such as grass separating walkway. Covered structure over bleachers, dented in some locations. Seating is located in very close proximity to parking lot with no good separation
Courts	YES	1	1/2 Court basketball 1 basketball hoop in poor shape. Located within the parking lot.
Athletic Fields	YES	2	Multi-use field Outlets every 25' along fence line. Fencing surrounding field is in good condition and looks relatively new. Large backstop fencing is weathered and falling apart. Benching surrounding field has poor ADA access.
Shelter	YES	2	Two picnic shelters Shelter #1 (near inclusive playground) - Structure in good condition. No ADA access to charcoal grills. Grills are in poor condition. Concrete surface seems to be in good condition, no major cracking. 6 picnic tables in good condition.  Shelter #2 - 60'x30' Structure in good condition; 1 grill (poor) with no accessibility. No major issues with concrete. Good ADA access. 11 picnic tables. *NEW*
Restroom Facilities	YES	1	Restroom at baseball/softball diamonds Centrally located between fields. Good ADA access around. Bathrooms located on sides of building. Concessions / restrooms 1st level. Press box 2nd level.
Restroom Facilities	YES	1	Restroom near Miracle League Field Bathrooms and maintenance building. Erosion issues at rear retaining wall. Hole in building soffit
Water Access	NO	N/A	N/A
Trails	YES	2	Walking trail Culvert filled in area that goes through woods. Raised surface from tree root growth in certain parts. Part of trail is an extension of the parking lots. Wayfinding is issue when up near playground and basketball hoop
Site Accessories	YES	3	Scoreboards Out of date and need to be replaced.
Wayfinding	YES	2	Entry monument observed
Drinking Fountain	NO	N/A	N/A
On-Site Parking	YES	2	Overall accessible to each feature of the park. Stripping is fading. Upper lot near inclusive playground / miracle field is in poor condition.
ADA Access	YES	2	N/A
Lighting	YES	1	Fields lighting is halogen lights which makes a loud humming noise. Field lighting warranty has expired. Light levels may not meet current light level standards. Lights are not under warranty.
Shade	YES	3	Shade structures & trees
Site Noise	YES	2	Tucked back from main roads

<b>OVERALL RATING</b>	1.80
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**NOTABLE SITE FEATURES**

Lighting  
Scoreboards

**ADDITIONAL NOTES**

Issues/Concerns identified: Scoreboards need to be updated/replaced.  
ADA access around Miracle Fields not suitable in certain areas.  
Perimeter fencing is weathered and appears to be in poor condition in certain areas.

FIGURE 2.10: SUNSET PARK INVENTORY MAP

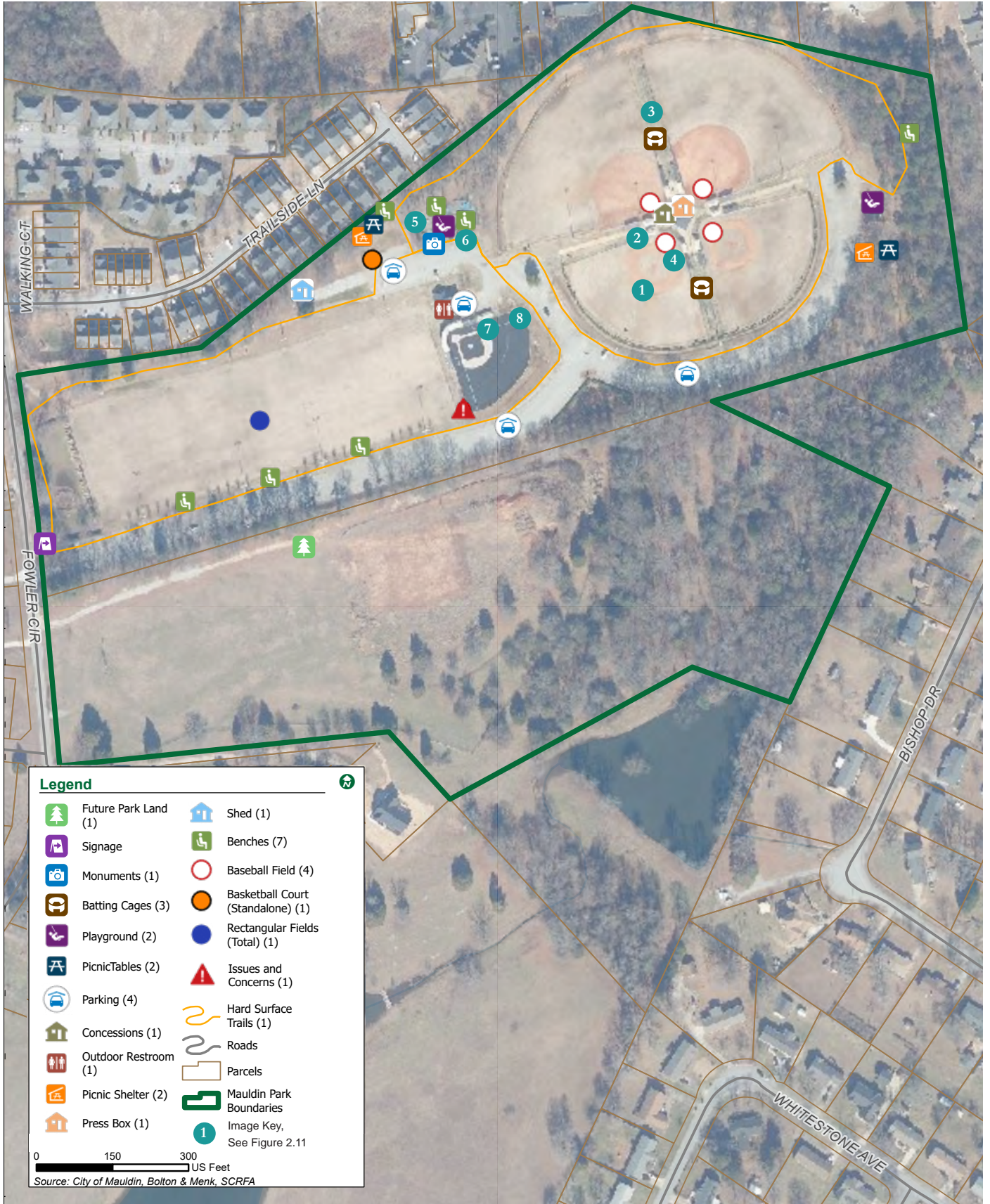
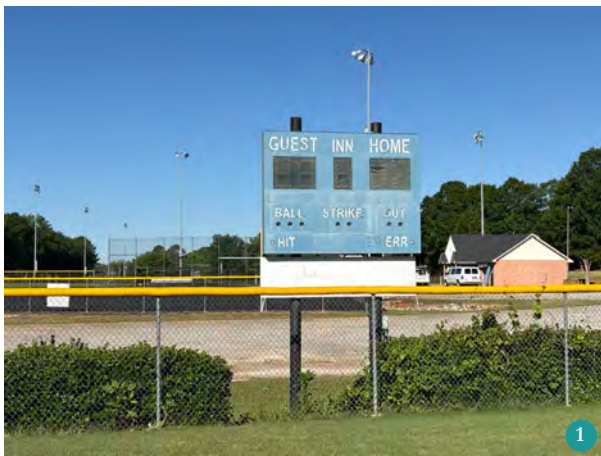


FIGURE 2.11: SUNSET PARK INVENTORY IMAGES



**FIGURE 2.12: SPRINGFIELD PARK INVENTORY DATA**

<b>204 Hyde Circle, Mauldin, SC 29662</b>			
Overall Size = 16.99 AC			
<b>PARK AMENITIES</b>	<b>YES/NO</b>	<b>RATING</b>	<b>DESCRIPTION</b>
Playgrounds	YES	<b>3</b>	2 Playgrounds Artificial turf surface. Equipment and fence are new.
Play Equipment	YES	<b>3</b>	Swings Artificial turf surface. Equipment and fence are new.
Ball Fields	YES	<b>3</b>	Five baseball/softball diamonds Field #4 & #5 (lower fields) - Scoreboards need replaced. Fencing in good condition. Lighted field. Field in good condition. Dugouts in good condition but are tight squeeze. Bleacher is positioned on hill.  Field #3 - No bleacher seating. Walkway to field cracked and uneven. Scoreboard needs replaced. Lighted Field. Dugouts in good condition but tight.  Field #2 - Path surrounding is in poor condition. Bleachers only one side. Lighted field. Scoreboard needs replaced. Field in good condition. No ADA access to bleachers. Dugouts in good condition  Field #1 (upper field) - ADA access is lacking. Sidewalk ends before getting to bleachers. Bleachers on one side. Field is in good condition. Lighted field. Overhang on dugouts and falling apart. Path stops before reaching bleachers. Scoreboard needs replaced.  Fencing around fields appear to be newer
Courts	YES	<b>1</b>	Full court basketball 1 bleacher is bent. Basketball hoops in good condition. ADA compliant
Athletic Fields	YES	<b>2</b>	Football field Field itself seems to be in good condition. Concrete stadium seating for field. Slight drainage issue near restrooms due to waterflow from hill near stadium seating. Fencing is in good condition and appears newer. Football field size does not meet regulation size requirements (approximately 80 yards in length)
Shelter	YES	<b>2</b>	Shade/Picnic shelter ADA access to structure is good. Charcoal grills do not provide any ADA access. Structure in good condition. No apparent issue with concrete, but no control joints observed. (3) long older picnic tables.
Restroom Facilities	YES	<b>1</b>	Restroom near baseball diamonds not ADA compliant. Built in the 90s, number of stalls not sufficient.
Restroom Facilities	YES	<b>2</b>	Restroom near athletic field No issues with restrooms. Seem to be in good condition
Water Access	NO	<b>N/A</b>	N/A
Trails	YES	<b>1</b>	Could be considered walking trail around fields
Site Accessories	YES	<b>1</b>	Concession building Older building, with concessions on bottom floor and scorekeepers booth located on top. No apparent structural issues  Football field Scoreboard is newer.
Wayfinding	YES	<b>1</b>	Field signs need to be visible for spectators.
Drinking Fountain	YES	<b>3</b>	Water fountains connected to football field restrooms. There are none on the other end of the park.
On-Site Parking	YES	<b>2</b>	Parking lot Lower lot - resurfaced in 2018. Parking lines identifiable, no issues. Upper lot - parking lines have faded.
ADA Access	YES	<b>1</b>	ADA Spots + Marking + Signs located throughout.  Football field - No sidewalk from parking lot to get to concession/ restroom building. ADA access in rough condition to get to stadium seating  Upper baseball diamonds - Sever walkway issues. Not ADA accessible. Elevated above backstop of Field #4.
Lighting	YES	<b>3</b>	Field lighting Warranty expires March 21st 2039.
Shade	YES	<b>2</b>	Shelters + large maturing trees
Site Noise	YES	<b>3</b>	Not a heavily trafficked road
<b>OVERALL RATING</b>		<b>1.80</b>	
<b>NOTABLE SITE FEATURES</b>			
<b>ADDITIONAL NOTES</b>			
Issues/Concerns identified: ADA issues at northeast baseball fields walking paths Retaining wall for athletic fields is leaning and in poor condition. Perimeter fencing near apartments is weather and in poor condition.			

FIGURE 2.13: SPRINGFIELD PARK INVENTORY MAP

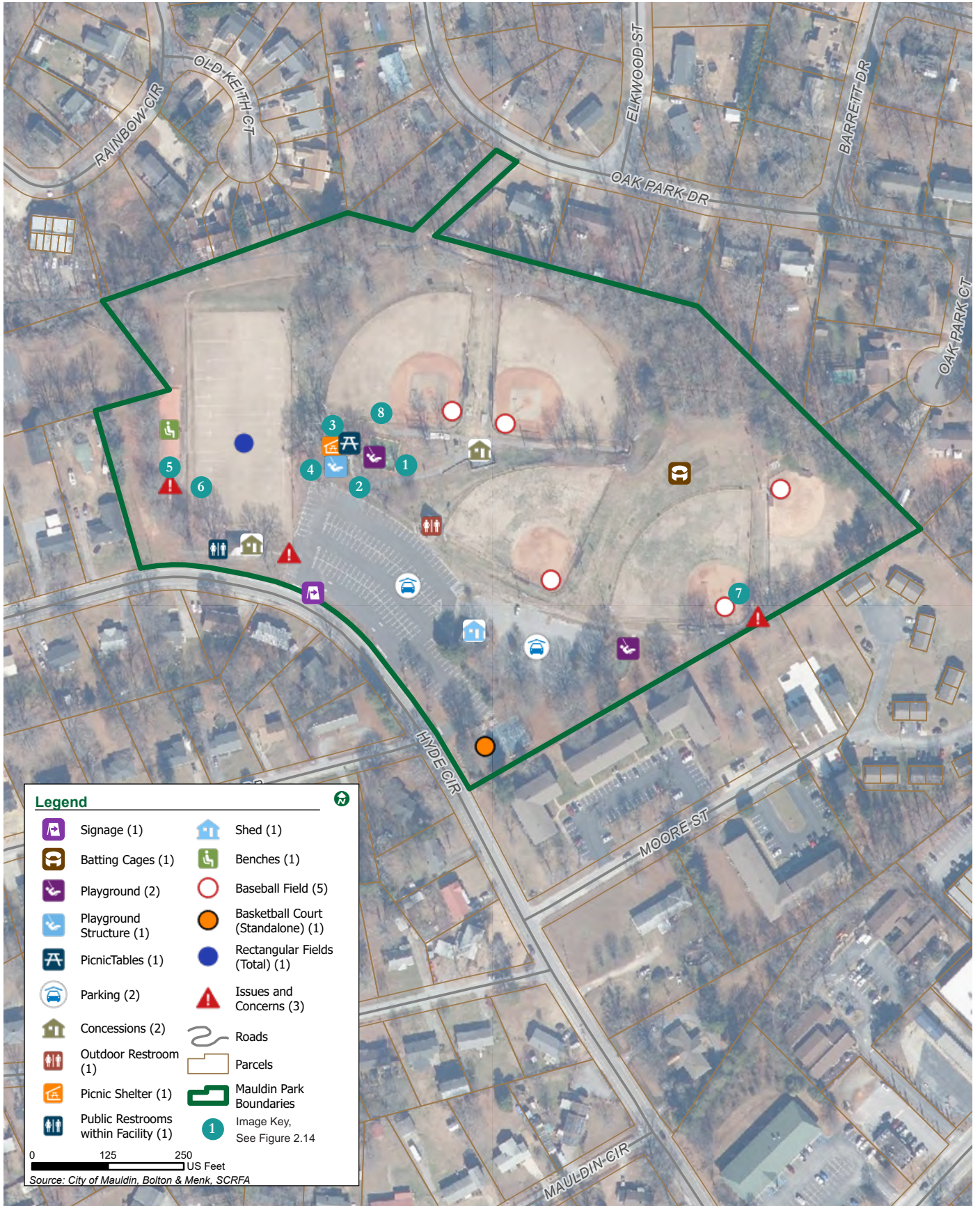


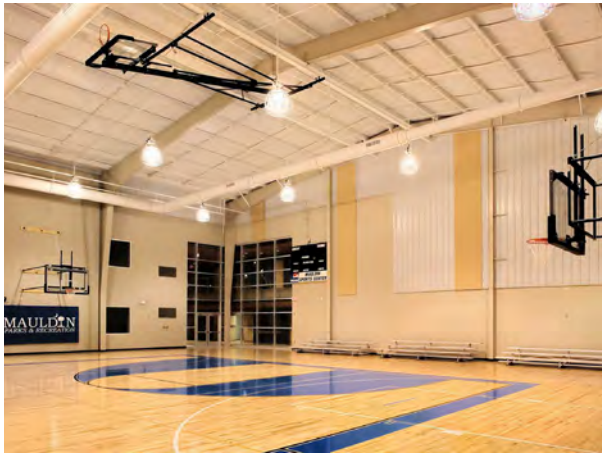
FIGURE 2.14: SPRINGFIELD PARK INVENTORY IMAGES



**FIGURE 2.15: MAULDIN SPORTS CENTER INVENTORY DATA**

<b>10 City Center Dr, Mauldin, SC 29662</b>			
Overall Size = 6,500 SF			
<b>PARK AMENITIES</b>	<b>YES/NO</b>	<b>RATING</b>	<b>DESCRIPTION</b>
Playgrounds	NO	N/A	N/A
Play Equipment	YES	3	
Ball Fields	NO	N/A	N/A
Courts	YES	3	
Athletic Fields	NO	N/A	N/A
Shelter	NO	N/A	N/A
Restroom Facilities	YES	3	
Water Access	NO	N/A	N/A
Trails	NO	N/A	N/A
Site Accessories	YES	3	
Wayfinding	YES	3	
Drinking Fountain	YES	3	
On-Site Parking	YES	3	
ADA Access	YES	3	
Exterior Lighting	YES	3	
Shade	YES	3	
Site Noise	YES	3	
Interior Lighting	YES	1	
Flooring	YES	1	Flooring needs to be replaced. Water damaged and general wear and tear.
Fitness Equipment	YES	2	Half of equipment is fairly new, free weight equipment needs replacement (items original to building)
Sky Lights	YES	2	Sky light leaks. Needs repair.
Gym Flooring	YES	3	
Gym Lighting	YES	2	Some dark spots. Needs upgraded lighting fixtures
Fitness Area Lighting	YES	1	Lighting fixture upgrades are needed. Some dark spots.
Fitness Room Flooring	YES	2	Needs repair/replacement of aged flooring
<b>OVERALL RATING</b>	<b>2.47</b>		
<b>NOTABLE SITE FEATURES</b>	Fitness area - 3800 sq. ft., group exercise room - 2700 sq. ft., gymnasium - 12,800 sq. ft. - 94 ft. regulation court - two 74 ft. side courts, indoor walking track - 1/10 mile, 3 lanes, treadmills, elliptical and cross training machines, recumbent bikes and ellipticals, rowing machines, universal weight machines, plate loaded machines, free weights, handicap accessible multi-gym, TRX equipment, battle ropes, plyometric boxes, dynamax balls, sandbags		

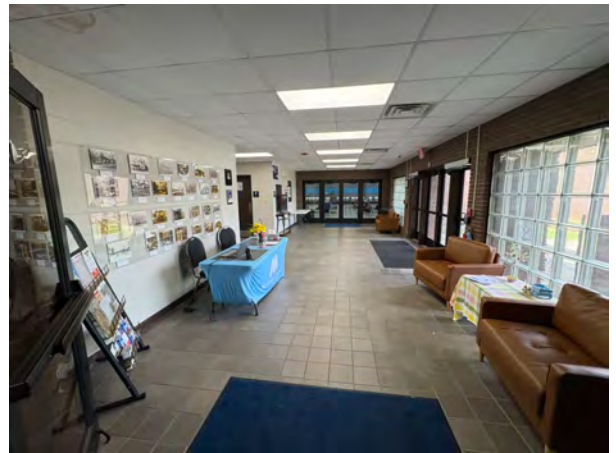
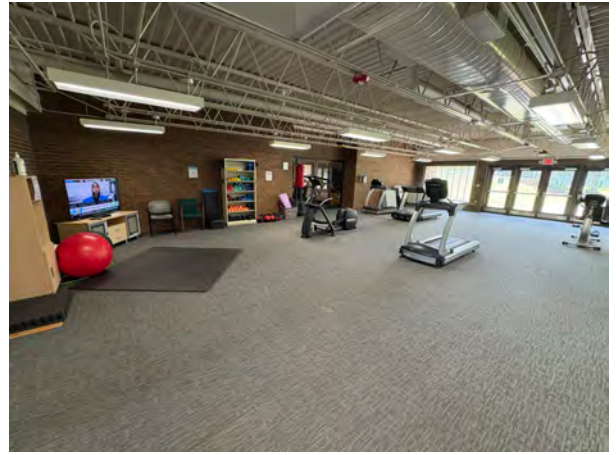
FIGURE 2.16: MAULDIN SPORTS CENTER INVENTORY IMAGES



**FIGURE 2.17: MAULDIN SENIOR CENTER INVENTORY DATA**

<b>203 Corn Rd, Greenville, SC 29607</b>			
Overall Size = 6,500 SF			
<b>PARK AMENITIES</b>	<b>YES/NO</b>	<b>RATING</b>	<b>DESCRIPTION</b>
Playgrounds	NO	<b>N/A</b>	N/A
Play Equipment	YES	<b>2</b>	
Ball Fields	NO	<b>N/A</b>	N/A
Courts	YES	<b>3</b>	
Athletic Fields	NO	<b>N/A</b>	N/A
Shelter	NO	<b>N/A</b>	N/A
Restroom Facilities	YES	<b>2</b>	
Water Access	NO	<b>N/A</b>	N/A
Trails	NO	<b>N/A</b>	N/A
Site Accessories	YES	<b>3</b>	
Wayfinding	YES	<b>3</b>	
Drinking Fountain	YES	<b>3</b>	
On-Site Parking	YES	<b>3</b>	
ADA Access	YES	<b>3</b>	
Lighting	YES	<b>2</b>	Lighting fixtures throughout center need updating.
Shade	YES	<b>3</b>	
Site Noise	YES	<b>3</b>	
<b>OVERALL RATING</b>		<b>2.73</b>	
<b>NOTABLE SITE FEATURES</b>			
Fitness area, full kitchen, elevator, game room (pool table)			
Gym in great condition. Some rooms seem to be outdated.			

FIGURE 2.18: MAULDIN SENIOR CENTER INVENTORY IMAGES



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# Input Gathering

# 03



# PUBLIC INPUT AND ENGAGEMENT PROCESS

A strong and inclusive public engagement process formed the foundation of this Master Plan. Mauldin Recreation prioritized listening to residents, community groups, and staff to ensure the plan reflects local values, addresses real needs, and builds on the City's growing momentum in recreation and tourism.

Input and analysis for this plan were gathered from four primary sources:

- 1. Community Survey** - Administered online and in-person from July 10th to August 1st, 2025, promoted through the City's website, social media, email, and public events, resulting in 723 responses.
- 2. Focus Group Meetings and Steering Committee Discussions** - Provided in-depth dialogue on priorities, challenges, and opportunities. Participants included residents, youth and senior program advocates, sport program participants, local business leaders, and community partners.
- 3. Staff Interviews** - Offered operational insights and perspectives from the City and park staff responsible for managing and maintaining facilities and programs.
- 4. Consultant Evaluations and Analysis** - Comprehensive assessments of existing parks, programs, and facilities, identifying gaps, opportunities, and alignment with state and national best practices.

The collective input from these sources informed every aspect of the Master Plan, shaping the identification of community needs, assessment of parks and programs, and development of goal, objectives and implementation strategies for both near-term and long-term improvements.

This integrated engagement process revealed consistent themes: while residents value Mauldin's parks and programs, they seek new recreation and tourism opportunities and improvements in maintenance, connectivity, and access that can enhance the City's regional appeal.

The recommendations in Section 5 - Improvement Strategies are directly informed by this feedback, balancing enhancements to existing amenities with strategic investments in new facilities, programs, and trails to meet growing community needs and capitalize on Mauldin's reputation as a regional destination for parks and recreation.

A full summary of public engagement results—including survey data, focus group findings, staff input, and consultant analysis—is provided in the appendix of this plan.



# COMMUNITY SURVEY SUMMARY

As part of the public engagement process, an online community survey was conducted to better understand resident priorities, satisfaction levels, and perceptions of Mauldin's parks and recreation system. The survey received strong participation, with 723 responses from a broad cross-section of residents, providing valuable insights into how the community uses recreational facilities today and what improvements are most desired for the future. (See Appendix A.1 and A.2 for survey and survey response data.)

## Demographics

Respondents represented a wide range of ages and backgrounds, with the largest groups being adults aged 65 and older and those between 35 and 44. The majority identified as female and White, with most respondents residing within the 29662 and 29607 zip codes—areas encompassing Mauldin's core residential neighborhoods. These demographics underscore the need for a balanced, multi-generational system that serves families, youth, adults, and older residents alike through diverse facilities and programs.

## Facility Use and Visitation Patterns

Survey data show that while overall use varies by location, several facilities serve as the cornerstones of community recreation.

- The Mauldin Sports Center, Mauldin Senior Center, and Sunset Park received the highest levels of weekly use and satisfaction, illustrating the importance of indoor fitness and structured programs in meeting resident needs.
- Many neighborhood parks—particularly Pineforest and City Park—were reported as “rarely or never used,” suggesting that some sites lack the amenities, visibility, or programming necessary to attract consistent participation.

## Parks and Recreation Trends

When asked about primary reasons for visiting parks and facilities, the majority of respondents cited exercise and outdoor fitness activities such as walking, running, and biking. This was followed closely by organized sports, fitness programs, and attendance at community events, indicating strong interest in both active recreation and social engagement.

The results also highlight a growing demand for diverse sports and recreation opportunities, including improved field conditions, upgraded lighting and restrooms, and potential additions such as multi-purpose fields, pickleball courts, outdoor fitness stations, and water-based recreation features (e.g., splash pads or a public pool).

## Perception of Quality and Satisfaction

Overall satisfaction with park conditions and programming was strong, with more than 70% of respondents reporting satisfaction or higher with Mauldin Recreation's programs and services. The Mauldin Sports and Senior Centers received particularly high marks for both quality and safety, while “No Opinion” responses across several parks indicate limited awareness or use. These findings emphasize the need for both physical improvements and enhanced promotion of underutilized facilities.

## Barriers to Use and Community Challenges

The most common barriers to more frequent use of parks and facilities were lack of time and limited amenities or programs that align with resident interests. Respondents also cited a need for modernized amenities, broader program variety, improved safety visibility, and more consistent maintenance. Outdoor spaces in particular could benefit from better lighting, enhanced comfort features, and clear signage to encourage confidence and regular use.

## Community Vision and Support for Investment

A strong majority of participants – more than 60% – indicated support for expanding or adding new parks, trails, and recreation facilities even if it required a modest tax or fee increase. This demonstrates broad public commitment to investing in recreation infrastructure, recognizing its role in community health, economic vitality, and quality of life.

## Open-Ended Responses

Responses to open-ended questions reinforced the community's call for both improvements and new opportunities across Mauldin's park system. The most common themes included:

- **Connectivity & Trails:** Extend walking and biking routes, improve sidewalks, and create trail links to the Swamp Rabbit Trail.
- **Athletic Facilities:** Upgrade existing sports fields, add lighting and seating, and explore new multi-sport complexes that support baseball, softball, soccer, and emerging sports like pickle ball.
- **Amenities & Comfort:** Add splash pads, dog parks, playground updates, and shaded areas near courts and spectator zones.
- **Maintenance & Infrastructure:** Improve parking, lighting, restrooms, and general facility upkeep.
- **Programs & Outreach:** Offer a broader range of recreational classes and events, improve communication through social media and the City's website, and increase visibility of existing opportunities.

## Community Survey - Priority Summary

The community survey results convey a strong message: Mauldin residents deeply value their parks and recreation system and are eager to see it grow and evolve. There is clear enthusiasm for:

1. **Trail expansion**
2. **Modernized athletic fields**
3. **Diverse recreation programs**
4. **Increased shaded and seating areas**
5. **Enhanced comfort amenities that foster both active lifestyles and social connection**

The community's willingness to invest in new and improved facilities positions the City of Mauldin to continue building a recreation system that is inclusive, connected, and reflective of the City's identity as a vibrant, active, and family-oriented community.

# FOCUS GROUP MEETINGS

## Process

As part of the public engagement process for the City of Mauldin’s Parks and Recreation Master Plan, three targeted focus groups were conducted on June 24, 2025, engaging seniors, parents and coaches, and users of the Mauldin Sports Center. These sessions provided detailed insights into the community’s priorities, challenges, and aspirations for parks, recreation, and sports facilities.

The collective input from these sources informed every aspect of the Master Plan, shaping the identification of community needs, assessment of parks and programs, and development of near-term and long-term goals.

*Focus Group Meeting Results: Please note that these ideas do not reflect the opinion of City of Mauldin or Bolton & Menk. These ideas are shared in order to help inform the final recommendations for the 10-year Parks & Recreation Master Plan.*

## Programmatic and Sports Facility

Community focus groups expressed a strong desire for improved and expanded recreational opportunities that support both local and regional participation. Key priorities include:

- **Trails and Connectivity:** Mixed-use trails and nature paths.
- **Sports Facilities:** Basketball courts, tennis/pickle ball courts, multi-use fields (with improved maintenance), community pool, skate/action sports facilities, and senior-focused sports programs.
- **Recreation Amenities:** Comfortable gathering spaces such as shelters, shaded areas, grilling stations, and dog-friendly zones.
- **Innovation and Engagement:** Modern features like outdoor fitness equipment, splash pads and misting stations, event apps, improved field signage, and QR-coded self-guided tours to enrich user experience.

**Analysis: There is a clear, high-priority need to expand and improve sports facilities and recreational programs, addressing current usage demands and regional draw while supporting active lifestyles for all ages.**



## Infrastructure and Access

Focus groups identified several critical needs to improve facility infrastructure and ensure safe, convenient access for all users:

- **Parking:** Increased capacity at all parks, especially during events.
- **Restrooms:** Existing restrooms are outdated and poorly maintained. Provide modern, clean, and well-maintained facilities.
- **Field and Court Maintenance:** Existing fields, concession buildings, scoreboards and lighting are damaged and in need of upgrading and maintenance. Enhance upkeep of multi-use fields, concessions, scoreboards, and lighting to ensure quality and safety.
- **Safe Access:** Sidewalks, bike lanes, and secure pathways, particularly along Butler Road.
- **Amenities:** Additional water fountains and convenient vending options to support visitors.

**Analysis: Addressing these infrastructure needs is essential to support expanded sports offerings, ensure safety, and enhance park experiences for residents and visitors.**

## Recurring Themes

- **Green Space Preservation:** Protect existing parks and acquire additional parcels.
- **Accessibility:** Improve equitable access across the City.
- **Communication and Engagement:** Improve program awareness, website usability, and expand volunteer opportunities.
- **Senior Programming:** Extend Senior Center hours and increase weekend offerings.
- **Event Management:** Reduce traffic congestion at major parks and optimize concessions during youth programs.

### Focus Group - Priority Summary

1. **Enhance and expand sports facilities**
2. **Expand recreational programs and amenities**
3. **Upgrade infrastructure**
4. **Preserve and expand green space**
5. **Improve communication and engagement**

Focus group feedback demonstrates that Mauldin residents value their parks and recreation system but prioritize expansion and enhancement of sports facilities, upgraded infrastructure, and innovative programs. These findings directly inform the Master Plan's recommendations, ensuring that investments meet community needs, support regional participation, and position Mauldin as a destination for recreation, health, and tourism.

# Needs Assessment

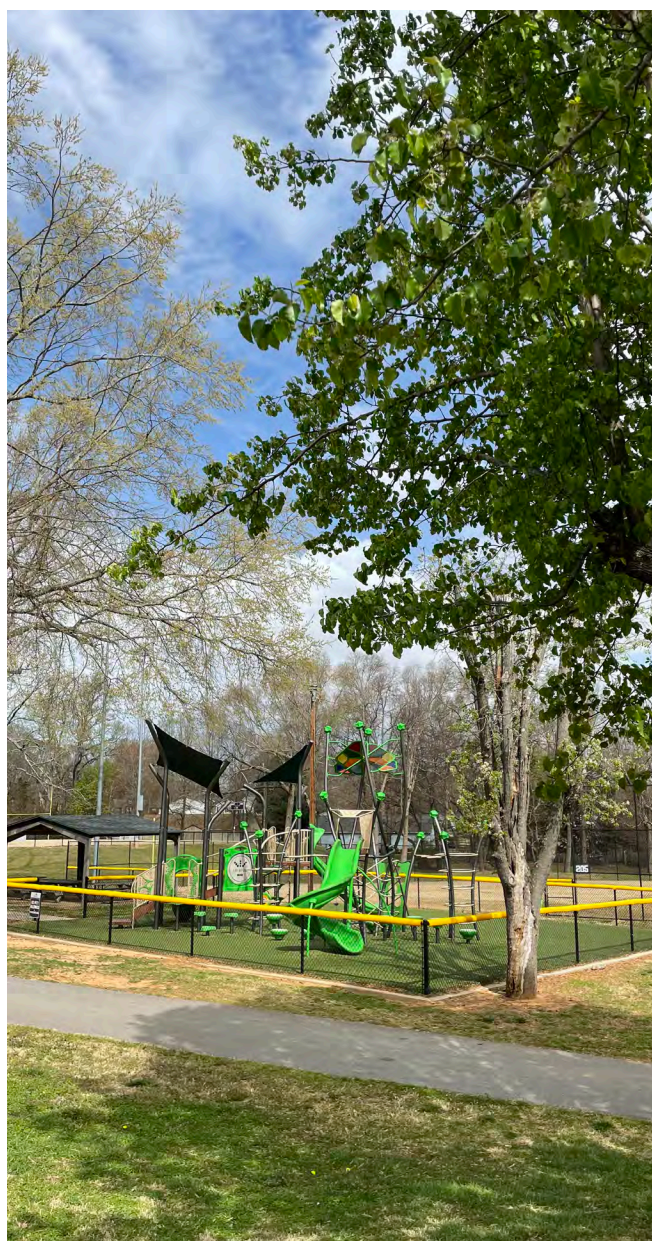
# 04



# METHODOLOGY

## PURPOSE

The Needs Assessment of this report is used to identify and evaluate the requirements, gaps and priorities of Mauldin Recreation for the next 10 years. The identification of these priorities involved gathering qualitative and quantitative data via inventory and public input to gain a greater understanding of the current conditions, stakeholder expectations, and desired outcomes. This assessment helps guide decision-making by highlighting areas where resources, services or infrastructure are lacking or could be improved.



## ANALYTICAL METHODS

To ensure a data-driven and equitable planning approach for Mauldin, a suite of analytical methods was used to evaluate existing conditions and identify priority needs across the community. Demographic and population data provided insight into growth trends, age distribution, income levels, and other key factors influencing recreation demand. Geographic Information Systems (GIS) mapping was employed to spatially analyze park assets, service areas, and physical barriers, revealing geographic disparities and areas of opportunity.

These data sets will now be further analyzed through multiple complementary lenses in the Needs Assessment chapter.

- Past plan comparisons reviewed regional, local, and statewide planning documents to identify shared priorities and recurring themes for parks, recreation, and green infrastructure, helping benchmark local priorities and support evidence-based decision-making.
- State recreation data were used to contextualize local conditions within broader participation trends, demographic patterns, and statewide priorities.
- NRPA metrics were applied as a benchmarking tool to objectively evaluate service levels, facility provision, and resource allocation relative to nationally recognized standards and peer communities.
- Finally, a gap analysis identified where existing parks, facilities, or infrastructure that may not be meeting community needs, standards, or expectations.

# PAST PLAN COMPARISONS

As part of the comprehensive review of regional and local planning documents, several recurring themes have emerged that reflect the shared priorities and strategic direction for parks, recreation, and green infrastructure across the region (See Appendix E.1). By synthesizing recommendations from multiple plans—including trail master plans, comprehensive land use strategies, and statewide recreation initiatives—this section outlines the foundational elements that should guide future investments, policy development, and design standards within the Parks and Recreation Master Plan.

## Common Themes Identified in Past Plans:

### 1. Connectivity & Trail Systems

- Greenway and Trail Expansion: Emphasis on expanding and connecting greenways (e.g. Swamp Rabbit Trail, Reedy River Greenway).
- Neighborhood Integration: Connecting every nearby neighborhood to trails and parks.
- Sidewalks and Walkability: Improved sidewalk infrastructure and pedestrian safety.
- Trail Support Infrastructure: Lighting, signage, seating, water fountains, bike parking, and shade structures.

### 2. Accessibility & Equity

- ADA Compliance: Non-capital upgrades and accessibility in new construction.
- Social Equity: Ensuring all communities have access to recreation and resources.
- Public Access: Access to lakes, forests, and natural areas.

### 3. Maintenance & Safety

- Preventative Maintenance: Extending facility life and ensuring safety.
- Deferred Maintenance: Addressing funding gaps and updating management plans.
- Systematic Quality Control: Across all service functions.

### 4. Land Use & Acquisition

- Land Acquisition Strategies: For Parks and open space.
- Infill & Redevelopment: Adaptive reuse of industrial sites and prioritizing infill locations.
- Mixed-Use Development: Promoting walkable density and village centers.

### 5. Design Standards & Guidelines

- Park Design Standards: Development of consistent design guidelines.
- Trail Design Considerations: ADA needs, pedestrian dimensions, intersection treatments.
- Public Space Integration: Seamless connections between trails and parks, visible entries, and boundary delineation.

## 6. Sustainability & Environmental Stewardship

- Conservation: Protecting critical habitats and environmentally sensitive lands.
- Sustainable Development: Parks designed to reduce energy and water consumption.
- Green Infrastructure: Identifying and ranking habitat cores for ecological integrity.

## 7. Community Identity & Cultural Resources

- Cultural Trails: Incorporating history, mill towns, and rural landscapes.
- Public Art & Storytelling: Signage, murals, and exhibits to foster pride and place.
- Community Identity: Enhancing neighborhood character and investment.

## 8. Recreation Programming & Demand

- Expanding Opportunities: Outside City parks and in underserved areas.
- Adapting to Demand: Responding to trends in hiking, biking, kayaking, etc.
- Youth & Leadership Development: Programs to support community engagement.

## 9. Planning & Operations

- Master Plan Updates: Regular updates to reflect current needs.
- Operational Planning: Long-range plans for capital, equipment, and administration.
- Technology Integration: Efficient facility technology across sites.

## 10. Funding & Grants

- Grant Resources: Identification of state and federal funding programs.
- Economic Development: Recreation as a tool for sustainable economic growth.
- Parking & Infrastructure Strategies: Including reduction strategies and way finding.



# STATE RECREATION DATA

## HEALTH CONTEXT

South Carolina faces significant public health challenges, underscoring the importance of accessible outdoor recreation.

### Obesity Rates

- South Carolina ranks 14th highest in the U.S. for obesity (Source: SCORP).
- Between 2017-2022, the statewide obesity rate was 36% (compared to the U.S. average of 24%) (SCORP).
- Greenville County reported an obesity rate of 33% (Source: SCDHEC).

### Chronic Disease Statistics

- Heart disease was the leading cause of death in South Carolina in 2022 (CDC).
- Diabetes ranked eighth among causes of death (CDC).
- In 2021, South Carolina's heart disease death rate was 8.8% higher than the national average (USAFacts).
- Between 2016-2018, 11.8% of Greenville County residents reported diabetes; 36% had hypertension (SCDHEC).

## ROLE OF PARKS IN PUBLIC HEALTH

Parks serve as a cornerstone of public health infrastructure, providing spaces that support physical, mental, and emotional well-being.

### Physical Health Benefits

- Walking trails, sports facilities, and green spaces encourage activity that combats obesity, heart disease, and chronic conditions.
- Research shows park proximity and accessibility are positively associated with moderate to vigorous physical activity in children ages 6-12 (Molina-Garcia et al., 2022).

### Mental Wellness

- Time in natural environments lowers blood pressure, reduces anxiety, improves mood, and fosters mindfulness.
- Parks provide a natural escape from urban stressors and constant digital connectivity.

## COMMUNITY NEEDS AND BARRIERS

Understanding community needs is essential for guiding improvements and expansions of parks and open spaces in Mauldin. Resident engagement ensures resources are fully utilized and gaps are addressed.

### Common Barriers to Outdoor Recreation in South Carolina:

- Lack of available opportunities
- Limited time

## STRATEGIES FOR INCREASING PARTICIPATION

Expanding access to high-quality outdoor recreation amenities for individuals of all ages and abilities is essential to increasing participation. Recommended strategies include:

### Enhance Access

- Improve connectivity and proximity to parks and facilities.

### Promote Existing Programs

- Increase awareness of current amenities and activities.

### Offer Wellness-Focused Initiatives

- Develop programs that encourage screen free time in nature.

# NRPA PARK METRICS AND LEVEL OF SERVICE ANALYSIS

Every year, the NRPA performs a comprehensive evaluation of participating agencies across the United States to develop a series of metrics of the recreation offerings in our communities. This data is a useful tool for comparing how the park and recreation amenities in Mauldin compare to other communities at a national level.

The Level of Service (LOS) analysis evaluates the availability and distribution of parkland and recreation facilities relative to the City of Mauldin’s population (29,088, based on U.S. Census Bureau Data), geographic coverage, and community needs. This assessment helps determine whether current resources meet established benchmarks and community expectations.

The National Recreation and Park Association (NRPA) developed the NRPA Park Metrics resource to provide benchmark data that helps park and recreation professionals manage and plan their systems effectively. These metrics offer a national standard for comparing community amenities and, when incorporated into a park system master plan, support informed decision-making, equitable resource allocation, and long-term sustainability.

**FIGURE 4.01: RESIDENTS PER PARK**

	All Agencies	20,000 to 49,999	South	City	Mauldin
Median	2,411	2,071	3,319	2,104	5,817
Lower Quartile	1,317	1,277	2,031	1,284	
Upper Quartile	4,984	3,829	6,273	3,202	

Number of current residents per park in Mauldin

Median number of residents per park in similar size communities

Figure 4.01 shows that Mauldin falls below national benchmarks for park quantity relative to population size. The “residents per park” metric—representing the average number of residents served by each park—indicates that Mauldin would need four additional parks to reach the median benchmark and serve the anticipated population growth over the next 10 years.

**FIGURE 4.02: ACRES OF PARKLAND PER 1,000 RESIDENTS**

	All Agencies	20,000 to 49,999	South	City	Mauldin
Median	10.2	9.2	8.2	10.9	3.0
Lower Quartile	4.9	3.9	4.2	5.3	
Upper Quartile	17.5	16.1	16.7	17.5	

Currently, 3.0 acres of parkland per 1,000 residents in Mauldin

Median number of acres of parkland per 1,000 residents in similar size communities

Figure 4.02 highlights a significant deficit in park acreage, with Mauldin’s 87.46 acres falling below the lowest quartile of national benchmarks for parkland per 1,000 residents. This shortage of publicly accessible green space underscores the need for strategic investment to expand park acreage and better meet the community’s recreational and wellness needs. When looking at the data, Mauldin should prioritize closing the gap of the current 3 acres of parkland per 1,000 residents, to between 9 and 10 acres of parkland per 1,000 residents to serve the current and future residents.

## FIGURE 4.03: INDOOR PARK & REC FACILITIES PER POPULATION

Indoor park and recreation facilities per capita measure the availability of indoor amenities—such as recreation centers, gymnasiums, aquatic facilities, and community halls—relative to the community’s population. This data helps evaluate how well indoor spaces support year-round programming, equitable access, and community wellness, especially in areas with limited outdoor options or seasonal climate challenges.

Type of Facility	Median Number of Residents Per Facility				Mauldin	
	All Agencies	20,000 to 49,999	South	City	Facility Requirements to Meet NRPA Metrics	# of Facilities to add to Meet NRPA Metrics
Recreation Centers & Gyms	32,091	27,517	31,515	34,111	1.1	0.1
Community Centers	34,058	29,445	35,231	31,388	1.0	0.0
Performance Amphitheater	62,735	34,275	82,028	56,150	0.8	-0.2
Senior Centers	61,882	34,058	82,654	59,597	0.9	-0.1
Nature Centers	132,230	34,960	184,942	116,824	0.8	0.8
Aquatics Centers	57,438	32,000	81,073	57,786	0.9	0.9
Permanent and semi-permanent restrooms	5,455	4,976	5,478	4,946	5.8	-0.2
Teen Centers	65,228	32,798	97,350	77,181	0.9	0.9

\*Negative numbers in the table above indicate overages within Mauldin compared to the NRPA Metrics baseline.

Current data shows Mauldin is successfully meeting most indoor recreation needs; however, gaps exist in nature centers, aquatic centers, and teen centers. While these facilities are not immediate priorities—given potential access through neighboring communities such as the Greenville County Aquatic Complex, local YMCA’s, or Conestee Nature Preserve—they represent strategic opportunities for future investment. As Mauldin grows, ongoing evaluation of community demand will be essential to determine when these additions can deliver the greatest impact and value.

## FIGURE 4.04: OUTDOOR PARK & REC FACILITIES PER POPULATION

Outdoor park and recreation facilities per capita provide an important measure of how equitably resources are distributed within the community. This metric assesses the number and variety of outdoor amenities—such as playgrounds, athletic fields, courts, trails, and picnic areas—in relation to population size. It serves as a tool for identifying service gaps, guiding future planning, and ensuring that all residents have sufficient access to outdoor recreation opportunities.

Type of Facility	Median Number of Residents Per Facility				Mauldin	
	All Agencies	20,000 to 49,999	South	City	Facility Requirements to Meet NRPA Metrics	# of Facilities to add to Meet NRPA Metrics
Playgrounds (Play Structures)	3,737	3,320	4,491	3,412	8.8	0.8
Playgrounds w/ Inclusive Structures	23,519	19,086	31,217	20,289	1.5	0.5
Diamond Fields (Total)	4,749	3,408	5,219	4,464	8.5	-4.5
Basketball Courts (Standalone)	8,500	8,000	10,206	7,668	3.6	-4.4
Rectangular Fields (Total)	5,946	4,002	7,827	5,924	7.3	4.3
Synthetic Rectangular Fields	46,833	23,958	44,347	48,668	1.2	1.2
Multi-Purpose Fields	18,598	10,054	29,445	18,374	2.9	2.9
Dog Park	47,247	26,534	49,994	44,000	1.1	1.1
Community Gardens	35,065	27,230	51,000	33,874	1.1	1.1
Tennis Courts	6,794	6,284	6,540	6,187	4.6	4.6
Pickleball Courts	10,419	7,333	10,534	10,480	4.0	3.0
Volleyball Courts	26,904	16,487	42,484	26,170	1.8	1.8
Fitness Zones/Exercise Stations	32,044	21,468	32,044	30,238	1.4	1.4
Multiuse Courts	23,739	17,209	28,500	18,836	1.7	0.7
Skateboard Parks	55,772	35,000	82,684	58,308	0.8	0.8
Swimming Pools	46,800	26,900	48,532	42,840	1.1	1.1
Splashpads/Spraygrounds/Showers	49,392	29,804	60,003	41,339	1.0	1.0
Walking Loop/Running Tracks	17,724	21,217	20,498	15,367	1.4	-4.6
Disc Golf Courses	66,923	32,519	86,002	56,369	0.9	0.9

\*Negative numbers in the table above indicate overages within Mauldin compared to the NRPA Metrics baseline.

Comparison with NRPA benchmarks reveals notable gaps in Mauldin’s park and recreation facilities, particularly in playgrounds and sports fields—except for baseball diamonds, which meet standards. The most significant needs include rectangular and multi-purpose fields, tennis courts, and pickleball courts. To align with benchmarks, Mauldin should consider adding 4 rectangular fields or 3 multi-purpose fields. Additional facilities such as synthetic fields, a dog park, community gardens, volleyball courts, fitness zones, and a pool or splash pad are also lacking and should be prioritized as funding becomes available.

# NEEDS ASSESSMENT BY PARK

A comprehensive needs assessment was carried out for all parks within the City of Mauldin to identify deficiencies, infrastructure gaps, and areas for enhancement. This evaluation incorporates on-site observations, staff feedback, and ADA compliance reviews, offering a detailed understanding of each park's condition, functionality, and accessibility.

The purpose of this assessment is to:

- Evaluate current conditions of infrastructure, amenities, and accessibility.
- Prioritize improvements based on urgency, safety, community impact, and long-term sustainability.
- Guarantee inclusive access to recreational opportunities for all community members.
- Guide strategic planning and budgeting for both immediate maintenance needs and long-term capital investments.

## Why Improvements are Critical

While Mauldin's parks are valuable community assets, deferred maintenance, accessibility barriers, and aging infrastructure limit their full potential. Without timely intervention:

- Safety risks may increase due to deteriorating facilities and fields.
- Parks may remain underutilized because of accessibility or amenity gaps.
- The City may risk losing opportunities to attract regional visitors.

Investing in park improvements is essential to maintaining safe, functional, and welcoming spaces that meet the needs of a growing and diverse community.

## ASSESSMENT CATEGORIES

Each park's needs are organized by priority and type of improvement:

### Priority Level:

- **High:** Immediate fixes for safety, accessibility, or core functionality.
- **Medium:** Enhancements to improve experience and sustainability.
- **Low:** Small-scale upgrades focused on aesthetics and comfort.

### ADA Solutions

- Recommendations aim to eliminate accessibility barriers through upgraded pathways, compliant seating, improved signage, and retrofitted facilities.
- All solutions align with federal ADA standards and universal design principles.

### Easily Attainable Items

- Low-cost, low-complexity improvements that can be implemented quickly to enhance usability, appearance, and community satisfaction.

This findings of this assessment demonstrate that targeted investments are essential to maintain and improve the City's parks, ensuring safety, accessibility, and usability for all residents while supporting recreation programs, tourism, and community pride. The following tables summarize park-specific needs by priority, ADA compliance, and quick-win improvements, providing a clear roadmap for strategic investment and effective resource allocation.

## CITY CENTER PLAYGROUND

Needs/Issues	Priority	Solution	Estimated Cost
General park maintenance and repairs	Medium	Misc. maintenance repairs around park (fence repairs, painting).	\$ 25,000
Stormwater management	Medium	Remove sediment from parking lot. Perform routine maintenance and improve drainage.	\$ 20,000
Playground synthetic turf	Medium	Replace synthetic turf.	\$ 240,000
Park signage	Medium	Replace and upgrade park signage.	\$ 10,000
ADA accessible pathways throughout park	Low	Evaluate and install pathways throughout in appropriate locations (playgrounds and shelter).	\$ 10,000
<b>Estimated Total:</b>			<b>\$ 305,000</b>

**Easily Attainable:** Trail signage and sediment removal.

## CITY PARK

Needs/Issues	Priority	Solution	Estimated Cost
ADA accessible pathways throughout park	High	Evaluate and install pathways throughout in appropriate locations.	\$ 350,000
Spectator seating	High	Install concrete pavement behind bleachers for new spectator seating.	\$ 85,000
Bleacher replacement	High	Replace (6) bleachers.	\$ 60,000
Restroom/concession stand renovations	High	Renovate existing concession building.	\$ 75,000
Curb ramps to parking lot	High	Construct compliant ramps as needed to meet access requirements.	\$ 1,500
Shade sail for playground	High	Install shade sails or canopies.	\$ 45,000
Infield maintenance	High	Regrade infield area. Laser grade existing infield mix.	\$ 130,000
Site furnishings	Medium	Replace site furnishings - (10) benches.	\$ 15,000
Shade throughout park	Medium	Plant (50) trees along pathways and seating areas.	\$ 30,000
Erosion along trail	Medium	Regrade along length of trail.	\$ 8,500
Stormwater management	Medium	Install new storm system to manage stormwater and remove standing water.	\$ 55,000
Batting cage repairs	Medium	Replace damaged poles.	\$ 15,000
Multipurpose court fencing	Medium	Install new 10' tall fencing around multipurpose court.	\$ 12,500
Lighting upgrades	Medium	Replace light fixtures and upgrade to LED. Poles and foundation remain.	\$ 500,000

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Park signage	Medium	Park signage upgrades and replacements.	\$ 10,000
Picnic shelter replacement	Medium	Replace picnic shelter. 30'x40'	\$ 225,000
Playground surfacing replacement	Low	Replace playground surfacing.	\$ 150,000
Scoreboard	Low	Install (3) scoreboards.	\$ 45,000
Parking striping	Low	Re-stripe with ADA spaces clearly marked.	\$ 8,500
BBQ grills replacement	Low	Replace (3) BBQ grills.	\$ 3,000
Bocce court removal	Low	Remove underutilized bocce court.	\$ 2,500
<b>Estimated Total:</b>			<b>\$ 1,826,500</b>

**Easily Attainable:** Parking striping, grill replacement, fencing, batting cage pole fixes.

## PINEFOREST PARK

Needs/Issues	Priority	Solution	Estimated Cost
ADA accessible pathways throughout park	High	Evaluate and install pathways throughout in appropriate locations.	\$ 75,000
Playground replacement	Medium	Replace with new play structure and surfacing.	\$ 300,000
Park signage	Medium	Park signage upgrades and replacements.	\$ 10,000
Grill relocation	Low	Relocate grills to safer, accessible areas. Include concrete pads.	\$ 20,000
<b>Estimated Total:</b>			<b>\$ 405,000</b>

**Easily Attainable:** Grill relocation, bench access paths.

## SPRINGFIELD PARK

Needs/Issues	Priority	Solution	Estimated Cost
ADA accessible pathways throughout park	High	Evaluate and install pathways throughout in appropriate locations.	\$ 375,000
Bleacher replacement	High	Replace (10) bleachers.	\$ 100,000
Field #1 dugout replacement	High	Replace (2) existing dugout roof structure	\$ 12,500
Trail repairs/replacement	High	Repair/Replace trail due to tree root damage and lack of ongoing maintenance.	\$ 65,000
Stormwater management	High	Routine maintenance and improved drainage. Flooding occurring south of playground.	\$ 85,000
Football field	High	Study options for extending length of football field.	N/A

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Restroom/concession stand renovations	High	Remove existing concession building and restroom building.	\$ 25,000
Retaining walls leaning	High	Structural assessment and reconstruction.	\$ 3,500
Maintenance building renovation	High	Renovate maintenance building (new siding, etc.)	\$ 120,000
Infield maintenance	High	Regrade infield area. Laser grade existing infield mix.	\$ 185,000
Playground turf replacement	Medium	Replace artificial turf at playgrounds.	\$ 105,000
Picnic shelter replacement	Medium	Replace picnic shelter. 30'x40'	\$ 225,000
Park signage	Medium	Park signage upgrades and replacements.	\$ 10,000
Lighting upgrades	Medium	Replace light fixtures and upgrade to LED. Poles and foundation remain.	\$ 750,000
Basketball court renovation	Medium	Basketball court to be resurfaced.	\$ 65,000
Southern perimeter fencing repair	Medium	Repair damaged sections.	\$ 4,500
Scoreboard replacement	Low	Install (5) new scoreboards.	\$ 75,000
Spectator seating	Low	Install concrete pavement for new spectator seating.	\$ 85,000
Faded parking striping	Low	Re-stripe with ADA markings.	\$ 3,750
<b>Estimated Total:</b>			<b>\$ 2,294,250</b>

**Easily Attainable:** Parking striping, basketball hoop, wayfinding signage, fencing repairs.

## SUNSET PARK

Needs/Issues	Priority	Solution	Estimated Cost
ADA accessible pathways throughout park	High	Evaluate and install pathways throughout in appropriate locations.	\$ 425,000
Inclusive playground shadesail replacement	High	Replace damaged shade sail.	\$ 4,500
Inclusive playground surfacing replacement	High	Replace damaged playground surfacing.	\$ 105,000
Park Fencing	High	Replace entire fence around ball fields, pond, park perimeter, eastern playground, inclusive playground, and Miracle Field.	\$ 400,000
Infield maintenance	High	Regrade infield area. Laser grade existing infield mix.	\$ 150,000
Spectator seating	High	Add additional concrete pavement behind backstop.	\$ 22,000
Grading and drainage	High	Improve drainage between fields.	\$ 65,000

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Concrete pads for bleachers	High	Install concrete pads for bleachers at multipurpose field - (6) bleachers	\$ 22,500
Basketball court	High	Remove basketball half-court from parking lot. Construct new court with standard equipment.	\$ 50,000
Trail repairs/replacement	High	Repair/repave entire trail due to tree root damage and lack of ongoing maintenance. ±1,340 linear feet.	\$ 88,500
Restrooms and maintenance building repairs	High	Renovate existing building. (cosmetic and functional upgrades, minimal plumbing/electrical)	\$ 133,000
Stormwater management	High	Install new storm system to manage stormwater and improve general park drainage.	\$ 75,000
Field lighting replacement	High	Replace light fixtures and upgrade to LED.	\$ 1,200,000
Press box	High	Upgrade and renovate existing press box. Ensure scoreboard controls are fixed.	\$ 25,000
Safety netting	High	Install safety netting for foul balls between all (4) fields.	\$ 50,000
Parking lot	High	Resurface and restripe parking lot.	\$ 850,000
Picnic shelter at east end of park	High	Replace shelter at back east end of park. 20'x40'	\$ 200,000
Picnic shelter near Miracle League playground	Medium	Replace shelter near Miracle League playground. 20'x40'	\$ 200,000
Miracle League playground equipment	Medium	Replace equipment.	\$ 425,000
Miracle League field surfacing	Medium	Repair/Replace field surfacing with lighter color.	\$ 370,000
Backstop replacement	Medium	Replace post and fabric.	\$ 15,000
Batting cages	Medium	Upgrade (2) batting cages with synthetic turf.	\$ 50,000
Neighborhood connection	Medium	Add trail links and sidewalks to adjacent neighborhoods to increase connection.	\$ 15,000
Wayfinding along trail	Medium	Add directional and informational signage.	\$ 5,500
Scoreboard replacement	Medium	Install (4) new scoreboards.	\$ 40,000
Park signage	Low	Park signage upgrades and replacements.	\$ 5,000
Inclusive playground general maintenance	Low	Painting, clean up, and general repairs.	\$ 15,000
<b>Estimated Total:</b>			<b>\$ 5,006,000</b>

**Easily Attainable:** Parking striping, grill access, scoreboard replacements.

## MAULDIN SPORTS CENTER

Fitness room flooring replacement	High	Replace damaged and aged flooring.	\$ 90,000
Lobby flooring replacement	High	Replace damaged and aged flooring.	\$ 70,000
Free weight replacment	High	Replace free weight equipment.	\$ 100,000
Interior lighting upgrades	High	Upgrade light fixtures to provide better interior lighting.	\$ 85,000
Exercise room flooring replacement	Medium	Replace damaged and aged flooring.	\$ 35,000
Skylight window repair	Medium	Repair/Replace leaking skylights.	\$ 40,000
Exterior lighting upgrades	Low	Repair damaged light fixtures.	\$ 40,000
<b>Estimated Total:</b>			<b>\$ 460,000</b>

## MAULDIN SENIOR CENTER

Needs/Issues	Priority	Solution	Estimated Cost
Lighting upgrades	High	Replace light fixtures and upgrade to LED.	\$ 65,000
<b>Estimated Total:</b>			<b>\$ 65,000</b>

### Summary of Findings - Deferred Maintenance and Estimated Costs

The needs assessment identifies a total deferred maintenance investment estimate of ± \$10,361,750 across the City's parks and recreation facilities. Sunset Park represents the largest share (\$5,006,000; ~48% of the total), followed by Springfield Park (\$2,294,250; ~22%) and City Park (\$1,826,500; ~18%). The remaining needs include Pineforest Park (\$405,000; ~4%), the Sports/Community Center (\$460,000; ~4%), the City Center Playground (\$305,000; ~3%), and the Senior Center (\$65,000; <1%).

Investments primarily address safety, accessibility, and core functionality, including ADA-compliant pathways, lighting upgrades, drainage and stormwater improvements, field renovations, and facility repairs. Secondary needs focus on user experience and program expansion, such as signage and wayfinding, seating, shelters, and select amenity upgrades. The distribution of costs reflects site-specific conditions and the scale of required infrastructure work, with larger, multi-field parks and sites with extensive lighting or surface replacements driving higher totals.

These findings provide a clear basis for phased, priority-driven capital planning. Targeting high-priority items first—particularly those related to safety, accessibility, and critical infrastructure—will yield immediate benefits in park usability and risk reduction, while medium- and low-priority improvements can be sequenced to support long-term sustainability, program growth, and community value.

# GAP ANALYSIS

The Gap Analysis evaluates access to parks and amenities, identifying underserved areas and populations while pinpointing where additional investment is needed to achieve equitable access. Together, these insights serve as a roadmap for strategic planning—helping prioritize improvements and ensuring the long-term growth, sustainability, and inclusivity of Mauldin’s park and recreation system.

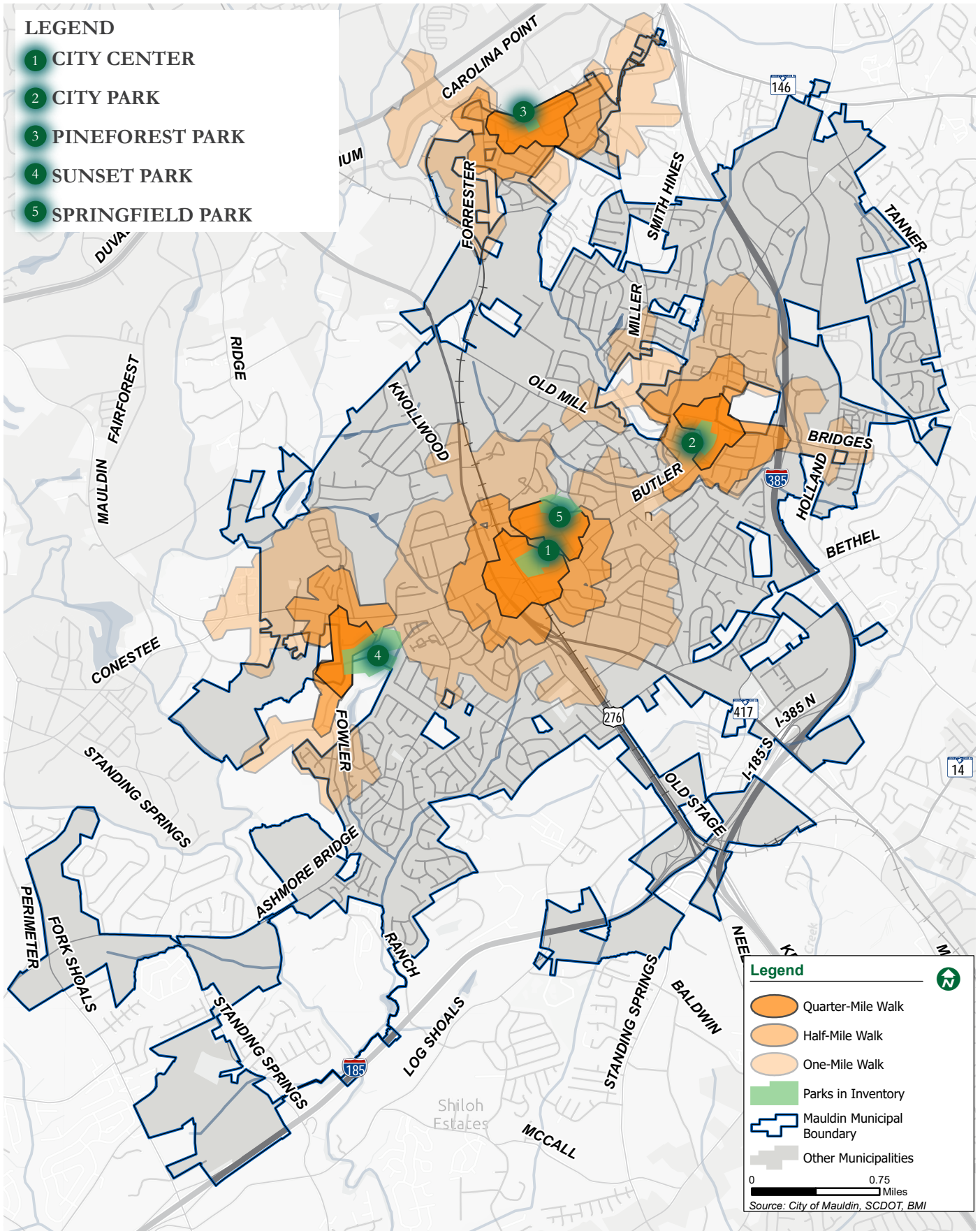
The following Park Service Area maps (Figure 4.05) indicate the locations of City of Mauldin-owned parks and the service areas associated with each park. Park Service Areas were identified as areas that have access by walking available from 1/4 of a mile to 1 mile in distance from each park.

As shown in the Park Service Area Map (Figure 4.05), most existing parks are concentrated in Mauldin’s central area. However, a significant portion of the City’s population lives in the northern and southern areas, where access to park facilities is limited—highlighting a critical need for improved geographic equity in park distribution.

While parks in neighboring jurisdictions may provide some recreational opportunities, Mauldin should not rely on external communities to meet the needs of its residents. A locally driven approach ensures that amenities are tailored to Mauldin’s unique demographics, priorities, and identity.



**FIGURE 4.05: PARK SERVICE AREA MAP - WALK-SHEDS**



## SERVICE COVERAGE AND CONNECTIVITY ANALYSIS

Southern residents currently have little to no access to park space or trails provided by Mauldin Recreation, making this area a top priority for future improvements. Additionally, east of I-385, there is a critical need to strengthen connectivity—particularly by improving trails and safe routes from schools to surrounding neighborhoods to ensure accessible pathways for students and residents.

Looking ahead, Mauldin’s existing and planned trail network presents significant opportunities to enhance connectivity. The Prisma Health access point (Blue Line) of the Swamp Rabbit Trail lies just beyond the City’s southwestern limits, while the Bridgeway Station connection is located in the northeastern portion of Mauldin. Both access points, shown as numbered dots in Figure 4.06, combined with planned Butler Road improvements, create a strong opportunity to link Swamp Rabbit Trail access points and connect residents to nearly all City parks as well as neighboring communities’ natural amenities through an integrated multi-use trail system.

Strengthening connections between Mauldin’s three northernmost parks should also be a priority to improve the overall network. The most direct potential connections are illustrated by the light blue dashed lines in Figure 4.06. A transportation engineering study is recommended to confirm the feasibility of this proposed alignment.

## Future Expansion Considerations

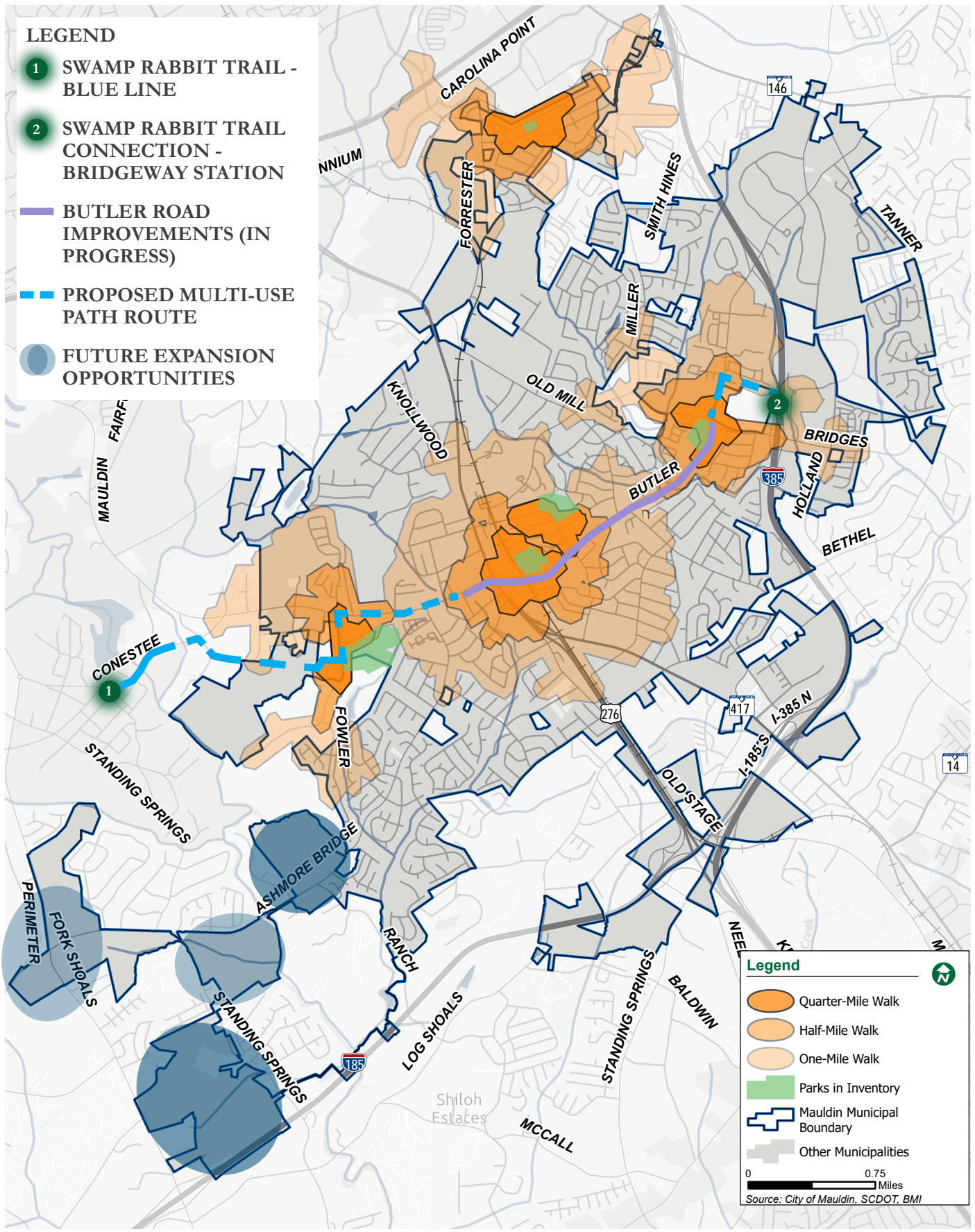
The dark blue circles in Figure 4.06 identify priority areas for potential system expansion through property acquisition. These areas were selected based on three ESRI data sets: median household income, diversity, and projected growth.

- Median household income was analyzed to ensure equitable park access across income levels.
- Diversity was considered to promote inclusivity and equitable access for all neighborhoods.
- Projected growth was included because planning for park space is often more feasible in actively developing areas.

## Key Findings:

The analysis reveals that areas with the lowest median household income are also among the most diverse. Similarly, high-growth areas within the City tend to be the most diverse. These highlighted zones represent underserved communities that should be prioritized for future parkland expansion—ensuring equitable access to recreational opportunities and accommodating anticipated population growth.

**FIGURE 4.06: PARK SERVICE AREA MAP - CONNECTIVITY & EXPANSION**



# EXISTING STAFFING ANALYSIS

## EXISTING STAFFING

Mauldin Recreation is structured to deliver four core service areas:

- I. Youth Sports
- II. Adult Sports
- III. Health and Wellness (primarily at the Mauldin Sports Center)
- IV. Senior Programming (at the Senior Center)

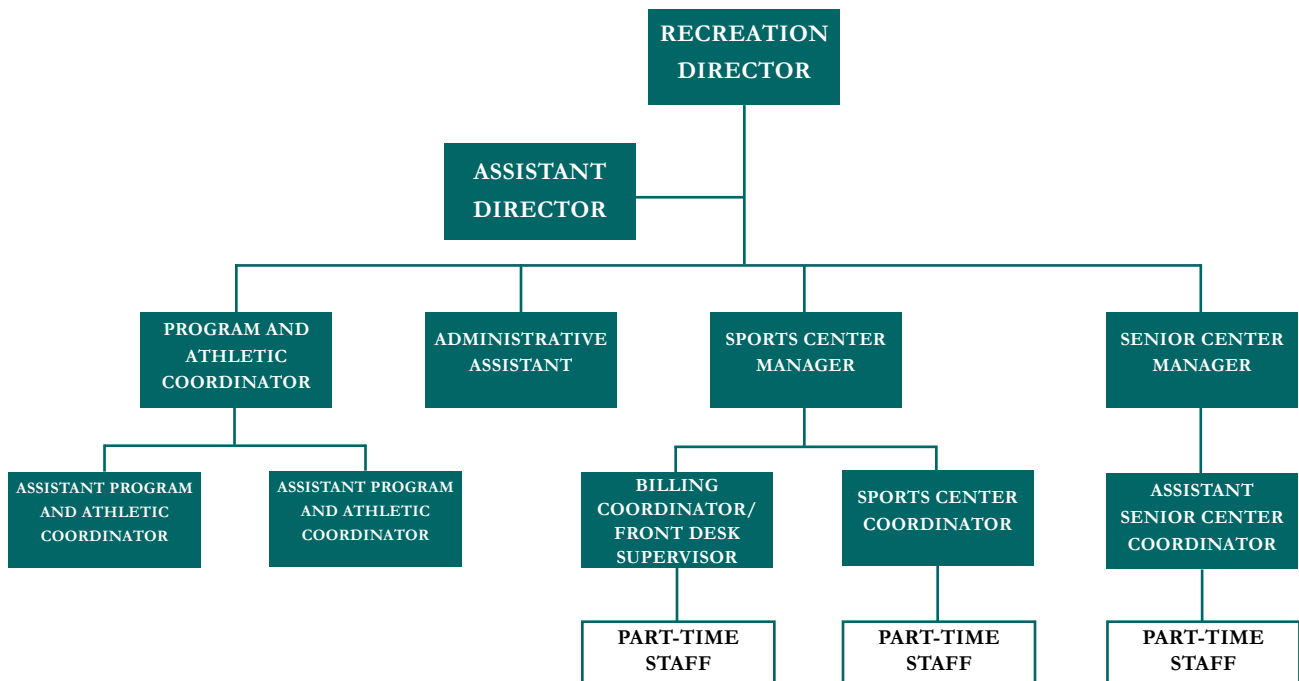
Staff responsibilities are aligned with these functions, and the department is professionally managed, ensuring effective coverage of all duties and services.

The current organizational structure includes the following positions:

- Director of Recreation
- Assistant Recreation Director
- Administrative Assistant
- Program and Athletic Coordinator
- Assistant Program and Athletic Coordinator
- Sports Center Manager
- Sports Center Coordinator
- Sports Center Billing & Front Desk
- Part-Time Assistant
- Senior Center Manager
- Senior Center Coordinator
- Part-Time Assistant

This staffing model supports the department’s ability to deliver high-quality programming across all age groups. The accompanying organizational chart further illustrates reporting lines and role distribution.

**FIGURE 4.07: CURRENT STAFFING STRUCTURE**



## STAFF OBSERVATIONS AND ORGANIZATIONAL FINDINGS

- Mauldin Recreation staff is highly committed and maintains a clear division of labor. However, during large-scale events (e.g., youth tournaments), all employees are expected to contribute, which can place strain regular operations.
- Managers and salaried staff frequently exceed standard work hours, with some teaching classes in addition to their core responsibilities. While this reflects dedication, it raises concerns about employee burnout and long-term sustainability.
- The Athletic and Program Coordinator position currently combines two distinct roles, with a primary focus on athletics driven by community demand. This focus has limited attention to broader recreation programming, highlighting the needs to reassess staffing to better support core programs and services.
- The department benefits from strong leadership and a motivated team. Staff members consistently express a desire to expand offerings, and community feedback from surveys and focus groups confirms that residents want more programming and services.
- However, the primary constraint is a lack of facilities, which limits the department's ability to grow and meet community expectations.
- While the current organizational structure functions adequately today, it is unlikely to remain effective over the next 5-10 years. Without strategic adjustments and additional resources, the department may face challenges in recruiting and retaining high-quality staff and in meeting future service demands.



# EXISTING PROGRAM ANALYSIS

## SPORTS

Mauldin Recreation is widely regarded for its strong and diverse youth sports programming, offering activities such as:

- Baseball
- Softball
- Football
- Basketball
- Lacrosse
- Flag Football
- Cheerleading
- Soccer

Within limited resources, the department staff work diligently to accommodate growing participation across all programs. However, programming is increasingly stretched too thin, creating challenges in maintaining quality and accessibility. Currently, facility capacity is maxed out, and the most pressing need is additional gymnasium space to support indoor sports and year-round programming. Due to overwhelming demand and limited facilities, the department has even had to turn away additional sources of revenue, such as expanded leagues, tournaments, and special events, which could otherwise enhance community engagement and financial sustainability.

The department is recognized for its effective organizational management, and community feedback consistently reflects high levels of satisfaction with the quality and variety of youth sports offerings.

## ADULT SPORTS

Mauldin Recreation has historically offered a variety of adult sports programs, including softball, basketball, and soccer. These programs were provided based on community interest and available resources.

While adult sports are not currently offered, this presents the City of Mauldin with an opportunity to reassess local demand and explore ways to reintroduce or expand adult programming—particularly as the City grows and diversifies.

Factors such as limited gymnasium space, staffing capacity, and facility availability may contribute to the current lack of adult sports offerings. Addressing these challenges could allow Mauldin to better serve its adult population and enhance overall community engagement.



# MAULDIN SPORTS CENTER HEALTH AND WELLNESS

The Mauldin Sports Center (MSC) opened in January 2007 and has since become the hub for health and wellness programming in the City of Mauldin. Today, the facility is heavily utilized, with 3,633 active memberships. While membership levels have remained steady, the average age of users has increased over the past decade, indicating a shift in demographic engagement.

Currently, MSC uses 10 different membership classifications and billing categories, which include both primary categories and subcategories, with a total of 64 subcategories. These subcategories are generally divided by length of time that the person will pay - one month, three months, or annually - and whether they are an individual, family, or senior citizen.

The primary membership classifications include:

- 2 Same Household -  
3 subcategories
- City Employee -  
7 subcategories
- Continuous Auto-Billing -  
15 subcategories
- Family Memberships -  
6 subcategories
- Individual Memberships -  
8 subcategories
- Military Memberships -  
10 subcategories
- Single Parent Membership -  
3 subcategories
- Sports Center Medical Programs -  
4 subcategories
- Student Memberships -  
3 subcategories
- Walking Memberships -  
5 subcategories

Among these, the Sports Center Medical Programs represent the largest membership group, with a total of 1,340 members across four subcategories:

- Silver Sneakers - 923 members
- Renew Active - 343 members
- Active and Fit - 42 members
- Silver and Fit - 32 members

This data suggests that MSC is particularly popular among older adults and those participating in insurance-sponsored wellness programs. As the user base continues to age, there may be a need to adapt programming, facility design, and outreach strategies to better serve this demographic while also attracting younger users. The MSC charts, found in Appendix B.1, reflect data from 2025.

The current membership and fee structure at MSC is highly complex. Simplifying these classifications would streamline billing, improve operational efficiency, and enhance financial management, while maintaining flexibility to meet the needs of key user groups such as seniors, families, and insurance-based wellness participants. A simplified system will also make membership options clearer for residents and help the department better evaluate program performance and demand. Recommendations on how to simplify the membership and fee structure is outlined in Chapter 5.

In summary, the Mauldin Sports Center offers well-attended, high-quality programs in a clean, well-maintained, and professionally managed facility. Participant feedback consistently reflects satisfaction with both the programming and the overall experience.

# MAULDIN SENIOR CENTER

## Mauldin Senior Center Overview

The Mauldin Senior Center is a cornerstone of the community, offering older adults a welcoming environment to stay active, social, and engaged. Supported by the City of Mauldin, all programs are subsidized to ensure affordability and accessibility for residents and nonresidents alike—underscoring the City’s commitment to inclusivity and lifelong wellness.

The Center provides a diverse mix of programs that promote physical health, creativity, and social connection. Fitness and wellness classes such as yoga, tai chi, and line dancing encourage active lifestyles, while recreational activities like bingo, bridge, and art instruction foster creativity and camaraderie. Educational workshops cover topics from health and safety to financial literacy and technology, empowering seniors with knowledge and confidence. Partnerships with organizations such as Prisma Health and the Mauldin Police Department enhance programming and provide valuable community resources.

Beyond its walls, the Senior Center organizes regular day trips to cultural, recreational, and entertainment destinations—including Greenville Drive baseball games, Riverbanks Zoo, and regional festivals—expanding opportunities for enrichment and friendship. The Center also plays a vital role in civic engagement and volunteerism, with members contributing to initiatives like The Upstate Backpack Blessing, Messiah Lutheran Food Bank, Cards for Kindness, Helping Hands, and The Homeless Period Project. Seasonal events such as Breakfast with Santa and Early Voting further strengthen its connection to the broader community.

Through its comprehensive offerings and strong partnerships, the Mauldin Senior Center stands as a model for active aging and community involvement. Continued investment in facility upgrades and expanded programming will ensure it remains a vital resource—supporting wellness, socialization, and service for Mauldin’s growing senior population.

## Needs Assessment

As Mauldin’s population grows, the Senior Center faces increasing demand for space, programming, and flexibility. Key needs include:

- **Facility Improvements:** Modernized spaces, enhanced accessibility, and updated amenities to support diverse activities.
- **Program Expansion:** Broader offerings for health, technology, and intergenerational engagement, including opportunities to accommodate multiple age groups during off-peak senior hours.
- **Community Input:** Additional engagement with current users to identify priority programs and services.
- **Sustainability:** Exploration of a fair and equitable fee structure to support cost recovery while maintaining accessibility for seniors.

Continued investment will ensure the Center remains a cornerstone for wellness, socialization, and service—meeting the evolving needs of Mauldin’s senior community.

See Appendix C.1 for full list of the Mauldin Senior Center programs and community service data at the time of this report.

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# Improvement Strategies

# 05



# ACTION PLAN

## STRATEGIES

A well-connected and inclusive parks and recreation system is essential to Mauldin’s health, wellness, and quality of life. As the City grows and diversifies, its strategy focuses on creating equitable access, modernizing facilities, expanding programming for all ages, promoting environmental stewardship, and investing in signature projects that strengthen community identity. These efforts, supported by sustainable operations and maintenance, will ensure a vibrant, resilient system that meets current needs and anticipates future growth.

This section outlines strategic objectives and community-wide recommendations to preserve, enhance, and expand Mauldin’s parks and recreation system.

### Community-Wide Recommendations

#### 1. Expand Park Access and Connectivity

- Improve pedestrian and bicycle connections through greenways, trails, and safe crossings.
- Prioritize underserved neighborhoods to ensure equitable access, guided by the Gap Analysis in Section 4.
- Accelerate integration with the Swamp Rabbit Trail to connect Mauldin to regional destinations.

#### 2. Upgrade Existing Facilities

- Modernize aging infrastructure including playgrounds, restrooms, athletic fields, and parking as noted in Section 4 - Needs Assessment.
- Incorporate ADA-compliant and inclusive design features to ensure accessibility for all users.

#### 3. Enhance and Expand Sports Facilities:

- Expand basketball, tennis/pickle ball, multi-use fields, community pool, skate/action sports areas, and senior-focused programs. Ensure high-quality maintenance, safety, and accessibility.

#### 4. Expand Recreational Programs and Amenities:

- Trails, shelters, shaded areas, grilling spaces, dog parks, and outdoor fitness stations. Integrate technology and innovative engagement tools.

#### 5. Diversify Recreational Programming

- Introduce nature-based education, wellness activities, and intergenerational events.
- Develop senior-focused wellness programs and culturally relevant offerings.
- Pilot seasonal or rotating programs to maintain engagement.

#### 6. Enhance Environmental Stewardship

- Implement native landscaping, stormwater management, and habitat restoration.
- Promote environmental education through signage and programming.

#### 7. Invest in Signature Park Projects

- Develop destination-level amenities such as amphitheaters, splash pads, skate parks, and cultural gardens.
- Use these projects to anchor community identity and attract regional visitors.

#### 8. Strengthen Maintenance and Operations

- Establish consistent standards for park upkeep and safety.
- Explore funding mechanisms and staffing models to support long-term needs.

# PROGRAM, SERVICES & FACILITY RECOMMENDATIONS AND FUTURE VISION

As the department looks toward future facility development, it is critical not to overlook the existing infrastructure. Before investing in new facilities, the City must prioritize the repair, replacement, and enhancement of current assets. This foundational step ensures long-term sustainability and community satisfaction.

## Recommendation #1: Sunset Park Master Planning

The 17 additional acres at Sunset Park presents a valuable opportunity. It is recommended to conduct a comprehensive re-master planning of the entire site to:

- Enhance existing amenities
- Integrate new park features such as a full-size football field, additional parking, expansion of trails, renovation of the Miracle Field, pickleball courts, a dog park, and rectangular multi-purpose fields
- Improve traffic flow and parking through shared-use strategies

This approach will maximize the utility and appeal of Sunset Park for current and future users.

## Recommendation #2: Passive Park Spaces

Great communities offer un-programmed park areas where residents can relax and engage in informal activities. Whether sitting on a bench, laying on a blanket, or tossing a ball, these passive uses are essential to a balanced park system. It is recommended that future park designs include dedicated passive spaces to support spontaneous recreation and community well-being.

## Recommendation #3: Senior Center Facility Use Policy

Maintain the Mauldin Senior Center as a dedicated facility for senior citizens, preserving its primary role as a hub for older adults. To enhance community connection without compromising this mission, allow structured intergenerational programs—such as mentorship, technology training, and shared wellness activities—during off-peak hours. These programs should be designed to complement senior-focused offerings and foster meaningful interaction between generations, rather than converting the facility into a general multi-use space.

## Recommendation #4: Swamp Rabbit Trail Integration

Mauldin will soon benefit from the Swamp Rabbit Trail extension—an asset at no direct cost to the City. To maximize its impact, City staff should coordinate with Greenville County to explore partnerships that enhance connectivity, branding, and programming. Opportunities include linking Mauldin parks to the trail, creating consistent wayfinding, hosting joint events, and supporting trail-oriented economic development. This collaboration can position Mauldin as a key destination within the regional trail network.

### Recommendation #5: Dog Parks

As Mauldin continues to grow, the demand for off-leash dog facilities will increase. It is recommended that the City plan for future dog parks when acquiring new parkland or re-master planning existing sites, like Sunset Park.

### Recommendation #6: Indoor Gymnasium Development

There is a clear and urgent need for additional indoor gym space. We recommend the construction of a two-court indoor facility to support:

- Expansion of the youth basketball program
- Adult basketball leagues
- Health and wellness classes such as yoga, Pilates, Zumba, strength training, pickleball, and functional fitness
- Summer camps and other revenue-generating programs

This facility would serve as a central hub for year-round recreation and community engagement.

## ORGANIZATION AND OPERATIONS

### Facility Maintenance

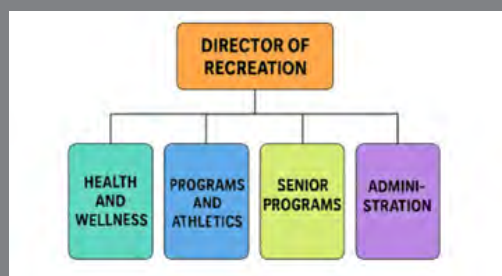
Currently, all facility maintenance is managed by the Public Works Department, and this arrangement is functioning effectively thanks to strong leadership.

### Staffing Recommendations

As Mauldin Recreation continues to expand its program offerings and facility locations, the current organizational structure will need to evolve to support efficient management and evaluation. A strategic restructuring of senior management is recommended to align leadership roles with functional responsibilities rather than geographic locations.

### Recommendation #1: Phase 1 - Restructure Senior Management

It is recommended to transition to a function-based management structure that reflects the department’s operational areas. Under this model, the Recreation Director would oversee four division managers—potentially titled Assistant Directors or Program Managers—each responsible for a distinct operational division.



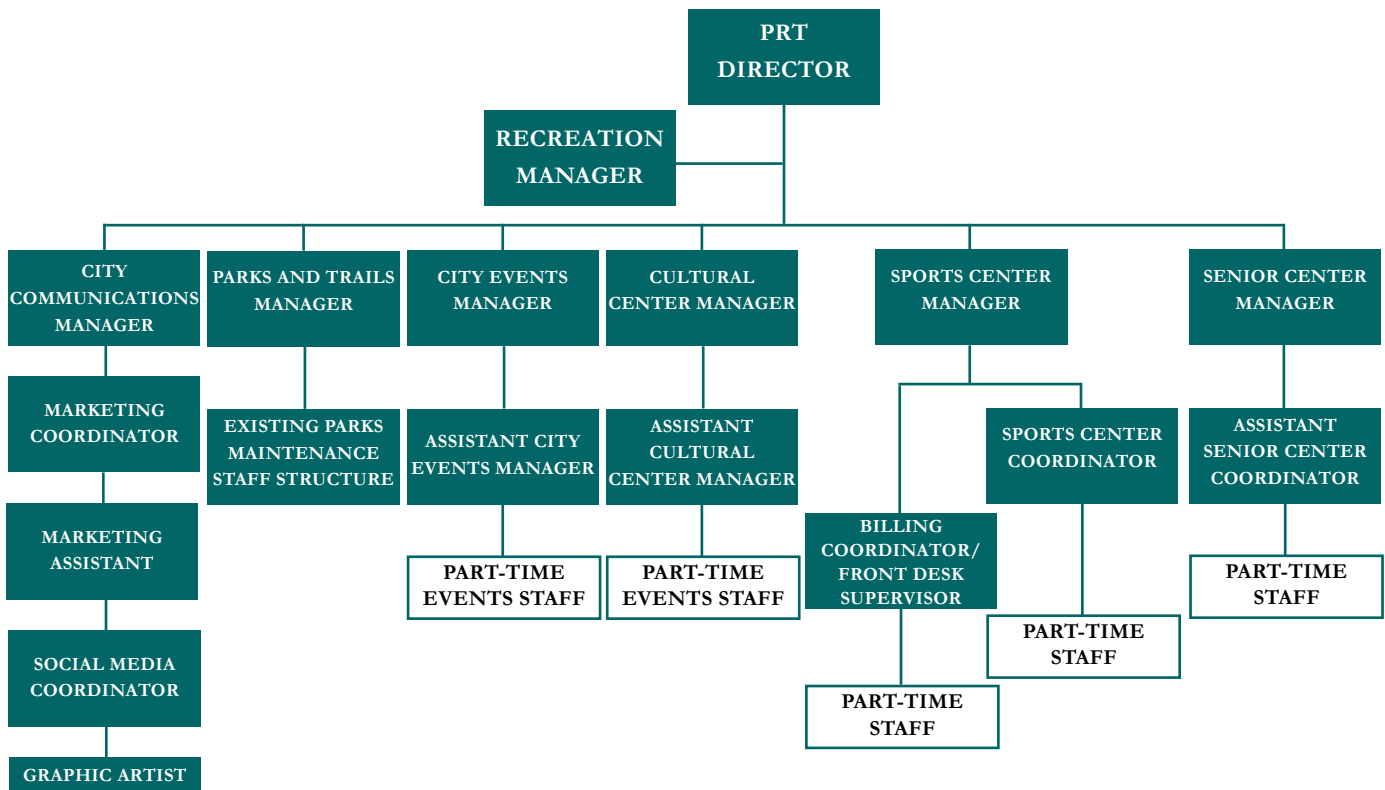
## Recommendation #1: Phase 2 - PRT

Alternatively, the City of Mauldin may consider a realignment of recreational, tourism, and parks services delivery in a model that is focused on delivering more complex services to meet growing demand and to take advantage of strategic opportunities in tourism and related industries. Under this model, the Mauldin Parks, Recreation & Tourism Department assumes all aspects of the City's tourism programs and services combined under one leadership structure along with all parks and trails, sports complexes, Mauldin Stadium, Mauldin Senior Center, and recreational programming. Illustrated below, this new alignment will allow the City to focus more succinctly on all aspects of the City's tourism goals, recreational program management, facilities, and staffing. Combined with an assumed or created nonprofit, Mauldin PRT could leverage public and private dollars to update existing infrastructure, build new infrastructure, streamline operations, and create efficiencies within program management, saving time and money and creating superior outcomes.

Within this model the following changes would be proposed:

Mauldin PRT (facilities and programs):

- Mauldin Cultural Center (all programs and services)
- Mauldin Sports Center (Recreation Department and all programs and services)
- Mauldin Senior Center (all programs and services)
- Mauldin Stadium (facility operations and programming)
- Parks Maintenance (currently under Public Works Department)
- All Parks and Trails
- Hospitality and Accommodations Tax Grant Programs



### **Recommendation #2: Establish a Flexible Wage Line for Event Staffing**

There is a consistent need for supervision and staffing across all recreation department functions, especially as the department grows. Relying solely on existing full-time and part-time staff is not sustainable.

It is recommended to create a dedicated wage line item in the budget labeled "Wages" to support a pool of temporary part-time employees. This flexible staffing model will:

- Ensure adequate coverage at events, sports games, and programs
- Provide operational agility
- Reduce strain on existing staff

### **Recommendation #3: Hire a Full-Time Recreation Programmer**

To support the expanding Program and Athletic Division, it is recommended to hire a Full-Time Recreation Programmer who will report to the Program and Athletic Coordinator.

This position will:

- Enhance program development and delivery
- Support contractor/vendor partnerships
- Potentially generate revenue that offsets the cost of the position
- Contribute to a diverse and impactful program menu for Mauldin residents

## **Recommendation #1: Evaluate and Adjust Resident vs. Non-Resident Fee Structures**

The City should conduct a comprehensive review of its current fee structures for recreation programs, services, and memberships to ensure equitable cost distribution between residents and non-residents. While tracking residency may present administrative challenges, this issue is likely to become increasingly relevant and should be proactively addressed.

## **Recommendation #2: Simplify Senior Center Fee Structure**

Adopt a two-tier annual fee structure for Mauldin Senior Center users, effective January 1 each calendar year. For new members joining after January, pro-rate the annual fee by dividing it by 12 and charging for the remaining months through December 31.

Set the annual fee at \$50.00 for residents and \$150.00 for nonresidents.

This introductory fee is intentionally accessible, reflecting the center's previous no-fee policy. For benchmarking, comparable municipal fees are:

Mt. Pleasant: \$100 (resident), \$200 (nonresident)

Florence County: \$55.00

Charleston: \$100.00

Myrtle Beach: \$115.00

Pickens County: \$20.00

### Recommendation #3: Sports Center Fees

The Sports Center's published fee schedule includes "In City" and "Out of City" classifications; however, the pricing remains the same. If the City does not intend to apply a non-resident fee, we recommend removing this language to avoid confusion. Alternatively, a revised fee structure should be adopted to reflect the cost burden on residents and ensure consistency in policy.

It is not recommended to increase Sports Center fees. The immediate priority is getting the fee management and administration prioritized and instituted, then it will be easier to evaluate the fees. The overall recommendation is to greatly simplify the fee structure to make it easy for customers to understand and staff to manage.

Since Mauldin taxes pay for the upkeep of the Mauldin Sports Center, it is recommended that non-residents of Mauldin pay an additional 50% up-charge on memberships and programs. The City should establish a market rate for all memberships and programs. All nonresidents will receive a "Mauldin Resident Discount" and pay a lower fee. It is recommended that the market rate and Mauldin Resident Discount should apply consistently through all programs. This shows residents that elected officials understand that their tax dollars are already subsidizing the Sports Center.

#### Recommended Fee Structure and Classifications:

- Family (2 Adults and dependents) - In City: \$56.00, Out of City: \$84.00
- Individual Adult (Ages 18-54) - In City: \$38.00, Out of City: \$57.00
- Youth Membership (Under 18): In City: \$20.00 Out of City: \$30.00
- Seniors (Age 55+) - In City: \$31.00, Out of City: \$50.00
- Daily Membership for Walk-ins

It is recommended a percentage discount for previously used classifications to be reflective of the current membership prices for:

- City Employees
- Military/Veterans
- Full-Time City Officials - Boards and Commissions (100% Discount)

It is recommended that the Sport Center eliminate the walking category membership. The walkers should fall into the single/family, or senior membership group and they should be paying the standard fee. By doing this, current walking members can be encouraged to participate in the other parts of total fitness offered in the sports center. Well rounded fitness includes strength training, and the walking membership does not include this.

#### **Recommendation #4: Implement Park and Recreation Impact Fees**

To support future growth and infrastructure needs, the City should establish Park and Recreation Impact Fees for new developments. These fees represent a fair and sustainable funding mechanism for expanding recreational facilities and services in response to increased demand.

#### **Recommendation #5: Minimize to two categories of payment/fee collection**

It is recommended that the Sport and Senior Center only use a monthly auto-draft, or an annual payment for membership fee collection. This is consistent with the way memberships are collected in other municipal and private sector fitness facilities.

#### **Recommendation #6: Keep the Sports Center Medical Programs the same.**

These are exceptional programs with expert instructors. Of all current membership categories, the Sports Center medical programs (Silver Sneakers) are almost twice as popular. Based on this, there should not be a change in how this is charged and reimbursed.

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# IMPLEMENTATION STRATEGY MATRIX

Through a comprehensive assessment of current inventory, staffing, programming, performance metrics, service levels, and public feedback, a detailed list of Goals, Objectives, and Actions has been developed.

While the list may appear extensive, its purpose is to guide the City and department in strategic decision-making over the next 15 years. Each action is prioritized based on its timeline:

- Short-term (0-4 years)
- Mid-term (5-9 years)
- Long-term (10-15 years)

The plan also outlines the estimated cost impact of each action, helping the department allocate future funding effectively.

Designed as a dynamic tool, the Action Plan will evolve as the department implements changes. It serves as a framework for accountability and progress tracking, requiring annual updates and internal review to support ongoing planning and growth.

*Pricing Disclaimer:*

*The potential cost figures presented for each objective within the Implementation Strategy Matrix are preliminary, high-level estimates provided solely for strategic planning purposes. These figures do not constitute a binding offer or contractual obligation and should not be interpreted as final pricing. All amounts are subject to revision based on detailed scope definition, market fluctuations, and subsequent negotiations. Final pricing to be established through formal proposals and executed agreements.*

<b>Goal 1: Upgrade and Maintain Park Facilities and Amenities to Ensure Safety, Accessibility, and Long-term Usability</b>						
	Actions	Priority Level			Potential Cost	Notes
		Short-Term	Mid-Term	Long-Term		
		0-4 Year	5-9 Years	10-15 Years		
<b>Objective 1.1:</b>						
<i>Enhance park aesthetics, amenities, and safety.</i>						
<input type="checkbox"/>	1.1a Enhance maintenance: Well-maintained parks signal care and safety. Address overgrowth, broken equipment, and litter promptly.	X			N/A	Additional budget and staffing required.
<input type="checkbox"/>	1.1b Increase visibility and presence: Consider adding more lighting, visible signage, and regular staff presence.	X			N/A	All parks and facilities.
<input type="checkbox"/>	1.1c Install safety features: Emergency call stations, security cameras, and clear sightlines can help users feel more secure.	X	X		\$10,000 - \$20,000	When connecting to trails these features become more important.
<input type="checkbox"/>	1.1d Explore partnerships for shared-use spaces or mobile recreation units.	X			N/A	

<b>Objective 1.2:</b> <i>Develop master plans for individual parks.</i>						
<input type="checkbox"/>	1.2a Conduct site specific designs with public engagement for City Center Playground, evaluating all facilities and ADA accessibility.			X	\$20,000 - \$30,000	Evaluation and further study of possible upgrades.
<input type="checkbox"/>	1.2b Conduct site specific designs with public engagement for City Park, evaluating all facilities and ADA accessibility.		X		\$20,000 - \$40,000	Sidewalk replacements, ADA review, upgrades to existing facilities.
<input type="checkbox"/>	1.2c Conduct site specific designs with public engagement for Pineforest Park, evaluating all facilities and ADA accessibility.	X			±\$15,000	Grill relocation study, study possibility of adding a multi-purpose rectangular field or dog park.
<input type="checkbox"/>	1.2d Conduct site specific designs with public engagement for Sunset Park, evaluating all facilities and ADA accessibility and future expansion.	X			\$60,000 - \$70,000	All items recommended previously through park expansion.
<input type="checkbox"/>	1.2e Conduct site specific designs with public engagement for Springfield Park, evaluating all facilities and ADA accessibility.		X		\$40,000 - \$50,000	Study renovations and upgrades needed.
<input type="checkbox"/>	1.2f Conduct site specific designs with public engagement for Mauldin's Sports Center, evaluating all facilities and ADA accessibility.		X		±\$15,000	Internal renovations study by an architect.
<input type="checkbox"/>	1.2g Conduct site specific designs with public engagement for Mauldin's Senior Center, evaluating all facilities and ADA accessibility.		X		\$15,000 - \$25,000	Connect outdoor space with City Park and study concurrently. Internal renovations study by an architect.
<b>Objective 1.3:</b> <i>Prioritize and schedule updates, renovations, new parks, and acquisitions.</i>						
<input type="checkbox"/>	1.3a Conduct a feasibility study in south Mauldin to guide land protection, easement holders, and prioritization by environmental value.	X			\$25,000 - \$30,000 *If studied externally	
<input type="checkbox"/>	1.3b Identify and acquire vacant or underutilized parcels suitable for park development to improve the parkland-per-resident ratio.	X	X	X	N/A	
<input type="checkbox"/>	1.3c Identify and acquire property to develop a Splash Pad and Indoor Pool.	X			N/A	Identified through community engagement efforts.
<input type="checkbox"/>	1.3d Evaluate properties for new or expanded walking trails and connections.	X	X		N/A	Consider and further study route recommended in Gap Analysis.
<input type="checkbox"/>	1.3e Plan for future off-leash dog parks and passive recreation areas.	X	X		N/A	Consider expansion of park system through Gap Analysis recommendations in south Mauldin.
<input type="checkbox"/>	1.3f Conduct ADA assessments for all parks and facilities, with an action plan, timeline, and cost estimates to achieve compliance.	X			\$15,000 - \$30,000 *If studied externally	

<input type="checkbox"/>	1.3g Work with private developers to integrate public park space into new residential and mixed-use developments.	X	X		N/A	
<input type="checkbox"/>	1.3h Design and construct new baseball fields to meet demand - 60'-90'.	X	X		\$40,000 - \$50,000	Consider expansion of park system through Gap Analysis recommendations in south Mauldin.
<b>Objective 1.4:</b> <i>Improve connectivity across the park system.</i>						
<input type="checkbox"/>	1.4a Evaluate trail feasibility by identifying future locations, ownership, maintenance responsibility, and prioritization based on connectivity.	X	X		N/A	Consider and further study route recommended in Gap Analysis. Connect existing parks and key locations in City with trails.
<input type="checkbox"/>	1.4b Study feasibility of a safe cycling network to key destinations.		X	X	N/A	Preferred operating width of bicycle riders are 5' minimum. 12' is the recommended width of a mixed pedestrian and bicyclist. Study additions of shared lines, protected bike lanes, and shared use paths when considering new connections.
<input type="checkbox"/>	1.4c Coordinate with local municipalities to expand greenway and neighborhood access to nature.		X	X	N/A	
<b>Objective 1.5:</b> <i>Upgrade existing fields and courts.</i>						
<input type="checkbox"/>	1.5a Assess field needs to plan rotations, expansions, and upgrades for lighting, seating, and shade.	X	X	X	N/A	City Park, Sunset Park, Springfield Park
<b>Objective 1.6:</b> <i>Elevate service levels for all residents.</i>						
<input type="checkbox"/>	1.6a Conduct biannual gap analyses to identify service gaps citywide.	X			N/A	
<b>Objective 1.7:</b> <i>Upgrade existing restrooms and identify locations for new facilities.</i>						
<input type="checkbox"/>	1.7a Study restroom access across all City parks.	X			\$15,000 - \$30,000 *if studied externally	Include Maintenance Plan
<input type="checkbox"/>	1.7b Design and install permanent restrooms based on facility study findings.		X	X	Minimum \$150,000*	*Costs will vary and are dependent on many factors.
<b>Goal 2: Enhance Organizational Structure and Operational Capacity to Support Departmental Growth and Efficiency</b>						
		Priority Level				
	Actions	Short-Term	Mid-Term	Long-Term	Potential Cost	Notes
		0-4 Year	5-9 Years	10 + Years		
<b>Objective 2.1:</b> <i>Establish a clear internal structure for managing maintenance, facilities, and departmental assets.</i>						
<input type="checkbox"/>	2.1a Conduct organizational audit of Department.	X			\$5,000 - \$20,000 *if studied externally	
<input type="checkbox"/>	2.1b Develop revised org chart with functional divisions.	X			N/A	

<input type="checkbox"/>	2.1c Hire key staff (e.g., Recreation Manager).	X			N/A	Variable potential cost dependent on recruiting, wages, and benefits for the position.
<input type="checkbox"/>	2.1d Establish flexible staffing model for events.	X			N/A	
<input type="checkbox"/>	2.1e Develop and align deferred maintenance schedules for all parks, facilities, and equipment with division-level maintenance plans.	X			N/A	Update annually with Maintenance Division
<input type="checkbox"/>	2.1f Define maintenance levels with clear expectations and measurable outcomes.	X			N/A	
<input type="checkbox"/>	2.1g Update MOUs for shared spaces to protect City liability and maximize asset use.	X			\$5,000 - \$20,000 *If studied externally	Review annually
<input type="checkbox"/>	2.1h Hold annual meetings with the City Manager to align on priorities and project needs.	X			N/A	
<input type="checkbox"/>	2.1i Pursue partnerships and volunteer programs to support park maintenance and cleanliness.	X			N/A	Volunteer organizations, students, local community service participants
<input type="checkbox"/>	2.1j Regularly assess staffing needs to align with departmental growth and responsibilities.	X			N/A	Update annually
<b>Objective 2.2:</b> <i>Improve marketing and outreach.</i>						
<input type="checkbox"/>	2.2a Develop a clear, engaging calendar of events and programs for the Department.	X			N/A	Update annually. If additional software is needed to be purchased to do this, there will be additional annual operations expenses.
<input type="checkbox"/>	2.2b Update wayfinding and branding across all City parks and facilities for consistency and visibility.	X	X		\$5,000 - \$100,000 per park	
<input type="checkbox"/>	2.2c Use social media, newsletters, and signage to raise awareness.	X			N/A	If additional software is needed to be purchased to do this, there will be additional annual operations expenses.
<input type="checkbox"/>	2.2d Highlight new or underutilized amenities through community spotlights.	X			N/A	Quarterly
<input type="checkbox"/>	2.2e Establish a feedback-driven process to evaluate communication preferences among participants.	X			N/A	If additional software is needed to be purchased to do this, there will be additional annual operations expenses.
<b>Objective 2.3:</b> <i>Strengthen institutional knowledge through cross-training and documentation.</i>						
<input type="checkbox"/>	2.3a Support staff development through training, certifications, and professional learning opportunities.	X	X	X	Cost associated per staff member	Update Annually
<input type="checkbox"/>	2.3b Develop a staff succession plan that documents operations and preserves institutional knowledge.		X		\$5,000 - \$20,000 *If studied externally	

**Goal 3: Expand and Diversify Recreational Programs and Services to Meet Evolving Community Needs and Increase Participation.**

	Actions	Priority Level			Potential Cost	Notes
		Short-Term	Mid-Term	Long-Term		
		0-4 Year	5-9 Years	10-15 Years		
<b>Objective 3.1:</b>						
<i>Discover and pursue new program and event opportunities</i>						
<input type="checkbox"/>	3.1a Conduct community needs assessment to identify specific amenities or programs residents feel are missing.	X			N/A	Occurs annually
<input type="checkbox"/>	3.1b Introduce pilot programs based on community feedback (e.g., fitness classes, arts workshops, youth sports, senior activities).	X	X		\$5,000 - \$18,000 *If studied externally	
<input type="checkbox"/>	3.1c Expand seasonal or rotating programs to keep offerings fresh and responsive.	X			N/A	
<input type="checkbox"/>	3.1d Collaborate with key organizations to amplify and cross-promote department programs and events.	X			N/A	
<input type="checkbox"/>	3.1e Assess partnerships for alignment with City parks goals and departmental vision.	X			N/A	Review annually
<input type="checkbox"/>	3.1f Regularly review events to improve and elevate user experience.	X			N/A	
<input type="checkbox"/>	3.1g Host community events in parks to increase foot traffic and familiarity.	X			N/A	
<b>Objective 3.2:</b>						
<i>Enhance programming at the senior and sports centers.</i>						
<input type="checkbox"/>	3.2a Ensure programs reflect the diversity of Mauldin's population.	X			N/A	
<input type="checkbox"/>	3.2b Repurpose senior and sports center sites through strategic program review.		X		N/A	There will be costs associated with this if modifications need to be made to the building.
<input type="checkbox"/>	3.2c Define space needs for senior and sports centers to support expansion and future growth.	X	X		\$10,000 - \$30,000 *with an Architect	
<input type="checkbox"/>	3.2d Foster Inclusivity and Accessibility. Offer bilingual materials, adaptive recreation options, and culturally relevant events.	X			\$2,000	
<input type="checkbox"/>	3.2e Leverage strengths of Indoor Facilities and consider how aspects of these facilities (e.g., staff presence, programming, cleanliness) can be adapted for outdoor spaces.	X	X		N/A	
<b>Objective 3.3:</b>						
<i>Refine the process to evaluate programming and services.</i>						
<input type="checkbox"/>	3.3a Conduct annual evaluations of programming and services.	X			\$5,000 - \$18,000 *If studied externally	

<input type="checkbox"/>	3.3b Identify overlapping services to explore partnerships or discontinue duplicative programs.	X			N/A	Review annually
<input type="checkbox"/>	3.3c Replace underused programs with updated, relevant offerings.	X			N/A	Review annually
<b>Goal 4: Strengthen the Department's Financial Sustainability Through Diversified Funding, Efficient Resource Allocation, and Strategic Investment</b>						
	Actions	Priority Level			Potential Cost	Notes
		Short-Term	Mid-Term	Long-Term		
		0-4 Year	5-9 Years	10-15 Years		
<b>Objective 4.1:</b>						
<i>Identify funding opportunities</i>						
<input type="checkbox"/>	4.1a Consider additional funding sources to increase revenue and reduce expenses of the Department (e.g., impact fees, sponsorship).	X			\$10,000 - \$15,000 *If studied externally	
<input type="checkbox"/>	4.1b Identify internal budget opportunities to enhance park maintenance and care.	X			N/A	
<input type="checkbox"/>	4.1c Explore strategic partnerships to reduce program operating costs.	X			N/A	
<input type="checkbox"/>	4.1d Assess feasibility of a future capital improvements bond referendum.	X	X		\$10,000 - \$15,000 *If studied externally	
<b>Objective 4.2:</b>						
<i>Create a need-based scholarship program to increase access to programming</i>						
<input type="checkbox"/>	4.2a Assess current practices and identify improvements to streamline the application process.	X			N/A	Annually
<input type="checkbox"/>	4.2b Build partnerships to promote the program and increase community awareness.		X		N/A	Target partnerships: YMCA, Sports Clubs, Health Services, Corporate Providers, etc.
<b>Objective 4.3:</b>						
<i>Evaluate and improve fee structure and cost recovery efforts</i>						
<input type="checkbox"/>	4.3a Conduct financial audit and cost recovery analysis	X			N/A	Annually
<input type="checkbox"/>	4.3b Create and update a cost recovery plan on an annual basis.	X	X	X	N/A	
<input type="checkbox"/>	4.3c Implement park and recreation impact fees to support growth.	X	X		N/A	In order to keep up with infrastructure and service needs of a growing community, impact fees can offset the additional cost of maintaining and expanding existing services. This may require UDO updates and additional fees for developers.

**Objective 4.4:***Pursue grant funding opportunities.*

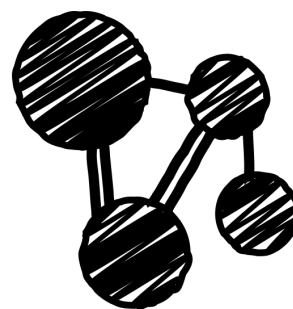
<input type="checkbox"/>	4.4a Develop and maintain a grant matrix to identify, track, and prioritize funding opportunities by cycle, eligibility, and outcomes.	X			N/A	
<input type="checkbox"/>	4.4b Hire a specialized grant writer to pursue targeted funding opportunities.		X	X	\$10,000 - \$30,000	

# SUNSET PARK CONCEPTUAL RECONFIGURATION OVERVIEW

The City of Mauldin’s recent acquisition of approximately 17 additional acres adjacent to Sunset Park offers an exciting opportunity to reimagine and enhance one of the community’s most prominent recreational assets. This expanded footprint allows for a broader vision of what Sunset Park can become—supporting a wider range of activities, improving circulation and connectivity, and creating meaningful new spaces for residents of all ages. The conceptual bubble diagrams included in this section present several preliminary layout options that illustrate how the expanded site could be organized to accommodate new amenities and upgraded facilities.

These concepts are early, high-level illustrations intended to explore the park’s potential rather than prescribe final designs. Among the options shown, one preliminary layout identifies a potential location for an 18,000-square-foot recreation center, providing a significant opportunity for indoor programming and year-round activity. Other layouts explore the expansion of the existing ballfield complex, including the addition of two new softball fields to support growing athletic demand. Across the concepts, a variety of new amenities are highlighted, including pickleball and tennis courts, basketball courts, sand volleyball courts, dog parks, and multi-use trails, demonstrating the diverse recreation opportunities that could be incorporated into the future park master plan.

An existing overhead transmission line crosses portions of the newly acquired parcel and will be a key consideration during the formal design process. While certain passive recreation uses—such as trails, open green areas, or dog parks—may be suitable beneath the powerlines, coordination and approval from the utility provider will be required as part of the master planning effort. These conceptual plans lay the groundwork for a detailed, community-informed design process that will refine park elements, evaluate feasibility, and shape a unified vision for an expanded and vibrant Sunset Park.





## CONCEPT 1

### Legend

- |                          |                                 |
|--------------------------|---------------------------------|
| ① ENTRANCE               | ⑩ EXISTING INCLUSIVE PLAYGROUND |
| ② VOLLEYBALL             | ⑪ EXISTING BALL FIELDS          |
| ③ BASKETBALL             | ⑫ DOG PARK                      |
| ④ PICKLEBALL/TENNIS      | ⑬ EXISTING PLAYGROUND/EQUIPMENT |
| ⑤ PARKING                | ⑭ EXISTING OVERHEAD POWERLINE   |
| ⑥ MULTI-USE FIELDS       |                                 |
| ⑦ OPEN SPACE/SHELTERS    |                                 |
| ⑧ PEDESTRIAN ACCESS      |                                 |
| ⑨ EXISTING MIRACLE FIELD |                                 |





## CONCEPT 2

### Legend

- |                                |                               |
|--------------------------------|-------------------------------|
| ① ENTRANCE                     | ⑩ BASKETBALL                  |
| ② ROAD ACCESS                  | ⑪ OPEN SPACE/SHELTERS         |
| ③ MULTI-USE FIELDS             | ⑫ VOLLEYBALL                  |
| ④ PEDESTRIAN ACCESS            | ⑬ NATURE PLAYGROUND           |
| ⑤ PLAYGROUND                   | ⑭ EXISTING BALL FIELDS        |
| ⑥ PARKING                      | ⑮ EXISTING OVERHEAD POWERLINE |
| ⑦ MIRACLE FIELD/INCLUSIVE PLAY |                               |
| ⑧ DOG PARK                     |                               |
| ⑨ PICKLEBALL/TENNIS            |                               |





## CONCEPT 3

### Legend

- |                     |                                |
|---------------------|--------------------------------|
| ① ENTRANCE          | ⑩ VOLLEYBALL                   |
| ② ROAD ACCESS       | ⑪ MIRACLE FIELD/INCLUSIVE PLAY |
| ③ MULTI-USE FIELDS  | ⑫ SOFTBALL FIELDS              |
| ④ PEDESTRIAN ACCESS | ⑬ BASEBALL FIELDS              |
| ⑤ PLAYGROUND        | ⑭ EXISTING OVERHEAD POWERLINE  |
| ⑥ PARKING           |                                |
| ⑦ BASKETBALL        |                                |
| ⑧ PICKLEBALL/TENNIS |                                |
| ⑨ DOG PARK          |                                |





## CONCEPT 4

### Legend

- |                                  |                                   |
|----------------------------------|-----------------------------------|
| ① ENTRANCE                       | ⑩ EXISTING INCLUSIVE PLAYGROUND   |
| ② VOLLEYBALL                     | ⑪ EXISTING BALL FIELDS            |
| ③ BASKETBALL                     | ⑫ DOG PARK                        |
| ④ PICKLEBALL/TENNIS              | ⑬ EXISTING PLAYGROUND             |
| ⑤ PARKING                        | ⑭ RECREATION CENTER +/- 18,000 SF |
| ⑥ MULTI-USE FIELD                | ⑮ EXISTING OVERHEAD POWERLINE     |
| ⑦ OPEN SPACE/SHELTER/NATURE PATH | ⑯ RELOCATED OVERHEAD POWERLINE    |
| ⑧ PEDESTRIAN ACCESS              |                                   |
| ⑨ EXISTING MIRACLE FIELD         |                                   |



# FUNDING RESOURCES

## SOUTH CAROLINA DEPARTMENT OF PARKS, RECREATION, AND SPORTS TOURISM

### Undiscovered SC Grant Program

Eligible Projects:

- Creating new projects with tourism significance that will attract visitors from outside a 50-mile radius.
- Expanding or enhancing tourism products.
- Rehabilitating/renovating buildings or structures with tourism significance.
- Including the adaptive reuse of buildings, structures, textile mills, etc., to provide an enriching visitor experience.

Eligible Applicants: County or municipal government with total accommodations tax distributions of \$900,000 or less.

Award: \$50,000 - 200,000

Minimum Application Requirements: Applicants must provide a letter of commitment showing that the required 1-to-1 matching is immediately available, and land for the project must be owned by the applicant.

Application Deadline: Pre Application - June, Full Application - August

Program Guidance: Undiscovered SC

### Parks and Recreation Development Fund

Eligible Projects: Construction/renovation of permanent indoor or outdoor recreation facilities.

Eligible Applicants: Local governments that have provided parks or recreation services for at least 12 months.

Minimum Application Requirements: 20% match requirement, each year applicable county allotments will be made, and county delegations will endorse (minimum of 50% endorsements) projects to be funded within respective jurisdictions. SCPRT mails out reports for funding each July, and the program contact for the PARD program is Alesha Cushman, 803.734.0185 or acushman@scprt.com.

Application Deadline: Open year-round

Program Guidance: SCPRT PARD

### Outdoor Recreation and Legacy Grant Program

Eligible Projects: Development of new or renovation of existing outdoor recreation facilities. Including community parks, campgrounds, sports fields, courts, picnic areas, tracks, water-based recreation facilities, and pools.

Eligible Applicants: Local governments serving underserved communities.

Award: N/A

Minimum Application Requirements: 1-to-1 match requirement, awarded sub-recipients must abide by the National Parks Service in perpetuity, requirements of utilizing the project are for only public outdoor recreation.

Application Deadline: September 12, 2025

Program Guidance: SCPRT ORLP

## **Land and Water Conservation Fund**

Eligible Projects: Land acquisition and construction of new and/or renovation of existing facilities for outdoor recreation.

Eligible Applicants: Local governments and tribes

Award: \$50,000 - \$300,000

Minimum Application Requirements: 1-to-1 match requirement.

Application Deadline: Funding is open every other year in SC. The next grant cycle will open in late Summer of 2027

Program Guidance: SCPRT LWCF

## **Recreational Trails Grant Program**

Eligible Projects: Construct new recreational trails, improve/maintain existing trails, develop/enhance trailhead or trailside facilities, and acquire trail corridors.

Eligible Applicants: Local, state, and federal government entities, qualified private organizations, and nonprofit organizations.

Award: \$10,000 - \$100,000

Minimum Application Requirements: 20% match

Application Deadline: Pre-applications are due October 2026

Program Guidance: SCPRT RTP

## **SOUTH CAROLINA DEPARTMENT OF ARCHIVES AND HISTORY**

### **Historic Preservation State Grant Fund**

Eligible Projects: Planning grants fund the assessment of existing conditions and the development of "bid-ready" plans and specs in preparation for stabilization grants. Stabilization grants fund the stabilization and weatherization of historic buildings. This includes measures used to reestablish the structural stability of unsafe or deteriorated properties and weather-resistant enclosures.

Eligible Applicants: Local governments, nonprofit organizations, and tribes.

Award: \$40,000 - \$200,000

Minimum Application Requirements: Buildings considered for funding must be listed as a contributing resource in a National Register of Historic Places historic district or individually listed in or eligible for listing in the National Register of Historic Places. A 20% cash match is required.

Application Deadline: September 2026

Program Guidance: Historic Preservation State Grant Fund

## SOUTH CAROLINA DEPARTMENT OF COMMERCE

### **Community Development Block Grant Program**

Eligible Projects: Acquisition of real property, construction of public facilities and improvements, rehabilitation of residential and non-residential structures, demolition and clearance, removal of architectural barriers, and CDBG-eligible planning and administration.

Eligible Applicants: Non-entitlement communities (cities with a population less than 50,000 and counties with a population less than 200,000) are eligible for funding.

Award: Dependent upon project type.

Minimum Application Requirements: there is a 10% local match requirement, a public review period, a resolution required before submittal, an ER requirement for infrastructure-related funding applications, and 51% LMI benefit.

Application Deadline: There is a Spring and Fall funding round each year, with Community Infrastructure funding available only during the Spring round (March - April) and Community Enrichment and Local Priorities available only during the Summer (August - September).

Program Guidance: SCDOC CDBG

## SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION

### **Transportation Alternative Set-Aside Program**

Eligible Projects: Planning, design, and construction of off-road trail facilities for pedestrians and other non-motorized forms of transportation.

Eligible Applicants: Local Government Units, transit agencies, transportation authorities, public land agencies, schools, nonprofit organizations, eligible Council of Governments, and eligible entities within the Transportation Management Areas (TMA) that were not funded by the TMA.

Award: Minimum of \$400,000 with no maximum.

Minimum Application Requirements: 20% local match requirement.

Application Deadline: Applications are typically released in the Spring and Fall of each year.

Program Guidance: SCDOT TAP

## T-MOBILE FOUNDATION

### T-Mobile Hometown Economic Development Grant

Eligible Projects: Projects to build, rebuild, or refresh community spaces that help to foster local connections in a community.

Eligible Applicants: Cities and towns with a population of less than 50,000 people.

Award: Up to \$50,000

Minimum Application Requirements: Letters of support are required to be submitted with the application.

Application Deadline: Spring application open January through March, Summer applications open April through June, Fall applications open July through September, and Winter applications open October through December.

Program Guidance: T-Mobile

## WALMART FOUNDATION

### Walmart Community Giving Grants

Eligible Projects: Improving access to recreation, arts or cultural experiences for low-income individuals and families in the local service area.

Eligible Applicants: Local Government Units, non-profit organizations, and public or private school systems.

Award: \$250 - \$5,000

Minimum Application Requirements: N/A

Application Deadline: Accepted on a quarterly basis Q1: February 1 - April 15, Q2: May 1 - July 15, Q3: August 1 - October 15, Q4: November 1 - December 31

Program Guidance: Spark Good

# Resources & Appendices

# 06



# SUPPORTING DOCUMENTS

## LIST OF FIGURES

- Figure 1.00: Park System Overview Map
- Figure 2.00-2.02: City Center Park Inventory
- Figure 2.03-2.05: Mauldin Park Inventory
- Figure 2.06-2.08: Pineforest Park Inventory
- Figure 2.09-2.11: Sunset Park Inventory
- Figure 2.12-2.14: Springfield Park Inventory
- Figure 2.15-2.16: Mauldin Sports Center Inventory
- Figure 2.17-2.18: Mauldin Senior Center Inventory
- Figure 4.00: Past Plans Comparison
- Figure 4.01: Residents Per Park
- Figure 4.02: Acres of Parkland per 1,000 Residents
- Figure 4.03: Indoor Park and Recreation Facilities per Population
- Figure 4.04: Outdoor Park and Recreation Facilities per Population
- Figure 4.05: Park Service Area Map- Walk-sheds
- Figure 4.06: Park Service Area Map- Connectivity & Expansion
- Figure 4.07: Current Staffing Structure

## ADDITIONAL RESOURCES

The following is a list of additional information and resources that contributed to the completion of the City of Mauldin Parks and Recreation Master Plan:

- 2019 - Greenville County Comprehensive Plan: [link to plan](#)
- 2025 - City of Mauldin Strategic Plan: [link to plan](#)
- 2008 - City of Greenville Trails and Greenways Master Plan: [link to plan](#)
- 2020 - Swamp Rabbit Trail Extension Master Plan: [link to plan](#)
- 2013 - Conestee Community Master Plan: [link to plan](#)
- 2020 - Simpsonville SC 2040 Comprehensive Plan: [link to plan](#)
- 2025 - South Carolina Statewide Comprehensive Outdoor Recreation Plan (SCORP): [SCORP link](#)
- 2025 - NRPA Agency Performance Review: [NRPA link](#)

## PLAN APPENDICES

A complete outline of the Community Survey results and the Mauldin Sports Center Membership Data as provided from City Staff are included as attachments to this plan.

[Appendix A.1 - Community Survey](#)

[Appendix A.2 - Survey Results Summary](#)

[Appendix B.1 - Mauldin Sports Center Data](#)

[Appendix C.1 - Mauldin Senior Center Program Data](#)

[Appendix D.1 - ESRI Community Profile and Anticipated Population Growth Metrics](#)

[Appendix E.1 - Past Plans Comparison](#)

# APPENDIX A.1

## COMMUNITY SURVEY

Open to Public July 10th, 2025 through August 1st, 2025.

### Survey

**The City of Mauldin Recreation Department wants your input!** As part of our efforts to enhance parks and recreation opportunities for all residents, we are seeking community feedback to help shape the future of Mauldin’s parks, programs, and facilities.

The City of Mauldin currently operates five parks—**City Center Park, Sunset Park, Springfield Park, City Park, and Pineforest Park**—as well as two recreation centers: the **Mauldin Sports Center** and the **Mauldin Senior Center**. Additionally, we maintain various walking, and bike trails at many of our parks and two independent trails throughout the community.

Your input will help guide future improvements, identify community priorities, and ensure our recreation system meets the evolving needs of Mauldin residents.

Thank you for taking a few moments to share your thoughts!

1. Which of the following City of Mauldin parks, trails, or facilities do you visit most often?

(Select up to three)

- City Center Park
- Sunset Park
- Springfield Park
- City Park
- Pineforest Park
- Mauldin Sports Center
- Mauldin Senior Center
- Walking trails (please specify location, if known): \_\_\_\_\_
- None

2. How often do you visit Mauldin’s parks, trails, or recreational facilities?

	City Center Park	Sunset Park	Springfield Park	City Park	Pineforest Park	Sports Center	Senior Center
Daily							
Weekly							
Monthly							
Only During Sports Season							
A few times a year							

Rarely or Never							
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3. What is the primary purpose of your visits to Mauldin’s parks, trails, or facilities? (Select all that apply)

- Exercise (e.g., walking, running, biking)
- Socializing with friends or family
- Relaxation or leisure
- Organized sports or fitness programs
- Community events (e.g., festivals, markets)
- Senior Center activities
- Other (please specify): \_\_\_\_\_

\*\*4. How would you rate the overall condition of Mauldin’s parks, trails, and facilities?

	City Center Park	Sunset Park	Springfield Park	City Park	Pineforest Park	Sports Center	Senior Center	Walking Trails
Excellent								
Good								
Fair								
Poor								
Very Poor								
No Opinion								

\*\*5. What challenges or barriers prevent you from using Mauldin’s parks, trails, or facilities more often? (Select all that apply)\*\*

- Lack of time
- Safety concerns (e.g., lighting, security)
- Accessibility (e.g., distance, transportation, disability access)
- Lack of amenities or programs that interest me
- Poor maintenance or cleanliness
- Other (please specify): \_\_\_\_\_

6. How safe do you feel when using Mauldin’s parks, trails, or facilities?

	City Center Park	Sunset Park	Springfield Park	City Park	Pineforest Park	Sports Center	Senior Center	Walking Trails
Very Safe								

Somewhat Safe								
Neutral								
Somewhat Unsafe								
Very Unsafe								

7. What new amenities or programs would encourage you to visit Mauldin’s parks, trails, or facilities more often? (Select up to three)

- More walking or biking trails
- Upgraded playgrounds
- Outdoor fitness stations or courts
- More seating or shaded areas
- Community events (e.g., movie nights, markets)
- Programs for specific groups (e.g., teens)
- Programs for specific groups (e.g., seniors)
- Programs for specific groups (e.g., families)
- Dog parks or pet-friendly areas
- Other (please specify): \_\_\_\_\_

8. How important is it that Mauldin’s parks and facilities are accessible to people of all abilities (e.g., wheelchair-accessible paths, inclusive playgrounds)?

- Very important
- Somewhat important
- Neutral
- Somewhat unimportant
- Not important

9. Would you support expanding or adding new parks, trails, or facilities in Mauldin, even if it required a modest increase in local taxes or fees?

- Yes
- No
- Unsure

10. What is one suggestion or idea to improve Mauldin’s parks, trails, or facilities? (Open-ended)

11. PREVIOUS QUESTION #9 From the list below, please check all the ways you currently learn or would like to learn about City of Mauldin Recreation Department programs, activities, and events.

12. PREVIOUS QUESTION #11 Please rate your level of satisfaction with the overall value that your household receives from City of Mauldin Recreation Department's programs and services.

13. What is your zip code?

14. What is your age range?

0-12

13-18

19-25

26-35

36-45

46-55

56+

15. Which of the following best describes your race/ethnicity (check all that apply)

Asian or Asian Indian

Black or African American

American Indian or Alaska Native

White or Caucasian

Native Hawaiian or other Pacific Islander

Hispanic, Spanish or Latino/a

Other

16. What is the gender you most identify with?

Male

Female

Other

No response

# APPENDIX A.2

## SURVEY RESULTS SUMMARY

Open to Public July 10th, 2025 through August 1st, 2025.

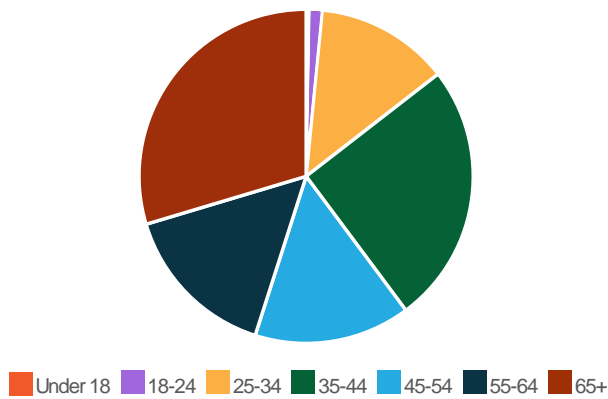
### SURVEY

#### Demographics

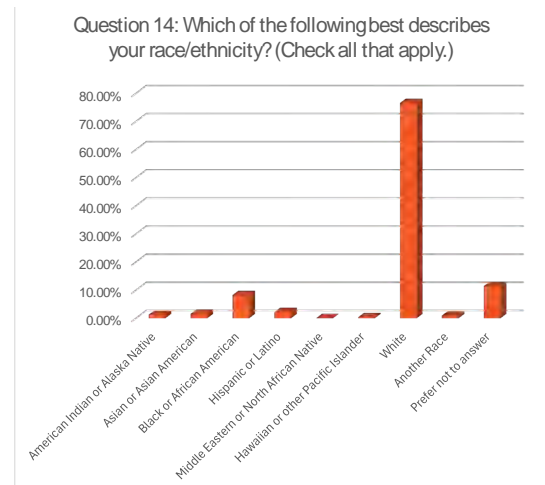
Included in the survey were some demographic questions that we use as a baseline for understanding the groups that participated in the survey process.

**Age Range:** The largest age range represented in this survey was 65+, at 29.63%. The second-largest age range was 35-44, at 25.31%.

Question 13: What is your age range?

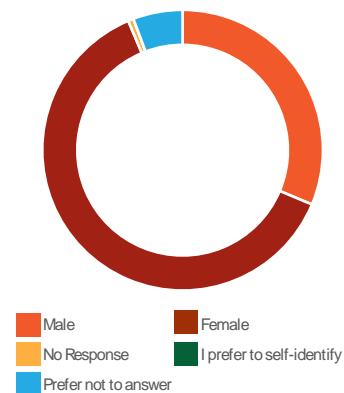


**Race/Ethnicity:** The overwhelming majority of participants identified as White, at 76.54% of total responses. The next largest group was those who prefer not to answer at 11.42%, followed by participants who identified as Black or African American at 8.18%.

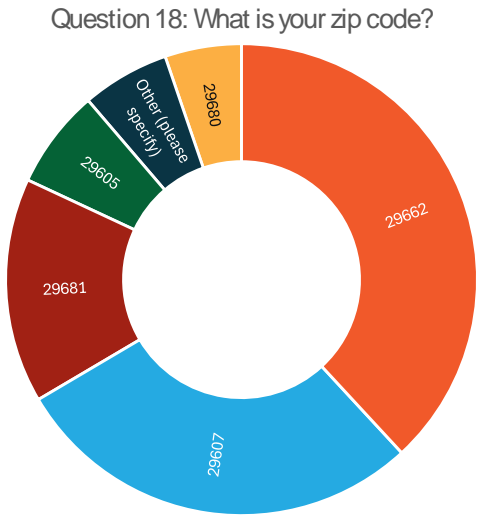


**Gender:** The majority of survey participants identify as female, at 62.35%, while 31.33% identified as male. The remaining 41 survey users chose no response or prefer not to answer.

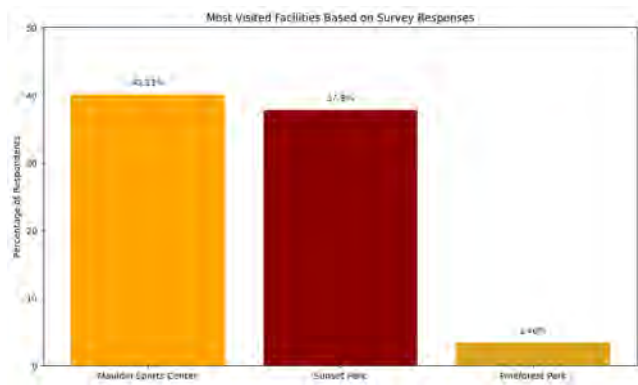
Question 15: Your gender:



**Zip code:** The majority of participants (38.12%) live in the 29662 zip code, while the second-largest group (28.40%) live in the 29607 zip code.

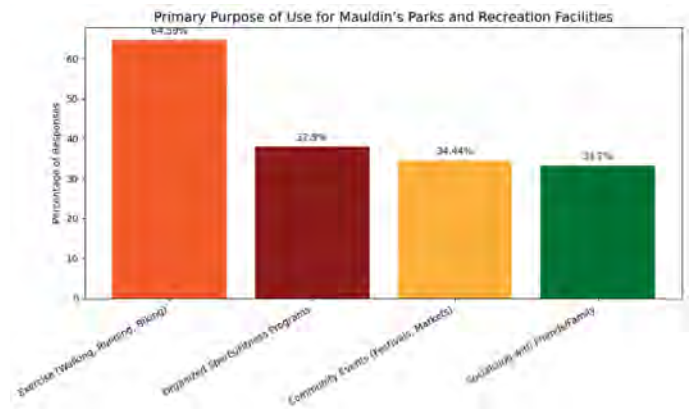


**Most Visited Facilities:** The Mauldin Sports Center emerged as the most frequently used facility with 40.11% of respondents. Sunset Park followed closely, with 37.90% of respondents. In contrast, Pineforest Park was the least utilized, with only 3.46% of respondents indicating use.



**Frequency of Use of Existing Facilities:** Across all park and facility locations, the most common response was “Rarely or Never,” accounting for 41% to 89% of total responses. Despite this overall trend, the Mauldin Sports Center and Mauldin Senior Center reported higher engagement, with 16.87% to 17.57% of respondents indicating weekly use. For Sunset Park and Springfield Park, the second most common response was “Only during sports season” (17.43% and 14.52%, respectively), highlighting their seasonal appeal. Meanwhile, City Center Park, City Park, and Pineforest Park showed “A Few Times a Year” as the second most frequent response, with 18.81%, 19.23%, and 4.98% of respondents, respectively.

**Primary Purpose of Use:** Exercise activities such as walking, running, and biking were identified as the primary reason for visiting Mauldin’s parks, trails, and recreational facilities, accounting for 64.59% of responses. The next most common uses were participation in organized sports or fitness programs (37.90%), followed closely by attendance at community events such as festivals and markets (34.44%), and socializing with friends or family (33.20%).



These findings highlight the importance of maintaining and enhancing facilities that support active lifestyles, while also recognizing the value of social and community-oriented spaces.

**Overall Conditions of Parks and Facilities:** Survey responses indicate a generally positive perception of park conditions among respondents who provided ratings, although a significant portion selected “No Opinion” across several sites.

City Center Park:

- 26.28% rated the park as Good
- 20.61% rated it as Excellent

Sunset Park:

- 30.29% rated it as Good
- 14.80% rated it as Fair

Springfield Park:

- 14.25% rated it as either Good or Fair

City Park:

- 23.10% rated it as Good

Pineforest Park:

- Only 6.5% rated it as Good
- 85.20% selected No Opinion

Mauldin Sports Center:

- Highest ratings overall
- 32.50% rated it as Excellent
- 28.08% rated it as Good

Mauldin Senior Center:

- 22.96% rated it as Good
- 19.64% rated it as Excellent

### **Overall Insight:**

While “No Opinion” was the most frequent response across all parks, the ratings provided reflect a generally positive sentiment toward park and facility conditions, particularly for the Mauldin Sports Center and Senior Center.

**Satisfaction with the Mauldin Recreation Department’s Programs and Services:** 43.02% of respondents indicated they are “satisfied” with the current programs and services offered, while 30.15% of participants reported they are “very satisfied.” Additionally, 22.13% of respondents indicated they were neither satisfied nor dissatisfied with the department’s offerings.

These results suggest a generally positive perception of the Recreation Department’s services, with more than 73% of respondents expressing satisfaction or higher.

**Challenge or Barriers Preventing People from using the Parks and Facilities More Often:** 50.48% of respondents identified “lack of time” as the primary barrier preventing more frequent use of parks and recreation facilities.

The second most common response was “lack of amenities or programs that interest me,” selected by 27.39% of participants.

This feedback suggests that a significant portion of the community feels that the current offerings do not align with their interests or needs. This could reflect:

- Limited variety in programs (e.g., too few options for different age groups, interests, or abilities)
- Outdated amenities that don’t support modern recreational trends
- Insufficient cultural or inclusive programming
- Lack of awareness about existing offerings (sometimes interest is low simply because people don’t know what’s available).

## **Safety:**

### Positive Perception of Indoor Facilities

- 45%-55% responses selected “Very safe” ratings at the Mauldin Sports Center and Mauldin Senior Center suggest that indoor, staffed, and possibly more structured environments are perceived as secure and welcoming.
- These facilities likely benefit from controlled access, regular staff presence, and consistent programming—all factors that contribute to a strong sense of safety.

### Neutral Perception of Parks

- The fact that “Neutral” was the most common response for safety at parks indicates uncertainty or ambivalence about safety in outdoor spaces.
- While “Very safe” was the second most popular response, the dominance of “Neutral” suggests that parks may lack certain features or conditions that make users feel fully secure.

## **New Amenities or Programs that would encourage more frequent use:**

The most frequent option selected by respondents was “More Seating or Shaded Areas” at 53.24%. Close behind was “More Walking or Biking Trails” at 52.47%, followed by “Community Events (movie nights, markets, etc.)” At 47.69%.

The remaining options—Updated Playgrounds, Outdoor Fitness Stations or Courts, Programs for Specific Groups (e.g., teens, seniors, families), and Dog Parks or Pet-Friendly Areas—each received similar levels of interest in the responses.

**Accessibility:** When asked about the importance of accessibility in the City of Mauldin’s parks and facilities, survey respondents overwhelmingly identified it as “Extremely Important.”

This strong response highlights the community’s commitment to ensuring that public spaces are inclusive and accessible to all.

**Funding:** In Question 10 of the survey, participants were asked whether they would support the City of Mauldin expanding or adding new parks, trails, or facilities—even if it meant a modest increase in local taxes or fees.

A majority of 62.19% responded “Yes,” indicating strong support for investment in public amenities. Meanwhile, 26.23% were “Unsure,” and 11.57% responded “No.”

These results suggest that while most residents are in favor of investing in growth and improvement, a significant portion remains uncertain—highlighting an opportunity for further community engagement and education around the benefits of such investments.

**Communication:** Survey participants indicated a strong preference for receiving information about Parks and Recreation programs, activities, and events through social media, with 71.60% selecting it as their top choice.

The City of Mauldin website was the second most preferred channel, chosen by 50.93% of respondents.

## Open Ended Questions Response Summary

**Question 12 - When asked to share one suggestion or idea to improve Mauldin’s parks, trails, or facilities, survey participants offered a variety of recurring themes.** Common responses included:

### Connectivity & Trails

- Connect to the Swamp Rabbit Trail (SRT)
- Expand walking trails and sidewalks throughout town

### Facilities & Amenities

- Add a public pool, splash pad, and other water-based activities
- Install more baby/toddler play equipment
- Create pet-friendly areas

### Maintenance & Infrastructure

- Improve and increase parking and lighting at parks and facilities
- Increase frequency of maintenance at public restrooms
- Enhance overall maintenance across parks and facilities
- Upgrade and maintain sports courts and equipment

### Comfort & Safety

- Add more shade and seating options
- Increase security presence at parks and facilities

### Sustainability & Landscaping

- Use more native plant materials
- Plant additional trees

### Planning & Prioritization

- Focus on improving existing facilities before building new ones

**Question 17 - When asked for additional suggestions on how the City of Mauldin Recreation Department could better serve the community, survey participants frequently mentioned the following:**

### Programs & Activities

- Expand the number and variety of community classes and recreational activities

### Maintenance & Cleanliness

- Improve cleanliness and routine maintenance in parks and facilities
- Update worn-out or broken equipment and infrastructure

### Connectivity & Infrastructure

- Increase sidewalks and improve connectivity throughout the City

### Communication & Outreach

- Enhance promotion and advertising for events, programs, and facilities

### Comfort & Amenities

- Add more shaded areas in parks and around sports courts

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# APPENDIX B.1

## MAULDIN SPORTS CENTER DATA

Data Reflective of 2025.

<b>MSC Current Memberships</b>	<b>Monthly</b>	<b>Yearly</b>	<b>3 Month</b>
Individual - In City	\$ 38.00	\$ 380.00	\$ 99.00
Individual - Out of City	\$ 58.00	\$ 380.00	
Family - In City	\$ 56.00	\$ 560.00	\$ 141.00
Family - Out of City	\$ 78.00	\$ 560.00	
2 Same House - In City	\$ 50.00	\$ 500.00	\$ 126.00
2 Same House - Out of City	\$ 72.00	\$ 500.00	
Single Parent - In City	\$ 50.00	\$ 500.00	\$ 126.00
Single Parent - Out of City	\$ 72.00	\$ 500.00	
Individual Senior 60+ - In City	\$ 31.00	\$ 310.00	\$ 78.00
Individual Senior 60+ - Out of City	\$ 50.00	\$ 310.00	
Family Senior 60+ - In City	\$ 41.00	\$ 410.00	\$ 105.00
Family Senior 60+ - Out of City	\$ 62.00	\$ 410.00	
Student - Full time students - 15-25 Proof required	\$ 25.00	\$ 250.00	\$ 75.00
Walker Plus - In City	\$ 18.00	\$ 180.00	
Walker Plus - Out of City	\$ 28.00	\$ 180.00	
Walking track only - yearly membership fee		\$ 50.00	

### MSC Membership Count

#### 2 Same House Membership

<b>Session</b>	<b>Membership Count</b>
1 Month 2 Same House Resident	42
1 Year 2 Same House	26
3 Month 2 Same House	158
<b>Totals for 2 Same House Membership</b>	<b>226</b>

### City Employee Memberships

Session	Membership Count
City Family - 1 Month	10
City Family - Annual	6
City Individual - 1 Month	1
City Individual - Annual	1
City Senior Annual	1
City Student - 1 Month	3
<b>FREE</b> Full-Time/City Officials/City Board/Commissions	92
Totals for City Employee Memberships	114

### Continous Auto-Billing

Session	Membership Count
1 Month 2 Same House Resident	35
1 Month Family Resident	78
1 Month Individual Resident	26
1 Month Individual Senior Resident	2
1 Month Resident Senior Family	14
1 Month Single Parent Resident	3
1 Month Student	8
1 Month Walker Plus Resident	13
City 2SH/Single Parent - 1 Month	2
City Family - 1 Month	17
City Individual - 1 Month	4
Military 2SH/Single Parent - 1 Month	8
Military Family - 1 Month	51
Sully's Steamers of Mauldin	3
Totals for Continous Auto-Billing	264

### Family Memberships

Session	Membership Count
1 Month Family Resident	151
1 Month Senior Family Resident	4
1 Year Family	47
1 Year Senior Family	28
3 Month Family	410
3 Month Senior Family	96
Totals for Family Memberships	736

**Individual Memberships**

<b>Session</b>	<b>Membership Count</b>
1 Month Individual Non-Resident	4
1 Month Individual Resident	87
1 Month Individual Senior Non-Resident	2
1 Month Individual Senior Resident	30
1 Year Individual	24
1 Year Individual Senior	22
3 Month Individual Senior	66
3 Month Individual	102
Totals for Individual Memberships	337

**Military Memberships**

<b>Session</b>	<b>Membership Count</b>
Active Military Service Members <b>FREE</b>	111
Military 2 SH/Single Parent - Annual	2
Military 2SH/Single Parent - 1 Month	10
Military Family - 1 Month	38
Military Family - Annual	18
Military Individual - 1 Month	5
Military Individual - Annual	4
Military Senior Family - Annual	6
Military Senior Indiv - 1 Month	6
Military Senior Indiv - Annual	1
Totals for Military Memberships	201

**Single Parent Membership**

<b>Session</b>	<b>Membership Count</b>
1 Month Single Parent Resident	11
1 Year Single Parent	2
3 Month Single Parent	24
Totals for Single Parent Membership	37

**Sports Center Medical Programs**

<b>Session</b>	<b>Membership Count</b>
Active & Fit	42
Renew Active	343
Silver & Fit	32
Silver Sneakers	923
Totals for Sports Center Medical Programs	1340

**Student Membership**

<b>Session</b>	<b>Membership Count</b>
1 Month Student	57
1 Year Student	2
3 Month Student	4
Totals for Student Membership	63

**Walking Memberships**

<b>Session</b>	<b>Membership Count</b>
1 Month Walker Plus Non-Resident	1
1 Month Walker Plus Resident	18
1 Year Walker Plus	18
1 Year Walking Track	275
3 Month Walker Plus	3
Totals for Walking Memberships	315

**Totals for Active Membership Summary****3,633**

# APPENDIX C.1

## MAULDIN SENIOR CENTER PROGRAM DATA

Data Reflective of 2025.

The Mauldin Senior Center is a valued asset not only for the Mauldin community but also for neighboring areas. The City of Mauldin subsidizes all programs offered at the Center, ensuring accessibility for both residents and non-residents. This commitment reflects the City's dedication to supporting inclusive, high-quality services for older adults.

- Art Group
- Art Instruction
- Rummikub
- Pinochle
- Thanksgiving Lunch
- Christmas Lunch
- Movie Matinee
- Lunch Dates
- Billiards

### Activities at the Mauldin Senior Center

#### Programs

- Men's Pancake Breakfast
- Chess
- Cribbage
- Euchre
- Bingo
- Self-Defense Workshop
- Easter Egg Hunt
- Upstate Senior Band Concert
- AAPR Senior Tax Preparation
- CPR Training
- Ladies Tea
- Beginner Pickleball
- Social Security/Medicare Updates
- Financial Education Partnership
- Fall Prevention/Balance Classes
- Wellness Fair
- Cardio Exercise
- Yoga
- Chair Yoga
- Line Dancing
- Tai Chi
- Pickleball
- Corn hole
- Bible Study
- Knitting
- Crochet
- Ice Cream Socials
- Jam-time
- Ukulele
- Dominoes
- Phase 10
- Hand & Foot
- Mah Jongg
- Bridge
- Canasta
- Book Club

### Day Trips

The City of Mauldin does not provide subsidies for entrance fees or food and beverage costs associated with Parks and Recreation programs or events. These expenses are the responsibility of individual participants. This policy helps ensure that program funding is directed toward maintaining high-quality services and facilities.

- Greenville Drive Baseball
- Greenville History Tours
- Color Clay Café'
- Helene Georgia Shopping
- Riverbanks Zoo and Gardens
- Anderson Senior Follies
- Outlet Shops Day Trips (2 trips)
- Art Haven
- Apple Festival (Hendersonville NC)
- Downtown Greenville Shop and Lunch
- Greenville TD Convention Center Christmas
- Downtown Henderson NC Shopping and Lunch
- Bridgeway Station

### Education/Guest Speakers

- Prisma Health
- Carolina Dental Group
- Edward Jones
- Oak Street Health
- Lincoln Heritage
- Clear Springs Health
- Mauldin Police Department
- Greenville County Sheriff's Dept.
- Better Business Bureau
- Evergreen Chiropractic
- Bill Vicary - Technology Seminars

## Community Service

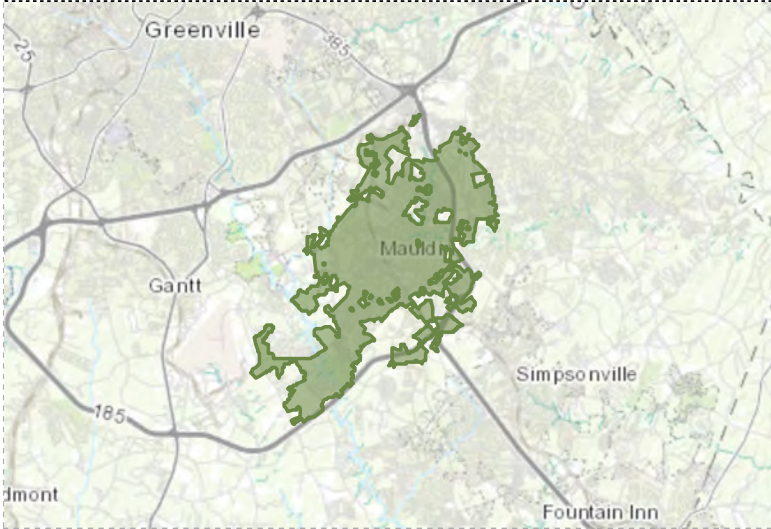
The City of Mauldin takes pride in its commitment to community service, and the Senior Center plays a vital role in that effort. Senior Center members actively contribute to the community through various volunteer initiatives and support programs, including:

- The Upstate Backpack Blessing
- The Messiah Lutheran Food Bank
- Cards for Kindness
- Helping Hands
- Hosted Breakfast with Santa
- Hosted Early Voting and Election Period (Polling Place)
- The Homeless Period Project

These contributions reflect the Center's role not only as a hub for senior programming, but also as a source of meaningful civic engagement.

# APPENDIX D.1

## Community Profile



## Key Facts



**28,704**

2024 Total Population



**12,002**

2024 Total Households



**977**

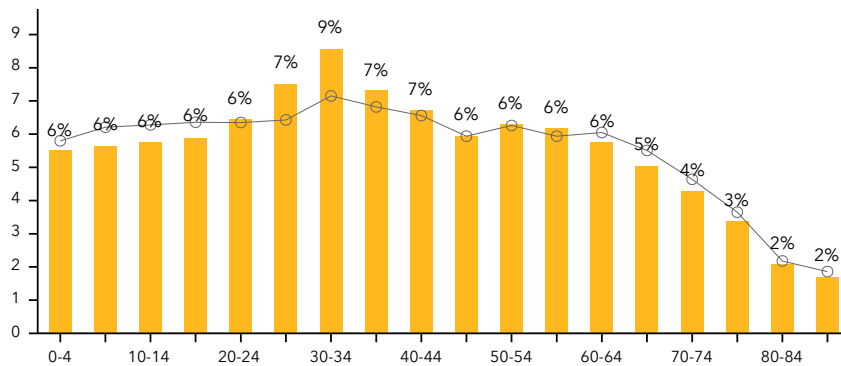
2024 Total (SIC01-99) Businesses



**\$77,750**

2024 Median Household Income

2024 Population by Age: 5 Year Increments (Esri) (%)



Dots show comparison to **Greenville County**

## Education



No High School Diploma



**20%**

High School Graduate



**32%**

Some College



**44%**

Bachelor's/Grad/Prof Degree

## Housing Stats



**\$257,117**

2024 Median Home Value



**4,423**

2024 Renter Occupied Housing Units



**\$1,237**

2024 Median Contract Rent

## Internet and Social Media (2024)



**95%**

Have a smartphone



**97%**

Have internet access at home



**98%**

Used internet in last 30 days



**27%**

Follow local groups on social media



**65%**

Used Facebook in last 30 days



**18%**

Used Twitter in last 30 days



**38%**

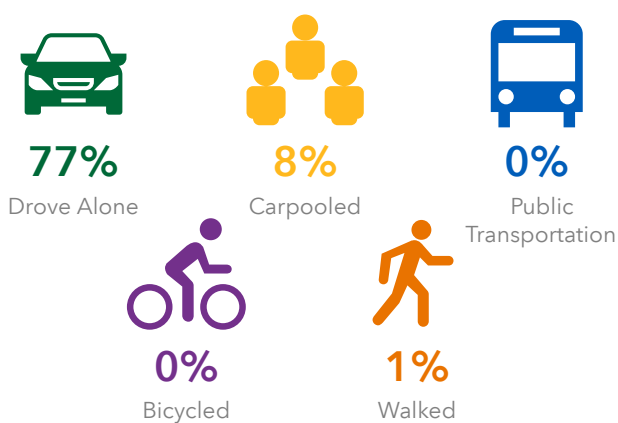
Used Instagram in last 30 days



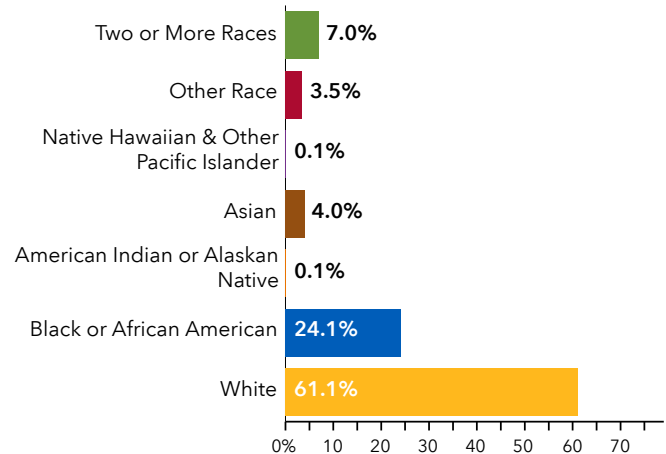
**22%**

Used Snapchat in last 30 days

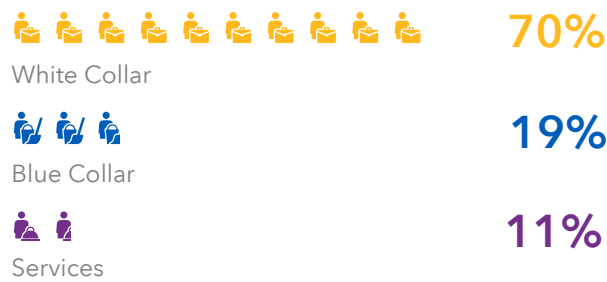
### 2018-2022 Transportation to Work, Age 16+ (ACS 5-Yr)



### 2022 Population by Race (ACS 5-Yr) (%)



### Employment (2024)



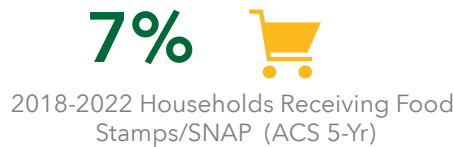
### Local Interest



### Poverty Status



### Food Stamps



### Persons with a Disability

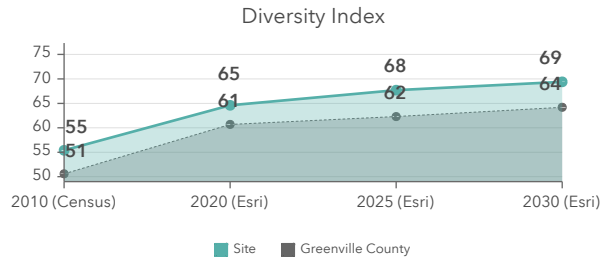


### Language Spoken at Home\*

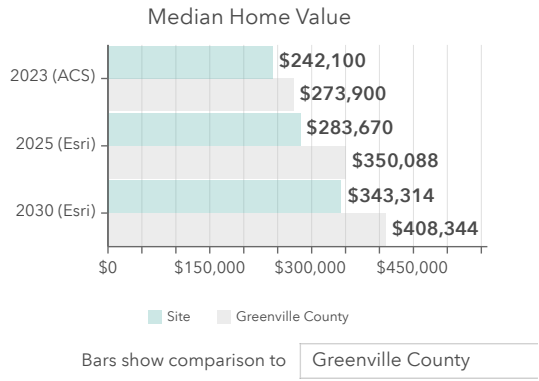
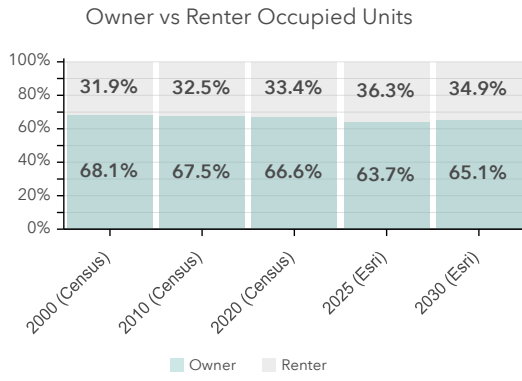
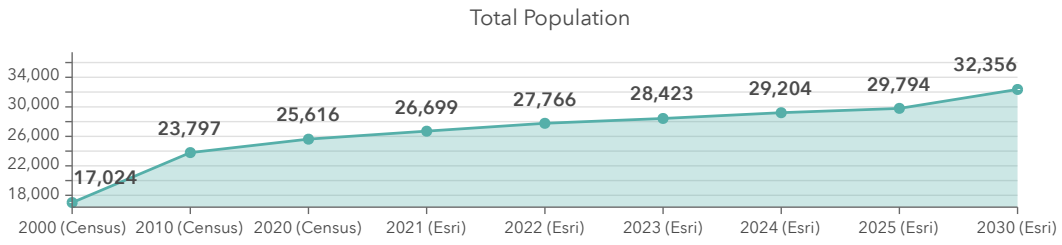
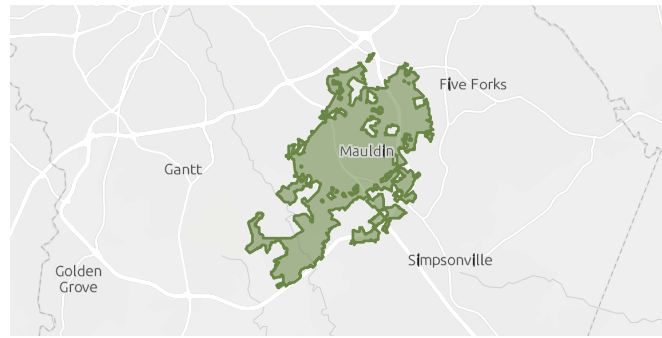
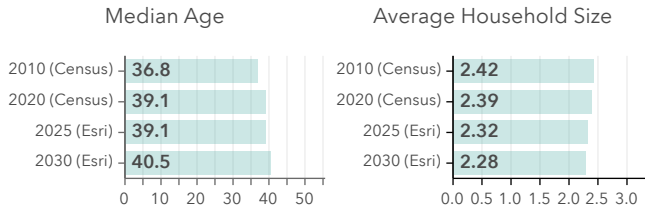
\* Language spoken at home may not total the same as total population due to how language skills are compiled, source and age categories.

Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
<b>English Only</b>	3,473	14,577	3,502	21,552
<b>Spanish</b>	567	1,439	89	2,095
Spanish & English Well	388	1,034	65	1,487
Spanish & English Not Well	124	172	24	320
Spanish & No English	55	232	0	287
<b>Indo-European</b>	155	898	101	1,154
Indo-European & English Well	155	785	101	1,041
Indo-European & English Not Well	0	113	0	113
Indo-European & No English	0	0	0	0
<b>Asian-Pacific Island</b>	74	362	25	461
Asian-Pacific Isl & English Well	74	304	25	403
Asian-Pacific Isl & English Not Well	0	52	0	52
Asian-Pacific Isl & No English	0	6	0	6
<b>Other Language</b>	0	118	45	163
Other Language & English Well	0	118	45	163
Other Language & English Not Well	0	0	0	0
Other Language & No English	0	0	0	0

# ANTICIPATED POPULATION GROWTH METRICS

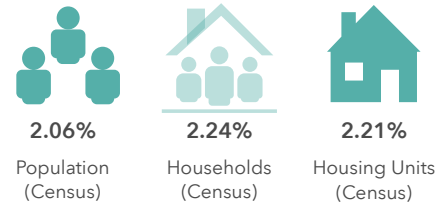


Dots show comparison to

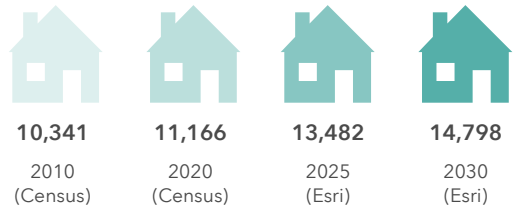


Bars show comparison to

### 2000-2020 Compound Annual Growth Rate



### Total Housing Units: Past, Present, Future



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# APPENDIX E.1

## PAST PLANS COMPARISON

Data collection from past and adjacent plans and their recommendations.

PLAN NAME	YEAR	RECOMMENDATIONS
City of Mauldin Strategic Plan	2025	<ul style="list-style-type: none"> <li>- Current and future needs related to stormwater management, public facilities and utilities, and transportation systems</li> <li>- Improve internal operations, develop performance metrics to track service effectiveness, increased transparency and communication, invest in staff development and training programs</li> <li>- Expansion of cultural and recreational programming to attract regional visitors, enhance public spaces and parks to support community events, promote community identity through branding and marketing, support local businesses and entrepreneurs</li> <li>- Character and Identity development - fareway signage and wayfinding, preserve historic and cultural assets, develop design standards for new development to reflect community character, engagement of community members in placemaking and beautification efforts</li> </ul>
City of Greenville, South Carolina - Trails and Greenway Master Plan	2008	<ul style="list-style-type: none"> <li>- Designate a Greenway and Trail Coordinator, Expand BPAC (Bicycle and Pedestrian Action Committee)</li> <li>- Signage to Increase Visibility of Trails and Greenways</li> <li>- Acquire Land and Easements, Secure Funding</li> <li>- Primary Trail and Greenway Plan Corridors - Reedy River Greenway, Brushy Creek Greenway, Richland Greenway, Gateway Greenway, Greenlink Greenway</li> <li>- Integrate Trail Planning with adjacent communities</li> <li>- Treat greenways as essential infrastructure, similar to sidewalks and streets</li> <li>- Emphasis on Connectivity, Safety, Growth</li> </ul>
Greenville County Parks, Recreation, and Tourism Strategic Plan	2019	<ul style="list-style-type: none"> <li>- Update Parks and Recreation Park Rules Ordinance</li> <li>- Implement Preventative Maintenance Program to extend facility lifespan and ensure safety</li> <li>- Update Parks and Recreation System Master Plan to reflect current needs and priorities</li> <li>- Close Funding Gaps and Address Deferred Maintenance</li> <li>- Improve Facility Quality by updating maintenance management systems and developing park design standards</li> <li>- Make Non-Capital ADA Upgrades across existing parks and ensure accessibility in new construction</li> <li>- Open 5 Miles of GHS Swamp Rabbit Trail South</li> <li>- Identify Future Greenway System throughout the county</li> <li>- Implement Systematic Quality Control across all service areas</li> <li>- Advance Social Equity Initiatives to ensure equitable distribution of resources and access</li> <li>- Expand Public Recreation Opportunities Beyond County Parks through partnerships</li> <li>- Develop Operational Long-Range Plans for capital, administrative, and equipment investments</li> <li>- Upgrade Facility Technology at all sites for efficient operations and customer service</li> </ul>
Greenville County Comprehensive Plan	2019	<ul style="list-style-type: none"> <li>- Maintenance of existing assets</li> <li>- Future Swamp Rabbit Trail extensions</li> <li>- Land acquisition strategy for new parks, as appropriate</li> <li>- Level of Service goals for the number of parks by type, amenities, and recreation offerings</li> <li>- Parks and recreation staff needs</li> <li>- Order of magnitude cost estimates</li> <li>- Short-, medium-, and long-term implementation strategies</li> <li>- Public access to lakes, forests, and other significant natural areas</li> <li>- Conservation areas and critical habitats to be protected from over-use and negative impacts</li> <li>- Public art, signage, and cultural/historical exhibits to "tell the county's story" and create a sense of pride and place</li> <li>- Park improvements to create a sense of place for neighborhood stabilization and investment</li> <li>- Parks designed to reduce energy and water consumption and serve as models for sustainable countywide development</li> <li>- Showcase and incorporate the County's rich history of mills, mill towns, and agricultural/rural landscapes</li> <li>- Physical improvements including trails, signage, and wayfinding</li> <li>- Maps, web presence, and graphics</li> <li>- Promote the cultural trail as an economic development tool</li> <li>- Plaques or markers with educational components</li> </ul>
Conestee Community Master Plan	2013	<ul style="list-style-type: none"> <li>- Need for enhanced sidewalk infrastructure, connections, and lighting</li> <li>- Improved walkability, bicycling, and transit integration</li> <li>- Greenway expansion to improve connectivity</li> <li>- Signage updates for wayfinding and identity</li> <li>- Mixed-use master plan development in the heart of the community (Village Center)</li> <li>- Enhanced community identity through design, branding, and cultural elements</li> <li>- Development opportunities identified per neighborhood</li> <li>- Infrastructure and housing improvements</li> <li>- Public safety enhancements</li> <li>- Economic vitality initiatives</li> <li>- Youth and leadership development programs</li> </ul>
Simpsonville SC 2040 Comprehensive Plan	2020	<ul style="list-style-type: none"> <li>- Promote coordinated land use planning between Simpsonville and Greenville County</li> <li>- Prioritize infill locations and redevelopment opportunities</li> <li>- Promote mixed-use development to support walkable, vibrant communities</li> <li>- Improve the sidewalk network to promote safe pedestrian travel</li> <li>- Create a trails system that encourages pedestrian and bicycle usage</li> <li>- Enhance key gateways to Simpsonville for improved access and identity</li> <li>- Promote sustainable development practices across all new and existing projects</li> <li>- Conserve the qualities of environmentally sensitive lands through responsible planning</li> </ul>

Swamp Rabbit Trail Extension Master Plan	2020	<ul style="list-style-type: none"> <li>- Fill the trail with people through active programming and accessibility</li> <li>- Connect every nearby neighborhood to the trail via sidewalks, paths, and crossings</li> <li>- Implement road updates to support multimodal access</li> <li>- Build walkable density in the study area to support trail-oriented development</li> <li>- Respect the trail as a "main street" and community anchor</li> <li>- Preserve housing and economic diversity in the study area</li> <li>- Implement design guidelines through ordinance or overlay district</li> <li>- Adaptively re-use and infill properties, especially industrial sites</li> <li>- Parking reduction strategies to support walkability and reduce land consumption</li> <li>- Land acquisition or easements for green/open space</li> <li>- Explore open space opportunities for new parks</li> <li>- Acquire land for a park and nature preserve adjacent to the trail (Verdae Commons Focus Area)</li> </ul>
Swamp Rabbit Trail Extension Design Guidelines	2020	<ul style="list-style-type: none"> <li>- Design with types of pedestrians in mind, pedestrian dimensions, ADA needs, Bicycles, Strollers</li> <li>- Reference and Use National Guidance Documents in design process</li> <li>- Sidewalks and Sidewalk Zones Applications - related to street typology</li> <li>- Trail Access and Intersection Treatments</li> <li>- Trail Support Infrastructure - Signage, Lighting, Seating, Trash Receptacles, Bike Parking, Water Fountains, Shade Structures, Public Art/Site Elements</li> <li>- Parks and Public Space - Clearly visible entries into public space from trail, Connect seamlessly, Delineate boundary between trail and public space, high quality lighting, comfortable seating considering use of movable seating in higher traffic areas, murals and wall art installations along blank firewalls to be utilized whenever possible</li> <li>- Identify areas that could serve as habitat cores, including forests, wetlands, water bodies, and dunes</li> </ul>
A Green Infrastructure Plan to Restore, Connect, and Protect South Carolina's Habitats	2023	<ul style="list-style-type: none"> <li>- Identify significant disturbances to habitat cores such as roads, urbanized areas, buildings, and railroads</li> <li>- Calculate statistics of rare species and estimate each core's ecological integrity</li> <li>- Rank habitat cores based on ecological metrics and attributes including: Area, Thickness, Topographic diversity, Species richness, Wetland cover, Soil diversity, Compactness ratio</li> </ul>
LCOG Rural Area Long Range Transportation Plan	2022	<ul style="list-style-type: none"> <li>- Eliminate fatal and serious injury crashes for all modes of travel</li> <li>- Implement safety countermeasures at high-risk intersections and corridors</li> <li>- Improve public health by providing safe, comfortable, and convenient transportation options for all ages and abilities</li> <li>- Address barriers faced by historically excluded communities (e.g., low-income, seniors, people with disabilities) in meeting travel needs</li> <li>- Preserve and maintain transportation system assets to maximize useful life and minimize costs</li> <li>- Prioritize pavement preservation projects to prevent costly future repairs</li> <li>- Upgrade outdated infrastructure to improve operational efficiency</li> <li>- Complete gaps in regional bicycle and pedestrian networks</li> <li>- Increase the percentage of trips made using active and low-carbon transportation modes</li> <li>- Support transit, bike, pedestrian, and rail network design and integration</li> <li>- Reduce the transportation system's vulnerability to natural disasters and climate change</li> <li>- Promote sustainable transportation planning and investment strategies</li> <li>- Use performance measures to guide investment decisions, including: Roadway safety (fatalities and serious injuries), Pavement and bridge condition, Travel time reliability, Transit asset management, Emissions reduction and congestion mitigation</li> </ul>
South Carolina Statewide Comprehensive Outdoor Recreation Plan (SCORP)	2019	<ul style="list-style-type: none"> <li>- Support local and regional outdoor recreation planning efforts</li> <li>- Encourage interagency coordination and partnerships for recreation development</li> <li>- Promote sustainable land use and conservation practices in recreation planning</li> <li>- Improve access to outdoor recreation for underserved and rural communities</li> <li>- Ensure ADA compliance and inclusive design in all new and renovated facilities</li> <li>- Expand public transportation options to reach recreation areas</li> <li>- Prioritize maintenance and upgrades of existing parks and recreation infrastructure</li> <li>- Develop new recreation facilities based on population growth and demand</li> <li>- Encourage multi-use facilities that serve diverse recreational needs</li> <li>- Expand greenways, blueways, and trail systems across the state</li> <li>- Connect parks and recreation areas to neighborhoods and schools</li> <li>- Promote safe pedestrian and bicycle access to outdoor spaces</li> <li>- Leverage outdoor recreation as a driver of tourism and local economic growth</li> <li>- Support small businesses and entrepreneurs in recreation-related industries</li> <li>- Promote South Carolina's natural assets through marketing and branding initiatives</li> <li>- Protect and restore natural habitats within recreation areas</li> <li>- Promote environmental education and stewardship programs</li> <li>- Encourage low-impact recreation and sustainable facility design</li> <li>- Collect and analyze data on recreation usage, needs, and trends</li> <li>- Use performance metrics to guide investment and policy decisions</li> <li>- Update SCORP regularly to reflect changing demographics and priorities</li> </ul>
<p style="text-align: center;"><b>Summary of Frequently Repeated Recommendations Across Plans Identified Above:</b></p>		<ul style="list-style-type: none"> <li>- <b>Improve sidewalk network to promote safe pedestrian travel</b></li> <li>- <b>Expand greenways, trails, and connectivity</b></li> <li>- <b>Promote mixed-use development</b></li> <li>- <b>Enhance signage and wayfinding</b></li> <li>- <b>Preserve and maintain existing infrastructure and assets</b></li> <li>- <b>Promote sustainable development practices</b></li> <li>- <b>Acquire land or easements for parks and open space</b></li> <li>- <b>Ensure accessibility and ADA compliance</b></li> <li>- <b>Support public art, cultural, and historical exhibits</b></li> <li>- <b>Encourage infill and redevelopment opportunities</b></li> <li>- <b>Advance social equity and inclusive access to recreation</b></li> <li>- <b>Develop long-range operational and capital plan</b></li> <li>- <b>Overall Strong Emphasis on Walkability, Connectivity, Equity, and Sustainable Growth</b></li> </ul>



# CITY OF MAULDIN PARKS AND RECREATION MASTER PLAN



March 2026

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# ACKNOWLEDGMENTS

## CITY COUNCIL

Mayor Terry Merritt  
Taft Matney - Seat 1  
Carol King - Seat 2  
Jason Kraeling - Seat 3  
Michael Reynolds - Seat 4  
Frank Allgood - Seat 5  
Mark Steenback - Seat 6

## CITY STAFF

Seth Duncan - City Administrator  
Greg Saxton - Assistant City Administrator  
Bart Cumalander - Director of Recreation  
Willie Stewart - Assistant Recreation Director  
Lauren Carter - Communications Manager

## PROJECT TEAM

Bolton & Menk  
Tom O'Rourke Parks and Recreation LLC

## PREPARED FOR:

**Mauldin Recreation**  
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P.O. Box 249  
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## PREPARED BY:

**Bolton & Menk, Inc.**  
1502 Castle Street  
Wilmington, NC 28401



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# EXECUTIVE SUMMARY

## PURPOSE OF THE PLAN

City of Mauldin is undergoing rapid population growth, transforming the City’s landscape and increasing demand for high-quality parks and recreation services. As new residents arrive, the need for accessible, well-maintained, and diverse recreational opportunities has never been greater.

Parks are at the heart of Mauldin’s identity—places where people gather, play, connect with nature, and build community. This Master Plan presents a bold, forward-looking vision to guide the development and enhancement of Mauldin’s parks and recreation system. It is rooted in community engagement and reflects the values and aspirations of residents, stakeholders, and City leadership.



## Key Challenges and Opportunities

**Overutilized Sports Facilities:** Mauldin’s athletic fields and courts are heavily used, often beyond capacity. Sports programs are a major draw for residents and visitors, contributing significantly to the City’s appeal and economic vitality.

**Aging Infrastructure:** Many existing parks and recreation facilities require upgrades to meet safety standards, accessibility needs, and modern expectations.

**Limited Parkland:** As the City grows, available green space is increasingly scarce. Strategic planning is essential to improve existing assets and identify opportunities for expansion.

**Community Demand:** Residents expressed strong support for enhanced recreational programming, improved maintenance, and more diverse amenities through surveys, public meetings, and stakeholder interviews.

## Mission and Vision of the Recreation Department

- *Provide exceptional recreation experiences, diverse programs, and welcoming facilities to the residents of Mauldin.*
- *Promote community health, social well being and quality of life to residents.*
- *Foster a connected and inclusive community.*

# PROCESS

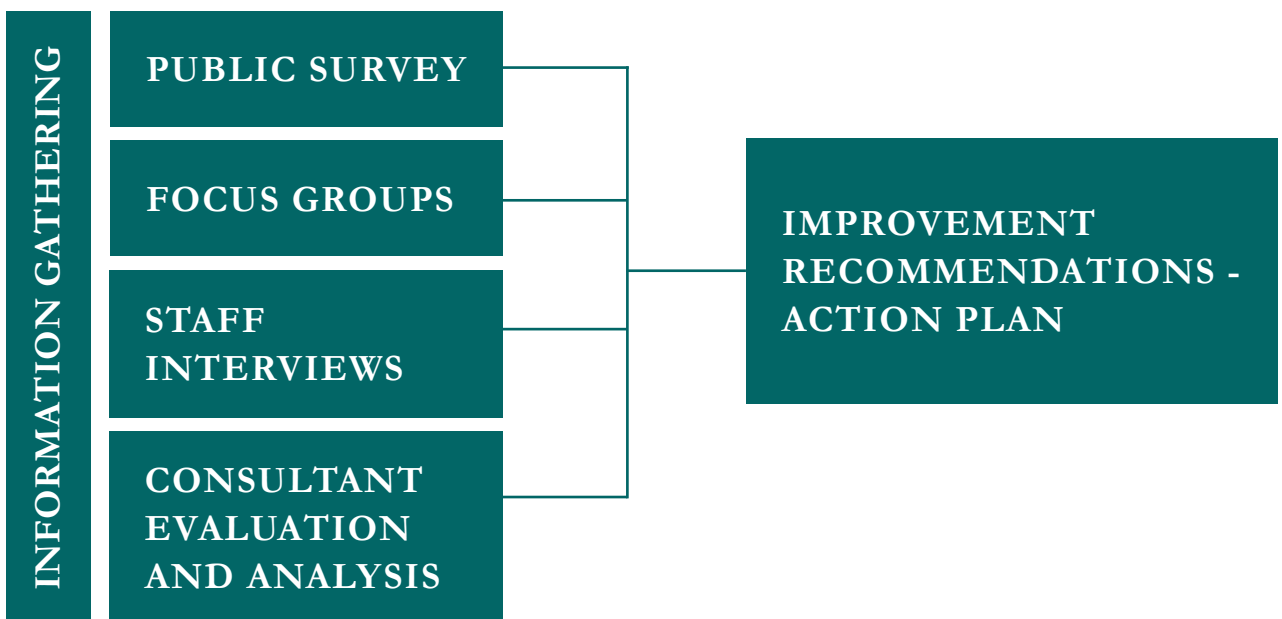
In collaboration with the City of Mauldin, the design team led a comprehensive planning initiative to assess community needs and aspirations for the City's parks and recreation system. The process followed four interconnected phases designed to move from understanding the current system to shaping a vision for the future:

**1. Information Gathering** | A detailed inventory of existing park amenities was conducted, including an evaluation of current site conditions and features across Mauldin's neighborhood and community parks. The assessment also considered nearby recreational assets outside City boundaries to identify regional opportunities. Each park was reviewed for ADA compliance to highlight areas requiring accessibility improvements.

**2. Public Outreach** | Community input was at the heart of the planning effort. An online survey distributed by the City of Mauldin received 723 responses, providing a wealth of insight into resident preferences and priorities. Stakeholder meetings and key-person interviews were also conducted, ensuring the plan reflects the diverse needs, voices and aspirations of the community.

**3. Analysis** | The design team synthesized findings from the park inventory, public input, and concurrent planning initiatives to create a comprehensive needs assessment. This assessment identifies service gaps and highlights opportunities for growth, improvement, and enhanced community impact. Insights gathered through public engagement reveal the priorities and aspirations of the community, while National Recreation and Park Association (NRPA) benchmarks provide an objective framework to evaluate the adequacy of Mauldin's parks and recreation system. Together, these perspectives ensure that the plan is both data-driven and responsive to what the community values most.

**4. Improvement Recommendations** | This section is the centerpiece of the plan, presenting the checklist and Action Plan. It offers targeted, phased recommendations for system-wide and site-specific improvements, providing clear guidance to prioritize projects, allocate resources, and advance Mauldin's parks and recreation system in alignment with the community's long-term vision.



# PUBLIC INPUT AND ASSESSMENT

Between July 10th and August 1st, 2025, 723 respondents shared their ideas through surveys and focus group discussions, demonstrating strong community interest in shaping the future of Mauldin’s parks and recreation system.

## PARKS, FACILITIES, AND PROGRAMS

### Parks and Facilities:

Residents overwhelmingly emphasized the importance of:

- Maintaining and improving existing parks and athletic fields
- Enhancing connectivity through trails
- Increasing shade, seating, and security
- Diverse recreation programs
- Enhanced comfort amenities that foster active lifestyles and social connection

Focus group participants also called for:

- More courts for pickleball, tennis, and basketball
- Action sports or skate facility
- A community pool
- Improved lighting, restrooms, and accessibility
- Expansion of dog parks and green space
- Parking, particularly during events



### Programs and Activities:

The community asked for a broader mix of recreational programs across all ages, including young, adult, and senior activities, as well as more dog-friendly opportunities. Residents also expressed a clear desire for:

- Better communication and promotion of events and programs
- Extended Senior Center hours

Several comments also praised the quality and competitiveness of Mauldin’s sports programs. This reputation for high-quality athletic programs is a significant draw for both the City and the surrounding area, highlighting the importance of continued investment in sports facilities and programming.

## INVENTORY FINDING SUMMARY

Mauldin Recreation owns and operates a system of five parks and two community centers. Each facility was comprehensively inventoried and evaluated by the design team, documenting existing amenities, conditions, accessibility, and overall functionality. The inventory process provided a clear snapshot of the current state of recreation assets across the system and identified variations in facility quality, amenity distribution, and maintenance needs.

## NEEDS ASSESSMENT

Using the inventory findings as a foundation, the design team conducted a needs assessment informed by detailed site evaluations and extensive community engagement. Public input helped identify gaps in amenities, desired program offerings, and areas where facilities do not fully meet user expectations or current standards. This assessment highlighted priorities for improvement, including facility upgrades, expanded amenities, and enhancements to recreational and community programming.

### Deferred Maintenance and Gaps:

Systemwide findings point to both deferred maintenance and structural gaps in access and capacity:

**Deferred Maintenance & Safety:** Approximately \$10.36M in priority maintenance identified across the system, with the largest shares at Sunset Park (~\$5.01M) and Springfield Park (~\$2.29M). Common needs include ADA-compliant pathways, lighting upgrades, drainage/stormwater fixes, field renovations, and facility repairs.

**Overutilization of Sports Facilities:** Athletic fields and courts identified as at or beyond capacity, constraining program growth and limiting tournaments and special events.

**Acreage & Park Distribution:** Mauldin provides ~3.0 acres of parkland per 1,000 residents, well below NRPA medians (~9-10 for similar-sized communities), indicating the need to expand parkland.

**Number of Parks:** Current “residents per park” suggests ≈4 additional parks are needed to approach national medians (NRPA) over the coming decade.

**Geographic Equity:** Most parks cluster centrally; northern and especially southern areas have limited access to parkland and recreation amenities. Improving east-of-I-385 connections and safe school-to-neighborhood routes is also a priority.

**Indoor Facilities:** The City generally meets indoor benchmarks (Sports and Senior Centers perform strongly), but additional gymnasium space is a documented need to relieve capacity constraints and enable year-round programming.



# ACTION PLAN AND IMPLEMENTATION STRATEGIES

## ACTION PLAN

Based on the inventory and needs assessment, the design team developed a targeted Action Plan for future improvements grounded in state and national recreation standards. Shaped by community feedback, the Action Plan ensure that future investments align with best practices while directly reflecting the priorities and needs expressed by Mauldin residents.

Overall, the Action Plan prioritizes the following goals:

- **Goal #1: Upgrade and maintain park facilities and amenities to ensure safety, accessibility, and long term usability.**
- **Goal #2: Enhance organizational structure and operational capacity to support departmental growth and efficiency.**
- **Goal #3: Expand and diversity recreational programs and services to meet evolving community needs and increase participation.**
- **Goal #4: Strengthen the department’s financial sustainability through diversified funding, efficient resource allocation, and strategic investment.**

These goals align with state and national standards and ensure that future investments are both strategic and community-driven, positioning Mauldin to strengthen its role as a regional destination for parks, recreation, and athletics.



## IMPLEMENTATION

To achieve the stated goals, an Implementation Strategy Matrix was created and can be referenced in Chapter 5 of this Master Plan. Over the next ten years, this is to be used as a tool to monitor and track progress and growth. Each goal lists a series of direct tasks and objectives with a priority level, short-term (0-4 years), mid-term (5-9 years), and long-term (10+ years), for implementation. Budget and cost impact estimates have also been identified.



Implementing this plan will:

- Improve equity and access—especially for southern neighborhoods and areas east of I-385.
- Modernize core assets—safer, ADA-compliant facilities; reliable lighting and drainage; higher quality fields.
- Expand healthy choices—more trails, shade/seating, programs for all ages and abilities.
- Strengthen identity and economy—capacity for tournaments, events, and trail-oriented visitation that support local businesses.

Together, these steps position Mauldin to deliver exceptional, inclusive recreation experiences—today and for generations to come.

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# Introduction

# 01



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# MISSION

Mauldin Recreation’s mission is to provide exceptional recreational experiences, diverse programs, and welcoming facilities that promote community health, social well-being, and quality of life for all residents. We are committed to fostering a connected and inclusive community by serving people of all ages—today and for generations to come.

# VISION

Mauldin Recreation’s vision is to be a leader in recreation by inspiring healthy, active, and connected lifestyles through exceptional experiences, inclusive programs, and welcoming spaces—creating a vibrant community where all residents thrive today and for generations to come.



# COMMUNITY OVERVIEW

The City of Mauldin is located in Greenville County just minutes from downtown Greenville. Mauldin is a vibrant, growing City of more than 29,000 residents (based on U.S. Census Bureau Data). Covering 12.1 square miles, the City offers a family-friendly atmosphere, excellent connectivity via I-85, I-385, I-185, and Highway 276, and easy access to regional amenities, employment centers, and outdoor recreation.

Mauldin's parks and recreation system is a cornerstone of community life. The City maintains five major parks, including Sunset Park, Springfield Park, and City Center Park, offering playgrounds, baseball fields, walking trails, and picnic facilities. The Mauldin Sports Center provides fitness programs and indoor walking tracks, while the Ray Hopkins Senior Center offers wellness and social programs for older adults.

Economic development is transforming Mauldin into a regional hub for commerce and lifestyle. Key projects include BridgeWay Station, an 80-acre mixed-use urban village, and City Center Village, creating a walkable downtown with townhomes, pickleball courts, and dining destinations like Maverick Station. Recent business investments—such as Samsung Electronics America, MP Husky, and IPS Packing & Automation—are bringing hundreds of jobs and millions in capital investment to the City.

Cultural and community life thrives through annual events like the City's Amp'd Up Fridays concert season, Soovie BBQ Festival, Mauldin Blues and Jazz Festival, and more. The Mauldin Cultural Center is home to the award-winning Mauldin Theatre Company and regularly hosts concerts, educational programs, and community activities, fostering a dynamic and inclusive cultural scene. The Mauldin Cultural Center enriches residents with theater performances, art exhibits, and educational programs, fostering a dynamic and inclusive cultural scene.

Mauldin offers residents a balanced lifestyle with access to nature, recreation, education, culture, and economic opportunity—all within a connected, welcoming, and forward-looking community.

See Appendix D.1 for the ESRI Community Profile, and Anticipated Population Growth Metrics.



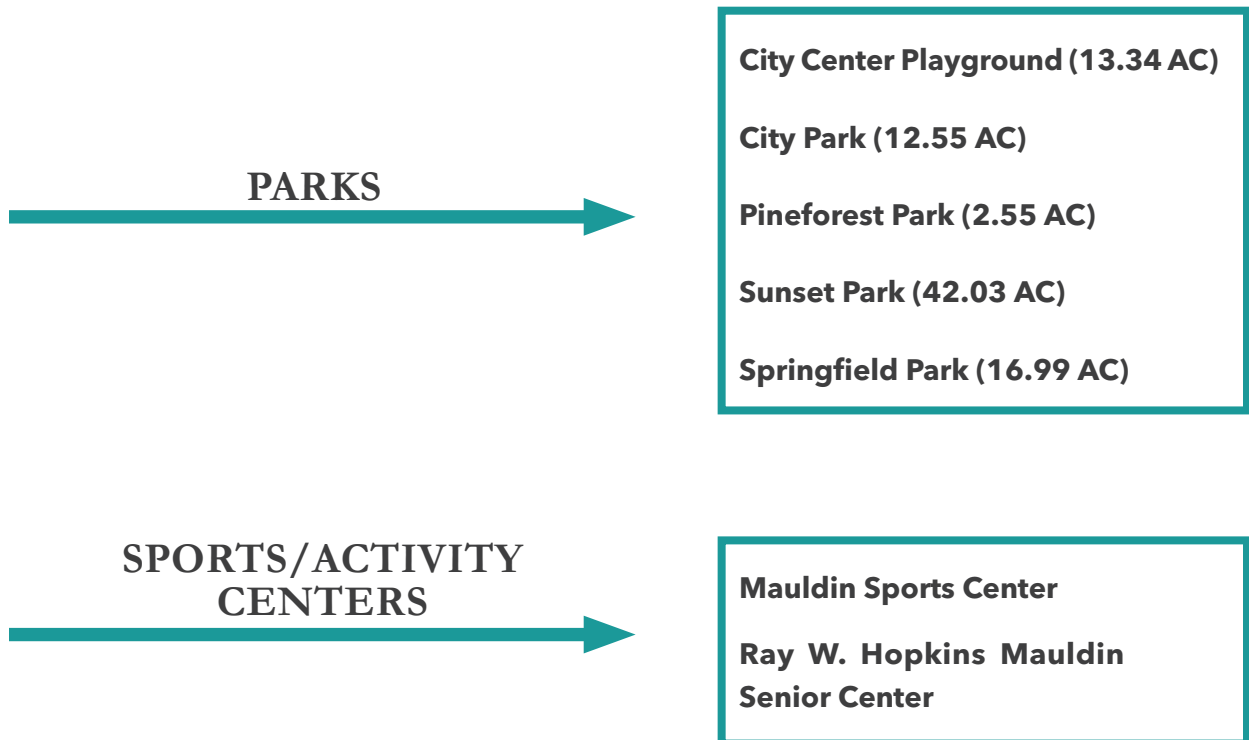
# PARK SYSTEM OVERVIEW

Mauldin Recreation currently manages and maintains a well-used system of parks and facilities, many of which are concentrated along Butler Road. However, this concentration highlights a gap: residents in other areas of the City have limited access to nearby parks and recreation opportunities.

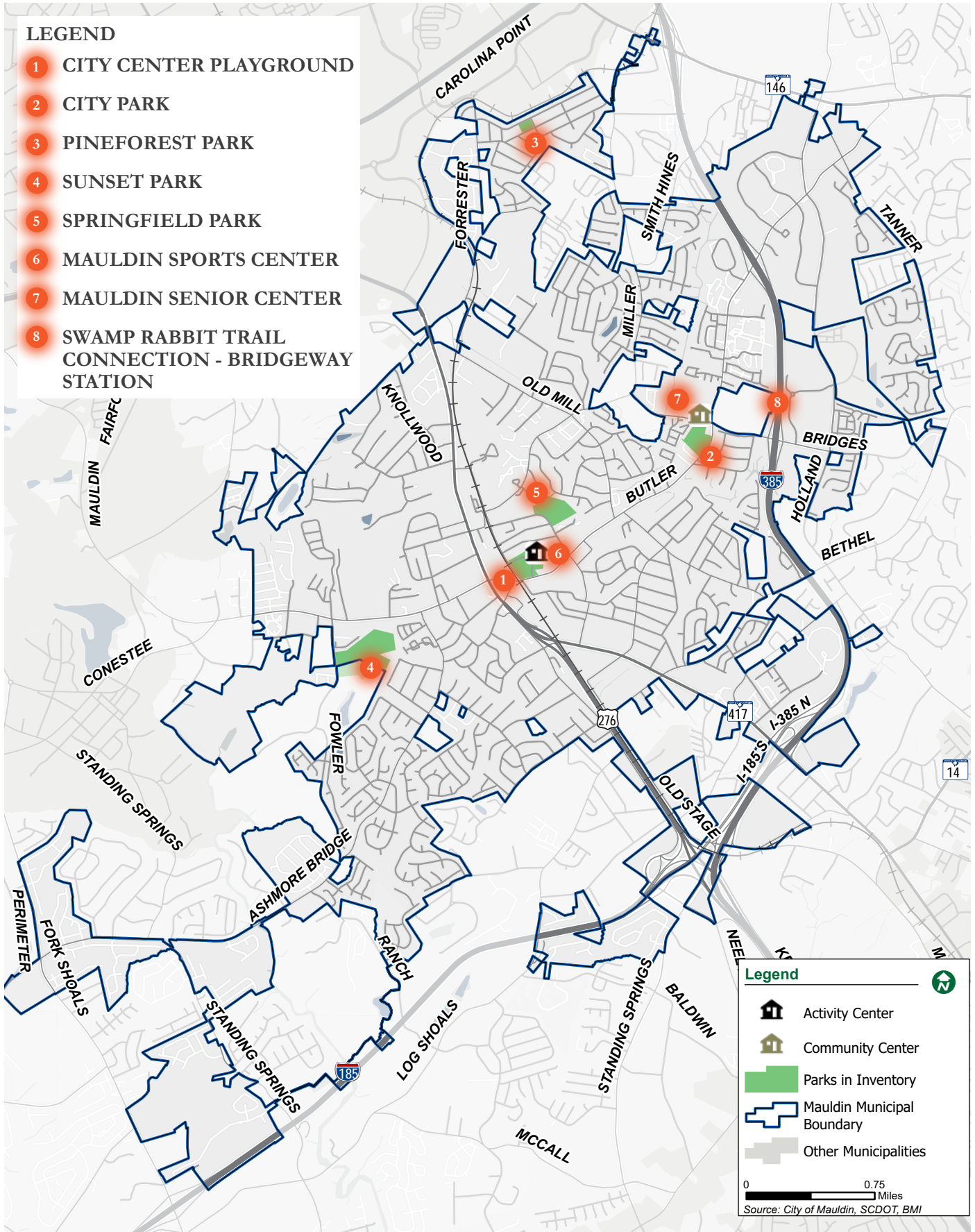
As Mauldin experiences rapid residential and economic growth, Mauldin Recreation is at a pivotal moment. To sustain Mauldin’s vibrant future and meet the growing needs of its residents, it is vital to not only expand the park system and recreation programs but also to elevate and preserve the quality of existing parks and facilities—creating spaces that foster connection, wellness, and a thriving community for generations to come. Strategic investment in new parks, athletic facilities, trails, and open spaces will ensure all residents have equitable access to recreation while supporting a higher quality of life citywide.

Looking forward, Mauldin has an opportunity to leverage its growing reputation for high-quality parks and competitive sports programs into a broader parks, recreation, and tourism strategy. By building on its existing strengths, the City can attract regional visitors, host more tournaments and community events, and generate economic benefits that reinforce Mauldin’s position as a vibrant destination for recreation and outdoor experiences.

The City’s public recreation areas include:



**FIGURE 1.00: PARK SYSTEM OVERVIEW MAP**



# Inventory & Analysis

# 02



# PARK INVENTORY

## OVERVIEW

Evaluating how effectively the City of Mauldin is meeting the recreational needs of the community begins with a clear understanding of the amenities and facilities currently available within the park system and the condition of each. Park amenities and facilities are subject to heavy use and constant exposure to weather, which leads to natural wear and deterioration over time. Like any community asset, these elements have a finite lifespan and must be upgraded or replaced when they no longer meet user expectations, fail to function properly, or present safety concerns.

As part of this planning effort, a detailed inventory of all park amenities and facilities was conducted. This assessment documents current conditions, identifies deficiencies, and highlights areas where upgrades or replacements are most needed. The results of the inventory provide a strong foundation for the City of Mauldin to prioritize improvements, establish a proactive maintenance schedule, and implement a clear timeline for upgrades and replacements. By taking this active, data-driven approach, the City can ensure its parks remain safe, functional, and aligned with the evolving needs of the community.

## METHODOLOGY

The planning team utilized a comprehensive site assessment process for each park, combining a standardized evaluation form with advanced ArcGIS technology to geolocate program elements in real-time. This approach not only ensured that every feature within the park system was thoroughly documented but also provided precise spatial data that can be integrated into the City's broader planning and asset management tools. The assessment included:

- General site description
- Current vs. recommended maintenance level
- Signage types
- Strengths, weaknesses, and opportunities
- Any identified corrective actions needed
- Overall site condition

The inventory team used the following three-tier rating system to evaluate each element on the condition, size or capacity relative to the need at that location, and its overall quality:

- 1 Below Expectations - needs to be replaced or improved immediately
- 2 Meets Expectations - needs to be replaced or improved in the short term
- 3 Exceeds Expectations - does not need to be replaced or improved in the long term

The setting for each element and the conditions around it affect how well it functions. In addition to scoring the amenity elements, each park site inventory includes comments regarding comfort, convenience, and ambient qualities. This includes traits such as the availability of restrooms, drinking water, shade, scenery, etc.

The average all of the park components makes up the overall rating. Ratings are rounded to the first decimal and color coded the same as above:

- 1-1.5 = 1 Overall rating below expectations
- 1.6-2.5 = 2 Overall rating meets expectations
- 2.6-3 = 3 Overall rating exceeds expectations

# INDIVIDUAL PARK ASSESSMENTS

An inventory assessment was performed at each of the City of Mauldin parks and sports/activity centers to prepare an individual inventory of each facility and to conduct an objective analysis of the condition of the park features. The following figures include the inventory worksheets for City of Mauldin.

**FIGURE 2.00: CITY CENTER INVENTORY DATA**

<b>10 City Center Drive, Mauldin, SC 29662</b>			
Overall Size = 13.34 AC			
<b>PARK AMENITIES</b>	<b>YES/NO</b>	<b>RATING</b>	<b>DESCRIPTION</b>
Playgrounds	YES	<b>3</b>	(2) Playgrounds - Artificial turf surface with concrete band. Playground equipment in great condition. Fencing is relatively new. Very nice playground with good ADA access.
Play Equipment	YES	<b>3</b>	Swings - Equipment is in great condition
Ball Fields	NO	<b>N/A</b>	N/A
Courts	NO	<b>N/A</b>	N/A
Athletic Fields	NO	<b>N/A</b>	N/A
Shelter	YES	<b>3</b>	Picnic shelters Pavilion in great condition. No issues with concrete. Retaining wall in good condition. (2) picnic tables
Restroom Facilities	YES	<b>3</b>	Picnic shelter seating area connected to restrooms (6) Picnic tables located in covered seating area
Water Access	NO	<b>N/A</b>	N/A
Trails	YES	<b>3</b>	Sidewalks and paths in great condition
Site Accessories	YES	<b>3</b>	Benches, picnic tables, trash cans Picnic tables around site are in great condition
Wayfinding	YES	<b>2</b>	Easy to follow paths around site.
Drinking Fountain	YES	<b>3</b>	Present on site.
On-Site Parking	YES	<b>3</b>	Minimal cracking. Many ADA accessible matting throughout
ADA Access	YES	<b>2</b>	Appears mostly accessible Some picnic tables and trellis with bench swings do not have ADA accessibility.
Lighting	YES	<b>3</b>	Path lighting throughout
Shade	YES	<b>3</b>	Sun sail in between playgrounds - Seating and (2) picnic tables Mature trees located around property that provide decent shade
Site Noise	YES	<b>2</b>	Near major road
<b>OVERALL RATING</b>		<b>2.77</b>	
<b>NOTABLE SITE FEATURES</b>			
Amphitheater Art sculptures along path/sidewalk Memorial structure near main entrance			
<b>ADDITIONAL NOTES</b>			
Beautiful park. Very well maintained with great accessibility. Issues/Concerns identified: Small sediment buildup creating small pooling in parking lot near Creamery.			

FIGURE 2.01: CITY CENTER INVENTORY MAP



FIGURE 2.02: CITY CENTER INVENTORY IMAGES



## FIGURE 2.03: CITY PARK INVENTORY DATA

**203 Corn Rd, Mauldin, SC 29607**

Overall Size = 12.55 AC

PARK AMENITIES	YES/NO	RATING	DESCRIPTION
Playgrounds	YES	<b>3</b>	Playground Artificial turf surface. Playground equipment in great condition. Fencing around playground appears to be new.
Play Equipment	YES	<b>3</b>	Swings Artificial turf surface. Equipment in great condition
Ball Fields	YES	<b>2</b>	Three baseball/softball diamonds Upper field - No scoreboards or bleachers. Lighted field. Field in good condition. Dugouts in good condition. No shade provided. Fencing appears newer.  Lower fields - No scoreboards. Lighted field. Dugouts in good condition. Fencing appears newer. No bleachers at 2nd field.
Courts	YES	<b>2</b>	Full court basketball/pickleball Repared in 2024. No seating observed. No fencing around court.
Athletic Fields	NO	<b>N/A</b>	N/A
Shelter	YES	<b>2</b>	Picnic shelter 25x52. Charcoal grills in rough shape, and issues with accessibility. No apparent issues with concrete. (8) Older picnic tables.
Restroom Facilities	YES	<b>1</b>	Some issues with building structure, appears a door was filled solid but left a gap in the blocks.
Water Access	NO	<b>N/A</b>	N/A
Trails	YES	<b>3</b>	Walking trail Loop trail in great condition.
Site Accessories	YES	<b>1</b>	Concessions stand / press box Some issues with building structure, appears a door was filled solid but left a gap in the blocks.  Batting cage Poles for batting cage seem older and leaning.  Bocce court. Never used. Located within fencing of baseball field.
Wayfinding	YES	<b>3</b>	Field signs
Drinking Fountain	YES	<b>3</b>	Present on site.
On-Site Parking	YES	<b>2</b>	Cracking in certain areas but overall, not sever. Stripping faded throughout
ADA Access	YES	<b>1</b>	Baseball/Softball diamonds ADA issue down to fields, only steps provided. Walking between lower fields in rough shape (bumpy and full of sediment). No access ADA access to bleachers.  Parking area ADA accessibility does not seem to be wide enough at certain areas.  Bocce court No ADA access to court.
Lighting	YES	<b>3</b>	Field lighting. Warranty expires March 21st, 2039.
Shade	YES	<b>2</b>	Picnic shelter & some large trees located along loop trail.
Site Noise	-	<b>2</b>	Major road located nearby.
<b>OVERALL RATING</b>		<b>2.14</b>	
<b>NOTABLE SITE FEATURES</b>			
Proximity to Mauldin Senior Center			
<b>ADDITIONAL NOTES</b>			
Issues/Concerns identified: Maintenance shed - roof is missing shingles. Facade deteriorating. Concrete steps to ball fields, no ADA access to fields. No scoreboards at ball fields.			

FIGURE 2.04: CITY PARK INVENTORY MAP

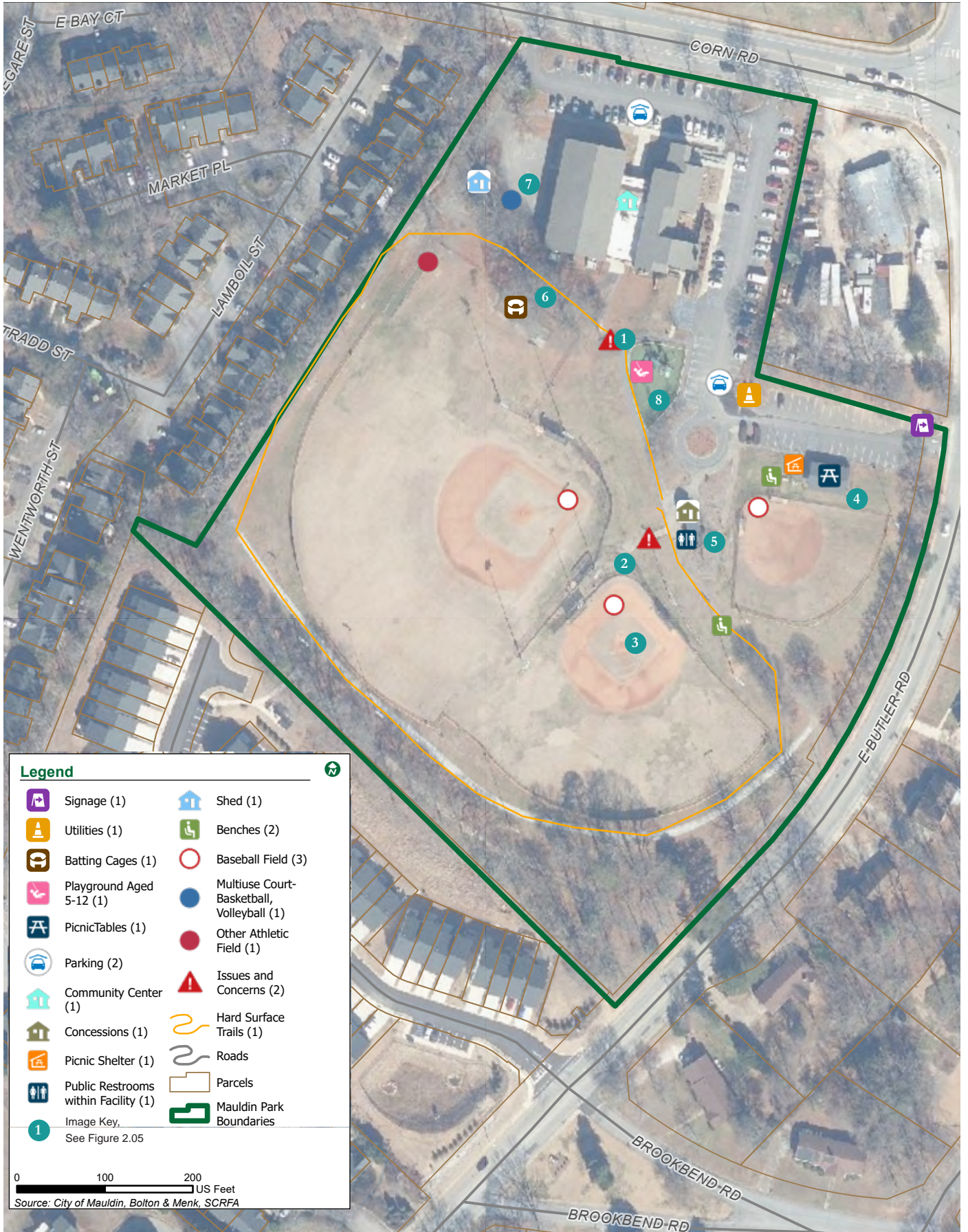


FIGURE 2.05: CITY PARK INVENTORY IMAGES



## FIGURE 2.06: PINEFOREST PARK INVENTORY DATA

<b>216 Lanewood Drive, Greenville, SC 29607</b>			
Overall Size = 2.55 AC			
PARK AMENITIES	YES/NO	RATING	DESCRIPTION
Playgrounds	YES	<b>2</b>	Play surfacing needs to be installed to replace wood mulch. New fence around playground. Bench located on outside of fenced playground area. Fencing around playground appears new.
Play Equipment	YES	<b>2</b>	Swings
Ball Fields	NO	<b>N/A</b>	N/A
Courts	YES	<b>3</b>	Full court basketball Slight cracking on court. Basketball hoops & backboard look new. Benching provided at court.
Athletic Fields	NO	<b>N/A</b>	N/A
Shelter	YES	<b>3</b>	New pavilion. No apparent issues with concrete. Structure in great condition.
Restroom Facilities	NO	<b>N/A</b>	N/A
Water Access	NO	<b>N/A</b>	N/A
Trails	YES	<b>3</b>	Walking trail/loop
Site Accessories	YES	<b>2</b>	Picnic tables, benches, trash cans, pet waste station, charcoal grill
Wayfinding	YES	<b>2</b>	Park entry monument/signage
Drinking Fountain	NO	<b>N/A</b>	N/A
On-Site Parking	YES	<b>3</b>	(4) Car parking lot, (1) ADA space.
ADA Access	YES	<b>2</b>	ADA access to trail. (1) ADA Accessible space. ADA access into playground facility has issues at approach No sidewalk / ADA access to basketball court. Benches around loop trail are located off trail with no ADA access but under large shade trees
Lighting	NO	<b>N/A</b>	N/A
Shade	YES	<b>3</b>	Large maturing trees on site
Site Noise	YES	<b>3</b>	N/A
<b>OVERALL RATING</b>		<b>2.55</b>	
<b>NOTABLE SITE FEATURES</b>			
Large open green space Neighborhood park			
<b>ADDITIONAL NOTES</b>			
Issues/Concerns identified: Most benches are positioned off main loop trail under large shade trees but do not provide ADA access.			

FIGURE 2.07: PINEFOREST PARK INVENTORY MAP



FIGURE 2.08: PINEFOREST PARK INVENTORY IMAGES



## FIGURE 2.09: SUNSET PARK INVENTORY DATA

**211 Fowler Cir, Greenville, SC 29607**

Overall Size = 42.03 AC

PARK AMENITIES	YES/NO	RATING	DESCRIPTION
Playgrounds	YES	1	Two playgrounds; Inclusive playground - (1) sun sail is ripped and sagging. Separation with some of the surfacing causing gaps. Some of fencing has taken damage from fallen trees. Play equipment seems to be in good condition.  Playground #2 - No separation from parking area. Equipment is in good condition but dated. No ADA sidewalk, part of parking lot.
Play Equipment	NO	N/A	N/A
Ball Fields	YES	2	Four baseball/softball diamonds Field seems to be in good condition. Covered bleacher seating available with good ADA access. Dugouts are in good condition. Large backstop fencing seems to be leaning a bit on (1) field and is weathered in certain areas. Obvious water issues where bleacher seating is for field #1. Covered bleacher seating provided.  Miracle League Field Fencing is weathered and peeling away. ADA path issues around miracle field such as grass separating walkway. Covered structure over bleachers, dented in some locations. Seating is located in very close proximity to parking lot with no good separation
Courts	YES	1	1/2 Court basketball 1 basketball hoop in poor shape. Located within the parking lot.
Athletic Fields	YES	2	Multi-use field Outlets every 25' along fence line. Fencing surrounding field is in good condition and looks relatively new. Large backstop fencing is weathered and falling apart. Benching surrounding field has poor ADA access.
Shelter	YES	2	Two picnic shelters Shelter #1 (near inclusive playground) - Structure in good condition. No ADA access to charcoal grills. Grills are in poor condition. Concrete surface seems to be in good condition, no major cracking. 6 picnic tables in good condition.  Shelter #2 - 60'x30' Structure in good condition; 1 grill (poor) with no accessibility. No major issues with concrete. Good ADA access. 11 picnic tables. *NEW*
Restroom Facilities	YES	1	Restroom at baseball/softball diamonds Centrally located between fields. Good ADA access around. Bathrooms located on sides of building. Concessions / restrooms 1st level. Press box 2nd level.
Restroom Facilities	YES	1	Restroom near Miracle League Field Bathrooms and maintenance building. Erosion issues at rear retaining wall. Hole in building soffit
Water Access	NO	N/A	N/A
Trails	YES	2	Walking trail Culvert filled in area that goes through woods. Raised surface from tree root growth in certain parts. Part of trail is an extension of the parking lots. Wayfinding is issue when up near playground and basketball hoop
Site Accessories	YES	3	Scoreboards Out of date and need to be replaced.
Wayfinding	YES	2	Entry monument observed
Drinking Fountain	NO	N/A	N/A
On-Site Parking	YES	2	Overall accessible to each feature of the park. Stripping is fading. Upper lot near inclusive playground / miracle field is in poor condition.
ADA Access	YES	2	N/A
Lighting	YES	1	Fields lighting is halogen lights which makes a loud humming noise. Field lighting warranty has expired. Light levels may not meet current light level standards. Lights are not under warranty.
Shade	YES	3	Shade structures & trees
Site Noise	YES	2	Tucked back from main roads

<b>OVERALL RATING</b>	1.80
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**NOTABLE SITE FEATURES**

Lighting  
Scoreboards

**ADDITIONAL NOTES**

Issues/Concerns identified: Scoreboards need to be updated/replaced.  
ADA access around Miracle Fields not suitable in certain areas.  
Perimeter fencing is weathered and appears to be in poor condition in certain areas.

FIGURE 2.10: SUNSET PARK INVENTORY MAP

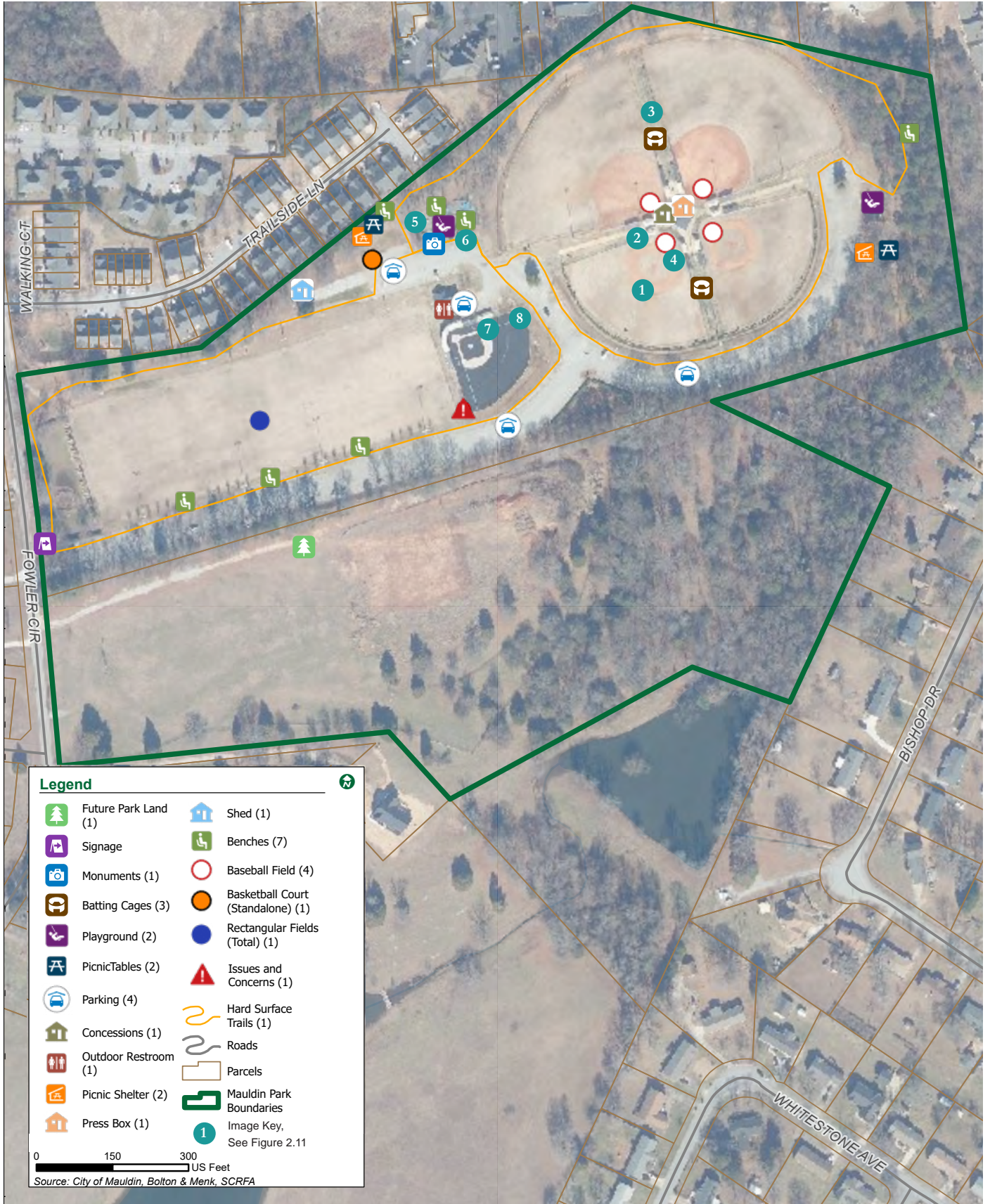
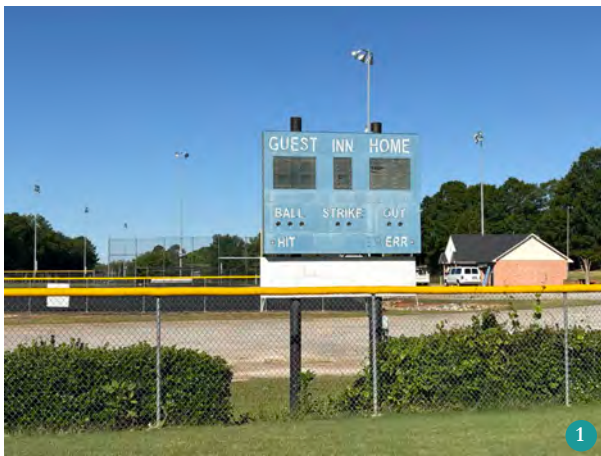


FIGURE 2.11: SUNSET PARK INVENTORY IMAGES



**FIGURE 2.12: SPRINGFIELD PARK INVENTORY DATA**

<b>204 Hyde Circle, Mauldin, SC 29662</b>			
Overall Size = 16.99 AC			
<b>PARK AMENITIES</b>	<b>YES/NO</b>	<b>RATING</b>	<b>DESCRIPTION</b>
Playgrounds	YES	<b>3</b>	2 Playgrounds Artificial turf surface. Equipment and fence are new.
Play Equipment	YES	<b>3</b>	Swings Artificial turf surface. Equipment and fence are new.
Ball Fields	YES	<b>3</b>	Five baseball/softball diamonds Field #4 & #5 (lower fields) - Scoreboards need replaced. Fencing in good condition. Lighted field. Field in good condition. Dugouts in good condition but are tight squeeze. Bleacher is positioned on hill.  Field #3 - No bleacher seating. Walkway to field cracked and uneven. Scoreboard needs replaced. Lighted Field. Dugouts in good condition but tight.  Field #2 - Path surrounding is in poor condition. Bleachers only one side. Lighted field. Scoreboard needs replaced. Field in good condition. No ADA access to bleachers. Dugouts in good condition  Field #1 (upper field) - ADA access is lacking. Sidewalk ends before getting to bleachers. Bleachers on one side. Field is in good condition. Lighted field. Overhang on dugouts and falling apart. Path stops before reaching bleachers. Scoreboard needs replaced.  Fencing around fields appear to be newer
Courts	YES	<b>1</b>	Full court basketball 1 bleacher is bent. Basketball hoops in good condition. ADA compliant
Athletic Fields	YES	<b>2</b>	Football field Field itself seems to be in good condition. Concrete stadium seating for field. Slight drainage issue near restrooms due to waterflow from hill near stadium seating. Fencing is in good condition and appears newer. Football field size does not meet regulation size requirements (approximately 80 yards in length)
Shelter	YES	<b>2</b>	Shade/Picnic shelter ADA access to structure is good. Charcoal grills do not provide any ADA access. Structure in good condition. No apparent issue with concrete, but no control joints observed. (3) long older picnic tables.
Restroom Facilities	YES	<b>1</b>	Restroom near baseball diamonds not ADA compliant. Built in the 90s, number of stalls not sufficient.
Restroom Facilities	YES	<b>2</b>	Restroom near athletic field No issues with restrooms. Seem to be in good condition
Water Access	NO	<b>N/A</b>	N/A
Trails	YES	<b>1</b>	Could be considered walking trail around fields
Site Accessories	YES	<b>1</b>	Concession building Older building, with concessions on bottom floor and scorekeepers booth located on top. No apparent structural issues  Football field Scoreboard is newer.
Wayfinding	YES	<b>1</b>	Field signs need to be visible for spectators.
Drinking Fountain	YES	<b>3</b>	Water fountains connected to football field restrooms. There are none on the other end of the park.
On-Site Parking	YES	<b>2</b>	Parking lot Lower lot - resurfaced in 2018. Parking lines identifiable, no issues. Upper lot - parking lines have faded.
ADA Access	YES	<b>1</b>	ADA Spots + Marking + Signs located throughout.  Football field - No sidewalk from parking lot to get to concession/ restroom building. ADA access in rough condition to get to stadium seating  Upper baseball diamonds - Sever walkway issues. Not ADA accessible. Elevated above backstop of Field #4.
Lighting	YES	<b>3</b>	Field lighting Warranty expires March 21st 2039.
Shade	YES	<b>2</b>	Shelters + large maturing trees
Site Noise	YES	<b>3</b>	Not a heavily trafficked road
<b>OVERALL RATING</b>		<b>1.80</b>	
<b>NOTABLE SITE FEATURES</b>			
<b>ADDITIONAL NOTES</b>			
Issues/Concerns identified: ADA issues at northeast baseball fields walking paths Retaining wall for athletic fields is leaning and in poor condition. Perimeter fencing near apartments is weather and in poor condition.			

FIGURE 2.13: SPRINGFIELD PARK INVENTORY MAP

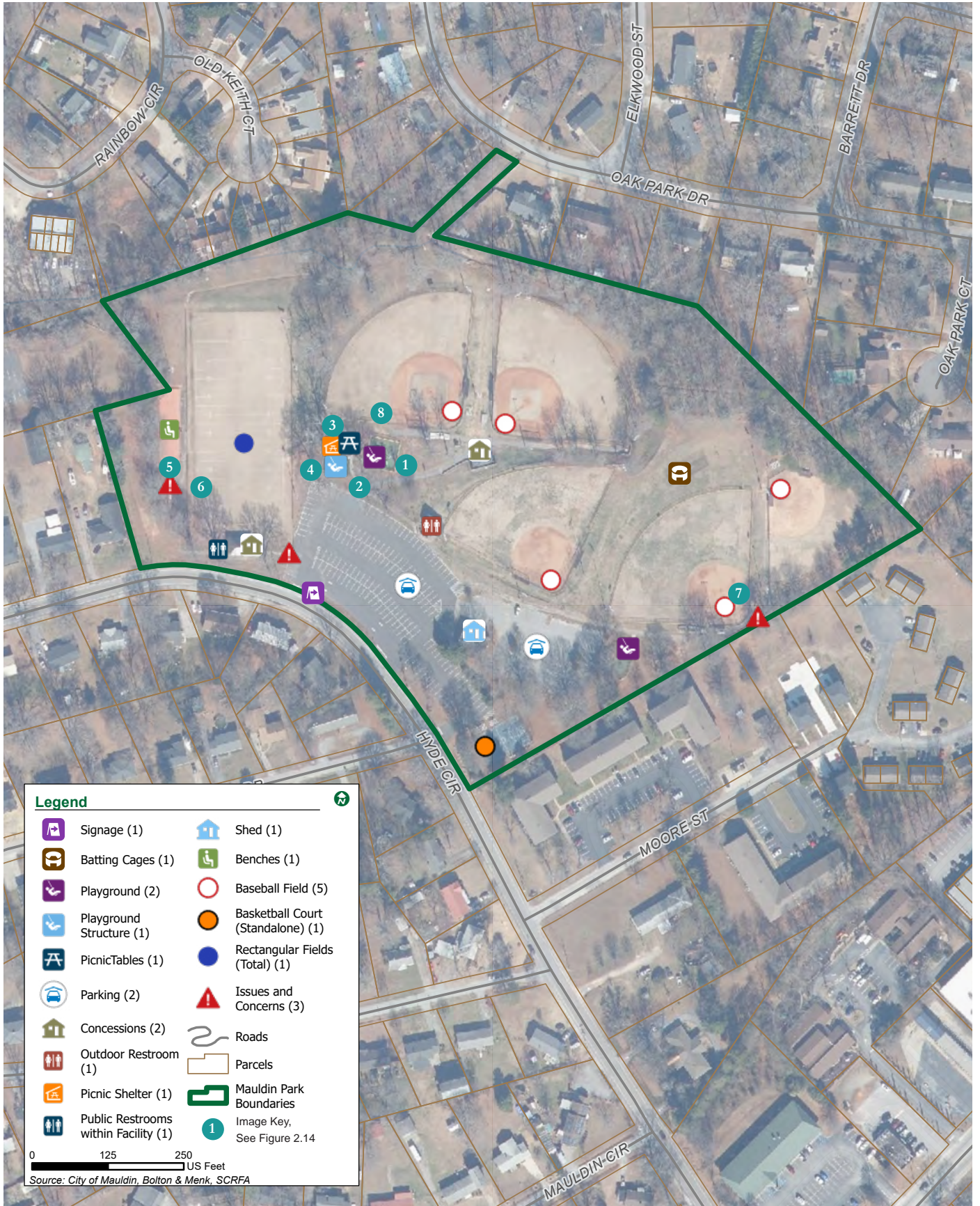


FIGURE 2.14: SPRINGFIELD PARK INVENTORY IMAGES



**FIGURE 2.15: MAULDIN SPORTS CENTER INVENTORY DATA**

<b>10 City Center Dr, Mauldin, SC 29662</b>			
Overall Size = 6,500 SF			
<b>PARK AMENITIES</b>	<b>YES/NO</b>	<b>RATING</b>	<b>DESCRIPTION</b>
Playgrounds	NO	N/A	N/A
Play Equipment	YES	3	
Ball Fields	NO	N/A	N/A
Courts	YES	3	
Athletic Fields	NO	N/A	N/A
Shelter	NO	N/A	N/A
Restroom Facilities	YES	3	
Water Access	NO	N/A	N/A
Trails	NO	N/A	N/A
Site Accessories	YES	3	
Wayfinding	YES	3	
Drinking Fountain	YES	3	
On-Site Parking	YES	3	
ADA Access	YES	3	
Exterior Lighting	YES	3	
Shade	YES	3	
Site Noise	YES	3	
Interior Lighting	YES	1	
Flooring	YES	1	Flooring needs to be replaced. Water damaged and general wear and tear.
Fitness Equipment	YES	2	Half of equipment is fairly new, free weight equipment needs replacement (items original to building)
Sky Lights	YES	2	Sky light leaks. Needs repair.
Gym Flooring	YES	3	
Gym Lighting	YES	2	Some dark spots. Needs upgraded lighting fixtures
Fitness Area Lighting	YES	1	Lighting fixture upgrades are needed. Some dark spots.
Fitness Room Flooring	YES	2	Needs repair/replacement of aged flooring
<b>OVERALL RATING</b>	<b>2.47</b>		
<b>NOTABLE SITE FEATURES</b>			
Fitness area - 3800 sq. ft., group exercise room - 2700 sq. ft., gymnasium - 12,800 sq. ft. - 94 ft. regulation court - two 74 ft. side courts, indoor walking track - 1/10 mile, 3 lanes, treadmills, elliptical and cross training machines, recumbent bikes and ellipticals, rowing machines, universal weight machines, plate loaded machines, free weights, handicap accessible multi-gym, TRX equipment, battle ropes, plyometric boxes, dynamax balls, sandbags			

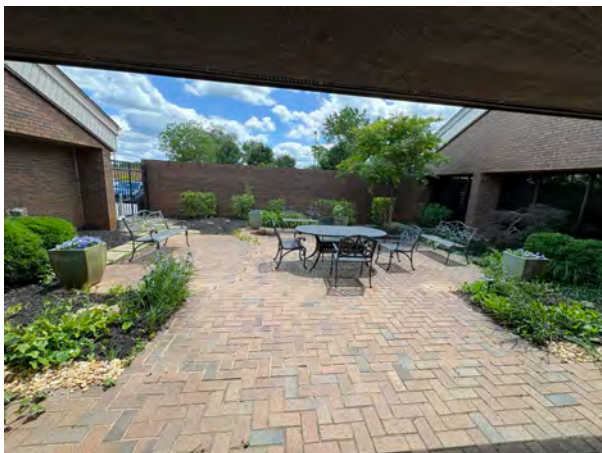
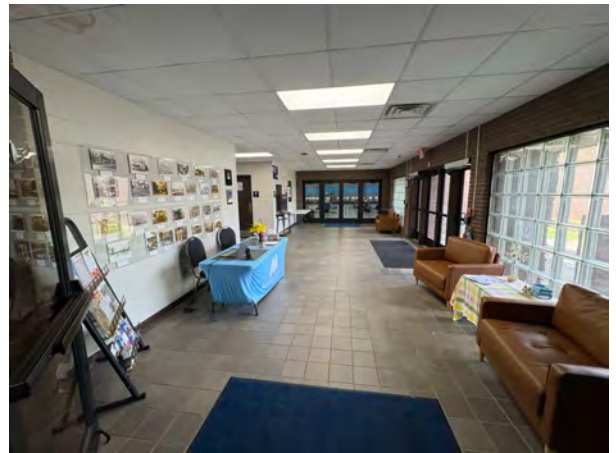
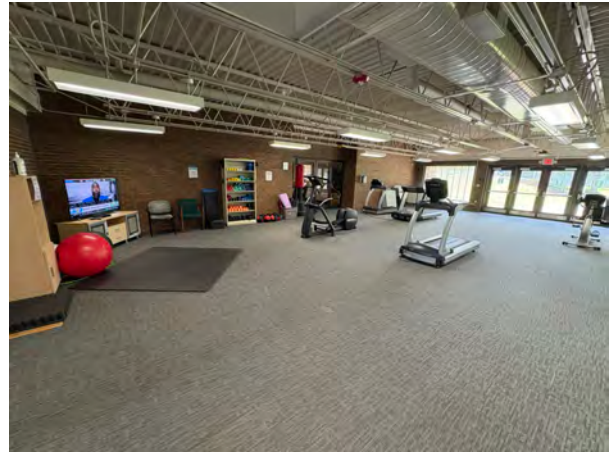
FIGURE 2.16: MAULDIN SPORTS CENTER INVENTORY IMAGES



**FIGURE 2.17: MAULDIN SENIOR CENTER INVENTORY DATA**

<b>203 Corn Rd, Greenville, SC 29607</b>			
Overall Size = 6,500 SF			
<b>PARK AMENITIES</b>	<b>YES/NO</b>	<b>RATING</b>	<b>DESCRIPTION</b>
Playgrounds	NO	N/A	N/A
Play Equipment	YES	2	
Ball Fields	NO	N/A	N/A
Courts	YES	3	
Athletic Fields	NO	N/A	N/A
Shelter	NO	N/A	N/A
Restroom Facilities	YES	2	
Water Access	NO	N/A	N/A
Trails	NO	N/A	N/A
Site Accessories	YES	3	
Wayfinding	YES	3	
Drinking Fountain	YES	3	
On-Site Parking	YES	3	
ADA Access	YES	3	
Lighting	YES	2	Lighting fixtures throughout center need updating.
Shade	YES	3	
Site Noise	YES	3	
<b>OVERALL RATING</b>	<b>2.73</b>		
<b>NOTABLE SITE FEATURES</b>			
Fitness area, full kitchen, elevator, game room (pool table)			
Gym in great condition. Some rooms seem to be outdated.			

FIGURE 2.18: MAULDIN SENIOR CENTER INVENTORY IMAGES



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# Input Gathering

# 03



# PUBLIC INPUT AND ENGAGEMENT PROCESS

A strong and inclusive public engagement process formed the foundation of this Master Plan. Mauldin Recreation prioritized listening to residents, community groups, and staff to ensure the plan reflects local values, addresses real needs, and builds on the City's growing momentum in recreation and tourism.

Input and analysis for this plan were gathered from four primary sources:

- 1. Community Survey** - Administered online and in-person from July 10th to August 1st, 2025, promoted through the City's website, social media, email, and public events, resulting in 723 responses.
- 2. Focus Group Meetings and Steering Committee Discussions** - Provided in-depth dialogue on priorities, challenges, and opportunities. Participants included residents, youth and senior program advocates, sport program participants, local business leaders, and community partners.
- 3. Staff Interviews** - Offered operational insights and perspectives from the City and park staff responsible for managing and maintaining facilities and programs.
- 4. Consultant Evaluations and Analysis** - Comprehensive assessments of existing parks, programs, and facilities, identifying gaps, opportunities, and alignment with state and national best practices.

The collective input from these sources informed every aspect of the Master Plan, shaping the identification of community needs, assessment of parks and programs, and development of goal, objectives and implementation strategies for both near-term and long-term improvements.

This integrated engagement process revealed consistent themes: while residents value Mauldin's parks and programs, they seek new recreation and tourism opportunities and improvements in maintenance, connectivity, and access that can enhance the City's regional appeal.

The recommendations in Section 5 - Improvement Strategies are directly informed by this feedback, balancing enhancements to existing amenities with strategic investments in new facilities, programs, and trails to meet growing community needs and capitalize on Mauldin's reputation as a regional destination for parks and recreation.

A full summary of public engagement results—including survey data, focus group findings, staff input, and consultant analysis—is provided in the appendix of this plan.



# COMMUNITY SURVEY SUMMARY

As part of the public engagement process, an online community survey was conducted to better understand resident priorities, satisfaction levels, and perceptions of Mauldin's parks and recreation system. The survey received strong participation, with 723 responses from a broad cross-section of residents, providing valuable insights into how the community uses recreational facilities today and what improvements are most desired for the future. (See Appendix A.1 and A.2 for survey and survey response data.)

## Demographics

Respondents represented a wide range of ages and backgrounds, with the largest groups being adults aged 65 and older and those between 35 and 44. The majority identified as female and White, with most respondents residing within the 29662 and 29607 zip codes—areas encompassing Mauldin's core residential neighborhoods. These demographics underscore the need for a balanced, multi-generational system that serves families, youth, adults, and older residents alike through diverse facilities and programs.

## Facility Use and Visitation Patterns

Survey data show that while overall use varies by location, several facilities serve as the cornerstones of community recreation.

- The Mauldin Sports Center, Mauldin Senior Center, and Sunset Park received the highest levels of weekly use and satisfaction, illustrating the importance of indoor fitness and structured programs in meeting resident needs.
- Many neighborhood parks—particularly Pineforest and City Park—were reported as “rarely or never used,” suggesting that some sites lack the amenities, visibility, or programming necessary to attract consistent participation.

## Parks and Recreation Trends

When asked about primary reasons for visiting parks and facilities, the majority of respondents cited exercise and outdoor fitness activities such as walking, running, and biking. This was followed closely by organized sports, fitness programs, and attendance at community events, indicating strong interest in both active recreation and social engagement.

The results also highlight a growing demand for diverse sports and recreation opportunities, including improved field conditions, upgraded lighting and restrooms, and potential additions such as multi-purpose fields, pickleball courts, outdoor fitness stations, and water-based recreation features (e.g., splash pads or a public pool).

## Perception of Quality and Satisfaction

Overall satisfaction with park conditions and programming was strong, with more than 70% of respondents reporting satisfaction or higher with Mauldin Recreation's programs and services. The Mauldin Sports and Senior Centers received particularly high marks for both quality and safety, while “No Opinion” responses across several parks indicate limited awareness or use. These findings emphasize the need for both physical improvements and enhanced promotion of underutilized facilities.

## Barriers to Use and Community Challenges

The most common barriers to more frequent use of parks and facilities were lack of time and limited amenities or programs that align with resident interests. Respondents also cited a need for modernized amenities, broader program variety, improved safety visibility, and more consistent maintenance. Outdoor spaces in particular could benefit from better lighting, enhanced comfort features, and clear signage to encourage confidence and regular use.

## Community Vision and Support for Investment

A strong majority of participants – more than 60% – indicated support for expanding or adding new parks, trails, and recreation facilities even if it required a modest tax or fee increase. This demonstrates broad public commitment to investing in recreation infrastructure, recognizing its role in community health, economic vitality, and quality of life.

## Open-Ended Responses

Responses to open-ended questions reinforced the community's call for both improvements and new opportunities across Mauldin's park system. The most common themes included:

- **Connectivity & Trails:** Extend walking and biking routes, improve sidewalks, and create trail links to the Swamp Rabbit Trail.
- **Athletic Facilities:** Upgrade existing sports fields, add lighting and seating, and explore new multi-sport complexes that support baseball, softball, soccer, and emerging sports like pickle ball.
- **Amenities & Comfort:** Add splash pads, dog parks, playground updates, and shaded areas near courts and spectator zones.
- **Maintenance & Infrastructure:** Improve parking, lighting, restrooms, and general facility upkeep.
- **Programs & Outreach:** Offer a broader range of recreational classes and events, improve communication through social media and the City's website, and increase visibility of existing opportunities.

## Community Survey - Priority Summary

The community survey results convey a strong message: Mauldin residents deeply value their parks and recreation system and are eager to see it grow and evolve. There is clear enthusiasm for:

1. **Trail expansion**
2. **Modernized athletic fields**
3. **Diverse recreation programs**
4. **Increased shaded and seating areas**
5. **Enhanced comfort amenities that foster both active lifestyles and social connection**

The community's willingness to invest in new and improved facilities positions the City of Mauldin to continue building a recreation system that is inclusive, connected, and reflective of the City's identity as a vibrant, active, and family-oriented community.

# FOCUS GROUP MEETINGS

## Process

As part of the public engagement process for the City of Mauldin’s Parks and Recreation Master Plan, three targeted focus groups were conducted on June 24, 2025, engaging seniors, parents and coaches, and users of the Mauldin Sports Center. These sessions provided detailed insights into the community’s priorities, challenges, and aspirations for parks, recreation, and sports facilities.

The collective input from these sources informed every aspect of the Master Plan, shaping the identification of community needs, assessment of parks and programs, and development of near-term and long-term goals.

*Focus Group Meeting Results: Please note that these ideas do not reflect the opinion of City of Mauldin or Bolton & Menk. These ideas are shared in order to help inform the final recommendations for the 10-year Parks & Recreation Master Plan.*

## Programmatic and Sports Facility

Community focus groups expressed a strong desire for improved and expanded recreational opportunities that support both local and regional participation. Key priorities include:

- **Trails and Connectivity:** Mixed-use trails and nature paths.
- **Sports Facilities:** Basketball courts, tennis/pickle ball courts, multi-use fields (with improved maintenance), community pool, skate/action sports facilities, and senior-focused sports programs.
- **Recreation Amenities:** Comfortable gathering spaces such as shelters, shaded areas, grilling stations, and dog-friendly zones.
- **Innovation and Engagement:** Modern features like outdoor fitness equipment, splash pads and misting stations, event apps, improved field signage, and QR-coded self-guided tours to enrich user experience.

**Analysis: There is a clear, high-priority need to expand and improve sports facilities and recreational programs, addressing current usage demands and regional draw while supporting active lifestyles for all ages.**



## Infrastructure and Access

Focus groups identified several critical needs to improve facility infrastructure and ensure safe, convenient access for all users:

- **Parking:** Increased capacity at all parks, especially during events.
- **Restrooms:** Existing restrooms are outdated and poorly maintained. Provide modern, clean, and well-maintained facilities.
- **Field and Court Maintenance:** Existing fields, concession buildings, scoreboards and lighting are damaged and in need of upgrading and maintenance. Enhance upkeep of multi-use fields, concessions, scoreboards, and lighting to ensure quality and safety.
- **Safe Access:** Sidewalks, bike lanes, and secure pathways, particularly along Butler Road.
- **Amenities:** Additional water fountains and convenient vending options to support visitors.

**Analysis: Addressing these infrastructure needs is essential to support expanded sports offerings, ensure safety, and enhance park experiences for residents and visitors.**

## Recurring Themes

- **Green Space Preservation:** Protect existing parks and acquire additional parcels.
- **Accessibility:** Improve equitable access across the City.
- **Communication and Engagement:** Improve program awareness, website usability, and expand volunteer opportunities.
- **Senior Programming:** Extend Senior Center hours and increase weekend offerings.
- **Event Management:** Reduce traffic congestion at major parks and optimize concessions during youth programs.

### Focus Group - Priority Summary

1. **Enhance and expand sports facilities**
2. **Expand recreational programs and amenities**
3. **Upgrade infrastructure**
4. **Preserve and expand green space**
5. **Improve communication and engagement**

Focus group feedback demonstrates that Mauldin residents value their parks and recreation system but prioritize expansion and enhancement of sports facilities, upgraded infrastructure, and innovative programs. These findings directly inform the Master Plan's recommendations, ensuring that investments meet community needs, support regional participation, and position Mauldin as a destination for recreation, health, and tourism.

# Needs Assessment

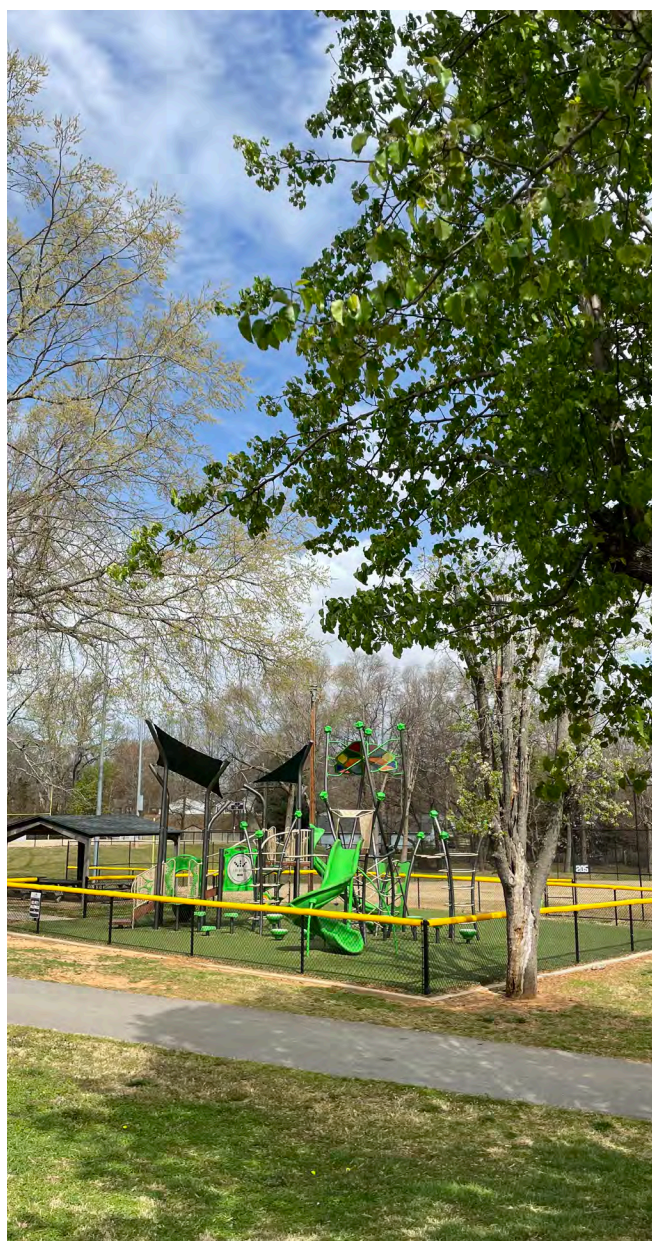
# 04



# METHODOLOGY

## PURPOSE

The Needs Assessment of this report is used to identify and evaluate the requirements, gaps and priorities of Mauldin Recreation for the next 10 years. The identification of these priorities involved gathering qualitative and quantitative data via inventory and public input to gain a greater understanding of the current conditions, stakeholder expectations, and desired outcomes. This assessment helps guide decision-making by highlighting areas where resources, services or infrastructure are lacking or could be improved.



## ANALYTICAL METHODS

To ensure a data-driven and equitable planning approach for Mauldin, a suite of analytical methods was used to evaluate existing conditions and identify priority needs across the community. Demographic and population data provided insight into growth trends, age distribution, income levels, and other key factors influencing recreation demand. Geographic Information Systems (GIS) mapping was employed to spatially analyze park assets, service areas, and physical barriers, revealing geographic disparities and areas of opportunity.

These data sets will now be further analyzed through multiple complementary lenses in the Needs Assessment chapter.

- Past plan comparisons reviewed regional, local, and statewide planning documents to identify shared priorities and recurring themes for parks, recreation, and green infrastructure, helping benchmark local priorities and support evidence-based decision-making.
- State recreation data were used to contextualize local conditions within broader participation trends, demographic patterns, and statewide priorities.
- NRPA metrics were applied as a benchmarking tool to objectively evaluate service levels, facility provision, and resource allocation relative to nationally recognized standards and peer communities.
- Finally, a gap analysis identified where existing parks, facilities, or infrastructure that may not be meeting community needs, standards, or expectations.

# PAST PLAN COMPARISONS

As part of the comprehensive review of regional and local planning documents, several recurring themes have emerged that reflect the shared priorities and strategic direction for parks, recreation, and green infrastructure across the region (See Appendix E.1). By synthesizing recommendations from multiple plans—including trail master plans, comprehensive land use strategies, and statewide recreation initiatives—this section outlines the foundational elements that should guide future investments, policy development, and design standards within the Parks and Recreation Master Plan.

## Common Themes Identified in Past Plans:

### 1. Connectivity & Trail Systems

- Greenway and Trail Expansion: Emphasis on expanding and connecting greenways (e.g. Swamp Rabbit Trail, Reedy River Greenway).
- Neighborhood Integration: Connecting every nearby neighborhood to trails and parks.
- Sidewalks and Walkability: Improved sidewalk infrastructure and pedestrian safety.
- Trail Support Infrastructure: Lighting, signage, seating, water fountains, bike parking, and shade structures.

### 2. Accessibility & Equity

- ADA Compliance: Non-capital upgrades and accessibility in new construction.
- Social Equity: Ensuring all communities have access to recreation and resources.
- Public Access: Access to lakes, forests, and natural areas.

### 3. Maintenance & Safety

- Preventative Maintenance: Extending facility life and ensuring safety.
- Deferred Maintenance: Addressing funding gaps and updating management plans.
- Systematic Quality Control: Across all service functions.

### 4. Land Use & Acquisition

- Land Acquisition Strategies: For Parks and open space.
- Infill & Redevelopment: Adaptive reuse of industrial sites and prioritizing infill locations.
- Mixed-Use Development: Promoting walkable density and village centers.

### 5. Design Standards & Guidelines

- Park Design Standards: Development of consistent design guidelines.
- Trail Design Considerations: ADA needs, pedestrian dimensions, intersection treatments.
- Public Space Integration: Seamless connections between trails and parks, visible entries, and boundary delineation.

## 6. Sustainability & Environmental Stewardship

- Conservation: Protecting critical habitats and environmentally sensitive lands.
- Sustainable Development: Parks designed to reduce energy and water consumption.
- Green Infrastructure: Identifying and ranking habitat cores for ecological integrity.

## 7. Community Identity & Cultural Resources

- Cultural Trails: Incorporating history, mill towns, and rural landscapes.
- Public Art & Storytelling: Signage, murals, and exhibits to foster pride and place.
- Community Identity: Enhancing neighborhood character and investment.

## 8. Recreation Programming & Demand

- Expanding Opportunities: Outside City parks and in underserved areas.
- Adapting to Demand: Responding to trends in hiking, biking, kayaking, etc.
- Youth & Leadership Development: Programs to support community engagement.

## 9. Planning & Operations

- Master Plan Updates: Regular updates to reflect current needs.
- Operational Planning: Long-range plans for capital, equipment, and administration.
- Technology Integration: Efficient facility technology across sites.

## 10. Funding & Grants

- Grant Resources: Identification of state and federal funding programs.
- Economic Development: Recreation as a tool for sustainable economic growth.
- Parking & Infrastructure Strategies: Including reduction strategies and way finding.



# STATE RECREATION DATA

## HEALTH CONTEXT

South Carolina faces significant public health challenges, underscoring the importance of accessible outdoor recreation.

### Obesity Rates

- South Carolina ranks 14th highest in the U.S. for obesity (Source: SCORP).
- Between 2017-2022, the statewide obesity rate was 36% (compared to the U.S. average of 24%) (SCORP).
- Greenville County reported an obesity rate of 33% (Source: SCDHEC).

### Chronic Disease Statistics

- Heart disease was the leading cause of death in South Carolina in 2022 (CDC).
- Diabetes ranked eighth among causes of death (CDC).
- In 2021, South Carolina's heart disease death rate was 8.8% higher than the national average (USAFacts).
- Between 2016-2018, 11.8% of Greenville County residents reported diabetes; 36% had hypertension (SCDHEC).

## ROLE OF PARKS IN PUBLIC HEALTH

Parks serve as a cornerstone of public health infrastructure, providing spaces that support physical, mental, and emotional well-being.

### Physical Health Benefits

- Walking trails, sports facilities, and green spaces encourage activity that combats obesity, heart disease, and chronic conditions.
- Research shows park proximity and accessibility are positively associated with moderate to vigorous physical activity in children ages 6-12 (Molina-Garcia et al., 2022).

### Mental Wellness

- Time in natural environments lowers blood pressure, reduces anxiety, improves mood, and fosters mindfulness.
- Parks provide a natural escape from urban stressors and constant digital connectivity.

## COMMUNITY NEEDS AND BARRIERS

Understanding community needs is essential for guiding improvements and expansions of parks and open spaces in Mauldin. Resident engagement ensures resources are fully utilized and gaps are addressed.

### Common Barriers to Outdoor Recreation in South Carolina:

- Lack of available opportunities
- Limited time

## STRATEGIES FOR INCREASING PARTICIPATION

Expanding access to high-quality outdoor recreation amenities for individuals of all ages and abilities is essential to increasing participation. Recommended strategies include:

### Enhance Access

- Improve connectivity and proximity to parks and facilities.

### Promote Existing Programs

- Increase awareness of current amenities and activities.

### Offer Wellness-Focused Initiatives

- Develop programs that encourage screen free time in nature.

# NRPA PARK METRICS AND LEVEL OF SERVICE ANALYSIS

Every year, the NRPA performs a comprehensive evaluation of participating agencies across the United States to develop a series of metrics of the recreation offerings in our communities. This data is a useful tool for comparing how the park and recreation amenities in Mauldin compare to other communities at a national level.

The Level of Service (LOS) analysis evaluates the availability and distribution of parkland and recreation facilities relative to the City of Mauldin’s population (29,088, based on U.S. Census Bureau Data), geographic coverage, and community needs. This assessment helps determine whether current resources meet established benchmarks and community expectations.

The National Recreation and Park Association (NRPA) developed the NRPA Park Metrics resource to provide benchmark data that helps park and recreation professionals manage and plan their systems effectively. These metrics offer a national standard for comparing community amenities and, when incorporated into a park system master plan, support informed decision-making, equitable resource allocation, and long-term sustainability.

**FIGURE 4.01: RESIDENTS PER PARK**

	All Agencies	20,000 to 49,999	South	City	Mauldin
Median	2,411	2,071	3,319	2,104	5,817
Lower Quartile	1,317	1,277	2,031	1,284	
Upper Quartile	4,984	3,829	6,273	3,202	

Number of current residents per park in Mauldin

Median number of residents per park in similar size communities

Figure 4.01 shows that Mauldin falls below national benchmarks for park quantity relative to population size. The “residents per park” metric—representing the average number of residents served by each park—indicates that Mauldin would need four additional parks to reach the median benchmark and serve the anticipated population growth over the next 10 years.

**FIGURE 4.02: ACRES OF PARKLAND PER 1,000 RESIDENTS**

	All Agencies	20,000 to 49,999	South	City	Mauldin
Median	10.2	9.2	8.2	10.9	3.0
Lower Quartile	4.9	3.9	4.2	5.3	
Upper Quartile	17.5	16.1	16.7	17.5	

Currently, 3.0 acres of parkland per 1,000 residents in Mauldin

Median number of acres of parkland per 1,000 residents in similar size communities

Figure 4.02 highlights a significant deficit in park acreage, with Mauldin’s 87.46 acres falling below the lowest quartile of national benchmarks for parkland per 1,000 residents. This shortage of publicly accessible green space underscores the need for strategic investment to expand park acreage and better meet the community’s recreational and wellness needs. When looking at the data, Mauldin should prioritize closing the gap of the current 3 acres of parkland per 1,000 residents, to between 9 and 10 acres of parkland per 1,000 residents to serve the current and future residents.

## FIGURE 4.03: INDOOR PARK & REC FACILITIES PER POPULATION

Indoor park and recreation facilities per capita measure the availability of indoor amenities—such as recreation centers, gymnasiums, aquatic facilities, and community halls—relative to the community’s population. This data helps evaluate how well indoor spaces support year-round programming, equitable access, and community wellness, especially in areas with limited outdoor options or seasonal climate challenges.

Type of Facility	Median Number of Residents Per Facility				Mauldin	
	All Agencies	20,000 to 49,999	South	City	Facility Requirements to Meet NRPA Metrics	# of Facilities to add to Meet NRPA Metrics
Recreation Centers & Gyms	32,091	27,517	31,515	34,111	1.1	0.1
Community Centers	34,058	29,445	35,231	31,388	1.0	0.0
Performance Amphitheater	62,735	34,275	82,028	56,150	0.8	-0.2
Senior Centers	61,882	34,058	82,654	59,597	0.9	-0.1
Nature Centers	132,230	34,960	184,942	116,824	0.8	0.8
Aquatics Centers	57,438	32,000	81,073	57,786	0.9	0.9
Permanent and semi-permanent restrooms	5,455	4,976	5,478	4,946	5.8	-0.2
Teen Centers	65,228	32,798	97,350	77,181	0.9	0.9

\*Negative numbers in the table above indicate overages within Mauldin compared to the NRPA Metrics baseline.

Current data shows Mauldin is successfully meeting most indoor recreation needs; however, gaps exist in nature centers, aquatic centers, and teen centers. While these facilities are not immediate priorities—given potential access through neighboring communities such as the Greenville County Aquatic Complex, local YMCA’s, or Conestee Nature Preserve—they represent strategic opportunities for future investment. As Mauldin grows, ongoing evaluation of community demand will be essential to determine when these additions can deliver the greatest impact and value.

## FIGURE 4.04: OUTDOOR PARK & REC FACILITIES PER POPULATION

Outdoor park and recreation facilities per capita provide an important measure of how equitably resources are distributed within the community. This metric assesses the number and variety of outdoor amenities—such as playgrounds, athletic fields, courts, trails, and picnic areas—in relation to population size. It serves as a tool for identifying service gaps, guiding future planning, and ensuring that all residents have sufficient access to outdoor recreation opportunities.

Type of Facility	Median Number of Residents Per Facility				Mauldin	
	All Agencies	20,000 to 49,999	South	City	Facility Requirements to Meet NRPA Metrics	# of Facilities to add to Meet NRPA Metrics
Playgrounds (Play Structures)	3,737	3,320	4,491	3,412	8.8	0.8
Playgrounds w/ Inclusive Structures	23,519	19,086	31,217	20,289	1.5	0.5
Diamond Fields (Total)	4,749	3,408	5,219	4,464	8.5	-4.5
Basketball Courts (Standalone)	8,500	8,000	10,206	7,668	3.6	-4.4
Rectangular Fields (Total)	5,946	4,002	7,827	5,924	7.3	4.3
Synthetic Rectangular Fields	46,833	23,958	44,347	48,668	1.2	1.2
Multi-Purpose Fields	18,598	10,054	29,445	18,374	2.9	2.9
Dog Park	47,247	26,534	49,994	44,000	1.1	1.1
Community Gardens	35,065	27,230	51,000	33,874	1.1	1.1
Tennis Courts	6,794	6,284	6,540	6,187	4.6	4.6
Pickleball Courts	10,419	7,333	10,534	10,480	4.0	3.0
Volleyball Courts	26,904	16,487	42,484	26,170	1.8	1.8
Fitness Zones/Exercise Stations	32,044	21,468	32,044	30,238	1.4	1.4
Multiuse Courts	23,739	17,209	28,500	18,836	1.7	0.7
Skateboard Parks	55,772	35,000	82,684	58,308	0.8	0.8
Swimming Pools	46,800	26,900	48,532	42,840	1.1	1.1
Splashpads/Spraygrounds/Showers	49,392	29,804	60,003	41,339	1.0	1.0
Walking Loop/Running Tracks	17,724	21,217	20,498	15,367	1.4	-4.6
Disc Golf Courses	66,923	32,519	86,002	56,369	0.9	0.9

\*Negative numbers in the table above indicate overages within Mauldin compared to the NRPA Metrics baseline.

Comparison with NRPA benchmarks reveals notable gaps in Mauldin’s park and recreation facilities, particularly in playgrounds and sports fields—except for baseball diamonds, which meet standards. The most significant needs include rectangular and multi-purpose fields, tennis courts, and pickleball courts. To align with benchmarks, Mauldin should consider adding 4 rectangular fields or 3 multi-purpose fields. Additional facilities such as synthetic fields, a dog park, community gardens, volleyball courts, fitness zones, and a pool or splash pad are also lacking and should be prioritized as funding becomes available.

# NEEDS ASSESSMENT BY PARK

A comprehensive needs assessment was carried out for all parks within the City of Mauldin to identify deficiencies, infrastructure gaps, and areas for enhancement. This evaluation incorporates on-site observations, staff feedback, and ADA compliance reviews, offering a detailed understanding of each park's condition, functionality, and accessibility.

The purpose of this assessment is to:

- Evaluate current conditions of infrastructure, amenities, and accessibility.
- Prioritize improvements based on urgency, safety, community impact, and long-term sustainability.
- Guarantee inclusive access to recreational opportunities for all community members.
- Guide strategic planning and budgeting for both immediate maintenance needs and long-term capital investments.

## Why Improvements are Critical

While Mauldin's parks are valuable community assets, deferred maintenance, accessibility barriers, and aging infrastructure limit their full potential. Without timely intervention:

- Safety risks may increase due to deteriorating facilities and fields.
- Parks may remain underutilized because of accessibility or amenity gaps.
- The City may risk losing opportunities to attract regional visitors.

Investing in park improvements is essential to maintaining safe, functional, and welcoming spaces that meet the needs of a growing and diverse community.

## ASSESSMENT CATEGORIES

Each park's needs are organized by priority and type of improvement:

### Priority Level:

- **High:** Immediate fixes for safety, accessibility, or core functionality.
- **Medium:** Enhancements to improve experience and sustainability.
- **Low:** Small-scale upgrades focused on aesthetics and comfort.

### ADA Solutions

- Recommendations aim to eliminate accessibility barriers through upgraded pathways, compliant seating, improved signage, and retrofitted facilities.
- All solutions align with federal ADA standards and universal design principles.

### Easily Attainable Items

- Low-cost, low-complexity improvements that can be implemented quickly to enhance usability, appearance, and community satisfaction.

This findings of this assessment demonstrate that targeted investments are essential to maintain and improve the City's parks, ensuring safety, accessibility, and usability for all residents while supporting recreation programs, tourism, and community pride. The following tables summarize park-specific needs by priority, ADA compliance, and quick-win improvements, providing a clear roadmap for strategic investment and effective resource allocation.

## CITY CENTER PLAYGROUND

Needs/Issues	Priority	Solution	Estimated Cost
General park maintenance and repairs	Medium	Misc. maintenance repairs around park (fence repairs, painting).	\$ 25,000
Stormwater management	Medium	Remove sediment from parking lot. Perform routine maintenance and improve drainage.	\$ 20,000
Playground synthetic turf	Medium	Replace synthetic turf.	\$ 240,000
Park signage	Medium	Replace and upgrade park signage.	\$ 10,000
ADA accessible pathways throughout park	Low	Evaluate and install pathways throughout in appropriate locations (playgrounds and shelter).	\$ 10,000
<b>Estimated Total:</b>			<b>\$ 305,000</b>

**Easily Attainable:** Trail signage and sediment removal.

## CITY PARK

Needs/Issues	Priority	Solution	Estimated Cost
ADA accessible pathways throughout park	High	Evaluate and install pathways throughout in appropriate locations.	\$ 350,000
Spectator seating	High	Install concrete pavement behind bleachers for new spectator seating.	\$ 85,000
Bleacher replacement	High	Replace (6) bleachers.	\$ 60,000
Restroom/concession stand renovations	High	Renovate existing concession building.	\$ 75,000
Curb ramps to parking lot	High	Construct compliant ramps as needed to meet access requirements.	\$ 1,500
Shade sail for playground	High	Install shade sails or canopies.	\$ 45,000
Infield maintenance	High	Regrade infield area. Laser grade existing infield mix.	\$ 130,000
Site furnishings	Medium	Replace site furnishings - (10) benches.	\$ 15,000
Shade throughout park	Medium	Plant (50) trees along pathways and seating areas.	\$ 30,000
Erosion along trail	Medium	Regrade along length of trail.	\$ 8,500
Stormwater management	Medium	Install new storm system to manage stormwater and remove standing water.	\$ 55,000
Batting cage repairs	Medium	Replace damaged poles.	\$ 15,000
Multipurpose court fencing	Medium	Install new 10' tall fencing around multipurpose court.	\$ 12,500
Lighting upgrades	Medium	Replace light fixtures and upgrade to LED. Poles and foundation remain.	\$ 500,000

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Park signage	Medium	Park signage upgrades and replacements.	\$ 10,000
Picnic shelter replacement	Medium	Replace picnic shelter. 30'x40'	\$ 225,000
Playground surfacing replacement	Low	Replace playground surfacing.	\$ 150,000
Scoreboard	Low	Install (3) scoreboards.	\$ 45,000
Parking striping	Low	Re-stripe with ADA spaces clearly marked.	\$ 8,500
BBQ grills replacement	Low	Replace (3) BBQ grills.	\$ 3,000
Bocce court removal	Low	Remove underutilized bocce court.	\$ 2,500
<b>Estimated Total:</b>			<b>\$ 1,826,500</b>

**Easily Attainable:** Parking striping, grill replacement, fencing, batting cage pole fixes.

## PINEFOREST PARK

Needs/Issues	Priority	Solution	Estimated Cost
ADA accessible pathways throughout park	High	Evaluate and install pathways throughout in appropriate locations.	\$ 75,000
Playground replacement	Medium	Replace with new play structure and surfacing.	\$ 300,000
Park signage	Medium	Park signage upgrades and replacements.	\$ 10,000
Grill relocation	Low	Relocate grills to safer, accessible areas. Include concrete pads.	\$ 20,000
<b>Estimated Total:</b>			<b>\$ 405,000</b>

**Easily Attainable:** Grill relocation, bench access paths.

## SPRINGFIELD PARK

Needs/Issues	Priority	Solution	Estimated Cost
ADA accessible pathways throughout park	High	Evaluate and install pathways throughout in appropriate locations.	\$ 375,000
Bleacher replacement	High	Replace (10) bleachers.	\$ 100,000
Field #1 dugout replacement	High	Replace (2) existing dugout roof structure	\$ 12,500
Trail repairs/replacement	High	Repair/Replace trail due to tree root damage and lack of ongoing maintenance.	\$ 65,000
Stormwater management	High	Routine maintenance and improved drainage. Flooding occurring south of playground.	\$ 85,000
Football field	High	Study options for extending length of football field.	N/A

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Restroom/concession stand renovations	High	Remove existing concession building and restroom building.	\$ 25,000
Retaining walls leaning	High	Structural assessment and reconstruction.	\$ 3,500
Maintenance building renovation	High	Renovate maintenance building (new siding, etc.)	\$ 120,000
Infield maintenance	High	Regrade infield area. Laser grade existing infield mix.	\$ 185,000
Playground turf replacement	Medium	Replace artificial turf at playgrounds.	\$ 105,000
Picnic shelter replacement	Medium	Replace picnic shelter. 30'x40'	\$ 225,000
Park signage	Medium	Park signage upgrades and replacements.	\$ 10,000
Lighting upgrades	Medium	Replace light fixtures and upgrade to LED. Poles and foundation remain.	\$ 750,000
Basketball court renovation	Medium	Basketball court to be resurfaced.	\$ 65,000
Southern perimeter fencing repair	Medium	Repair damaged sections.	\$ 4,500
Scoreboard replacement	Low	Install (5) new scoreboards.	\$ 75,000
Spectator seating	Low	Install concrete pavement for new spectator seating.	\$ 85,000
Faded parking striping	Low	Re-stripe with ADA markings.	\$ 3,750
<b>Estimated Total:</b>			<b>\$ 2,294,250</b>

**Easily Attainable:** Parking striping, basketball hoop, wayfinding signage, fencing repairs.

## SUNSET PARK

Needs/Issues	Priority	Solution	Estimated Cost
ADA accessible pathways throughout park	High	Evaluate and install pathways throughout in appropriate locations.	\$ 425,000
Inclusive playground shadesail replacement	High	Replace damaged shade sail.	\$ 4,500
Inclusive playground surfacing replacement	High	Replace damaged playground surfacing.	\$ 105,000
Park Fencing	High	Replace entire fence around ball fields, pond, park perimeter, eastern playground, inclusive playground, and Miracle Field.	\$ 400,000
Infield maintenance	High	Regrade infield area. Laser grade existing infield mix.	\$ 150,000
Spectator seating	High	Add additional concrete pavement behind backstop.	\$ 22,000
Grading and drainage	High	Improve drainage between fields.	\$ 65,000

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Concrete pads for bleachers	High	Install concrete pads for bleachers at multipurpose field - (6) bleachers	\$ 22,500
Basketball court	High	Remove basketball half-court from parking lot. Construct new court with standard equipment.	\$ 50,000
Trail repairs/replacement	High	Repair/repave entire trail due to tree root damage and lack of ongoing maintenance. ±1,340 linear feet.	\$ 88,500
Restrooms and maintenance building repairs	High	Renovate existing building. (cosmetic and functional upgrades, minimal plumbing/electrical)	\$ 133,000
Stormwater management	High	Install new storm system to manage stormwater and improve general park drainage.	\$ 75,000
Field lighting replacement	High	Replace light fixtures and upgrade to LED.	\$ 1,200,000
Press box	High	Upgrade and renovate existing press box. Ensure scoreboard controls are fixed.	\$ 25,000
Safety netting	High	Install safety netting for foul balls between all (4) fields.	\$ 50,000
Parking lot	High	Resurface and restripe parking lot.	\$ 850,000
Picnic shelter at east end of park	High	Replace shelter at back east end of park. 20'x40'	\$ 200,000
Picnic shelter near Miracle League playground	Medium	Replace shelter near Miracle League playground. 20'x40'	\$ 200,000
Miracle League playground equipment	Medium	Replace equipment.	\$ 425,000
Miracle League field surfacing	Medium	Repair/Replace field surfacing with lighter color.	\$ 370,000
Backstop replacement	Medium	Replace post and fabric.	\$ 15,000
Batting cages	Medium	Upgrade (2) batting cages with synthetic turf.	\$ 50,000
Neighborhood connection	Medium	Add trail links and sidewalks to adjacent neighborhoods to increase connection.	\$ 15,000
Wayfinding along trail	Medium	Add directional and informational signage.	\$ 5,500
Scoreboard replacement	Medium	Install (4) new scoreboards.	\$ 40,000
Park signage	Low	Park signage upgrades and replacements.	\$ 5,000
Inclusive playground general maintenance	Low	Painting, clean up, and general repairs.	\$ 15,000
<b>Estimated Total:</b>			<b>\$ 5,006,000</b>

**Easily Attainable:** Parking striping, grill access, scoreboard replacements.

## MAULDIN SPORTS CENTER

Fitness room flooring replacement	High	Replace damaged and aged flooring.	\$ 90,000
Lobby flooring replacement	High	Replace damaged and aged flooring.	\$ 70,000
Free weight replacment	High	Replace free weight equipment.	\$ 100,000
Interior lighting upgrades	High	Upgrade light fixtures to provide better interior lighting.	\$ 85,000
Exercise room flooring replacement	Medium	Replace damaged and aged flooring.	\$ 35,000
Skylight window repair	Medium	Repair/Replace leaking skylights.	\$ 40,000
Exterior lighting upgrades	Low	Repair damaged light fixtures.	\$ 40,000
<b>Estimated Total:</b>			<b>\$ 460,000</b>

## MAULDIN SENIOR CENTER

Needs/Issues	Priority	Solution	Estimated Cost
Lighting upgrades	High	Replace light fixtures and upgrade to LED.	\$ 65,000
<b>Estimated Total:</b>			<b>\$ 65,000</b>

### Summary of Findings - Deferred Maintenance and Estimated Costs

The needs assessment identifies a total deferred maintenance investment estimate of ± \$10,361,750 across the City's parks and recreation facilities. Sunset Park represents the largest share (\$5,006,000; ~48% of the total), followed by Springfield Park (\$2,294,250; ~22%) and City Park (\$1,826,500; ~18%). The remaining needs include Pineforest Park (\$405,000; ~4%), the Sports/Community Center (\$460,000; ~4%), the City Center Playground (\$305,000; ~3%), and the Senior Center (\$65,000; <1%).

Investments primarily address safety, accessibility, and core functionality, including ADA-compliant pathways, lighting upgrades, drainage and stormwater improvements, field renovations, and facility repairs. Secondary needs focus on user experience and program expansion, such as signage and wayfinding, seating, shelters, and select amenity upgrades. The distribution of costs reflects site-specific conditions and the scale of required infrastructure work, with larger, multi-field parks and sites with extensive lighting or surface replacements driving higher totals.

These findings provide a clear basis for phased, priority-driven capital planning. Targeting high-priority items first—particularly those related to safety, accessibility, and critical infrastructure—will yield immediate benefits in park usability and risk reduction, while medium- and low-priority improvements can be sequenced to support long-term sustainability, program growth, and community value.

# GAP ANALYSIS

The Gap Analysis evaluates access to parks and amenities, identifying underserved areas and populations while pinpointing where additional investment is needed to achieve equitable access. Together, these insights serve as a roadmap for strategic planning—helping prioritize improvements and ensuring the long-term growth, sustainability, and inclusivity of Mauldin’s park and recreation system.

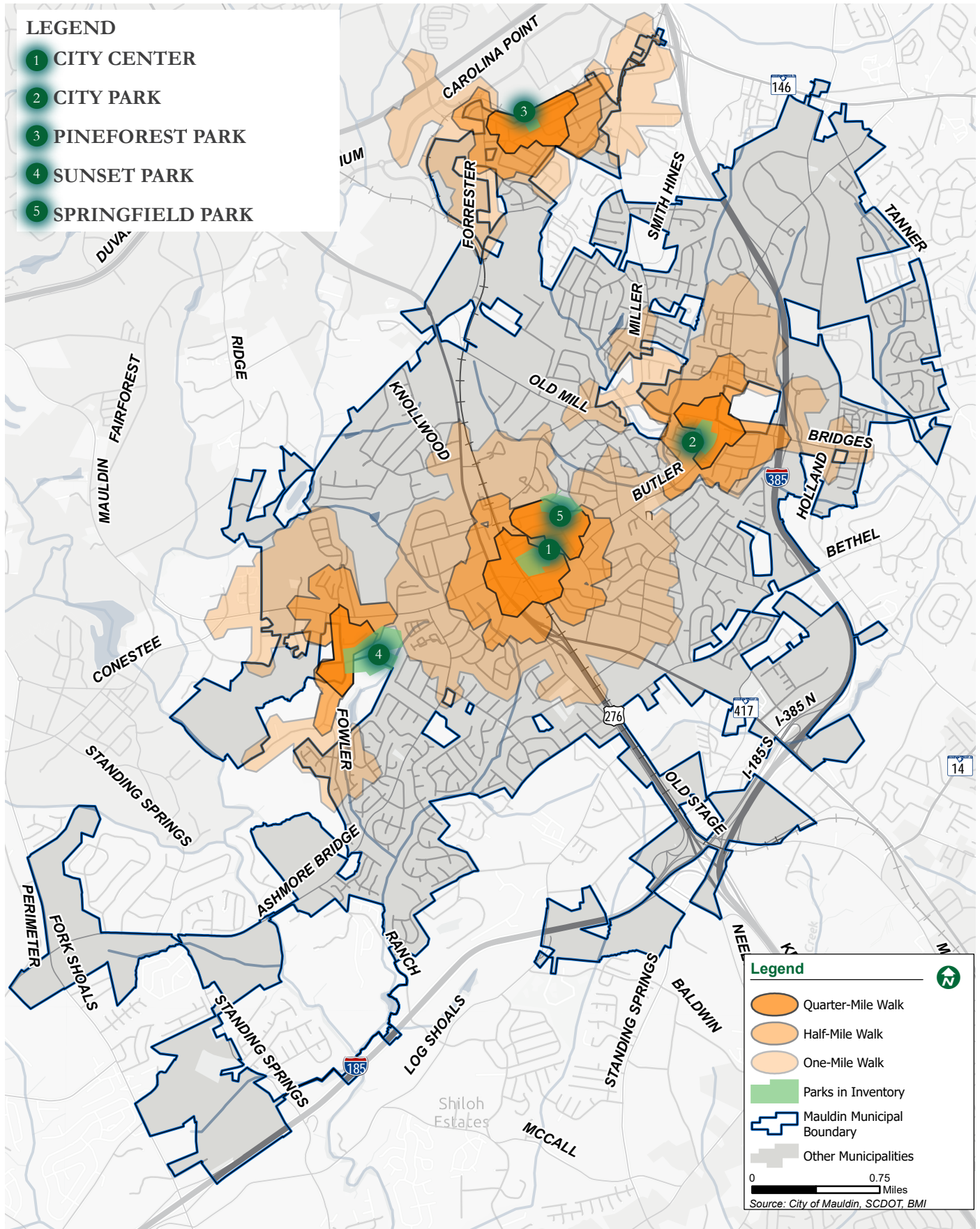
The following Park Service Area maps (Figure 4.05) indicate the locations of City of Mauldin-owned parks and the service areas associated with each park. Park Service Areas were identified as areas that have access by walking available from 1/4 of a mile to 1 mile in distance from each park.

As shown in the Park Service Area Map (Figure 4.05), most existing parks are concentrated in Mauldin’s central area. However, a significant portion of the City’s population lives in the northern and southern areas, where access to park facilities is limited—highlighting a critical need for improved geographic equity in park distribution.

While parks in neighboring jurisdictions may provide some recreational opportunities, Mauldin should not rely on external communities to meet the needs of its residents. A locally driven approach ensures that amenities are tailored to Mauldin’s unique demographics, priorities, and identity.



**FIGURE 4.05: PARK SERVICE AREA MAP - WALK-SHEDS**



## SERVICE COVERAGE AND CONNECTIVITY ANALYSIS

Southern residents currently have little to no access to park space or trails provided by Mauldin Recreation, making this area a top priority for future improvements. Additionally, east of I-385, there is a critical need to strengthen connectivity—particularly by improving trails and safe routes from schools to surrounding neighborhoods to ensure accessible pathways for students and residents.

Looking ahead, Mauldin’s existing and planned trail network presents significant opportunities to enhance connectivity. The Prisma Health access point (Blue Line) of the Swamp Rabbit Trail lies just beyond the City’s southwestern limits, while the Bridgeway Station connection is located in the northeastern portion of Mauldin. Both access points, shown as numbered dots in Figure 4.06, combined with planned Butler Road improvements, create a strong opportunity to link Swamp Rabbit Trail access points and connect residents to nearly all City parks as well as neighboring communities’ natural amenities through an integrated multi-use trail system.

Strengthening connections between Mauldin’s three northernmost parks should also be a priority to improve the overall network. The most direct potential connections are illustrated by the light blue dashed lines in Figure 4.06. A transportation engineering study is recommended to confirm the feasibility of this proposed alignment.

## Future Expansion Considerations

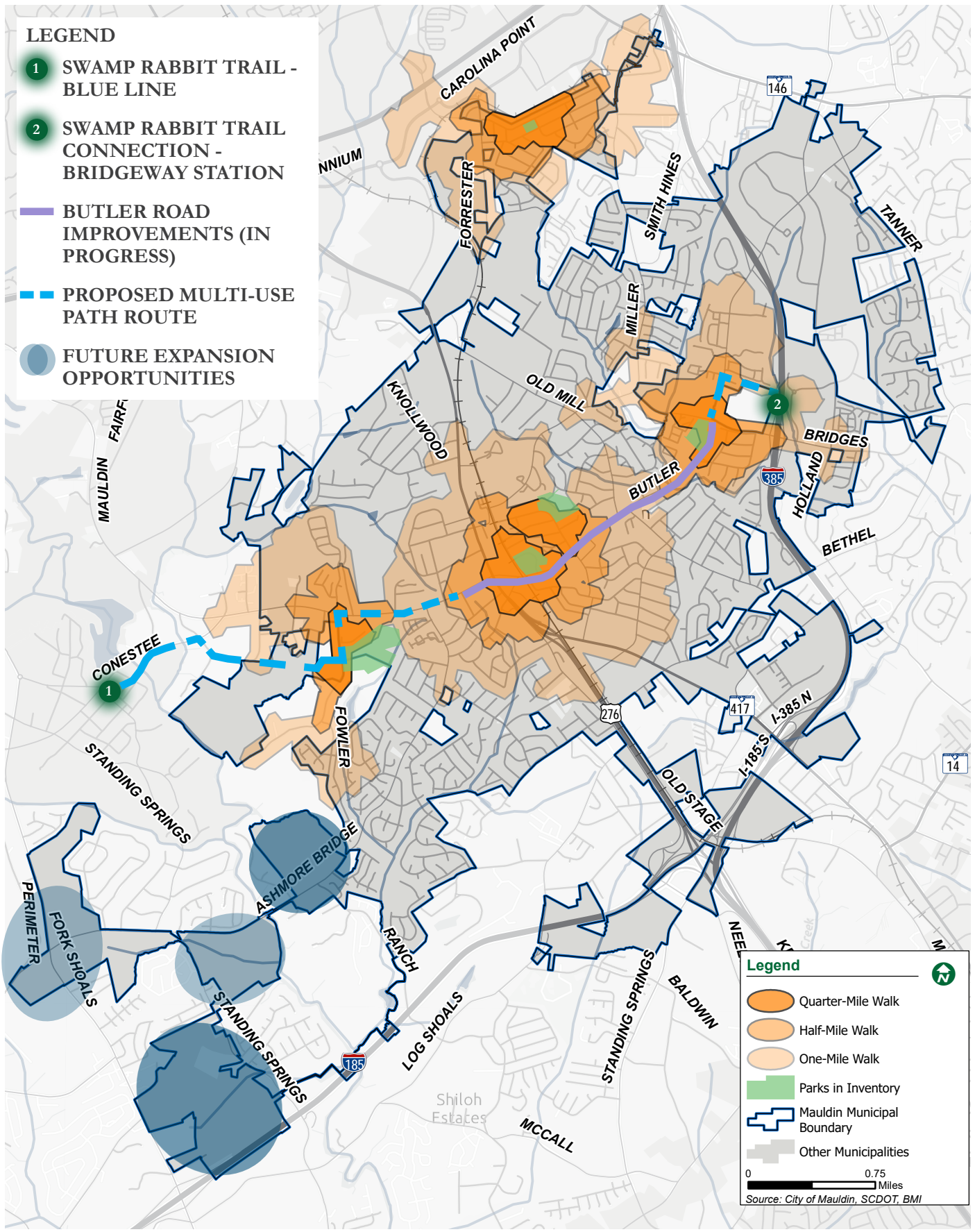
The dark blue circles in Figure 4.06 identify priority areas for potential system expansion through property acquisition. These areas were selected based on three ESRI data sets: median household income, diversity, and projected growth.

- Median household income was analyzed to ensure equitable park access across income levels.
- Diversity was considered to promote inclusivity and equitable access for all neighborhoods.
- Projected growth was included because planning for park space is often more feasible in actively developing areas.

## Key Findings:

The analysis reveals that areas with the lowest median household income are also among the most diverse. Similarly, high-growth areas within the City tend to be the most diverse. These highlighted zones represent underserved communities that should be prioritized for future parkland expansion—ensuring equitable access to recreational opportunities and accommodating anticipated population growth.

**FIGURE 4.06: PARK SERVICE AREA MAP - CONNECTIVITY & EXPANSION**



# EXISTING STAFFING ANALYSIS

## EXISTING STAFFING

Mauldin Recreation is structured to deliver four core service areas:

- I. Youth Sports
- II. Adult Sports
- III. Health and Wellness (primarily at the Mauldin Sports Center)
- IV. Senior Programming (at the Senior Center)

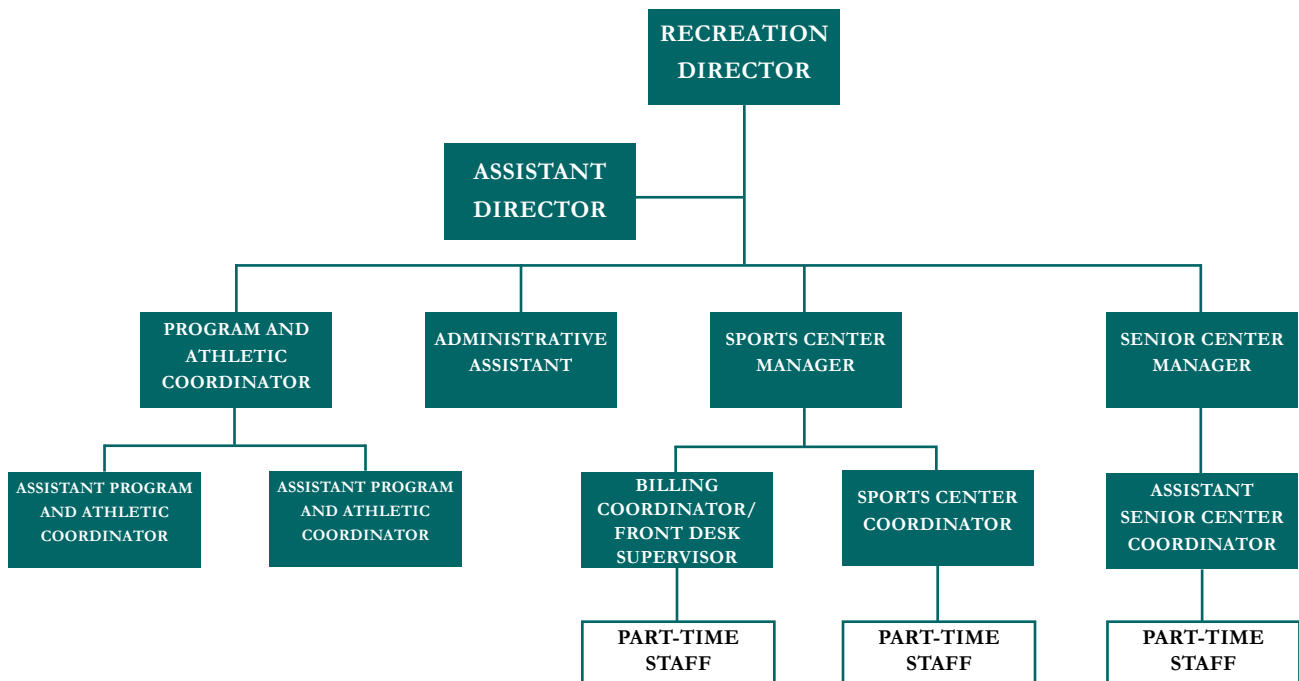
Staff responsibilities are aligned with these functions, and the department is professionally managed, ensuring effective coverage of all duties and services.

The current organizational structure includes the following positions:

- Director of Recreation
- Assistant Recreation Director
- Administrative Assistant
- Program and Athletic Coordinator
- Assistant Program and Athletic Coordinator
- Sports Center Manager
- Sports Center Coordinator
- Sports Center Billing & Front Desk
- Part-Time Assistant
- Senior Center Manager
- Senior Center Coordinator
- Part-Time Assistant

This staffing model supports the department’s ability to deliver high-quality programming across all age groups. The accompanying organizational chart further illustrates reporting lines and role distribution.

**FIGURE 4.07: CURRENT STAFFING STRUCTURE**



## STAFF OBSERVATIONS AND ORGANIZATIONAL FINDINGS

- Mauldin Recreation staff is highly committed and maintains a clear division of labor. However, during large-scale events (e.g., youth tournaments), all employees are expected to contribute, which can place strain regular operations.
- Managers and salaried staff frequently exceed standard work hours, with some teaching classes in addition to their core responsibilities. While this reflects dedication, it raises concerns about employee burnout and long-term sustainability.
- The Athletic and Program Coordinator position currently combines two distinct roles, with a primary focus on athletics driven by community demand. This focus has limited attention to broader recreation programming, highlighting the needs to reassess staffing to better support core programs and services.
- The department benefits from strong leadership and a motivated team. Staff members consistently express a desire to expand offerings, and community feedback from surveys and focus groups confirms that residents want more programming and services.
- However, the primary constraint is a lack of facilities, which limits the department's ability to grow and meet community expectations.
- While the current organizational structure functions adequately today, it is unlikely to remain effective over the next 5-10 years. Without strategic adjustments and additional resources, the department may face challenges in recruiting and retaining high-quality staff and in meeting future service demands.



# EXISTING PROGRAM ANALYSIS

## SPORTS

Mauldin Recreation is widely regarded for its strong and diverse youth sports programming, offering activities such as:

- Baseball
- Softball
- Football
- Basketball
- Lacrosse
- Flag Football
- Cheerleading
- Soccer

Within limited resources, the department staff work diligently to accommodate growing participation across all programs. However, programming is increasingly stretched too thin, creating challenges in maintaining quality and accessibility. Currently, facility capacity is maxed out, and the most pressing need is additional gymnasium space to support indoor sports and year-round programming. Due to overwhelming demand and limited facilities, the department has even had to turn away additional sources of revenue, such as expanded leagues, tournaments, and special events, which could otherwise enhance community engagement and financial sustainability.

The department is recognized for its effective organizational management, and community feedback consistently reflects high levels of satisfaction with the quality and variety of youth sports offerings.

## ADULT SPORTS

Mauldin Recreation has historically offered a variety of adult sports programs, including softball, basketball, and soccer. These programs were provided based on community interest and available resources.

While adult sports are not currently offered, this presents the City of Mauldin with an opportunity to reassess local demand and explore ways to reintroduce or expand adult programming—particularly as the City grows and diversifies.

Factors such as limited gymnasium space, staffing capacity, and facility availability may contribute to the current lack of adult sports offerings. Addressing these challenges could allow Mauldin to better serve its adult population and enhance overall community engagement.



# MAULDIN SPORTS CENTER HEALTH AND WELLNESS

The Mauldin Sports Center (MSC) opened in January 2007 and has since become the hub for health and wellness programming in the City of Mauldin. Today, the facility is heavily utilized, with 3,633 active memberships. While membership levels have remained steady, the average age of users has increased over the past decade, indicating a shift in demographic engagement.

Currently, MSC uses 10 different membership classifications and billing categories, which include both primary categories and subcategories, with a total of 64 subcategories. These subcategories are generally divided by length of time that the person will pay - one month, three months, or annually - and whether they are an individual, family, or senior citizen.

The primary membership classifications include:

- 2 Same Household -  
3 subcategories
- City Employee -  
7 subcategories
- Continuous Auto-Billing -  
15 subcategories
- Family Memberships -  
6 subcategories
- Individual Memberships -  
8 subcategories
- Military Memberships -  
10 subcategories
- Single Parent Membership -  
3 subcategories
- Sports Center Medical Programs -  
4 subcategories
- Student Memberships -  
3 subcategories
- Walking Memberships -  
5 subcategories

Among these, the Sports Center Medical Programs represent the largest membership group, with a total of 1,340 members across four subcategories:

- Silver Sneakers - 923 members
- Renew Active - 343 members
- Active and Fit - 42 members
- Silver and Fit - 32 members

This data suggests that MSC is particularly popular among older adults and those participating in insurance-sponsored wellness programs. As the user base continues to age, there may be a need to adapt programming, facility design, and outreach strategies to better serve this demographic while also attracting younger users. The MSC charts, found in Appendix B.1, reflect data from 2025.

The current membership and fee structure at MSC is highly complex. Simplifying these classifications would streamline billing, improve operational efficiency, and enhance financial management, while maintaining flexibility to meet the needs of key user groups such as seniors, families, and insurance-based wellness participants. A simplified system will also make membership options clearer for residents and help the department better evaluate program performance and demand. Recommendations on how to simplify the membership and fee structure is outlined in Chapter 5.

In summary, the Mauldin Sports Center offers well-attended, high-quality programs in a clean, well-maintained, and professionally managed facility. Participant feedback consistently reflects satisfaction with both the programming and the overall experience.

# MAULDIN SENIOR CENTER

## Mauldin Senior Center Overview

The Mauldin Senior Center is a cornerstone of the community, offering older adults a welcoming environment to stay active, social, and engaged. Supported by the City of Mauldin, all programs are subsidized to ensure affordability and accessibility for residents and nonresidents alike—underscoring the City’s commitment to inclusivity and lifelong wellness.

The Center provides a diverse mix of programs that promote physical health, creativity, and social connection. Fitness and wellness classes such as yoga, tai chi, and line dancing encourage active lifestyles, while recreational activities like bingo, bridge, and art instruction foster creativity and camaraderie. Educational workshops cover topics from health and safety to financial literacy and technology, empowering seniors with knowledge and confidence. Partnerships with organizations such as Prisma Health and the Mauldin Police Department enhance programming and provide valuable community resources.

Beyond its walls, the Senior Center organizes regular day trips to cultural, recreational, and entertainment destinations—including Greenville Drive baseball games, Riverbanks Zoo, and regional festivals—expanding opportunities for enrichment and friendship. The Center also plays a vital role in civic engagement and volunteerism, with members contributing to initiatives like The Upstate Backpack Blessing, Messiah Lutheran Food Bank, Cards for Kindness, Helping Hands, and The Homeless Period Project. Seasonal events such as Breakfast with Santa and Early Voting further strengthen its connection to the broader community.

Through its comprehensive offerings and strong partnerships, the Mauldin Senior Center stands as a model for active aging and community involvement. Continued investment in facility upgrades and expanded programming will ensure it remains a vital resource—supporting wellness, socialization, and service for Mauldin’s growing senior population.

## Needs Assessment

As Mauldin’s population grows, the Senior Center faces increasing demand for space, programming, and flexibility. Key needs include:

- **Facility Improvements:** Modernized spaces, enhanced accessibility, and updated amenities to support diverse activities.
- **Program Expansion:** Broader offerings for health, technology, and intergenerational engagement, including opportunities to accommodate multiple age groups during off-peak senior hours.
- **Community Input:** Additional engagement with current users to identify priority programs and services.
- **Sustainability:** Exploration of a fair and equitable fee structure to support cost recovery while maintaining accessibility for seniors.

Continued investment will ensure the Center remains a cornerstone for wellness, socialization, and service—meeting the evolving needs of Mauldin’s senior community.

See Appendix C.1 for full list of the Mauldin Senior Center programs and community service data at the time of this report.

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# Improvement Strategies

# 05



# ACTION PLAN

## STRATEGIES

A well-connected and inclusive parks and recreation system is essential to Mauldin’s health, wellness, and quality of life. As the City grows and diversifies, its strategy focuses on creating equitable access, modernizing facilities, expanding programming for all ages, promoting environmental stewardship, and investing in signature projects that strengthen community identity. These efforts, supported by sustainable operations and maintenance, will ensure a vibrant, resilient system that meets current needs and anticipates future growth.

This section outlines strategic objectives and community-wide recommendations to preserve, enhance, and expand Mauldin’s parks and recreation system.

### Community-Wide Recommendations

#### 1. Expand Park Access and Connectivity

- Improve pedestrian and bicycle connections through greenways, trails, and safe crossings.
- Prioritize underserved neighborhoods to ensure equitable access, guided by the Gap Analysis in Section 4.
- Accelerate integration with the Swamp Rabbit Trail to connect Mauldin to regional destinations.

#### 2. Upgrade Existing Facilities

- Modernize aging infrastructure including playgrounds, restrooms, athletic fields, and parking as noted in Section 4 - Needs Assessment.
- Incorporate ADA-compliant and inclusive design features to ensure accessibility for all users.

#### 3. Enhance and Expand Sports Facilities:

- Expand basketball, tennis/pickle ball, multi-use fields, community pool, skate/action sports areas, and senior-focused programs. Ensure high-quality maintenance, safety, and accessibility.

#### 4. Expand Recreational Programs and Amenities:

- Trails, shelters, shaded areas, grilling spaces, dog parks, and outdoor fitness stations. Integrate technology and innovative engagement tools.

#### 5. Diversify Recreational Programming

- Introduce nature-based education, wellness activities, and intergenerational events.
- Develop senior-focused wellness programs and culturally relevant offerings.
- Pilot seasonal or rotating programs to maintain engagement.

#### 6. Enhance Environmental Stewardship

- Implement native landscaping, stormwater management, and habitat restoration.
- Promote environmental education through signage and programming.

#### 7. Invest in Signature Park Projects

- Develop destination-level amenities such as amphitheaters, splash pads, skate parks, and cultural gardens.
- Use these projects to anchor community identity and attract regional visitors.

#### 8. Strengthen Maintenance and Operations

- Establish consistent standards for park upkeep and safety.
- Explore funding mechanisms and staffing models to support long-term needs.

# PROGRAM, SERVICES & FACILITY RECOMMENDATIONS AND FUTURE VISION

As the department looks toward future facility development, it is critical not to overlook the existing infrastructure. Before investing in new facilities, the City must prioritize the repair, replacement, and enhancement of current assets. This foundational step ensures long-term sustainability and community satisfaction.

## Recommendation #1: Sunset Park Master Planning

The 17 additional acres at Sunset Park presents a valuable opportunity. It is recommended to conduct a comprehensive re-master planning of the entire site to:

- Enhance existing amenities
- Integrate new park features such as a full-size football field, additional parking, expansion of trails, renovation of the Miracle Field, pickleball courts, a dog park, and rectangular multi-purpose fields
- Improve traffic flow and parking through shared-use strategies

This approach will maximize the utility and appeal of Sunset Park for current and future users.

## Recommendation #2: Passive Park Spaces

Great communities offer un-programmed park areas where residents can relax and engage in informal activities. Whether sitting on a bench, laying on a blanket, or tossing a ball, these passive uses are essential to a balanced park system. It is recommended that future park designs include dedicated passive spaces to support spontaneous recreation and community well-being.

## Recommendation #3: Senior Center Facility Use Policy

Maintain the Mauldin Senior Center as a dedicated facility for senior citizens, preserving its primary role as a hub for older adults. To enhance community connection without compromising this mission, allow structured intergenerational programs—such as mentorship, technology training, and shared wellness activities—during off-peak hours. These programs should be designed to complement senior-focused offerings and foster meaningful interaction between generations, rather than converting the facility into a general multi-use space.

## Recommendation #4: Swamp Rabbit Trail Integration

Mauldin will soon benefit from the Swamp Rabbit Trail extension—an asset at no direct cost to the City. To maximize its impact, City staff should coordinate with Greenville County to explore partnerships that enhance connectivity, branding, and programming. Opportunities include linking Mauldin parks to the trail, creating consistent wayfinding, hosting joint events, and supporting trail-oriented economic development. This collaboration can position Mauldin as a key destination within the regional trail network.

### Recommendation #5: Dog Parks

As Mauldin continues to grow, the demand for off-leash dog facilities will increase. It is recommended that the City plan for future dog parks when acquiring new parkland or re-master planning existing sites, like Sunset Park.

### Recommendation #6: Indoor Gymnasium Development

There is a clear and urgent need for additional indoor gym space. We recommend the construction of a two-court indoor facility to support:

- Expansion of the youth basketball program
- Adult basketball leagues
- Health and wellness classes such as yoga, Pilates, Zumba, strength training, pickleball, and functional fitness
- Summer camps and other revenue-generating programs

This facility would serve as a central hub for year-round recreation and community engagement.

## ORGANIZATION AND OPERATIONS

### Facility Maintenance

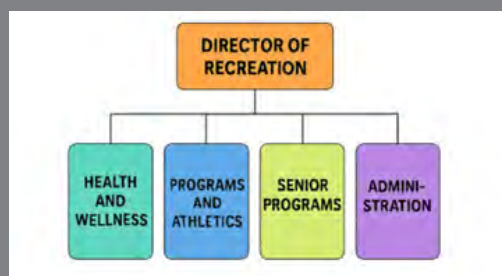
Currently, all facility maintenance is managed by the Public Works Department, and this arrangement is functioning effectively thanks to strong leadership.

### Staffing Recommendations

As Mauldin Recreation continues to expand its program offerings and facility locations, the current organizational structure will need to evolve to support efficient management and evaluation. A strategic restructuring of senior management is recommended to align leadership roles with functional responsibilities rather than geographic locations.

### Recommendation #1: Phase 1 - Restructure Senior Management

It is recommended to transition to a function-based management structure that reflects the department’s operational areas. Under this model, the Recreation Director would oversee four division managers—potentially titled Assistant Directors or Program Managers—each responsible for a distinct operational division.



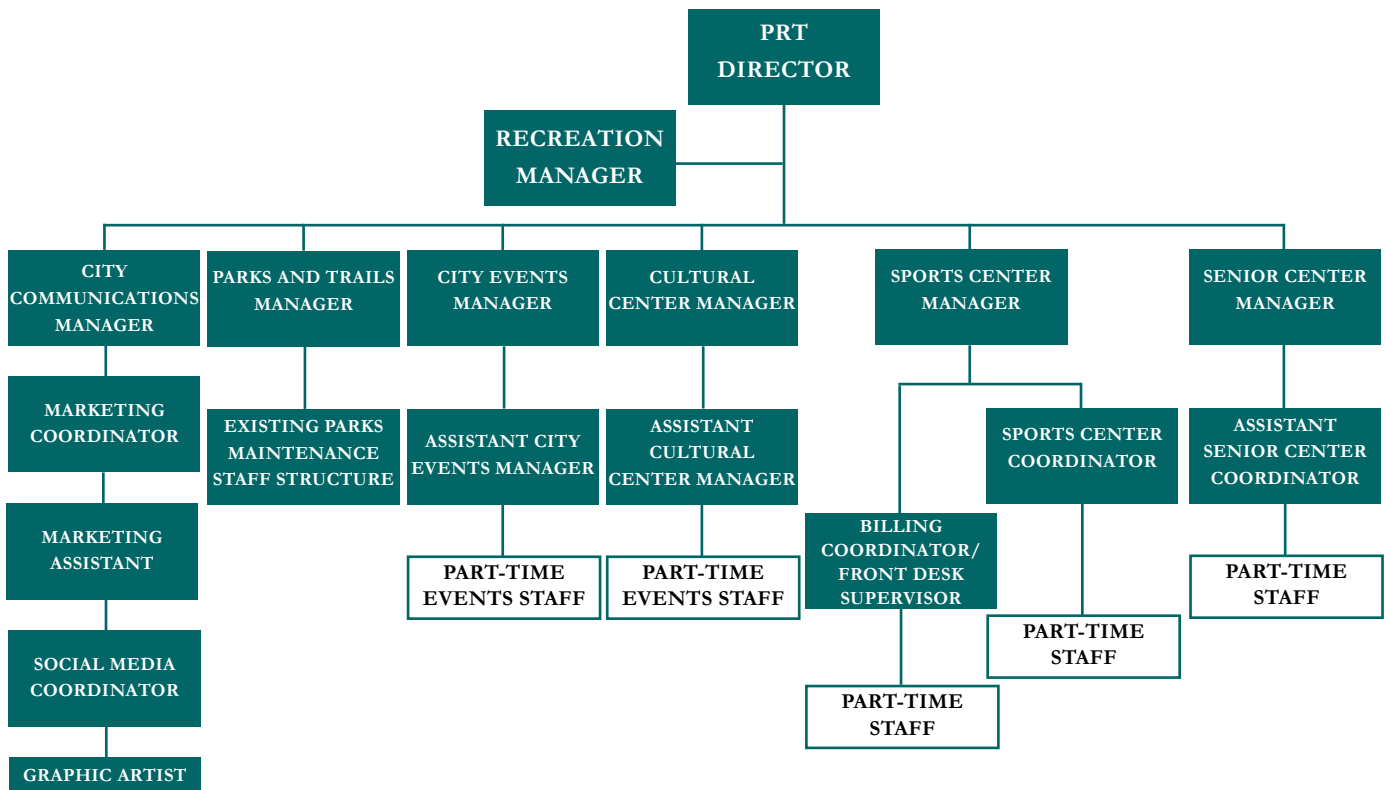
## Recommendation #1: Phase 2 - PRT

Alternatively, the City of Mauldin may consider a realignment of recreational, tourism, and parks services delivery in a model that is focused on delivering more complex services to meet growing demand and to take advantage of strategic opportunities in tourism and related industries. Under this model, the Mauldin Parks, Recreation & Tourism Department assumes all aspects of the City's tourism programs and services combined under one leadership structure along with all parks and trails, sports complexes, Mauldin Stadium, Mauldin Senior Center, and recreational programming. Illustrated below, this new alignment will allow the City to focus more succinctly on all aspects of the City's tourism goals, recreational program management, facilities, and staffing. Combined with an assumed or created nonprofit, Mauldin PRT could leverage public and private dollars to update existing infrastructure, build new infrastructure, streamline operations, and create efficiencies within program management, saving time and money and creating superior outcomes.

Within this model the following changes would be proposed:

Mauldin PRT (facilities and programs):

- Mauldin Cultural Center (all programs and services)
- Mauldin Sports Center (Recreation Department and all programs and services)
- Mauldin Senior Center (all programs and services)
- Mauldin Stadium (facility operations and programming)
- Parks Maintenance (currently under Public Works Department)
- All Parks and Trails
- Hospitality and Accommodations Tax Grant Programs



### **Recommendation #2: Establish a Flexible Wage Line for Event Staffing**

There is a consistent need for supervision and staffing across all recreation department functions, especially as the department grows. Relying solely on existing full-time and part-time staff is not sustainable.

It is recommended to create a dedicated wage line item in the budget labeled "Wages" to support a pool of temporary part-time employees. This flexible staffing model will:

- Ensure adequate coverage at events, sports games, and programs
- Provide operational agility
- Reduce strain on existing staff

### **Recommendation #3: Hire a Full-Time Recreation Programmer**

To support the expanding Program and Athletic Division, it is recommended to hire a Full-Time Recreation Programmer who will report to the Program and Athletic Coordinator.

This position will:

- Enhance program development and delivery
- Support contractor/vendor partnerships
- Potentially generate revenue that offsets the cost of the position
- Contribute to a diverse and impactful program menu for Mauldin residents

## **Recommendation #1: Evaluate and Adjust Resident vs. Non-Resident Fee Structures**

The City should conduct a comprehensive review of its current fee structures for recreation programs, services, and memberships to ensure equitable cost distribution between residents and non-residents. While tracking residency may present administrative challenges, this issue is likely to become increasingly relevant and should be proactively addressed.

## **Recommendation #2: Simplify Senior Center Fee Structure**

Adopt a two-tier annual fee structure for Mauldin Senior Center users, effective January 1 each calendar year. For new members joining after January, pro-rate the annual fee by dividing it by 12 and charging for the remaining months through December 31.

Set the annual fee at \$50.00 for residents and \$150.00 for nonresidents.

This introductory fee is intentionally accessible, reflecting the center's previous no-fee policy. For benchmarking, comparable municipal fees are:

Mt. Pleasant: \$100 (resident), \$200 (nonresident)

Florence County: \$55.00

Charleston: \$100.00

Myrtle Beach: \$115.00

Pickens County: \$20.00

### Recommendation #3: Sports Center Fees

The Sports Center's published fee schedule includes "In City" and "Out of City" classifications; however, the pricing remains the same. If the City does not intend to apply a non-resident fee, we recommend removing this language to avoid confusion. Alternatively, a revised fee structure should be adopted to reflect the cost burden on residents and ensure consistency in policy.

It is not recommended to increase Sports Center fees. The immediate priority is getting the fee management and administration prioritized and instituted, then it will be easier to evaluate the fees. The overall recommendation is to greatly simplify the fee structure to make it easy for customers to understand and staff to manage.

Since Mauldin taxes pay for the upkeep of the Mauldin Sports Center, it is recommended that non-residents of Mauldin pay an additional 50% up-charge on memberships and programs. The City should establish a market rate for all memberships and programs. All nonresidents will receive a "Mauldin Resident Discount" and pay a lower fee. It is recommended that the market rate and Mauldin Resident Discount should apply consistently through all programs. This shows residents that elected officials understand that their tax dollars are already subsidizing the Sports Center.

#### Recommended Fee Structure and Classifications:

- Family (2 Adults and dependents) - In City: \$56.00, Out of City: \$84.00
- Individual Adult (Ages 18-54) - In City: \$38.00, Out of City: \$57.00
- Youth Membership (Under 18): In City: \$20.00 Out of City: \$30.00
- Seniors (Age 55+) - In City: \$31.00, Out of City: \$50.00
- Daily Membership for Walk-ins

It is recommended a percentage discount for previously used classifications to be reflective of the current membership prices for:

- City Employees
- Military/Veterans
- Full-Time City Officials - Boards and Commissions (100% Discount)

It is recommended that the Sport Center eliminate the walking category membership. The walkers should fall into the single/family, or senior membership group and they should be paying the standard fee. By doing this, current walking members can be encouraged to participate in the other parts of total fitness offered in the sports center. Well rounded fitness includes strength training, and the walking membership does not include this.

#### **Recommendation #4: Implement Park and Recreation Impact Fees**

To support future growth and infrastructure needs, the City should establish Park and Recreation Impact Fees for new developments. These fees represent a fair and sustainable funding mechanism for expanding recreational facilities and services in response to increased demand.

#### **Recommendation #5: Minimize to two categories of payment/fee collection**

It is recommended that the Sport and Senior Center only use a monthly auto-draft, or an annual payment for membership fee collection. This is consistent with the way memberships are collected in other municipal and private sector fitness facilities.

#### **Recommendation #6: Keep the Sports Center Medical Programs the same.**

These are exceptional programs with expert instructors. Of all current membership categories, the Sports Center medical programs (Silver Sneakers) are almost twice as popular. Based on this, there should not be a change in how this is charged and reimbursed.

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# IMPLEMENTATION STRATEGY MATRIX

Through a comprehensive assessment of current inventory, staffing, programming, performance metrics, service levels, and public feedback, a detailed list of Goals, Objectives, and Actions has been developed.

While the list may appear extensive, its purpose is to guide the City and department in strategic decision-making over the next 15 years. Each action is prioritized based on its timeline:

- Short-term (0-4 years)
- Mid-term (5-9 years)
- Long-term (10-15 years)

The plan also outlines the estimated cost impact of each action, helping the department allocate future funding effectively.

Designed as a dynamic tool, the Action Plan will evolve as the department implements changes. It serves as a framework for accountability and progress tracking, requiring annual updates and internal review to support ongoing planning and growth.

*Pricing Disclaimer:*

*The potential cost figures presented for each objective within the Implementation Strategy Matrix are preliminary, high-level estimates provided solely for strategic planning purposes. These figures do not constitute a binding offer or contractual obligation and should not be interpreted as final pricing. All amounts are subject to revision based on detailed scope definition, market fluctuations, and subsequent negotiations. Final pricing to be established through formal proposals and executed agreements.*

<b>Goal 1: Upgrade and Maintain Park Facilities and Amenities to Ensure Safety, Accessibility, and Long-term Usability</b>						
	Actions	Priority Level			Potential Cost	Notes
		Short-Term	Mid-Term	Long-Term		
		0-4 Year	5-9 Years	10-15 Years		
<b>Objective 1.1:</b>						
<i>Enhance park aesthetics, amenities, and safety.</i>						
<input type="checkbox"/>	1.1a Enhance maintenance: Well-maintained parks signal care and safety. Address overgrowth, broken equipment, and litter promptly.	X			N/A	Additional budget and staffing required.
<input type="checkbox"/>	1.1b Increase visibility and presence: Consider adding more lighting, visible signage, and regular staff presence.	X			N/A	All parks and facilities.
<input type="checkbox"/>	1.1c Install safety features: Emergency call stations, security cameras, and clear sightlines can help users feel more secure.	X	X		\$10,000 - \$20,000	When connecting to trails these features become more important.
<input type="checkbox"/>	1.1d Explore partnerships for shared-use spaces or mobile recreation units.	X			N/A	

<b>Objective 1.2:</b> <i>Develop master plans for individual parks.</i>						
<input type="checkbox"/>	1.2a Conduct site specific designs with public engagement for City Center Playground, evaluating all facilities and ADA accessibility.			X	\$20,000 - \$30,000	Evaluation and further study of possible upgrades.
<input type="checkbox"/>	1.2b Conduct site specific designs with public engagement for City Park, evaluating all facilities and ADA accessibility.		X		\$20,000 - \$40,000	Sidewalk replacements, ADA review, upgrades to existing facilities.
<input type="checkbox"/>	1.2c Conduct site specific designs with public engagement for Pineforest Park, evaluating all facilities and ADA accessibility.	X			±\$15,000	Grill relocation study, study possibility of adding a multi-purpose rectangular field or dog park.
<input type="checkbox"/>	1.2d Conduct site specific designs with public engagement for Sunset Park, evaluating all facilities and ADA accessibility and future expansion.	X			\$60,000 - \$70,000	All items recommended previously through park expansion.
<input type="checkbox"/>	1.2e Conduct site specific designs with public engagement for Springfield Park, evaluating all facilities and ADA accessibility.		X		\$40,000 - \$50,000	Study renovations and upgrades needed.
<input type="checkbox"/>	1.2f Conduct site specific designs with public engagement for Mauldin's Sports Center, evaluating all facilities and ADA accessibility.		X		±\$15,000	Internal renovations study by an architect.
<input type="checkbox"/>	1.2g Conduct site specific designs with public engagement for Mauldin's Senior Center, evaluating all facilities and ADA accessibility.		X		\$15,000 - \$25,000	Connect outdoor space with City Park and study concurrently. Internal renovations study by an architect.
<b>Objective 1.3:</b> <i>Prioritize and schedule updates, renovations, new parks, and acquisitions.</i>						
<input type="checkbox"/>	1.3a Conduct a feasibility study in south Mauldin to guide land protection, easement holders, and prioritization by environmental value.	X			\$25,000 - \$30,000 *If studied externally	
<input type="checkbox"/>	1.3b Identify and acquire vacant or underutilized parcels suitable for park development to improve the parkland-per-resident ratio.	X	X	X	N/A	
<input type="checkbox"/>	1.3c Identify and acquire property to develop a Splash Pad and Indoor Pool.	X			N/A	Identified through community engagement efforts.
<input type="checkbox"/>	1.3d Evaluate properties for new or expanded walking trails and connections.	X	X		N/A	Consider and further study route recommended in Gap Analysis.
<input type="checkbox"/>	1.3e Plan for future off-leash dog parks and passive recreation areas.	X	X		N/A	Consider expansion of park system through Gap Analysis recommendations in south Mauldin.
<input type="checkbox"/>	1.3f Conduct ADA assessments for all parks and facilities, with an action plan, timeline, and cost estimates to achieve compliance.	X			\$15,000 - \$30,000 *If studied externally	

<input type="checkbox"/>	1.3g Work with private developers to integrate public park space into new residential and mixed-use developments.	X	X		N/A	
<input type="checkbox"/>	1.3h Design and construct new baseball fields to meet demand - 60'-90'.	X	X		\$40,000 - \$50,000	Consider expansion of park system through Gap Analysis recommendations in south Mauldin.
<b>Objective 1.4:</b> <i>Improve connectivity across the park system.</i>						
<input type="checkbox"/>	1.4a Evaluate trail feasibility by identifying future locations, ownership, maintenance responsibility, and prioritization based on connectivity.	X	X		N/A	Consider and further study route recommended in Gap Analysis. Connect existing parks and key locations in City with trails.
<input type="checkbox"/>	1.4b Study feasibility of a safe cycling network to key destinations.		X	X	N/A	Preferred operating width of bicycle riders are 5' minimum. 12' is the recommended width of a mixed pedestrian and bicyclist. Study additions of shared lines, protected bike lanes, and shared use paths when considering new connections.
<input type="checkbox"/>	1.4c Coordinate with local municipalities to expand greenway and neighborhood access to nature.		X	X	N/A	
<b>Objective 1.5:</b> <i>Upgrade existing fields and courts.</i>						
<input type="checkbox"/>	1.5a Assess field needs to plan rotations, expansions, and upgrades for lighting, seating, and shade.	X	X	X	N/A	City Park, Sunset Park, Springfield Park
<b>Objective 1.6:</b> <i>Elevate service levels for all residents.</i>						
<input type="checkbox"/>	1.6a Conduct biannual gap analyses to identify service gaps citywide.	X			N/A	
<b>Objective 1.7:</b> <i>Upgrade existing restrooms and identify locations for new facilities.</i>						
<input type="checkbox"/>	1.7a Study restroom access across all City parks.	X			\$15,000 - \$30,000 *if studied externally	Include Maintenance Plan
<input type="checkbox"/>	1.7b Design and install permanent restrooms based on facility study findings.		X	X	Minimum \$150,000*	*Costs will vary and are dependent on many factors.
<b>Goal 2: Enhance Organizational Structure and Operational Capacity to Support Departmental Growth and Efficiency</b>						
		Priority Level			Potential Cost	Notes
	Actions	Short-Term	Mid-Term	Long-Term		
		0-4 Year	5-9 Years	10 + Years		
<b>Objective 2.1:</b> <i>Establish a clear internal structure for managing maintenance, facilities, and departmental assets.</i>						
<input type="checkbox"/>	2.1a Conduct organizational audit of Department.	X			\$5,000 - \$20,000 *if studied externally	
<input type="checkbox"/>	2.1b Develop revised org chart with functional divisions.	X			N/A	

<input type="checkbox"/>	2.1c Hire key staff (e.g., Recreation Manager).	X			N/A	Variable potential cost dependent on recruiting, wages, and benefits for the position.
<input type="checkbox"/>	2.1d Establish flexible staffing model for events.	X			N/A	
<input type="checkbox"/>	2.1e Develop and align deferred maintenance schedules for all parks, facilities, and equipment with division-level maintenance plans.	X			N/A	Update annually with Maintenance Division
<input type="checkbox"/>	2.1f Define maintenance levels with clear expectations and measurable outcomes.	X			N/A	
<input type="checkbox"/>	2.1g Update MOUs for shared spaces to protect City liability and maximize asset use.	X			\$5,000 - \$20,000 *If studied externally	Review annually
<input type="checkbox"/>	2.1h Hold annual meetings with the City Manager to align on priorities and project needs.	X			N/A	
<input type="checkbox"/>	2.1i Pursue partnerships and volunteer programs to support park maintenance and cleanliness.	X			N/A	Volunteer organizations, students, local community service participants
<input type="checkbox"/>	2.1j Regularly assess staffing needs to align with departmental growth and responsibilities.	X			N/A	Update annually
<b>Objective 2.2:</b> <i>Improve marketing and outreach.</i>						
<input type="checkbox"/>	2.2a Develop a clear, engaging calendar of events and programs for the Department.	X			N/A	Update annually. If additional software is needed to be purchased to do this, there will be additional annual operations expenses.
<input type="checkbox"/>	2.2b Update wayfinding and branding across all City parks and facilities for consistency and visibility.	X	X		\$5,000 - \$100,000 per park	
<input type="checkbox"/>	2.2c Use social media, newsletters, and signage to raise awareness.	X			N/A	If additional software is needed to be purchased to do this, there will be additional annual operations expenses.
<input type="checkbox"/>	2.2d Highlight new or underutilized amenities through community spotlights.	X			N/A	Quarterly
<input type="checkbox"/>	2.2e Establish a feedback-driven process to evaluate communication preferences among participants.	X			N/A	If additional software is needed to be purchased to do this, there will be additional annual operations expenses.
<b>Objective 2.3:</b> <i>Strengthen institutional knowledge through cross-training and documentation.</i>						
<input type="checkbox"/>	2.3a Support staff development through training, certifications, and professional learning opportunities.	X	X	X	Cost associated per staff member	Update Annually
<input type="checkbox"/>	2.3b Develop a staff succession plan that documents operations and preserves institutional knowledge.		X		\$5,000 - \$20,000 *If studied externally	

**Goal 3: Expand and Diversify Recreational Programs and Services to Meet Evolving Community Needs and Increase Participation.**

	Actions	Priority Level			Potential Cost	Notes
		Short-Term	Mid-Term	Long-Term		
		0-4 Year	5-9 Years	10-15 Years		
<b>Objective 3.1:</b>						
<i>Discover and pursue new program and event opportunities</i>						
<input type="checkbox"/>	3.1a Conduct community needs assessment to identify specific amenities or programs residents feel are missing.	X			N/A	Occurs annually
<input type="checkbox"/>	3.1b Introduce pilot programs based on community feedback (e.g., fitness classes, arts workshops, youth sports, senior activities).	X	X		\$5,000 - \$18,000 *If studied externally	
<input type="checkbox"/>	3.1c Expand seasonal or rotating programs to keep offerings fresh and responsive.	X			N/A	
<input type="checkbox"/>	3.1d Collaborate with key organizations to amplify and cross-promote department programs and events.	X			N/A	
<input type="checkbox"/>	3.1e Assess partnerships for alignment with City parks goals and departmental vision.	X			N/A	Review annually
<input type="checkbox"/>	3.1f Regularly review events to improve and elevate user experience.	X			N/A	
<input type="checkbox"/>	3.1g Host community events in parks to increase foot traffic and familiarity.	X			N/A	
<b>Objective 3.2:</b>						
<i>Enhance programming at the senior and sports centers.</i>						
<input type="checkbox"/>	3.2a Ensure programs reflect the diversity of Mauldin's population.	X			N/A	
<input type="checkbox"/>	3.2b Repurpose senior and sports center sites through strategic program review.		X		N/A	There will be costs associated with this if modifications need to be made to the building.
<input type="checkbox"/>	3.2c Define space needs for senior and sports centers to support expansion and future growth.	X	X		\$10,000 - \$30,000 *with an Architect	
<input type="checkbox"/>	3.2d Foster Inclusivity and Accessibility. Offer bilingual materials, adaptive recreation options, and culturally relevant events.	X			\$2,000	
<input type="checkbox"/>	3.2e Leverage strengths of Indoor Facilities and consider how aspects of these facilities (e.g., staff presence, programming, cleanliness) can be adapted for outdoor spaces.	X	X		N/A	
<b>Objective 3.3:</b>						
<i>Refine the process to evaluate programming and services.</i>						
<input type="checkbox"/>	3.3a Conduct annual evaluations of programming and services.	X			\$5,000 - \$18,000 *If studied externally	

<input type="checkbox"/>	3.3b Identify overlapping services to explore partnerships or discontinue duplicative programs.	X			N/A	Review annually
<input type="checkbox"/>	3.3c Replace underused programs with updated, relevant offerings.	X			N/A	Review annually
<b>Goal 4: Strengthen the Department's Financial Sustainability Through Diversified Funding, Efficient Resource Allocation, and Strategic Investment</b>						
	Actions	Priority Level			Potential Cost	Notes
		Short-Term	Mid-Term	Long-Term		
		0-4 Year	5-9 Years	10-15 Years		
<b>Objective 4.1:</b>						
<i>Identify funding opportunities</i>						
<input type="checkbox"/>	4.1a Consider additional funding sources to increase revenue and reduce expenses of the Department (e.g., impact fees, sponsorship).	X			\$10,000 - \$15,000 *If studied externally	
<input type="checkbox"/>	4.1b Identify internal budget opportunities to enhance park maintenance and care.	X			N/A	
<input type="checkbox"/>	4.1c Explore strategic partnerships to reduce program operating costs.	X			N/A	
<input type="checkbox"/>	4.1d Assess feasibility of a future capital improvements bond referendum.	X	X		\$10,000 - \$15,000 *If studied externally	
<b>Objective 4.2:</b>						
<i>Create a need-based scholarship program to increase access to programming</i>						
<input type="checkbox"/>	4.2a Assess current practices and identify improvements to streamline the application process.	X			N/A	Annually
<input type="checkbox"/>	4.2b Build partnerships to promote the program and increase community awareness.		X		N/A	Target partnerships: YMCA, Sports Clubs, Health Services, Corporate Providers, etc.
<b>Objective 4.3:</b>						
<i>Evaluate and improve fee structure and cost recovery efforts</i>						
<input type="checkbox"/>	4.3a Conduct financial audit and cost recovery analysis	X			N/A	Annually
<input type="checkbox"/>	4.3b Create and update a cost recovery plan on an annual basis.	X	X	X	N/A	
<input type="checkbox"/>	4.3c Implement park and recreation impact fees to support growth.	X	X		N/A	In order to keep up with infrastructure and service needs of a growing community, impact fees can offset the additional cost of maintaining and expanding existing services. This may require UDO updates and additional fees for developers.

**Objective 4.4:***Pursue grant funding opportunities.*

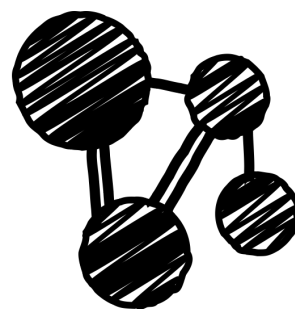
<input type="checkbox"/>	4.4a Develop and maintain a grant matrix to identify, track, and prioritize funding opportunities by cycle, eligibility, and outcomes.	X			N/A	
<input type="checkbox"/>	4.4b Hire a specialized grant writer to pursue targeted funding opportunities.		X	X	\$10,000 - \$30,000	

# SUNSET PARK CONCEPTUAL RECONFIGURATION OVERVIEW

The City of Mauldin’s recent acquisition of approximately 17 additional acres adjacent to Sunset Park offers an exciting opportunity to reimagine and enhance one of the community’s most prominent recreational assets. This expanded footprint allows for a broader vision of what Sunset Park can become—supporting a wider range of activities, improving circulation and connectivity, and creating meaningful new spaces for residents of all ages. The conceptual bubble diagrams included in this section present several preliminary layout options that illustrate how the expanded site could be organized to accommodate new amenities and upgraded facilities.

These concepts are early, high-level illustrations intended to explore the park’s potential rather than prescribe final designs. Among the options shown, one preliminary layout identifies a potential location for an 18,000-square-foot recreation center, providing a significant opportunity for indoor programming and year-round activity. Other layouts explore the expansion of the existing ballfield complex, including the addition of two new softball fields to support growing athletic demand. Across the concepts, a variety of new amenities are highlighted, including pickleball and tennis courts, basketball courts, sand volleyball courts, dog parks, and multi-use trails, demonstrating the diverse recreation opportunities that could be incorporated into the future park master plan.

An existing overhead transmission line crosses portions of the newly acquired parcel and will be a key consideration during the formal design process. While certain passive recreation uses—such as trails, open green areas, or dog parks—may be suitable beneath the powerlines, coordination and approval from the utility provider will be required as part of the master planning effort. These conceptual plans lay the groundwork for a detailed, community-informed design process that will refine park elements, evaluate feasibility, and shape a unified vision for an expanded and vibrant Sunset Park.





## CONCEPT 1

### Legend

- |                          |                                 |
|--------------------------|---------------------------------|
| ① ENTRANCE               | ⑩ EXISTING INCLUSIVE PLAYGROUND |
| ② VOLLEYBALL             | ⑪ EXISTING BALL FIELDS          |
| ③ BASKETBALL             | ⑫ DOG PARK                      |
| ④ PICKLEBALL/TENNIS      | ⑬ EXISTING PLAYGROUND/EQUIPMENT |
| ⑤ PARKING                | ⑭ EXISTING OVERHEAD POWERLINE   |
| ⑥ MULTI-USE FIELDS       |                                 |
| ⑦ OPEN SPACE/SHELTERS    |                                 |
| ⑧ PEDESTRIAN ACCESS      |                                 |
| ⑨ EXISTING MIRACLE FIELD |                                 |





## CONCEPT 2

### Legend

- |                                |                               |
|--------------------------------|-------------------------------|
| ① ENTRANCE                     | ⑩ BASKETBALL                  |
| ② ROAD ACCESS                  | ⑪ OPEN SPACE/SHELTERS         |
| ③ MULTI-USE FIELDS             | ⑫ VOLLEYBALL                  |
| ④ PEDESTRIAN ACCESS            | ⑬ NATURE PLAYGROUND           |
| ⑤ PLAYGROUND                   | ⑭ EXISTING BALL FIELDS        |
| ⑥ PARKING                      | ⑮ EXISTING OVERHEAD POWERLINE |
| ⑦ MIRACLE FIELD/INCLUSIVE PLAY |                               |
| ⑧ DOG PARK                     |                               |
| ⑨ PICKLEBALL/TENNIS            |                               |





## CONCEPT 3

### Legend

- |                     |                                |
|---------------------|--------------------------------|
| ① ENTRANCE          | ⑩ VOLLEYBALL                   |
| ② ROAD ACCESS       | ⑪ MIRACLE FIELD/INCLUSIVE PLAY |
| ③ MULTI-USE FIELDS  | ⑫ SOFTBALL FIELDS              |
| ④ PEDESTRIAN ACCESS | ⑬ BASEBALL FIELDS              |
| ⑤ PLAYGROUND        | ⑭ EXISTING OVERHEAD POWERLINE  |
| ⑥ PARKING           |                                |
| ⑦ BASKETBALL        |                                |
| ⑧ PICKLEBALL/TENNIS |                                |
| ⑨ DOG PARK          |                                |





## CONCEPT 4

### Legend

- |                                  |                                   |
|----------------------------------|-----------------------------------|
| ① ENTRANCE                       | ⑩ EXISTING INCLUSIVE PLAYGROUND   |
| ② VOLLEYBALL                     | ⑪ EXISTING BALL FIELDS            |
| ③ BASKETBALL                     | ⑫ DOG PARK                        |
| ④ PICKLEBALL/TENNIS              | ⑬ EXISTING PLAYGROUND             |
| ⑤ PARKING                        | ⑭ RECREATION CENTER +/- 18,000 SF |
| ⑥ MULTI-USE FIELD                | ⑮ EXISTING OVERHEAD POWERLINE     |
| ⑦ OPEN SPACE/SHELTER/NATURE PATH | ⑯ RELOCATED OVERHEAD POWERLINE    |
| ⑧ PEDESTRIAN ACCESS              |                                   |
| ⑨ EXISTING MIRACLE FIELD         |                                   |



# FUNDING RESOURCES

## SOUTH CAROLINA DEPARTMENT OF PARKS, RECREATION, AND SPORTS TOURISM

### Undiscovered SC Grant Program

Eligible Projects:

- Creating new projects with tourism significance that will attract visitors from outside a 50-mile radius.
- Expanding or enhancing tourism products.
- Rehabilitating/renovating buildings or structures with tourism significance.
- Including the adaptive reuse of buildings, structures, textile mills, etc., to provide an enriching visitor experience.

Eligible Applicants: County or municipal government with total accommodations tax distributions of \$900,000 or less.

Award: \$50,000 - 200,000

Minimum Application Requirements: Applicants must provide a letter of commitment showing that the required 1-to-1 matching is immediately available, and land for the project must be owned by the applicant.

Application Deadline: Pre Application - June, Full Application - August

Program Guidance: Undiscovered SC

### Parks and Recreation Development Fund

Eligible Projects: Construction/renovation of permanent indoor or outdoor recreation facilities.

Eligible Applicants: Local governments that have provided parks or recreation services for at least 12 months.

Minimum Application Requirements: 20% match requirement, each year applicable county allotments will be made, and county delegations will endorse (minimum of 50% endorsements) projects to be funded within respective jurisdictions. SCPRT mails out reports for funding each July, and the program contact for the PARD program is Alesha Cushman, 803.734.0185 or acushman@scprt.com.

Application Deadline: Open year-round

Program Guidance: SCPRT PARD

### Outdoor Recreation and Legacy Grant Program

Eligible Projects: Development of new or renovation of existing outdoor recreation facilities. Including community parks, campgrounds, sports fields, courts, picnic areas, tracks, water-based recreation facilities, and pools.

Eligible Applicants: Local governments serving underserved communities.

Award: N/A

Minimum Application Requirements: 1-to-1 match requirement, awarded sub-recipients must abide by the National Parks Service in perpetuity, requirements of utilizing the project are for only public outdoor recreation.

Application Deadline: September 12, 2025

Program Guidance: SCPRT ORLP

## **Land and Water Conservation Fund**

Eligible Projects: Land acquisition and construction of new and/or renovation of existing facilities for outdoor recreation.

Eligible Applicants: Local governments and tribes

Award: \$50,000 - \$300,000

Minimum Application Requirements: 1-to-1 match requirement.

Application Deadline: Funding is open every other year in SC. The next grant cycle will open in late Summer of 2027

Program Guidance: SCPRT LWCF

## **Recreational Trails Grant Program**

Eligible Projects: Construct new recreational trails, improve/maintain existing trails, develop/enhance trailhead or trailside facilities, and acquire trail corridors.

Eligible Applicants: Local, state, and federal government entities, qualified private organizations, and nonprofit organizations.

Award: \$10,000 - \$100,000

Minimum Application Requirements: 20% match

Application Deadline: Pre-applications are due October 2026

Program Guidance: SCPRT RTP

## **SOUTH CAROLINA DEPARTMENT OF ARCHIVES AND HISTORY**

### **Historic Preservation State Grant Fund**

Eligible Projects: Planning grants fund the assessment of existing conditions and the development of "bid-ready" plans and specs in preparation for stabilization grants. Stabilization grants fund the stabilization and weatherization of historic buildings. This includes measures used to reestablish the structural stability of unsafe or deteriorated properties and weather-resistant enclosures.

Eligible Applicants: Local governments, nonprofit organizations, and tribes.

Award: \$40,000 - \$200,000

Minimum Application Requirements: Buildings considered for funding must be listed as a contributing resource in a National Register of Historic Places historic district or individually listed in or eligible for listing in the National Register of Historic Places. A 20% cash match is required.

Application Deadline: September 2026

Program Guidance: Historic Preservation State Grant Fund

## SOUTH CAROLINA DEPARTMENT OF COMMERCE

### **Community Development Block Grant Program**

Eligible Projects: Acquisition of real property, construction of public facilities and improvements, rehabilitation of residential and non-residential structures, demolition and clearance, removal of architectural barriers, and CDBG-eligible planning and administration.

Eligible Applicants: Non-entitlement communities (cities with a population less than 50,000 and counties with a population less than 200,000) are eligible for funding.

Award: Dependent upon project type.

Minimum Application Requirements: there is a 10% local match requirement, a public review period, a resolution required before submittal, an ER requirement for infrastructure-related funding applications, and 51% LMI benefit.

Application Deadline: There is a Spring and Fall funding round each year, with Community Infrastructure funding available only during the Spring round (March - April) and Community Enrichment and Local Priorities available only during the Summer (August - September).

Program Guidance: SCDOC CDBG

## SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION

### **Transportation Alternative Set-Aside Program**

Eligible Projects: Planning, design, and construction of off-road trail facilities for pedestrians and other non-motorized forms of transportation.

Eligible Applicants: Local Government Units, transit agencies, transportation authorities, public land agencies, schools, nonprofit organizations, eligible Council of Governments, and eligible entities within the Transportation Management Areas (TMA) that were not funded by the TMA.

Award: Minimum of \$400,000 with no maximum.

Minimum Application Requirements: 20% local match requirement.

Application Deadline: Applications are typically released in the Spring and Fall of each year.

Program Guidance: SCDOT TAP

## T-MOBILE FOUNDATION

### T-Mobile Hometown Economic Development Grant

Eligible Projects: Projects to build, rebuild, or refresh community spaces that help to foster local connections in a community.

Eligible Applicants: Cities and towns with a population of less than 50,000 people.

Award: Up to \$50,000

Minimum Application Requirements: Letters of support are required to be submitted with the application.

Application Deadline: Spring application open January through March, Summer applications open April through June, Fall applications open July through September, and Winter applications open October through December.

Program Guidance: T-Mobile

## WALMART FOUNDATION

### Walmart Community Giving Grants

Eligible Projects: Improving access to recreation, arts or cultural experiences for low-income individuals and families in the local service area.

Eligible Applicants: Local Government Units, non-profit organizations, and public or private school systems.

Award: \$250 - \$5,000

Minimum Application Requirements: N/A

Application Deadline: Accepted on a quarterly basis Q1: February 1 - April 15, Q2: May 1 - July 15, Q3: August 1 - October 15, Q4: November 1 - December 31

Program Guidance: Spark Good

# Resources & Appendices

# 06



# SUPPORTING DOCUMENTS

## LIST OF FIGURES

- Figure 1.00: Park System Overview Map
- Figure 2.00-2.02: City Center Park Inventory
- Figure 2.03-2.05: Mauldin Park Inventory
- Figure 2.06-2.08: Pineforest Park Inventory
- Figure 2.09-2.11: Sunset Park Inventory
- Figure 2.12-2.14: Springfield Park Inventory
- Figure 2.15-2.16: Mauldin Sports Center Inventory
- Figure 2.17-2.18: Mauldin Senior Center Inventory
- Figure 4.00: Past Plans Comparison
- Figure 4.01: Residents Per Park
- Figure 4.02: Acres of Parkland per 1,000 Residents
- Figure 4.03: Indoor Park and Recreation Facilities per Population
- Figure 4.04: Outdoor Park and Recreation Facilities per Population
- Figure 4.05: Park Service Area Map- Walk-sheds
- Figure 4.06: Park Service Area Map- Connectivity & Expansion
- Figure 4.07: Current Staffing Structure

## ADDITIONAL RESOURCES

The following is a list of additional information and resources that contributed to the completion of the City of Mauldin Parks and Recreation Master Plan:

- 2019 - Greenville County Comprehensive Plan: [link to plan](#)
- 2025 - City of Mauldin Strategic Plan: [link to plan](#)
- 2008 - City of Greenville Trails and Greenways Master Plan: [link to plan](#)
- 2020 - Swamp Rabbit Trail Extension Master Plan: [link to plan](#)
- 2013 - Conestee Community Master Plan: [link to plan](#)
- 2020 - Simpsonville SC 2040 Comprehensive Plan: [link to plan](#)
- 2025 - South Carolina Statewide Comprehensive Outdoor Recreation Plan (SCORP): [SCORP link](#)
- 2025 - NRPA Agency Performance Review: [NRPA link](#)

## PLAN APPENDICES

A complete outline of the Community Survey results and the Mauldin Sports Center Membership Data as provided from City Staff are included as attachments to this plan.

Appendix A.1 - Community Survey

Appendix A.2 - Survey Results Summary

Appendix B.1 - Mauldin Sports Center Data

Appendix C.1 - Mauldin Senior Center Program Data

Appendix D.1 - ESRI Community Profile and Anticipated Population Growth Metrics

Appendix E.1 - Past Plans Comparison

# APPENDIX A.1

## COMMUNITY SURVEY

Open to Public July 10th, 2025 through August 1st, 2025.

### Survey

**The City of Mauldin Recreation Department wants your input!** As part of our efforts to enhance parks and recreation opportunities for all residents, we are seeking community feedback to help shape the future of Mauldin’s parks, programs, and facilities.

The City of Mauldin currently operates five parks—**City Center Park, Sunset Park, Springfield Park, City Park, and Pineforest Park**—as well as two recreation centers: the **Mauldin Sports Center** and the **Mauldin Senior Center**. Additionally, we maintain various walking, and bike trails at many of our parks and two independent trails throughout the community.

Your input will help guide future improvements, identify community priorities, and ensure our recreation system meets the evolving needs of Mauldin residents.

Thank you for taking a few moments to share your thoughts!

1. Which of the following City of Mauldin parks, trails, or facilities do you visit most often?

(Select up to three)

- City Center Park
- Sunset Park
- Springfield Park
- City Park
- Pineforest Park
- Mauldin Sports Center
- Mauldin Senior Center
- Walking trails (please specify location, if known): \_\_\_\_\_
- None

2. How often do you visit Mauldin’s parks, trails, or recreational facilities?

	City Center Park	Sunset Park	Springfield Park	City Park	Pineforest Park	Sports Center	Senior Center
Daily							
Weekly							
Monthly							
Only During Sports Season							
A few times a year							

Rarely or Never							
-----------------------	--	--	--	--	--	--	--

3. What is the primary purpose of your visits to Mauldin’s parks, trails, or facilities? (Select all that apply)

- Exercise (e.g., walking, running, biking)
- Socializing with friends or family
- Relaxation or leisure
- Organized sports or fitness programs
- Community events (e.g., festivals, markets)
- Senior Center activities
- Other (please specify): \_\_\_\_\_

\*\*4. How would you rate the overall condition of Mauldin’s parks, trails, and facilities?

	City Center Park	Sunset Park	Springfield Park	City Park	Pineforest Park	Sports Center	Senior Center	Walking Trails
Excellent								
Good								
Fair								
Poor								
Very Poor								
No Opinion								

\*\*5. What challenges or barriers prevent you from using Mauldin’s parks, trails, or facilities more often? (Select all that apply)\*\*

- Lack of time
- Safety concerns (e.g., lighting, security)
- Accessibility (e.g., distance, transportation, disability access)
- Lack of amenities or programs that interest me
- Poor maintenance or cleanliness
- Other (please specify): \_\_\_\_\_

6. How safe do you feel when using Mauldin’s parks, trails, or facilities?

	City Center Park	Sunset Park	Springfield Park	City Park	Pineforest Park	Sports Center	Senior Center	Walking Trails
Very Safe								

Somewhat Safe								
Neutral								
Somewhat Unsafe								
Very Unsafe								

7. What new amenities or programs would encourage you to visit Mauldin’s parks, trails, or facilities more often? (Select up to three)

- More walking or biking trails
- Upgraded playgrounds
- Outdoor fitness stations or courts
- More seating or shaded areas
- Community events (e.g., movie nights, markets)
- Programs for specific groups (e.g., teens)
- Programs for specific groups (e.g., seniors)
- Programs for specific groups (e.g., families)
- Dog parks or pet-friendly areas
- Other (please specify): \_\_\_\_\_

8. How important is it that Mauldin’s parks and facilities are accessible to people of all abilities (e.g., wheelchair-accessible paths, inclusive playgrounds)?

- Very important
- Somewhat important
- Neutral
- Somewhat unimportant
- Not important

9. Would you support expanding or adding new parks, trails, or facilities in Mauldin, even if it required a modest increase in local taxes or fees?

- Yes
- No
- Unsure

10. What is one suggestion or idea to improve Mauldin’s parks, trails, or facilities? (Open-ended)

11. PREVIOUS QUESTION #9 From the list below, please check all the ways you currently learn or would like to learn about City of Mauldin Recreation Department programs, activities, and events.

12. PREVIOUS QUESTION #11 Please rate your level of satisfaction with the overall value that your household receives from City of Mauldin Recreation Department's programs and services.

13. What is your zip code?

14. What is your age range?

0-12

13-18

19-25

26-35

36-45

46-55

56+

15. Which of the following best describes your race/ethnicity (check all that apply)

Asian or Asian Indian

Black or African American

American Indian or Alaska Native

White or Caucasian

Native Hawaiian or other Pacific Islander

Hispanic, Spanish or Latino/a

Other

16. What is the gender you most identify with?

Male

Female

Other

No response

# APPENDIX A.2

## SURVEY RESULTS SUMMARY

Open to Public July 10th, 2025 through August 1st, 2025.

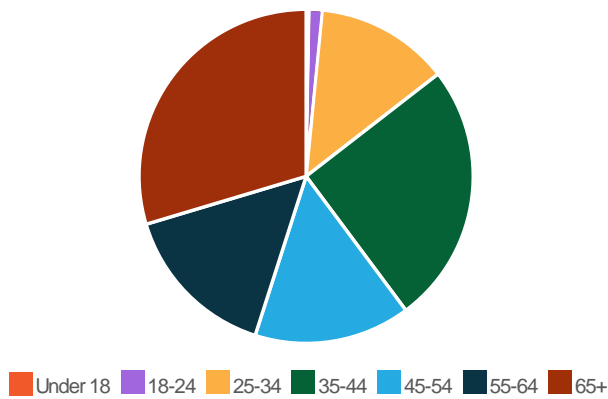
### SURVEY

#### Demographics

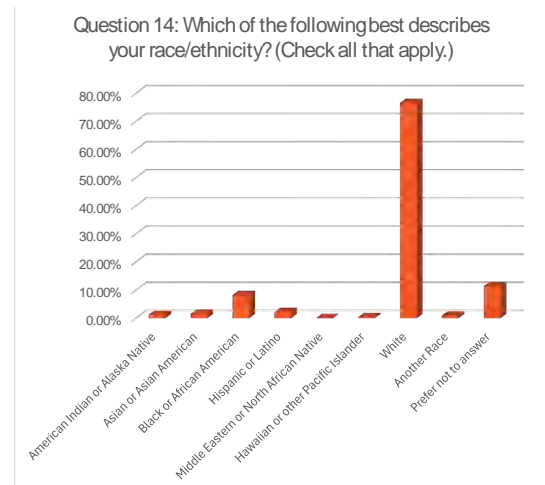
Included in the survey were some demographic questions that we use as a baseline for understanding the groups that participated in the survey process.

**Age Range:** The largest age range represented in this survey was 65+, at 29.63%. The second-largest age range was 35-44, at 25.31%.

Question 13: What is your age range?

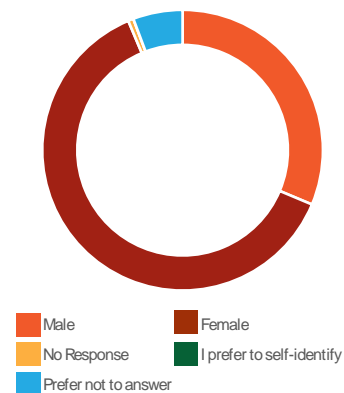


**Race/Ethnicity:** The overwhelming majority of participants identified as White, at 76.54% of total responses. The next largest group was those who prefer not to answer at 11.42%, followed by participants who identified as Black or African American at 8.18%.

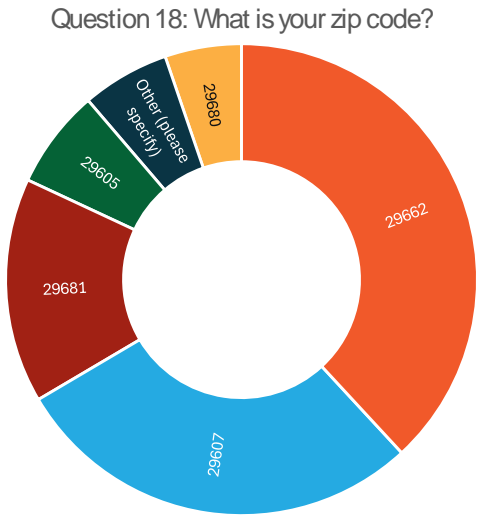


**Gender:** The majority of survey participants identify as female, at 62.35%, while 31.33% identified as male. The remaining 41 survey users chose no response or prefer not to answer.

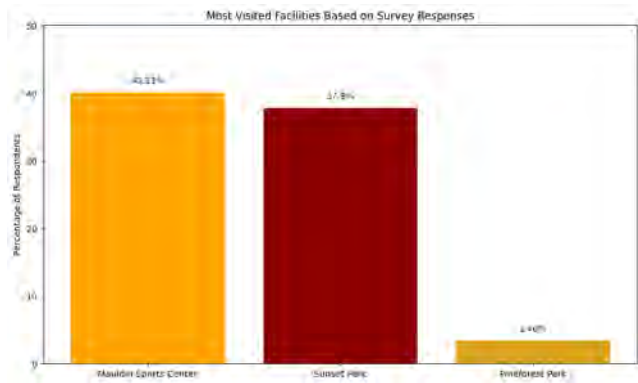
Question 15: Your gender:



**Zip code:** The majority of participants (38.12%) live in the 29662 zip code, while the second-largest group (28.40%) live in the 29607 zip code.

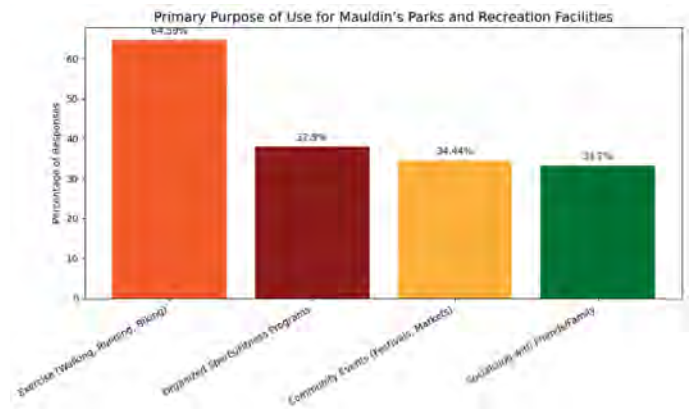


**Most Visited Facilities:** The Mauldin Sports Center emerged as the most frequently used facility with 40.11% of respondents. Sunset Park followed closely, with 37.90% of respondents. In contrast, Pineforest Park was the least utilized, with only 3.46% of respondents indicating use.



**Frequency of Use of Existing Facilities:** Across all park and facility locations, the most common response was “Rarely or Never,” accounting for 41% to 89% of total responses. Despite this overall trend, the Mauldin Sports Center and Mauldin Senior Center reported higher engagement, with 16.87% to 17.57% of respondents indicating weekly use. For Sunset Park and Springfield Park, the second most common response was “Only during sports season” (17.43% and 14.52%, respectively), highlighting their seasonal appeal. Meanwhile, City Center Park, City Park, and Pineforest Park showed “A Few Times a Year” as the second most frequent response, with 18.81%, 19.23%, and 4.98% of respondents, respectively.

**Primary Purpose of Use:** Exercise activities such as walking, running, and biking were identified as the primary reason for visiting Mauldin’s parks, trails, and recreational facilities, accounting for 64.59% of responses. The next most common uses were participation in organized sports or fitness programs (37.90%), followed closely by attendance at community events such as festivals and markets (34.44%), and socializing with friends or family (33.20%).



These findings highlight the importance of maintaining and enhancing facilities that support active lifestyles, while also recognizing the value of social and community-oriented spaces.

**Overall Conditions of Parks and Facilities:** Survey responses indicate a generally positive perception of park conditions among respondents who provided ratings, although a significant portion selected “No Opinion” across several sites.

City Center Park:

- 26.28% rated the park as Good
- 20.61% rated it as Excellent

Sunset Park:

- 30.29% rated it as Good
- 14.80% rated it as Fair

Springfield Park:

- 14.25% rated it as either Good or Fair

City Park:

- 23.10% rated it as Good

Pineforest Park:

- Only 6.5% rated it as Good
- 85.20% selected No Opinion

Mauldin Sports Center:

- Highest ratings overall
- 32.50% rated it as Excellent
- 28.08% rated it as Good

Mauldin Senior Center:

- 22.96% rated it as Good
- 19.64% rated it as Excellent

### **Overall Insight:**

While “No Opinion” was the most frequent response across all parks, the ratings provided reflect a generally positive sentiment toward park and facility conditions, particularly for the Mauldin Sports Center and Senior Center.

**Satisfaction with the Mauldin Recreation Department’s Programs and Services:** 43.02% of respondents indicated they are “satisfied” with the current programs and services offered, while 30.15% of participants reported they are “very satisfied.” Additionally, 22.13% of respondents indicated they were neither satisfied nor dissatisfied with the department’s offerings.

These results suggest a generally positive perception of the Recreation Department’s services, with more than 73% of respondents expressing satisfaction or higher.

**Challenge or Barriers Preventing People from using the Parks and Facilities More Often:** 50.48% of respondents identified “lack of time” as the primary barrier preventing more frequent use of parks and recreation facilities.

The second most common response was “lack of amenities or programs that interest me,” selected by 27.39% of participants.

This feedback suggests that a significant portion of the community feels that the current offerings do not align with their interests or needs. This could reflect:

- Limited variety in programs (e.g., too few options for different age groups, interests, or abilities)
- Outdated amenities that don’t support modern recreational trends
- Insufficient cultural or inclusive programming
- Lack of awareness about existing offerings (sometimes interest is low simply because people don’t know what’s available).

## **Safety:**

### Positive Perception of Indoor Facilities

- 45%-55% responses selected “Very safe” ratings at the Mauldin Sports Center and Mauldin Senior Center suggest that indoor, staffed, and possibly more structured environments are perceived as secure and welcoming.
- These facilities likely benefit from controlled access, regular staff presence, and consistent programming—all factors that contribute to a strong sense of safety.

### Neutral Perception of Parks

- The fact that “Neutral” was the most common response for safety at parks indicates uncertainty or ambivalence about safety in outdoor spaces.
- While “Very safe” was the second most popular response, the dominance of “Neutral” suggests that parks may lack certain features or conditions that make users feel fully secure.

## **New Amenities or Programs that would encourage more frequent use:**

The most frequent option selected by respondents was “More Seating or Shaded Areas” at 53.24%. Close behind was “More Walking or Biking Trails” at 52.47%, followed by “Community Events (movie nights, markets, etc.)” At 47.69%.

The remaining options—Updated Playgrounds, Outdoor Fitness Stations or Courts, Programs for Specific Groups (e.g., teens, seniors, families), and Dog Parks or Pet-Friendly Areas—each received similar levels of interest in the responses.

**Accessibility:** When asked about the importance of accessibility in the City of Mauldin’s parks and facilities, survey respondents overwhelmingly identified it as “Extremely Important.”

This strong response highlights the community’s commitment to ensuring that public spaces are inclusive and accessible to all.

**Funding:** In Question 10 of the survey, participants were asked whether they would support the City of Mauldin expanding or adding new parks, trails, or facilities—even if it meant a modest increase in local taxes or fees.

A majority of 62.19% responded “Yes,” indicating strong support for investment in public amenities. Meanwhile, 26.23% were “Unsure,” and 11.57% responded “No.”

These results suggest that while most residents are in favor of investing in growth and improvement, a significant portion remains uncertain—highlighting an opportunity for further community engagement and education around the benefits of such investments.

**Communication:** Survey participants indicated a strong preference for receiving information about Parks and Recreation programs, activities, and events through social media, with 71.60% selecting it as their top choice.

The City of Mauldin website was the second most preferred channel, chosen by 50.93% of respondents.

## Open Ended Questions Response Summary

**Question 12 - When asked to share one suggestion or idea to improve Mauldin’s parks, trails, or facilities, survey participants offered a variety of recurring themes.** Common responses included:

### Connectivity & Trails

- Connect to the Swamp Rabbit Trail (SRT)
- Expand walking trails and sidewalks throughout town

### Facilities & Amenities

- Add a public pool, splash pad, and other water-based activities
- Install more baby/toddler play equipment
- Create pet-friendly areas

### Maintenance & Infrastructure

- Improve and increase parking and lighting at parks and facilities
- Increase frequency of maintenance at public restrooms
- Enhance overall maintenance across parks and facilities
- Upgrade and maintain sports courts and equipment

### Comfort & Safety

- Add more shade and seating options
- Increase security presence at parks and facilities

### Sustainability & Landscaping

- Use more native plant materials
- Plant additional trees

### Planning & Prioritization

- Focus on improving existing facilities before building new ones

**Question 17 - When asked for additional suggestions on how the City of Mauldin Recreation Department could better serve the community, survey participants frequently mentioned the following:**

### Programs & Activities

- Expand the number and variety of community classes and recreational activities

### Maintenance & Cleanliness

- Improve cleanliness and routine maintenance in parks and facilities
- Update worn-out or broken equipment and infrastructure

### Connectivity & Infrastructure

- Increase sidewalks and improve connectivity throughout the City

### Communication & Outreach

- Enhance promotion and advertising for events, programs, and facilities

### Comfort & Amenities

- Add more shaded areas in parks and around sports courts

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# APPENDIX B.1

## MAULDIN SPORTS CENTER DATA

Data Reflective of 2025.

<b>MSC Current Memberships</b>	<b>Monthly</b>	<b>Yearly</b>	<b>3 Month</b>
Individual - In City	\$ 38.00	\$ 380.00	\$ 99.00
Individual - Out of City	\$ 58.00	\$ 380.00	
Family - In City	\$ 56.00	\$ 560.00	\$ 141.00
Family - Out of City	\$ 78.00	\$ 560.00	
2 Same House - In City	\$ 50.00	\$ 500.00	\$ 126.00
2 Same House - Out of City	\$ 72.00	\$ 500.00	
Single Parent - In City	\$ 50.00	\$ 500.00	\$ 126.00
Single Parent - Out of City	\$ 72.00	\$ 500.00	
Individual Senior 60+ - In City	\$ 31.00	\$ 310.00	\$ 78.00
Individual Senior 60+ - Out of City	\$ 50.00	\$ 310.00	
Family Senior 60+ - In City	\$ 41.00	\$ 410.00	\$ 105.00
Family Senior 60+ - Out of City	\$ 62.00	\$ 410.00	
Student - Full time students - 15-25 Proof required	\$ 25.00	\$ 250.00	\$ 75.00
Walker Plus - In City	\$ 18.00	\$ 180.00	
Walker Plus - Out of City	\$ 28.00	\$ 180.00	
Walking track only - yearly membership fee		\$ 50.00	

### MSC Membership Count

#### 2 Same House Membership

<b>Session</b>	<b>Membership Count</b>
1 Month 2 Same House Resident	42
1 Year 2 Same House	26
3 Month 2 Same House	158
<b>Totals for 2 Same House Membership</b>	<b>226</b>

### City Employee Memberships

Session	Membership Count
City Family - 1 Month	10
City Family - Annual	6
City Individual - 1 Month	1
City Individual - Annual	1
City Senior Annual	1
City Student - 1 Month	3
<b>FREE</b> Full-Time/City Officials/City Board/Commissions	92
Totals for City Employee Memberships	114

### Continous Auto-Billing

Session	Membership Count
1 Month 2 Same House Resident	35
1 Month Family Resident	78
1 Month Individual Resident	26
1 Month Individual Senior Resident	2
1 Month Resident Senior Family	14
1 Month Single Parent Resident	3
1 Month Student	8
1 Month Walker Plus Resident	13
City 2SH/Single Parent - 1 Month	2
City Family - 1 Month	17
City Individual - 1 Month	4
Military 2SH/Single Parent - 1 Month	8
Military Family - 1 Month	51
Sully's Steamers of Mauldin	3
Totals for Continous Auto-Billing	264

### Family Memberships

Session	Membership Count
1 Month Family Resident	151
1 Month Senior Family Resident	4
1 Year Family	47
1 Year Senior Family	28
3 Month Family	410
3 Month Senior Family	96
Totals for Family Memberships	736

**Individual Memberships**

<b>Session</b>	<b>Membership Count</b>
1 Month Individual Non-Resident	4
1 Month Individual Resident	87
1 Month Individual Senior Non-Resident	2
1 Month Individual Senior Resident	30
1 Year Individual	24
1 Year Individual Senior	22
3 Month Individual Senior	66
3 Month Individual	102
Totals for Individual Memberships	337

**Military Memberships**

<b>Session</b>	<b>Membership Count</b>
Active Military Service Members <b>FREE</b>	111
Military 2 SH/Single Parent - Annual	2
Military 2SH/Single Parent - 1 Month	10
Military Family - 1 Month	38
Military Family - Annual	18
Military Individual - 1 Month	5
Military Individual - Annual	4
Military Senior Family - Annual	6
Military Senior Indiv - 1 Month	6
Military Senior Indiv - Annual	1
Totals for Military Memberships	201

**Single Parent Membership**

<b>Session</b>	<b>Membership Count</b>
1 Month Single Parent Resident	11
1 Year Single Parent	2
3 Month Single Parent	24
Totals for Single Parent Membership	37

**Sports Center Medical Programs**

<b>Session</b>	<b>Membership Count</b>
Active & Fit	42
Renew Active	343
Silver & Fit	32
Silver Sneakers	923
Totals for Sports Center Medical Programs	1340

**Student Membership**

<b>Session</b>	<b>Membership Count</b>
1 Month Student	57
1 Year Student	2
3 Month Student	4
Totals for Student Membership	63

**Walking Memberships**

<b>Session</b>	<b>Membership Count</b>
1 Month Walker Plus Non-Resident	1
1 Month Walker Plus Resident	18
1 Year Walker Plus	18
1 Year Walking Track	275
3 Month Walker Plus	3
Totals for Walking Memberships	315

**Totals for Active Membership Summary****3,633**

# APPENDIX C.1

## MAULDIN SENIOR CENTER PROGRAM DATA

Data Reflective of 2025.

The Mauldin Senior Center is a valued asset not only for the Mauldin community but also for neighboring areas. The City of Mauldin subsidizes all programs offered at the Center, ensuring accessibility for both residents and non-residents. This commitment reflects the City's dedication to supporting inclusive, high-quality services for older adults.

- Art Group
- Art Instruction
- Rummikub
- Pinochle
- Thanksgiving Lunch
- Christmas Lunch
- Movie Matinee
- Lunch Dates
- Billiards

### Activities at the Mauldin Senior Center

#### Programs

- Men's Pancake Breakfast
- Chess
- Cribbage
- Euchre
- Bingo
- Self-Defense Workshop
- Easter Egg Hunt
- Upstate Senior Band Concert
- AAPR Senior Tax Preparation
- CPR Training
- Ladies Tea
- Beginner Pickleball
- Social Security/Medicare Updates
- Financial Education Partnership
- Fall Prevention/Balance Classes
- Wellness Fair
- Cardio Exercise
- Yoga
- Chair Yoga
- Line Dancing
- Tai Chi
- Pickleball
- Corn hole
- Bible Study
- Knitting
- Crochet
- Ice Cream Socials
- Jam-time
- Ukulele
- Dominoes
- Phase 10
- Hand & Foot
- Mah Jongg
- Bridge
- Canasta
- Book Club

### Day Trips

The City of Mauldin does not provide subsidies for entrance fees or food and beverage costs associated with Parks and Recreation programs or events. These expenses are the responsibility of individual participants. This policy helps ensure that program funding is directed toward maintaining high-quality services and facilities.

- Greenville Drive Baseball
- Greenville History Tours
- Color Clay Café'
- Helene Georgia Shopping
- Riverbanks Zoo and Gardens
- Anderson Senior Follies
- Outlet Shops Day Trips (2 trips)
- Art Haven
- Apple Festival (Hendersonville NC)
- Downtown Greenville Shop and Lunch
- Greenville TD Convention Center Christmas
- Downtown Henderson NC Shopping and Lunch
- Bridgeway Station

### Education/Guest Speakers

- Prisma Health
- Carolina Dental Group
- Edward Jones
- Oak Street Health
- Lincoln Heritage
- Clear Springs Health
- Mauldin Police Department
- Greenville County Sheriff's Dept.
- Better Business Bureau
- Evergreen Chiropractic
- Bill Vicary - Technology Seminars

## Community Service

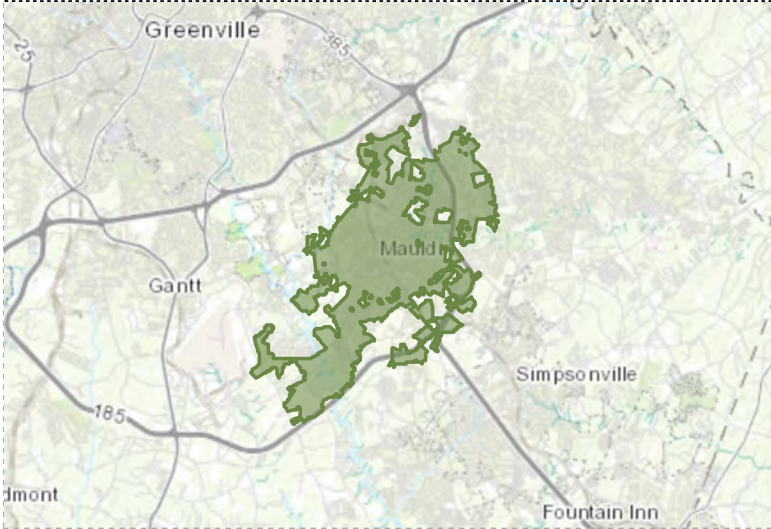
The City of Mauldin takes pride in its commitment to community service, and the Senior Center plays a vital role in that effort. Senior Center members actively contribute to the community through various volunteer initiatives and support programs, including:

- The Upstate Backpack Blessing
- The Messiah Lutheran Food Bank
- Cards for Kindness
- Helping Hands
- Hosted Breakfast with Santa
- Hosted Early Voting and Election Period (Polling Place)
- The Homeless Period Project

These contributions reflect the Center's role not only as a hub for senior programming, but also as a source of meaningful civic engagement.

# APPENDIX D.1

## Community Profile



## Key Facts



**28,704**

2024 Total Population



**12,002**

2024 Total Households



**977**

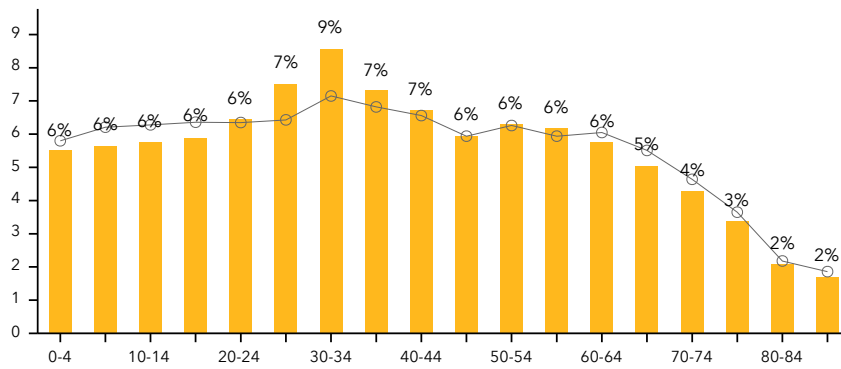
2024 Total (SIC01-99) Businesses



**\$77,750**

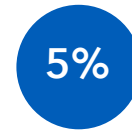
2024 Median Household Income

2024 Population by Age: 5 Year Increments (Esri) (%)



Dots show comparison to **Greenville County**

## Education



No High School Diploma



**20%**

High School Graduate



**32%**

Some College



**44%**

Bachelor's/Grad/Prof Degree

## Housing Stats



**\$257,117**

2024 Median Home Value



**4,423**

2024 Renter Occupied Housing Units



**\$1,237**

2024 Median Contract Rent

## Internet and Social Media (2024)



**95%**

Have a smartphone



**97%**

Have internet access at home



**98%**

Used internet in last 30 days



**27%**

Follow local groups on social media



**65%**

Used Facebook in last 30 days



**18%**

Used Twitter in last 30 days



**38%**

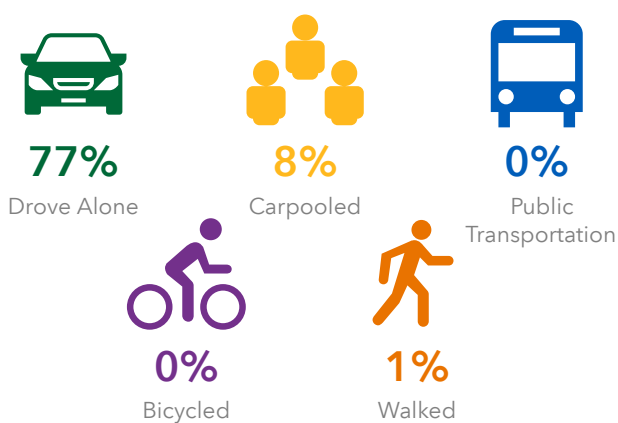
Used Instagram in last 30 days



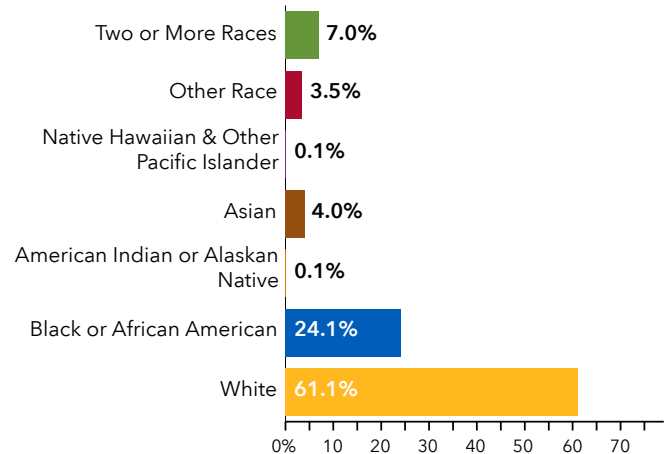
**22%**

Used Snapchat in last 30 days

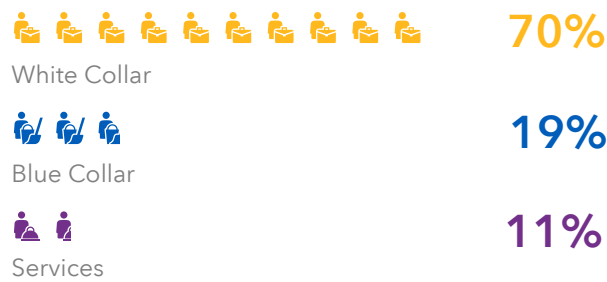
### 2018-2022 Transportation to Work, Age 16+ (ACS 5-Yr)



### 2022 Population by Race (ACS 5-Yr) (%)



### Employment (2024)



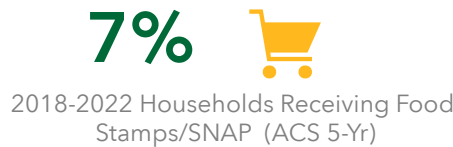
### Local Interest



### Poverty Status



### Food Stamps



### Persons with a Disability

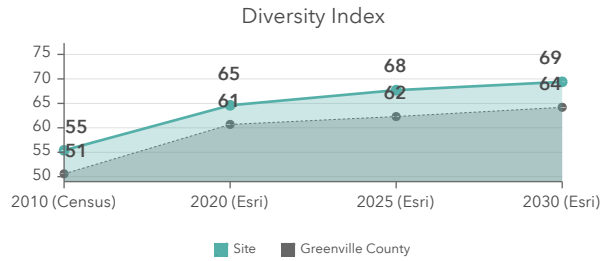


### Language Spoken at Home\*

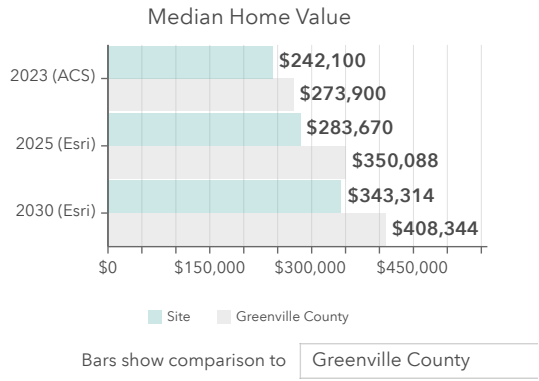
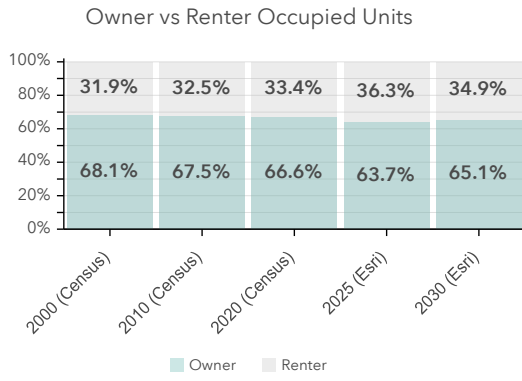
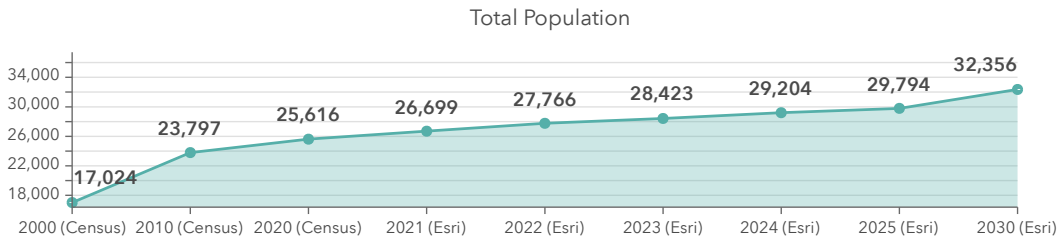
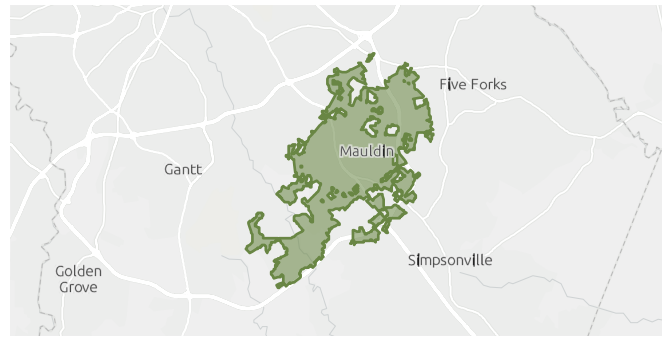
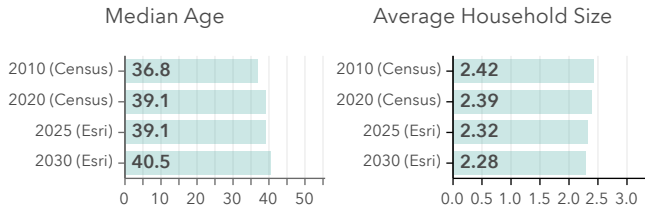
\* Language spoken at home may not total the same as total population due to how language skills are compiled, source and age categories.

Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
<b>English Only</b>	<b>3,473</b>	<b>14,577</b>	<b>3,502</b>	<b>21,552</b>
<b>Spanish</b>	<b>567</b>	<b>1,439</b>	<b>89</b>	<b>2,095</b>
Spanish & English Well	388	1,034	65	1,487
Spanish & English Not Well	124	172	24	320
Spanish & No English	55	232	0	287
<b>Indo-European</b>	<b>155</b>	<b>898</b>	<b>101</b>	<b>1,154</b>
Indo-European & English Well	155	785	101	1,041
Indo-European & English Not Well	0	113	0	113
Indo-European & No English	0	0	0	0
<b>Asian-Pacific Island</b>	<b>74</b>	<b>362</b>	<b>25</b>	<b>461</b>
Asian-Pacific Isl & English Well	74	304	25	403
Asian-Pacific Isl & English Not Well	0	52	0	52
Asian-Pacific Isl & No English	0	6	0	6
<b>Other Language</b>	<b>0</b>	<b>118</b>	<b>45</b>	<b>163</b>
Other Language & English Well	0	118	45	163
Other Language & English Not Well	0	0	0	0
Other Language & No English	0	0	0	0

# ANTICIPATED POPULATION GROWTH METRICS

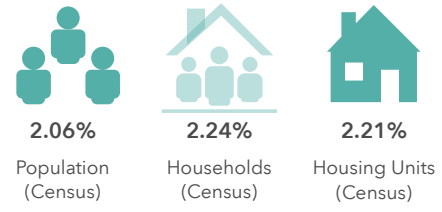


Dots show comparison to

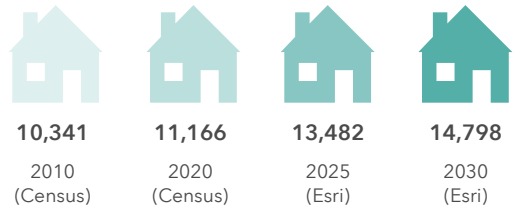


Bars show comparison to

### 2000-2020 Compound Annual Growth Rate



### Total Housing Units: Past, Present, Future



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# APPENDIX E.1

## PAST PLANS COMPARISON

Data collection from past and adjacent plans and their recommendations.

PLAN NAME	YEAR	RECOMMENDATIONS
City of Mauldin Strategic Plan	2025	<ul style="list-style-type: none"> <li>- Current and future needs related to stormwater management, public facilities and utilities, and transportation systems</li> <li>- Improve internal operations, develop performance metrics to track service effectiveness, increased transparency and communication, invest in staff development and training programs</li> <li>- Expansion of cultural and recreational programming to attract regional visitors, enhance public spaces and parks to support community events, promote community identity through branding and marketing, support local businesses and entrepreneurs</li> <li>- Character and Identity development - fareway signage and wayfinding, preserve historic and cultural assets, develop design standards for new development to reflect community character, engagement of community members in placemaking and beautification efforts</li> </ul>
City of Greenville, South Carolina - Trails and Greenway Master Plan	2008	<ul style="list-style-type: none"> <li>- Designate a Greenway and Trail Coordinator, Expand BPAC (Bicycle and Pedestrian Action Committee)</li> <li>- Signage to Increase Visibility of Trails and Greenways</li> <li>- Acquire Land and Easements, Secure Funding</li> <li>- Primary Trail and Greenway Plan Corridors - Reedy River Greenway, Brushy Creek Greenway, Richland Greenway, Gateway Greenway, Greenlink Greenway</li> <li>- Integrate Trail Planning with adjacent communities</li> <li>- Treat greenways as essential infrastructure, similar to sidewalks and streets</li> <li>- Emphasis on Connectivity, Safety, Growth</li> </ul>
Greenville County Parks, Recreation, and Tourism Strategic Plan	2019	<ul style="list-style-type: none"> <li>- Update Parks and Recreation Park Rules Ordinance</li> <li>- Implement Preventative Maintenance Program to extend facility lifespan and ensure safety</li> <li>- Update Parks and Recreation System Master Plan to reflect current needs and priorities</li> <li>- Close Funding Gaps and Address Deferred Maintenance</li> <li>- Improve Facility Quality by updating maintenance management systems and developing park design standards</li> <li>- Make Non-Capital ADA Upgrades across existing parks and ensure accessibility in new construction</li> <li>- Open 5 Miles of GHS Swamp Rabbit Trail South</li> <li>- Identify Future Greenway System throughout the county</li> <li>- Implement Systematic Quality Control across all service areas</li> <li>- Advance Social Equity Initiatives to ensure equitable distribution of resources and access</li> <li>- Expand Public Recreation Opportunities Beyond County Parks through partnerships</li> <li>- Develop Operational Long-Range Plans for capital, administrative, and equipment investments</li> <li>- Upgrade Facility Technology at all sites for efficient operations and customer service</li> </ul>
Greenville County Comprehensive Plan	2019	<ul style="list-style-type: none"> <li>- Maintenance of existing assets</li> <li>- Future Swamp Rabbit Trail extensions</li> <li>- Land acquisition strategy for new parks, as appropriate</li> <li>- Level of Service goals for the number of parks by type, amenities, and recreation offerings</li> <li>- Parks and recreation staff needs</li> <li>- Order of magnitude cost estimates</li> <li>- Short-, medium-, and long-term implementation strategies</li> <li>- Public access to lakes, forests, and other significant natural areas</li> <li>- Conservation areas and critical habitats to be protected from over-use and negative impacts</li> <li>- Public art, signage, and cultural/historical exhibits to "tell the county's story" and create a sense of pride and place</li> <li>- Park improvements to create a sense of place for neighborhood stabilization and investment</li> <li>- Parks designed to reduce energy and water consumption and serve as models for sustainable countywide development</li> <li>- Showcase and incorporate the County's rich history of mills, mill towns, and agricultural/rural landscapes</li> <li>- Physical improvements including trails, signage, and wayfinding</li> <li>- Maps, web presence, and graphics</li> <li>- Promote the cultural trail as an economic development tool</li> <li>- Plaques or markers with educational components</li> </ul>
Conestee Community Master Plan	2013	<ul style="list-style-type: none"> <li>- Need for enhanced sidewalk infrastructure, connections, and lighting</li> <li>- Improved walkability, bicycling, and transit integration</li> <li>- Greenway expansion to improve connectivity</li> <li>- Signage updates for wayfinding and identity</li> <li>- Mixed-use master plan development in the heart of the community (Village Center)</li> <li>- Enhanced community identity through design, branding, and cultural elements</li> <li>- Development opportunities identified per neighborhood</li> <li>- Infrastructure and housing improvements</li> <li>- Public safety enhancements</li> <li>- Economic vitality initiatives</li> <li>- Youth and leadership development programs</li> </ul>
Simpsonville SC 2040 Comprehensive Plan	2020	<ul style="list-style-type: none"> <li>- Promote coordinated land use planning between Simpsonville and Greenville County</li> <li>- Prioritize infill locations and redevelopment opportunities</li> <li>- Promote mixed-use development to support walkable, vibrant communities</li> <li>- Improve the sidewalk network to promote safe pedestrian travel</li> <li>- Create a trails system that encourages pedestrian and bicycle usage</li> <li>- Enhance key gateways to Simpsonville for improved access and identity</li> <li>- Promote sustainable development practices across all new and existing projects</li> <li>- Conserve the qualities of environmentally sensitive lands through responsible planning</li> </ul>

Swamp Rabbit Trail Extension Master Plan	2020	<ul style="list-style-type: none"> <li>- Fill the trail with people through active programming and accessibility</li> <li>- Connect every nearby neighborhood to the trail via sidewalks, paths, and crossings</li> <li>- Implement road updates to support multimodal access</li> <li>- Build walkable density in the study area to support trail-oriented development</li> <li>- Respect the trail as a "main street" and community anchor</li> <li>- Preserve housing and economic diversity in the study area</li> <li>- Implement design guidelines through ordinance or overlay district</li> <li>- Adaptively re-use and infill properties, especially industrial sites</li> <li>- Parking reduction strategies to support walkability and reduce land consumption</li> <li>- Land acquisition or easements for green/open space</li> <li>- Explore open space opportunities for new parks</li> <li>- Acquire land for a park and nature preserve adjacent to the trail (Verdae Commons Focus Area)</li> </ul>
Swamp Rabbit Trail Extension Design Guidelines	2020	<ul style="list-style-type: none"> <li>- Design with types of pedestrians in mind, pedestrian dimensions, ADA needs, Bicycles, Strollers</li> <li>- Reference and Use National Guidance Documents in design process</li> <li>- Sidewalks and Sidewalk Zones Applications - related to street typology</li> <li>- Trail Access and Intersection Treatments</li> <li>- Trail Support Infrastructure - Signage, Lighting, Seating, Trash Receptacles, Bike Parking, Water Fountains, Shade Structures, Public Art/Site Elements</li> <li>- Parks and Public Space - Clearly visible entries into public space from trail, Connect seamlessly, Delineate boundary between trail and public space, high quality lighting, comfortable seating considering use of movable seating in higher traffic areas, murals and wall art installations along blank firewalls to be utilized whenever possible</li> </ul>
A Green Infrastructure Plan to Restore, Connect, and Protect South Carolina's Habitats	2023	<ul style="list-style-type: none"> <li>- Identify areas that could serve as habitat cores, including forests, wetlands, water bodies, and dunes</li> <li>- Identify significant disturbances to habitat cores such as roads, urbanized areas, buildings, and railroads</li> <li>- Calculate statistics of rare species and estimate each core's ecological integrity</li> <li>- Rank habitat cores based on ecological metrics and attributes including: Area, Thickness, Topographic diversity, Species richness, Wetland cover, Soil diversity, Compactness ratio</li> </ul>
LCOG Rural Area Long Range Transportation Plan	2022	<ul style="list-style-type: none"> <li>- Eliminate fatal and serious injury crashes for all modes of travel</li> <li>- Implement safety countermeasures at high-risk intersections and corridors</li> <li>- Improve public health by providing safe, comfortable, and convenient transportation options for all ages and abilities</li> <li>- Address barriers faced by historically excluded communities (e.g., low-income, seniors, people with disabilities) in meeting travel needs</li> <li>- Preserve and maintain transportation system assets to maximize useful life and minimize costs</li> <li>- Prioritize pavement preservation projects to prevent costly future repairs</li> <li>- Upgrade outdated infrastructure to improve operational efficiency</li> <li>- Complete gaps in regional bicycle and pedestrian networks</li> <li>- Increase the percentage of trips made using active and low-carbon transportation modes</li> <li>- Support transit, bike, pedestrian, and rail network design and integration</li> <li>- Reduce the transportation system's vulnerability to natural disasters and climate change</li> <li>- Promote sustainable transportation planning and investment strategies</li> <li>- Use performance measures to guide investment decisions, including: Roadway safety (fatalities and serious injuries), Pavement and bridge condition, Travel time reliability, Transit asset management, Emissions reduction and congestion mitigation</li> </ul>
South Carolina Statewide Comprehensive Outdoor Recreation Plan (SCORP)	2019	<ul style="list-style-type: none"> <li>- Support local and regional outdoor recreation planning efforts</li> <li>- Encourage interagency coordination and partnerships for recreation development</li> <li>- Promote sustainable land use and conservation practices in recreation planning</li> <li>- Improve access to outdoor recreation for underserved and rural communities</li> <li>- Ensure ADA compliance and inclusive design in all new and renovated facilities</li> <li>- Expand public transportation options to reach recreation areas</li> <li>- Prioritize maintenance and upgrades of existing parks and recreation infrastructure</li> <li>- Develop new recreation facilities based on population growth and demand</li> <li>- Encourage multi-use facilities that serve diverse recreational needs</li> <li>- Expand greenways, blueways, and trail systems across the state</li> <li>- Connect parks and recreation areas to neighborhoods and schools</li> <li>- Promote safe pedestrian and bicycle access to outdoor spaces</li> <li>- Leverage outdoor recreation as a driver of tourism and local economic growth</li> <li>- Support small businesses and entrepreneurs in recreation-related industries</li> <li>- Promote South Carolina's natural assets through marketing and branding initiatives</li> <li>- Protect and restore natural habitats within recreation areas</li> <li>- Promote environmental education and stewardship programs</li> <li>- Encourage low-impact recreation and sustainable facility design</li> <li>- Collect and analyze data on recreation usage, needs, and trends</li> <li>- Use performance metrics to guide investment and policy decisions</li> <li>- Update SCORP regularly to reflect changing demographics and priorities</li> </ul>
<p style="text-align: center;"><b>Summary of Frequently Repeated Recommendations Across Plans Identified Above:</b></p>		<ul style="list-style-type: none"> <li>- <b>Improve sidewalk network to promote safe pedestrian travel</b></li> <li>- <b>Expand greenways, trails, and connectivity</b></li> <li>- <b>Promote mixed-use development</b></li> <li>- <b>Enhance signage and wayfinding</b></li> <li>- <b>Preserve and maintain existing infrastructure and assets</b></li> <li>- <b>Promote sustainable development practices</b></li> <li>- <b>Acquire land or easements for parks and open space</b></li> <li>- <b>Ensure accessibility and ADA compliance</b></li> <li>- <b>Support public art, cultural, and historical exhibits</b></li> <li>- <b>Encourage infill and redevelopment opportunities</b></li> <li>- <b>Advance social equity and inclusive access to recreation</b></li> <li>- <b>Develop long-range operational and capital plan</b></li> <li>- <b>Overall Strong Emphasis on Walkability, Connectivity, Equity, and Sustainable Growth</b></li> </ul>

