FSC / LAF
Rural Training & Research Center

Memorial Legacy Park Master Plan

February 2026

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FEDERATION OF SOUTHERN COOPERATIVES
LAND ASSISTANCE FUND



Table of Contents

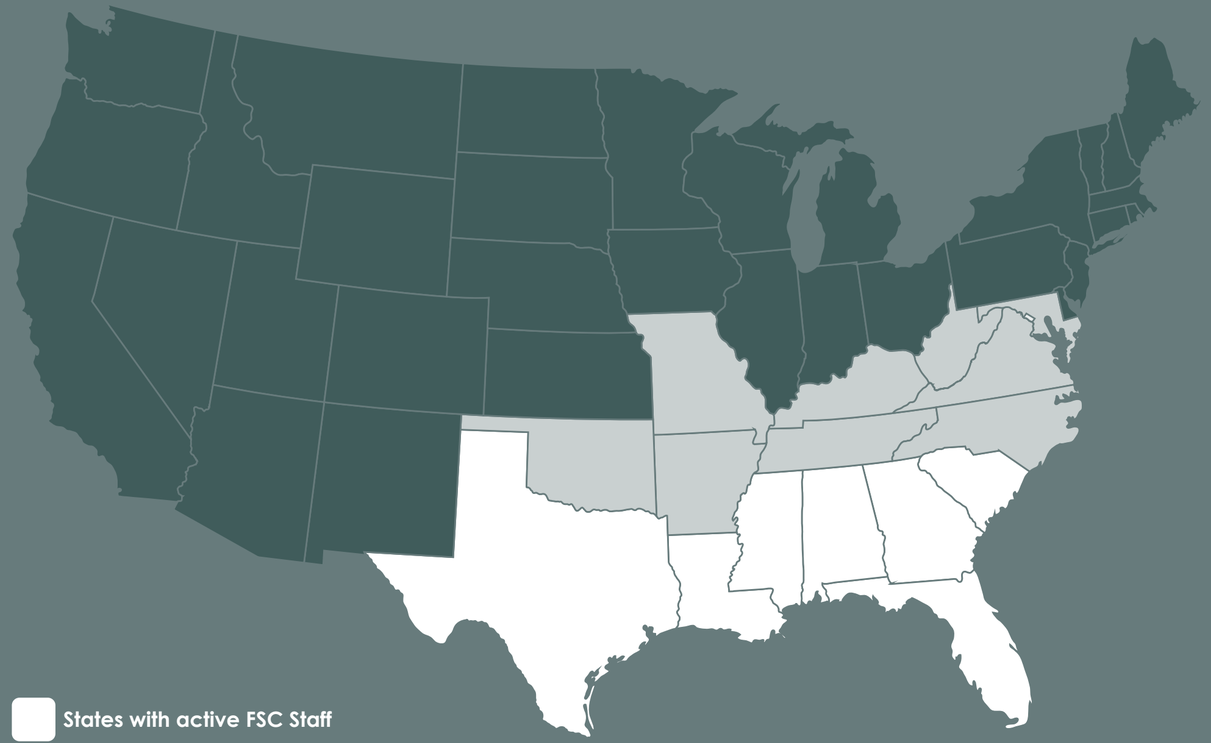
Background Information 4

Master Plan 14

Memorial Elements & Amenities 60

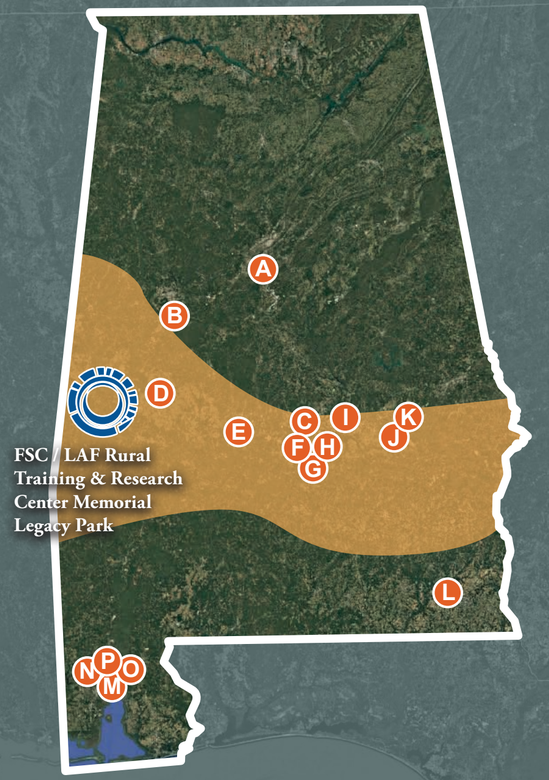
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Background Information



States with active FSC Staff

States with FSC Presence



FSC | LAF Rural Training & Research Center Memorial Legacy Park

Alabama African American Heritage Sites

A. Birmingham Civil Rights Institute

B. Murphy Collins House

C. Freedom Monument Sculpture Park

D. Safehouse Black History Museum

E. National Voting Rights Museum

F. The Legacy Museum

G. Freedom Rides Museum

H. Civil Rights Memorial Center

I. Elmore County Black History Museum

J. Tuskegee Institute National Historic Site

K. Tuskegee Airmen National Historic Site

L. GW Carver Interpretive Museum

M. Dora Franklin Finley African American Heritage Trail

N. National African American Archives

O. Africatown Historic District

P. Africatown Heritage House

The area highlighted in orange denotes the Alabama Black Belt, signifying areas of fertile soil as well as important grounds for social justice.

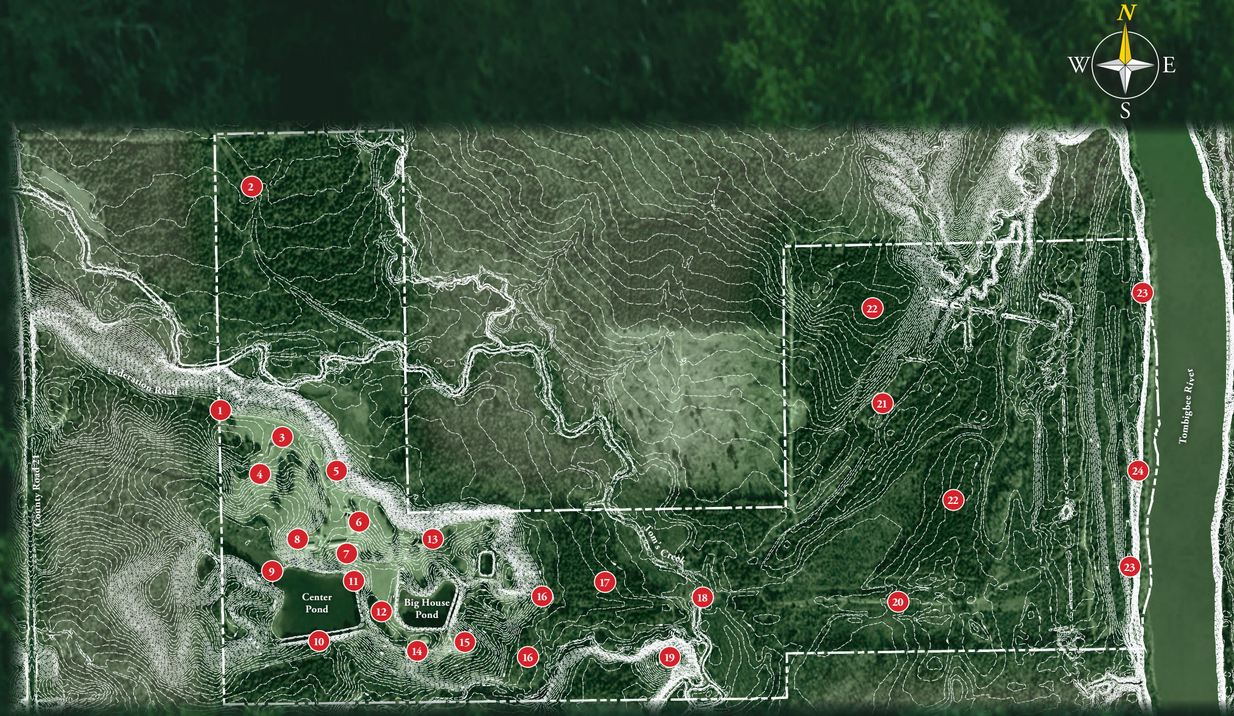
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Existing Conditions

Established in 1971 and rooted in the Civil Rights movement, the Federation of Southern Cooperatives / Land Assistance Fund developed the Rural Training and Research Center (RTRC) on 365 acres of land located between the rural communities of Epes and Gainesville in Sumter County, within Alabama's western Black Belt region. The RTRC serves as a working property that advances the Federation's core mission of cooperative development, land retention, and advocacy on behalf of Black-owned and independent family farmers.

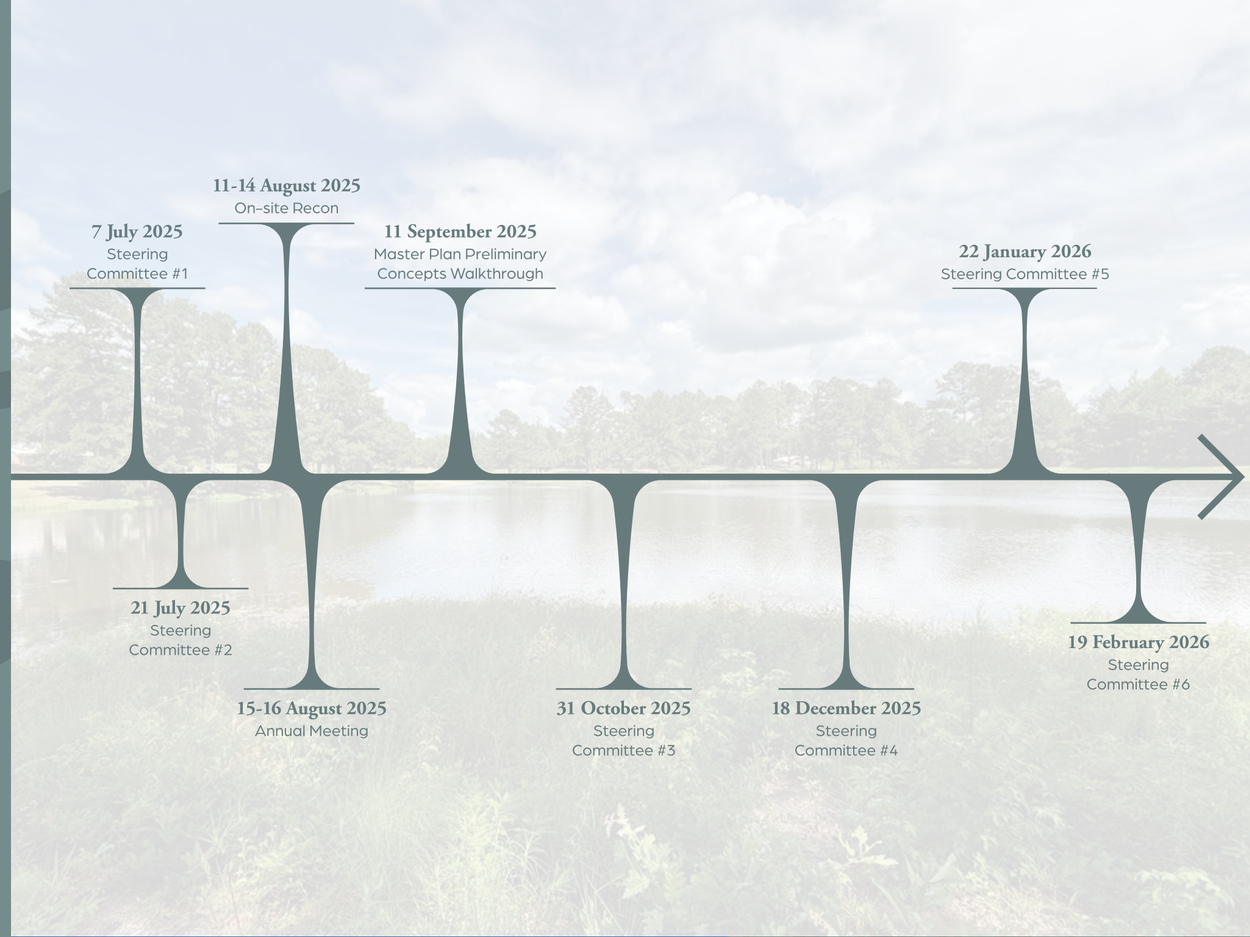
The property borders the Tombigbee River and features a rich and diverse landscape that includes creeks, ponds, natural springs, woodlands, pine stands, wetlands, floodplains, and open fields. The RTRC campus includes administrative offices; a residential dormitory with accommodations for up to 70 guests; a cafetorium that combines dining and assembly functions with seating for approximately 400 individuals; a historic barn used for maintenance operations; and a pond-side residence with an adjoining print shop. The property was listed on the Alabama Register of Landmarks and Heritage in 2021 and the National Register of Historic Places in 2023.

1. Entry Gate
2. Natural Spring
3. Green House
4. Community Garden
5. Outbuilding
6. Cafetorium
7. Dormitory
8. Administration Building
9. Pedestrian Bridge
10. Levee
11. Beach
12. Lakeside Pavilion
13. Historic Barn
14. Big House & Print Shop
15. Working Orchard
16. Livestock Area
17. Agroforestry Area
18. Tom's Creek Crossing
19. Woodland High Point
20. Service Drive
21. Cypress Wetland
22. Pine Stand
23. High Point Along River
24. Pedestrian Access to River



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Stakeholder Input



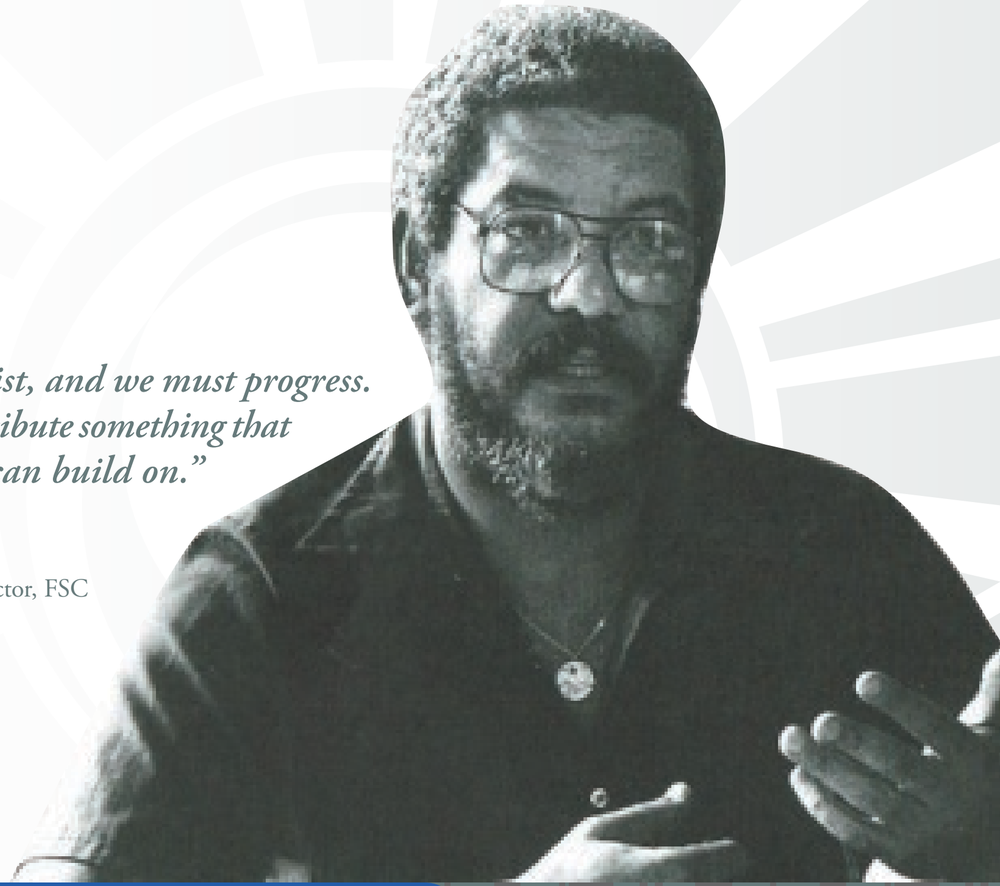
The Purpose of Memorial Legacy Park

"The people and organizations that contributed their time and talent to enable the success and relevance of FSC/LAF deserve recognition, not only for their own edification but additionally for the inspiration that may be generated in others to follow in their footsteps. It is precisely this reason that the Memorial Legacy Project is being undertaken."

"We must Persist, and we must progress. We must contribute something that our children can build on."

– Charles O. Prejean

First Executive Director, FSC



Master Plan



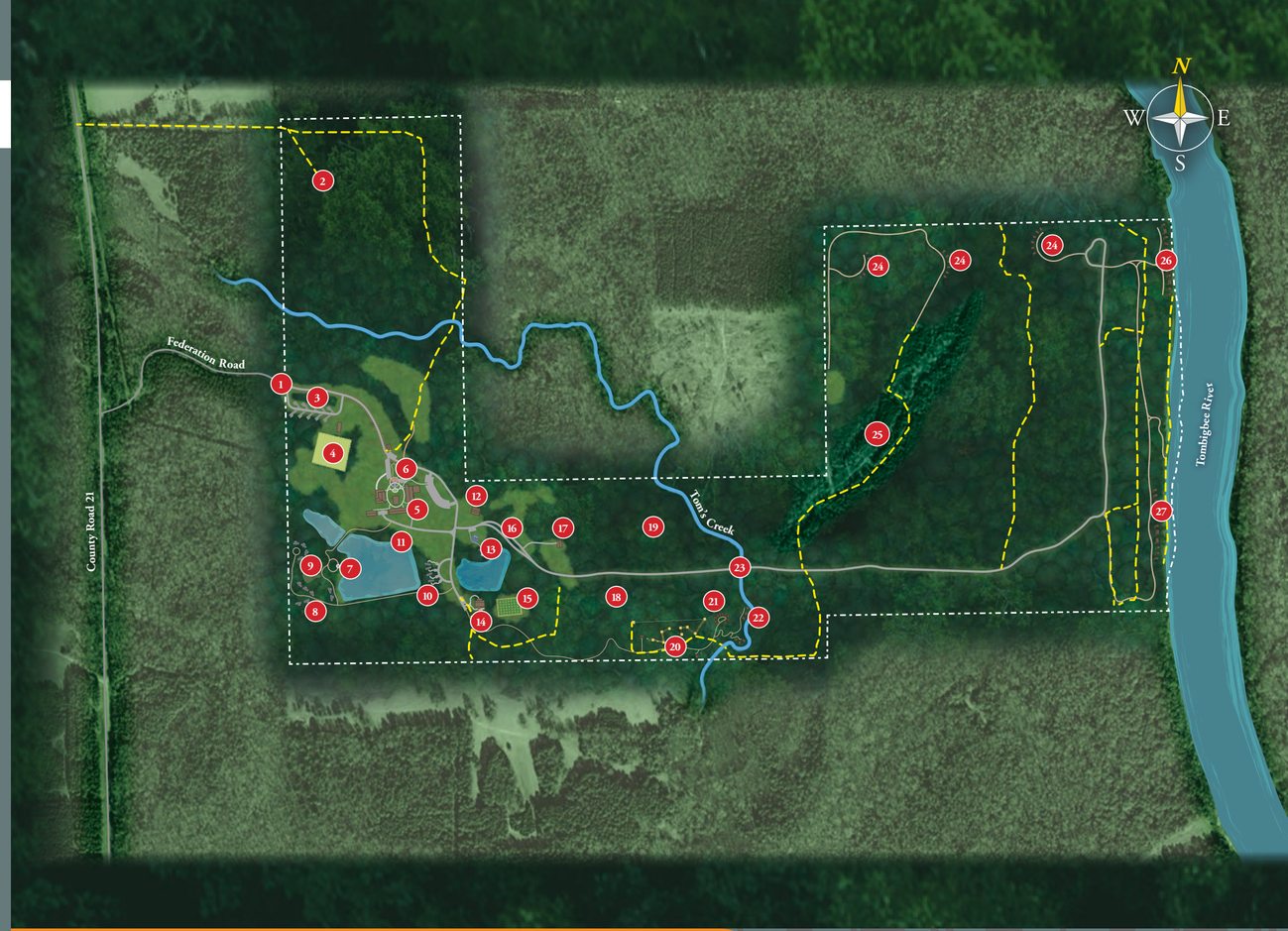
The goal of the Memorial Legacy Park project is to memorialize and honor the individuals, organizations, and funders who were instrumental in the creation and work of the Federation of Southern Cooperatives/Land Assistance Fund. The work of the Federation's MLP will underscore the efficacy of cooperative economic development and its grassroots leaders. Our MLP design plan includes multiple edifices and living structures, examples of which are a strategically positioned memorial wall, cabins dedicated to the 22 founding cooperatives, gateways to fruit and pecan trees, flower gardens in selected locations, walkways to reflective points, such as dedicated fountains, benches, plaques, abstract artistic and statuary renderings, and gazebos.

We hope that this endeavor serves as an inspiration for others, especially young people, a collective movement of people coming together to improve their livelihoods and quality of life. It will be a place of remembrance, reflection, and reconnection for generations to come.

~ 2025 FSC / LAF Annual Report

Master Plan Legend

1. Entry Gate
2. Natural Spring
3. RV Camping Sites
4. Community Garden
5. Training Center Buildings
6. FSC / LAF Memorial
7. Columbarium
8. Woodland Cabins
9. Woodland Amphitheater
10. Lakeside Cabins
11. Beach
12. Historic Barn
13. Playground & Pavilion
14. Big House
15. Working Orchard
16. Road Realignment Area
17. New Maintenance Barn
18. Livestock Area
19. Agroforestry Area
20. Ropes Course & Zipline
21. Woodland Knoll Cabins
22. Tom's Creek Remote Camping
23. New Bridge over Tom's Creek
24. Woodland Remote Camping
25. Cypress Wetland
26. Tombigbee River Glamping Sites 1-11
27. Tombigbee River Glamping Sites 12-22

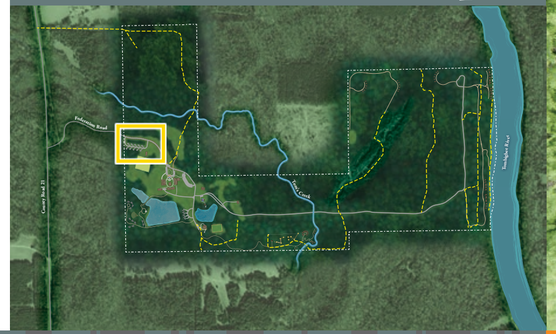


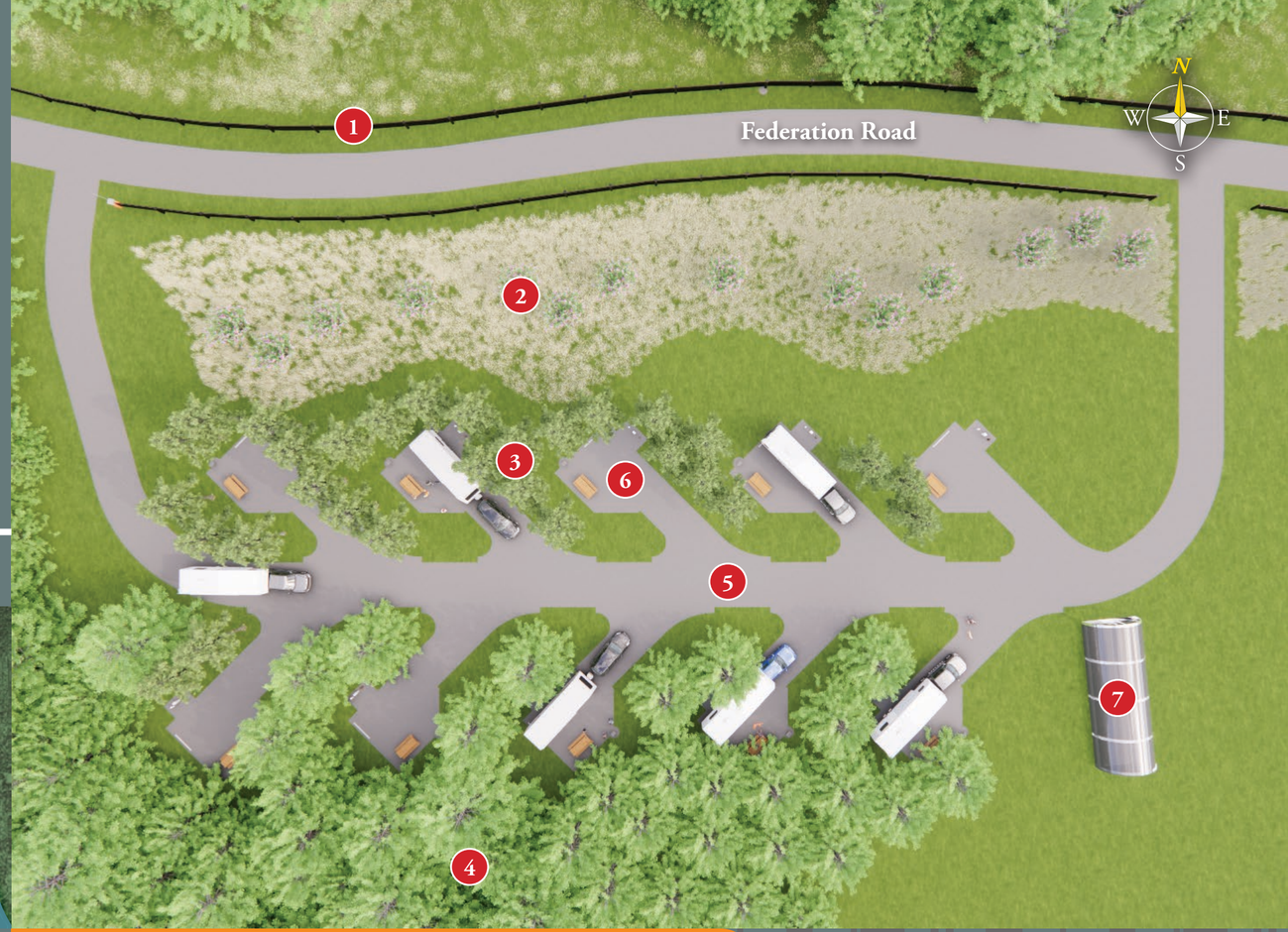
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RV Camping

1. Four-Rail Decorative Fence
2. Native Plantings Buffer
3. New Pine Tree Plantings Between Sites
4. Existing Pine Trees
5. One-Way Drive
6. 10 RV Sites - Each with Full Hookups, Picnic Area, and BBQ Pit
7. Relocated Greenhouse

Location Map





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Aerial View Looking West

Entry off Federation Drive



Typical Site with Full Hookups

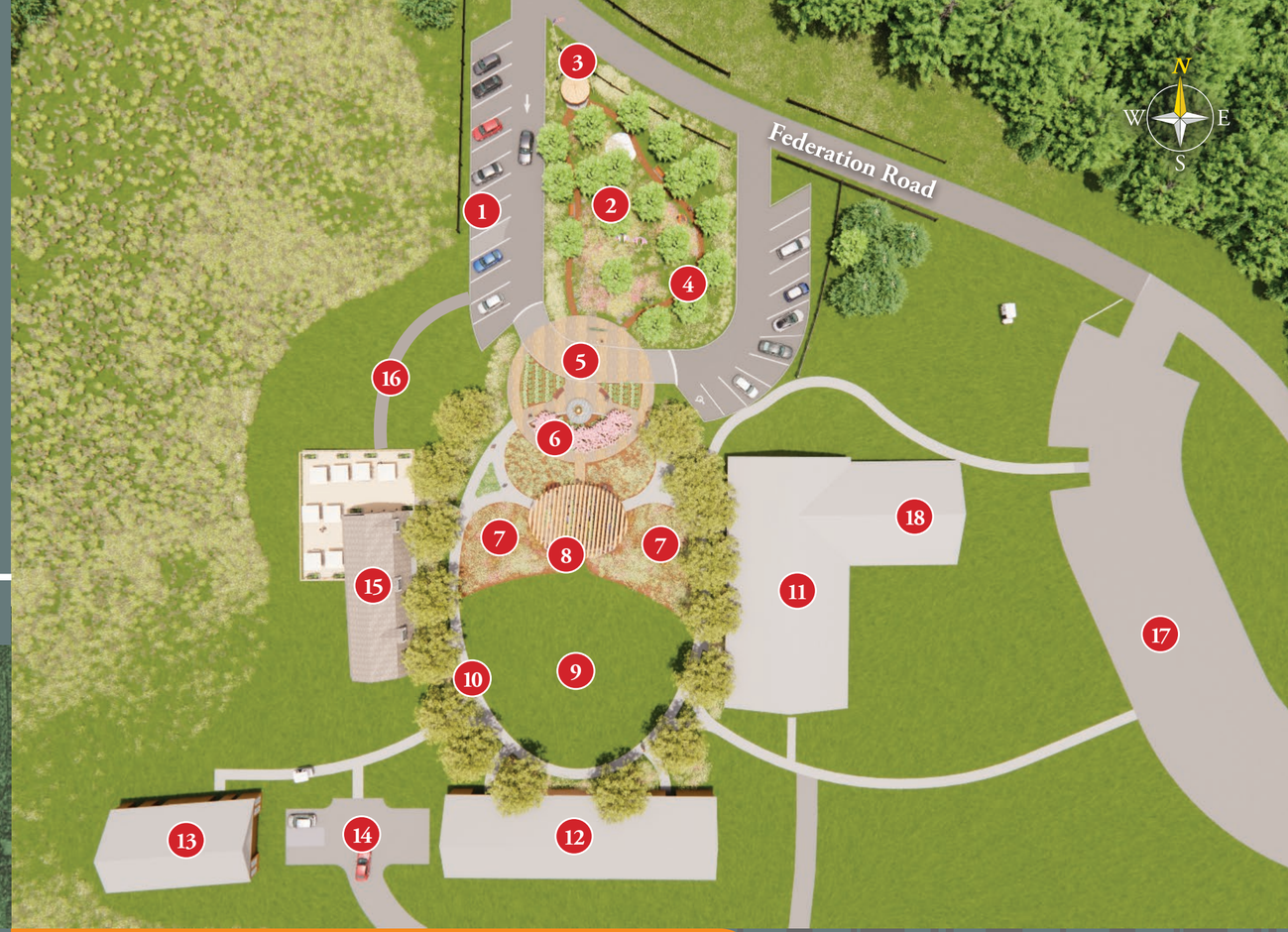


The Quad

1. Parking Lot (24 Spaces)
2. Memorial Tree Orchard
3. Veteran's Memorial Gazebo
4. Memorial Trail
5. Raised Drop-Off Plaza
6. Entry Fountain or Sculpture
7. Gardens
8. Memorial Plaza with Memorial Walls
9. Event Lawn
10. Tree-Lined Elliptical Sidewalk
11. Cafetorium
12. Dormitory
13. Administrative Office
14. Administrative Office Parking
15. Welcome Center / Special Events Venue
16. Golf Cart Storage Access
17. Long Term Parking (56 Spaces)
18. Future Expansion of Cafetorium

Location Map





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Quad View with Welcome Center

Quad View without Welcome Center




Entry Plaza

Aerial View Looking South

Arrival Fountain



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Memorial Plaza & Memorial Walls

Wayfinding Signage

View Looking North



Memorial Trail



Veterans Memorial Gazebo



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Events Terrace

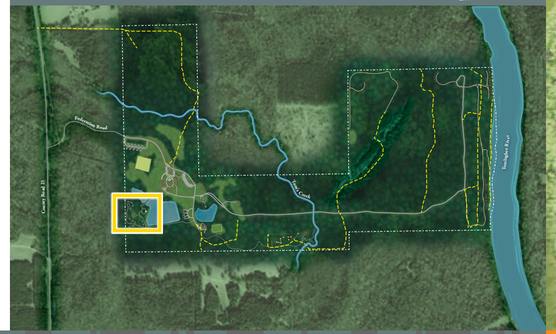
Golf Cart Storage Beneath Events Terrace

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West Side of Center Pond

1. Pedestrian Access to Main Buildings
2. Columbarium
3. Memorial Meadow
4. Woodland Amphitheater
5. Woodland Cabins (11 Total)
6. Golf Cart Trailway

Location Map





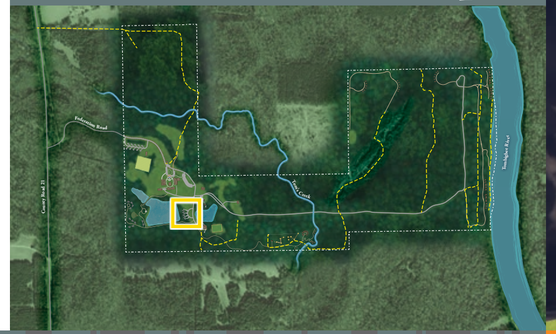
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Before & After

East Side of Center Pond

1. Lakeside Cabins (4 Total)
2. Cabin Parking (2 Per Cabin)
3. Lakeside Firepits (1 Per Cabin)
4. Existing Trees
5. Memorial Garden & Seating Plaza
6. Trailway

Location Map





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View East from Center Pond

Lakeside Fire Pits

Memorial Garden

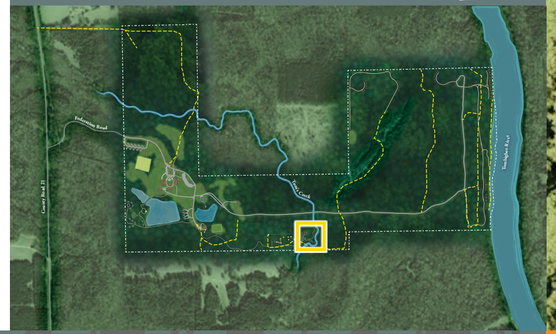
Lakeside Terrace Views

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Woodland Knoll Cabins

1. Off-Road Access Trail
2. Woodland Cabins (10 Total)
3. Center Commons
4. Community Fire Pit
5. 25' Bluff
6. Tom's Creek Remote Camping
7. Existing Woodland

Location Map





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Cabins Overlooking Tom's Creek

Community Fire Pit in Center Commons



View East of Woodland Knoll Cabins

Location Map



Tombigbee River Glamping

1. Tombigbee River
2. Glamping Tents (22 Total)
3. River Bluff
4. Existing Pine Woodland

West Side of Glamping Tents

Community Fire Pits



East Side of Glamping Tents



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Memorial Elements & Amenities



Entry Gate Closed



Entry Gate Open



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Entrance Sign at County Road 21

Memorial / Historic Signage

Individual Location Signs

Trail Sign

Site Map



Destination Signage

Demonstration Signage

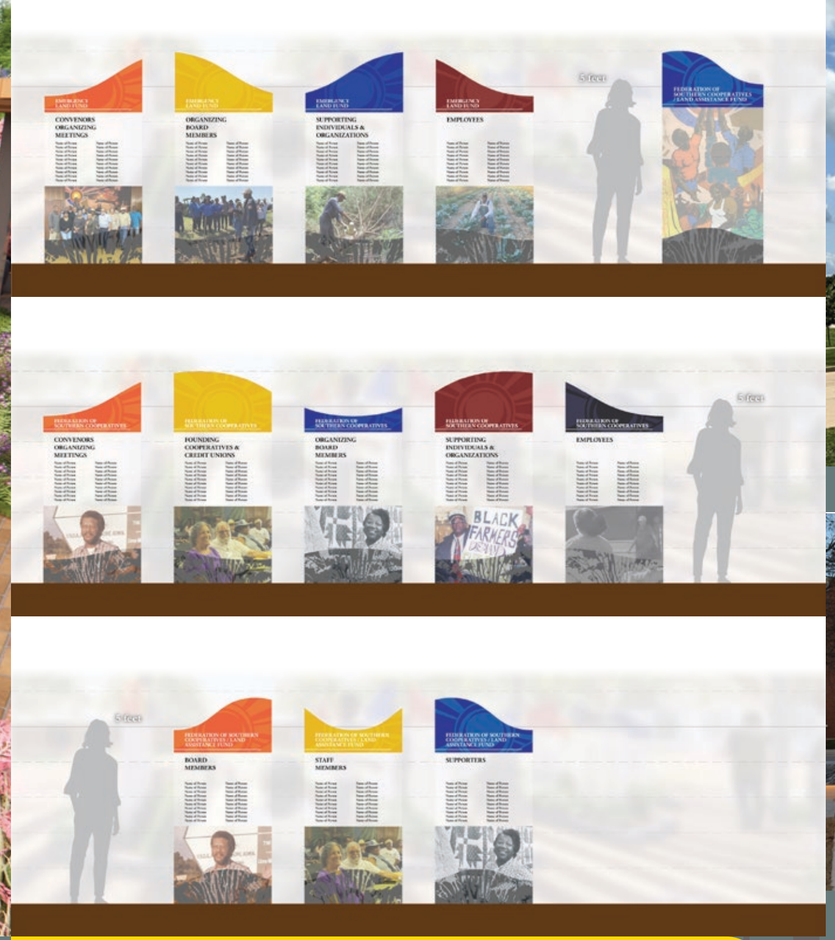
Memorial Bricks

Memorial Trees

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Memorial Walls







example: Aluminum Shell with Plexiglass Panels



example: Resin Panel with Internal Artwork

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Donate

For more information, contact:
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We must *persist*,
and we must *progress*.
We must *contribute*
something that our
children can build on.

-Charles O. Prejean
First Executive Director

The FSC/LAF Rural Training & Research Center Memorial Legacy Park Master Plan was made possible through the countless hours of effort, leadership, and guidance of the following individuals, whose commitment and vision have been instrumental in advancing this project toward realization.

FSC/LAF
Executive Director
Cornelius Blanding

Memorial Legacy Project Committee
Chair Emeritus
Charles Prejean
(in memoriam)

Committee Members
Ray Carpenter
Alice Paris
Wendell Paris
Jerry Pennick
Carmen Prejean
J.C. Shay
Gus Townes
Carol Zippert
John Zippert

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