



# Memo *Preliminary*

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To: Ms. Rebecca Benna'

From: Woolpert, Inc.

Date: March 31, 2005

Subject: City of Miamisburg Parks Site Reconnaissance

The consultant team toured the existing Miamisburg Parks to assess current levels of service, facility conditions, needs and opportunities.

## **Beachler Field**

This 12 acre neighborhood park located in the Northwest Quadrant of the city is visible from 9<sup>th</sup> Street and an alley connecting 9<sup>th</sup> and 10<sup>th</sup> Streets. The site is surrounded by residential on three sides with a church to the East. Park is accessible from 9<sup>th</sup> and 11<sup>th</sup> Streets with the entrance sign located at the 10<sup>th</sup> Street entrance. The majority of site amenities appear to be well maintained with some features needing work. Site is clean of trash and debris while providing appropriate amenities to serve a neighborhood, however, the lighted ball field is more commonly a community park use. There is some erosion along the Sycamore Creek at the north end of the site.

### Site Features

- Lighted baseball field with parking and short left field wall, requires "one homerun rule."
- Full court basketball
- New playground equipment
- Restroom building
- Deteriorating sand volleyball court (opportunity to reuse space)
- Deteriorating asphalt pad once used for tennis (opportunity to reuse space)
- 60 parking lot spaces with overflow parking along alley
- Large trees north of baseball field provide opportunity for picnic area
- Riparian corridor along Sycamore Creek

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### **Bell Civic Park**

Bell Civic Park is a 2 acre suburban open space that was formerly an athletic facility. The park is essentially an open field of mown turf with limited visibility from Main Street. Located in the Southwest Quadrant, the site is sandwiched between residential to the North and South with the Great Miami River to the West and a monument company and pumping station to the North and East. Limited parking and visibility from Main Street make programming difficult. The park appears to be under utilized.

#### Site Features

- Old backstop located in Southwest corner of site
- Parking along entrance drive is limited
- Access to bike trail along Great Miami River Levee
- Views of the river from the levee
- Potential for walkway connection north to south through the park

### **Benner Park**

This 17 acre suburban open space is located at the corner of Maue & Heincke Roads in the Southeast Quadrant of the city. The site is currently farmed with little to no improvements. The entire site is visible from Maue Road. Many opportunities for connection with Sycamore Trails Park and the Sycamore Aquatic Center by either an under or overpass over Maue Road. The size and configuration of the site provides possibilities for a sports complex or a passive recreation park.

#### Site Features

- Rolling terrain with existing fencerows
- Proximity to Sycamore Trails Park and Aquatic Center

### **Community Park & Learning Center**

This 42 acre regional park is located in the Southwest Quadrant of the city along First Street. The majority of the park site is visible from First Street. The park is well-maintained with no trash or damaged amenities. A learning center is also located on the site with full time offices, computer lab, and leasable space.

#### Site Features

- New playground and tot lot equipment
- 2 full court basketball
- Skate park
- BMX trail
- Asphalt walking paths throughout the park
- New benches, trash bins and water fountains
- Security lighting
- Adequate parking

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- Pond

### **Keelboat Park**

Keelboat Park is a small  $\frac{3}{4}$  acre pocket park near the center of the city. The site appears to be an abandoned house lot along Pearl Street or where the former canal passed through this part of town. The entire site is visible from Pearl Street and surrounding residences. The park may also be accessible from an alley in the rear of the site. The turf is muddy and in bad shape but the park is kept clean with no trash. Keelboat Park has the opportunity to become a playlot with a marine themed play structure or an interpretive site related to the canal.

#### Site Features

- On street parking
- High visibility

### **Library Park**

This 3.6 acre park located in the center of town along Central Avenue is a high use urban open space. The entire park is visible from the three surrounding streets, Central, 4<sup>th</sup>, and 5<sup>th</sup>. This park is used as a major event site for Spring Fling and the Starving Artist Sale. Space is maximized during these events. The Carnegie Center is a multi-use city-owned facility located at the south end of the site. The geometric form of the walkways present a formal feel to the park.

#### Site Features

- Security lighting throughout
- Mature trees
- Monuments
- Fountain
- Shelter
- Restrooms in Carnegie Center
- Adjacent to new library
- Electric hookups throughout
- On street parking along 4<sup>th</sup> and 5<sup>th</sup> Streets

### **Mary Francis Playlot**

Mary Francis Playlot is a  $\frac{1}{2}$  acre neighborhood park located in the Northeast Quadrant of the city. The park is surrounded by single family residential on three sides and multi-family on the fourth. The park is well-maintained with new playground equipment and a concrete play area. The entire park is visible from Mary Francis Court and from the multi-family parking area to the rear. Accessible by sidewalk along Mary Francis Court and by opening in split rail fence along rear edge.

#### Site Features

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- New playground equipment with poured rubber surface
- Concrete play area
- On street parking along Mary Francis Court
- Mature trees planted along boundary adjacent to residences

### **Meadow Lane Park**

Meadow Lane Park is 6 undeveloped acres of land in the Northeast Quadrant of the city. The site is unmarked and only partially visible from Old Central Avenue. There is no access to the site and no parking on Old Central Avenue. The site is surrounded by residences and the Three Bear Nursery (Daycare). The turf seems to be mowed regularly and kept clean of trash. The lawn areas of the site are large enough for rectangular sports fields but will need to be regarded due to a rolling terrain and drainage problems.

#### Site Features

- Mature trees
- Large field areas

### **Meyer Park**

This 1.5 acre neighborhood park is located in the Northwest Quadrant of the city along Overland Trail. The entire site is visible from Overland Trail. The park is surrounded by residential on three sides with undeveloped land owed by the University of Dayton to the west. Majority of site is open field that is poorly drained. Sidewalk and curb are not present along the street at the park property suggesting a planned road right of way was proposed to go through the site at one time. Most of the site is clean with the turf mowed with some dumping along perimeter.

#### Site Features

- On street parking
- No paved access to site
- Tot lot
- ½ court basketball
- Large open field (could accommodate soccer with some regarding of the former street right-of-way)
- Potential for hillside overlook with some clearing

### **Mound Golf Course**

The Mound Golf Course is a nine hole course located in the Southwest Quadrant of the city along Mound Drive. The clubhouse and a couple of holes are visible from Mound Drive. The course appears to be very well-maintained with the “park like” appearance of mown grass and mature trees. Cart paths circulate through the course and could be used as walking trails during the off season. Restrooms are located at the clubhouse and between holes 3 and

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5. The steep topography of some of the holes could be used as sledding hills in the winter. The parking lot is in good shape and seems to be adequate for use

#### Site Features

- Golf course (9 holes)
- Approximately 75 parking spaces
- Restrooms in clubhouse and on course
- Pro shop area limited to wall in snack bar
- Snack bar seating inside is limited, attractive terrace outside
- Cart path throughout
- Mature trees
- Steep topography
- Riparian areas
- Concessions

#### **Mound Park**

Mound Park is a heavily used site owned by the Ohio Historical Society but maintained by the city. The historic Indian Mound attracts people to visit the park and reserve shelters. The mound is maintained by the state with chemicals to keep weed growth down. The majority of the parks 5 acres are lawn areas with shelters and restrooms scattered throughout and the mound taking up a large chunk. Maintenance of the park is evident by the mown lawns, lack of trash, and landscape beds around structures. Fence around base of mound and along steps leading to top of mound are unsightly. Adjacent property uses consist of residential and golf course.

#### Site Features

- Indian Mound
- Approximately 60 parking spaces in lot (adequate for use)
- Paths leading from parking to restrooms
- Stone restroom building
- Stone storage buildings
- 3 shelters with grilles (1 large, 2 small)
- 2 tot lots
- Mature trees
- Lawn areas
- Views of entire city

#### **Pipestone Golf Course**

Pipestone Golf Course is an 18 hole course located in the Southeast Quadrant of the city along Benner Road. The clubhouse is visible from Benner Road. The course appears to be well-maintained with mown grass, landscape beds, no trash, and all paving in good shape. Revenue opportunities include greens fees, driving range, concessions and pro shop.

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#### Site Features

- Golf Course (18 holes)
- Restrooms at clubhouse and holes 4 and 14
- Concessions
- Driving range
- Parking lot (adequate for use)
- Cart paths throughout
- Riparian areas
- Mature trees
- Rolling topography

#### **Rice Field**

This 34 acre community park is located in the Southwest Quadrant of the city along Dayton-Cincinnati Pike. The park is located entirely in the Great Miami River floodplain. The park has received damage from severe flooding the past three years. Rice field is nearly entirely dedicated to baseball with nine ball fields and football played in some of the outfield by the Wee Vikes league. Each ball field is lighted with dugouts, stands and scoreboards. For the most part the fields are in good shape but there are some drainage problems due to being in the floodplain. The two main parking lots are in good shape but become very congested during change over times between games. The small lot near the large baseball field is just a gravel base with parking in the grass along the entrance drive. Overflow parking is directed to a grassy field to the north of the site behind the waste water treatment facility. The park also serves as an access to the bike trail along the Great Miami River Levee.

#### Site Features

- 9 lighted baseball diamonds
- Restrooms
- Concession
- Storage buildings
- Connection to levee bike trail
- Views to Great Miami River
- Shelters

#### **Runyeon Park**

Runyeon Park is a 4 acre neighborhood park located in the Northwest Quadrant of the city along Orchard Hill Drive. The majority of site is visible from Orchard Hill Drive with the exception of the southwest corner due to the mounded earth behind the play structure. At the entry of the site is a large field that was once used as a baseball diamond. Paved seating areas and walks that connect to 11<sup>th</sup> Street help pedestrian circulation. The park appears well-maintained with the exception of the construction on the new playground.

#### Site Features

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- Playground
- Tot lot
- Full court basketball
- Picnic shelter with grille
- Seating areas
- Fencerow screening along boundaries
- Pedestrian connection to 11<sup>th</sup> Street
- Playfield
- Security lighting in parking lot
- 18 car parking lot

### **Senior Parkway**

Senior Parkway is a ½ acre urban open space trailhead for the bike trail along the Great Miami River Levee in the Southwest Quadrant of the city. The trailhead is visible from Main and Pearl Streets. The trailhead offers limited on street parking. The entry to the bike trail is landscaped and appears to be maintained by Star City Auto Parts (an adjacent business). The site furniture are in bad shape and need refurbishing or replacing. The site is free of trash and well maintained with exception to the site furniture. Park is separated from Senior Center by a fence.

#### Site Features

- Access to bike trail
- Picnic table
- Benches
- Drinking fountain
- Landscape beds at entry
- Views to Great Miami River

### **Simms Park**

Simms Park is 3 acres of undeveloped land behind residences and a small strip mall in the Northeast Quadrant. The park is only visible between houses from King Richard Parkway and Kathy Lane. Access is limited to a small drive that accesses the rear of the strip mall. The park is cut in two by a small creek. The majority of the site is one large open field with restrictions on programming due to the closeness of the residential neighbors.

#### Site Features

- Large open field
- Riparian area
- Mature trees along creek
- Surrounding uses are at a higher elevation

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### **Sixth & Pearl Park**

This is a heavily used  $\frac{3}{4}$  acre park located at the corner of Sixth and Pearl Streets in the Southwest Quadrant of the city. The entire park is visible from either Sixth or Pearl Streets. The adjacent properties are all residences except for a small liquor store across the street. The park appears to be well maintained with new playground equipment, no trash and mown lawn. The transition from the park to the sidewalks is controlled by an old, rusted chain link fence that needs to be updated.

#### Site Features

- Playground
- Small lawn area
- Picnic table
- Trash receptacle

### **Miamisburg Soccer Complex**

This community park is a site specifically dedicated to soccer. The park is divided into four large playing field areas that can be configured into a number of field size combinations. The four playing areas are well graded and well drained with the field at the lowest elevation having minor drainage problems. The parking area is not in the best shape and is not adequate for current use. A large undeveloped field at the entry to the park is used as overflow parking. There are no walks through the park which create conflicts between vehicles and pedestrians. The restrooms, concessions, picnic shelter and playground appear to be in good shape. Maintenance standards are evident by the lack of trash and mown lawn. The Soccer Program, coordinated by youth sports associations, takes on some of the maintenance requirements.

#### Site Features

- 4 large playing field areas
- Playground equipment
- Restrooms
- Concessions
- Picnic shelter with grilles and tables
- Mature trees between fields and along perimeter
- Security lighting around concession/restroom building

### **Sunflower Park**

Sunflower Park is a 3 acre park located at the end of Sunflower Drive in the Southeast Quadrant of the city in a new subdivision. The majority of the site is visible from Sunflower Drive. Site amenities are connected by concrete walks that lead to the adjoining neighborhood. A large field occupies most of the site that is rolling and has drainage problems. The site is surrounded by residential with a church to the west which the property is leased from by the city.



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#### Site Features

- New playground equipment
- Tot lot
- Swings
- 6 parking spaces in lot (adequate for current use)
- Restrooms
- Picnic shelter with tables
- Pedestrian connection to neighborhood
- Security lighting at restroom building

#### **Sycamore Trails Aquatic Center**

This community recreation facility is located at the corner of Heincke and Maue Roads in Sycamore Trails Park in the Southeast Quadrant of the city. The facility is very clean with adequate parking including the overflow gravel lot. Security lighting is present in the parking and throughout the facility. The amenities within the aquatic center are programmed from dawn till dusk during the operating season. Access to Sycamore Trails Park is provided by walking trails along the perimeter of the site. The exterior of complex is well maintained with mown lawn and landscape beds.

#### Site Features

- 190 parking spaces with overflow gravel lot
- Security lighting
- Sand volleyball
- Water slides
- Lap pool
- Diving well
- Shelters and changing rooms
- Concessions
- Access to Sycamore Trails Park

#### **Sycamore Trails Community Park (Maue)**

This 42 acre community park is located in the Southeast Quadrant of the city along Maue Road. The majority of the park is wooded trails basketball, tennis and a large playground near the entry. Access drive to the park is located on Heincke Road very close to the intersection with S.R. 725, making it difficult and less than ideal. Hiking trails provide connections to Sycamore Trails Park to the north. Asphalt walks connect park to Aquatic Center. Security lighting is present along walks, entry drive and around tennis and basketball courts. Restrooms and picnic shelter are located near the playground. Pedestrians must cross entrance drive to move from basketball and tennis to playground and restrooms. The majority of the site is clean with some evidence of dumping along the hiking trails.

#### Site Features

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- Large playground structure (ADA)
- Lighted Full court basketball
- 2 lighted tennis courts
- Approximately 40 parking spaces in two lots (adequate for current use)
- Restrooms
- Picnic shelter with tables
- Pedestrian connection to Aquatic Center and Sycamore Trails Park to north
- Hiking trails
- Security lighting
- Master plan identified future vehicular connection between Aquatic Center and Sycamore Trails Park

### **Sycamore Trails Park**

Sycamore Trails Park is a 32 acre regional park located in the Southeast Quadrant of the city at the corner of Heincke Road and State Highway 725. The entrance to the site is very difficult to access when traveling south on Heincke Road due to the close proximity of the entrance drive to the street intersection. Sycamore Creek runs along the southern boundary of the park posing some potential erosion problems along the entrance drive. Entrance drive and parking areas could use resurfacing. The majority of the site is large open fields with wooded areas and trails leading to creek and connecting to Sycamore Trails Community Park (Maue) to the south. Picnic shelters, playgrounds, and youth fishing pond provide many activities for visitors. A nature center, located at the end of the entrance drive, is the site for summer day camp program.

#### Site Features

- 2 picnic shelters with tables
- Restroom building
- Nature Center
- Youth fishing pond
- 2 playgrounds
- Sledding hill
- Riparian area
- Pedestrian bridge over Sycamore Creek
- Disc golf
- Woods
- Screen plantings along State Highway 725

### **Westover Park**

This 6 acre neighborhood park is located along Seibert Avenue in the Northwest Quadrant of the city across the Great Miami River. This is a highly populated area ready for further development. The majority of the site is visible from Riverview Avenue. The main feature of the park is a large mound with a concrete ring at the top that used to be an old waste water

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treatment tank that was filled in. A large, relatively level field on the site could be programmed for many sports. There is also an old backstop located near the southwest corner. The basketball and tennis courts could use new equipment and resurfacing. Off street parking is provided by a sufficiently sized parking lot that has been recently resurfaced. The park is surrounded on three sides by residential with railroad tracks and the Great Miami River on the fourth side. A small sewage pump station is located at the north end of the site. The railroad tracks are screened by vegetation but the residential edges could use a little more plant material.

#### Site Features

- Picnic shelter with tables
- New playground structure
- Tot lot
- 20 parking spaces (adequate for current use)
- Full court basketball
- Tennis court (needs refurbishing)
- Large open field
- Filled in waste water treatment tank
- Mature trees and vegetation screen along east edge