



Memo *Preliminary*

To: Ms. Rebecca Benna'

From: Woolpert, Inc.

Date: March 31, 2005

Subject: City of Miamisburg Parks Planning Context

PLANNING CONTEXT

A review of the Miamisburg Land Use Plan 1990 Update, the 1998 City of Miamisburg Strategic Plan, and the 2000 Downtown and Riverfront Master Plan will help to develop a more comprehensive understanding of the past, present, and future trends within the City. The understanding of these documents provides a contextual foundation for the goals and recommendations of this Plan.

Miamisburg Land Use Plan 1990 Update

Miamisburg's current land use plan dates back to 1990, and projects the land use patterns through the year 2010. This plan is somewhat dated, yet it contains valuable information that is useful to planning for Parks and Recreation to 2010 and beyond. The land use plan envisions development of the Interstate 75 (I-75) corridor and the lands directly to the south of the City in commercial, industrial, and office uses. The remaining lands to the south of the City and west of I-75 are planned to be primarily residential, with several significant areas designated as park land and open space. Figure X illustrates the Future Land Use Plan from the Land Use Plan 1990 Update.

City of Miamisburg Strategic Plan

In 1998, the City of Miamisburg developed the City's strategic plan. The purpose of the strategic plan was to provide direction to the City's decision-makers on the critical issues facing the City, and to look ahead into the 21st century. The community goals that were developed are:

- Promote a thriving, vital Downtown and Riverfront with a unified theme, strong funding base, high-quality businesses, entertainment and recreation opportunities, a user-friendly traffic flow and a clean, attractive streetscape.
- Enhance the community's image among residents and non-residents with substantial involvement from the community. The new image will capture the best of the City's historic character and resources while promoting the new residential, economic and technological forces shaping Miamisburg's future.

- Work with the Department of Energy to facilitate the emergence of the Mound Advanced Technology Center as a fully utilized, economically viable, clean, attractive and positively integrated community asset.
- Enhance relationships with the Miamisburg Schools and Miami Township to foster mutual growth, coordinate land development and capital improvements, and better provide services for the citizenry.
- Take the lead in exploring and developing opportunities for public and private regional cooperation in select areas that would increase efficiency while maintaining or improving the quality of service delivery.
- Improve the City's visual appearance and environment through grounds maintenance, preserving greenspace, promoting park development and developing entrance corridor "gateways" top the City.
- Promote the development and strengthening of the City's economy through growth of existing businesses and utilization of annexed land and the undeveloped interstate corridors for industrial and retail opportunities.
- Develop wellness and recreation facilities and programming in conjunction with other communities, citizens and local hospitals that provides a variety of opportunities for all age groups.

In addition to these goals, the strategic plan identified the issues facing the community. These issues are:

- Mound
- Ownership/Involvement
- Quality of Life
- Downtown
- Budget Capacity
- Economic Development
- Miamisburg Image
- Intergovernmental Relations

Parks and Recreation programs and facilities play a role in achieving improvements related to seven of the eight issues.

The strategic plan relied on public participation and the steering committees to help formulate the implementation strategies and steps. Strategies for management and delivery of Parks and Recreation services should support continued implementation of the following Strategic Plan actions:

- Begin aggressive improvement to the public areas in downtown.
- Determine connections among the river, downtown, and surrounding residential neighborhoods.
- Improvements to the downtown include improving landscaping, benches, parking and other City-controlled areas; add colorful accessories, e.g. flower boxes, hanging baskets, etc; improve the appearance of downtown from the bikeway.
- Council members will hold informal focus group sessions in neighborhoods throughout the City.
- Focus on improving customer relations.

- Establish expectation levels and standards for improvement and maintenance for grounds and maintenance; entrance corridors; parks.
- Incorporate distinctive design elements into the community entrance corridors and gateways to provide a positive first impression to the public.
- The Park Advisory Board should oversee the allocation and preservation of greenspace and park space in new developments, especially housing developments.
- Improve relations with Miami Township by working together to discuss the issues regarding the school system. (This dialogue between the City and the Township should be carried over into the Parks and Recreation Departments in order to limit redundancies and enhance the services provided to all residents)
- Develop a regional wellness/recreation center; develop a regional recreation and community education programs; provide more physical facilities for entertainment and recreation; provide more youth services.

Parks and Recreation programming and facilities play a role in achieving each of these strategies, especially improving the connections and public areas in downtown.

Downtown and Riverfront Master Plan

A key outcome of the 2000 City of Miamisburg Strategic Plan was a recommitment to the downtown. The 2000 Downtown and Riverfront Master Plan involved three Steering Committee workshops and three public meetings, an important element in the development of the final plan.

The 2000 Downtown and Riverfront Master Plan is a market driven, long range revitalization and development plan that stabilizes the historic core of the downtown. This plan identifies a new economic role for the downtown; one targeted to niche and specialty merchants that will position the downtown as an historic attraction destination shopping and service district. The plan proposes to strengthen the downtown core by attracting people and activities into the downtown marketplace. A riverfront park is the significant element of this strategy, supporting the downtown as a shopping and activities destination.

The vision for the downtown and riverfront plan is: “The City of Miamisburg is dedicated to promoting a thriving downtown and riverfront through strengthening downtown as the historic heart of the community and by embracing the riverfront as a key element of the community.”

The goals of the Downtown and Riverfront Master Plan are:

- Maintain and strengthen downtown as the historic heart of the community.
- Create an economically viable downtown within the market.
- Promote a thriving downtown and riverfront.
- Promote a unified design theme, strong funding base, and attractive streetscape.
- Protect and promote the historic character and building stock.
- Increase the resident population of downtown – increase the percentage of resident owners.
- Strengthen the economic characteristics of core neighborhoods surrounding the downtown.
- Remove blighted influences.
- Recapture a public space along the riverfront.
- Achieve higher occupancy rates, through increased economic activity and strategic right-sizing.

- Relocate inappropriate land uses out of the downtown.

Parks and Recreation programming and facilities play a role in achieving each of these goals, especially recapturing public space along the riverfront.

PHYSICAL AND SOCIOLOGICAL PLANNING FACTORS

The City of Miamisburg has grown dramatically since 1950, with a population increase of 208 percent. This growth is due to annexations as well as in-migration of people to the City attracted by the excellent schools system and nationally accredited Parks and Recreation department facilities. The growth of the community will continue, most likely to the west and south of the City.

Many factors impact how the City will grow and expand in the future. These factors include natural features, the Great Miami River with associated floodplains, topography and land forms, the existing and proposed land use patterns, planned transportation improvements, and physical barriers. These opportunities and constraints affect Miamisburg as a whole, as well as the Parks and Recreation services provided to its citizens. In addition, existing easements, right-of-ways, and utility corridors provide or limit greenway connections, open space, and recreational space. Each of these planning factors is described in more detail below.

Watershed and Floodplains

The Great Miami River is the primary watershed for the Miami Valley region, flowing through the western portion of Miamisburg. When the City was first settled, it was thought to be free from flooding by the River. However, this was proven false on more than one occasion in the early history of the City. To control the flooding, a levee was constructed through the City terminating at Rice Field. The 100 year floodplain of the Great Miami River is extensive to the north and west of Upper Miamisburg Road, as well as at Rice Field and the south where the levee does not exist. The river provides opportunities for walking/biking, fishing, rowing, and boating.

Several smaller streams run through the City, and two of them have been piped through certain areas to flow into the Great Miami River. There are 100 year floodplains associated with these streams, where they are exposed. One stream flows through the northern portion of Beachler Field, flowing directly into the Great Miami River without piping. Two streams flow between the Sycamore Trails Aquatic Center and the Mound Golf Course. These two streams are piped as they approach the downtown area. Another stream with an associated 100 year floodplain begins within the lands of the Mound Advanced Technology Center, flowing south into the Great Miami River.

The floodplain limits development, while providing opportunities for recreational areas such as Rice Field, which is entirely within the 100 year floodplain of the Great Miami River.

The Downtown and Riverfront Master Plan, presents the value to the community of a recommitment to the river. The regional Horace M. Huffman, Jr. River Corridor Bikeway follows the river beginning in Dayton, running through West Carrollton and downtown Miamisburg. South of downtown Miamisburg, the trail connects to Rice Field and terminates at Crains Run Metro Park, a passive recreation area. It will eventually connect to the Great Connection Trail, which follows the river to Hamilton. The trail also continues north of Dayton as part of the Five Rivers Metro Parks trail.

Topography

The Miami Valley Region is moderately hilly, and the City of Miamisburg features some of the more dramatic topography in the region. The highest point in Miamisburg is at 1020 feet above sea level, with the lowest point at 670 feet. This elevation range of 350 feet provides some dramatic views of the City and beyond from the high points located throughout the City (See Figure X).

The highest point within the City is located along the I-75 corridor north of I-675, and the lowest points are located along the Great Miami River. The historic Mound and the Mound Advanced Technology Center (MATC) are both at high points, and there is a dramatic drop-off between the MATC and downtown. Several other high points exist throughout the city, two of them on the west side of the river, overlooking the downtown.

Steep topography can limit development, yet it can enhance recreational opportunities. Miamisburg features several areas with steep terrain, and these areas can be used to provide trail linkages that also have scenic value.

Zoning Districts/Land Use

The development pattern of Miamisburg is typical of most suburban cities across the country. The historic downtown commercial area is located adjacent to the older more dense residential neighborhoods. Radiating eastward from the downtown is a typical mix of land uses, with the commercial and civic uses along the major thoroughfares, industrial uses near interstate corridors, and residential uses further away from the major thoroughfares.

The residential zoning districts are categorized as low density single-family, planned residential, single family, medium density single-family and duplex, and high density multi-family. These breakdowns of the residential land uses help to determine density, and influence the type of parks that are needed within and around these neighborhoods (See Figure X).

Low density single-family districts lie on the periphery of the city near agricultural land uses.

Planned residential neighborhoods are located throughout the City, but most are in the southeast portion near Pipestone Golf Course, and the Miamisburg Soccer Complex. These neighborhoods generally feature new homes built on smaller lots, and may feature some amenities such as club houses, swimming pools, and trails.

Single-family residential districts dominate residential zoning. These neighborhoods represent some older housing on large lots, as well as the new housing stock, built within the past 30 years.

Miamisburg's older housing stock features houses on smaller lots, generally located closer to the downtown. These are medium density single-family and duplex neighborhoods. Several pockets of medium-density single-family and duplex neighborhoods are located outside the downtown throughout the community.

High density multi-family neighborhoods are located throughout the City in small pockets. The largest of these neighborhoods is south of the Sycamore Trails Aquatic Center.

Distribution of park programs and amenities is directly related to where people live. The City has an excellent park system, however there are underserved neighborhoods. The Downtown and Riverfront Master Plan describes the need for a public space within the downtown. There is also a need for more neighborhood recreational uses in the south-central portion of the City, between the Mound Golf Course, Sycamore Trails Aquatic Center, and Pipestone Golf Course. As the City grows, new recreational resources will be needed to the west and south of the City.

Transportation Improvements

A new interchange has been planned at I-75 and Austin Road southeast of the City. This new interchange will have a dramatic impact on the southern portion of Miamisburg and Township lands to the south of the City. It has spawned several transportation improvement projects to existing roadways within Miamisburg (See Figure X).

The Austin Road interchange is intended to improve east-west access to and from I-75 and to improve the efficiency of State Routes 725 and 741. The interchange will also improve the access to the southern portion of Montgomery County, including the MATC. Improvements include widening Miamisburg-Springboro Pike from State Route 741 to Benner Road. Benner Road will be improved and widened from Miamisburg-Springboro Pike to Dayton-Cincinnati Pike as the primary access to the MATC. The Austin Road interchange project will also improve access to I-75 by widening and realigning Byers Road between Belvo Road and Miamisburg-Springboro Pike and reconstructing the Byers Road and Wood Road intersection with Miamisburg-Springboro Pike, improving development potential of the business corridor along I-75.

Physical Barriers

Natural and man-made barriers limit pedestrian and vehicular movement, physically separating portions of the city from other portions. The barriers are the Great Miami River, the railroads, portions of State Route 725, and I-75.

Two bridge crossings of the Great Miami River allow vehicular and pedestrian movement from the west side of the river to downtown and east side. The railroad tracks generally follow the old canal and the river floodplain and limit traffic movement when trains pass through the City. They limit the potential for trail connections between the separated portions of the City in these areas.

The five-lane design of State Route 725 east of Hiencke Road limits pedestrian and vehicular movement across the roadway. I-75 is an obvious barrier due to the design and intended use of the highway to move a large amount of traffic through the region. There are three crossings of I-75 from Miamisburg to the east side of the interstate, State Route 725, Lyons Road, and Austin Road.

Easements, Right-of-Ways, and Utility Corridors

The City currently maintains several types of easements, used for access, drainage ways, landscaping, and monuments. In addition to these, the city also maintains right-of-ways along all roads and utility corridors. Existing easements, right-of ways, and utility corridors can be utilized for trail connections between major trails, parks, other destinations and neighborhoods.

Conclusion

This Parks and Recreation department master plan has a direct linkage to most of the issues, goals, and strategies stated above, and can use its existing and future facilities to strengthen the City of Miamisburg. This Parks and Recreation master plan describes strategies to improve the general perception of the Mound, enhance the quality of life within the community, strengthen the viability of the downtown, sustain the budget capacity of the City, provide economic development opportunities within the City, improve the image of Miamisburg, and encourage intergovernmental relations between the City and surrounding communities.