

Centerville-Washington Park District
Ten-Year Plan
2015 - 2024

Approved February 2014

The following plan has been developed for the operation, maintenance and development of the parks in the district for the next levy period, 2015-2024. This plan is meant as a guide, and will be reviewed each year as budget planning takes place. The plan is dependent on the successful renewal of the 0.9 mill levy on the ballot in May 2014.

As with many local governments, the Park District has seen a decrease in funding from the State of Ohio. The district continues to pursue cost-savings practices throughout all departments along with developing partnerships to be able to continue providing the quality parks and programs our community has come to expect.

The major components covered in this plan include:

- I. Community, Nature & Neighborhood Park Improvements
- II. Equipment
- III. Surfacing
- IV. Facilities
- V. Staffing
- VI. Land Acquisition
- VII. Park Operations
- VIII. Programming

The accompanying chart outlines the plan for new improvements, equipment replacement, maintenance of paved surfaces, staffing needs and potential land acquisition over the ten-year period. A budget to accomplish these needs is also included in this plan.

Information for 2014 is also included for planning purposes.

Approved 2/10/14

I – Community, Nature & Neighborhood Park Improvements

The Park District has been in a growth phase of adding facilities thanks to the passage of a ten-year 0.9 mill levy in 2004. The plan for the next ten years includes taking care of those facilities added to the parks, along with adding some new requested facilities identified through surveys and other opinion gathering resources.

Planned improvements include:

Community Parks

- Community Park Signage Update – Forest Field, Iron Horse, and Yankee Parks.
- Activity Center Park – Install perimeter walking path. Park Headquarters – Renovation of lunchroom, restroom, kitchenette and first bay.
- Forest Field Park – Install restroom building. Update of playground last updated in 2001.
- Iron Horse Park – Playground update.
- Oak Creek South Park – Skate park expansion including shade structures.
- Oak Grove Park – Addition of dog park irrigation system to improve turf health. Install sanitary sewer and restroom fixtures.
- Robert F. Mays Park– Phases I and II development to include grading, drainage, seeding, landscaping and parking lot; phase III development to include shelter with restrooms, playground, exercise stations and walking paths..
- Schoolhouse Park – Football field astroturf team sideline upgrade. Update of playground last updated in 2001.
- Yankee Park – Update of playground last updated in 2000.

Neighborhood Parks

- Neighborhood Park Signage Update – Replace signage for all neighborhood parks for consistent message and brand.
- Nutt Woods Park – Replace outdated swing
- Rosewood Park – last updated in 1995; Pond updates to improve aquatic health; possibly dredge pond and establish wetland area where pipe drains into pond from the neighborhood.

- Silvercreek Park – New park development to include some minor grading and planting native wildflowers and grasses, installation of the trail along the woods line and drinking fountain.
- Scheduled improvements at neighborhood parks 20 years after last update:
 - Beechwood Springs Park –last updated in 1995
 - Big Bend Park –last updated in 2000
 - Black Oak Park –last updated in 2001
 - Brittany Hills Park – last updated in 1998
 - Cherry Hill Park –last updated in 1997
 - Donnybrook Park – last updated in 2001
 - Forest Walk Park –last updated in 2003
 - Grant Park/Grant’s Trail Access – last updated in 2000
 - Greene Line Park–last updated in 1997
 - Green Park –last updated in 1998
 - Little Mound Park –last updated in 2000
 - Manor Park – last updated in 2001
 - Old Lane Park – last updated in 1998
 - Pelbrook Park – last updated in 1999
 - Pleasant Hill Park – last updated in 2002
 - Quail Run Park – last updated in 2001
 - Red Coach Park – last updated in 1999
 - Rosewood Park – last updated in 1995
 - Stringtown Park – last updated in 2003
 - Village South Park – last updated in 2003
 - Wagon Trail – last updated in 1995
 - Waterbury Woods Park – last updated in 2004
 - Watkins Glen Park – last updated in 1999

Nature Parks

- Bill Yeck Park – Smith house first floor renovation to bring up to code for public use. Smith Entrance – Phase III development to include maintenance facility, utilities, construct pond and stream, and activity plaza. Phase IV development to include shelter with restrooms, corn crib restoration, gardens around historic home, orchard planting and walkways. Phase V development to include education center, butterfly/meadow plantings and utilities. Phase VI development to include community gardens, trails, evergreen grove and nature play area.
- Grant Park/Nature Nook Entrance – Install overflow parking lot north of the building.

- Holes Creek Park – New park development to include a driveway and small parking lot off Yankee Street for access to the Holes Creek Trail. It will also include some grading of the park for drainage and planting of native wildflowers, sunflowers and grasses, along with installation of a drinking fountain. Final master plan still to be developed.
- Holes Creek Trail construction – this work will include the installation of the main body of the trail from Holes Creek Park to Silvercreek Park. Grant funding received from the Clean Ohio Trails Fund.

II – Equipment

Major Equipment

The goal for equipment replacement is to utilize a unit as long as it is useful, or when it becomes too costly to repair. Each type of equipment has a different replacement schedule based on the history and experience of similar equipment used at this Park District. This schedule is to be used as a guide, and the actual condition of the equipment will determine the replacement timing.

- Truck replacement is based on 12-14 years *and* over 60,000 or over 70,000 miles.
- Trim mower replacement is based on 9-10 years *and* over 2,000 hours on the unit.
- Replacement of the Field Mowers is scheduled for every 8 years.
- Toro Z-Turn mower replacement is scheduled for every 7-8 years or 2,500-3,000 hours.
- Utility Vehicles are replaced every 12 years, depending on the condition of the unit.
- Trailer replacement is scheduled for every 20 years.
- Tractor replacement is scheduled for every 30 years.
- Baseball field groomer replacement is scheduled for every 10 years.
- Other miscellaneous equipment is scheduled for replacement depending on manufacturer's recommendation and experience.

Office Equipment

All Park District computer equipment is on a planned replacement schedule, replacing computers every 5 years, printers every 7-10 years, and monitors every 10 years. The plan also includes scheduled updates to the server and computer software.

III – Surfacing

The District has added many concrete and asphalt surfaces for parking, park access, athletics and multi-use trail use by our residents. Regular maintenance and upkeep of these surfaces is a main focus of the next ten years, to reduce replacement costs in the future. Some new multi-use trail areas will be added where funding is available. Specific plans for the various types of pavement include:

1. **Parking Lots**

Parking lot pavement will be sealcoated every 5-7 years and checked for replacement every 15 years.

2. **Tennis/Basketball Courts**

Between 1999 – 2007, all existing tennis courts in the parks were completely replaced from the ground up. New courts were installed at Oak Grove Park.

Tennis/Basketball courts will be sealcoated every 5-6 years and checked for replacement every 15 years.

3. **Multi-Use Trails**

The District currently maintains approximately 10 miles of multi-use trails, with many more planned over the next ten year cycle. Multi-use trail maintenance includes sealcoating every 5-6 years and checking for replacement every 15 years. We currently provide multi-use trails at Iron Horse, Black Oak, Oak Creek South, Oak Grove, Schoolhouse, and Yankee Parks. Future trails are planned at the Activity Center and Holes Creek Parks.

4. **Skate Park/Sprayground**

Crack sealing and pool coping repair is scheduled every 2-4 years to maintain safe playing surfaces.

5. **Playground Safety Surface**

The mulch safety surface under the 38 playgrounds throughout the district is refurbished with additional mulch every 4-6 years.

6. **Concrete Surfaces**

Repair as needed and check for replacement every 20 years.

IV – Facilities

Many new facilities were added to the Park District in the last ten year cycle. The facility plan shows scheduled maintenance to sustain the condition of the structures for long term usage. New facilities planned for the 2014-2024 period include:

- Robert F. Mays Park – New shelter with restrooms & playground.
- Bill Yeck Park/Smith Entrance – New maintenance facility.
- Forest Field Park – Restroom facility.
- Bill Yeck Park/Smith Entrance – New shelter with restrooms and restore corn crib.
- Oak Grove Park – Sanitary sewer installed; permanent restrooms opened.
- Bill Yeck Park/Smith Entrance – New outdoor education center.

V – Staffing

Additional staffing needs have been identified in order to keep up with the increased demand due to the planned growth of the Park District programs and facilities.

2017

- One full-time Park Supervisor – to manage the daily needs at Bill Yeck Park/Smith Entrance as the master plan for development is completed and programming expanded.
- One part-time Operations Technician – to assist with care and maintenance of Bill Yeck Park, specifically Smith entrance facilities and seed nursery.

2018

- One part-time Program Assistant – to expand program offerings and reduce wait lists.

2021

- One full-time Operations Technician – to work primarily at Bill Yeck Park/Smith entrance to prep for reservations, special events, and programs.
- Program Interns – hired per semester or for full school year to provide outdoor education programs and assist with care of outdoor education center at Bill Yeck Park.

VI – Land Acquisition

The Park District's primary land acquisition plan is to identifying open space to preserve in new plat developments or to add acreage to existing parks. The acquisition plan identifies potential parcels and the possible method of acquisition. The actual acquisition year is dependent on property availability, development timeline and budget considerations.

VII – Park Operations

The Park District's Operations staff provides the day-to-day care of all parks in the district including, but not limited to the following:

- Check all parks at least once per week, throughout the year
- Facilities maintenance – picnic shelters, Grant Park Nature Nook & Grant Barn, sprayground, dog park, skatepark, Headquarters building & maintenance complex, Oak Grove barns & maintenance complex, Smith House, restrooms open all daylight hours March-November
- Athletic facility maintenance – 20 ball diamonds, 30-40 soccer fields, 2 football fields, 3-4 lacrosse fields, 20 tennis courts, 2 pickleball courts (that are shared use on tennis courts at Schoolhouse Park), 6 basketball courts, 2 sand volleyball courts, 1 archery range, and numerous practice areas for all athletics
- Safety checks 6x/year of playground equipment located at most parks
- Surface maintenance – paving, sealcoating, striping of parking lots, tennis & basketball courts, and multi-use trails
- Equipment maintenance & replacement – trucks, mowers, tractors, utility vehicles, program van
- Forestry – tree maintenance, replacement, new plantings, invasive species management, landscape beds
- Trails – hiking trail edge trimming & erosion control; bridge construction & maintenance; boulder creek crossings; regional trail planning; multi-use trail plan implementation
- Habitat development/protection – wetlands, prairies, woods, creeks, ponds, meadows, native plant nursery
- Mowing 600 acres at 49 parks weekly, athletic game fields twice weekly in season, and additional sites as added
- New park facility development – site planning, grading, seeding, coordination with neighborhood, addition of amenities

VIII – Programming

The Park District's Program staff and volunteers provide recreation, fitness and nature programs for all ages, year-round in the parks. This department is involved in:

- Programs - plan and conduct recreation, athletic, fitness, nature, historical interpretation programs and special events for all ages, primarily outdoors
- Education – develop interpretive signs in nature parks, act as an information resource for community questions on nature, provide education outreach to area schools
- Publications – provide program and education information and photos to the Communications Coordinator for the website, quarterly newsletter, annual report, park maps, and news releases
- Volunteer program – recruit, train and coordinate volunteer activities
- Trends – monitor recreation and outdoor education trends , as well as fees/charges trends and implement new programs as appropriate to keep residents engaged in the parks