

# 1.0 Executive Summary

## Introduction

*In 2009, three years after acquiring 28 acres of athletic fields at Old River, The City of Oakwood determined that it was time to develop a Master Plan for Athletics & Recreation with the intent to both build upon and improve the conditions and facilities at four city-owned sites. The Master Plan will serve to help further meet the athletic and recreation programming needs and desires of Oakwood residents. Through a well-documented and organized series of processes and methodologies, the preparation of the Master Plan recommendations help the City of Oakwood to identify current athletic and recreational deficiencies and develop a distinct set of guidelines for areas needing improvement.*

*The purpose of this Master Plan is similar to that of a road map. The Master Plan recommendations for each of the four selected sites (Oakwood Community Center, Old River Field, Irving Field and Creager Field) were developed in a flexible manner to allow for implementation both in whole or in part as deemed appropriate and timely by city leaders and Oakwood citizens. The Master Plan recommendations for each site were designed as concept plans to identify future possibilities, and are not intended to serve as definitive solutions. The following are brief overviews of the Master Plan goals along with the process and methodology components that helped to influence the Master Plan for Athletics & Recreation recommendations.*

## Master Plan Goals

### **Adhering to the City of Oakwood's Vision Statement**

*Since its founding more than 100 years ago, the City of Oakwood has established itself as a premier residential community. The development of the Master Plan for Athletics & Recreation mirrors the desires of the community to preserve Oakwood's unique qualities and character while at the same time adapting to changing needs and priorities. (Note: The City's adopted vision statement is included for reference in Appendix \_\_\_\_ hereto.)*

### **Recognizing The City of Oakwood's Uniqueness**

*The formal recommendations for the Master Plan for Athletics & Recreation are to enhance the unique qualities that currently differentiate the City of Oakwood from other local communities of similar demographics. These unique qualities are to be used to help influence and define all improvements.*

### **Preparing a Working Document**

*Upon the onset of developing the Master Plan for Athletics & Recreation, the City of Oakwood clearly stated that the intention of the process was to prepare a formal document that would guide implementation of the recommendations either as a whole or in parts as appropriate, and at a time determined by the community and its elected officials.*

### **Establishing Future Development Guidelines**

*While the formal content of this Master Plan's recommendations are focused primarily on indentifying areas of improvements for community athletics and recreation, the opportunity was granted to help develop guidelines to influence the planning and organizational values for all future City development.*

## **Process & Methodology**

### **Steering Committee**

*At the onset of the Master Plan development, a Steering Committee consisting of 25 residents was appointed by Oakwood City Council. The intent of the Steering Committee was to provide continuous feedback and direction for both the overall development processes as well as the proposed recommendations. This was accomplished, through regularly scheduled monthly meetings and presentations during the entire length of the Master Planning process.*

### **Public Input Meetings**

*Four (4) Public Input Meetings were held throughout the Master Plan development to allow for direct feedback from Oakwood residents. Two (2) interactive meetings held in September and October of 2009 at the Oakwood High School allowed residents to provide general ideas and comments regarding wants and needs prior the start of formal recommendation development. Another public meeting was held in December of 2009 at the OCC allowing for resident feedback based on recommendations that had been developed to date. A final public meeting was held at the OCC in April of 2010 allowing for comments based on the refined Master Plan recommendations and concept cost estimates.*

### **Mailer Survey**

*In order to allow for a high level of community involvement and input, a 12-page mailer survey was developed in September of 2009 and sent to every resident and business within the City. The intent of the mailer survey, which was developed with the assistance of Leisure Vision/ETC Institute, was to help identify both the preferences and areas in need of improvement with regard to specific components of athletics and recreational programming currently offered by the City of Oakwood. Results were tallied in December of 2009 and are summarized in Appendix \_\_\_ hereto.*

### **Interviews & Phone Survey**

*To further expand upon community involvement, in March and April of 2010, 22 residents were selected to participate in one-on-one interviews with members of the MSA staff while another 400 residents received phone calls at random and provided responses to a 15-minute survey. The intent of these interviews and surveys was to pose questions targeting specific components of the Master Plan development. Results were tallied in April of 2010 and are included in Appendix \_\_\_ hereto.*

### **Partnerships**

*To help expand the potential for the Master Plan recommendations, the City of Oakwood explored partnerships with both the Oakwood City School District and the University of Dayton. Discussions in August and September of 2009 centered on the possibility of shared athletic and recreational facilities with the intent of allowing all users more comprehensive options. The University of Dayton expressed interest in the shared use of developed facilities (synthetic turf field) at the Old River Field for hosting soccer practices and camps. In return, potential use of UD's RecPlex swimming facility will be considered. Also, the city of Oakwood and UD are presently working on a long-term lease agreement that would allow for Oakwood citizens and Oakwood Schools to use the existing 6-court tennis facility directly north of and adjacent to the Old River Field. Additionally, the Oakwood City Schools has expressed interest in the use of possible new facilities (tennis courts, synthetic turf field and 8-lane track) at the Old River Field.*

### **Market Analysis Study**

*To help benchmark the City of Oakwood's ability to support proposed recommendations for their existing athletic and recreational facilities, a Market Analysis study was performed by Ballard King and Associates in the early phases of Master Plan development. The study looked at available recreational facilities within the Oakwood area versus their demand among residents. The analysis also studied the City's existing population and associated financial data. The gathered results indicate favorable conditions for the City of Oakwood to implement improvements to their existing facilities. The results are included in Appendix \_\_\_\_ hereto.*

### **Master Plan Recommendations**

#### **Overview**

*Before beginning the development of a Master Plan for Athletics & Recreation, the City of Oakwood identified the four specific sites listed below that were to be considered for recommendations. All four sites currently offer amenities to City residents with regard to athletics and recreational programs, with the intent of the Master Plan to explore the improvements and potential expansion of the existing conditions.*

#### **Oakwood Community Center**

*The Oakwood Community Center, Gardner Pool and the adjacent 6-court tennis facility, located at the heart of the city, is currently viewed as a place for family-oriented activities and programs. The Master Plan suggests multiple concept options for improvements to this site to strengthen and enhance these qualities. Key recommendations for this site include: A multi-purpose area addition to the OCC building, renovation or reconstruction of the existing OCC building, expansion of the Gardner Pool and pool deck with new Pool House, and reconstruction of at least some of the existing tennis courts. In addition, consideration is given to the potential for new parking, open green space and the reconnection of Collingwood Avenue.*

#### **Old River Field**

*The Old River Field site is currently comprised of open natural turf fields used for multiple outdoor sports and the supporting parking. These fields are currently used as a location for competitive sports and activities. The Master Plan recommends multiple concept options for improvements to this site to enhance and expand these qualities. Key recommendations include: improvements to the condition of the existing natural turf field, a new field house for indoor court sports, a synthetic turf field with associated lighting and bleachers, an 8-lane track, a walking/biking trail, playground area and improved on-site parking.*

#### **Irving Field**

*The Irving Field site is currently an open natural turf field used primarily for Oakwood High School Field Hockey. The site has a modest parking lot and underutilized service building. The Master Plan recommends maintaining and improving upon this current use. Key recommendations include: improvements to the condition of the existing natural turf field, construction of a new masonry service building with plaza, new bleacher system and parking lot improvements.*

**Creager Field**

*The Creager Field site is made up of three small pocketed open outdoor areas. The small size and configuration of these areas does not lend itself for use as organized athletic fields. Key recommendations for this site include: maintaining the on-site cardboard recycle drop-off area and the addition of a modest dog park or simply retaining the park as open green space.*

**Organization Summary**

*By adhering to a well-established and maintained set of goals and processes, the Master Plan for Athletics & Recreation makes strategic recommendations for appropriate use of each of the four sites. The remainder of the Master Plan document describes in further details the development processes and methodologies used, the specific sites and their existing conditions, the proposed recommendations and the associated concept budgets. Where appropriate, rendered site plans and 3D images have been developed for each site. In addition, an Appendix is included providing examples of all process work, presentation drawings, resident surveys, mailers and documented survey results used during the Master Plan development process.*

## 2.0 Methodology & Process

### Introduction

*A well established methodology and defined process serves as the guide for the City of Oakwood Master Plan for Athletics & Recreation. Using a clear process will greatly increase the likelihood of an implementation of the recommendations. The methodology and process encourages goals and intent to be clearly defined from the onset of the project.*

*The following sections describe the individual groups, approaches, design tools and studies that were implemented by the City of Oakwood as a means for gathering ideas, data, public comments and feedback and general direction for the development of the Master Plan for Athletics & Recreation.*

### Steering Committee

*Taking into account the diversity of the Oakwood community, City Council appointed 25 residents to help guide development of the Master Plan. The Steering Committee met on 8 separate occasions to discuss and provide input on data gathering as well as progress on the development of options and opportunities to enhance athletic and recreational opportunities for Oakwood residents of all ages.*

*The Steering Committee members were selected from all voting Precincts within the City of Oakwood and were chosen to represent all constituencies thereby ensuring the best possible representation of experiences and ideas. Supplementing the Steering Committee were City Council, city staff and Oakwood School officials. A complete list of the committee is included in Appendix \_\_\_ hereto.*

*The responsibility of the Steering Committee was to not only help guide the development process for the Master Plan recommendations, but to also encourage the participation of other residents. This was achieved through idea-sharing conversations and encouraging attendance at public meeting presentations.*

*Steering Committee meetings were primarily round-table discussions allowing for general Master Plan development progress updates as well as focused conversation. The information presented at these meetings included the results of resident surveys, as well as concept drawings depicting development opportunities for each of the four selected sites. Steering Committee members were encouraged to comment and provide input on topics and ideas being presented. All meetings were characterized by thoughtful discussion regarding the direction of the Master Plan specific to the four selected sites. Steering Committee meetings were held on the following eight dates:*

- *July 23, 2009 at the Oakwood Community Center (Introduction)*
- *October 20, 2009 at the Oakwood City Hall*
- *November 17, 2009 at the Oakwood City Hall*
- *December 15, 2009 at the Oakwood City Hall*
- *January 26, 2010 at the Oakwood City Hall*
- *February 23, 2010 at the Oakwood City Hall*
- *March 23, 2010 at the Oakwood City Hall*

- **April 20, 2010 at the Oakwood City Hall**

#### **Public Input Meetings**

*The format for the Public Input Meetings was intended to provide useful and timely information on the development of the Master Plan and to solicit thoughtful comments and feedback from those in attendance. Each meeting began with a description of the general intent and goals for the Master Plan project, as well as all information that had been gathered to date. Initial Public Input Meetings were held on the following two dates:*

- **September 22, 2009 at the Oakwood High School**
- **October 6, 2009 at the Oakwood High School**

*These first two public meetings were interactive in nature and were held at the beginning of the Master Plan development process. After a brief overview of the Master Plan intent, residents were then asked to move through designed interactive stations identifying preferences with regard to all athletics and recreation programs currently offered by the City of Oakwood as well as the four primary sites that had been selected for development as part of the Master Plan. Interactive stations were also provided allowing for the display of open-ended resident comments. No specific topics of discussion were mandated at these stations and all remarks remained anonymous. At the conclusion of each of these two meetings an open-mic forum was held allowing residents to express comments and ideas verbally. Formal tallies of the data collected during these two public input meetings may be found in Appendix \_\_\_ hereto. Two additional Public Input Meetings were held later to solicit comments and feedback on preliminary findings and concept options.*

- **December 16, 2009 at the Oakwood Community Center**

*This meeting included a power point presentation of Master Plan recommendations that had been made based on upon data, information, and ideas gathered to date. Preliminary Drawings depicting concepts on all four selected sites (The Oakwood Community Center, Old River Field, Irving Field and Creager Field) were presented. Resident participation was encouraged via an open-mic forum*

- **April 29, 2009 at the Oakwood Community Center**

*The final Public Input Meeting included the presentation of Master Plan recommendations, site plans, 3D renderings and the associated preliminary budget costs for each proposed site improvement. Results of the Community Phone Survey were distributed to all residents attending the meeting. Resident participation was encouraged via an open-mic forum.*

#### **Interview and Survey Descriptions**

##### **Community Mailer Survey**

*The Community Mailer Survey was a 12-page document developed with input from the city, the steering committee, the consultant, and Leisure Vision/ETC. It was mailed in September of 2009 to every resident and business within the City of Oakwood. The survey contained questions and charts designed to prompt answers regarding specific areas of improvement within athletics and recreation programs currently offered by the City of Oakwood. In addition to general demographic questions, residents were asked to specifically identify and rank the importance of the proposed potential improvements. Residents were also*

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*asked to identify which sports and programs were best suited for the four primary sites selected for development as part of the Master Plan. Approximately 400 surveys were returned. The Community Mailer questions and results may be found in Appendix \_\_\_\_ hereto.*

### **Community Phone Survey**

*The Community Phone Survey was a 15-min. interview conducted in March and April of 2010. Phone calls were placed to random residences until 400 individuals had agreed to provide responses to the 21-question survey. The questions developed by Leisure Vision/ETC with input from the city, the steering committee and MSA dealt primarily with the areas of demographics, current use of existing facility both within and outside the City of Oakwood, specific programming questions for the Oakwood Community Center and Old River Field, and the willingness of the public to consider funding the implementation of the Master Plan for Athletics & Recreation recommendations through tax increases. The Community Phone Survey questions and results may be found in Appendix \_\_\_\_ hereto.*

### **One-on-One Interviews**

*The One-on-One Interviews were conducted by MSA staff on March 23, 2010 within a series of (8) eight 50-min round-table sessions. Groups ranging from 2 to 4 individuals were asked 14 questions pertaining to the development of recommendations for the Master Plan. The 22 participants selected by the city included a cross-section of residents from the Community. The residents were asked to answer questions pertaining to general demographics, preferences on programs and sites that should be given priority during implementation, program specific questions for the Oakwood Community Center and Old River Field, and general funding mechanism preferences. There was also an opportunity for general comments and feedback on topics related to the creation of the Master Plan. The One-on-One Interview questions and summary may be found in Appendix \_\_\_\_ hereto.*

## **Interview and Survey Results**

### **Key and Relevant Findings for all Surveys Conducted**

*The results from the Community Mailer Surveys as well as the Interview Surveys (Phone and One-on-One) generally indicated that the athletic and recreational programs and facilities as currently offered by the City of Oakwood could be enhanced through improvements and renovations to existing facilities as well as construction of new facilities as warranted. Although the proposed opportunity for upgrading and improving the four identified sites within the Master Plan, primarily the Oakwood Community Center and the Old River Field, was met with overwhelming acceptance, there was no consensus on particular development concepts nor how the improvements would be funded. Interest was displayed equally for both indoor and outdoor sports as well as general indoor recreational program activities. Improvements to the pool, the pool deck and pool house of the Gardner Pool, additional indoor programming space at the Oakwood Community Center and maintaining tennis at this site were common requests. New indoor recreation space (i.e. gymnasium, basketball/volleyball courts), improved user service facilities (i.e. restrooms and concessions) and maintaining the open natural turf space were common requests for the Old River Field site.*

### **General Trends of all Surveys**

*A number of common threads were noted within the responses to the various survey questions. The Oakwood Community Center emerged as a preferred location for activities and programs geared toward the family experience, while the Old River Field yielded survey results indicating that this site is more*

*suitable for a competitive and organized sport environment. Most comments on the proposed Master Plan improvements recommended for both Creager Field (Dog Park) and Irving Field (improvements to the existing Field Hockey Field) were generally favorable.*

### **Partnerships**

#### **The University of Dayton**

*As part of the Master Plan process the City of Oakwood continued its ongoing discussions with the University of Dayton regarding potential partnership opportunities to share athletic field and recreation facilities. At (2) two scheduled meetings, conversations between the two groups focused primarily on opportunities for shared use of the Old River Field site including UD's tennis courts north of an adjacent to the Old River Field as well as the recently constructed RecPlex Recreation Center on the campus of the University of Dayton. With the desire by some residents for year-round indoor swimming opportunities that emerged from the survey results, along with the University's declared need for additional outdoor sports field space, the parties agreed to continue to look at ways in which to develop and formalize partnerships to share facilities and athletic fields.*

#### **City of Oakwood School District**

*In addition to the regionally-acknowledged high quality of education provided by the Oakwood City School District, the opportunity for the city and the School District to partner in enhancing school athletics programs is considered of equally high importance. The development of a Master Plan specifically addressing the topics of the School District's existing athletic fields and facilities warranted their participation in the Master Plan process. The City of Oakwood met with elected and appointed representatives of the School District during the early phases of the process to both outline their intent as well as obtain feedback from the School District regarding specific needs and how they may be met as part of the Master Plan for Athletics & Recreation. The recommendations considered how improved facilities might address recognized sports field deficiencies primarily in and around Mack Hummon Field and the adjacent open space to the east.*

#### **Additional Potential Partnerships**

*As development of the Master Plan progressed, there was strong sentiment from tennis advocates in the community on the need to improve tennis facilities for use by the Oakwood High School tennis teams. Besides ongoing discussion between the city of Oakwood and the University of Dayton that would grant the city a long term lease for use of the 6 tennis courts at Old River, the city explored opportunities to further expand the existing relationship between the Hollinger Tennis Club and the OCC.*

### **Market Analysis Study**

#### **Overview**

*At the outset of the Master Plan development, a Market Analysis Study of the City of Oakwood was performed by Ballard King and Associates to establish both a set of current benchmarks and to provide indicators as to the City's general ability to support improvements to existing athletic and recreational facilities. A general overview of the findings and analysis results follows within the next two paragraphs. The complete Market Analysis Study document may be found in Appendix \_\_\_ hereto.*

### **General Findings**

*Except for the new Pointe Oakwood residential development at the corner of Far Hills Avenue and West Schantz Avenue, Oakwood is fully developed with a stable population. It continues to be an attractive community in which to live based on the overall quality of life enjoyed by its residents. The age group distribution of Oakwood indicates a heavy concentration of families and a higher percentage than the national average of children in the 5-17 age group. There are 3.11 people per household compared to a 2.59 level nationally. Although the median age is higher in Oakwood than the national average, the median household income is significantly higher than the national average (\$86,880 locally compared to \$54,719 nationally). Closer analysis of the income distribution indicates that 75.6% of households in Oakwood have household income levels of over \$50,000 annually compared to 54.6% of the population nationally. Age and household income are two determining factors that drive participation and demand in Parks and Recreation services. The demographic profile suggests that there are very favorable market conditions to support enhancements to the athletic fields and facilities identified within the Master Plan.*

*There are a number of alternative recreation service providers in the general area but only a few located within the City of Oakwood. A majority of the indoor programming opportunities are in the outlying suburban areas surrounding Oakwood. Many residents choose to travel outside of Oakwood to meet their fitness and exercise program needs because of the lack of state-of-the-art equipment and facilities available in the community. The existing fitness center within the Oakwood Community Center is too small and outdated to meet the demand for programs and services and the inventory of facilities that offer full-service fitness and health programs is elsewhere in the community is limited. Without question, the demand and access for fitness activities far outweigh the opportunities available in Oakwood.*

### **Master Plan Recommendations Design Tools**

*The presentation and organization of the Master Plan recommendations, both graphic and written, is key in order to effectively describe what is proposed. The following outlines the methods of presentation used.*

#### **Rendered Site Plan Development & 3D Images**

*Rendered and annotated site plans as well as 3D images depicting the relationships between new and improved and existing facilities are the most effective methods for displaying the intent of the Master Plan for Athletics & Recreation recommendations. All four selected sites have at least one developed site plan, and The Oakwood Community Center and Old River Field have two or more accompanying 3D images to help fully depict the intent of the recommendations.*

#### **Building (Existing and New) Programming Recommendation Descriptions**

*In addition to the prepared drawings and renderings, written descriptions of the proposed programming improvements have been provided for each of the four sites under consideration. These descriptions are intended to describe in easily understood terms components included within the drawings and renderings for each concept plan. In addition, preliminary cost estimates have also been prepared for each of the concept plans.*

## 3.0 Existing Conditions

### Introduction

*The City of Oakwood's character, charm and distinguish it from other area communities of similar size and demographics. Residents of the city enjoy not only unique and varied housing options, but a school system recognized as one of the top five in the State of Ohio. In addition to these distinguishing features, Oakwood residents enjoy unique public services unmatched in the area. The following section briefly describes these existing conditions and amenities, touching upon the neighboring communities, the city schools, city parks and transportation.*

*This section provides further detail, of the existing conditions of the four primary sites that have been selected for inclusion in the Master Plan. Recommendations for these four sites are intended to help complement and enhance the unique character that makes the City of Oakwood special.*

### Existing Conditions & Amenities

#### **General Description**

*The City of Oakwood is located in Montgomery County between the cities of Dayton to the north and Kettering to the south. The city is bounded by East Drive (south), Shroyer Road (east), Dayton Country Club (west), and the University of Dayton properties (north). Far Hills Avenue (State Route 48) running north-south divides the city in half and serves as the primary vehicular corridor through the city. The east half of the City is characterized by a gridded street layout, mid-size homes, sporadic apartment buildings most with four or fewer units, and smaller lot sizes. The west half of the City is characterized by a random, or "asymmetric", street layout, with larger homes, and lot sizes. The west half includes a number of very large estate properties.*

#### **Neighboring Cities**

*The City of Dayton, located north of Oakwood, remains an extremely valuable neighbor by providing Oakwood residents with the opportunity to experience a larger city and all the associated amenities. The City of Dayton, provides Oakwood residents with many of the cultural and entertainment venues characteristic of a larger city. Similarly, the City of Kettering which borders Oakwood to the south, provides Oakwood residents many recreation programs and facilities not currently available within Oakwood. Information gleaned from the various surveys undertaken as part of this Master Plan process confirmed that many Oakwood residents currently use recreation facilities operated by the city of Kettering.*

#### **Oakwood City Schools**

*The Oakwood City School District, while known for its academic excellence, has limited available land area for possible expansion in support of goals identified within the Master Plan. Neither Smith nor Harman Elementary Schools, currently have room for athletic field expansion. And, While the High School does have some open space available to the east of Mack Hummon Field, the amount of land area is not enough to significantly improve upon the use of the site without a major reconfiguration of the existing football stadium and track facilities. Therefore, even though there is a lack of space to expand its athletic fields, there is no question that the School District will directly benefit from any upgrades of existing fields*

or renovation or construction of new facilities on city-owned properties currently being used by its athletic teams.

#### **City Parks**

The City of Oakwood has several neighborhood parks that are compatible with the surrounding residential uses. Fairridge Park, even though small and with limited area, is located on the west side of the City. Orchardly Park, located south of Orchardly Drive, was recently renovated with new playground equipment and a splash pad feature, and is now the most heavily utilized of the neighborhood parks. Shafor Park, directly east of the OCC, includes an open shelter building, sandbox, outdoor basketball court, a water feature and playground equipment. The open field is frequently used for community events including the annual Ice Cream Social, Family Fall Festival and the Holiday of Lights celebration. While changes or improvements to these parks are not included in the Master Plan, these three (3) neighborhood parks are important in providing recreation opportunities to citizens of all ages.

#### **Transportation**

Concentrated in 2.2 square miles, Oakwood is pedestrian oriented as characterized by tree lined streets with sidewalks. Walking and biking is a preferred method of travel for many citizens as evidenced by the fact that the School District does not provide bus services. The close proximity of Schools, businesses, unique shopping destinations and dining venues to residential areas lessens the dependence on the use of traditional means of transportation and the need to construct significant off-street parking facilities.

### **Master Plan Primary Sites**

#### **Oakwood Community Center**

The Oakwood Community Center (OCC) building is located on the northeast corner of Patterson Road and Schantz Avenue. The main entry to the OCC building is located off of Patterson and entry to the first floor requires either the use of stairs or a ramp. Adjacent to the east of the building is Gardner Pool. Built in 1969, Gardner Pool includes a baby pool, along with support pool house building and small pool deck areas. On the north end of the site, there are (6) six painted asphalt tennis courts with perimeter fencing and a covered resting/spectator area. In addition to general use by the public, the existing tennis courts are used by the high school tennis teams for practice and matches even though they do not currently meet either out of bounds or spacing standards. The east half of the overall site consists of Shafor Park which is bounded by Patterson Road, Shafor Boulevard, and Collingwood Avenue. The park is comprised of natural turf open field space, a half-court basketball court, water fountain feature, sandbox, playground area, and a covered shelter. While Collingwood Avenue bounds the entire site to the north, there is a grass island separating the street into two cul-de-sacs. On street parking along Colingwood is currently limited to 20 spaces on the west side of the cul-de-sac directly north of the tennis courts.

The 13,000 sf Oakwood Community Center is centrally located within the community, and is currently used for general indoor family-oriented and recreational programming. The first floor of the building contains The Great Room, the recreation administration area and general meeting rooms all of which receive consistent use. The lower level of the building contains additional multi-purpose spaces for recreation programming (i.e. the Teen and Game Room) along with an undersized fitness facility and the associated locker room/sauna spaces and mechanical rooms. The existing building has been renovated several times over the years, but the poor condition of the HVAC systems and current room configurations make further modifications to the building expensive and impractical.

#### **Old River Field**

*In 2006, the city of Oakwood purchased 28 acres of land at the former NCR Old River site. Prior to the purchase, the city had leased the athletic field space from NCR for about 10 years. The site is located just north of the City within the city of Dayton corporation limits and is currently accessed from a road off River Park Drive to the north. The site is bounded by Far Hills Avenue (Route 48) to the east, Pointe Oakwood (the new residential development currently under construction) to the south, and The University of Dayton properties (former NCR World Headquarters Building and adjoining property) to the north and west. As construction of the Pointe Oakwood housing development continues, the primary access to Old River Field will shift from the north end of the site to the south using a newly constructed access roads from Far Hills Avenue. Most of the Old River site is comprised of open natural turf field space (without irrigation and sub-drainage). On the northeast portion of the site, there is a gated gravel parking lot (without stall striping), used primarily by patrons of the open field space. The site is currently secured with a chainlink fencing system around the entire perimeter.*

*The Old River Fields are currently used primarily for competitive organized soccer programs sponsored either by the OCC or club soccer groups. The open natural turf area is also host to several nationally recognized soccer tournaments and camps and allows for the striping of multiple fields for all age groups and levels of play. There are currently no sport lighting systems within the area of natural turf thus limiting hours of operation. The fields are generally in use from March through October.*

#### **Irving Field**

*Irving Field is located north of the City of Oakwood within the city of Dayton corporation limit and accessed from the south by a paved access drive off of Irving Avenue. The site is bounded by the City of Dayton property on all sides and in most cases this perimeter is heavily landscaped. The fenced-in field area consists of almost entirely open irrigated natural turf field space. Support parking is accommodated with a small on-site paved lot and an existing masonry service building (restrooms and storage) is available in the northeast corner of the site. The service building is seldom used due its remote location on the site relative to the entry point. Limited spectator seating is available on the site with portable 2 to 3-row bench bleacher systems that are currently rolled onto the natural turf. There is currently no concession stand, scoreboard, or other site amenities. Irving Field is used primarily as the practice and game field for the Oakwood High School Women's Field Hockey program.*

#### **Creager Field**

*Creager Field is located along the north boarder of the City of Oakwood and is accessed primarily from Shafor Boulevard along the south. The overall site consists of a long, irregular, configuration with a sharp drop in elevation to the north along Irving Avenue. The site is immediately adjacent to the city's Public Works facility to the east and residential property to the west on the other side of Shafor Blvd. The area is currently divided by a small parking lot in the middle, which houses the City's recycling drop-off area, that essentially separates Creager Field into (2) two smaller natural grass pocket parks. Both resultant pocket parks maintain an irregular perimeter configuration. The park to the east is higher in elevation than both the parking lot and the park to the west. Existing stair access to this east park is available from street level along Shafor Boulevard. No specific programmed use is currently assigned by the City to either of the two open pocket parks.*

## 4.0 Site Recommendations

### Introduction

*At the core of the Master Plan for Athletics & Recreation development are the proposed recommendations intended to enhance athletic field and recreational facilities thereby providing residents an opportunity to have access to more diverse and comprehensive programming options at state of the art facilities. With virtually no available open land for new development the city identified four existing sites for athletic and recreation improvement to be part of the Master Plan development. The four sites are: Old River Field, the Oakwood Community Center (OCC), Irving Field, and Creager Field. The recommendations for these sites focused on keeping as much of the existing programming in place as possible while at the same time analyzing options that enhance the facilities and expand programming opportunities. The Master Plan is intended to be a flexible document that can be modified and amended as community needs and desires change. Therefore, the recommendations herein are simply possibilities and are not intended to be definitive solutions. Implementation of any of the concepts or ideas within the Master Plan will require additional community dialogue and debate.*

### Overview of Sites

*Each of the four sites are unique and possess characteristics that make them well suited for different types of recreational activities and programming. The sites are relatively close in proximity to each other, with Old River Field being the most remote located north of the new Pointe Oakwood Residential Development, and the OCC site being the most centrally located within the community at the corner of East Schantz Ave. and Patterson Road. Both Irving Field and Creager Field lie in the northeast region of the City, with Irving Field actually located within the city of Dayton corporation limits.*

*While the perceived mode of transportation to access each of the four sites helped influence development of the recommended programming, none of the site recommendations were influenced solely because of transportation considerations. The City of Oakwood is recognized primarily as a walking community so the central location of the OCC site (1.8 acres), and limited on-site parking, demand that this location continue to be the primary focal point for community based activities. Creager Field (1.5 acres), although farther north than the OCC, still remains within walking distance for many residents and should also be retained for community oriented activities. Old River Field (Note: The original Old River Field property purchased from NCR included 28 acres. However, three acres of wooded land was used in the construction of Old River Trail, a new public roadway that provides access to the Pointe Oakwood Residential Development and to the Old River Field. Hence, the Old River Field property now consists of approximately 25 acres.) and Irving Field (4.5 acres) are both located just outside of the northern limits of the city and in all likelihood, will need to be accessed primarily by vehicular transportation. Later this year the new access road through the Pointe Oakwood Residential Development will open thus providing users direct access from Oakwood to the Old River Field facilities.*

*Due to the large amount of open space available at the Old River Field site, this area most effectively accommodates activities requiring large expanses of land, such as multiple outdoor athletic fields and a field house intended for organized and spectator-attended indoor sporting activities. The Oakwood*

*Community Center and Creager Field are located on much smaller parcels of land and are better suited for indoor and outdoor programmed activities. Programming at these two sites tends to be more “community” based, and should be retained at these central locations within the City. Irving Field, although just north of the City limits, has a longstanding history as the home of the High School Field Hockey program and should continue to be used for this purpose.*

### **Master Plan Design Guidelines**

#### **Adhering to Existing Architectural Language**

*The City of Oakwood is a unique community characterized by quality neighborhoods, historic homes, unique and diverse architecture, tree-lined streets, and lush landscaping. These characteristics define a distinct architectural language which should be maintained in all future development. The Master Plan recommends that any new development of the parks and recreation facilities be compatible with, and enhance the existing architecture and character of the City of Oakwood. Proposed buildings, site features and landscaping as part of the following Master Plan recommendations are understood to take cues from the existing quality of materials and design characteristics prevalent throughout the community.*

### **Proposed Recommendations & Estimates**

#### **Oakwood Community Center**

*Of the four sites considered for the Master Plan, the OCC site presented the greatest design challenge due to the extremely tight configuration of existing outdoor program elements and existing facilities. Due to the site’s central location within the City, and the strong desire of city residents that this site remain the primary focal point for recreation programming, only minimal adjustments are being recommended for this site. The site should remain as a centralized hub for family-oriented indoor and outdoor programming. In lieu of changing the existing programming, the series of recommendations have been developed with the intent to maximize the site’s overall potential. With regard to the OCC site, a series of (6) six concept site plans were developed to explore the site’s possibilities and potential when using variations on the number of tennis courts (3, 4 or 5) provided. With regard to the OCC building, a Concept (A), Concept (B) and Concept (C) was developed to explore the value of renovation versus new construction. With the exception of the need to relocate the existing sandbox within Shafor Park in order to accommodate a needed expansion of the existing pool and pool deck, no other modifications or improvements are being recommended for Shafor Park.*

*The improvements listed below are not intended to be definitive solutions, but instead points of departure for future consideration and community dialogue. These improvements have been grouped into the items defined below to allow, if need be, for a series of phased projects. The estimates included for each of these improvements are both conservative and conceptual in nature. Ranges are provided to allow for a high level of design flexibility and longevity of material selection. Following the estimates are a series of rendered plans and 3D images to help depict the recommended improvements.*

<p><b>Construction of New Tennis Courts</b>  <i>Includes site preparation, the demolition of existing tennis courts and fencing, construction and surfacing of three (3), four (4) or five (5) new asphalt tennis courts, new perimeter fencing/screening, associated court equipment, open green space landscaping, sidewalk connections and site signage.</i></p>	<p><b>\$250,000 – \$500,000</b></p>
<p><b>Gardner Pool Improvements</b>  <i>Includes site preparation, resurfaced and expanded pool deck, new 2,600 SF pool house, additional two (2) lanes to existing pool, new pool filtration system equipment, perimeter landscaping/screening, site signage and relocation of sandbox within Shafor Park.</i></p>	<p><b>\$1,500,000 – \$2,000,000</b></p>
<p><b>OCC Building Improvements – Concept (A)</b>  <i>Includes site preparation, new 12,000 SF masonry veneer Multi-Use space addition, renovation to existing 13,000 SF OCC building (exterior re-cladding, new finishes and moderate space reconfiguration of first floor, new finishes and complete reconfiguration of lower level with over building structural and mechanical, electrical and plumbing modifications), site signage, landscaping, sidewalk connections and car drop-off/small parking lot.</i></p>	<p><b>\$4,200,000 – \$5,200,000</b></p>
<p><b>OCC Building Improvements – Concept (B)</b>  <i>Includes site preparation, new 12,000 SF masonry veneer Multi-Use space addition, demolition and re-construction of new masonry veneer 13,000 SF OCC building within the same location, site signage, landscaping, sidewalk connections and car drop-off/small parking lot.</i></p>	<p><b>\$4,700,000 – \$5,700,000</b></p>
<p><b>OCC Building Improvements – Concept (C)</b>  <i>Includes site preparation, demolition of the existing OCC building, construction of a new masonry veneer OCC building (building footprint may vary from 8,000 SF to 11,000 SF with program spaces that will result in a 2, 2 ½ or 3 story building) site signage, landscaping, and sidewalk connections car drop-off/small parking lot.</i></p>	<p><b>\$2,800,000 – \$6,600,000</b></p>

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<b>Connection of Collingwood Ave.</b>	<b>\$450,000 – \$700,000</b>
<i>Includes site preparation, demolition of the existing cul-de-sac and curbs, paved connection of road and curbs, modification of sidewalk along Shafor Park edge, additional parking spaces along Shafor Park's north edge, landscaping, and existing utility modifications allowance.</i>	
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<b>Total Estimate w/ Concept (A)</b>	<b>\$6,400,000 – \$8,400,000</b>
<b>Total Estimate w/ Concept (B)</b>	<b>\$6,900,000 – \$8,900,000</b>
<b>Total Estimate w/ Concept (C)</b>	<b>\$5,000,000 – \$9,800,000</b>

**Note:**

*The above recommendation estimates have been established using 2010 unit costs and do not include Soil Testing & Remediation, FFE (Furniture, Fixtures & Equipment), Soft Costs (i.e. Permit Fees, Tap Fees & Inspection Fees) and Architectural/Engineering Design Fees or ongoing operating costs. Costs assume normal soil bearing conditions for building foundations and balanced earthwork quantities for import/export. More specific concept estimates may be developed upon a more detailed scope definition of each proposed recommendation.*

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**Old River Field**

*The proposed recommendations for Old River Field have been developed to maximize the existing qualities and programming of the site. Old River Field was acquired by the City of Oakwood in 2006 and is the largest area of open land owned by the City. It is recommended that the site retain as much of the open natural turf area as possible. In addition to the open turf area, a series of improvements are recommended to allow the site to become a comprehensive center for competitive oriented athletic events.*

*Two suggested approaches for improvements are outlined below. The first series of recommendations, noted (A), address making simple improvements to the existing amenities of the site. The second series of recommendations, noted (B), proposes modifying the existing amenities with additional programming elements and is further broken out with the optional inclusion of an 8-lane running track that would become the home of the Oakwood High School track teams but would also be available for general use by the community.*

*Like the OCC concept plans the improvements listed below are not intended to be definitive solutions, but instead points of departure for future consideration and community dialogue. These improvements have been grouped into the items defined below to allow, if need be, for a series of phased projects. The estimates included for each of these improvements are both conservative and conceptual in nature. Ranges are provided to allow for a high level of design flexibility and longevity of material selection.*

<b>Parking Lot Improvements (A)</b> <i>Includes site preparation, demolition of the existing parking lot and fencing, construction of new asphalt paved lot, striping and storm utilities within the same footprint as existing.</i>	<b>\$650,000 – \$900,000</b>
<b>General Site Improvements (A)</b> <i>Includes site preparation, site signage, new parking lot perimeter vinyl coated fencing with gate system and landscaping.</i>	<b>\$125,000 – \$200,000</b>
<b>Natural Turf Improvements (A)</b> <i>Includes site preparation with one-time field aeration, new top-dress material, slit-seeding, fertilization of the existing natural turf area, new irrigation system and sub drainage system. Also includes new athletic equipment. Note: Assumes adequate water pressure and available connection at existing site for irrigation system.</i>	<b>\$825,000 – \$1,000,000</b>
<hr/> <b>Total Estimate For Old River Field (A)</b>	<hr/> <b>\$1,600,000 – \$2,100,000</b>

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<b>General Site Improvements (B)</b> <i>Includes site preparation, the construction of a 2,500 SF masonry service building containing restrooms and concessions, sand volleyball courts w/ shelter, playground, signage and landscape buffer along the north edge of the Pointe Oakwood Development.</i>	<b>\$425,000 – \$500,000</b>
<b>Natural Turf Improvements (B)</b> <i>Includes site preparation with one-time field aeration, new top-dress material, slit-seeding, fertilization of the existing natural turf area, new irrigation system and sub-drainage system. Also includes new athletic equipment. Note: Assumes adequate water pressure and available connection at existing site for irrigation system and adequate outlet for sub-drainage system.</i>	<b>\$650,000 – \$750,000</b>
<b>Walking/Biking Trail</b> <i>Includes site preparation and construction of site perimeter asphalt walking and biking trail w/ connections to the proposed City trail.</i>	<b>\$120,000 – \$150,000</b>
<b>On-Site Parking</b> <i>Includes site preparation, new asphalt paving and striping and storm utilities within lot footprints.</i>	<b>\$750,000 – \$1,100,000</b>
<b>Field House</b> <i>Includes site preparation with sidewalk/entry, landscaping, new 42,000 SF pre-engineered metal building with five (5) athletic courts on poured rubber floor system (volleyball and basketball), elevated track with second level access, concessions, restrooms, changing rooms and storage.</i>	<b>\$5,250,000 – \$6,100,000</b>
<b>Synthetic Turf System</b> <i>Includes site preparation, perimeter concrete curb and synthetic turf system w/ infill and storm drainage system within field area.</i>	<b>\$650,000 – \$825,000</b>
<b>Sport Field Lighting &amp; Scoreboard</b> <i>Includes four (4) sports field light towers and scoreboard for the synthetic turf area.</i>	<b>\$280,000 – \$325,000</b>

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<b>Grandstand Seating</b>	<b>\$475,000 – \$550,000</b>
<i>Includes site preparation, steel structure with aluminum bench seating for 1,200 to 1,500 spectators, ramp and stair access, concrete plaza beneath and press box.</i>	
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<b>Total Estimate For Old River Field (B) w/o Track</b>	<b>\$8,600,000 – \$10,300,000</b>
<b>Synthetic Track</b>	<b>\$550,000 – \$625,000</b>
<i>Includes site preparation, perimeter concrete curb and drainage system, perimeter fencing, asphalt sub base, 8-lane all weather track surface and striping, field events and drainage within the field event areas.</i>	
<b>On-Site Parking Reduction</b>	<b>(\$150,000 – \$225,000)</b>
<i>Construction of a synthetic track reduces the amount of area for new on-site parking.</i>	
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<b>Total Estimate For Old River Field (B) w/ Track</b>	<b>\$9,000,000 – \$10,700,000</b>

**Note:**

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**Creager Field**

*The proposed recommendations for Creager Field have been developed to take advantage of the site’s irregular perimeter and existing landscaping. The site’s current configuration and topography does not readily lend itself to the implementation of full size athletic fields. The primary recommendation for the Creager Field site is to maintain all existing landscaping, maintain the pocket park to the west (corner of Shafor Blvd. and Irving Ave.), to maintain the City recycling drop-off area and to build new features that will allow the western half of the site to be utilized as a small Dog Park. These new features include a perimeter fencing and gate system allowing for two secure dog pens, a small shelter, new ramp and stair access path from Shafor Blvd., and moderate entry signage. If no built improvements are implemented, it is recommended that the entire existing site be retained as open green space.*

*The improvements listed below are not intended to be definitive solutions, but instead points of departure for future consideration and community dialogue. These improvements have been grouped into the items defined below to allow, if need be, for a series of phased-projects. The estimates included for each of these improvements are both conservative and conceptual in nature. Ranges are provided to allow for a high level of design flexibility and longevity of material selection.*

<p><b>General Site Improvements</b>  <i>Includes site preparation, access ramp and stair from Shafor Blvd. to open Dog Park. and site signage. Maintains the existing recycling drop-off area.</i></p>	<p><b>\$20,000 – \$35,000</b></p>
<p><b>Dog Park Improvements</b>  <i>Includes site preparation, site perimeter vinyl coated fencing and gate system with separate fenced “small-dog” area and gated entry shelter.</i></p>	<p><b>\$55,000 – \$90,000</b></p>
<p><b>Total Estimate For Creager Field</b></p>	<p><b>\$75,000 – \$125,000</b></p>

**Note:**

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**Irving Field**

*Due to this site’s longstanding history as the home of the Oakwood High School Field Hockey program, it is recommended that the site be retained for this sport and other potential athletic field uses. All listed improvements for this site are designed to enhance the field and facilities for the enjoyment and benefit of both the athlete and the spectator. To allow for improved and safer athletic play, it is recommended that the natural turf field and current irrigation system be retained, but that improvements are made to enhance the quality of the turf. These natural turf improvements include field aeration, new top-dress material and new seeding providing a uniform surface and eliminating the small divots and ruts that currently exist. Additional site improvements include a new scoreboard, the construction of a new service/restroom building and small plaza (with demolition of the exiting service building), new site perimeter fencing and gates, construction of a bleacher system with concrete pad, and additional parking. It is recommended that all existing site perimeter landscaping be retained.*

*The improvements listed below are not intended to be definitive solutions, but instead points of departure for future consideration and community dialogue. These improvements have been grouped into the items defined below to allow, if need be, for a series of phased projects. The estimates included for each of these improvements are both conservative and conceptual in nature. Ranges are provided to allow for a high level of design flexibility and longevity of material selection.*

<p><b>General Site Improvements</b>  <i>Includes site preparation, asphalt parking lot addition, additional parking striping for existing lot, landscaping, perimeter fencing, new site stair from existing parking lot and site signage.</i></p>	<p><b>\$80,000 – \$125,000</b></p>
<p><b>Natural Turf Area Improvements (Field Hockey Field)</b>  <i>Includes site preparation with one-time field aeration, new top-dress material, slit-seeding and fertilization of the existing natural turf area. Also includes new athletic equipment.</i></p>	<p><b>\$85,000 – \$125,000</b></p>
<p><b>Site Amenities Improvements</b>  <i>Includes site preparation, demolition of existing masonry service building, new 2,000 SF masonry service building (containing restroom, concession and storage), 200-250 seat bleacher system, scoreboard and concrete plaza.</i></p>	<p><b>\$500,000 – \$600,000</b></p>
<p><b>Total Estimate For Irving Field</b></p>	<p><b>\$665,000 – \$850,000</b></p>

**Note:**

*The above recommendation estimates have been established using 2010 unit costs and do not include Soil Testing & Remediation, FFE (Furniture, Fixtures & Equipment), Soft Costs (i.e. Permit Fees, Tap Fees & Inspection Fees) and Architectural/Engineering Design Fees or ongoing operating costs. Costs assume normal soil bearing conditions for building foundations and balanced earthwork quantities for import/export. More specific concept estimates may be developed upon a more detailed scope definition of each proposed recommendation.*

## 5.0 Summary

### Recap of the Intent and Process

*The Master Plan process, which officially began in July, 2009, was initiated to develop a guiding document intended to assess the current status of the city's athletic fields and recreation facilities, to identify community needs, and to provide an analysis of potential, opportunities at the Oakwood Community Center, Old River Field, Irving Field, and Creager Field. In addition to review and oversight provided by the 25 member Steering Committee appointed by Oakwood City Council, a series of methodologies and processes were put into place in order to obtain the maximum level of community input, ideas and suggestions aimed toward shaping the Master Plan outcome. All methodologies and processes, which included several resident survey formats, interviews, and presentations, had the goal of providing all residents an opportunity to voice their ideas and comments. The feedback received was then compiled, analyzed and used to help shape the final recommendations that have been presented as part of this Master Plan. Not only is this Master Plan and its processes intended to be a working document for athletic fields and recreation facility development specifically, but the guidelines identified herein will lay the groundwork for additional community dialogue and discussion regarding implementation of projects and programs designed to meet the community's needs.*

### Summary of Master Plan Recommendation

*The Master Plan recommendations that have been presented by way of site plans, renderings, descriptive and concept estimates, are not intended to be definitive solutions for each of the four sites that were studied, but a starting point for further exploration and community discussion. The Oakwood Community Center (OCC), Old River Field, Irving Field and Creager Field each have site-specific existing characteristics and qualities that lend themselves to certain activities and programming. The OCC, for example should be retained as a more family-oriented programmed space for both indoor and outdoor activities while Old River Field has the opportunity to become an expanded competitive sport venue offering flexibility and multiple active and passive athletic opportunities for citizens of all ages. The history of Irving Field and its use by the Oakwood High School Field Hockey program helped to shape the recommendations of simple improvements targeting the site's existing amenities. The unique shape, topography and existing landscaping of Creager Field suggested the move away from active recreation use to the more passive approach of a Dog Park. The recommendations for all four sites are structured in a manner that each enhances and builds upon the existing qualities and characteristics of the site with the intent of providing the residents of Oakwood opportunities to enhance athletic field and recreational facility opportunities that reflect changing community expectations and needs.*

### Conclusion

*Not only did The City of Oakwood identify the pressing need to improve existing city-owned athletic and recreational facilities for residents with a well developed market analysis study, it also identified the importance of obtaining the ideas and thoughts of the community stakeholders to help shape the outcome of these improvements. The City of Oakwood recognized the need to make sure that the most important individuals, the end-users, had as many opportunities as possible to express not only their desires, but their thoughts on what, if any, improvements are needed. Through mailer surveys, phone surveys, interviews, public meetings and presentations, residents supplied valuable input, that with the guidance of the*

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*Steering Committee and the possibility of potential partnerships, helped to create the recommendations that have been presented for each of the four selected sites. While none of the recommendations are intended as finite solutions, each presents opportunities for further exploration on a more refined level. The intent of this Master Plan is to be a working document for the City of Oakwood and allow for flexibility. Drawing on the unique qualities of the City and its residents, this Master Plan is the first step in a continuing process aimed toward providing the residents of the City of Oakwood with ideas on opportunities that are available to enhance and improve upon current community athletic field and recreation facility assets.*