



City of Oakwood

Athletic & Recreation Master Plan

May 24, 2010



Master Plan Objective

- Develop a Master Plan for public athletic and recreation facilities that will provide a guide for operations, maintenance, and capital improvements over the next 5 to 10 years. The Master Plan shall include a vision for the future, taking into consideration existing facilities, as well as unmet athletic and recreation needs as identified by the Oakwood community.



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Methodology & Process

- Existing Facilities Assessment
- Market Analysis
- Information Gathering / Community Input
- Develop Master Plan Goals
- Master Plan Design Options
- Refinement of Design Concepts
- Develop Working Master Plan w/ Cost Estimates



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Existing Facilities Assessment

- Review of Existing Site & Building Conditions
 - Oakwood Community Center (OCC)
 - Old River Field
 - Irving Field
 - Creager Field
- Review of Existing Programming
- Review of Site Access & Surroundings
- Identify Key Site Assets & Limitations



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Market Analysis

- Establish Current Benchmarks for the City
- Provide Review of City's Demographics
- Identify Facility & Programming Trends
- Identify Current Alternate Service Providers
- Provide Indicators to Support Master Plan Improvements



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Market Analysis

- Key Findings
 - Higher percentage of the 5-17 age group than National Average.
 - Higher number of people per household (3.11) higher than the National Average (2.59).
 - Median household income (\$86,880) higher than the National Average (\$54,719).
 - Age and household income are two determining factors that drive participation and demand for parks and recreation services.
 - Oakwood has favorable conditions for development.



Market Analysis

- Key Findings
 - In general, over the past 10 years, fitness related activities has seen the greatest amount of growth nationally.
 - Health club memberships reached an all time high of 32.8 million in 2000.
 - Greatest membership increase was 55+ age group
 - Alternate providers for the Oakwood residents: South YMCA, Trent Arena, Kettering Recreation Center, Urban Active, UD RecPlex.



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Information Gathering / Community Input

- Steering Committee Meetings
- Public Input Meetings
- Partnerships Meetings (UD & Oakwood Schools)
- Resident Mailer Survey
- Resident Phone Survey
- Resident One-on-One Interviews



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Information Gathering / Community Input

- Public Meeting Key Findings
 - 73% of respondents are in favor of maintaining soccer at Old River Field.
 - 81% and 73% of respondents are in favor of maintaining football and track at Oakwood HS, respectively.
 - 67% of respondents are in favor of maintaining field hockey at Irving Field.
 - Interest was expressed in pursuing partnerships for both tennis and baseball.



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Information Gathering / Community Input

- Resident Survey Key Findings
 - 97% of residents are either “Very Satisfied” (67%) or “Satisfied” (30%) with the quality of life in Oakwood.
 - Fitness center (46%) received the most votes for current condition in need of improvements.
 - Outdoor Soccer (94%), indoor fitness (94%), outdoor tennis (74%) and indoor basketball (66%) were the types of athletic facilities most desired.



Information Gathering / Community Input

- Resident Phone Survey Key Findings
 - Responses revealed 65% of residents regularly use Oakwood and neighboring athletic and recreational facilities.
 - The most common reason for Oakwood facility use is the close proximity to home or office, (75%).
 - Fitness Center (51%) was cited as the greatest need, and Tennis Courts (65%) as currently adequate.
 - 62% of the community would pay at least \$100 annually to fund athletic and recreation improvements.



Information Gathering / Community Input

- Resident Interview Key Findings
 - The ability to walk to the existing facilities is viewed as a great asset.
 - In general, basketball and walking facilities within Oakwood are inadequate.
 - When asked to prioritize, improvements at the OCC and Old River Field were favored over those at Irving Field and Creager Field.
 - A new OCC building should be considered in favor of renovating the existing. Avoid a “patchwork” approach to the improvements.



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Develop Master Plan Goals

- Produce a Working Master Plan
- Tailor to the City of Oakwood's Uniqueness
- Maintain the City's Current Identity
- Adhere to the City's Vision Statement
- Establish Recommendations
- Adopt the Master Plan Document



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Master Plan Design Options



Site Location

- 1 Oakwood Community Center
- 2 Old River Field
- 3 Irving Field
- 4 Creager Field



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Oakwood Community Center

- Identified Program Improvements & Objectives
 - Retain / Improve Some Tennis Courts
 - Expanded Community Center Building
 - Expanded Pool Deck
 - New Pool House
 - Enlarge Pool
 - Maintain Shafor Park



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Oakwood Community Center

Concept Option 1

- Key Improvements
 - Three (3) New Tennis Courts
 - Small Parking Lot
 - New 2,600 SF Pool House
 - Pool & Deck Modifications
 - Renovation to the Existing OCC Building
 - New 12,000 SF OCC Building Addition



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Oakwood Community Center

Concept Option 1



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Oakwood Community Center

Concept Option 1



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Oakwood Community Center

Concept Option 2

- Key Improvements
 - Three (3) New Tennis Courts
 - Open Green Space
 - New 2,600 SF Pool House
 - Pool & Deck Modifications
 - Renovation to the Existing OCC Building
 - New 12,000 SF OCC Building Addition



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Oakwood Community Center

Concept Option 2



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Oakwood Community Center

Concept Option 2



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Oakwood Community Center

Concept Option 3

- Key Improvements
 - Four (4) New Tennis Courts
 - New 2,600 SF Pool House
 - Pool & Deck Modifications
 - Renovation to the Existing OCC Building
 - New 12,000 SF OCC Building Addition



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Oakwood Community Center

Concept Option 3

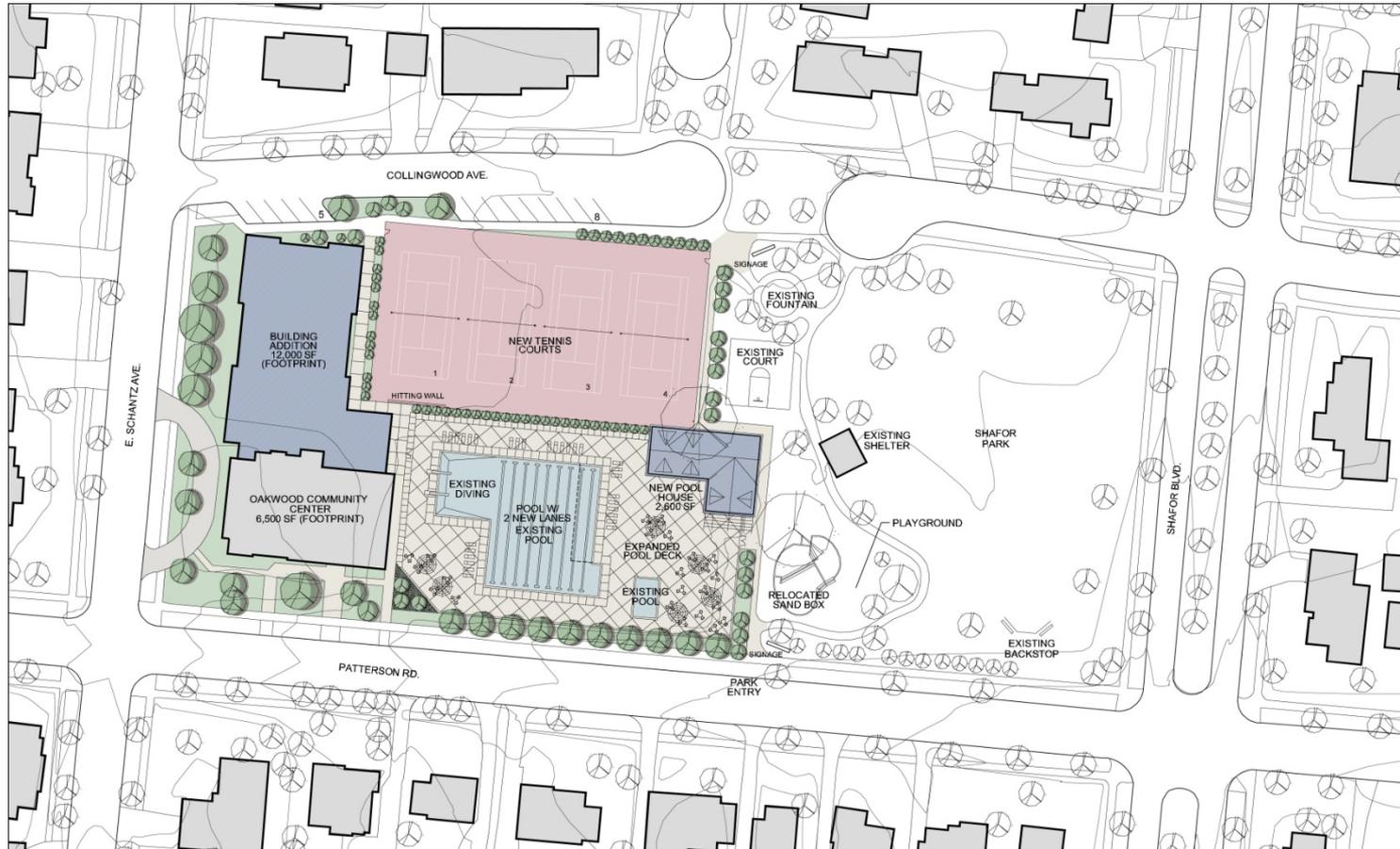


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Oakwood Community Center

Concept Option 3



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Oakwood Community Center

Concept Option 4

- Key Improvements
 - Five (5) New Tennis Courts
 - Open Green Space along E. Schantz Ave.
 - New 2,600 SF Pool House
 - Pool & Deck Modifications
 - Renovation to the Existing OCC



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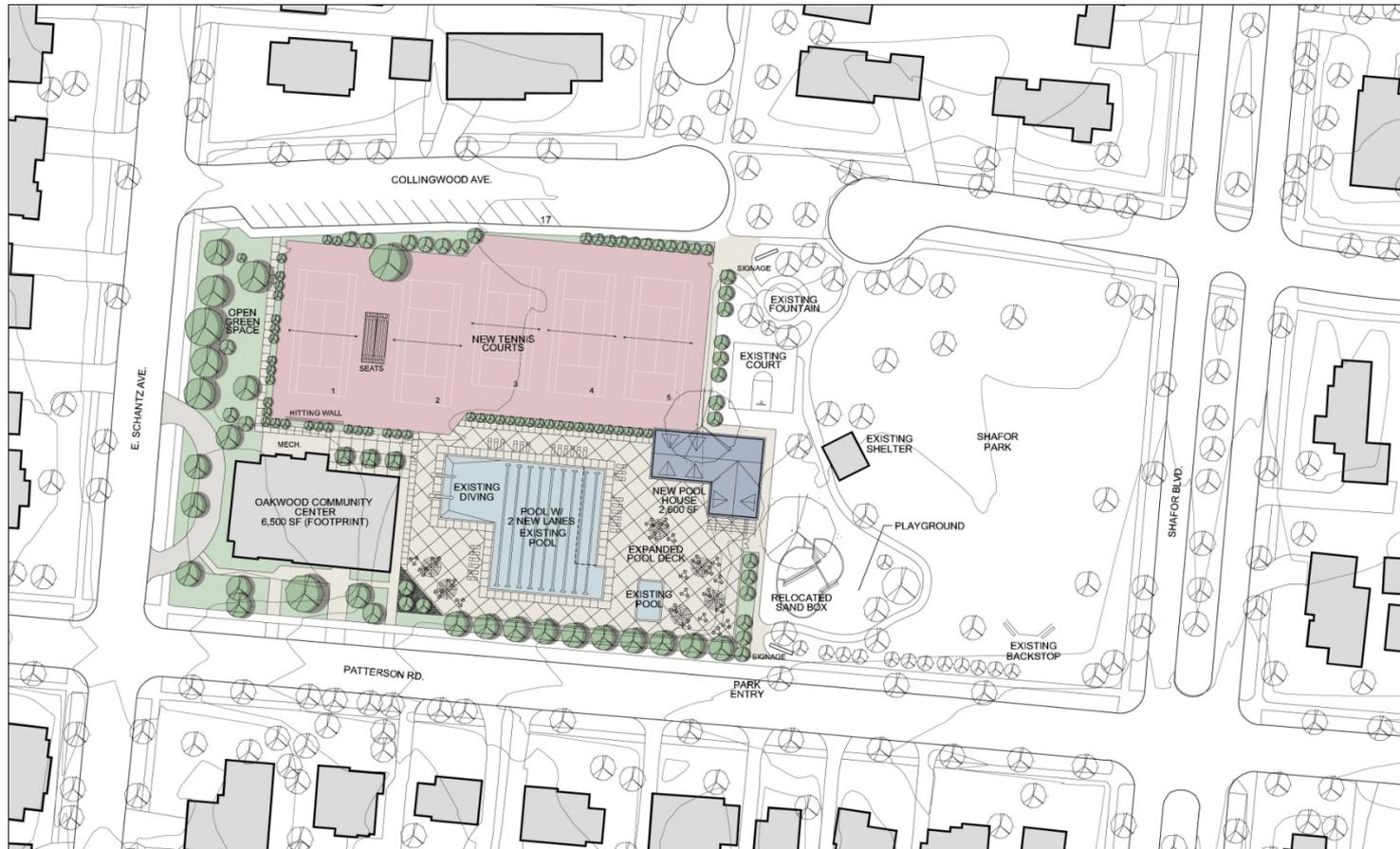
Concept Option 4



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Oakwood Community Center

Concept Option 4



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Oakwood Community Center

Concept Option 5

- Key Improvements
 - Five (5) New Tennis Courts
 - One (1) court is within Shafor Park and Eliminates Basketball Court and Water Feature
 - New 2,600 SF Pool House
 - Pool & Deck Modifications
 - Renovation to the Existing OCC
 - New 12,000 SF OCC Building Addition



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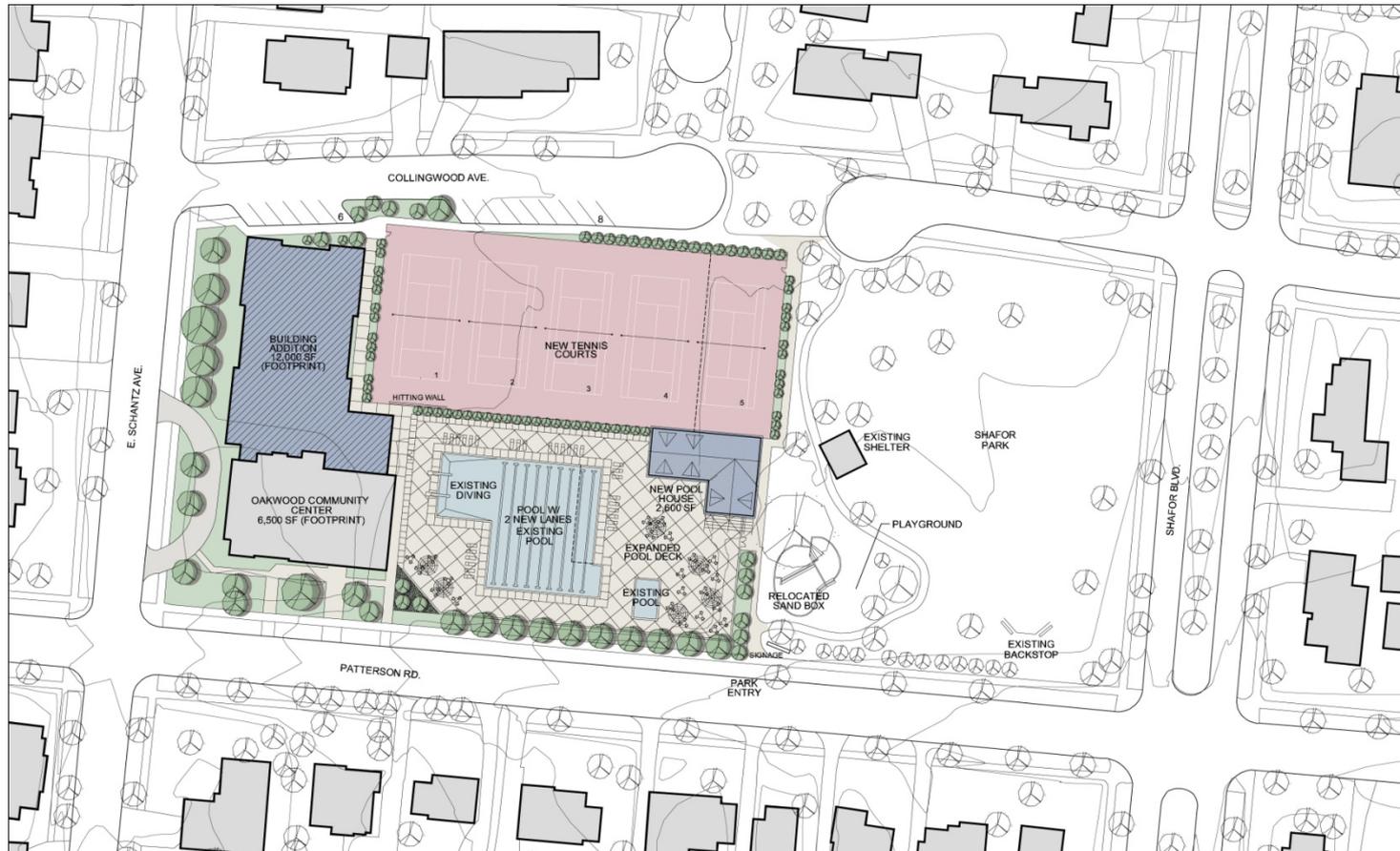
Concept Option 5



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Oakwood Community Center

Concept Option 5



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Oakwood Community Center

Concept Option 6

- Key Improvements
 - Five (5) New Tennis Courts
 - New 2,600 SF Pool House
 - Pool & Deck Modifications
 - Demolition of the Existing OCC Building
 - New OCC Building in Existing Location
 - Footprint of Approx. 8,000 -11,000 SF with Program Spaces Resulting in a 2, 2 ½ or 3 Story Building.



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Oakwood Community Center

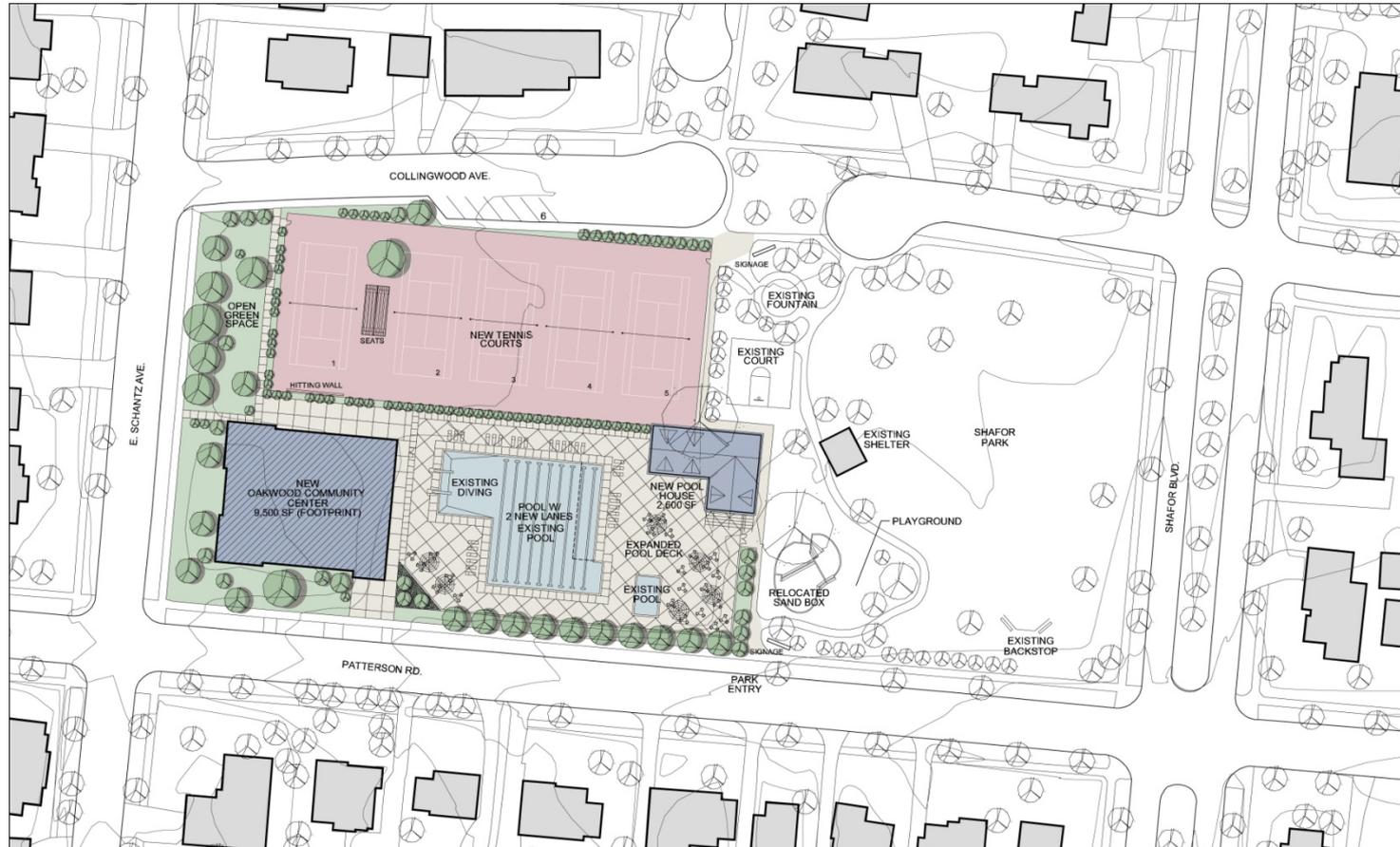
Concept Option 6



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Oakwood Community Center

Concept Option 6



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Oakwood Community Center

- Key Improvements
 - Tennis Courts
 - 3, 4 or 5 Court Option
 - Resurface with New Perimeter Fencing
 - New Equipment
 - Expanded Community Center Building
 - Renovate Existing Facilities
 - New 12,000 SF Multi-Purpose Addition
 - Improved Access
 - Improved Systems
 - Gardner Pool Improvements
 - New 2,600 SF Pool House
 - Enlarged Pool, Additional Lanes
 - Enlarged Pool Deck
 - Pool Equipment Upgrades



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Oakwood Community Center

- Key Improvements
 - Site Improvements
 - Signage
 - Landscaping and Sidewalks
 - Fencing
 - Small Parking/Drop-Off Area
 - Collingwood Ave. Connection
 - Additional Site Parking
 - Improved Site Access



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Oakwood Community Center

- Cost Estimates

- Concept 1 \$6.05M - \$7.60M
- Concept 2 \$6.05M - \$7.60M
- Concept 3 \$6.02M - \$7.50M
- Concept 4 \$4.00M - \$5.10M
- Concept 5 \$6.20M - \$7.80M
- Concept 6.1 \$7.00M - \$8.40M
 - 25,000 SF Building
- Concept 6.2 \$7.40M - \$9.50M
 - 30,000 SF Building



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Old River Field

- Identified Program Improvements & Objectives
 - Open Natural Turf Fields
 - Synthetic Turf Stadium with Seating & Lights
 - Field House for Court Sports
 - 8-Lane Track Option
 - Parking Lot Expansion
 - Walking & Biking Path
 - Passive Park Areas
 - Playground Area



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Old River Field

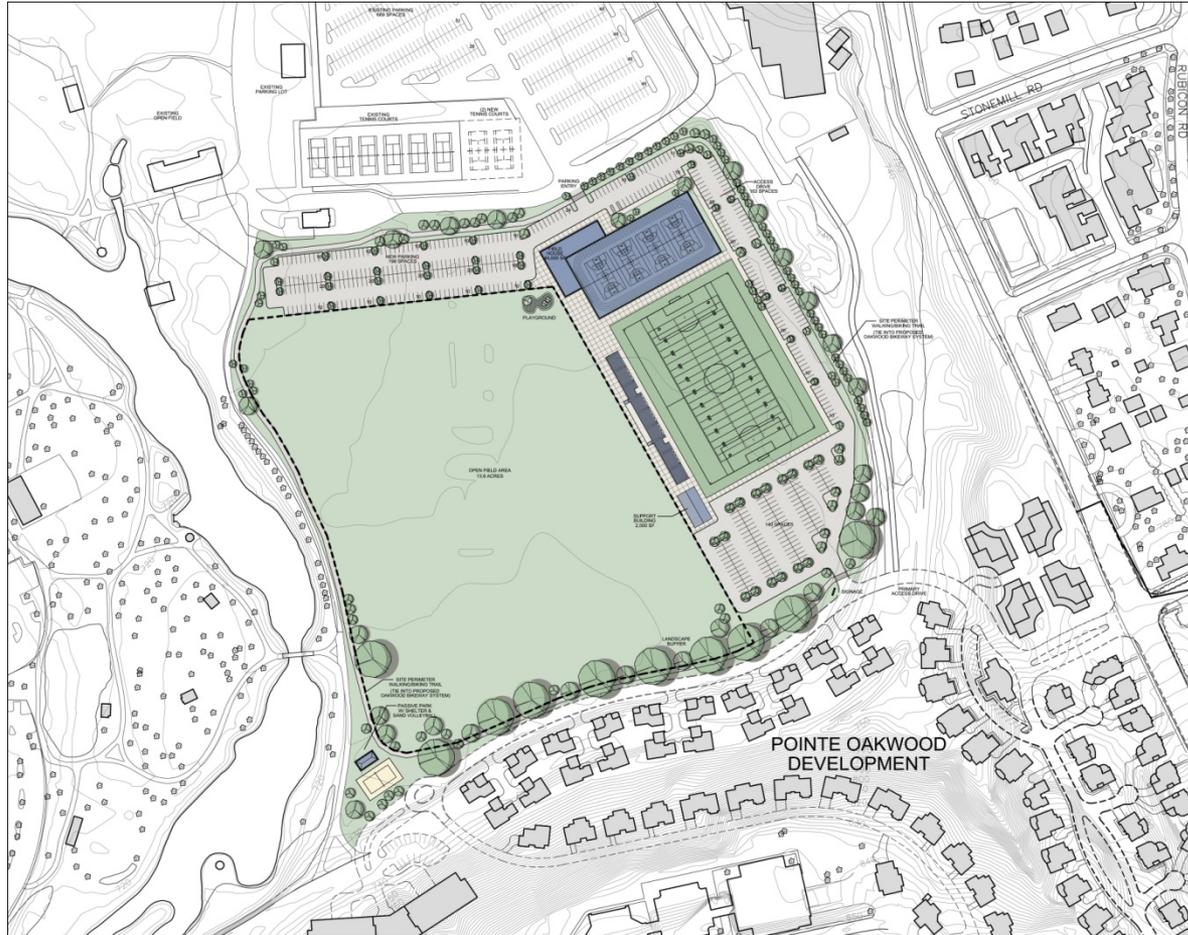
Concept Option 1



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Old River Field

Concept Option 1



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Old River Field

Concept Option 2



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Old River Field

- Key Improvements
 - Overall Site Improvements
 - Restroom / Service Building
 - Playground
 - Enhanced Parking and New Landscaping
 - Natural Turf Improvements
 - New Top-Dressing and Seeding
 - Drainage System
 - Irrigation System
 - Stadium Area
 - Synthetic Turf Field
 - Bleachers (1,200 – 1,500 Seats)
 - 8-Lane Track Option
 - Sports Light Standards



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Old River Field

- Key Improvements
 - Field House
 - 5 Courts Accommodating Basketball & Volleyball
 - Elevated Walking Track
 - Restroom / Changing Area
 - Walking / Biking Path
 - Site Interior and Perimeter Path, Tie Into Proposed City Bike Path
 - Picnic Shelter
 - Sand Volleyball Court
 - Cost Estimate
 - \$9.0M to \$10.7M



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Irving Field

- Identified Program Improvements & Objectives
 - Maintain Natural Turf Field for Field Hockey
 - Potential Use for Other Field Sports
 - Improve Existing Player & Spectator Amenities



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Irving Field

Concept Option



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Irving Field

- Key Improvements
 - Natural Turf Improvements
 - New Top-Dressing and Seeding
 - Overall Site Improvements
 - New 2,000 SF Restroom / Service Building
 - Bleachers (200-250 Seats)
 - Scoreboard
 - Entry Stair, Plaza and Signage
 - Parking Lot and Landscape Improvements
 - Cost Estimate
 - \$670,000 to \$850,000



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Creager Field

- Identified Program Improvements & Objectives
 - Dog Park
 - Maintain Pocket Park
 - Maintain Recycling Drop-Off Area



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Creager Field

Concept Option



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Creager Field

- Key Improvements
 - Dog Park Amenities
 - New Perimeter Fencing and Gate System
 - Multiple Dog Pens
 - Shelter Building
 - Overall Site Improvements
 - Improved Site Access
 - Cost Estimate
 - \$75,000 to \$125,000



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Next Steps

- Where do we go from here?
 - Identify priorities.
 - Pursue partnerships where possible.
 - Continue soliciting community input and feedback in effort to build consensus.
 - Refine construction costs and determine operating and maintenance expenses as potential projects are considered.
 - Explore funding options and opportunities.





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