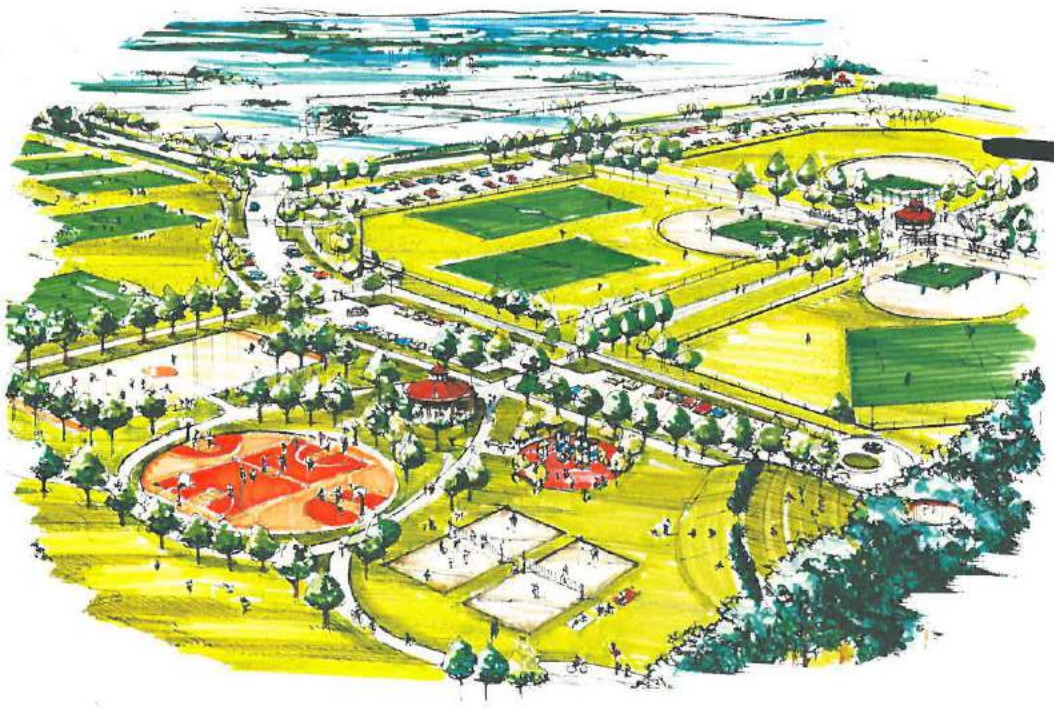


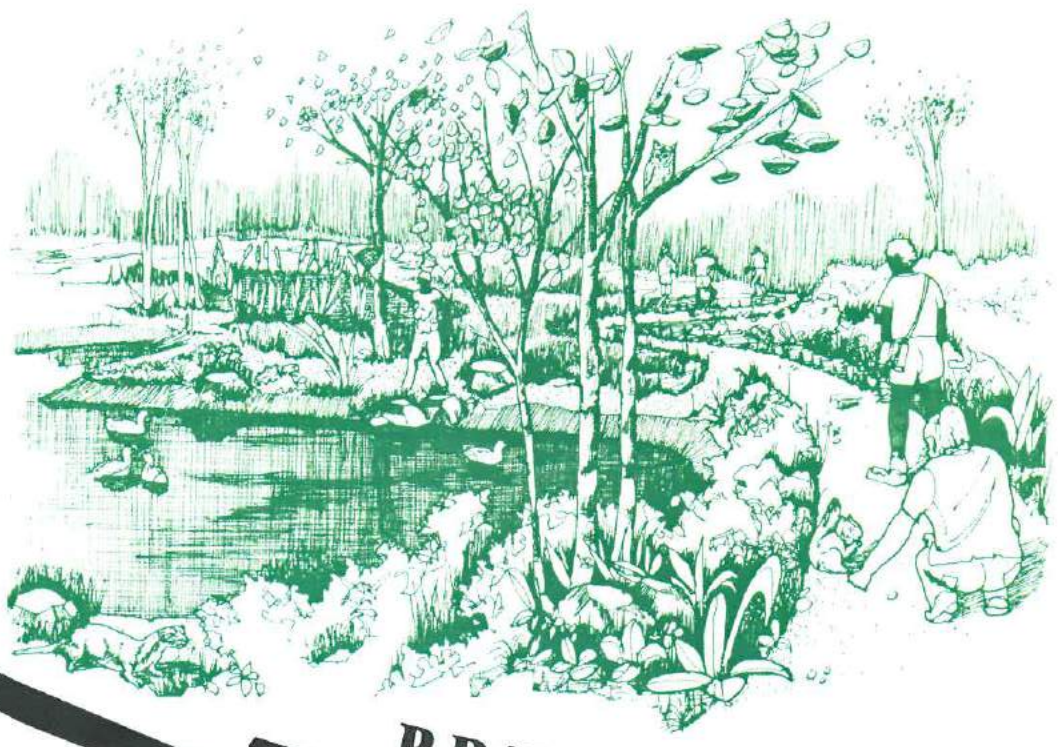
PARKS

PARKS AND OPEN SPACE MASTER PLAN

TIPP CITY, OHIO

PATHS

POOLS



PRESERVES

ACKNOWLEDGMENTS

- **CITY COUNCIL**

• Bill Jones	Mayor
• David Hill	President of Council
• Carol Sue Cook	
• Donald Earnest	
• Lorayne Howard	
• Carol McKeever	
• Donald Ochs	

- **CITY ADMINISTRATION**

• David Collinsworth	City Manager
• Bradley Vath	Assistant City Manager
• Scott Vagedes	City Engineer/Service Director
• Jim Asher	Parks Superintendent
• Richard Drennen	Finance Director
• Thomas Davidson	Police Chief
• Cathy Ross	Executive Secretary

- **PARKS AND OPEN SPACE MASTER PLAN STEERING COMMITTEE**

• Bill Beagle	Planning Board/Skate Park Committee
• Martin English	Parks Advisory Committee
• Sofia Evans	Tipp-Monroe Community Services
• Phyllis Hale	Tree Board
• Richard Heberling	Tree Board
• Vince Hinde	Planning Board
• Myron Krebs	Junior Baseball
• Mike Mahan	Youth Soccer
• Michael McFarland	Planning Board
• Kevin Osborn	Tipp-Monroe Swim Team
• Gene Parks	Tipp City Schools
• Bruce Smeal	Parks Advisory Committee

- **ARCHITECTURAL/POOL CONSULTANT**

  - Wandel & Schnell, Architects inc.

- **ENVIRONMENTAL CONSULTANT**

  - Paul Knoop, Jr.

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PARKS AND OPEN SPACE MASTER PLAN
TIPP CITY, OHIO

EXECUTIVE SUMMARY

WATER PLAY AREA

LOCAL & REGIONAL TRAILS

PLAYGROUNDS

Tipp City has experienced over a fifty (50%) percent population increase between 1990 and the year 2000. As that growth has occurred, the City has been fortunate to have acquired or have donated additional park land. During the course of this study, it became evident that Tipp City's Community Parks serve not only the population of the City, but the citizens of Monroe township as well.

The City Pool Complex was built in 1955. The pool is very old and represents a high maintenance cost. After repeated repairs, including those made in 2001, the pool still leaks. This leakage necessitates the continual addition of fresh cold water and increased complaints from users. Currently the City's pool is subsidized approximately fifty (50%) percent, including capital improvements. Citizens consistently have complained about the outdated pool and its antiquated support facilities. Membership and citizen use has declined as the community has outgrown the facility and its related facilities.

The demand for developed recreational facilities has grown as the population of the City and Township has grown. Baseball and softball fields are inadequate to serve all youth and adult interests and leagues. Youth soccer programs currently have five hundred (500) participants. Residents in neighborhoods have requested basic park improvements such as playgrounds, shelters and picnic facilities. As the City has grown in population, concern also grew for the preservation of the areas natural resources along with the development of a multipurpose trail system.

The recommendations made in the Tipp City Parks and Open Space Master Plan are an investment in the City's citizens, both young and old and its future citizens. The development of a first class park and open space system helps to create an environment that promotes community pride and enhances community livability which enhances the City's economic development program. The goals established for Tipp City's Park and Open Space Master Plan were established through widespread citizen input and include:

- Add a Water Play Area
- Preserve Natural Areas
- Add a Veteran's Memorial
- Develop Local and Regional Trails
- Improve Swimming Facilities for Young/Old
- Improve Recreational Fields: Softball and Soccer
- Add/Improve Restrooms at City Park and Kyle Park
- Add Trees/Shade Structures/Shelters to Existing Parks
- Improve Parking for the Roundhouse and Pool at City Park and at Kyle Park
- Develop Existing Neighborhood Parks. Include Playgrounds with Safety Surface

AMERICAN PARK MOVEMENT OVERVIEW

In the planning of the American City, parks were believed to be either restorative (offer relief to congestion and development) or therapeutic (a place to relieve tension of urban living). The establishment of a comprehensive parks and recreation plan/system has historically shaped the very character of a City. Since 1857 when the officials of New York City commissioned the Landscape Architect/Architect team of Frederick Law Olmsted and Calvert Vaux, public parks have come to be recognized as City institutions essential to the health and happiness of America's non-rural populations.

The concept of organized sports next evolved as the notion that recreation would divert urban populations from a life of crime. In the 1820's physical education became a part of the curriculum of Harvard and Yale. While football and baseball became popular, there were no public playing fields until the establishment of the public park concept initiated with Central Park. Once the public park concept was introduced, numerous cities throughout America introduced the concept into their development pattern. It was not until 1871 that ballfields were included in a public park.

Municipal playgrounds simply did not exist in American until 1872. Brookline, Massachusetts was the first City in America to vote funds for the establishment of playgrounds. Olmsted worked diligently with professors of Harvard University in the design of America's first play equipment. It was not long before other cities throughout America quickly followed the Massachusetts town to incorporate playgrounds in their cities. The state of New York enacted the Small Parks Act in 1887 which incorporated the provision of public playgrounds as an accepted legitimate function of government. This led to the establishment of the Playground Association of America in 1906.

As we approach the twenty-first century parks and recreation are once again becoming recognized as a significant benefit to the quality of life of a community and its citizens, particularly as it relates to the following benefits:

- Economic
- Environmental
- Health and Fitness
- Community/Quality of Life

- **ECONOMIC**

Economic benefits of parks and recreation involve the retention as well as the attraction of businesses to a City (particularly high tech and service industries), increase in property values based on affinity of property to park facilities, serve as a catalyst for reinvestment of property and promoting travel and tourism. Open space makes economic sense. Open space is good for business. Study after study shows that communities with protected open space enjoy greater economic vitality than communities that do not protect their natural resources and parks.

- Proximity to greenways, rivers and trails can increase sale prices, the marketability of adjacent properties and promote faster sales.

- In the neighborhood of Cox Arboretum, in Dayton, Ohio, the proximity of the park and arboretum accounted for an estimated five (5%) percent of the average residential selling price of homes.

- The realtors in Worthington, Ohio advised the Parks and Recreation Department they could sell a home similar to others in the community for $10,000.00 more when that home was located near one (1) of the City's parks.

- Increases in property values results in increased tax values. Park and open space investments often pay for themselves in a short period of time, due in part to increased property tax revenues from higher values of nearby property.

- A study of the impacts of greenbelts on neighborhood property values in Boulder, Colorado revealed the aggregate property value for one (1) neighborhood was approximately $5.4 million greater than if there had been no greenbelt. This resulted in $500,000.00 additional potential property tax revenue annually.

- It was noted in a study in 1985, Whetstone Park and Olentangy River were estimated to account for 73.5% of the selling prices of homes in the Whetstone Park area of Columbus. Conclusions showed that properties where the homes faced the park sold for between seven (7%) percent to twenty-three (23%) percent more than homes one (1) block from the park.

- According to the National Recreation and Parks Association, one (1) adult softball tournament is estimated to generate $50,000.00 when fifty (50) teams outside the City participate. Under these conditions, the capital costs of building a one (1) million dollar softball complex could be repaid after twenty (20) tournaments. Every tournament after that is profit that could be reinvested into other community needs.

- Local governments may reduce costs for public services such as sewers, roads and school facilities. In the City of Boulder, Colorado the 1988 cost for maintaining non-open space, i.e., developed area, was estimated to be over $2,500.00 per acre when utilities, flood control,

transportation and subsidiary governmental entities' costs are included. The cost for maintaining open space was only $75.00 per acre (less than 3% of the cost of non-open space).

- **ENVIRONMENTAL**

In any community, there is need to balance land development with open space. Preservation of a City's natural resources, whether they be rivers, streams, topographic features (including ravines), wetlands, woods, outstanding vegetation masses or unique habitats should be an important consideration in the planning of the City. Public policies should balance open space and land development to achieve a balanced community. There is no community which has a sustainable economic and social fabric if it is devoid of green spaces, natural areas and parks, if its water is unclean, if its children have no open spaces in which to play and learn and if adults have no refuge from congestion and noise.

- Greenways limit and control air pollution.
- Green space is essential for recharging our aquifers.
- Greenways maintain wildlife habitats and natural systems.
- Greenways prevent pollution of surface and ground waters.
- Trees and vegetation help reduce noise and dust and absorb pollutants.
- One (1) shade tree may save the energy cost equivalent of four (4) air conditioners operating all day.
- According to a 1995 issue of "Money" magazine, Americans rank clean air and clean water number one (1) and two (2) when choosing qualities for "The Best Place to Live."

ENVIRONMENTAL: TREES & VEGETATION

- **HEALTH & FITNESS**

Research on understanding and promoting physical activity is at an early stage, but some interventions to promote physical activity through schools, work sites and health care settings have been evaluated and found to be successful. "Companies are realizing the benefits of healthy employees, both in increased efficiency and decreased health insurance claims. Greenways help promote fitness by providing convenient opportunities for exercise, such as walking and jogging." (1989 Rivers and Trails Conservation Assistance, National Park Service)

HEALTH & FITNESS

- Positive and enjoyable recreation experiences can decrease stress and psychological tensions.
- Physical activity promotes employee fitness and improves health which reduces health care costs and lost work time.
- Each additional mile walked or run by a sedentary person would give him or her an extra twenty-one (21) minutes of life.
- General Electric found that employees who exercised were absent from work forty-five (45%) percent fewer days than those who did not.
- Physical activity enhances mental health, fosters healthy muscles, bones and joints and helps maintain function and preserve independence in older adults.
- Physically active older people typically benefit from lower blood pressure, increased muscle strength, joint flexibility and lower total cholesterol levels than do less active people.
- Regular participation in physical activity appears to reduce depression and anxiety, improve moods and enhance ability to perform daily tasks throughout the life span.
- Higher levels of regular physical activity are associated with lower mortality rates for both older and younger adults. Even those who are

moderately active on a regular basis have lower mortality rates than those who are least active.

- **COMMUNITY/QUALITY OF LIFE**

  Community pride is generated through leisure and park facilities. When communities compare themselves to one another, they almost always compare each other based on their evaluation of their levels of open space, recreation facilities and leisure program development.

  - Open space enhances our quality of life including recreation, education, aesthetic and spiritual enrichment.

  - Quality of life is increasingly cited as a major factor in corporate location decisions. In 1996 Ernst & Young Kenneth Leventhal noted recreation opportunities as the second most important quality of life location criteria. Labor factors, business costs and geographic factors were other considerations.

HISTORY OF TIPP CITY PARK SYSTEM

Tipp City has grown rapidly in the last ten (10) years. As the community has grown, the City's park system has also grown. The following is a historical overview of the park and open space system in Tipp City. In 1992 a Parks Advisory Committee was established as a mechanism for public input and to provide guidance for future park development.

CITY PARK "ROUNDHOUSE"

CITY PARK SWIMMING POOL

- 1884 City purchased fourteen (14) acres at what is now City Park
- 1887 The octagonal "Roundhouse" was constructed at City Park
- 1932 The City added a wading pool for young children at City Park
- 1940's Twelve (12) acres were purchased by the City to expand City Park
- 1945 Voters approved a $50,000.00 park levy, inadequate for a swimming pool
- 1946 City purchased land east of City Park for development of softball fields
- 1955 Donations were made for a 4,500 S.F. swimming pool facility at City Park
- 1975 Hathaway Village Park, a Neighborhood Park, was deeded to the City
- 1978 City received a $20,000.00 Federal Grant to purchase seventeen (17) acres, the Nature Preserve
- 1984/1985 The Tipp City non-profit Foundation was officially created
- 1987 Spring Hill Nurseries donated 300 acres for Kyle Park, a Community Park
- 1990 Hyattsville Park, a Mini Park, was deeded to the City
- 1991 Tweed Woods Park, a Mini Park, was deeded to the City
- 1992 The first soccer fields were developed at Kyle Park by the City
- 1992 Woodlawn Village Park, a Neighborhood Park, was deeded to the City
- 1992 The Tipp City Parks Advisory Committee was established as a public input vehicle
- 1993 The Timmer Pavilion was constructed at Kyle Park through numerous donated funds

- 1994 Tipp/Monroe Rotary donated monies for two (2) shelters for City-owned parks
- 1995 Springhill Park, a Mini Park, was deeded to the City
- 1996 Windmere Park, a Neighborhood Park, was deeded to the City
- 1998 Restoration of the Roundhouse was made possible through a donation from a trust fund of Fifth Third Bank
- 1999 The City purchased a portion of the Miami and Erie Canal Lock 15 from the State of Ohio. A Nature Works grant has been received by the City to develop the park.

TIPP/MONROE POPULATION ANALYSIS

Since 1980 Tipp City has grown from a Village to a rapidly growing City of 9,221 per the 2000 census data. By 2010 the population is expected to increase to between 10,221-11,221. The combined population of Tipp City and Monroe Township for 2000 is 15,339. By 2010 the population is expected to increase to between 16,839-18,339. With this rapid growth, it is timely public officials seriously look at the park and open space needs of their citizens to better service the citizens.

- **City Population By Age Group: 1980**

AGE GROUP	MALE		FEMALE		TOTAL	
	NUMBER	%	NUMBER	%	NUMBER	%
• 0-4	172	6.5	181	6.1	353	6.3
• 5-9	219	8.3	241	8.2	460	8.2
• 10-14	241	9.1	222	7.5	463	8.3
• 15-19	258	9.7	261	8.9	519	9.3
• 20-24	222	8.4	237	8.1	459	8.2
• 25-29	200	7.5	214	7.3	414	7.4
• 30-34	219	8.3	234	7.9	453	8.1
• 35-39	190	7.2	199	6.8	389	7.0
• 40-44	136	5.1	142	4.8	278	5.0
• 45-49	153	5.8	161	5.5	314	5.6
• 50-54	141	5.3	153	5.1	294	5.3
• 55-59	138	5.2	161	5.5	299	5.3
• 60-64	120	4.5	156	5.3	276	4.9
• 65-69	104	3.9	121	4.1	225	4.0
• 70-74	63	2.4	90	3.1	153	2.7
• 75 & Over	75	2.8	171	5.8	246	4.4
• TOTALS	**2,651**	**100.0**	**2,944**	**100.0**	**5,595**	**100.0**

Source: U.S. Census

- **City Population By Age Group: 1990**

AGE GROUP	NUMBER	% OF TOTAL
• 0-4	397	6.6
• 5-17	736	12.2
• 18-20	223	3.7
• 21-24	325	5.4
• 25-44	1,969	32.7
• 45-54	640	10.6
• 55-59	267	4.4

AGE GROUP	NUMBER	% OF TOTAL
• 60-64	260	4.3
• 65-74	817	13.6
• 75-84	325	5.4
• 85 & Over	68	1.1
• TOTALS	**6,027**	**100.0**
• Total Male	2,830	47.0
• Total Female	3,197	53.0

- Total Monroe Township 1990 Population: 12,690
- Total Males: 6,184 or 48.7%
- Total Females: 6,506 or 51.3%

Source: U.S. Census

- **City Population By Age Group: 2000**

POPULATION AGE GROUPS

AGE GROUP	NUMBER	% OF TOTAL
• 0-4	717	7.8
• 5-9	752	8.1
• 10-14	709	7.7
• 15-19	620	6.7
• 20-24	504	5.5
• 25-34	1,207	13.1
• 35-44	1,570	17.0
• 45-54	1,196	12.9
• 55-59	450	4.9
• 60-64	301	3.3
• 65-74	577	6.3
• 75-84	470	5.1
• 85 & Over	148	1.6
• TOTALS	**9,221**	**100.0**
• Total Males	4,465	48.4
• Total Female	4,756	51.6

- Total Monroe Township 2000 Population: 15,339
- Total Males: 7,534 or 49.1%
- Total Females: 7,805 or 50.9%

Source: U.S. Census

- **City of Tipp City Growth Analysis**

AGE GROUP	1980		1990		2000	
	NUMBER	%	NUMBER	%	NUMBER	%
• 0-4	353	6.3	397	6.6	717	7.8
• 5-19/20 (1)	1,442	25.8	959	15.9	2,081	22.6
• 20/21-24 (2)	459	8.2	325	5.4	504	5.5
• 25-44	1,534	27.4	1,969	32.7	2,777	30.0
• 45-54	608	10.9	640	10.6	1,196	13.0
• 55-59	299	5.3	267	4.4	450	4.9
• 60-64	276	4.9	260	4.3	301	3.3
• 65-74	378	6.8	817	13.6	577	6.2
• 75 & Over	246	4.4	393	6.5	618	6.7
• TOTALS	**5,595**	**100.0**	**6,027**	**100.0**	**9,221**	**100.0**

(1) 5-19 in 1980 and 2000 and 5-20 in 1990
(2) 20-24 in 1980 and 2000 and 21-24 in 1990

- **Monroe Township Growth Analysis**

	1980	1990	2000
Total Including Tipp City	NA	12,690	15,339
Total Excluding Tipp City	NA	6,663	6,118

- **City of Tipp City/Monroe Township Growth Projection: 2000-2010**

TIPP CITY 2000 BASE POPULATION	2010 LOW GROWTH: 100/YEAR	2010 HIGH GROWTH: 200/YEAR
9,221	10,221/9.8%	11,221/21.7%
MONROE TOWNSHIP INCLUDING TIPP CITY 2000 BASE POPULATION	**2010 LOW GROWTH: 150/YEAR**	**2010 HIGH GROWTH: 300/YEAR**
15,339	16,839/9.8%	18,339/19.6%

STUDENT CHARETTES: ALL AGES

In mid-May, 2001 four (4) student charettes were conducted at the Nevin Coppock Elementary School, L.T. Ball Jr. High School and the Tippecanoe High School. Sixty-six (66) third and fourth grade students and junior and senior high school students were interviewed. During these charettes each group was asked: "What parks do they use?", "What programs/activities do they use?", "What recreation activities/facilities are missing/needed?" and "How should additional activities/programs be funded?" Their responses are noted below.

NEVIN COPPOCK ELEMENTARY SCHOOL

NEVIN COPPOCK ELEMENTARY SCHOOL

- **What Parks Do You Use?:**
  - City Park
  - Kyle Memorial Park
  - Neighborhood Parks
- **What Programs/Activities Do You Use?:**
  - Golfing
  - Camping
  - Swimming
  - Roller blading
  - Basketball and tennis
  - Baseball, softball and soccer
  - Bicycle riding, running and walking
  - Playground equipment including swings and slides
- **What Recreation Activities/Facilities Are Missing/Needed?:**
  - Camping areas
  - Bigger lakes/ponds
  - Fewer smoking areas
  - Skate park for all ages
  - More trash receptacles
  - More/better lighting in parks
  - More trees and picnic tables
  - More jungle gyms in neighborhood parks
  - Parks look nicer with more flowers and landscaping
  - Improved bike trails and places to walk or rollerblade
  - Balls go into the river from the basketball court in City Park
  - Bigger and improved pools. Water is very cold and pools leak
  - More drinking fountains, concessions and restrooms, not porta-potties
  - Fences to keep people out of dangerous areas or to define the park area
  - Tetherball, four square, hopscotch, kickball court, jump ropes and a track
  - Better security for "younger" children. Have police drive or walk through parks

- More baseball/softball fields, football fields and tennis courts. Have defined areas for ball playing
- Paul G. Duke Park in Troy, Ohio, has nice facilities and is the type of park Tipp City should have
- Better safety surfaces in playground areas and safer equipment. Need to update equipment and do not want wood equipment because of splinters.
- Windmere Park - add soccer/softball/football goals, bike racks and fence the basketball court. Improve turf - problems with mud and rocks in grass areas.
- Bigger play structures with tunnels, brighter colors, teeter totters, bouncing equipment, curly/spiral slides, tire swings and sand boxes for little kids with scoops or buckets.

- **How Should Additional Activities/Programs Be Funded?:**

  - Taxes
  - Use fees
  - Donations
  - Concessions in parks
  - Fund raisers such as bake sales, fun fairs, art shows, book fairs, community yard/garage sales, plays or auctions

L.T. BALL JR. HIGH SCHOOL

L.T. BALL JUNIOR HIGH SCHOOL / TIPPECANOE HIGH SCHOOL

- **What Parks Do You Use?:**

  - Windmere Park
  - Hathaway Village Park
  - BMX trails at Hyatt back in the woods.
  - Bike Path - it is rough and needs to be repaved. Should be paved in the Nature Preserve area.
  - City Park -pool, bike riding, baseball/softball and basketball. Basketball court needs new hoops.
  - Kyle Memorial Park - soccer fields are rough and need to improve turf. Skate park area needs to add a half pipe and a bowl with a railing going into it. Need greater number and variation of ramps for skate park.

- **What Programs/Activities Do You Use?:**

  - Soccer
  - Basketball
  - Skate park
  - Baseball/Softball
  - Golf driving range
  - Swimming Team at Tipp pool
  - Volleyball - need more facilities

- **What Recreation Activities/Facilities Are Missing/Needed?:**

  - Wooded areas
  - Large park areas
  - More trees in parks
  - Better turf maintenance
  - More waste receptacles
  - Bicycle jumps/BMX track
  - Shops other than antiques
  - BMX track with a vert ramp
  - Trails throughout community
  - Beverage machines at parks
  - Bowling alley and a movie theater
  - Better maintenance/clean up of existing parks
  - General improvement of existing park facilities
  - Space for kickball or to throw a ball in City Park
  - Putt-putt golf course, arcade and a paintball area
  - Need a place to go inside at the pool/shelter area
  - Pave the City Park parking lot near the pool complex
  - An area for rockets and model airplanes at Kyle Park
  - Update and improve play equipment and safety surfaces
  - Another wood wall like the one at Kyle Memorial Park to kick balls at
  - Restrooms, not porta potties, and concessions at Kyle Memorial Park

- More benches in parks. Hyattsville Garden Park needs better benches
- New batting cages at City Park. Existing cages too small and in poor condition
- Boat/canoe ramps at various locations along the Great Miami River to provide better access
- Need to clean up river and pond areas related to City Park and make areas better for fishing
- Soccer Fields - may not need more fields but need to improve existing fields which are uneven and turf is in poor condition
- Paths for walking, skateboarding and roller bladers. Need wider paths and paths in woods but with minimal destruction of trees.
- Kyle Memorial Park Skate Park - provide artificial stair steps and a grinding rail for bikes. Have a contest to design a skate park. Have waivers relative to pads and helmets.
- Swimming pools are too small and crowded and water temperature is cold. Need more and larger pools, a diving pool with a high board and repair of the kiddie pool and big pool.
- The Avenue is an example of a facility desired by kids. Some parents do not want their children to go there, however, due to its church affiliation. Prefer a public teen/recreation center that would be like a club for younger kids with a bus service to facilitate access.

- **How Should Additional Activities/Programs Be Funded?:**

  - Taxes
  - Concerts
  - Bed races
  - Mum Festival
  - Sell named brick
  - Charge for events
  - Fun park/water play
  - Community cookout
  - Sales or income taxes
  - Car show entry fees/tickets
  - Grants for schools and parks
  - Parking fees for special events
  - Full time concessions at City Park
  - Park rangers to issue fines for littering
  - Donations (corporate and individual) and volunteers
  - Fund raisers such as bake sales, car washes, dances, etc
  - Bus service to various park and recreation facilities - sell bus passes
  - Businesses donate items for a community auction, private donations, a donation box or raffles
  - Better shops such as sporting goods, videos, equipment rentals and the Railroad Carryout on Third Street

TIPPECANOE HIGH SCHOOL

TIPPECANOE HIGH SCHOOL

- **What Parks Do You Use?:**

  - Windmere Park
  - Hathaway Village Park
  - Woodlawn Village Park
  - Bowling alleys in Troy and Vandalia, Ohio
  - Kyle Park - soccer and softball fields and skate park area
  - City Park -baseball/softball fields, football stadium, tennis courts, trails and the Great Miami River. Basketball court but not in good condition and only one (1) full court. Also softball and soccer fields. Like to play on the football field because the turf is in good condition and is smooth.

- **What Programs/Activities Do You Use?:**

  - Sidney, Ohio - for go carts
  - Not many fun activities for older youth
  - Sports activities and swimming pools at City Park
  - Basketball, softball, soccer and skate park area as noted above
  - Vandalia, Ohio - for Student Activities Center (SAC) and the air show
  - Bowling (Troy and Vandalia), Hockey Town (Xenia) and indoor soccer (Englewood and Xenia)
  - Troy, Ohio - for movies, bowling, Guss Macker tournaments, Troy Rec teen center and Putt Putt/Adventure Golf

- **What Recreation Activities/Facilities Are Missing/Needed?:**

  - Want more family activities
  - Fields for lacrosse and rugby
  - A track at Kyle Memorial Park
  - Improved/expanded skate park
  - Trolley or bus service to get to facilities
  - Clean up along Great Miami River and pond areas
  - Concessions at the City Park pools and in Kyle Park
  - Need better shopping facilities and family restaurants
  - Add to skate park and develop a court for roller hockey
  - Bikeways and running paths throughout the community
  - Recreation Center - gymnasiums, fitness/work out area
  - The YMCA does not offer much for families or older youth
  - Improve field areas and turf at all parks and the high school
  - Add sidewalks along streets and across I-75 along S.R. 571
  - Regulation size basketball courts and better maintenance of courts
  - Place for parties, dances, events, etc. Would like a dance club for youth
  - Pavilion or amphitheater for small bands and local music groups to perform
  - Safe bike trails around the City to link facilities and along the Great Miami River
  - Swimming pools with warmer water, a diving area, water slides, water play and water polo
  - Better maintenance of existing facilities. Better restrooms and provide lockers at the swimming pool.
  - More restaurants but no more fast food. Would like Applebees, Outback Steak House, TGI Fridays, etc.
  - Would like a bowling alley, putt-putt golf, movie theater, donut shop, ice cream store like Dippin Dots, etc.
  - Better and larger pools. Existing pools have cold water, leak and the area is too shady. Water play and slides.
  - Need a recreation center for youth. Want a place to "hang." The YMCA is too small and there are few activities that are oriented to youth.
  - Would like a movie theater, bowling alley, video store with more selections, electronics store for sound systems and a store like Jungle Jims.
  - Recreation center for older youth. Examples cited include Evanston-Ginghamsburg Church and The Avenue. Places to "hang", basketball, skating, band/dance area, game room, etc.
  - Facilities that would attract youth/friends from other communities to Tipp City. Youth would prefer to do things in Tipp City rather than always feeling they have to go elsewhere. Nothing within walking distance. They feel bad that their parents have to take them everywhere.

- **How Should Additional Activities/Programs Be Funded?:**

  - Volunteers and donations
  - Youth would be glad to help
  - Art shows like the student art exhibit at the YMCA

CITIZEN/PUBLIC SERVICE PROVIDER INTERVIEWS

CITIZEN / PUBLIC INTERVIEWS

In mid-June and early July, 2001 thirty-seven (37) interviews were conducted with representatives of Tipp City businesses, churches, citizens, City government, Five Rivers Metroparks, The Miami Conservancy District, Miami County Park District, Miami County Planning & Zoning, Miami Valley Regional Planning Commission, Monroe Township Trustees, Ohio Department of Natural Resources, Tipp City Chamber of Commerce, Tipp-Monroe Community Services and YMCA. The purpose of the interviews was to garner opinions regarding the quality of park and recreation facilities and programs, what improvements are needed and how can improvements be funded. During the interviews the following information was gleaned.

- **Quality of Park Facilities**

  - All parks are well-maintained.
  - The City swimming pool is old.
  - Bath house at City Park is nasty.
  - The need for small, mini parks is questioned.
  - Some question if all parks need to be mowed.
  - Basketball courts in City Park are oddly placed.
  - Most people like City Park with the mature trees.

- Parking is inadequate at City Park for the Roundhouse and ballfields.
- The YMCA is an asset and meets community needs for a recreation center.
- There is a high degree of satisfaction with existing parks and recreation services.

- **Park/Recreation Improvements Needed**

  - Shelters
  - Larger parks
  - Gymnasiums
  - Amphitheater
  - Practice fields
  - Teen activities
  - Picnic facilities
  - Meeting rooms
  - Trails to serve all
  - Basketball courts
  - More soccer fields
  - Adult league fields
  - A better skate park
  - Multipurpose rooms
  - Spaces for aerobics
  - Neighborhood parks
  - Sports complex with parking
  - Better concessions at the pool
  - A park in the western part of the City
  - Improved access to the parks, especially Kyle Park
  - Better playground equipment, safety surface and walks to parks
  - Larger/improved/replaced swimming pool/deck with better bath house
  - More needs to be done with the Nature Preserve but without parking encroachment
  - City Park
    - Needs updating
    - Restrooms near the football field
  - Kyle Park
    - Restrooms
    - More parking
    - More shelters
    - Trees for shade
    - Drinking fountains
    - Additional soccer fields
    - Power for picnic facilities
    - Temporary shade structures
    - More ballfields including T-ball fields

- **How Can Improvements Be Funded?**

  - Grants
  - Bond issue
  - General fund
  - No new taxes
  - Increased taxes
  - Perhaps park/recreation levy
  - Cooperative City-Township effort
  - Miami Conservancy District Partnership

CITIZEN SURVEY: 20.6% RESPONSE

A random sample of residents on the City's utility bill were mailed a citizen survey. Of the 850 surveys mailed, 176 were returned, representing a response rate of 20.6%. Of the 176 respondents, 2 resided in Monroe Township while 174 were residents of Tipp City. 87% of the respondents own their own home.

- 33% of respondents have lived in the City for over 20 years while 32% have lived in the City 1-5 years.

- Those living in each home represented by percentage: 11% - 5-9 years, 21% - 30-39 years, 18% - 40-55 years and 24% - over 55 years.

- The largest population not presently being served in the City was felt to be the senior/elderly/handicapped, as well as young adults and teens.

- The parks which were the most unknown or least used in order of most votes

included Railroad Depot, Tweed Woods Park, Hyattsville Garden Park, Nature Center, Woodlawn Village Park and Springhill Park.

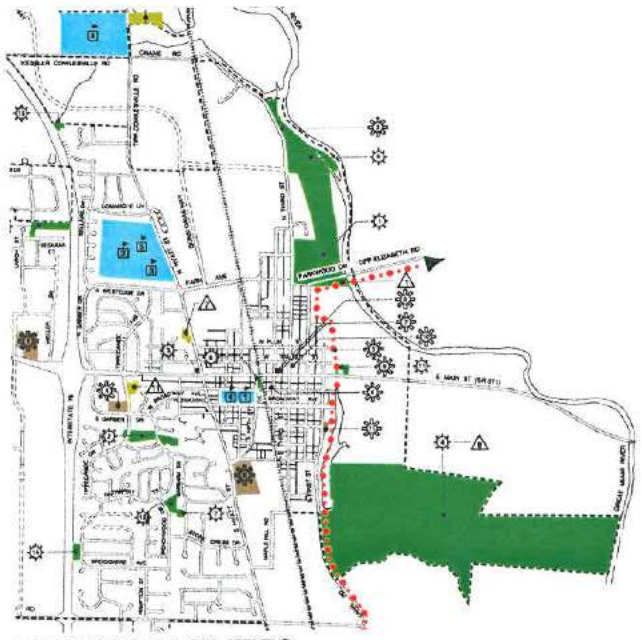
- The most frequently requested water activities in order of priority included water play, swimming, fishing, canoeing and lastly boating. Ice skating and sledding/tobogganing were highly rated winter sports.

- 36% of the respondents desired to have improvements made in City Park, 20% in Kyle Park, 13% in Windmere Park and 10% in Woodlawn Village Park. No one expressed a desire for improvements in Hampton Woods Park.

- When asked about the adequacy of existing Tipp City parks and open space, only 54% felt existing parks were somewhat adequate, 37% felt the parks were very adequate, 7% somewhat inadequate and 2% felt the parks were inadequate.

- Open Space Needs: The majority of those surveyed, 77%, agreed or somewhat agreed there is enough open space as the City looks at future growth. Those that felt additional open space is needed felt it should be a required donation by developers, purchased through donated funds or purchased through existing City revenues.

- Recreation Programs: Sports skills were most popular for preschoolers. Activities for teens received the highest votes with adventure day trips including: concerts and Cedar Point/Kings Island. Movies in the park and open gym were also most popular. Adults and senior citizens favored open air concerts, aerobics, arts and crafts and computer classes.



EXISTING FACILITIES

- When asked to rate the existing City Park facilities, City Park received the highest rating in the excellent/fair category. Kyle Memorial Park received the next highest rating and Hathaway Village Park a close third. While the vote was much less for existing poor park facilities, Kyle Park, Windmere Park, Springhill Park and Woodlawn Park received the highest vote in this category.

- Facility Development: When asked what new/additional facilities should be offered, the results varied as noted below with the highest demand for trails, the next highest was picnicking and then field games.

  - In-line skating, sand volleyball, tennis, horseshoes, basketball and roller hockey were most desired court games.

  - Lighted fields received the highest score in the field game category. Next highest requests were for softball, baseball, soccer and irrigated fields.

  - The most frequently requested additional facilities in order of priority included restrooms, teen center, heated outdoor swimming pool, rollerblading, skateboarding, wildlife/nature study. BMX, demonstration gardens and track and field were the least requested.

- Financing Methods: In order of priority, people felt park and recreation facility development should be funded through:

  - Volunteer Efforts (Small Projects)
  - Business Sponsorships/Donations
  - Partnerships with Community Organizations
  - The Tipp City Foundation/Funds
  - City's Annual Capital Improvement Fund

- Recreation Program Funding
  - Business Sponsorships/Donation
  - Partnerships with Other Providers

- Routine Improvements/Maintenance
  - Annual Operating Budget
  - Partnerships with Community Organizations

- **NOTE**: Methods of funding do not match the cost of the significant improvements desired such as pools, recreational fields with irrigation, lighting and subgrade drainage or trail development.

CITY OF TIPP CITY PARK EVALUATION

- Based on the 1995 National "Park, Recreation, Open Space and Greenway Guidelines," Tipp City's existing parks may be classified based on size, character of development and radius or area served. Parks currently not developed have (ND) after the name. A community's park system typically includes:

  - Mini Parks
  - Neighborhood Parks
  - Community Parks
  - Sports Complex
  - School Parks
  - Greenways/Natural Resource Areas/ Preserves

MINI PARK: CANAL LOCK PARK

- **Mini Parks:** The smallest park type may be as small as 2,500 S.F. to one (1) acre or less than five (5) acres. Mini parks typically serve a residential area 1/4 mile or less in radius. The development character of mini parks is characterized by passive facilities including landscaped areas, seating areas, playgrounds or unique recreational needs/sites. Mini parks usually are not large enough to accommodate off-street parking or programmed activities. Mini parks include:

• Canal Lock Park (Being Developed)	1.50 Acres
• Hampton Woods Park (ND)	2.10 Acres
• Hyattsville Garden Park	.25 Acres
• Manchester Chase Park (ND)	.80 Acres
• Railroad Depot	1.00 Acres
• Springhill Park	.50 Acres
• Sycamore Woods Park (ND)	1.75 Acres
• Tweed Woods Park	1.50 Acres
Total Acres	9.40 Acres

NEIGHBORHOOD PARK: HATHAWAY VILLAGE PARK

- **Neighborhood Parks:** Serves as the basic unit for a City's park system. Minimum size should be at least five (5) acres, up to ten (10) acres. Neighborhood parks serve a 1/4 mile to ½ mile radius area uninterrupted by non-residential streets. Neighborhood parks are not large enough to be used for programmed activities. Neighborhood parks usually include 50% active and 50% passive activities and may include seven (7) to ten (10) parking spaces. Neighborhood Parks include:

• Hathaway Village Park	7.00 Acres
• Windmere Park	4.70 Acres
• Woodlawn Village Park	4.10 Acres
Total Acres	15.80 Acres

COMMUNITY PARK / SPORTS COMPLEX: KYLE MEMORIAL PARK

- **Community Parks:** Community parks typically serve a broader purpose than neighborhood parks and more than two (2) neighborhoods within a ½ to 3 mile radius. Community parks are served by non-local streets, arterial or collector streets and are usually thirty (30) to fifty (50) acres in size. Community parks include active and passive activities, especially group activities. Community parks are not designed, however, for programmed athletic field events. Due to their size, off-street parking is an integral part of the community park development.

• City Park	69.50 Acres
• Kyle Memorial Park (Per Master Plan 50 Acres in Nature Preserve and 50 Acres Designated Group Picnicking)	276.00 Acres
Total Acres	345.50 Acres

- **School Park:** Parks combined with school sites. School parks may satisfy Neighborhood, Community or Sports Complex needs. Optimal size depends on intended use. Athletic field development should be oriented to youth versus adult uses. Currently there are no formally designated School Parks presently in the City. The location of the City's existing elementary schools do service many of the City's neighborhoods but are presently restricted for use by the public.

- **Sports Complex:** Consolidates heavily programmed athletic fields with associated recreation facilities. Desired size is a minimum of twenty-five (25) acres. Forty (40) to eighty (80) acres are more desirable. Fields are often illuminated. Kyle Park serves as both a Community Park and Sports Complex.

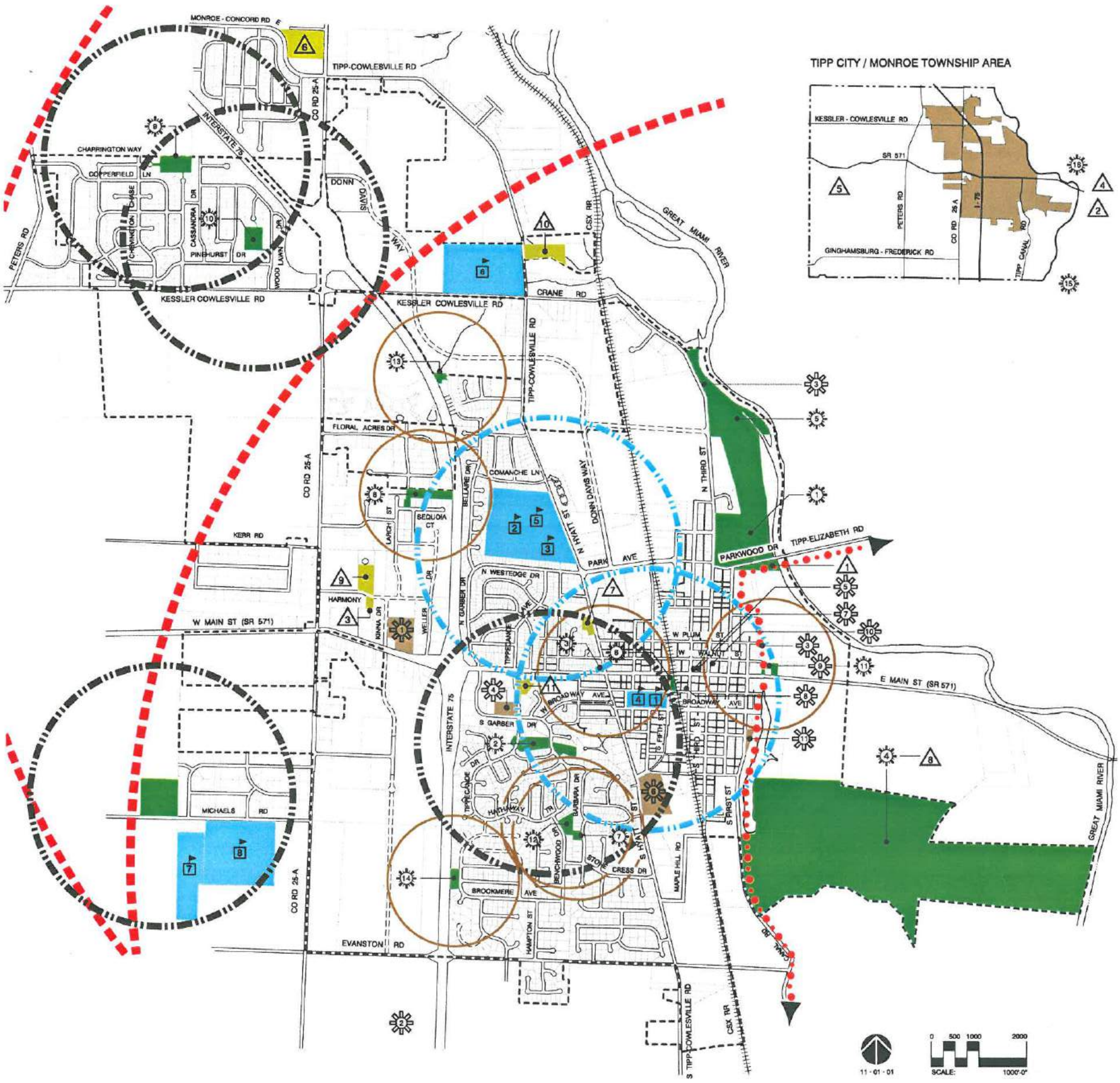
NATURAL RESOURCE AREA / PRESERVE / GREENWAY: NATURE CENTER

- **Natural Resource Areas/Preserves:** Lands set aside for preservation of significant natural resources, remnant landscapes, open space and visual aesthetics/buffering. Designated areas include:

• Nature Center	17.00 Acres
Total Acres	17.00 Acres

- **Greenways:** Greenways link park system components together to form a continuous park environment. Greenways may include park trails, connector trails or on-street bikeways.

- The City currently has 387.70 acres of park land. Of that total, three (3) mini parks are not developed and one (1) park, Canal Lock Park, is currently in Phase I development. In terms of current total acreage and current population, it would appear the City has adequate park land. However, both of the City's Community Parks are within the 100 year flood plain except for 4.5 acres at City Park. Currently there is a deficiency of Neighborhood Parks in both the City and growing Township areas.



TIPP CITY / MONROE TOWNSHIP AREA

GENERAL LEGEND

- TIPP CITY CORPORATION LIMIT
- EXISTING PARK AND RECREATION FACILITIES
- CITY SCHOOLS
- PRIVATE/COMMERCIAL FACILITIES
- SPECIAL FACILITIES
- OHIO BUCKEYE TRAIL
- MINI-PARK = .25 MILE RADIUS
- NEIGHBORHOOD PARK = .50 MILE RADIUS
- COMMUNITY PARK = 3 MILE RADIUS
- ELEMENTARY SCHOOL = .5 MILE RADIUS

FACILITIES LEGEND

PARK AND RECREATION FACILITIES

1. CITY PARK
2. HATHAWAY VILLAGE PARK
3. HYATTSVILLE GARDEN PARK
4. KYLE MEMORIAL PARK
5. NATURE CENTER
6. RAILROAD DEPOT
7. SPRINGHILL PARK
8. TWEED WOODS PARK
9. WINDMERE PARK
10. WOODLAWN VILLAGE PARK
11. CANAL LOCK PARK
12. HAMPTON WOODS PARK
13. MANCHESTER CHASE PARK
14. SYCAMORE WOODS PARK
15. MCPD - CHARLESTON FALLS PRESERVE
16. MCPD - HONEY CREEK PRESERVE

CITY SCHOOLS

1. BROADWAY ELEMENTARY SCHOOL
2. L.T. BALL JUNIOR HIGH SCHOOL
3. NEVIN COPPOCK ELEMENTARY SCHOOL
4. TIPPECANOE CENTRAL SCHOOL
5. TIPPECANOE HIGH SCHOOL
6. NEW HIGH SCHOOL SITE
7. COPPOCK WOODS
8. SCHOOL LAND

PRIVATE/COMMERCIAL FACILITIES

1. BAREFOOT CANOES
2. CLIFFSIDE GOLF COURSE
3. GEM CITY GYMNASTICS
4. HIDDEN LAKE GOLF COURSE
5. HOMESTEAD GOLF COURSE
6. MIAMI COUNTY YMCA ROBINSON BRANCH
7. PATRICE LINK DANCING SCHOOL
8. PIN HIGH DRIVING RANGE & LEARNING CENTER
9. SCHROEDER TENNIS CENTER
10. TIPP CITY EAGLES RECREATIONAL PARK
11. TIPP CITY MARTIAL ARTS CENTER

SPECIAL FACILITIES

1. CHURCH OF THE NAZARENE - TIPP CITY
2. GINGHAMSBURG CHURCH
3. MIAMI-ERIE CANAL
4. MUNICIPAL BUILDING
5. OLD TIPPECANOE VISITORS CENTER/ TIPP-MONROE COMMUNITY SERVICES
6. SPRING HILL DISPLAY GARDEN
7. TIPP CITY PUBLIC LIBRARY
8. TIPP CITY UNITED METHODIST CHURCH
9. TIPP ROLLER MILL AND THEATER
10. TIPPECANOE HISTORICAL MUSEUM
11. TIPPECANOE SENIOR CITIZEN, INC.

PARK/ELEMENTARY SCHOOL SERVICE RADII

Tipp City, Ohio
"Our Image Is Growing"

PARKS AND OPEN SPACE MASTER PLAN
CITY OF TIPP CITY, OHIO

EDSALL & ASSOCIATES LLC
LANDSCAPE ARCHITECTS LAND PLANNERS PLANNING CONSULTANTS
754 NEIL AVENUE COLUMBUS, OHIO 43215 614 - 221 - 0580

EXISTING CITY OF TIPP CITY PARK FACILITIES

		CITY PARK [1]	HATHAWAY VILLAGE PARK [2]	HYATTSVILLE GARDEN PARK [3]	KYLE MEMORIAL PARK [4]	NATURE CENTER [5]	RAILROAD DEPOT [6]	SPRINGHILL PARK [7]
INDOOR		●						
OUTDOOR		●	●	●	●	●	●	●
CLASSIFICATION		C	B	A	C/E	D	D	A
LAND AREA: ACRES		69.5	7.0	.25	276.0	17.0	1.0	.5
PARKING		●	(1)	(1)	●	●	(1)	(1)
COURT GAMES	Badminton/Volleyball	1			2			
	Basketball	1 + 2-1/2			1			
	Four Square							
	Hopscotch							
	Horseshoes	●						
	Shuffleboard	●						
	Tennis	●						
FIELD GAMES	Baseball	8						
	Football	1						
	Soccer				8			
	Softball	2			2			
PICNICKING	Grills	●	●		●			
	Picnic Tables	●	●		●			
	Shelter Buildings	●			●			● (3)
PLAYGROUNDS	Play Equipment	●	●		●			
	Open Play	●	●		●			
SITE IMPROVEMENTS	Concession Area	●						
	Restrooms	●			●			
	Site Furnishings	●	●	●	●			●
	Storage	●	●					
TRAILS	Hiking/Jogging/Walkway	●			●	●		●
WATER SPORTS/ FEATURES	Boating/Canoeing/Skiing	●						
	Fishing	●			●	●		
	Swimming	●						
	Water Features	●	●		●	●		
WINTER SPORTS	Ice Skating/Hockey							
	Sledding/Tobogganing/Skiing							
OTHER	Camping							
	Golf				● (2)			
	Natural Areas	●			●	●		
	Roller Skating/Skateboarding				●			
	Track & Field							

CLASSIFICATION KEY: A-E

A Mini Park
B Neighborhood Park
C Community Park
D Special Facility
E Sports Complex

SPECIAL NOTES/LEGEND: ( )

(1) On Street Parking
(2) Driving Range
(3) Gazebo
(4) Currently Undeveloped

[ ] Indicates Key Number in Facilities Legend on Existing Facilities Map

EXISTING CITY OF TIPP CITY PARK FACILITIES

		TWEED WOODS PARK [8]	WINDMERE PARK [9]	WOODLAWN VILLAGE PARK [10]	CANAL LOCK PARK [11]	HAMPTON WOODS PARK [12]	MANCHESTER CHASE PARK [13]	SYCAMORE WOODS PARK [14]
INDOOR								
OUTDOOR		●	●	●	● (4)	● (4)	● (4)	● (4)
CLASSIFICATION		A	B	B	A/D	A	A	A
LAND AREA: ACRES		1.5	4.7	4.1	1.5	2.1	.8	1.75
PARKING		(1)	(1)	(1)	●	(1)	(1)	(1)
COURT GAMES	Badminton/Volleyball							
	Basketball		1					
	Four Square							
	Hopscotch							
	Horseshoes							
	Shuffleboard							
	Tennis							
FIELD GAMES	Baseball							
	Football							
	Soccer		1	1				
	Softball			1				
PICNICKING	Grills							
	Picnic Tables			●				
	Shelter Buildings							
PLAYGROUNDS	Play Equipment	●	●	●				
	Open Play	●	●	●				
SITE IMPROVEMENTS	Concession Area							
	Restrooms							
	Site Furnishings		●	●				
	Storage							
TRAILS	Hiking/Jogging/Walkway		●	●	●			
WATER SPORTS/ FEATURES	Boating/Canoeing/Skiing							
	Fishing							
	Swimming							
	Water Features							
WINTER SPORTS	Ice Skating/Hockey							
	Sledding/Tobogganing/Skiing							
OTHER	Camping							
	Golf							
	Natural Areas							
	Roller Skating/Skateboarding							
	Track & Field							

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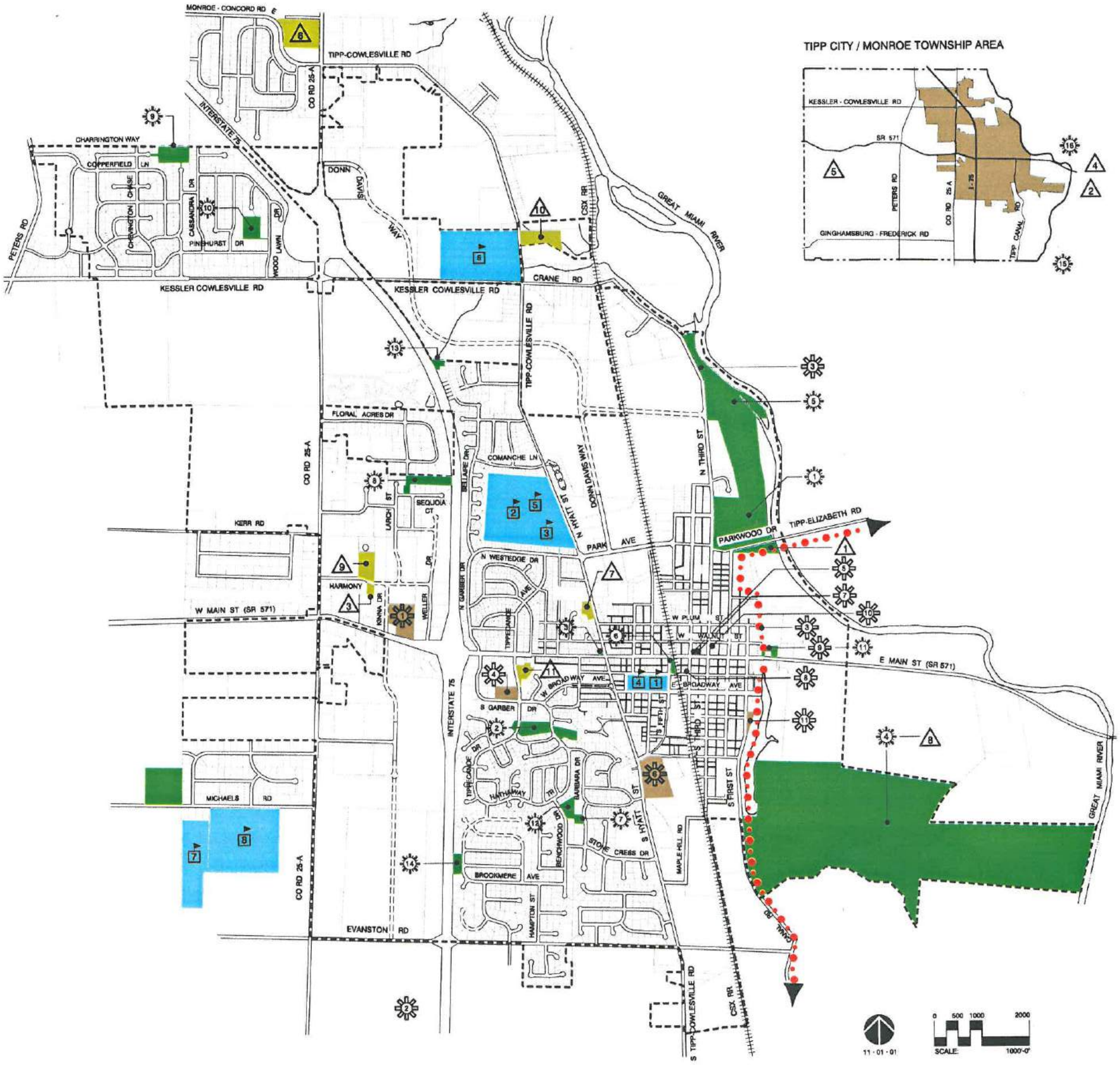

TIPP CITY / MONROE TOWNSHIP AREA

GENERAL LEGEND

- TIPP CITY CORPORATION LIMIT
- EXISTING PARK AND RECREATION FACILITIES
- CITY SCHOOLS
- PRIVATE/COMMERCIAL FACILITIES
- SPECIAL FACILITIES
- OHIO BUCKEYE TRAIL

FACILITIES LEGEND

PARK AND RECREATION FACILITIES

1 CITY PARK
2 HATHAWAY VILLAGE PARK
3 HYATTSVILLE GARDEN PARK
4 KYLE MEMORIAL PARK
5 NATURE CENTER
6 RAILROAD DEPOT
7 SPRINGHILL PARK
8 TWEED WOODS PARK
9 WINDMERE PARK
10 WOODLAWN VILLAGE PARK
11 CANAL LOCK PARK
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EXISTING FACILITIES

"Our Image is Growing"

PARKS AND OPEN SPACE MASTER PLAN

CITY OF TIPP CITY, OHIO

EDSALL & ASSOCIATES LLC
LANDSCAPE ARCHITECTS LAND PLANNERS PLANNING CONSULTANTS
754 NEIL AVENUE COLUMBUS, OHIO 43215 614 - 221 - 0580

COMPARISON OF TIPP CITY'S PARK FACILITIES TO NATIONAL STANDARDS

PARK CLASSIFICATION (1)	EXISTING FACILITIES (2)	POPULATION STANDARDS	IDEAL 2000 ACREAGE (3)(4)(5)(6)	IDEAL 2001 ACREAGE (7)	RECOMMENDED
• **MINI PARKS**	9.4	.5 ACRE/ 1,000 PEOPLE	4.6	6.0	NONE
• **NEIGHBORHOOD PARKS**	15.8	1.0 TO 2.0 ACRES/ 1,000 PEOPLE	9.2 - 18.4	11.7/12.2 - 23.4/24.4	ADD/EXPAND
• **COMMUNITY PARKS (6)**	345.5	5.0 TO 8.0 ACRES/ 1,000 PEOPLE	46.1 - 73.8	58.6/93.8 - 61.1/97.8	MASTER PLAN
• **SPORTS COMPLEX (6)**	NONE	MINIMUM 25 ACRES DETERMINED BY DEMAND	25+ ACRES		ADD 1 SITE
• **SCHOOL COMPLEX**	NONE	VARIABLE SIZE DE-PENDING ON FUNCTION			PARTNER WITH SCHOOLS
• **COMMUNITY RECREATION BUILDING**	NONE	1-2 S.F. OF BUILDING/ PERSON TO BE SERVED			YMCA SERVES CITY
• **GREENWAYS/ NATURAL RESOURCE AREAS/PRESERVES**	17.0	SIZE VARIES BASED ON AVAILABLE RESOURCES			ADD PER MASTER PLAN

(1) BASED ON 1995 NATIONAL GUIDELINES.
(2) TOTAL CITY-OWNED PARK LAND IS 387.70 ACRES.
(3) BASED ON 9,221 POPULATION WITHIN CITY LIMITS FOR 2000.
(4) REMAINDER OF MONROE TOWNSHIP 2000 POPULATION IS 6,118.
(5) 100% OF THE 276.0 ACRES AT KYLE PARK AND 65.0 OF THE 69.5 ACRES AT CITY PARK ARE WITHIN THE 100 YEAR FLOOD PLAIN, RESTRICTING PARK DEVELOPMENT.
(6) THE NATIONAL RECREATION AND PARKS ASSOCIATION RECOMMENDS A "CORE" SYSTEM OF 6.25 TO 10.5 ACRES OF DEVELOPED OPEN SPACE PER 1,000 POPULATION. IDEAL PARK ACREAGE WOULD BE 57.6 TO 96.8 ACRES TO SERVE TIPP CITY'S RESIDENTS. CURRENTLY TIPP CITY'S COMMUNITY PARKS SERVE THE RESIDENTS OF MONROE TOWNSHIP AS WELL AS THE SCHOOL DISTRICT.
(7) RESIDENTS OF MONROE TOWNSHIP UTILIZE TIPP CITY'S COMMUNITY PARKS AND SPORTS FIELDS. THIS CREATES A DEMAND FOR THE CITY AND TOWNSHIP RESIDENTS FOR THE FOLLOWING COMBINED POPULATION:
   - **NEIGHBORHOOD PARKS** (1.0 to 2.0 Acres/1,000 People)
     - 2000: 15,339 or **15.3 - 30.6 acres.**
     - 2010: 16,839 or **16.8 - 33.7 acres**.
   - **COMMUNITY PARKS** (5.0 to 8.0 Acres/1,000 People)
     - 2000: 15,339 or **76.7 - 122.7 acres.**
     - 2010: 16,839 or **84.2 = 137.4 acres.**

EXISTING TIPP CITY PUBLIC SCHOOL FACILITIES

		BROADWAY E.S. [1]	L.T. BALL JR. H.S. [2]	NEVIN COPPOCK E.S. [3]	TIPPECANOE CENTRAL SCHOOL [4]	TIPPECANOE H.S. [5]	NEW H.S. SITE [6]
INDOOR		●	●	●	●	●	(12)
OUTDOOR		●	● (4)	●	●	● (4)	(12)
GYMNASIUM/MULTIPURPOSE		● (1)	● (5)	● (8)	● (1)	● (11)	●
AUDITORIUM		●	●	●	●	●	●
INDOOR BASKETBALL		●	●	●	●	●	●
LAND AREA-ACRES		11.0 (2)	43.0 (6)	43.0 (6)	11.0 (2)	43.0 (6)	36.4
PARKING		●	●	●	●	●	●
COURT GAMES	Badminton/Volleyball						PRESENTLY UNDEVELOPED
	Basketball	●	●	●	●	●	
	Four Square	●		●			
	Hopscotch						
	Shuffleboard						
	Tennis		● (4)(7)			● (4)(7)	
	Tetherball	●		●			
FIELD GAMES	Baseball		●			●	
	Football		●			●	
	Soccer		●			●	
	Softball		●			●	
PICNICKING	Grills						
	Picnic Tables						
	Shelter Buildings						
PLAYGROUNDS	Play Equipment	●		●			
	Open Play	●		●			
SITE IMPROVEMENTS	Concession Area		●			●	
	Restrooms		●			●	
	Site Furnishings	●	●	●	●	●	
	Storage		●			●	
TRAILS	Hiking/Jogging/Walkway						
WATER SPORTS/FEATURES	Boating/Canoeing/Skiing						
	Fishing						
	Swimming						
	Water Features						
WINTER SPORTS	Ice Skating/Hockey						
	Sledding/Tobogganing/Skiing						
OTHER	Golf						
	Natural Areas (12)	(3)		(9)	(10)		
	Track & Field		●			●	

SPECIAL NOTES/LEGEND:

(1) Some school intramural programs conducted at Tippecanoe Central. Gymnasium, multipurpose room, meeting and activity rooms and classrooms used by Tipp-Monroe Community Services. Other non-school groups that use facilities include churches, scouts, pee wee football awards, pee wee cheerleaders, basketball and volleyball leagues and various special classes. Arts and crafts facilities used at Tippecanoe Central.

(2) Broadway Elementary School and Tippecanoe Central School share same site area.

(3) Outdoor education programs use Coppock Woods and Nature Preserve.

(4) L.T. Ball Jr. High School and Tippecanoe High School share many of the noted site facilities.

(5) Includes cafeteria used as meeting and activity room, arts and crafts facilities and vocational education shops. All types of school intramural programs conducted at L.T. Ball Jr. High School. Tipp-Monroe Community Services program and Tipp City use gymnasium and multipurpose room/cafeteria. Other non-school groups that use facilities include pee wee wrestling and the Safety City program.

(6) L.T. Ball Jr. High School, Nevin Coppock Elementary School and Tippecanoe High School share same site area.

(7) Six (6) Courts

(8) Also includes multipurpose room with a small stage, meeting and activity rooms and arts and crafts facilities. Multipurpose room used by Tipp-Monroe Community Services.

(9) Outdoor education programs use Nature Preserve.

(10) Outdoor education programs use Camp Kern and Nature Preserve.

(11) Includes cafeteria used as a multipurpose room, meeting and activity room, arts and crafts facilities and vocational education shops. Very limited use by Tipp-Monroe Community Services but have used family living classroom and computer labs were opened for community use. Facilities used on a very limited basis by non-school groups include the gymnasium and cafeteria.

(12) School owned land off of Michaels Road of approximately 76 acres of which approximately 28 acres is wooded and 48 acres is open area.

[ ] Indicates Key Number in Facilities Legend on Existing Facilities Map

ADDITIONAL PARK, RECREATION AND OPEN SPACE FACILITIES

The following listings summarize existing park and recreation facilities and programs that serve the community in addition to Tipp City's public park and school facilities. These listings include Monroe Township Parks, the Miami County Park District, private/commercial and special facilities as well as special events and festivals.

MONROE TOWNSHIP PARKS

- **Deer Dale Park**
  - 3.019 acres on Virginia Drive with a basketball court, tennis court and playground.
- **Michaels Road Park**
  - 15.000 acres with a basketball court, free play area and township maintenance facility.

MIAMI COUNTY PARK DISTRICT (MCPD)

- **Charleston Falls Preserve**
  - This MCPD facility is used extensively by Tipp City residents.
  - Ross Road between State Route 202 and the Great Miami River in Bethel Township.
  - Features include 212 natural acres, 37 foot waterfall with boardwalk viewing area, 2.5 miles of hiking trails, bird watching, winter cross country skiing, small pond, limestone cave, observation tower, handicapped accessible restrooms and small picnic area. Also a planted prairie and diverse topography and vegetation.
- Other developed Miami County Park District facilities include:
  - **Bruckner Nature Center** - 165 acre nature preserve near Troy.
  - **F.L. Blankenship Riverside Sanctuary** - 5 acre canoe launch south of Covington.
  - **Garby's Big Woods Reserve and Sanctuary** - 272 acre upland woodland reserve near Piqua in Brown Township.
  - **Goode Prairie Preserve** - 25 acre unique slump prairie reserve near Covington in Newberry Township.
  - **Greenville Falls** - cascade and limestone cliffs along Greenville Creek near Covington in Newberry Township.
  - **Stillwater Prairie Reserve** - 254 acre relic native Ohio prairie near Covington in Newberry Township.
- Future Miami County Park District sites to be developed include:
  - **Hobart Urban Nature Preserve** - 80 acre sustainable urban environmental laboratory in the City of Troy.
  - **Honey Creek Preserve** - 110 acre wetland preserve just east of Tipp City in Bethel Township.
  - **Lost Creek Reserve** - 239 acre working farm for educational purposes east of Troy.

PRIVATE/COMMERCIAL FACILITIES

- **Barefoot Canoes** - at 210 Parkwood Drive with a launch ramp and featuring canoe trips on the Great Miami River. Land is owned by the City.
- **Cliffside Golf Course** - at 6510 State Route 202 featuring a 5,619 yard, 27 hole public golf course.

MIAMI COUNTY YMCA ROBINSON BRANCH

PIN HIGH DRIVING RANGE & LEARNING CENTER

- **GEM City Gymnastics** - at 1462 Harmony Drive with in-ground tumbling pits and trampolines, preschool area and classes, playful parenting programs, boys and girls and competition gymnastics, cheer/tumbling classes and competition cheer squads.

- **Hidden Lake Golf Course** - at 5370 East State Route 571 featuring a 6,100 yard, 18 hole public golf course.

- **Homestead Golf Course** - at 5327 Worley Road featuring a 5,868 yard, 18 hole public golf course.

- **Miami County YMCA Robinson Branch** - at 3060 County Road 25A featuring one (1) competition pool and one (1) 80' x 40' therapeutic pool, a regulation gymnasium, aerobics, fitness center, weight room, two (2) lane running track, health center and children's nursery. A proposed expansion plan would provide a larger fitness area, youth area room, multipurpose room and two (2) meeting rooms. The land for the YMCA was purchased by Tipp City for $400,000.00.

- **Patrice Link Dancing School** - at 227 North Hyatt Street with dance and cheerleading instruction, gymnastics and classes for children and adults.

- **Pin High Driving Range and Learning Center** - at 500 South First Street in Kyle Memorial Park with a lighted driving range, bunker with chipping green and golf lessons and clinics.

- **Schroeder Tennis Center** - at 1459 Harmony Drive with five (5) tennis courts indoors and six (6) tennis courts outdoors. Two (2) outdoor courts are covered during the winter to provide a total of seven (7) indoor courts. Programs are available for leagues, group and private lessons, tournaments and parties. Non-members can take beginner classes only. Programs are available for all ages and skill levels.

- **Tipp City Eagles Recreational Park** - at 3863 Tipp-Cowlesville Road with an indoor meeting/activity room, shelters and picnic facilities, large barbeque pits, basketball and volleyball courts and children's play equipment.

- **Tipp City Martial Arts Center** - at 16 South Tippecanoe Drive with classes in fitness, karate, self defense and tang so do.

SPECIAL FACILITIES

- **Church of the Nazarene - Tipp City** - at 1221 West Main Street with a youth recreational program and facility called Spikes. Facilities include a carpeted multipurpose room with accommodations for volleyball and basketball, a game area on the second level and a children's day care area. There is a church volleyball league with seven (7) to eight (8) teams which plays every Monday from January to May. Basketball is not scheduled and occasionally there is an open night. Spikes provides recreational and social programs for senior high school students on Fridays, junior high school students on Saturdays and is open to the community on the second and fourth weekends.

- **Ginghamsburg Church** - at 6759 South County Road 25A with several programs and facilities for youth. The MadHouse relates to junior high students and features high energy activities with a live band and huge inflatables. FlashPoint features a more laid back opportunity for high school students to come together. Most activities happen at the Avenue Teen Club for seventh through twelfth graders. Features include the Common Grounds Coffee House and Bookstore and Jr. High and High School Ultralive. Ultralive nights offer opportunities to hang out, skateboard, play basketball or use the game room with free play, pool table, fitness room or coffee house.

- **Miami-Erie Canal/Ohio Buckeye Trail** - located along the east side of Tipp City and running generally in a north-south direction. The Miami & Erie Canal once encompassed 250 miles and connected Lake Erie with the Ohio River. Remnants of the Canal are still visible in the vicinity of the Nature Center, City Park and Kyle Memorial Park. The most noteworthy artifact of the canal era are the stone walls that formed Lock #15 in Canal Lock Park on the north side of East Main Street just east of the Tipp Roller Mill. Much of the Ohio Buckeye Trail generally follows the canal route along Canal Road, South First Street and The Miami & Erie Canal route north of East Main Street to Ford Avenue where it follows Ford Avenue west to North

Second Street, then north to Parkwood Drive where it goes east out of the City along Tipp-Elizabeth Road as shown on the Existing Facilities map. The Ohio Buckeye Trail is identified by 2" wide by 6" high blue blazes on trees or poles.

- **Municipal Building** - at the Tipp City Government Center, 260 South Garber Drive.

- **Old Municipal Building/Tipp-Monroe Community Services** - at 3 East Main Street with information on local history and guided tours at the Visitors Center. Community Services arranges community recreational and educational programs using facilities at Tipp City Parks and Schools, Monroe Township Building and Garage, Schroeder Tennis Center, Hotel Gallery and the Tipp City Police Department.

SPRING HILL DISPLAY GARDEN

- **Spring Hill Display Garden** - on South Hyatt Street at 110 West Elm Street with beautiful display gardens featuring a wide variety of trees, shrubs, perennials, ornamental grasses and other plant materials. Special display areas highlight rock garden plants and roses. Specimens are labeled making the display garden an excellent horticultural study facility. The Display Garden is a part of Spring Hill Nursery.

- **Tipp City Public Library** - at 11 East Main Street with numerous cultural activities and events for children and adults.

- **Tipp City United Methodist Church** - at 8 West Main Street with a large multipurpose room called the Great Hall that accommodates basketball, volleyball and a wide range of other activities. The Main Event is an evening each month for 7th to 12th graders and is open to the public that features music, events and contests. Events include volleyball and basketball. There are also periodic open gym times during the winter.

- **Tipp Roller Mill and Theater** - at 225 East Main Street adjacent to Canal Lock Park featuring live theater performances.

- **Tippecanoe Historical Museum** - at 20 North Third Street with a focus on the change and growth of Tipp City and Monroe Township.

- **Tippecanoe Senior Citizen, Inc.** - at 320 South First Street with programs and activities for Tipp City seniors.

SPECIAL EVENTS AND FESTIVALS

- **Canal Days Celebration** - held in and around Lock 15 and Canal Lock Park at the east end of the downtown on the third weekend in May. This is a tribute to Tippecanoe City's small town canal heritage at its historic birthplace. Events include a shopkeeper's old-fashioned street exchange, art shows, canal boat and period exhibits, melodrama and live grassroots music fest.

- **Tipp City Mum Festival** - held downtown and at City Park on the fourth weekend in September. Founded as a tribute to the chrysanthemum, the festival has grown to an annual event that attracts about 75,000 people. Friday evening features the downtown and includes a cruise-in, bed race, street dance and entertainment. Events on Saturday and Sunday are held in City Park with live entertainment, a parade, arts and crafts booths, food concessions and a kid's gameland.

- **A Winter's Gathering** - held in downtown Tipp City on the second weekend in November. Features holiday decorations, browsing through stores for gift-giving ideas, business open houses, costumed carolers and lamp lighting on traditional Main Street.

COMPARISON OF TIPP CITY'S PUBLIC RECREATION FACILITIES

FACILITY	STANDARDS/ POPULATION	RECOMMENDED BASED ON STANDARDS	EXISTING	FOR 2000 ADD	FOR 2010 ADD CITY	FOR 2010 ADD TWP
• BADMINTON	1/5,000	2	3	0	1	0
• BASEBALL/ SOFTBALL	1/2,000	5	10	T-BALL	RELOCATE	
• BASKETBALL	1/1,000	9	3 F/2-1/2	5	8	15
• BOATING (1)	100 ACRES/50,000	0	1	0	0	0
• CAMPING (1)	1/20,000	0	0	0	0	0
• FISHING	1/20,000	1	3	0	0	0
• FOOTBALL	1/15,000	1	1	0	0	0
• GOLF (1)	18 HOLES/25,000	0	0	0	0	0
• HANDBALL/ RACQUETBALL	1/20,000	0	0	0	0	0
• PICNICKING	3 ACRES/1,000	27 AC.	4 AREAS	23 AC.	32 AC.	57 AC.
• SKATING - ICE	1 RINK/30,000	0	0	0	0	0
• SKATING - SNOW	NO FIRM STANDARD	1	0	1	1	1
• SLEDDING	NO FIRM STANDARD	1	0	1	(2)	1
• SOCCER	1/2,000	5	10	0	(3)	(3)
• SWIMMING - INDOOR	1/20,000	1	0	0	0	0
• SWIMMING - OUTDOOR	1/10,000	1	1	REPLACE		
• TENNIS	1/2,000	4	2	2	2	2
• THEATER - OUTDOOR STAGE	1/20,000	1	0	1	1	1
• TRACK AND FIELD	1/10,000	1	0	1	1	1
• TRAILS	BIKING 1 MI./1,500	6 MI.	0	6 MI.	13 MI.	13 MI.
• VOLLEYBALL - SAND	1/5,000	2	0	2	4	4

(1) CITIZENS SERVED BY REGIONAL FACILITIES.
(2) SIDE OF LEVEE OFTEN USED BUT NOT CONSIDERED SAFE FOR SLEDDING.
(3) TIPP CITY YOUTH SOCCER NOTED THE CURRENT 10 FIELDS ARE OVERUSED. ANTICIPATED FIELD NEEDS ARE 2001-2003: 12 FIELDS, 2005-2007: 13 FIELDS AND 2009: 14 FIELDS.

- Based on the comprehensive analysis of the City's Existing Park Facilities, the Existing Public School Facilities along with citizen input from student charettes, interviews, the citizen survey and three (3) public meetings, deficiencies in Tipp City's current park system were identified.

  - Adequate parking for recreational purposes is most deficient at both City Park as well as Kyle Park. All parking shall be developed as "car parks."
  - The playing surface of the eight (8) soccer fields at Kyle Park has developed into a safety issue. Inadequate paved parking at the Park encourages parking on the playing fields, causing rutting and unevenness to the grade.
  - The following is a recommended parking standard for major recreational activities proposed in the Master Plan. These standards have evolved through input from user groups and actual facility development. Where possible shared parking is encouraged such as developing parking at City Park for the swimming pool redevelopment which may be shared by users of the football field, Roundhouse or softball fields.

FACILITY	RECOMMENDED PARKING
• Baseball/Softball	30 Spaces/Field
• Basketball	5-10 Spaces/Court
• Picnicking	1.5 Spaces/Table
• Playground	5-10 Spaces
• Soccer	25 Spaces/Field
• Swimming Pool	1 Space per 5 Users
• Volleyball	10 Spaces/field

  - Other park and open space deficiencies include:

    - Greenways
    - T-Ball Fields
    - Playgrounds/Safety Surfaces
    - Picnic Areas
    - Bikeway/Recreational Trails
    - Restrooms at City and Kyle Parks
    - Basketball Courts
    - Soccer Fields - Projected need by 2009 is for Fourteen (14) Fields

GENERAL PARKS AND OPEN SPACE DEVELOPMENT RECOMMENDATIONS

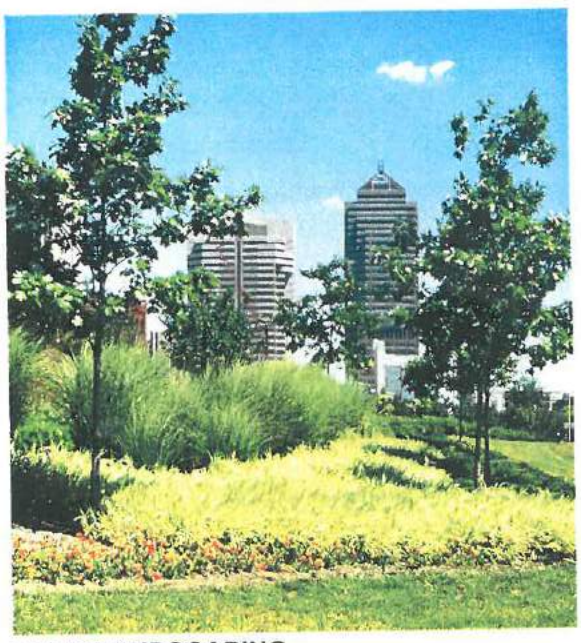
- **Park/City Landscaping**

  - Add landscaping to all parks to provide year-round seasonal color once Master Plans have been prepared.
  - Landscaping shall be added to park land development for:
    - Adding shade
    - Buffering park edges
    - Adding seasonal interest
    - Define park uses/spaces
    - Renovation of natural landscapes/outdoor education
  - Require street trees for all new subdivisions. Add street trees to existing barren residential, commercial and industrial areas.
    - The recommended maximum spacing for street trees shall be forty (40') feet.
    - All street trees shall be planted March 1 to June 1 or October 1 to December 1.
    - All street trees shall be planted in the tree lawn or behind the walk as approved by the City.
    - No street trees shall be planted closer to an electric, storm sewer, sanitary sewer or waterline than four (4') feet.
    - All street trees shall be shade trees or any species which normally attains a full-grown height of forty (40') to fifty (50') feet or more.

STREET TREE PLANTING

PARK LANDSCAPING

PARK WALKWAY CONNECTION / LANDSCAPING



PARK LANDSCAPING

PARK LANDSCAPING

Tipp City, Ohio
"Our Image Is Growing"

PARKS AND OPEN SPACE MASTER PLAN
CITY OF TIPP CITY, OHIO
EDSALL & ASSOCIATES LLC
LANDSCAPE ARCHITECTS LAND PLANNERS PLANNING CONSULTANTS
754 NEIL AVENUE COLUMBUS, OHIO 43215 614 - 221 - 0580

- All street trees shall be of the same variety or for long streets shall be grouped as to the same variety for several blocks as approved by the City.
- All street trees shall be a minimum size at time of planting of 2 ½" caliper (diameter of tree trunk measured six [6"] inches above the ground or top of ball). All street trees shall be balled and burlapped.
- All street trees shall conform to the American Association of Nurserymen's Standards, Section 1.1.2 - Height of Branching or a minimum of six (6') feet at time of planting. All street trees shall be matched.

- **Develop a Comprehensive Community-Wide Bikeway/Recreational Trail Master Plan System Consisting of Marked Bike Paths, Sidewalk Bike Routes and On-Street Bike Lanes Including:**

  - Bike Path - 10'-0" wide minimum
  - On-Street Bike Lane - 5'-0" wide minimum
  - Sidewalk Bike Route Two-Way - minimum 10'-0" wide
  - Sidewalk Bike Route One-Way - minimum 5'-0" wide, 6'-0" is ideal
  - East/west bikeway linkages to the newly developing western portions of the City are essential. These east/west linkages include:
    - Kessler Cowlesville Road, comprising a future overpass over I-75.
    - Evanston Road from Canal Road and west of County Road 25A including the widening of the bridge over I-75.
    - West Main Street from Tippecanoe Avenue/Drive west to County Road 25A involving the development of a sidewalk bike route on the north and south sides of Main Street.
  - Develop designated resting/staging areas/small parking areas with system maps/information for the community-wide bikeway system at the following locations. Selected locations may include restroom facilities as determined by the City.
    - Kyle Park
    - Canal Lock Park
    - Miami County YMCA
    - City Park/Nature Preserve
    - Proposed soccer complex off of Michaels Road

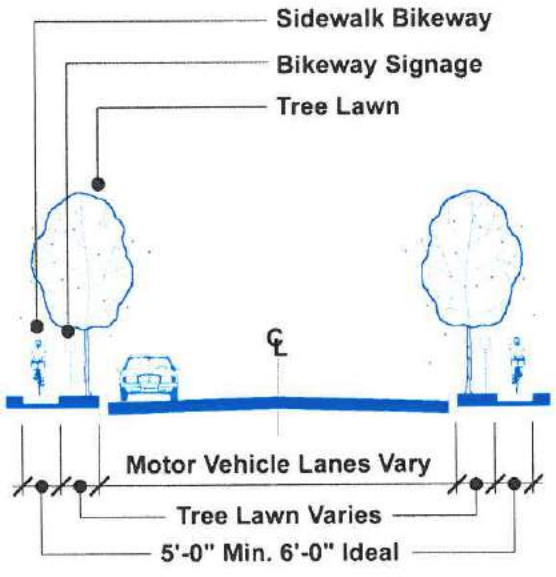
PLAYGROUND IMPROVEMENT PLAN

- **Develop a Comprehensive Playground Improvement Plan**

  - Audit all playgrounds.
  - Develop paved walk connections to all playgrounds.
  - Wood play structures should be avoided due to high maintenance requirements.
  - Integrate all play equipment into one (1) common area with ADA approved safety surface. Add subgrade drainage to all playground sub-surfaces to increase availability of use.
  - Develop playgrounds at all Neighborhood and Community Parks. Incorporate play activities for pre-school and school age children. All playgrounds shall meet the American with Disabilities Act (ADA), Consumer Product Safety Commission Standards (CPSC) and National Playground Safety Institute (NPSI). All playgrounds shall be checked for the following:
    - Eliminate trip hazards
    - Entrapment in openings
    - Insufficient equipment spacing
    - Improper protective resilient surfacing
    - Protrusion and entanglement hazards
    - Absence of ADA accessible equipment
    - Platforms with no or inadequate guardrails
    - Pinch, crush, shearing and sharp edge hazards
    - Age-appropriate activities based on developmental needs
    - Inadequate fall zones under and around or between equipment

- **Park Acquisition/Expansion**

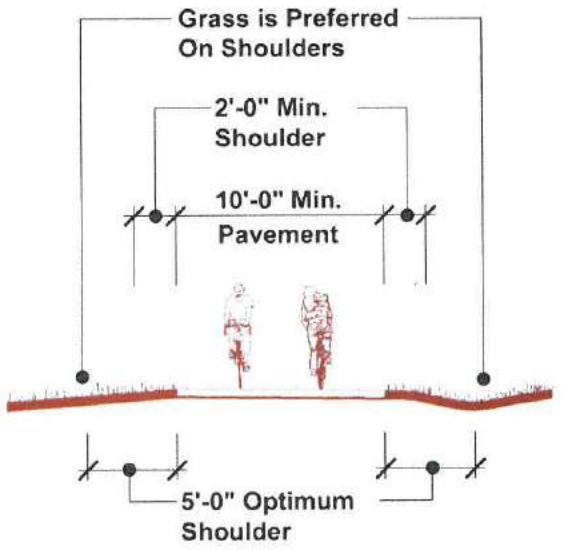
  - Neighborhood Park Expansion:
    - Windmere Park: Recommended ten (10) acres be acquired to the north, bringing the total park site to 14.7 acres.
    - Monroe Township Michaels Road: Expand the fifteen (15) acre park north for a net park acreage, exclusive of the maintenance facility, of fifteen (15) acres.



SIDEWALK BIKEWAY SECTION

BIKE PATH

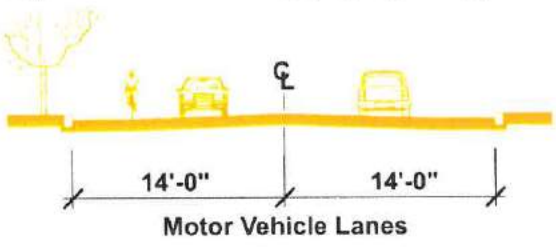
SHARED USE PATH



BIKE PATH SECTION

Bike Lane with Line Striping

Signed Shared Roadway (Signage Only)



ON-STREET BIKE LANE

BIKEWAY REST / STAGING AREA

INTEGRATED ADULT / PICNIC AREA

ACCESSIBLE PLAY STRUCTURE

AGE APPROPRIATE ACCESSIBLE PLAYGROUND PLAN

ACCESSIBLE PLAY STRUCTURE

ACCESSIBLE PLAY STRUCTURE

ACCESSIBLE PLAY STRUCTURE

- Manchester Chase Park: Recommended expansion to the north by acquiring approximately four (4) acres for a total park site of 4.8 acres abutting Donn Davis Way.

- Neighborhood Park Additions:
  - South of Kerr Road/West of Co. Rd. 25A: Acquire and develop a fifteen (15) acre park on the south side of Kerr Road, west of the existing subdivision. An alternative location would be the north side of Kerr Road.
  - South of Evanston Road/East of Co. Rd. 25A: Acquire and develop a fifteen (15) acre site south of Evanston Road and west of South Tipp-Cowlesville Road to better serve residents on the south side of the community.

- **Municipal Pool**

  - It is recommended the Municipal Pool remain east of I-75.
  - A new pool complex is needed to better serve all age groups in the City and increase user capacity beyond the current 305 bathers.
  - Relocate two (2) baseball fields to Kyle Park and develop parking area to service the pool complex and Roundhouse and softball fields.
  - Redevelop a new outdoor heated swimming pool complex at City Park consisting of a competitive pool, instructional and recreational pool with zero depth entry and water play area.
  - An alternative location for a new pool complex of twelve (12) to fifteen (15) acres would be along the east side of North Hyatt Street/Tipp Cowlesville Road and south and west of Donn Davis Way.

CITY / SCHOOL PARTNERSHIPS: CITY PARK / TIPPECANOE STADIUM

- **Expand Upon Tipp City School Partnerships**

  - Utilize Nevin Coppock Elementary School and Tippecanoe Central sites as Neighborhood Parks.
  - Undertake a feasibility study for Tippecanoe Central for utilization as a community arts/teen center.
  - Partner with the Board of Education for utilization of the land adjacent to Coppock Woods for utilization as a Soccer Complex. The projected soccer field need estimated for 2001-2003 is twelve (12) fields and by 2009 is fourteen (14) fields versus the existing ten (10) fields at Kyle Park of varying sizes with limited parking. A minimum area requirement for each U-12 field and parking is 2.5 acres.

- **Park Development Standards**

  - Include special guidelines for park development within the City's Historic District.
  - Create standards/guidelines for Tipp City park facility identity. Standards shall be included for benches, bicycle racks, landscaping, playground equipment, shelters, traffic control signage and waste receptacles.

- **Master Plans**

  - Update Master Plan for Kyle Park.
  - Develop a Site Development Master Plan for City Park.
  - Incorporate park development standards/guidelines as a part of the Master Plan process.
  - Develop Master Plans for all park improvements prior to making major capital improvements at all parks.

- **Lighting**

  - Add push control for lighted tennis courts at City Park.
  - All electric service to and in parks shall be underground.
  - Include lighting for proposed new tennis courts at Kyle Park.
  - Add lighting to all new and existing programmed baseball/softball fields to meet accepted standards.

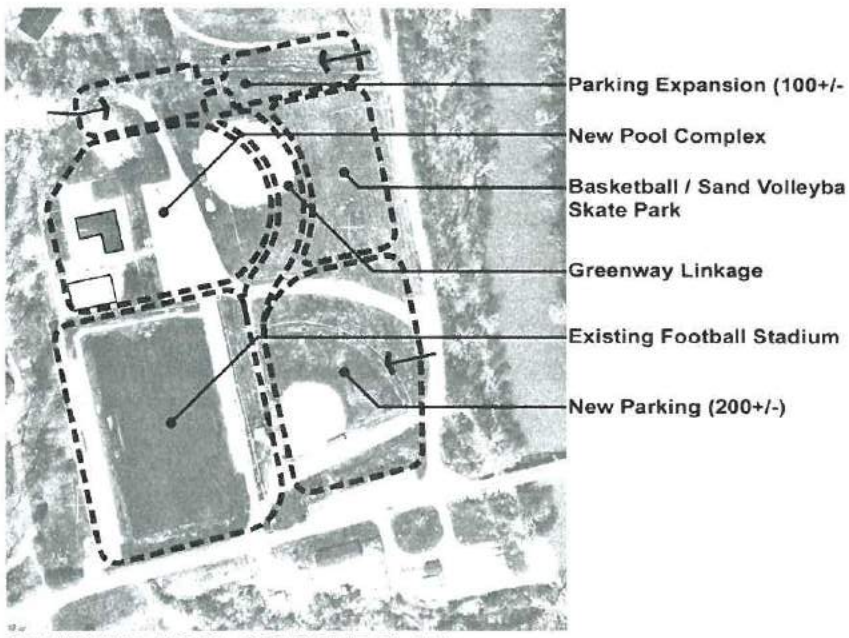
- **Open Space Requirements/Preservation**

  - Revise the City's current subdivision regulations to include open space requirements for residential, commercial and industrial uses.

WATER PLAY

WATER PLAY AREA

PLAYGROUND / WATER PLAY AREA



MUNICIPAL POOL CONCEPT PLAN

WATER PLAY AREA

CONCESSION / BATH HOUSE / RESTROOMS / CABANAS

COMPETITIVE / RECREATIONAL POOL

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PARK SIGNAGE

- Work with the property owner and Township to acquire the approximately sixteen (16) acres of pristine woods north and east of the proposed Donn Davis Way and Manchester Chase Park.

- **Park Signage**

  - Add park signs to existing parks which currently are not signed.
  - Maintain park signage design standard. Locate park signs perpendicular to streets and double faced for better readability.
  - Add year round landscaping to park signage incorporating evergreen and deciduous shrubbery, ornamental grasses and perennials.

- **Water Services**

  - Drinking Fountains shall be incorporated at all park sites where:
    - Picnic facilities are developed including neighborhood parks.
    - Active recreation facilities such as basketball and tennis courts.
    - Programmed recreation such as soccer and baseball/softball recreation fields occur.

- **Restroom Facilities**

  - Restrooms shall be developed at all community parks.
  - Where possible, shelters, concession areas and/or equipment storage areas shall be integrated into restroom facilities for cost savings in construction, maintenance and operations.

- **Parking**

  - All parking areas in parks shall be curbed.
  - All off-street parking within parks shall be developed with landscaping integrated into and around parking areas as "car parks."

- **Creation of a Tipp City Park Advisory Board**

  - Create an official Park Advisory Board to advise the Planning Board, City Council and City Administrative staff on parks and open space development.

- **Irrigation/Subgrade Drainage**

  - Add subgrade drainage to all programmed recreation fields and irrigation to improve playability of fields and safety.

PARK DEVELOPMENT RECOMMENDATIONS/ MASTER PLAN IMPLEMENTATION

- General development recommendations may be implemented as ongoing process by the City Administration and staff as well as City Council. For example amending the City-wide open space requirements is a policy/ordinance or act which other than staff time can be implemented by the development community.

- Many items as noted below are recommended to be incorporated into the City's Short Range Plan (1-5 years). Other items may need to be implemented over a longer period of time in the Long Range Plan (6 years and beyond). Implementation shall also be contingent on the City's available funding, donations, volunteers and potential grants.

- Policy decisions/actions recommended within the next five (5) years include:

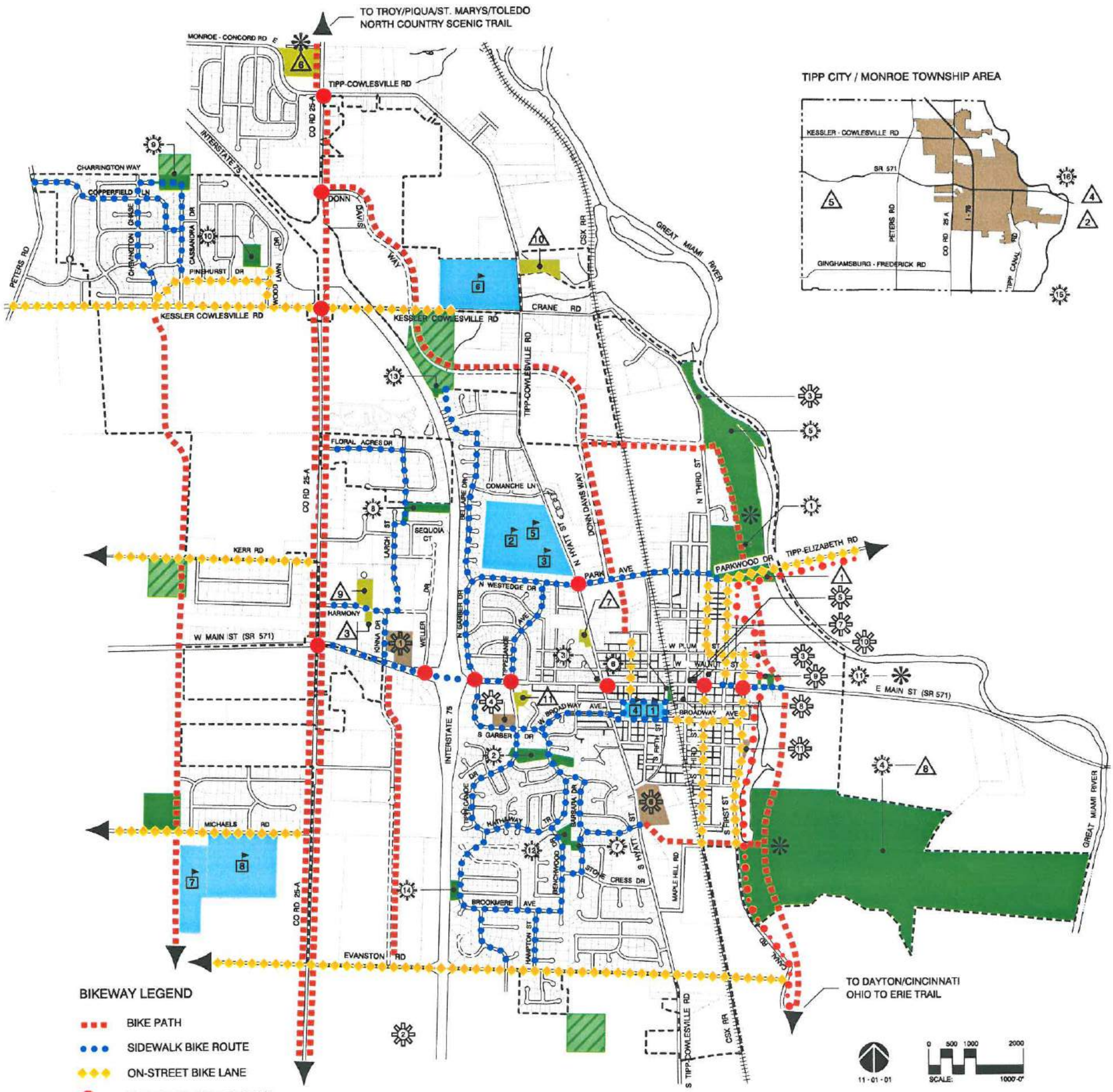
  - Create a formal Park Advisory Board
  - Develop Park Development Standards
  - Amend City Open Space Requirements
  - Add irrigation/subgrade drainage to fields yearly
  - Acquire land to expand Manchester Chase Park as noted below.
  - Add landscaping to existing parks yearly with emphasis on shade trees. Budget a minimum of $20,000.00 yearly.
  - Develop partnership with Board of Education for utilization of Nevin Coppock and Tippecanoe sites as neighborhood parks.

PARKING AREA LANDSCAPED PEDESTRIAN WAY

SHELTER / CONCESSION / RESTROOM / MAINTENANCE BUILDING

SHELTER / RESTROOM BUILDING

PARKING AREA LANDSCAPED PEDESTRIAN WAY



BIKEWAY LEGEND

- BIKE PATH
- SIDEWALK BIKE ROUTE
- ON-STREET BIKE LANE
- SIGNALIZED INTERSECTION
- RESTING/STAGING AREAS

GENERAL LEGEND

- TIPP CITY CORPORATION LIMIT
- EXISTING PARK AND RECREATION FACILITIES
- PROPOSED PARK AND RECREATION FACILITIES
- CITY SCHOOLS
- PRIVATE/COMMERCIAL FACILITIES
- SPECIAL FACILITIES
- OHIO BUCKEYE TRAIL

FACILITIES LEGEND

PARK AND RECREATION FACILITIES

1. CITY PARK
2. HATHAWAY VILLAGE PARK
3. HYATTSVILLE GARDEN PARK
4. KYLE MEMORIAL PARK
5. NATURE CENTER
6. RAILROAD DEPOT
7. SPRINGHILL PARK
8. TWEED WOODS PARK
9. WINDMERE PARK
10. WOODLAWN VILLAGE PARK
11. CANAL LOCK PARK
12. HAMPTON WOODS PARK
13. MANCHESTER CHASE PARK
14. SYCAMORE WOODS PARK
15. MCPD - CHARLESTON FALLS PRESERVE
16. MCPD - HONEY CREEK PRESERVE

CITY SCHOOLS

1. BROADWAY ELEMENTARY SCHOOL
2. L.T. BALL JUNIOR HIGH SCHOOL
3. NEVIN COPPOCK ELEMENTARY SCHOOL
4. TIPPECANOE CENTRAL SCHOOL
5. TIPPECANOE HIGH SCHOOL
6. NEW HIGH SCHOOL SITE
7. COPPOCK WOODS
8. SCHOOL LAND

PRIVATE/COMMERCIAL FACILITIES

1. BAREFOOT CANOES
2. CLIFFSIDE GOLF COURSE
3. GEM CITY GYMNASTICS
4. HIDDEN LAKE GOLF COURSE
5. HOMESTEAD GOLF COURSE
6. MIAMI COUNTY YMCA ROBINSON BRANCH
7. PATRICE LINK DANCING SCHOOL
8. PIN HIGH DRIVING RANGE & LEARNING CENTER
9. SCHROEDER TENNIS CENTER
10. TIPP CITY EAGLES RECREATIONAL PARK
11. TIPP CITY MARTIAL ARTS CENTER

SPECIAL FACILITIES

1. CHURCH OF THE NAZARENE - TIPP CITY
2. GINGHAMSBURG CHURCH
3. MIAMI-ERIE CANAL
4. MUNICIPAL BUILDING
5. OLD TIPPECANOE VISITORS CENTER/ TIPP-MONROE COMMUNITY SERVICES
6. SPRING HILL DISPLAY GARDEN
7. TIPP CITY PUBLIC LIBRARY
8. TIPP CITY UNITED METHODIST CHURCH
9. TIPP ROLLER MILL AND THEATER
10. TIPPECANOE HISTORICAL MUSEUM
11. TIPPECANOE SENIOR CITIZEN, INC.

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SCALE: 0 500 1000 2000 1000'-0"

PARKS AND OPEN SPACE MASTER PLAN
CITY OF TIPP CITY, OHIO
EDSALL & ASSOCIATES LLC
LANDSCAPE ARCHITECTS LAND PLANNERS PLANNING CONSULTANTS
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CITY PARK BALLFIELDS

CITY PARK TENNIS COURTS

CITY PARK MUNICIPAL POOL

KYLE MEMORIAL PARK

KYLE MEMORIAL PARK

- Develop detailed Development Master Plans for City Park and Kyle Park. Include Park Development Standards. Continue the involvement of the steering committee along with public input as specific park master plans are developed.
- Initiate the implementation of the Community-Wide Bikeway/ Recreational Trail Master Plan including:
  - West Main Street Sidewalk Bike Route.
  - Donn Davis Way from Park Avenue to County Road 25A.
  - County Road 25A as road improvements are redeveloped.
  - Complete eastern bike path from Kyle Park to Nature Center.
  - Implement Sidewalk Bike Route in existing neighborhoods along with a bicycle safety education program.

- **City Park: A Community Park**

  - Add shade trees in ballfield area (1-5 years)
  - Remove shuffleboard/horseshoe courts (1-5 years)
  - Expand fields #9 and #10. Incorporate T-ball fields (1-5 years)
  - Add push button control to existing tennis courts lighting (1-5 years)
  - Develop a paved path system from parking areas to facilities (1-5 years)
  - Develop a skate park with the pool and parking lot redevelopment (1-5 years)
  - Replace two (2) basketball courts if pool complex is redone (6 years and beyond)
  - Replace parking along north side of Parkwood Drive with on-street bike route (1-5 years)
  - Consider Veterans Memorial at north terminus of North Second Avenue. Maintain original historical stone entrance (1-5 years)
  - Upgrade and consolidate playground equipment. Add paved walk to playground. Add playground safety surface (1-5 years)
  - Develop a football stadium support facility with a concession/locker/restroom/shower/storage facility related to the north end of the football field (1-5 years)
  - Redevelop parking related to the ballfields along the eastern portion of the park related to fields #3 through #10 to work around utility poles and increase parking capacity. All parking areas to be "car parks" (1-5 years)
  - Redevelop a new outdoor heated swimming pool complex at City Park consisting of a competitive pool, instructional and recreational pool with zero depth entry and water play area. Relocate baseball fields #1 and #2 to Kyle Park. This may be a shared expense by the City and Baseball/Softball Association. Develop parking area to service the pool complex, Roundhouse, football fields and remaining softball fields. (1-5 years)

- **Kyle Memorial Park: A Community Park**

  - Develop picnic nodes (1-5 years)
  - Add shade tree groves (1-5 years)
  - Add two (2) volleyball courts (1-5 years)
  - Add two (2) basketball courts (1-5 years)
  - Add five (5) to six (6) shelters (Add 1: 1-5 years)
  - Develop "car parks" related to field/activity (Ongoing)
  - Develop second vehicular access off of 571 (1-5 years)
  - Maintain free play areas in relation to picnic areas (Ongoing)
  - Create sledding hill north of service yard (6 years and beyond)
  - Develop two (2) lighted tennis courts with push button control (6 years and beyond)
  - Add two (2) restrooms (One [1] now being added. Add second restroom 6-10 years)
  - Add 1,500-2,000 square foot equipment storage area. Integrate with restroom/ concession area (In Process)
  - Develop T-ball fields if soccer fields are developed at school owned land east of Coppock Woods (6 years and beyond)
  - Revisit the master plan to improve vehicular circulation, parking, facility relationships and walk development (1-5 years)
  - Develop amphitheater in conjunction with sledding hill north of service yard as soccer fields are relocated (6 years and beyond)
  - Return the eastern third or approximately fifty (50) acres adjacent to the riparian area along the river to flood plain forest. Just west of the proposed flood plain forest develop an eastern tall grass prairie. Incorporate mowed natural trails through the area (1-5 years)

COMMUNITY PARK / SPORTS COMPLEX MASTER PLAN

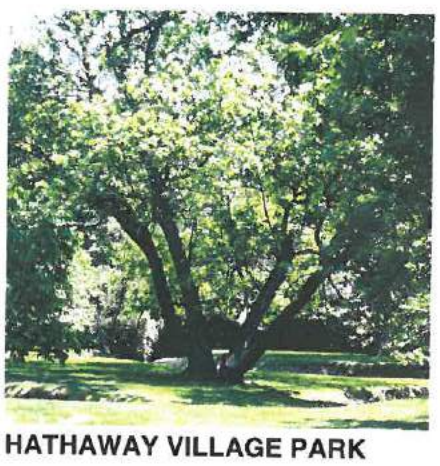
COMMUNITY PARK / SPORTS COMPLEX MASTER PLAN
AERIAL PERSPECTIVE

NEIGHBORHOOD PARK MASTER PLAN

PARK DEVELOPMENT GUIDELINES

NATURE CENTER: GREAT MIAMI RIVER

NATURE CENTER: POND



HATHAWAY VILLAGE PARK

HYATTSVILLE GARDEN PARK

WINDMERE PARK

- **Nature Center: A Special Facility**
  - Add park sign (1-5 years)
  - Develop picnic nodes (1-5 years)
  - Develop river overlook at north end (6 years and beyond)
  - Enhance landscape for nature study (6 years and beyond)
  - Develop fishing piers related to the pond (6 years and beyond)
  - Preserve barn for educational program use (6 years and beyond)
  - Partner with Miami Park District for interpretive area (6 years and beyond)
  - Develop path system integrated with the bikeway plan (6 years and beyond)
  - Explore improving water quality through recharging ponds/liners (6 years and beyond)
  - Remove house and garage to open views and vistas to Miami River Greenway Corridor (6 years and beyond)
  - Develop car park. Present parking off of 3rd Street shall serve park and trail users initially (6 years and beyond)
- **Manchester Chase Park: An Undeveloped Mini Park**
  - Add park sign (1-5 years)
  - Develop park shelter (6 years and beyond)
  - Add half court basketball court (6 years and beyond)
  - Develop picnic nodes with grills (6 years and beyond)
  - Add playground with safety surface (6 years and beyond)
  - Develop playground once park is expanded (6 years and beyond)
  - Develop path system connecting development (6 years and beyond)
  - Add 5-10 off-street parking spaces when park is expanded (6 years and beyond)
  - This park can not be developed until park is expanded. Expand park to the north. Work with Township (1-5 years)
- **Hathaway Village Park: A Neighborhood Park**
  - Add path system to playground (1-5 years)
  - Add buffer landscaping (6 years and beyond)
  - Add picnic nodes with grills (6 years and beyond)
  - Develop paved path system (6 years and beyond)
  - Add gazebo style shelter in center area (1-5 years)
  - Add half court basketball court (6 years and beyond)
  - Add safety screen over large drainage pipe (1-5 years)
  - Add 6'-8' wide foot bridge over stream (6 years and beyond)
  - Grade central section for free play area (6 years and beyond)
  - Improve/consolidate play equipment. Add safety surface (1-5 years)
- **Hyattsville Garden Park: A Mini Park**
  - Replace benches (1-5 years)
  - Replace fence with historic style/detail (1-5 years)
  - Consider the relocation of the traffic control box (6 years and beyond)
  - Improve/enhance plantings through the introduction of historical landscape plantings (6 years and beyond)
  - Expand the mini-park concept to all four (4) corners to provide a gateway to Tipp City's historic area. If implemented one (1) corner may be an alternative location for the Veterans Memorial (6 years and beyond)
- **Windmere Park: A Neighborhood Park**
  - Add shelter (1-5 years)
  - Add shade tree grove (1-5 years)
  - Improve play field turf (1-5 years)
  - Expand park to the north (6 years and beyond)
  - Add picnic areas with grills (6 years and beyond)
  - Include parking when park is expanded (6 years and beyond)
  - Develop master plan prior to making any improvements (6 years and beyond)
- **Tweed Woods Park: A Mini Park**
  - Upgrade playground (1-5 years)
  - Add shade tree grove (1-5 years)
  - Remove chain link fence (1-5 years)

BASEBALL / SOFTBALL FIELD

SOCCER FIELD

MULTI-PURPOSE COURT GAMES

RECREATIONAL SPORTS COMPLEX

RECREATIONAL SPORTS

Tipp City, Ohio
"Our Image is Growing"

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TWEED WOODS PARK

WOODLAWN VILLAGE PARK

RAILROAD DEPOT

HAMPTON WOODS PARK

SPRING HILL PARK

- Add small shelter (6 years and beyond)
- Improve turf in southwestern portion (1-5 years)
- Add subgrade drainage in detention area (1-5 years)
- Add half court basketball court (6 years and beyond)

- **Woodlawn Village Park: A Neighborhood Park**

  - Add picnic shelter (1-5 years)
  - Add shade tree grove (1-5 years)
  - Complete walkway loop system (1-5 years)
  - Enhance landscaping (6 years and beyond)
  - Add/improve picnic nodes. Add grills (1-5 years)
  - Add western pedestrian access to park (6 years and beyond)

- **Railroad Depot: A Special Facility**

  - Add park sign (1-5 years)
  - Add seating nodes (1-5 years)
  - Develop paver walk along east side of South Fifth Street (6 years and beyond)
  - Enhance site to visually integrate with the Main Street improvements (6 years and beyond)

- **Hampton Woods Park: An Undeveloped Mini Park**

  - Add shade tree groves (1-5 years)
  - Maintain free play area (1-5 years)
  - Develop a children's playground (1-5 years)
  - Develop walk linkage to Springhill Park (1-5 years)
  - Develop picnic nodes with grills (6 years and beyond)

- **Sycamore Woods Park: An Undeveloped Mini Park**

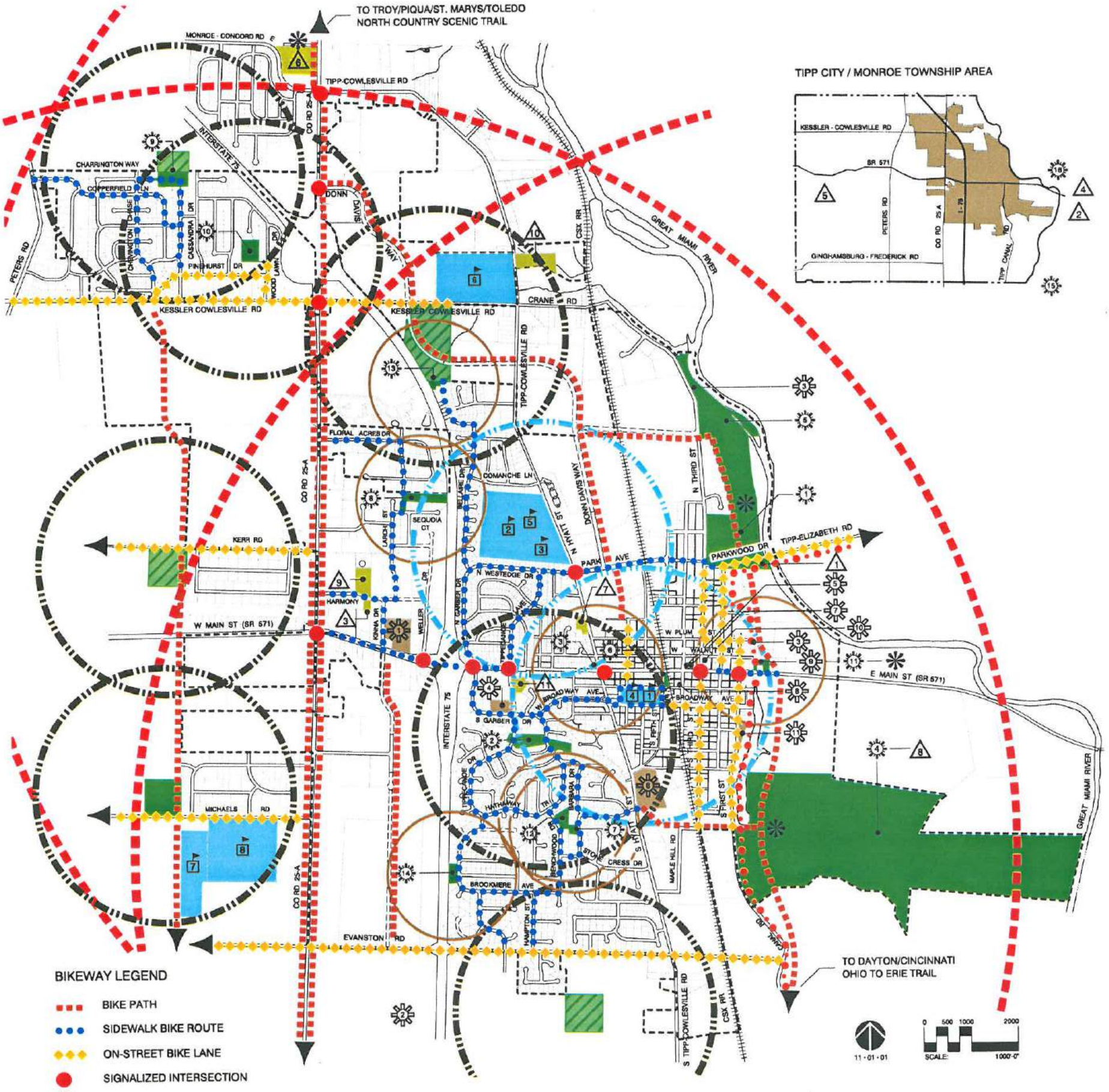
  - Add park sign (1-5 years)
  - Add walkway loop (1-5 years)
  - Develop playground (1-5 years)
  - Maintain open free play area (1-5 years)
  - Add half court basketball (6 years and beyond)

- **Springhill Park: A Mini Park**

  - Replace benches (1-5 years)
  - Add shade trees (6 years and beyond)
  - Develop walkway linkage with Hampton Woods Park (1-5 years)
  - Enhance landscaping through ornamental grasses and perennials (6 years and beyond)

- **Canal Lock Park: A Special Mini Facility**

  - Develop in accordance with the Master Plan (1-5 years)



BIKEWAY LEGEND

- BIKE PATH
- SIDEWALK BIKE ROUTE
- ON-STREET BIKE LANE
- SIGNALIZED INTERSECTION
- RESTING/STAGING AREAS

GENERAL LEGEND

- TIPP CITY CORPORATION LIMIT
- EXISTING PARK AND RECREATION FACILITIES
- PROPOSED PARK AND RECREATION FACILITIES
- CITY SCHOOLS
- PRIVATE/COMMERCIAL FACILITIES
- SPECIAL FACILITIES
- OHIO BUCKEYE TRAIL
- MINI-PARK = .25 MILE RADIUS
- NEIGHBORHOOD PARK = .50 MILE RADIUS
- COMMUNITY PARK = 3 MILE RADIUS
- ELEMENTARY SCHOOL = .5 MILE RADIUS

FACILITIES LEGEND

PARK AND RECREATION FACILITIES

1 CITY PARK
2 HATHAWAY VILLAGE PARK
3 HYATTSVILLE GARDEN PARK
4 KYLE MEMORIAL PARK
5 NATURE CENTER
6 RAILROAD DEPOT
7 SPRINGHILL PARK
8 TWEED WOODS PARK
9 WINDMERE PARK
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PRIVATE/COMMERCIAL FACILITIES

1 BAREFOOT CANOES
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3 GEM CITY GYMNASTICS
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11 TIPPECANOE SENIOR CITIZEN, INC.

PARKS AND OPEN SPACE SERVICE RADII MASTER PLAN

Tipp City, Ohio
"Our Image is Growing"

PARKS AND OPEN SPACE MASTER PLAN

CITY OF TIPP CITY, OHIO

EDSALL & ASSOCIATES LLC

LANDSCAPE ARCHITECTS LAND PLANNERS PLANNING CONSULTANTS
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- First Steps in Implementing the Parks and Open Space Master Plan

  - The Parks and Open Space Master Plan is comprehensive. It shall take careful collaboration and upwards of one (1) to two (2) years to garner public support for a publicly supported tax effort. It is recommended to continue the momentum. The following are suggestions as a path of action. Throughout the implementation process it is imperative to keep Tipp City's citizens involved and the momentum continuing.

    - Adopt Master Plan
    - Add park signs, as required
    - Create an Official Park Advisory Board
    - Pursue park acquisition/preservation lands
    - Renovate existing soccer fields in Kyle Park
    - Start implementing the Bikeway/Recreational Trail Plan
    - Audit all existing playgrounds. Add required safety surfaces.
    - Develop collaborations with other recreation providers. Pursue grants.
    - Develop Master Plans for City Park, Kyle Park and Municipal Pool Complex. Prepare park development standards.
    - Keep the public and the Parks Steering Committee members/Parks Advisory Board continually involved in the ongoing planning.

PARK AND OPEN SPACE MASTER PLAN FUNDING ALTERNATIVES/OPTIONS

- The implementation of the Tipp City Parks and Open Space Master Plan is an investment in every citizen of Tipp City and Monroe Township, young or old, homeowner or business owner. It should be noted that the majority of people responding to the citizen survey felt park and recreation facility development should be funded through volunteer efforts for small projects, business sponsorships/donations (limited), grants, partnerships, Tipp City Foundation and annual City Capital Improvement Fund. However, major park and recreation investments can not totally be funded by such methods. The recommendations made in the Master Plan may be funded through a combination of three (3) basic funding techniques as noted below:

  - **Regulatory Techniques:** Involves legislative/policy action by City.
  - **Primary Funding Techniques:** Required for major land acquisition and major facility development such as bikeways, the outdoor pool complex and recreational field development.
  - **Secondary Funding Techniques:** Smaller, site specific improvements such as landscaping, picnic area development, playgrounds, shelters. Funding may involve multiple resources including partnership opportunities.

- **REGULATORY TECHNIQUES**

  - Plan Adoption
  - Open Space Requirements
  - Interdepartmental Policies
  - Property Acquisition or Leases

  - **Plan Adoption:** It is recommended the Park and Recreation Plan be adopted by the Park and Recreation Advisory Board and City Council.

  - **Open Space Requirements:** Revise the City's present subdivision regulations to include open space requirements for residential, commercial and industrial uses. Adopt revisions as recommended in the Appendix.

  - **Interdepartmental Policies**: City Departments may share in park construction costs when City-wide paving/construction contracts occur or easements such as for utilities are acquired which may also be used for a trail/greenway benefit.

  - **Property Acquisition or Leases:** This may be accomplished through a number of means and methods:

    - **Bequest/Life Estate:** Land owner retains ownership until death.

- **Fee Simple Ownership:** Full title to land and all rights associated with the land.

- **Outright Donation:** A donation by property owner of all interest in a particular property.

- **Nonprofit Conveyance to Public Agency:** Nonprofit acquires and holds land until the City is able to purchase.

- **Fee Simple/Leaseback:** Purchase of full title and leaseback to previous owner or others, subject to restrictions.

- **Donation With Reserved Life Estate:** Land owner donates during their lifetime, but retains their lifetime use of property.

- **Eminent Domain:** The right of government to take private property for public purpose upon payment of just compensation.

- **Property Exchange:** Exchange of developed or undeveloped property for property which has specific park, recreation and open space value.

- **Undivided Interest:** Ownership is split between different owners, with each fractional interest extending over the whole parcel. Each owner has equal rights to the entire property.

- **Agency Transfer (Governmental):** Certain governmental agencies may have surplus property inappropriate for their needs that could be transferred to the City for park, recreation and open space use.

- **Lease:** Short or long term rental of land or property. The City currently leases the one (1) acre park site from the railroad. Potential land leases include the land owned by the Board of Education adjacent to Coppock Woods.

- **Conservation Easement/ Development Rights:** A partial interest in property transferred to an appropriate non-profit or governmental entity either by gift or purchase. As ownership changes, the land remains subject to the easement restrictions.

- **PRIMARY FUNDING SOURCES**

  - Joint Park/School District
  - Capital Improvement Program
  - City Bond Issue
  - City Income Tax

  - **Joint Park/School District:** Creation of a special tax district which has a separate board and administration to operate the facilities and activities in the District. Money is raised through a voter approved tax on property within the District. Often, such a District becomes expensive to administer due to the potential duplication for administration of a separate District for accounting and audits. There may also be issues relative to the "control" of facilities. Tipp-Monroe Community Services is similar to a Joint District.

  - **Capital Improvement Program:** Yearly, regularly scheduled appropriation of City Capital Improvement (CIP) monies for major park, recreation and open space improvements. It is recommended there should be a Capital Improvement maintenance fund for regular maintenance of public investment in parks, recreation and open space facilities.

  - **City Bond Issue:** Based on voter approval, this funding technique could permit the City to borrow money through the issuance of bonds. The money is repaid through income earned from the operation of improvements or from the City's budget.

  - **City Income Tax:** Tipp City's current income tax is 1%, passed by the voters in 1981. Troy's income tax is 1.75%. A voter approved tax on resident income tax could be specifically targeted for park, recreation and open space improvements.

- **SECONDARY FUNDING SOURCES**

  - Gifts Catalog
  - "Adopt A Park" Program
  - Intergovernmental Partnerships
  - Business Sponsorships/Donations
  - State and Federal Grant Programs
  - Capital Campaigns/Challenge Grants
  - Expand/Formalize a Volunteer Program
  - User Fees (For Operation/Maintenance)
  - Creation of a Parks and Recreation Foundation

  - **Business Sponsorships/Donations:** Similar to an "adopt a park" program, individual businesses or as a group may sponsor improvements and/or programs or maintenance through donations to the City for parks and recreation.

  - **Gifts Catalog:** A Gifts Catalog is a booklet/brochure which illustrates, describes, itemizes and prices specific leisure service and conservation needs. The creation of park development standard guidelines along with master plans for all park sites would be a desirable way to attract gifts and donations.

  - **"Adopt a Park" Program:** This is another vehicle for seeking donations for either construction improvements and/ or maintenance of a park or portion of a park. This program may be attractive to - neighborhoods, school groups, individuals and/or specific organizations such as baseball/softball or soccer leagues.

  - **Capital Campaign/Challenge Grants:** This approach may be targeted for a specific improvement which may involve a one-time donation. Monies may be established initially by Council, an individual organization or businesses for others to match a specified amount. A very specific master plan and construction budget is necessary for this method's success.

  - **User Fees (For Operation/Maintenance:** User fees for the use of ballfields and other facilities or offered programs needs to be closely examined to ensure costs of use matches true cost of operations. Higher fees for non-residents should be encouraged. It is important with this method to carefully monitor customer services in relation to fees for services both in and outside of the City.

  - **Expand/Formulate a Volunteer Program:** All municipal park and recreation departments simply could not exist without citizen volunteers. Volunteerism already is strong in Tipp City. Further encouragement and organization of such efforts should continue to be encouraged. Care must be taken that volunteer efforts fit into an overall Department goal for delivery of park and recreation services to maximize all parties efforts.

  - **Creation of a Parks and Recreation Foundation:** Establishment of a specific sub-section of the Tipp City Foundation for donors to donate land and/or money to the City specifically for park, recreation and open space improvements and programs is recommended. If there are entities who would like to make contributions and ensure those donations are to be used strictly for such purposes, no such vehicle is established at this time in Tipp City.

  - **Partnerships:** Tipp City has the opportunity to build upon and expand on several existing intergovernmental partnerships for both park and recreation development opportunities as well as program opportunities.

    - **Miami County Commissioners/County Engineer/Miami Valley Regional Planning Commission:** Develop the bikeway/recreational trail system per the Master Plan outside the City of Tipp City, including County Road 25A, Evanston Road, Kerr and Michaels Road.

    - **Tipp City Schools:** Continue the shared use of facilities including the utilization of Nevin Coppock Elementary School and Tippecanoe Central sites as neighborhood parks. Participate with the schools in a feasibility study for Tippecanoe Central for utilization as a community arts/teen center.

KYLE MEMORIAL PARK NATURAL AREA

- **The Miami Conservancy District:** Develop the bikeway/recreational trail system along the Miami River Corridor from the south county line north to County Line Road and Tipp-Cowlesville Road. Through the creation of the recreation subdistrict, the District can issue debt, but must be paid back by the political subdivision.

- **Tipp-Monroe Community Services:** Currently schedules/manages recreation programs for residents of the City, Monroe Township and Tipp-Monroe School District. It is recommended recreation programs be expanded as requested in the Citizen Survey. Explore partnering opportunities with the YMCA. It is also recommended the cost of services per programs/participants be carefully monitored. Program expense and evaluation reports need to be completed for all activities.

- **Monroe Township Trustees:** It has been documented the City of Tipp City provides park facilities for residents of both the City and the Township. The City and Township already have an outstanding record of partnering. It is recommended the Township Trustees be encouraged to financially participate in land acquisition for parks north of Windmere Park, Michaels Road Park, south of Kerr Road and south of Evanston Road. Other projects the City and Township may partner on include:
  - The Pool Complex
  - Bikeway/Recreational Trail System
  - City Park Football Stadium Support Facility

- **Miami County Park District:** Potential partnering opportunities are possible through programs, physical development and technical assistance. The District offers up to $10,000.00 grants to local cities/school systems for District sponsored environmental education learning programs. The District may offer a Senior Citizen Program with the restoration of the bank barn at Honey Creek Preserve. This would be of great benefit to Tipp City senior citizens. The District can be a major partner in implementing the bikeway/ recreational trail plan particularly with bikeway connections to the County park sites. Lastly since the mission of the District is the conservation/preservation of natural resources, their staff have offered to assist the staff of Tipp City with the restoration of the eastern third of Kyle Park to flood plain forest and eastern tall grass prairie.

- **State and Federal Grants:** Grants from State and Federal sources are often limited and extremely competitive. The most promising grant programs currently known are summarized below. It should be noted grants can often involve considerable staff time to prepare applications and administer.

  - **The Ohio Department of Development Heritage Tourism Resource Guide:** Lists addresses, eligibility, funding priorities, mission statement, requirements and telephone numbers of public and private foundations and federal and state agencies.

  - **The Ohio Department of Natural Resources Division of Forestry/Ohio Bicentennial Legacy Tree Planting Initiative:** Municipalities can apply for fifty (50%) percent reimbursable grants to purchase and plant trees on publicly owned lands.

  - **Ohio Environmental Education Fund:** The Ohio EPA Office of Environmental Education administers this grant. Over $1 million is awarded annually. Grants of up to $50,000.00 are funded from one-half of the civil penalties collected by the Agency for air and water pollution control violations. Eligible grant recipients include environmental groups, public and private schools, colleges and universities, trade or professional organizations, businesses and state and local governments.

  - **Land and Water Conservation Fund** has just been funded by the federal government through the National Park Service and administered by the Ohio Department of Natural Resources for Federal year 2002. Funding is subject to Congress' support year by year. It is estimated there will be approximately $4 million for

CANAL LOCK PARK

Ohio. All local subdivisions of government except school boards are eligible. These grants provide up to fifty (50%) percent reimbursement for outdoor recreation projects. Funding levels are expected to vary each year. Kyle Park improvements have previously received funding through this program. Applications are due July 1 of each year.

- **The Ohio "NatureWorks"** grant program is a statewide voter approved (November 3, 1993) funded program administered by the Ohio Department of Natural Resources. The program permits the State to make grants and assist local governments with capital improvement projects related to parks and recreation/natural resources. The grant funds up to seventy-five (75%) percent of improvements. Allocations are made by County. Political subdivisions within each County often compete for the same monies. Canal Lock Park improvements have received funding through this grant program. Application deadlines are July 1 of each year with the announcement of award the following July 1.

- **Clean Ohio Trails Fund:** As approved by the voters in the fall of 2000, provides up to 75% of the project costs for eligible trail acquisition and development costs. The local match can be in-kind contributions or other interests in land, labor or materials. Projects shall be selected by criteria identified in, but not limited to, a statewide trails plan and Am. Sub. H.B. 3. A nine (9) member Advisory Board appointed by the Director of the Ohio Department of Natural Resources Division of Real Estate & Land Management shall provide advice to the Director regarding the selection of applications for funding. Approximately $6.25 million shall be available in each of the first four (4) years of the program. The application form is anticipated to be the same as for Recreational Trails. The application deadline is anticipated to be February 1st of every year, starting February 2002.

- **Recreational Trails Program:** A federally funded grant program administered by the Ohio Department of Natural Resources Division of Real Estate & Land Management. Cities, Counties, Townships, Special Districts, State and Federal Agencies and Non-Profit Organizations are eligible. Up to eighty (80%) percent matching federal funds are reimbursed. Eligible projects include development of urban trail linkages, trail head and trail side facilities, maintenance of existing trails, restoration of trail areas damaged by usage, improving access for people with disabilities, acquisition of easements and property, development and construction of new trails, purchase and lease of recreational trail construction and maintenance equipment, environment and safety education programs related to trails. The trail at the Nature Center has been funded through this grant program. The application deadline is February 1st of every year.

- **Transportation Equity Act for the 21st Century (TEA-21)** is a federally funded program administered by the Ohio Department of Transportation and Miami Valley Regional Planning Commission (MPO). All political subdivisions, other state agencies, park districts, local governments and MPO's are eligible. Eligible activities include bicycle and pedestrian paths and multi-use trails, land acquisition, site preservation, facility construction and environmental mitigation, landscaping and other scenic beautification, historic preservation, rehabilitation and operation of historic transportation buildings (including historic railroad facilities and canals). Approximately $22 million is available statewide for 2003-2004. Allocation is divided between 16 MPO agencies and ODOT Central Office. There is no limit on project award. Local sponsor match is 20% minimum and cash only. The sponsor is required to finance architectural/engineering plans, environmental assessment studies, right-of-way plans, right-of-way purchase and environmental remediation, if necessary. These costs do not count towards the 20%. Main Street improvements have been funded through this grant program. Application process is open from February 1, 2002 through June 28, 2002.

APPENDIX

DEVELOPMENT/IMPLEMENTATION COSTS

- The following are general development costs for improvements recommended in the Recreation Master Plan. All construction costs are reflective of prevailing wage rates. Items noted with a * may be purchased directly by the City and installed by present Service Department Park staff and/or citizen volunteers. Some items such as playground equipment or landscape materials may be purchased directly to reduce costs. All unit costs are reflective of 2002 development costs. Add 5% to 10% for each succeeding year of construction. Estimates do not include unknown field conditions or utility connections for electric, sanitary, storm or water extensions/ services. Once a detailed topographic survey and master plan have been completed, cost estimates should be refined.

• Picnic Tables	$400.00 Ea. *
• Bicycle Racks	$500.00 Ea. *
• Bikeway (6"/3")	$14.00-$16.00/S.Y.
• Drinking Fountain	$6,000.00-$7,000.00 Ea. *
• Park Signage (2 Sided)	$1,000.00 Ea. *
• Sand Volleyball Courts (2)	$30,000.00 *
• Basketball Court (Regulation Size)	$30,000.00 Ea.
• City Park and Kyle Park Master Plans	$20,000.00-$25,000.00 Ea.
• 2 Lighted Tennis Courts (With Color Coating, Subgrade Drainage, Fencing)	$120,000.00
• Outdoor Pool Complex (Including Bathhouse/Pool Concession/Restrooms/ Showers/Shelter	$3.0-$3.5 Million
• Playground Areas	
• Equipment Area	$40,000.00-$50,000.00 Ea.
• Playground Surfacing	
• Rubberized Playground Surfacing	$15.00/S.F.
• Base, Subgrade Drainage and Engineered Wood Fiber	$6.00/S.F. *
• Building Development	
• Picnic Shelter	$80.00-$90.00/S.F. *
• Concession/Restroom/Shelter Building	$120.00-$130.00/S.F.
• City Park Football Stadium Support Facility (Based on 4,000 S.F. for Concession/Locker/Restroom/Shower Storage)	$125.00-$150.00/S.F.
• Landscaping *	
• Seeding	$1.00/S.Y.
• Shade Trees	$350.00 Ea.
• Evergreen Trees	$250.00 Ea.
• Ornamental Trees	$200.00 Ea.
• Evergreen Shrubs	$50.00 Ea.
• Deciduous Shrubs	$35.00 Ea.
• Perennials/Ornamental Grasses	$15.00 Ea.
• Recreational Field Development	
• Soccer (Grading, Rock Hounding and Seeding Based on a 2.5 Acre Area)	$50,000.00-$55,000.00/Field
• Subgrade Drainage	
• Soccer Field	$23,000.00 Ea.
• Softball Field	$22,000.00 Ea.
• Irrigation (No Wells or Pump Stations)	
• Soccer Field	$16,000.00/Field
• Softball Field	$36,000.00/Field
• Field Lighting (Steel Poles)	
• Wagon Wheel (4 Fields)	$440,000.00
• First Field	$125,000.00
• Second Field	$145,000.00
• Third Field	$100,000.00
• Fourth Field	$ 70,000.00
• Softball Field Development	
• Backstop with Hood, Bleachers, Infield Mix, Players Benches,	

Sideline and Outfield Fencing	$35,000.00-$45,000.00 Ea.
• Backstop with Hood, Bleachers, Infield Mix and Players Benches, Without Sideline and Outfield Fencing	$25,000.00-$30,000.00 Ea.

ANALYSIS OF PARK & RECREATION OPEN SPACE REQUIREMENTS

The current section of the City's Subdivision Regulations requiring open space calls for dedication for only residential uses and only at the time of final plat approval. Such requirements do not acknowledge the impact on the City's park and open space system by other uses. The requirement of open space only at final plat approval tends to leave left over land rather than forcing the incorporation into the overall land development at preliminary plan inception. The requirement does not apply to preliminary plat. The determination for required open space is based on number of bedrooms, a difficult criteria for City staff to administer, let alone enforce. It is recommended the City revise the requirement as noted below.

RECOMMENDED OPEN SPACE REQUIREMENTS

- Private recreation open space shall not be considered/counted as public open space.
- All bikeways shall be a minimum pavement width of ten (10') feet and shall be installed per the discretion of the City.
- All public open space requirements shall be based on Tipp City's Comprehensive Plan and Parks and Open Space Master Plan.
- Common open space provision in Tipp City's Planned Residential District at 25% shall be designated for public open space or accepted equivalent.
- Procedures: No certificate of Zoning Compliance for the construction of a building or occupancy permit shall be issued until the payment provided for in this section has been paid to the City.
- The determination of open space payment or land dedication shall be determined at the time of preliminary plat approval with deed transfer or fee payable in full at the time of final plat approval.

OPEN SPACE REQUIREMENTS MODEL

- **Open Space Payment**

  Any subdivision development involving more than three (3) lots or any commercial or industrial development shall increase the recreational needs to be provided by the City.

  Each developer of such development noted above shall pay the City based on the following schedule:

  1. For each single-family unit $100.00
  2. For each unit in a multi-family building $100.00
  3. For each office, commercial or industrial development ..... $200 per acre of development plus $.03 per square foot for all buildings within the development
  4. The minimum fee for each office, commercial or industrial development shall be $200.00.
  5. No fee shall be charged by the City for any alteration, addition or modification to an existing dwelling.
  6. If an existing building is changed to an office, commercial or industrial use, the fees for the use and related square footage noted above shall be paid to the City.

7. Whenever an existing office, commercial or industrial building is enlarged or modified to provide additional square footage, the building shall be subject to the square footage fees noted above.

8. All fees collected shall be deposited in the City Capital Improvement Fund for use in acquisition, development and improvement of public park and recreation facilities. Such fees may not be used for the maintenance or operation of the City park and recreation facilities. All funds collected by the City shall be matched with an appropriation from the City Capital Improvement Fund and specifically designated as the Park and Recreation Fund.

MANCHESTER CHASE PARK

- **Open Space Land Dedication**

At the option of the residential, commercial or industrial developer, credit toward the Open Space Payment may be given by the City to the land owner/developer if the following conditions are met.

1. The land donation shall be subject to the review and acceptance by the City.

2. The value of the land credit shall be based on the average per acre purchase price paid by the owner of the land.

3. Any land proposed to be donated to the City shall constitute ground to be suitable for public parks and recreation purposes.

SYCAMORE WOODS PARK

LAND DONATIONS SHOULD AVOID MINI PARKS DUE TO INSUFFICIENT SIZE

4. If the proposed land dedication for a park and recreation site is determined not to be acceptable by the City, the land owner/developer shall pay an open space payment as noted above.

5. The lot or parcel or tract of ground shall be deeded by the owner to the City in fee simple. All assessments and taxes shall be paid and shall be free of all other liens and encumbrances other than utility easements which do not interfere with the use of land for recreation purposes.

6. If the City and the land owner/developer cannot agree to the actual market value of the land, the value shall be determined by a panel of three (3) appraisers, one (1) of which is selected by the City, one (1) by the land owner/developer and one (1) by the other two (2) appraisers.

7. The basis for not accepting a land donation by the City shall be limited to the following:

   - Detention area
   - Insufficient size
   - Poor public access
   - Inappropriately located
   - Being in the flood plain and hence limitations for development

ANALYSIS OF EXISTING CITY SWIMMING POOL

Based upon the team's experience with pool design we believe that Tipp City is in need of a new or upgraded swimming pool facility. Several options have been recommended. The existing outdoor Tipp City swimming pool is located in City Park and is surrounded by ball fields, school football field and parkland. It is an "L" shaped pool with a 40'x75' area and a 35'x40' diving well forming the leg of the "L". There is also a 21'x21' wading pool. The pool and bathhouse were constructed in 1956. A 6-lane 25-meter lap/competition pool approximately 82'x46' was added in 1982 and a new common filter was installed for both pools.

The pools are not handicap accessible and hence do not comply with the ADA Laws. The existing "L" shaped pool has a stainless steel gutter and recirculation system with a fiberglass shell. The lap/competition pool has stainless steel gutter and recirculation system and stainless steel sidewalls. There is a low slide installed in the recreational pool and the diving well has two one meter diving boards. In the spring of 2000 problems with leaks in the pool were reduced. However, the pool still leaks and the continual refill with cold water deters citizen's use of this primary community facility.

The pool serves residents of Tipp City and Monroe Township, with a total combined 2000 minimum population of 15,339 people. This does not include users outside Monroe Township. The total number of potential individual users

of a pool facility for a population this size is 30% or 4,600 people ("Swimming Pools A Guide To Their Planning, Design And Operation", by M. Alexander Gabrielsen). Peak uses of the facility can be expected to occur on weekends when the attendance could be 45% of potential pool users or 2,070 people. The estimated number of bathers expected to use the pool at one time is 25% of the peak attendance or 517 bathers.

Per the "Public Swimming, Wading and Diving Pools Design Guide, Ohio Department of Health" allowable square footage per bather, the safe capacity of the existing pools is 305 bathers. As noted in the following table, the capacity of the existing pools is approximately 58% below what the Monroe Township/Tipp City population could support for a swimming pool.

The deck space, grass area and supplemental facilities including the bathhouse must be able to accommodate an additional 1553 people at peak times. The existing deck and grass area can accommodate 760, which again is approximately 49% below the peak capacity that could be expected from a population base of 15,339 people. Minimum deck ratio recommended of 3:1 to pool surface area for peak loads. The existing deck to pool ratio is 2:1 which is below the desired ratio.

The existing bathhouse is sized sufficiently for the present bather loads, however the number of plumbing fixtures would have to be increased if the bather loads were increased to match the population base. Complaints are ongoing regarding the bathhouse having no private change areas or showers. The flooring is slippery. The men's area has no partition for urinals. If the facility were to be used for a football locker area, there are not currently lockers in the facility.

EXISTING MUNICIPAL POOL

Existing Pool Legal Capacity *

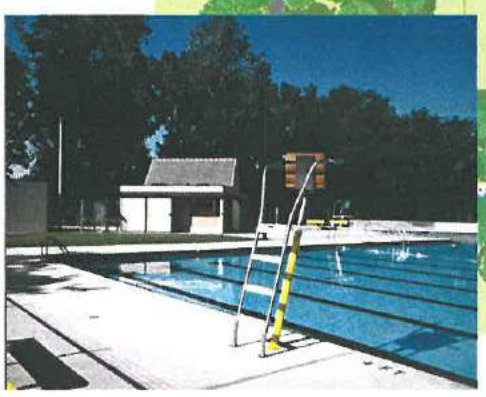
	Existing Square Feet	Recommended Square Footage	Total Bather Capacity
• Recreational and Competitive Swimming:	6,772 S.F.	25 S.F./Bather	271
• Diving and Deep Water:	1,400 S.F.	300 S.F./Bather	5
• Wading Pool:	441 S.F.	15 S.F./Bather	29
		Total Bather Capacity	305
• Deck Area and Grass Area (Minus Pool Apron)	18,992 S.F.	25 S.F./Bather	760
• Bathhouse, Concession, Filter & Storage	2,753 S.F.	100 S.F./Bather**	28
		Total Number of Bathers/People For Facility	**1,093**

- One (1) Parking Space Recommended For Every Five (5) Users or a Minimum of 219 Parking Spaces With Opportunity for Overflow Parking.

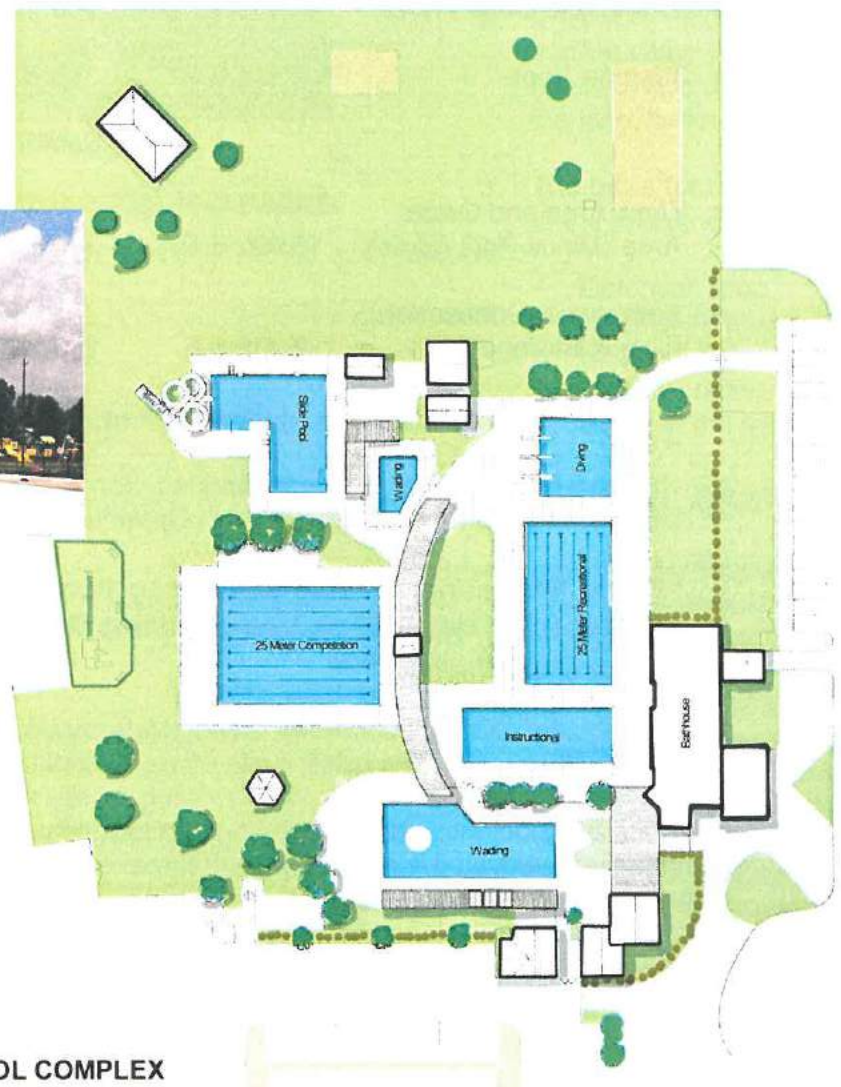
* **"Public Swimming, Wading and Diving Pools Design Guide," Ohio Department of Health, Ohio Basic Building Code**

** **Ohio Basic Building Code**

In summary, the existing pool facility is **well undersized** to support a population base of 15,339 people. The existing site offers no expansion possibilities for the pool, related facilities or parking. The existing facility would better serve as a neighborhood pool with a new pool being built to satisfy the aquatic needs of the community. However, the maintenance of the existing pool, because of its age, is the immediate and long term issue. If it was determined a new facility was desired it could be designed to meet the capacity loads of the population base, and the existing pool could be removed and the space reallocated for park or recreation use.



TUTTLE PARK POOL COMPLEX



HIGHLAND PARK POOL COMPLEX

Wandel & Schnell, Architects inc.

"Our Image is Growing"

PARKS AND OPEN SPACE MASTER PLAN

CITY OF TIPP CITY, OHIO

EDSALL & ASSOCIATES LLC

LANDSCAPE ARCHITECTS LAND PLANNERS PLANNING CONSULTANTS

754 NEIL AVENUE COLUMBUS, OHIO 43215 614 - 221 - 0580

The more popular/used community pools usually have creative pool designs that allow for different activities occurring simultaneously. The trend today is to build shallow pools, such as zero depth pools, which create a walk-in or beach like entry. Also, water activities for families with small children such as waterfalls, fountains and slides, water play and supplemental recreation such as sand volleyball tend to increase membership for all ages and families.

Attached are examples of pools designed to serve the communities aquatics needs and to handle the peak demand use.

- **West Carrollton Municipal Pool**, developed in 1996, is on a six (6) acre site and has 272 parking spaces.

- **Tuttle Park Pool, Columbus, Ohio** - The pool was built as a neighborhood pool to handle a specific number of people. It is one of many neighborhood pools in Columbus. It offers recreational swimming as well as competitive swimming and spray fountains in the wading pools. A facility similar to this would cost between $1.5 million to $2 million dollars to develop and safely serve a population of 12,400 people.

- **"The Island"** is a recycling water play area in Dayton. The mechanical equipment, including pumps and chlorinator tank, are in the basement of the restroom. Pre-made plastic tank recommended. Cost was over $260,000.00 or $25.00-$30.00/S.F. Grates need to be small enough to catch barrettes, otherwise if lost in the system, the system shuts down. Equipment is SCS out of Oregon. Equipment is often power washed. "The Island" was built on one-quarter (1/4) acre with 42 paved parking spaces and overflow parking.

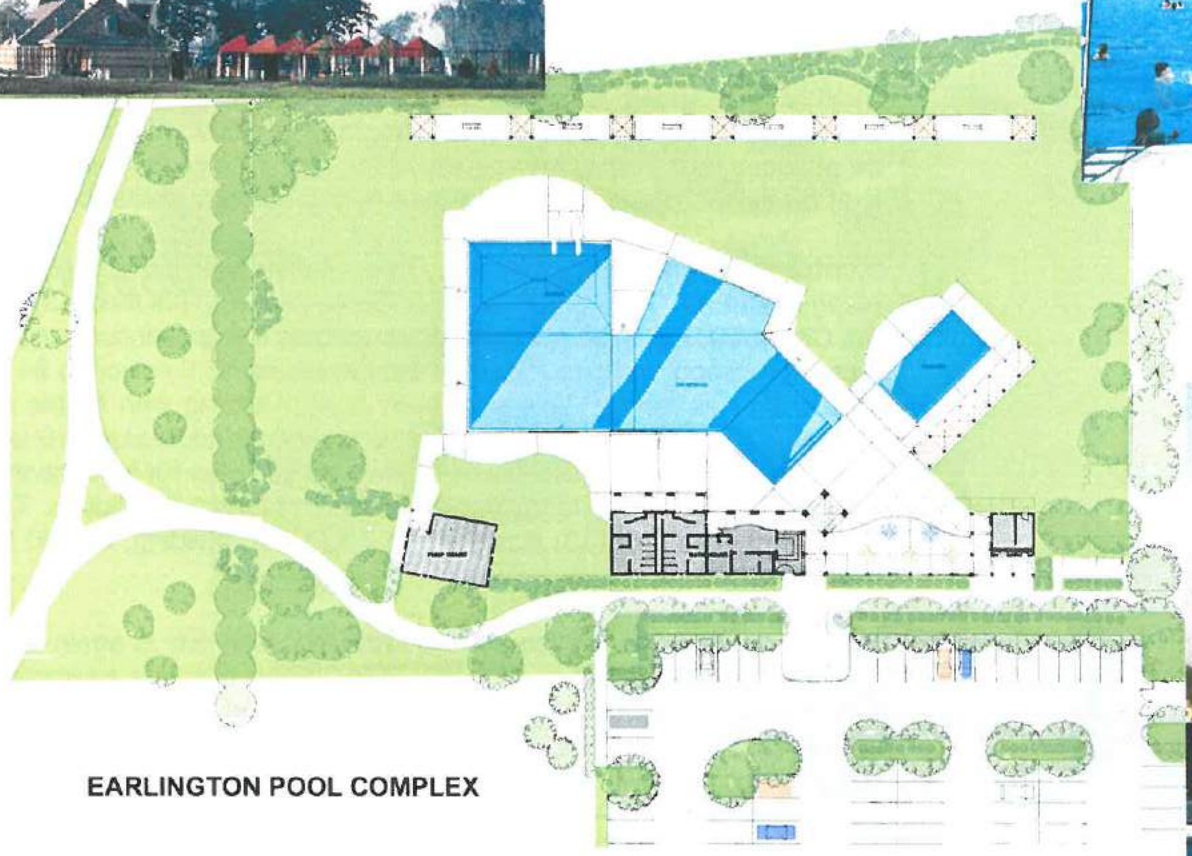
- **Earlington Park Municipal Pool, Dublin, Ohio** -Dublin is an expanding suburb north of Columbus and this pool was designed to be a community pool at first, then became a neighborhood facility when the population increased requiring other pools to be built around the City. Within the pool fenced area, the area encompasses 2.6 acres, but does not include parking. Pool area is 12,059 S.F. with 159 parking spaces shared with an adjoining school. A $250,000.00 water play area is to be added in 2001-2002. The cost of this facility today would be $2.5 to $3 million dollars and serve a population base of 15,000 to 16,000 people.

- **Vandalia Cassel Hills Pool (Bruce Feldner 415-2344), Vandalia, Ohio** - The gunnite pool (heated) complex entails six (6) acres with a pool area of 5,971 S.F., basketball and volleyball courts and 102 parking spaces. Users come from Huber Heights, Butler Township, Monroe Township, as well as Vandalia. The wading pool was eliminated in 1996 and a 1,320 S.F. "feature" was added with water filtered through a cartridge. There is some discussion being initiated this year to replace the pool. The deck needs to be replaced next year at the request of the Health Department. The facility is at its electric capacity and the City is facing numerous plumbing repairs.

- **Mentor Swimming Pool, Mentor, Ohio** -Mentor is northeast of Cleveland along Lake Erie. The pool at the Civic Center is one (1) of three (3) pools in the City of 50,000. The pool was developed as a regional competitive and recreational pool complex. Today's cost would be $3.5 million to $4 million dollars for this facility. This pool is in a park setting with tennis courts, basketball courts, picnic areas and ample parking. In addition to its 8-lane 25-meter, 6-lane 50-meter areas and shallow water areas for instructional and recreational swimming, spray pools were added for small children. The site is approximately eight (8) acres with a 3,700 S.F. building, 20,540 S.F. of water and 300 car parking area.

- **Highlands Park Pool, Westerville, Ohio** - This facility is again in a park setting and was started in the early 70's. Unlike previous examples, this facility was planned to be expanded from its original recreational and diving pool to today where there are a total of 7 pools. The concept was to have different bodies of water for different activities. Over the years additions have included an 8-lane 25-meter competition pool, a single flume two story high slide pool, an instructional pool, a zero entry shadow pool with fountain and a wading pool. The addition of these pools over the years allowed the City to budget their aquatic capital improvements. A similar project started today would be approximately $1 million dollars to start and depending on the number of years for completion, it could be $4.5 million dollars to complete. The site is approximately ten (10) acres, with a 5,950 S.F. building and 15,325 S.F. of water.

MENTOR POOL COMPLEX



EARLINGTON POOL COMPLEX

Wandel & Schnell, Architects inc.

Tipp City, Ohio
"Our Image is Growing"

PARKS AND OPEN SPACE MASTER PLAN

CITY OF TIPP CITY, OHIO

EDSALL & ASSOCIATES LLC

LANDSCAPE ARCHITECTS LAND PLANNERS PLANNING CONSULTANTS

754 NEIL AVENUE COLUMBUS, OHIO 43215 614 - 221 - 0580

- **Heath Municipal Pool: Population 8,570**

Pool Area	Size		Sq. Ft.
• Diving Tank	30' x 75'		2,250
• Olympic Pool	164' x 75'		12,300
• Learning Tank	40' x 75'		3,000
• Fountain Pool	25' x 40'		1,000
		TOTAL	18,550

Proposed Improvements	Size		Sq. Ft.
• Lazy River	10' x 660'		6,600
• Leisure Pool			5,500
• 4 Water Slides	30' High		
Total Acreage of Pool	4 Acres		
Total Acreage of Parking	2 Acres		
Total Acreage	6 Acres		
Total Parking Spaces	224 Spaces	With Overflow Parking Opportunities in Adjoining Park	

- **Miamisburg Sycamore Trails Aquatic Center - "The Splash Zone"**
  - Facility is lighted
  - Wet sand play area
  - Padded tot frog slide
  - One (1) 1 meter board
  - 100 lounge chairs, 50 sand chairs
  - Two (2) lighted sand volleyball courts
  - Water play equipment in 0' depth area
  - Pool facility accommodates 2,000 customers
  - Concession stand with umbrella chairs and tables
  - Number of gallons of water in the pool: 412,599 gallons
  - Uses liquid chlorine and muriatic acid for water sanitizing
  - Five (5) giant shade structures (funbrellas, 20' in diameter)
  - Two (2) giant water slides: 133' body slide, 174' tube slide
  - Eight (8) lanes for lap swimming and competitive swimming
  - Began construction late August 1996, Grand Opening June 14, 1997
  - New park has 41 acres, the aquatic center utilizes approximately 3-5 acres
  - Bathhouse: 3,600 S.F.; Concessions: 756 S.F.; Mechanical Room: 2,170 S.F.
  - Total Project Budget: $5,154,738 (includes park site development and aquatic center)
  - Design Team: Matrix Architects, Water Technology and Leisure Concepts and Design
  - Pool has 15,800 square feet of heated, water surface area. Pool depth ranges from 0' to 12'6"
  - 165 lighted parking spaces, in 1999 added 30 parking spaces for overflow parking. In 2001 parking is still inadequate.
  - Breakout of Approximate Costs:

Contingency	$ 200,000
Park Improvements	$ 475,000
Family Aquatic Center	$ 2,400,000
Site Support Elements	$ 675,000
Consultant & Project Management Services	$ 504,000
Bathhouse, Mechanical Buildings, Concessions	$ 900,700
	$ 5,154,700

CITIZEN SURVEY RESULTS
WHAT DO YOU THINK?

MAILED - 850
RETURNED - 176
RESPONSE RATE - 20.6%

A. INTRODUCTION & PURPOSE

Dear Resident: The City of Tipp City has contracted with Edsall & Associates LLC, Landscape Architects and Land Planners to prepare a Parks and Open Space Master Plan. The purpose of the plan is to determine how Tipp City's public facilities are used, what programs/facilities are missing and an evaluation of the level of services provided by the City for the next five (5) to ten (10) years. Please take a few minutes to answer the enclosed questionnaire. If you have questions, call David Collinsworth, City Manager (667-6305) or Edsall & Associates LLC (614-221-0580). Please respond no later than June 15, 2001. The purpose of the Survey is:

- To further ensure input from all residents
- To supplement charettes and town meetings
- To provide citizens with a more responsible and accountable governmental system
- To collect data and opinions representing the experiences and opinions of Tipp City's citizens

B. GENERAL INFORMATION

1. We live in: (Check All That Apply)

   174 City of Tipp City

   List Subdivision or Neighborhood Name:
   SEE SUMMARY AT END OF SURVEY

   2 Monroe Township (Unincorporated)

2. We have lived in the above area for:

9	Less Than 1 Year	**18**	11-15 Years
59	1-5 Years	**6**	16-20 Years
29	6-10 Years	**60**	Over 20 Years

3a. We **159** Own **24** Rent

3b. An **19** Apartment **2** Other (Specify)
141 One-Family Home
2 Two-Family Home

4. The following are the number of people in each age group who are living in our home:

44	Under 5 Years	**26**	20-29 Years
52	5-9 Years	**102**	30-39 Years
25	10-14 Years	**85**	40-55 Years
34	15-19 Years	**111**	Over 55 Years

C. RECREATION FACILITIES

1. What population age group/program do you feel is not presently being served by Tipp City Parks and Recreation Department?
   SEE SUMMARY AT END OF SURVEY

2. Do you or your family use private or commercial recreation/ swimming/fitness facilities in the area? (i.e., YMCA or Private Fitness Facility) If yes, please print facility name, activity type and frequency of use.
   SEE SUMMARY AT END OF SURVEY

3. Do you use Tipp City School Facilities such as art rooms, athletic fields, gymnasiums, meeting rooms, auditorium or playgrounds? If yes, please print name, activity and frequency of use.
   SEE SUMMARY AT END OF SURVEY

4. Do you use other public park or recreation facilities not in Tipp City?
   - Name of Public Facility: _____
   SEE SUMMARY AT END OF SURVEY

5. Do you use church or religious affiliation sponsored recreation programs?
   - Name of Church: _____
   SEE SUMMARY AT END OF SURVEY

6. **In Column 1**, please rate the following existing City Park facilities in terms of satisfying your family's park, recreation and open space needs.
   In Column 2, please indicate improvements desired.

NAME OF CITY FACILITY	COLUMN 1 EXCELLENT	FAIR	POOR	DO NOT USE/ UNKNOWN	COLUMN 2 IMPROVEMENT DESIRED
• City Park	63	67	5	20	36%
• Hathaway Village Park	19	34	6	89	6%
• Hyattsville Garden Park	17	11	4	108	2%
• Kyle Memorial Park	37	30	10	71	20%
• Nature Center	9	17	6	100	3%
• Railroad Depot	7	13	3	115	2%
• Springhill Park	14	11	9	102	3%
• Tweed Woods Park	1	8	5	114	2%
• Windmere Park	2	24	11	98	13%
• Woodlawn Village Park	5	16	5	104	10%
• Hampton Woods Park (1)	0	1	2	14	0%
• Manchester Chase Park (1)	0	0	0	12	1%
• Sycamore Woods Park (1)	0	0	0	13	2%

(1) Currently Undeveloped

D. PARK FACILITIES/PROGRAMS

1. How do you feel about the following Tipp City parks and open space areas? Overall the present parks/facilities are:

58-37%	Very Adequate	12-7%	Somewhat Inadequate
84-54%	Somewhat Adequate	3-2%	Inadequate

2. Please indicate what new or additional park and recreation facilities should be offered in Tipp City.

Court Games

13-5%	Badminton	27-10%	Roller Hockey
29-10%	Basketball	19-7%	Shuffleboard
29-11%	Horseshoes	37-14%	Tennis
59-22%	In-Line Skating	58-21%	Volleyball (Sand)

Field Games

19-15%	Baseball	44-35%	Lighted Fields
9-7%	Football	18-14%	Soccer
14-11%	Irrigated Fields	23-18%	Softball

Open Space/Greenways

109-40%	Bikeway	16-6%	Horse Trails
76-27%	Fitness/Jogging	75-27%	Nature Trails

Picnicking Facilities

66-30%	Grills	78-35%	Shelter Buildings
78-35%	Picnic Tables		

Playgrounds

48-42%	Children's Court Games	67-58%	Play Equipment

Water Activities

17-10%	Boating	46-25%	Swimming
29-16%	Canoeing	52-28%	Water/Play
38-21%	Fishing		

Winter Sports

20-14%	Cross Country Skiing	56-39%	Sledding/ Tobogganing
68-46%	Ice Skating	2-1%	Tobogganing

Additional Facilities

40-6%	Amphitheater	47-7%	Heated Outdoor Swimming Pool
42-6%	Benches	36-6%	Indoor Swimming Pool
14-2%	BMX Biking	77-12%	Restrooms
31-5%	Climbing Wall	46-7%	Rollerblading
43-6%	Community Center	44-7%	Skateboarding/ Skate Park
23-4%	Concession Areas	52-8%	Teen Center
25-4%	Day Camp	14-2%	Track & Field
16-2%	Demonstration Gardens	39-6%	Water Slides
22-3%	Garden Plots	45-7%	Wildlife/Nature Study

❑ **Other Facilities Desired (Specify)**

SEE SUMMARY AT END OF SURVEY

E. RECREATION PROGRAMS: Please answer for each appropriate category per household.

- The following list of recreation programs are examples of activity areas that range from sports to creative and performing arts to special interest.
- In the box on the left, please indicate the activity areas in which you feel there is an additional need or should be offered in Tipp City.
- In the second column, please indicate your schedule preference of times for recreation programs to be scheduled: "D" for Weekdays, "E" for Evenings, "S" for Saturdays and Sundays. Response indicates first/second schedule preference.

NEED	SCHEDULE PREFERENCE	
		Preschool Programs: Ages 2-5
18	D/S	Arts & Crafts
18	E/D	Parent/Child Interaction
23	D/S	Sporties for Shorties: Sports Skills
21	D/S	Story Time
20	D/S	Tumbling
		Youth Programs: Grades 1-6
15	D/S	Arts & Crafts
29	E/S	Children's Theater
19	D/S	Day Camps
19	E/S	Open Gym
20	D/E	Playgrounds
17	S/E	Safety Town
20	E/D	Special Interest Clubs: Chess, Music, Nature, Science
14	S/D	Sports Camps
15	S/E	Sports League: Recreational
5	E/S	Sports League: Travel
		Teen Adventure Day Trips
24	S/D	Canoeing
24	S/D	Cedar Point/King's Island
27	S/E	Concerts
18	S/D	Reds/Bengals Games
20	S/D	Waterpark/The Beach
		Teens: Grades 7-12
11	E/S	Aerobics
12	D/S	Arts and Crafts
20	D/E	Babysitting Certification
20	S/E	Dancing Lessons
23	E/S	Fitness Programs
12	E/S	Martial Arts
42	S/E	Movies in the Park
28	S/E	Open Gym
13	S/E	Sports Leagues: Recreational
4	E/S	Sports Leagues: Travel
25	E/S	Youth Theater
		Adults & Senior Citizens
40	E/D	Aerobics
35	E/S	Arts & Crafts: Candlemaking, Ceramics, Painting
12	E/S	Bowling
21	E/D	Card Clubs

NEED	SCHEDULE PREFERENCE	
31	E/S	Community Theater
37	E/D	Computer Class
28	E/S	Dance: Ballroom, Line, Swing
22	E/S	First Aid/CPR Certification
26	E/S	Fitness & Health
30	E/S	Home and Garden
55	E/S	Open Air Concerts
22	E/S	Open Gyms
13	E/S	Personal Finance
19	S/E	Pot Luck Dinners
24	E/D	Programs for Seniors
16	E/S	Sports Leagues
12	E/S	Wood Carving

- **Family Fun Events**

NEED	SCHEDULE PREFERENCE	
29	S/E	Fishing Derby
22	S/E	Neighborhood Olympics
24	S/E	Parent and Child Date Night
39	S/E	Putt-Putt Golf

- **Aquatics (All Ages and Levels)**

NEED	SCHEDULE PREFERENCE	
16	E/S	Adult Master Swimming
25	D/E	Aqua Aerobics
42	E/S	Learn to Swim: All Ages & Levels
19	S/D	Swim Team: Summer

F. OPEN SPACE NEEDS

1. As the City looks forward to its future growth and development, is there enough open space currently in the City to serve the City's citizens?

57-37%	Agree	22-15%	Somewhat Disagree
61-40%	Somewhat Agree	12-8%	Disagree

2. If you feel additional open space is needed, how should it be acquired?

16-9%	Wills	46-26%	Purchase Through Donated Funds
11-6%	Life Estates	38-21%	Purchase Through Existing City Revenues
68-38%	Required Donation by Developers		

G. FINANCING METHODS

- Should the City of Tipp City decide to develop some of the facilities and programs citizens desire, please indicate your level of agreement with the various methods of potential financing. * Represents Totals for Strongly Agree/Agree and Disagree/Strongly Disagree.

	STRONGLY AGREE	AGREE	*	DIS-AGREE	STRONGLY DISAGREE	*
1. PARK & RECREATION FACILITY DEVELOPMENT						
• Park Levy	17	46	62	40	29	69
• Tipp City Foundation	38	69	107	15	4	19
• Sale of Municipal Bonds	22	69	90	26	18	44
• Volunteer Efforts (For Small Projects)	45	74	118	12	2	14
• User Fees For Operation/Maintenance	20	52	72	32	17	49
• Joint Recreation District (City/Township) 16	78	93	19	7	26	
• Gifts Catalog (Tax Deductible Contribution)	21	64	84	22	12	34
• Increase in City's Income Tax Dedicated to Parks	8	31	39	43	49	92
• Business Sponsorships/Donations (Limited Funds)	28	90	117	10	2	12
• Capital Campaigns/Challenge Grants (Limited Funds)	17	73	89	17	12	29
• Annual City Capital Improvement Fund (Existing Revenue)	23	84	106	11	7	18
• Partnerships with Community Organizations (Adopt A Park)	25	83	108	13	5	18
• Grants (Limited Sources Available/Requires Matching Funds)	30	82	111	17	3	20
• Combined Financing Techniques of Above	47	56	102	14	0	14
• Other Financing Method	NO COMMENTS (Tipp Should Supply The Bulk of It)					
2. RECREATION PROGRAM FUNDING						
• Subsidized by City General Fund	23	82	104	17	8	25
• Business Sponsorships/Donations	34	82	115	3	4	7
• Charge User Fees Recovering 100% Direct Costs (i.e., Facility Rental, Instructor, Supplies)	16	59	75	34	20	54
• Partnerships with Other Recreation Providers (Such as Metro Parks, Miami County, Tipp-Monroe Community Services	27	84	110	7	6	13
3. ROUTINE IMPROVEMENTS, MAINTENANCE & SAFETY (i.e., Landscaping, Minor Repairs, Mowing)						
• Annual Operating Budget	48	76	123	7	2	9
• Gifts Catalog (Tax Deductible Contribution)	15	69	83	19	11	30
• Partnerships with Community Organizations (Civic/ Service/Youth Sports Clubs or Adopt A Park)	26	83	109	9	5	14

H. WHAT HAVE WE LEFT OUT? WHAT ELSE CAN WE DO TO IMPROVE?

SEE SUMMARY AT END OF SURVEY

THANK YOU VERY MUCH FOR TAKING YOUR TIME TO PARTICIPATE IN THIS SURVEY!

CITY OF TIPP CITY
TIPP CITY GOVERNMENT CENTER
260 SOUTH GARBER DRIVE
TIPP CITY, OHIO 45371
ATTN: CITY MANAGER'S OFFICE

SUMMARY OF RESPONSES

DISCLAIMER: COMMENTS REFLECT CITIZEN'S COMMENTS DIRECTLY, NOT THOSE OF THE CONSULTANT.

C.1. What population age group/program do you feel is not presently being served by Tipp City Parks and Recreation Department?

- Groups:
  - All Ages (2)
  - Grade School (4)
  - Preschool/Toddler (3)
  - Adults/Middle Age (10)
  - Young Adults/Teens (16)
  - Seniors/Elderly/Handicapped (19)
- Programs:
  - Golf (1)
  - YMCA (6)
  - Gymnastics (3)
  - Infant Swings (1)

C.2. Do you or your family use private or commercial recreation/ swimming/fitness facilities in the area? (i.e., YMCA or Private Fitness Facility) If yes, please print facility name, activity type and frequency of use.

- Gem City Gymnastics (1)
- Middletown
  - Trap Shoot (1)
- Ballys Total Fitness
  - Fitness
    - Twice/Week (1)
- Champions Gym
  - Weight Training
    - 2-3 Times/Week (1)
- Dolphin Swim Club
  - Swimming
    - Bi-monthly (1)
- Down Dog Yoga
  - Yoga
    - Once/Week (1)
- Fitness USA
  - Fitness
    - 3 Times/Week (1)
- Lady Premier Fitness
  - Fitness
    - Weekends (1)
- Sidney YMCA
  - Racquetball
    - Weekly (1)
- Tipp City Martial Arts
  - Martial Arts
    - 3 Times/Week (1)
- UVMC Cardiac Rehab
  - Rehabilitation
    - 3 Times/Week (1)
- Vandalia Cassel Hills Pool
  - Swimming
    - 2 Times/Week
- Vandalia Senior Center
  - Exercise
    - 3 Times/Week (1)
- Windmere
  - Swings/Playground
    - 2-3 Times/Week (2)
- Metro Parks
  - Once/Month (1)
- Hiking/Biking
  - 1-2 Times/Week (1)
- Millers Grove
  - Swimming
    - 3 Times/Week (2)
    - 10 Times/Year (1)
- Monis Fitness
  - Weights/Aerobics
    - Twice/Week (1)
    - 3-5 Times/Week (1)
- Moore's Fitness
  - Fitness
    - Daily (2)
    - 2-3 Times/Week (1)
- Tipp Pool
  - Swimming
    - Once/Year (1)
    - 10 Times/Year (1)
- City Park Swim & Play
  - Camp Sunshine (1)
  - Soccer/Tennis
    - 7 Months/Year (1)
  - Swimming
    - Once/Week (6)
- Troy Country Club
  - Tennis
    - Both (1)
  - Golf
    - Both (1)
    - Weekly (1)
    - 2-3 Times/Week (1)
  - Swim
    - Both (1)
    - Weekly (1)
    - 2-3 Times/Week (1)
- YMCA
  - Aerobics
    - 2-3 Times/Week (1)
    - 3-5 Times/Week (1)
  - Basketball
    - Once/Week (4)
    - 2-3 Times/Week (2)
    - 3-5 Times/Week (1)
  - Exercise
    - Weekly (1)
    - Once/Month (1)
    - 2-4 Times/Week (2)
  - Walking Track/Treadmill
    - Bi-weekly (1)
    - Once/Week (1)
    - 2-3 Times/Week (2)
  - Weights
    - Once/Month (1)
    - Occasionally (1)
    - 2-4 Times/Week (4)

- Gymnastics
  - Daily (1)
  - Once/Week (1)
  - 2 Times/Month (1)
  - 2-3 Times/Week (2)
- Pool/Swimming/Water Aerobics
  - Daily (1)
  - Bi-weekly (1)
  - Once/Week (9)
  - Once/Month (1)
  - Occasionally (1)
  - Twice/Month (1)
  - 3-5 Times/Week (1)
  - 2-3 Times/Week (24)

C.3. Do you use Tipp City School Facilities such as art rooms, athletic fields, gymnasiums, meeting rooms, auditorium or playgrounds? If yes, please print name, activity and frequency of use.

- L.T. Ball Junior High School
  - Choir/Bank
    - School Year (2)
  - Plays
    - 1-2 Times/Year (1)
  - Athletics
    - Weekly (1)
    - School Year (1)
- Nevin Coppock Elementary School
  - Athletic Fields
    - F Minor (1)
    - 40-50 Times/Year (1)
  - Playground
    - Monthly (1)
    - Once/Week (1)
    - Once in a while (1)
    - 3-4 Times/Week (1)
- Broadway Elementary School
  - Art Classes
    - 3 Times/Month (1)
  - Community Band
    - 3 Times/Month (1)
  - Playground (3)
    - Once/Week (1)
    - Once/Month (1)
    - 4 Times/Week (1)
    - 3 Times/Month (1)
    - 1-2 Times/Month (1)
- Tippecanoe Central School
  - Basketball (2)
  - Community Band (1)
  - Cub Scouts
    - Once/Month (1)
  - Coed Volleyball
    - October-March (1)
  - Art Class
    - 1-2 Times/Year (2)
  - Plays
    - 1-2 Times/Year (1)
- Tippecanoe High School
  - Athletics (1)
  - Weight Room (1)
  - Meeting Rooms (1)
  - Football/Track (1)
    - Seasonal (1)
  - Gym (1)
    - Seasonal (1)
  - Walk/Run
    - Twice/Week (1)
  - Tennis
    - Weekly (1)
    - Once/Month (1)
    - 3 Months/Year (1)

C.4. Do you use other public park or recreation facilities not in Tipp City?

- Vandalia Metro Park (1)
- Boonshoft Museum
  - Twice/Month (1)
- All Parks
  - Jogging and Biking (1)
- Area lakes
  - Boat/Fish/Swim
    - 2-3 Times/Month (1)
- Belmont Park
  - Disc Golf
    - Several Times Weekly (1)
- Bike Path
  - Bike & Roller Blade
    - 1-3 Times/Week (1)
- Bruckner Nature Center (1)
  - Walking (1)
    - 4-5 Times/Year (1)
- Charleston Falls
  - Hiking/Walking
    - Seasonal (2)
- Cinergy Field
  - Ballgames
    - Saturday home games (1)
- Dayton Riverfront
  - Walk
    - Twice/Month (1)
- Englewood Sprinkler Park
  - 3-4 Times/Year (1)
- Greene & Warren Counties
  - Bike Trail System
    - Twice/Week (1)
- Indian Lake
  - Boating/Fishing
    - Twice/Month (2)
- Indian Riffle
  - Disc Golf
    - Several Times Monthly (1)
- John Bryant Park
  - Hiking
    - 1-2 Times/Week (1)
- Kettering Pool
  - Swimming
    - 6 Times/Year (1)
- Kettering Recreation Center
  - Deaf Kids Camp
    - Summer (1)
- Oakwood
  - Parks for small children
    - Weekly (1)
- Swimming Pool
  - Swim
    - 4-6 Times/Month (1)

- Vandalia Cassel Hills Pool
  - Swim
    - Summer (2)
- Vandalia Senior Center
  - Exercise
    - M-F, 1 hour daily (1)
- West Milton Park
  - Reunion
    - Once/Year (1)
- World Gym
  - Workout
    - Twice/Week (1)
- Yellow Springs
  - Bike/Roller Blade
    - 2-3 Times/Month (1)
- Metro Parks
    - Once/Week (1)
  - Run/Hike
    - 1-2 Times/Month (1)
- Millers Grove Pool
  - Swimming
    - Once/Week (2)
    - 3 Times/Week (1)
- Duke Park
    - Often (1)
    - Occasionally (1)
  - Play/Picnic/Walk
    - Once/Month (2)
- Troy City Parks
  - Tennis (1)
  - Walking (1)
  - Playground
    - Summer-Fall (1)
- Vandalia Rec Center
  - Pool
    - Bi-weekly (1)
    - 3 Times/Month (1)
  - Playground
    - Bi-weekly (1)

C.5. Do you use church or religious affiliation sponsored recreation programs?

- St. John Catholic (1)
- St. Johns Study Club (2)
- Zion Lutheran (1)
  - Gym (1)
- Salem Church of God (1)
  - Weekly
- Tipp United Methodist
  - Bible School
    - Summer (1)
- Victory Assembly (1)
  - Vacation Bible School
    - Once/Year (2)
- Tipp City Church of Nazarene (1)
  - Volleyball
    - January-May Each Year (1)
- Zion United Methodist
  - Girl Scouts
    - 3-4 Times/Month During School (1)
- St. Christopher (1)
  - Basketball (1)
  - Sunday School (1)
  - Summer Activities (1)
- Ginghamsburg (1)
    - Twice/Month (1)
    - Weekly (1)
  - Basketball/Soccer
    - Monthly (1)
  - Softball League (1)

D.2. Other Facilities Desired

- Preschool Programs
  - More in general during evening (1)
- Recreation Programs
  - Family Fun Events
    - Anything (2)
    - Batting Cages (1)
    - Band Concerts (1)
- Additional Facilities
  - Disc Golf (1)
  - Dog Park (1)
  - Skateboard (1)
  - Lower Pool Price (1)
  - Restrooms at Kyle Park (1)
  - New Baby Pool With Filter (1)
  - Golf - 9 Holes at Kyle Park (1)
  - More Toddler Play Equipment (1)
  - Pool Needs To Be Studied, Too Cold

G.1. Other Financing Methods for Park & Recreation Facility Development

- Public Donation (1)
- Charge for Non-Residents (1)
- City Park Permit on Rearview Mirror (1)

G.3. Improvements/Maintenance

- Community Service for Low Level Offenders (1)

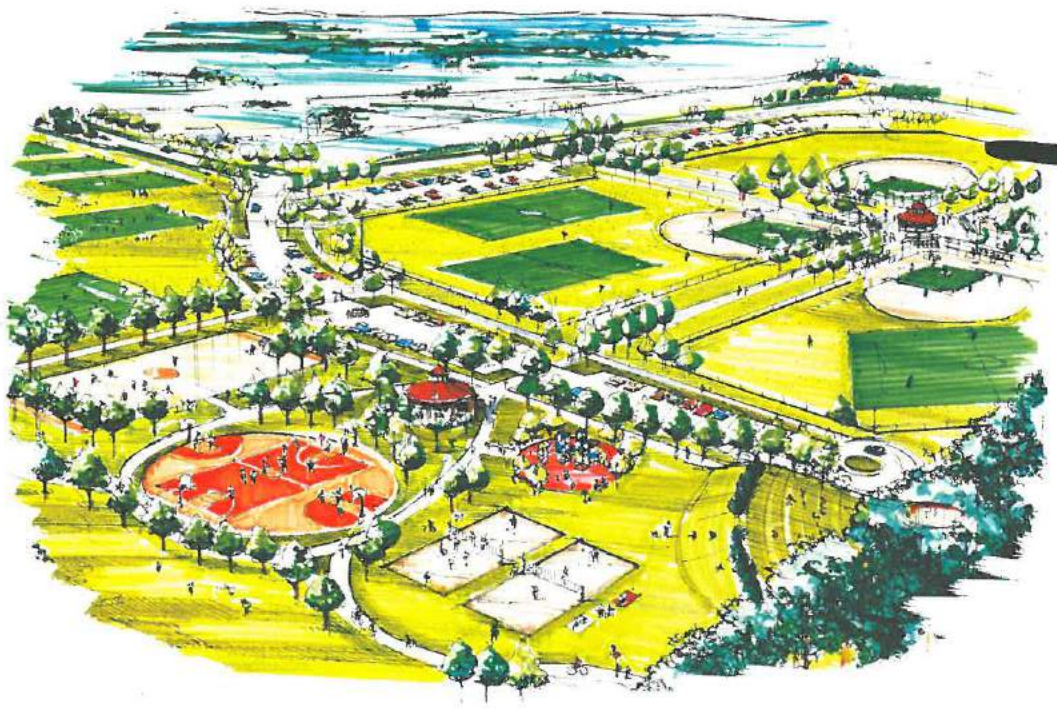
H. What Have We Left Out? What Else Can We Do to Improve?

- Supper club.
- Shorten the form!
- Teen hangout/dancing.
- Pretty much up to snuff.
- Can't wait for the bike path!
- Assist new school with roads.
- The swimming pool is horrible.
- Manual lights on tennis courts.
- We need forests and farmland.
- New $100,000-$130,000 houses.
- Need better playground surfaces.
- More parking closer to Roundhouse.
- Undeveloped parks, play equipment.
- Overall, Tipp City Parks are very good.
- Fix behind high school, add parking lots.
- A serious skate park, i.e., in Middletown.
- Woodlawn Village Park is very nice and open.
- Fix alleyways, some of those are drives for some.
- Improvement of streets, trim trees by water tower.

- Fix alley ways, slow down expansion of homes.
- Consider subsidized cost of playing baseball.
- Springhill Park does not have any children's equipment.
- Participate in community nights downtown. They are great!
- Windmere Park is not finished. There is hardly anything there.
- Good job, young families will be very helpful on this survey.
- Open pool on weekends in evenings, cleaner, repairs, heated.
- 93 years disabled bedfast. You want me to pay for what I can't use?!
- "Beautify Our Park" day where people donate perennials to parks.
- More needs to be asked about the pool facilities for adults and children.
- Developers need to create natural places in developments they put them in.
- I really dislike the playground facilities at City Park. Those big slides are unsafe!
- I am embarrassed for our family summer visitors (guests) to see our community pool.
- Downtown needs public restrooms. Bike trail along canal, connecting different cities.
- The list of "name of City Facility" #6. Did not know that these were all open to the public.
- Handicapped transportation that can be called as needed and not reserved a day ahead.
- Good survey – good luck! Tipp is a great place to live. More parks can only make it nicer.
- My compliments to Tipp City Manager for soliciting resident's input and feedback on ideas.
- I really think that developers need to create naturally spaces in the developments they put in.
- There needs to be more activities for our children and teens and more community involvement.
- I feel very strongly that there is a need for a safe biking/roller blading/walking trail in or around Tipp City.
- Nature area really needs to be taken care of for future use. Re: fishing derby, senior citizens use for fishing.
- Since recently moving to the area we have been impressed with the programs offered and the park availability.
- I would love to see a county bike path through Tipp. Also, some flower and stone gardens to walk through would be great.
- Educate the citizens as what is now available to present cost of maintenance – establish improvements with time line and cost.
- Why not have a community "beautify our park" day with everyone donating possibly perennials that come up every year for the park?
- We really need more activities for teens! The more time they have for positive activities, the less time they have for mischief!
- Tipp is an excellent city. More parks, less business (warehouse). Keep the homes and parks separate from the business sections.
- The single biggest thing that the City needs is a rec center for kids. The second most important thing is swimming pool improvements.
- For more information about disc golf, contact: Professional Disc Golf Association, PO Box 502858, Indianapolis, IN 42650, 317-635-GOLF.
- Bike path – we always loved to ride bikes, but living in an apartment, we don't have any place to put them in winter. We would love the bike path.
- Rented properties should have better supervisors in disposing trash. Always they put out cheap bags which birds pick open and make a mess.
- Please mow the levy from Kyle Park to the main park and do it frequently – at least on the top area where people can walk. Build the bike path ASAP.
- Pay attention to City Zoning flip-flops so that when parks are invested in and begun they do not end up in an industrial or light industrial area/business area.
- Troy and Tipp City have already been destroyed by over population and over consumption (big houses) etc. We need forests and farmland not McMansions.
- Play equipment for the 2 years and under. Small slide, horse or car on a spring. All the children I take to the Tipp City Park love to play with the scooper in the sandbox.
- Tipp City Park at Second Street provides all my family needs, with some improvements in restroom facilities and pool facilities. We love Tipp City and have lived here all of our lives.
- Fight the Airport expansion and noise pollution from it. Slow down expansion of housing. If we wanted to live in a larger city, we wouldn't have moved here and purchased an existing house.
- Have a bowling alley. Have a movie theater. Bring back an Ames Store or K-Mart Store. Have an appliance store too like washer and dryer and a radio and TV store. Also, save our farmland.
- Who and how will the new/additional park-recreation areas be monitored? Will the parks/recreation department hire additional personnel? Additional police officers? Etc. Where will the money come from?
- There are no City infant/parent programs that I'm aware of. I'd love to see more involvement with that. I know many moms that stay home with their infants and would take advantage of such opportunities.
- I think we need more police patrol in all neighborhoods, not just the new developments. Especially during summer time when teenagers go racing through neighborhoods with children out playing.

- Things that focus on kids or kid parent involvement using volunteer programs. Things to tightly knit our community, like a family as corny as that sounds. We are falling apart if we don't unite as one whole. Thanks.
- Stop building retail stores and use the open spaces in the existing buildings that are currently sitting empty. We also need an updated swimming facility for our families to attend. I am sure everyone would be willing to pay more for summer passes for this.
- Maintenance of parks can be done by Tipp City kids who need community service projects. Set up a volunteer or court process due to crime. Tipp also must have extra monies in order to do this survey – it should have been put in a fund for the future of the parks.
- It would be nice if somehow there would be nice, affordable, new housing offered in Tipp. Houses in the 100-130 thousand dollar range. Anyone who wants a new house finds it impossible to find something for less than about 180's. In our circle, this is a frustrating problem.
- Please create a park area close to each development. A ½ acre per new development just doesn't get it, since hardly any new housing is being developed in the main part of the City. The area behind the high school and all the way to Manchester Chase has nothing worthwhile.
- Nothing. Tipp is a nice place to live and has nice parks, etc. It sounds like the City is trying to do anything to try to get more money though, and some residents can barely make ends meet as it is, so keep doing things the same. It'll still be nice without all this new money needed stuff.
- Spouse is semi-invalid. Needs constant supervision. Very difficult to get him out and about. Therefore, we are unable to give more opinion on this subject. I enjoy the Mum Festival and would attend more activities, but being mostly single caregiver to spouse, hinders my attendance.
- Stay off my property. Quit murdering my trees without permission. Take responsibility for your actions or mistakes. The City Manager and City Services Director should not hide behind their secretaries. It is unmanly and unprofessional. Drew Gross, 3175 6th St., 667-4275.
- Our streets need improving – surfaces, catch basins, could stand cleaning (at least once a year), curbs could stand some yellow paint in restricted areas. Limbs need trimming back on little trees under water tower. Why not go back to Mayor/Council government. Wallace and Mary Clingan, 667-3352
- I moved to Tipp City because I loved the small town atmosphere. However, the small town is lovely but surely becoming a metropolis. If I were younger I would consider moving to another small town. With regard to all the items I have marked N/A since I don't use them I feel I should leave the comments to people who do.
- If you haven't got the hint – work towards a skatepark for skateboarders, inliners, and BMXers. If you need an example of success in the area, drive to Middletown. They have been leaders in this area for the last couple of years. These are serious kids who need a serious place to enjoy their sport. Thanks for the survey and a chance to voice my opinion.
- Tipp City Park, Kyle Park and area behind high school need tweeking. Additional parking at ball fields and field lights would be nice. That whole area is nice and should be expanded. Kyle Park is another area for Park growth. Don't hodgepodge things together. Improve landscaping of fields and add more baseball diamonds. We like the shelter at Kyle Park and have used for company and baseball picnics.
- Insure tornado warnings are provided when tornados are spotted in close proximity to Tipp City (e.g. West Milton), and not just on Wednesdays. Insure adequate fogging for mosquitoes, especially this year with all the rain. Increase time for traffic to move onto Main Street from the south roadways, where traffic lights are placed. It's woefully inadequate to permit left turns especially at Garber and Tippecanoe drives.
- I am close to 90 years old and cannot form answer. I do not use the facilities. I'm sorry I can't reply to this. I am 90 years old July 4, 2001, own my own home and try to keep up to standard. My husband passed away 1988 after being here since 1982 in the same place. I pay my taxes and utility bills. I'm not happy about my water – it is unsafe. Change to both water and filter. Thank you. Read my letter. Mrs. Rose Pelletier
- Since I am a widow, with 4 grown children, some of whom live in the area, I really don't feel qualified to answer this questionnaire. The quality of life in Tipp City is great and a place to raise a family. I'm sure I also realize that all improvements are key to selling a house. Living on a fixed income discourages me from suggesting things that would cause a raise in taxes, especially so soon after passing of the levy to build the new high school.
- I would like to see the conditions of the Tipp Jr. Baseball fields greatly improved. The ball diamonds continue to be in terrible condition year after year. It is a nice facility, but it would be nice if some money could be put into improving the diamonds. Also, Vandalia subsidizes the cost of playing baseball. Would Tipp City consider subsidizing the cost of playing baseball? The Tipp City pool needs to be updated ("big slide") and cleaned up.

- I feel that a lot of the programs listed in Section E are already offered. The people involved in providing those programs are doing an excellent job. My family has enjoyed using the Tipp-Monroe Community programs for young children and the library programs. Overall, I think Tipp City is doing a fine job in providing a variety of recreational opportunities for the community. The newer and underdeveloped parks need play equipment and shade trees.
- We use the parks of Tipp City a lot. Only real complaint is that we wish the City tennis court lights had a manual on switch that would automatically turn off in an hour or so. Also, no adult oriented type of supper club in the Troy/Tipp/Vandalia area that offers fine dining, music, dancing, comedy and plays. Also, a similar type of teenage hangout nearby that offers fast food, games, dancing, would be a place for kids to go at nighttime as well. Kevin Horner, CPA, 995 Winston Lane.
- Tipp City needs to define green-belt areas, especially north and south of the City. This could be public/park and/or agricultural-zoned areas, or land-trust arrangements. The emphasis lately seems to be in the river/canal areas, but areas south of Evanston Road and north of Kessler-Cowlesville are in immediate danger of being lost (unnecessarily) to development. Green space, or at least undeveloped space, should exist as much as possible in continuous bands, not just scattered areas.
- I live in the Windmere subdivision. The park in our area is seldom used. I believe the reason the park sits empty is due to lack of equipment, picnic tables and no shady spot to rest under. My neighbors and I often will drive clear to Troy's Duke Park to have our children play and eat lunch. If our own neighborhood park had picnic tables under a pavilion and more playground equipment, we would use our park rather than to drive to Troy. I was very excited about the opportunity to express my opinion and concerns for the Windmere Park. Thank you for this opportunity.
- Stay within the community. Do not hire out of County or City organizations for these projects such as Edsall! Keep the business here! Some of the corporations receiving tax abatement would probably be willing to contribute to some projects and improvements – ask all corporations for financing! We are not dependent on Social Security each month for our living expenses, but many senior citizens have only that income and live month-to-month, do not add additional taxes and depend on them to finance, in part, to projects or improvements. The parks division should be able to accomplish much of this. If they do not have the knowledge or manpower, then hire a person and ask for volunteers to work on these improvements. Why do we need an "Edsall"? We also have 2 garden clubs in Tipp City that would contribute or participate – why not use their knowledge to help and/or volunteer some of these projects? Use the citizens of Tipp City!! Bob & Donna Warner, 520 Douglas Way, 667-6458, djwohio@aol.com.



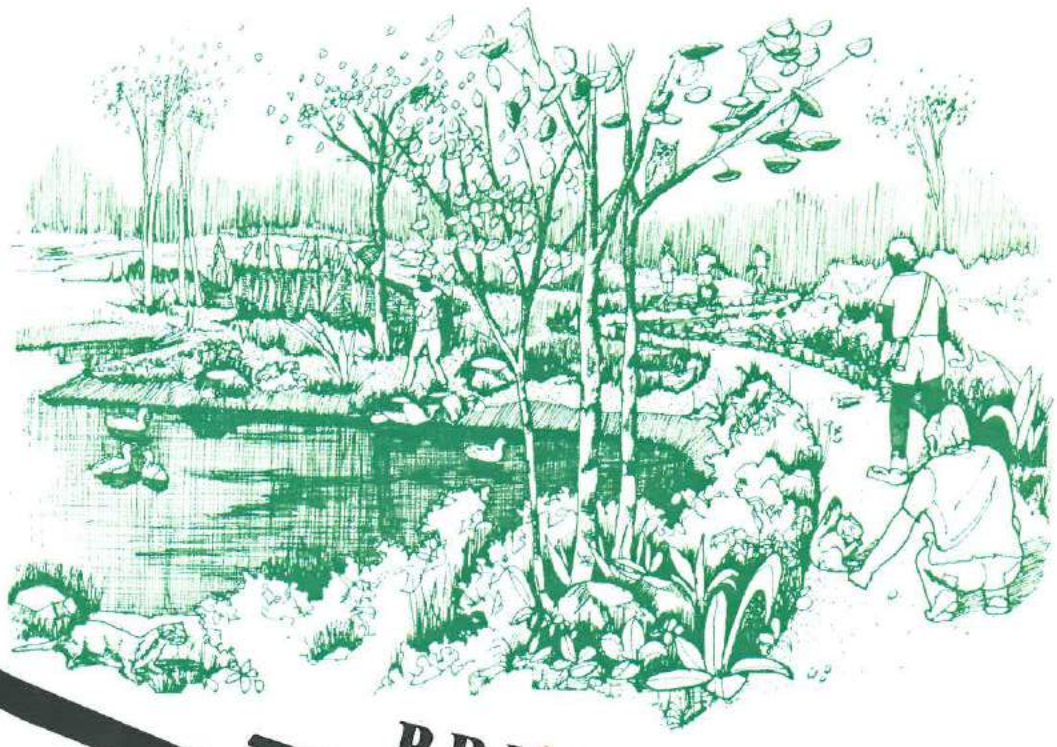
PARKS

PARKS AND OPEN SPACE MASTER PLAN

TIPP CITY, OHIO

PATHS

POOLS



PRESERVES