

Howland Township Parks

MASTER PLANNING

April 2018

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Howland Township Parks

MASTER PLANNING

PROJECT SCOPE (August 2017)

1. Review of existing conditions and park use.
2. Discussion to establish project goals and requirements.
3. Development of a five-year comprehensive **Master Plan**.

HOWLAND TOWNSHIP / COMPREHENSIVE COMMUNITY PLAN (2010)

1. Parks and Recreation

- a. **Encourage educational partnerships.**
- b. **Develop private sector partnerships.**
- c. **Develop a Parks and Recreation Master Plan.**
 - i. Adopt park-use policies.
 - ii. Mitigate parking.
 - iii. Encourage use of the Preserve.
 1. Accommodate groups.
 2. Consider trail maps, rest rooms, benches, picnic tables, and shelters.
 3. Present the Preserve consistent with the Parks.
 - iv. Develop a strategy for growth.
 - v. Pursue resources to offset property acquisition.
 - vi. Verify that National Recreation and Parks Association (NRPA) standards are met.
 1. Acreage.
 - a. 185 acres required.
 - b. The Community Park is 172 acres. Adding Bolindale-DeForest Park and Morgandale Park as well as Avalon Golf Course, etc. well exceeds the requirement.
 2. Distance to neighborhood park.
 - a. 1/2 mile suggested.
 - b. Three areas are underserved however they may be served through other resources; no concern raised.
 3. Distance to the main community park.
 - a. Three miles recommended.
 - b. Requirement met.
- d. **Park and recreation improvements were ranked as one of the most important improvements needed by Township residents in the community survey.**

PROJECT DIRECTIVES

1. Make it a **PREMIER PARK**.
2. **THINK BIG!**
3. Create **A PARK FOR ALL AGES**.

PROPOSED MASTER PLANNING INITIATIVES

Howland Community Park

2000 Rosegarden Drive

The layout of Howland's Community Park appears to be based upon master planning of what was to be the future Howland High School. The locations of the baseball and softball fields are supportive of a layout that proposed locating the high school off of Niles-Cortland Road (State Route 46). That plan would have been developed around 1968.

Upon review of the existing conditions, and after input from all stakeholders as well as those who chose to participate in a variety of public discussion opportunities, the following master planning initiatives are proposed.

1. Improve ACCESS to and TRAFFIC FLOW through the park

- a. Increase vehicular throughput and parking.
 - i. Introduce a central, north / south, private roadway through the park in alignment with Rosegarden Drive at the south, and to the east of the gas well at the north.
 1. Maintain one-way traffic around the perimeter of the park.
 2. Provide for two-way traffic along the extension of Rosegarden Drive, and therefore two clockwise loops within the park.
 3. Deconstruct and replace the Rotary picnic pavilion at the south.
 4. Eliminate the baseball field and the dugouts in the center of the park.
 - ii. Provide parking in the center of the park (at the current location of the baseball field); approximately 70 spaces.
 - iii. Provide parking 'pockets' throughout the park.
 - iv. Replace existing log bollards and log curbs with regularly spaced timber or log bollards of a consistent height.
 - v. Encourage bike-riding.
 1. Provide bike racks.
 2. Delineate path for bike-riders along park roadways.
 3. Indicate bike-riding routes to the park.
- b. Provide enhanced park signage.
 - i. Introduce 'Township Park' branded signage.
 1. Construct two park entrance signs (at Rosegarden Drive and Clifton Avenue) consistent with Howland Zoning Regulations.
 2. Provide Boardwalk, Nature Trail, and neighborhood access signs.
 - a. Include signs along walking path to encourage use of the various park amenities.
 - b. Mark the location of access to Howland Township-owned trails (about 1 ½ miles) which were professionally installed. (Trails built by Envirosience; a trailhead marker currently exists)
 3. Install informational signs (Ex: park rules, request use of fields or facilities, hours).

4. Introduce directional signs leading to the park.
 - a. Rosegarden Drive on East Market Street.
 - b. Clifton Avenue on East Market Street.
5. Consider 'Schedule of events' sign (on backside of park entrance sign); Coordinate with Howland Township Zoning if required.
- ii. Install industry-standard signage.
 1. Provide vehicular directional signs (Ex: one-way).
 2. Include informational signs (Ex: clean-up after pets, bicycles to remain on roadways).
 3. Complete directional signs leading to the park.
 - a. Fairhill Drive on State Route 46.
- iii. Improve pedestrian signage and temporary postings (Ex: on rest room doors, pavilion).

Flooding at the western edge of the Community Park has long been a problem. Areas that are frequently wet include the baseball field, the softball field, access to the Boardwalk, and Tiger Town. Historically, the area used to be referred to as 'Woodpecker Swamp'.

Both high school games and Howland Athletic League (HAC) Pony Games are played in this location. A wet, soggy field or the presence of water sometimes results in the cancellation of scheduled baseball and softball games. Not only should existing conditions at the fields be improved, for both players as well as spectators, but the high school players would be better served if playing on turf. Parking is also insufficient. In addition, the separation of high school games from the high school presents its own set of concerns.

Four different areas of concern are present on the site: the FEMA (Federal Emergency Management Agency) Regulatory Floodway, the FEMA 100 Year Floodplain, the Ohio Wetland Inventory, and the 500 Year Floodplain. (The site plan shows only the FEMA Floodway in cases where there is overlap between the Floodway and Wetland Inventory.) The Boardwalk, located in the FEMA Regulatory Floodway, is only possible because of its height above the flood level.

The presence of the above zones limits opportunities within the park. The initiatives below reflect those limitations.

2. Augment the SITE conditions and SITE SAFETY

- a. Transition away from the use of the west end of the park located within the floodway (approximately 15.6 acres or roughly 20% of the developed park area).
 - i. Relocate Tiger Town to the center of the park.
 1. Repair Tiger Town to allow for use in 2018.
 - a. Estimates are as high as \$10,000.
 - b. Additional consideration will be given to repair / partial deconstruction to reduce the overall interim repair cost of the existing structure.
 2. Continue use until the new Tiger Town is complete.
 3. Deconstruct Tiger Town, harvesting and reusing the existing hand-painted tile, engraved brick, and rubber mulch.

- ii. Relocate the baseball and softball fields to the high school.
 - 1. Maintain use of the existing fields as practice fields until upkeep makes it no longer cost effective.
 - 2. Howland Local Schools may consider consulting with booster groups, the stadium foundation, and private donors to provide funding.
- iii. Maintain use of the lake pavilion, providing repairs as needed.
- b. Repair miscellaneous site conditions.
 - i. Add modest underground drainage systems or culverts to eliminate surface ditches; remove pedestrian bridge at drainage ditch.
 - ii. Provide fill where required and permitted to eliminate standing water and / or tripping hazards (Ex: up to the curbs or paving).
- c. Improve site safety.
 - i. Relocate major activities to the center of the park.
 - ii. Increase utilization of the various park amenities.
 - iii. Provide additional solar lighting throughout the park.
 - iv. Increase the number of security cameras.

3. Expand SHELTER options

- a. Construct a Community Center: Pavilion / Hall / Amphitheater.
 - i. Locate near the center of the park; convenient to parking.
 - ii. Offer accessible, indoor rest rooms and a kitchen.
 - iii. Promote assembly and wellness throughout the year.
 - iv. Provide for picnic tables in close proximity to the concession stand.
 - v. Include insulated, thermally gasketed overhead doors to generate an indoor / outdoor environment.
 - vi. Consider relocating the Howland Farmers Market to the Community Park (Can be a year-round event).
 - vii. Include storage and changing for performances.
- b. Facilitate minor improvements to the Wright Building / Rotary Pavilion.
 - i. Provide a second concession stand window facing west.
- c. Provide scheduled maintenance for all buildings (including re-roofing, painting, etc.).
 - i. Wright Building / Rotary Pavilion.
 - ii. Rest Rooms to the west.
 - iii. Lake Pavilion.
 - iv. Maintenance Building.

4. Enhance LEISURE opportunities

- a. Reimagine and relocate Tiger Town to a more convenient, prominent, and frequented location in the center of the park.
 - i. Locate adjacent to the Community Center and parking.
 - 1. Include the following proposed components (based upon information from Park Play Solutions): includes accessible equipment:
 - a. Little Tykes NU-EDGE equipment for ages 2 to 5.
 - b. Little Tykes NU-EDGE equipment for ages 5 to 12.
 - c. Vortex Aquatic Play Splashpad.
 - 2. Consider an 'Assisted' or 'Community-built' solution.

3. Consider available funding sources (private and corporate donations, grants (ODNR), etc.).
 4. Total project duration (design to completed installation) estimated at between 9 and 12 weeks.
- b. Enhance the paved walking course.
 - i. Add a shorter loop adjacent to the new north / south extension of Rosegarden Drive.
 - ii. Post the distance(s): 0.9 miles for the existing walking course; roughly 0.5 miles for the shorter loop.
 - iii. Encourage dog-walking on the roadways.
 - iv. Look at connectivity to adjacent neighborhoods and nature trails; review plan for connectivity with Township Planning.
 - c. Promote utilization of the Boardwalk Nature Trail.
 - i. Provide a welcoming pedestrian entrance.
 - ii. Modify the vehicular gate and roadway.
 - iii. Consider an area to facilitate assembly / instruction (HHS or summer classes; Ex: TAMPEEL / SAM).
 - d. Provide bocce courts at the current location of the Pergola.
 - i. Increase parking.
 - ii. Deconstruct the existing trellis work.
 - iii. Reuse materials as appropriate.
 - iv. Provide benches between the existing masonry piers.
 - e. Enhance the general appearance of the park.
 - i. Scatter benches, picnic tables, and trash receptacles throughout the park.
 1. Adopt a design standard.
 2. Develop a maintenance program for replacement.
 - ii. Consider a wildflower meadow (seeds available through the Ohio Department of Natural Resources) and / or a rain garden (especially where hydric soils are present).
 - iii. Consider adding secured hanging flower baskets, especially at park entrances.
 - f. Promote the general use of the park for festivals (Ex: a Fall festival, Howland's Tree Lighting Festival, a Winter Festival of Lights).

5. Advance ACTIVITY choices

- a. Maintain current number and size of soccer fields (based upon the September 2015 layout).
 - i. Look into on-site goal storage.
 - ii. Relocate soccer kick-back board.
- b. Expand the number of tennis courts & provide curbing to allow for a winter ice rink.
 - i. Consider a play-back board.
 - ii. Entertain the idea of ice hockey in the future.
- c. Renovate the existing play area (at the former site of the basketball court) into pickleball courts.
 - i. Provide adjacent parking.
 - ii. Obtain required permission for modification.
- d. Maintain the existing sand volleyball court.

- e. Provide an outdoor senior exercise area.
 - i. Locate near bocce and parking.
 - ii. Work in partnership with the Howland Health and Wellness Committee.
 - iii. Look into the availability of grant from the National Fitness Association.
 - iv. Consider partnerships such as the Trumbull Health Foundation.
- f. Encourage outdoor exercise (Ex: CrossFit).

CONSTRUCTION COST ESTIMATES

Funding for the various projects will undoubtedly need to come from a variety of sources. Grants (Ex: the Ohio Department of Natural Resources, Dick's Sporting Goods, Honda, Home Depot, the Christopher Reeve Foundation), corporate sponsorships, and community or annual corporate donations can potentially offset much of the cost. Since this will be public work, all requirements for prevailing wages and public bidding must be adhered to when appropriate.

Following are construction cost estimates for the more major improvements as noted.

1. North / south, private roadway through the park:	\$ 189,000
2. Parking in the center of the park:	226,000
3. Parking 'pockets' throughout the park:	43,000
4. Timber bollards:	26,000
5. Two park entrance signs:	18,000
6. Miscellaneous signs:	3,000
7. Surface water management:	15,000
8. Community Center: Pavilion / Hall / Amphitheater:	843,000
9. Tiger Town (reimagined and relocated):	240,000
10. Paved walking course:	29,000
11. Bocce courts at the Pergola:	16,000
12. Expanded tennis courts / curbing for an ice rink:	130,000
13. Pickleball courts at the play area:	<u>51,000</u>
Total:	\$1,829,000

PHASING / TIMELINE

The capacity to complete the proposed improvements is unquestionably based upon not only need but more importantly the availability of funds. While combining specific projects (Ex: all paving work) may positively affect cost, decisions are also affected by more immediate goals.

Taking all available information into account, we propose the following first four projects.

1. Tiger Town (reimagined and relocated):	\$240,000
2. North / south, private roadway through the park:	189,000
3. Parking in the center of the park:	226,000
4. Two park entrance signs:	<u>18,000</u>
Total:	\$673,000

Bolindale-DeForest Park

3403 Ridge Road

1. Improve ACCESS to the park

- a. Introduce 'Township Park' branded signage.
 - i. Install informational signs (Ex: park rules, pickleball court hours, park hours).
 - ii. Introduce directional signs leading to the park.
 - 1. Valacamp Avenue on Niles Road.
 - 2. Valacamp Avenue on North Road.
- b. Review and maintain secure access to the park.

2. Maintain SHELTER

- a. Provide minor improvements to rest rooms.
 - i. Electric hand-dryers.
 - ii. Consider fixture replacement.
 - iii. Review electrical conditions.
 - iv. Consider ADA compliance.
- b. Provide ongoing maintenance to picnic shelters, shed, and gazebo.

3. Enhance LEISURE opportunities

- a. Utilize the \$16,000 Creating Healthy Communities federal grant from the Ohio Department of Health; the grant expires at the end of 2018.
 - i. \$8,000 can be used to construct a raised community garden at the site of the former basketball court. (Proposed and managed by Jenna Amerine, Trumbull County Health Educator & Creating Healthy Communities Program Coordinator, and Jack Hineman, Master Gardener.)
 - 1. Provide raised beds with wheelchair accessibility.
 - 2. Provide accessible parking on the existing pad.
 - 3. Include a path from the existing parking area to the existing pad.
 - 4. Mitigate any minor flooding issues.
 - 5. Provide a water source.
 - a. Consider the extension of the water line from the rest rooms; make certain that the water source is secured.
 - b. Consider the purchase and installation of Howland High School student-painted rain barrel(s).
 - ii. Remaining \$8,000 can be used for healthy active living initiatives.
- b. Remove and replace playground equipment when required by age.
- c. Provide benches / picnic tables near pickleball courts.
- d. Provide enhancements to park landscaping.
- e. Provide required maintenance to existing drainage ditch.

4. Advance ACTIVITY choices

- a. Provide cornhole equipment.

Morgandale Park

2300 Wier Road

1. Improve ACCESS to the park

- a. Introduce 'Township Park' branded signage.
 - i. Install informational signs (Ex: park rules, hours).
 - ii. Introduce directional signs leading to the park.
 - 1. Weir Road at Elm Road.
 - 2. Wilson Avenue at Elm Road.

2. Maintain SHELTER

- a. Paint underside of existing pavilion.

3. Enhance LEISURE opportunities

- a. Increase the number of picnic tables under the pavilion.
- b. Provide shredded mulch in newly installed playground. (Consider reuse of shredded mulch harvested from Tiger Town.)
- c. Consider removal of older playground equipment when required by age.
- d. Provide enhancements to park landscaping.
- e. Repair split rail fence.

4. Advance ACTIVITY choices

- a. Consider putting in practice nets for soccer in the field.
- b. Provide cornhole equipment.

GENERAL NOTES:

1. All park improvements will require proper design, engineering, and approval.
 - a. Review all available and up-to-date information (Ex: wetlands, location of hydric soils, Greenbelt plan).
 - b. Consider alternatives to mitigate drainage of impervious surfaces (surface detention, permeable pavers, dry pond, wet pond, bioswale).
 - c. Verify locations of easements, underground utilities, hydrants, etc.
2. Implement a general park clean-up and maintenance program.
 - a. Include frequent general clean-up.
 - b. Expand services to include snow-plowing.
3. Provide scheduled park improvements (replanting, resurfacing and painting of stripes, parking block replacement, bollard replacement, park amenity replacement (Ex: benches), etc.).
 - a. Consider native plantings and 'end of season' trees.
 - b. Plant low maintenance perennials that can be mowed in the fall.
 - i. Consider plants that attract butterflies.
 - ii. Include educational components.
4. Continue the posture of providing accessibility to the parks.
5. Continue to provide educational opportunities (Ex: 'walking school busses' and the Nature Camp, water management solutions).
6. Consider scheduling of events to alleviate any future parking concerns, etc.
7. Explore possible partnerships and / or grants.
8. Consider the formation of three Community Advisory Groups.
 - a. One for each park.
 - b. Three members each.
9. Encourage volunteerism (Rotary, NHS, Scouts, Interact, Junior ROTC, Master Gardeners, etc.).
 - a. Clean-up.
 - b. Minor projects (Ex: assembly of picnic tables).

INFORMATIONAL NOTES:

1. Howland Township Parks has roughly \$300,000 in reserve. \$100,000 per year is realized from property taxes and rent from the pavilions. The operating budget for each year is generally between \$70,000 and \$80,000.
2. The Parks are open from dawn to dusk.
3. Cross property access was granted to Atlas Energy Group for the existing gas well at the Community Park.
4. The Gardens of Howland are north of Anderson Avenue, extending further north; they are tax-exempt and are the result of in-kind grants.
5. 'The Ridge' (land southeast of the intersection of Routes 46 and 82) was presented as a purchase option.
6. Land adjacent to Anderson Avenue was donated however it is unusable.
7. Water at the Community Park is received from the City of Warren.
8. 500 plus/- trees at the Community Park have been identified by an arborist; 21 plus/- ash trees have either been removed or are slated to be removed.

HOWLAND COMMUNITY PARK

Existing Conditions

Existing approach



Existing Wright Building / Rotary Pavilion



Existing Boardwalk entry



Existing Boardwalk entry, continued



Existing Boardwalk entry, continued



Existing Tiger Town



Existing Lake Pavilion



Existing gas well



Existing pergola



Existing pergola, continued



Existing bridge over drainage swale



Existing log bollards and logs



Existing log bollards and logs, continued



Neighborhood access



Existing directional signs



Existing pavement



Surface water



Surface water, continued



Existing trash receptacles



HOWLAND COMMUNITY PARK

Proposed Site Plan

FEMA
100 YR
FLOOD
PLAIN

NATURE
TRAIL HEAD
EXISTING
PAVILION

EXISTING
MAINTENANCE
BUILDING

500 YR
FLOOD
PLAIN

SAND
VOLLEYBALL

ONE WAY TRAFFIC

15 NEW PARKING SPACES

PICKLEBALL

EXISTING
RESTROOMS

PHASE OUT USE OF
SOFTBALL FIELD; RELOCATE TO
HOWLAND HIGH SCHOOL

MAINTAIN USE OF EXISTING
TIGER TOWN UNTIL NEW
TIGER TOWN IS COMPLETE;
DECONSTRUCT

FEMA
REGULATORY
FLOOD WAY



PHASE OUT USE OF
BASEBALL FIELD; RELOCATE TO
HOWLAND HIGH SCHOOL

OHIO
WETLAND
INVENTORY

NEW BOARDWALK ENTRY

BOARDWALK
TRAIL HEAD

FIELD LAYOUT BASED UPON SEPTEMBER 2015 CONFIGURATION

NEW UNDERGROUND
UTILITY STRUCTURE;
REMOVE BRIDGE

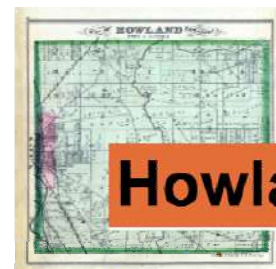
REMOVE EXISTING
PAVILION STRUCTURE

REMOVE EXISTING
INDICATED TREES

EXISTING CONCESSION
STAND BUILDING

HOWLAND COMMUNITY PARK

Proposed Community Center

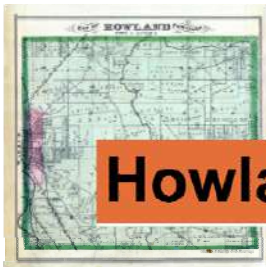
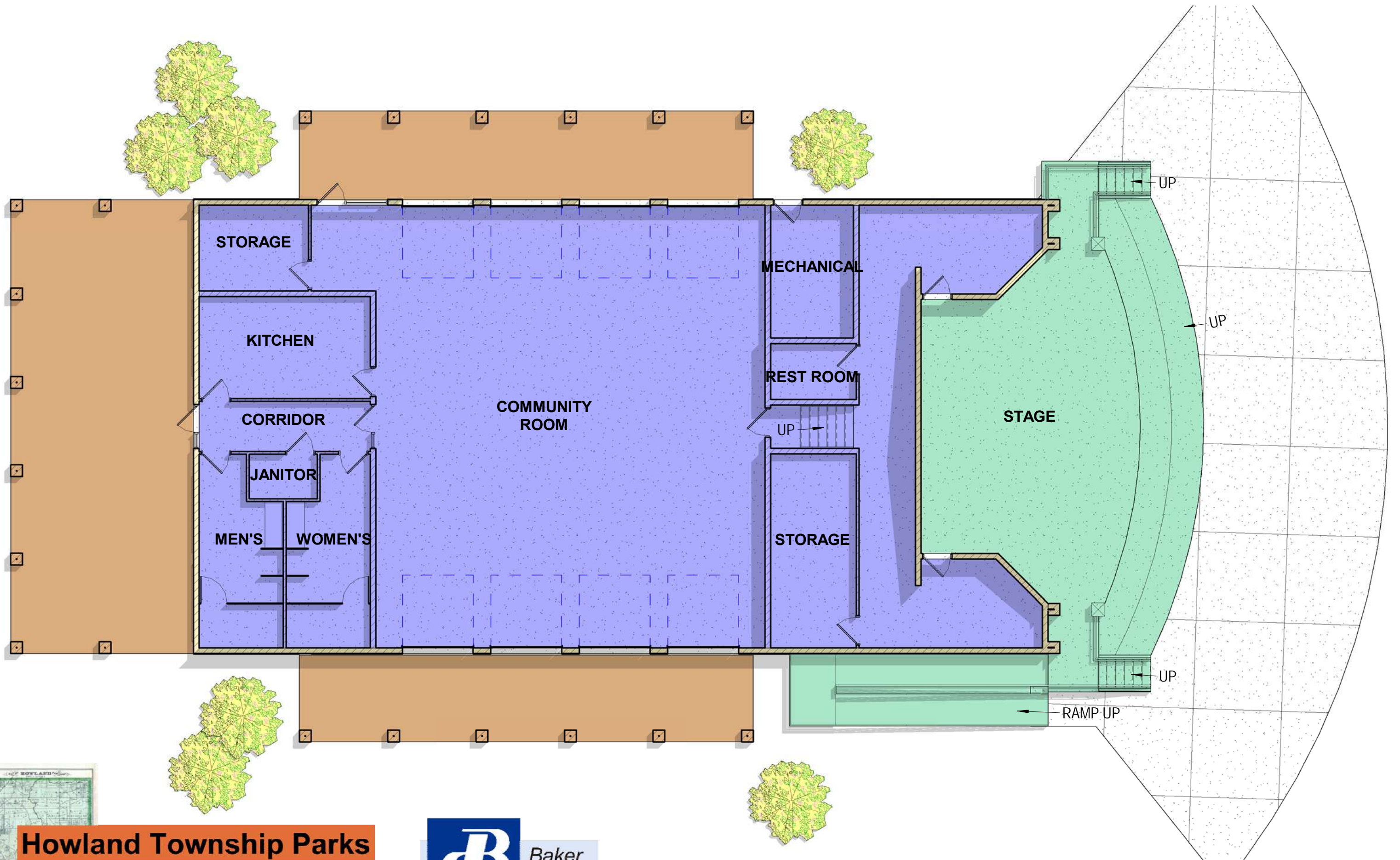


Howland Township Parks

MASTER PLANNING

Howland Community Center





Howland Township Parks

MASTER PLANNING

Howland Community Center



Proposed Signage



Proposed Signage, continued



Proposed Tiger Town Equipment



Proposed Tiger Town Equipment, continued



Proposed senior exercise equipment

Double Glider



Double Sky Walker



Double Dip



Proposed log or timber bollards



BOLINDALE-DEFOREST PARK

Existing Conditions

Existing concrete pad



Existing pickleball courts



Existing bollards



Existing playground equipment



BOLINDALE DEFOREST PARK

Proposed Site Plan

RIDGE RD

EXISTING
FIRE STATION

EXISTING
RESTROOMS

EXISTING
PLAYGROUND
EQUIPMENT

EXISTING
PAVILION

EXISTING
GAZEBO

EXISTING
PAVILION

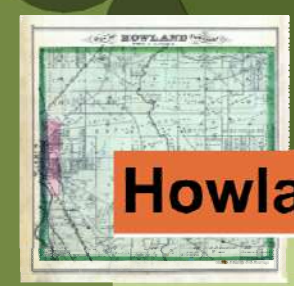
REMOVE
EXISTING
BASKETBALL
HOOPS

COMMUNITY
GARDEN

NEW
DRIVE

EXISTING
PARKING LOT

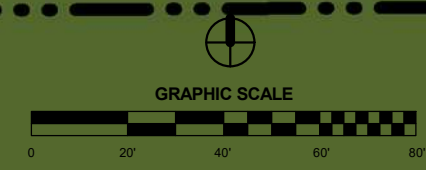
EXISTING
PICKLEBALL
COURTS



Howland Township Parks

MASTER PLANNING

Bolindale-DeForest Park



MORGANDALE PARK

Existing Conditions

Existing sign



Existing pavilion



Existing playground equipment



Existing split-rail fence

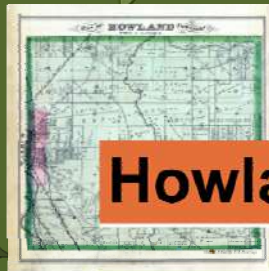


MORGANDALE PARK

Proposed Site Plan

WEIR RD NE

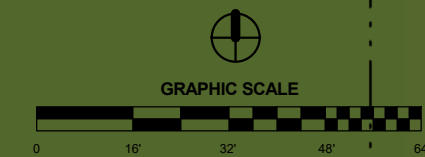
WILSON AVE NE



Howland Township Parks

MASTER PLANNING

Morgandale Park



EXISTING
PAVILION

EXISTING
PLAYGROUND
EQUIPMENT

FIELD

EXISTING
PLAYGROUND
EQUIPMENT