

B. Woodland Park/Woodland Elementary School (Figure 6)

Concept

The deed for Woodland Park restricts the use on this site to passive uses and therefore, within the city owned portion of the site, only passive uses can be developed.

Woodland Park Recommended Improvements

- A band stand/gazebo in the open field area that could be used for performances for small bands, story telling, and other similar activities.
- Upgrade the playground to provide a safety surface and expanding the play equipment.
- New wild flower areas, benches and shade trees would be developed along the walking path
- The restrooms at the picnic shelter in the eastern portion of this site would be renovated
- Path would have increased maintenance throughout the future.
- As indicated in the District Wide Recommendations, a bike path would be located along East Indiana Avenue.
- Reserve picnic shelters for a fee with proceeds for improvements.

Woodland Elementary School Recommended Improvements

- Relocation of field number 7 so that the sun is not in the batters eyes.
- Placement of a soccer field in the outfield between the two baseball infields.
- Replacement of the baseball infields with the proper sand-clay mixture.
- Regrading of the soccer field area to provide a smooth surface that will drain properly.
- Development of a sand volleyball court near the playground.
- Development of a basketball court since the existing court has the safety town area painted on it.
- The addition of shade trees.
- Upgrading of the play area with cleaner mulch.
- Edging and upgrading of the play equipment.
- There were restrooms in the shelter of the eastern edge of the park that have been destroyed through vandalism. A restroom facility is needed because the scheduling of baseball and soccer games in this area and it could possibly be developed in conjunction with the school if it would be made available during recreational use times.

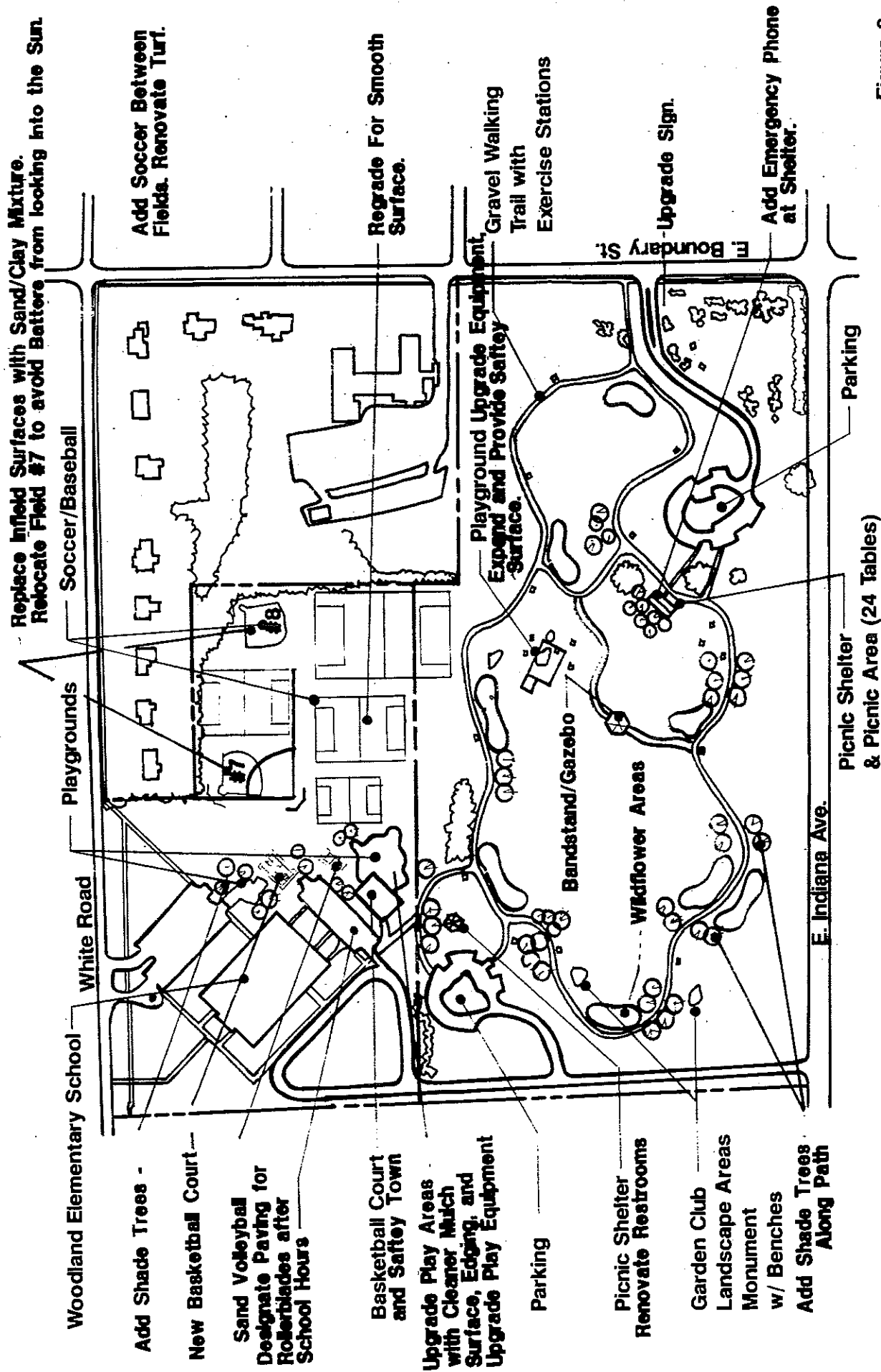


Figure 6



Woodlands Park & Woodlands Elementary School Perryburg Area Recreation Master Plan

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CITY PARK & RECREATION AREA COST ESTIMATES

PARK/IMPROVEMENT

City Park Improvements				In-kind or
1995-96	1997-99	2000-2004	2005-2009	by others

WOODLANDS PARK

Improve Playground	\$24,000			
Bandstand/Gazebo	\$60,000			
Walk to gazebo and walk repairs	\$5,000			
Provide restrooms near school	\$30,000			
Landscaping/Shade trees	\$25,000			
Sign	\$1,000			
Wildflower beds				\$15,000
Total	\$89,000	\$56,000	\$0	\$15,000

SCHOOL DISTRICT PROPERTIES
COST ESTIMATES

WOODLANDS SCHOOL

	School District Improvements				Joint Recreation District Improvements			
	1995-96	1997-99	2000-2004	2005-2009	1995-96	1997-99	2000-2004	2005-2009
Improve baseball infield					\$30,000			
Improve grading on soccer fields					\$50,000			
Sand volleyball court						\$4,800		
New playground edging and surface	\$4,000							
New playground equipment		\$30,000						
Shade trees		\$7,200						
Total	\$4,000	\$37,200	\$0	\$0	\$80,000	\$4,800	\$0	\$0

C. Three Meadows Park (Figure 7)

Concept

The emphasis of the improvements to Three Meadows Park are aimed at developing this into a true neighborhood park. In addition, this park has some areas of community and district-wide significance because of the beach and two ponds.

Beach Area Recommendations

- Renovation of the retaining wall. (Recently completed)
- Addition of sand volleyball court in the area.
- Development of a new restroom/lifeguard/concession building.
- Planting shade trees.
- Development of better walkways to the site from the remainder of the park.

Existing Playground Area Recommendations

- A total redesign of this area with new play structures, edging and safety surface.
- A fence should be located between the playground and the pond for safety of the younger children.
- The two wooden play structures should be removed immediately because they have entrapment areas that are considered very dangerous to children.

Open Field Area Along Three Meadows Drive Recommendations

- Development of a basketball court
- Volleyball court
- Freeform rollerblade path.
- Reserve picnic shelter for a fee with proceeds for park improvements.

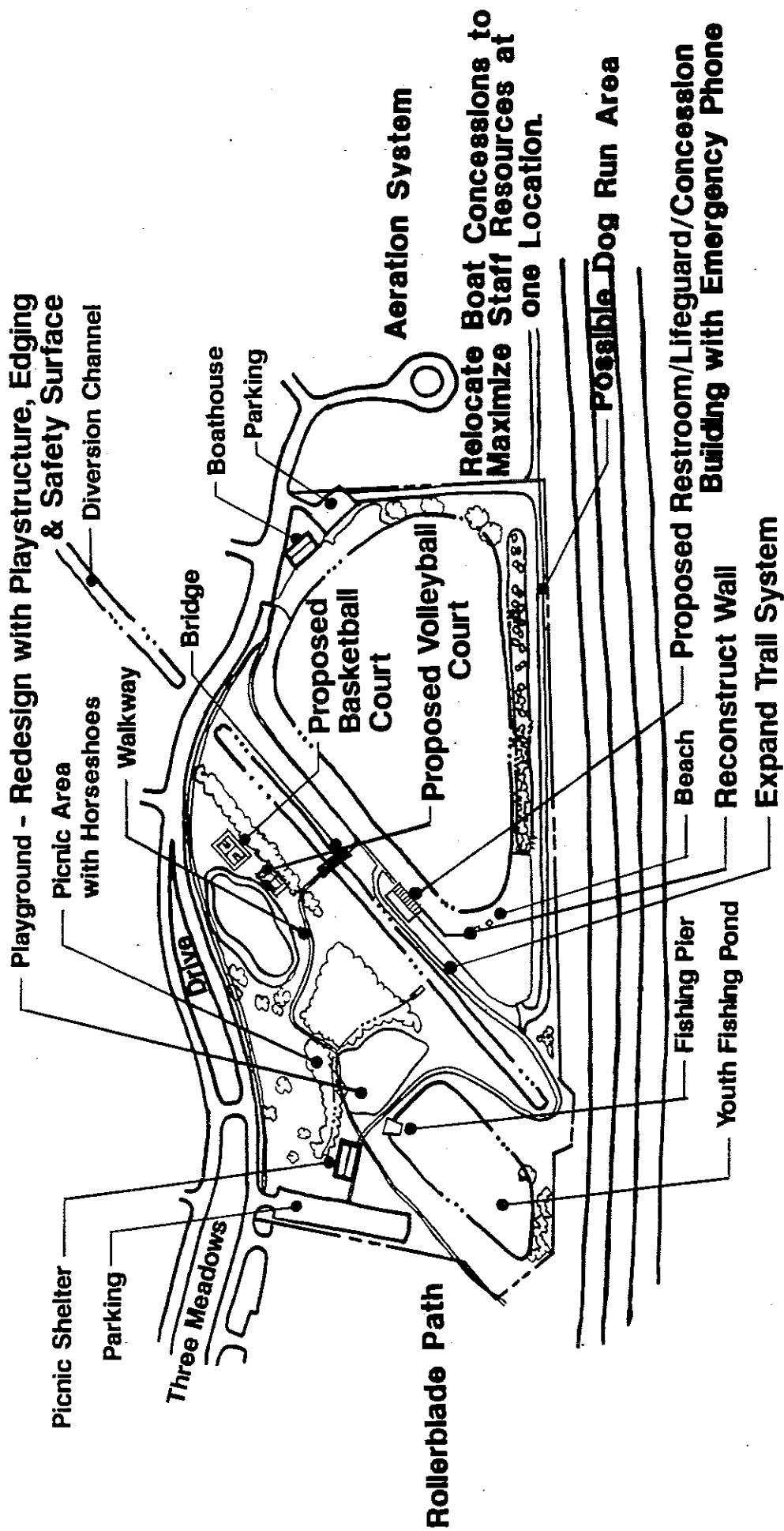


Figure 7
0 100 200 300
SCALE IN FEET



Three Meadows Park Perrysburg Area Recreation Master Plan

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**JOINT RECREATION DISTRICT FACILITIES
COST ESTIMATES**

PARK/IMPROVEMENT	Joint Recreation District Improvements				By Township or others
	1995-96	1997-99	2000-2004	2005-2009	
THREE MEADOWS PARK					
Redesign playground with safety surface, edging and fencing at pond	\$24,000				
Sand volleyball court	\$4,800				
Rollerblade path	\$36,000				
Reconstruct wall at beach		\$14,000			
Basketball court		\$24,000			
Shade trees near beach		\$3,000			
Beach concession/restroom/ lifeguard building		\$96,000			
Expand trails		\$10,000			
Relocate boat concession to beach area			\$6,000		
New playground equipment			\$30,000		
Subtotal	\$64,800	\$147,000	\$36,000	\$0	\$0

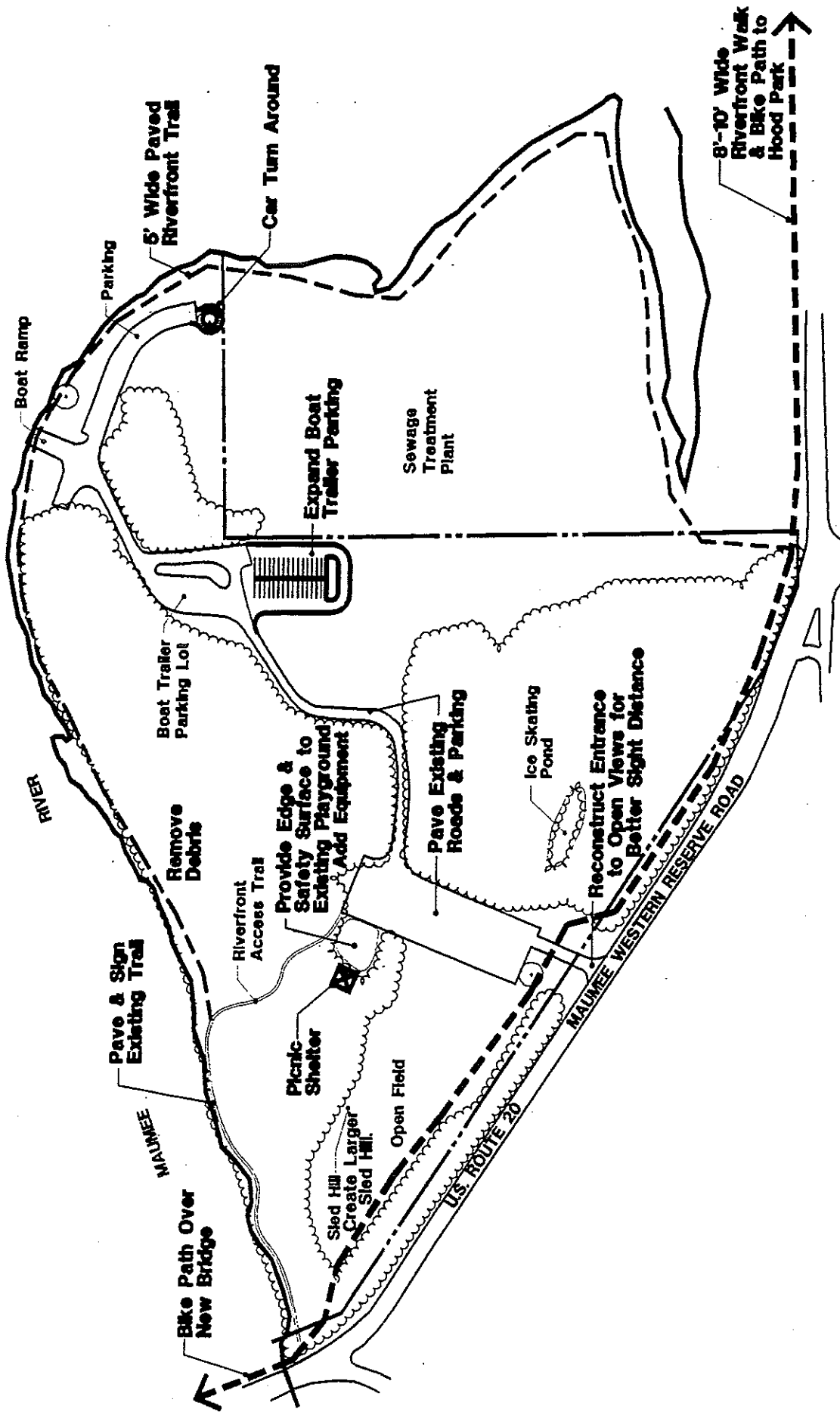
D. Orleans Park (Figure 8)

Concept

The recommendations for Orleans Park are aimed at making the riverfront much more accessible to the general public and making the facility safer to enter and exit.

Recommended Improvements

- Development of a bike path to go over the bridge to Maumee and extend along Maumee Western Reserve Road and eventually along Water Street to Hood Park
- Development of more and better play equipment.
- Creating a larger sled hill
- Reconstruction of the entrance off of Maumee Western Reserve Road to open the views; provide better site distance and clear some of the vegetation in this area. These improvements will also include regrading the area so that it is not quite as steep at a very busy route.
- The parking and road areas should be paved.
- Expansion of the trailer parking area.
- Development of a turn around at the end of the parking area along the riverfront.
- Development of a waterfront trail.
- Paving of the existing riverfront access trail with benches along to provide resting areas.



Orleans Park Perrysburg Area Recreation Master Plan

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**CITY PARK & RECREATION AREA
COST ESTIMATES**

PARK/IMPROVEMENT	City Park Improvements				In-kind or by others
	1995-96	1997-99	2000-2004	2005-2009	
ORLEANS PARK					
Playground improvements	\$12,000	\$24,000			
Reconstruct entrance		\$56,000			
Expand boat/trailer parking		\$12,000			
Picnic shelter		\$36,000			
Five foot wide paved trail		\$60,000			
Benches along trail		\$5,000			
Trail signs		\$1,000			
Expand sled hill		\$12,000			
Add car turnaround		\$6,000			
8-10' wide bike/hike trail			\$60,000		
Pave road and parking			\$100,000		
Total	\$12,000	\$212,000	\$160,000	\$0	\$0

**CITY PARK & RECREATION AREA
COST ESTIMATES**

PARK/IMPROVEMENT

	City Park Improvements			In-kind or by others
	1995-96	1997-99	2000-2004	2005-2009
BICENTENNIAL PARK				
Baseball/soccer fields	\$30,000			
Exterior walking path	\$52,000			
Relocate play equipment with safety surface	\$24,000			
Volleyball court		\$4,800		
Rollerblade area		\$36,000		
(2) basketball courts		\$48,000		
(2) tennis courts		\$50,000		
Preschool playground		\$24,000		
Landscaping		\$15,000		
Additional picnic shelter		\$30,000		
(2) additional tennis courts		\$50,000		
Total	\$106,000	\$207,800	\$50,000	\$0

F. Eisenhower Park

Recommended Improvements

- Development of large and safe play equipment that have the safety surface underneath.
- A series of walkways and bridges over the drainage ditches to provide better access to the park.
- And improvement of the turf area.

**CITY PARK & RECREATION AREA
COST ESTIMATES**

PARK/IMPROVEMENT

City Park Improvements				In-kind or
1995-96	1997-99	2000-2004	2005-2009	by others

EISENHOWER PARK

New play equipment	\$24,000			
Safety surfacing	\$12,000			
Walks	\$4,800			
Footbridges	\$8,000			
Turf management	\$5,000			
Total	\$53,800	\$0	\$0	\$0

G. Hood and Riverside Parks (Figure 10)

Concept

The plan for this area shows the development of Water Street as a riverfront walk/bike trail that would extend to Orleans Park.

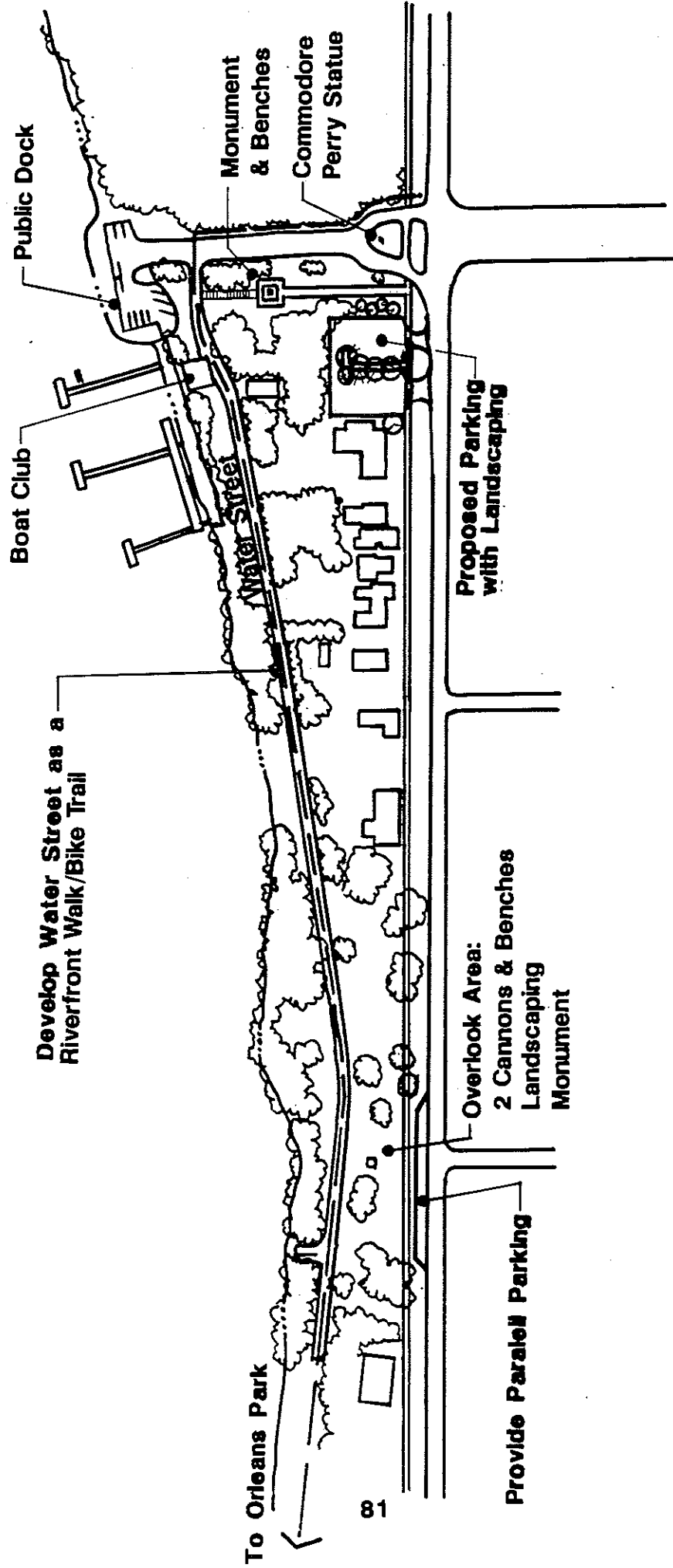


Figure 10
0 50 100 200
SCALE IN FEET

Riverside & Hood Parks Perrysburg Area Recreation Master Plan

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**CITY PARK & RECREATION AREA
COST ESTIMATES**

PARK/IMPROVEMENT

City Park Improvements				In-kind or
1995-96	1997-99	2000-2004	2005-2009	by others

RIVERSIDE/HOOD PARKS

Area clean-up	\$12,000			
Riverfront walkway/bikeway		\$110,000		
Parking lot at Hood		\$48,000		
Total	\$12,000	\$48,000	\$110,000	\$0

H. Rivercrest Park (Figure 11)

Concept

Figure 11 shows a plan that was provided by The Collaborative, Inc. which showed the plan for the new Rivercrest Park area and also showed the existing development of the three soccer fields adjacent to the Ft. Meigs Elementary School. The city has received a Land and Water Conservation Fund Grant which will be used for the development of:

- Two of the baseball fields.
- Gravel parking and entrance area.
- Two soccer fields closest to Eckel Junction Road.
- Landscaping at the entrance area.

New Rivercrest Park Area Improvements

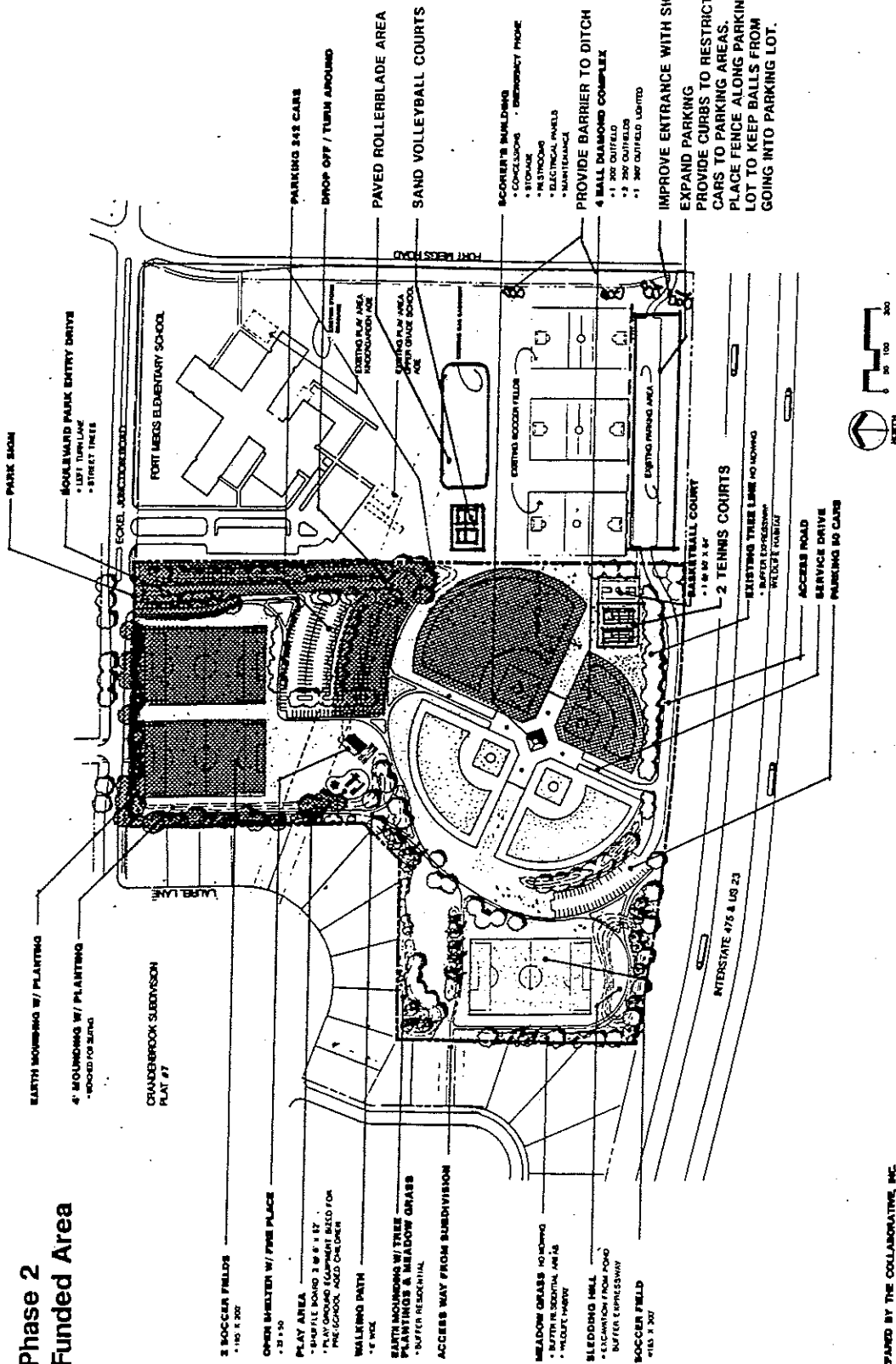
- Two additional baseball fields.
- A concession/restroom/pressbox building.
- Basketball court.
- Two tennis courts.
- Soccer field.
- Playground.
- Shelter with fireplace.
- Additional parking and roadways.

Existing Soccer Field Areas Recommendations

- A paved rollerblade area adjacent to the three existing soccer fields and Ft. Meigs Elementary School.
- Expansion of the existing parking lot area
- Improvement to the entrance, a new sign, landscaping and better sight distance.
- Installation of a fence between the parking area and the soccer fields to avoid balls going into the parking lots.
- Installation of curbs between the soccer fields and the parking areas to limit access to the field areas by cars.
- Installation of an emergency phone.
- Providing a barrier to the ditch that runs along Ft. Meigs Road at two locations which could be hazardous to children.
- There is also a problem in the area of the three existing soccer fields where there are bleachers located between the fields and not adequate space. We measured approximately 30 ft. distance between the fields and would recommend that at least 15 ft. be free of any obstructions between the

edge of the field and new bleachers or other benches and obstructions. To accomplish this, the middle field would need to be made smaller and the bleacher areas would be located outside of the exterior fields since the player areas do not take up as much room as the bleacher areas. The middle field would be made smaller in addition.

Phase 2 Funded Area



• SAME PLAN AND DESIGN PROVIDED BY THE COLLABORATIVE, INC.

Rivercrest Park Perryburg Area Recreation Master Plan

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Figure 11

JOINT RECREATION DISTRICT FACILITIES COST ESTIMATES

PARK/IMPROVEMENT	Joint Recreation District Improvements				By Township or others
	1995-96	1997-99	2000-2004	2005-2009	
RIVERCREST PARK					
Phase 2 (current grant and city funds)	\$296,000 (by City)				
(2) soccer fields					
(2) baseball fields					
Landscaping					
Gravel parking lot					
Drainage improvements					
Phase 3 (grant application submitted)	\$200,000 (by City)				
(2) baseball fields					
(1) soccer field					
(2) tennis courts					
Playground					
Safety Improvements					
Curb and fence at parking edge near 3 soccer fields	\$12,000				
Improve entrance at soccer area		\$12,000			
Barriers to ditch along Ft. Meigs Rd.	\$5,000				
Future Phases					
(2) sand volleyball courts		\$9,600			
Light one baseball field		\$48,000			
Basketball court		\$24,000			
Walkways		\$90,000			
Pave road, parking and expand parking at new area and add security lights		\$250,000			
Picnic shelter with fireplace		\$50,000			
Paved rollerblade area		\$36,000			
Expand and pave parking at soccer area and add security lights		\$144,000			
Concession/restroom/pressbox building		\$144,000			
Landscaping		\$20,000			
Total	\$17,000	\$827,600	\$0	\$0	\$0

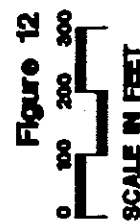
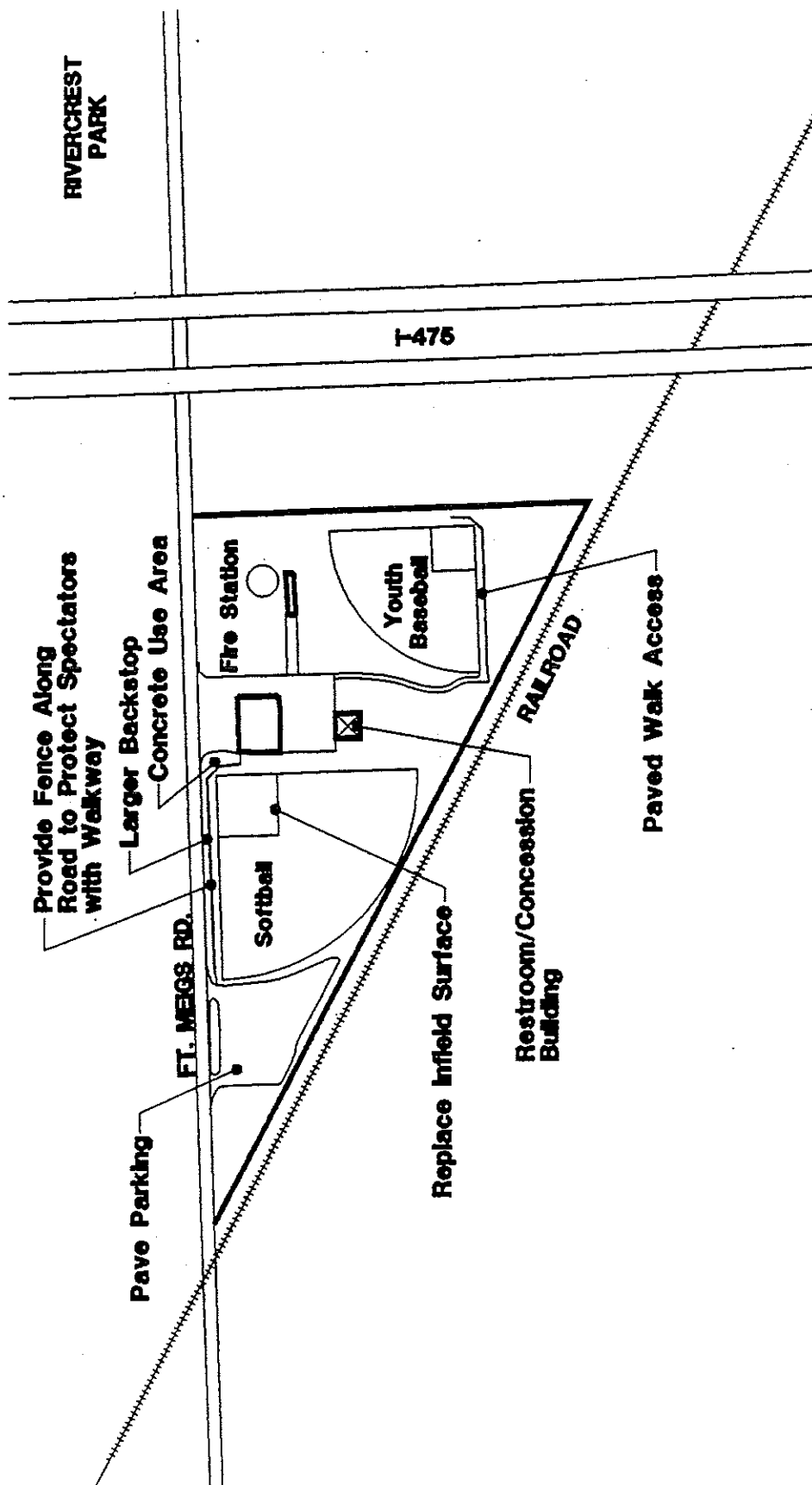
I. Ft. Meigs Road Ballfield (Figure 12)

Concept

Recommendations for the Ft. Meigs Road Ballfield area include general upgrade of this park and completion of the facilities that have been developed.

Improvement Recommendations

- Installation of a fence along Ft. Meigs Road to protect the spectators from the traffic that is becoming increasingly heavier along Ft. Meigs Road.
- Development of a walkway between the parking lot area and the spectator area.
- Development of permanent restroom buildings.
- Installation of larger backstops to keep the balls from going across the road.
- Providing a paved area behind the backstop.
- Providing walkways to the new youth baseball field along with spectator area for that field.
- Providing a permanent concession stand in relation to the new restroom facility.
- Replace the infields with a quality sand and clay mixture.



Ft. Meigs Road Ballpark Perrysburg Area Recreation Master Plan

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JOINT RECREATION DISTRICT FACILITIES
COST ESTIMATES

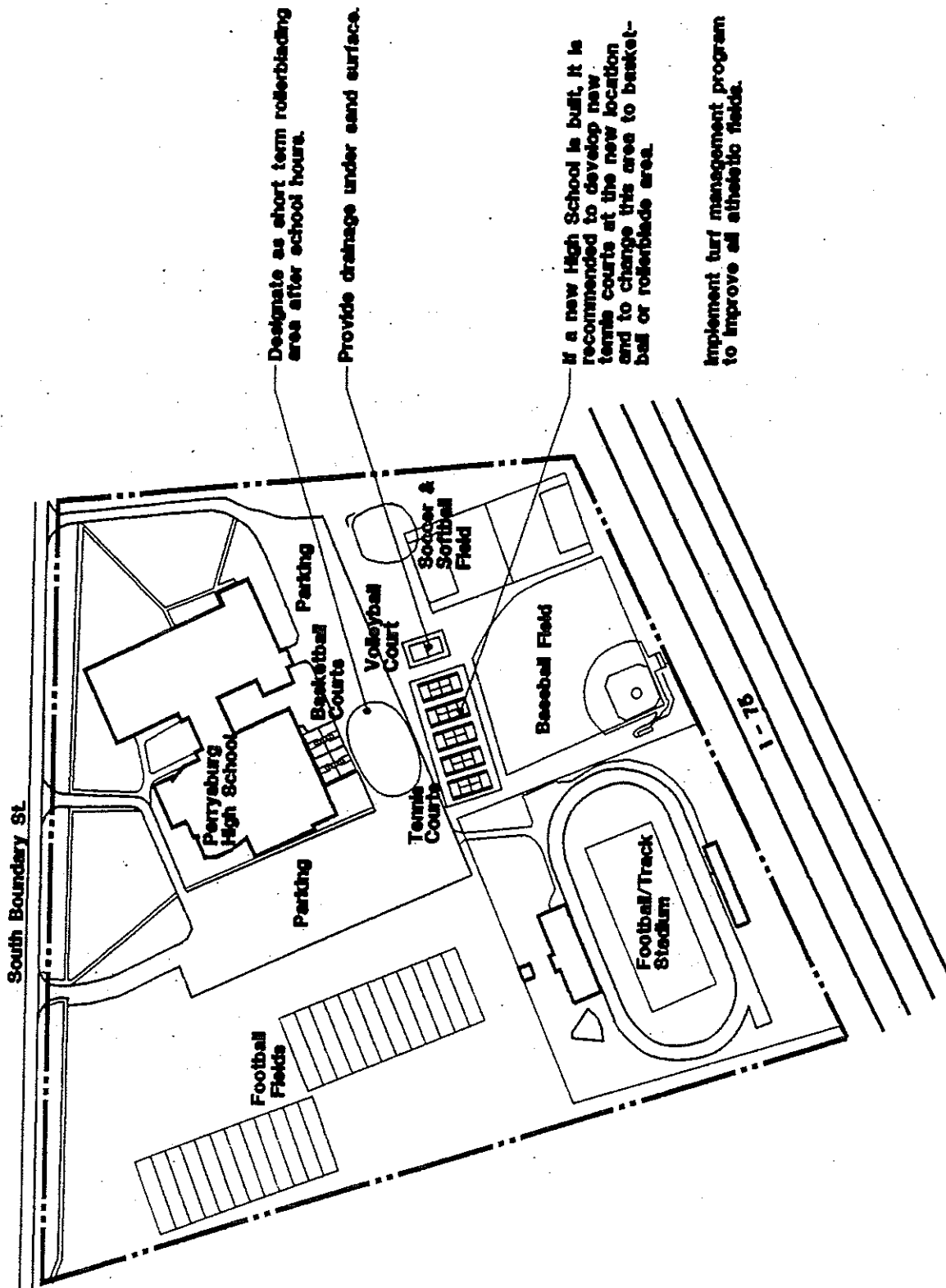
PARK/IMPROVEMENT

PROJECT/IMPROVEMENT	Joint Recreation District Improvements				By Township or others
	1995-96	1997-99	2000-2004	2005-2009	
MEIGS ROAD BALLPARK					
Fence along Ft. Meigs Road	\$8,400				
Large backstop at softball field	\$8,400				
(2) drinking fountains		\$8,400			
Walk along Ft. Meigs Road		\$3,600			
Concrete walks to fields		\$12,000			
Spectator area at youth field		\$8,000			
Utilities		\$14,400			
Restroom/concession building		\$72,000			
Pave parking		\$20,000			
Total	\$16,800	\$138,400	\$0	\$0	\$0

J. Perrysburg High School (Figure 13)

Recommended Improvements

- Implementation of turf management program to improve all of the athletic fields.
- Providing drainage under the sand surface of the sand volleyball court.
- Designating a portion of the parking lot area as a roller blade area after school hours.
- Relocation of the tennis courts to the new high school site or to the sports complex and development of this area as other court games such as basketball courts or other permanent rollerblading area.



Perrysburg High School Perrysburg Area Recreation Master Plan

Brandstetter/Carroll, Inc.
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SCHOOL DISTRICT PROPERTIES
COST ESTIMATES

SCHOOL/IMPROVEMENT

	School District Improvements				Joint Recreation District Improvements			
	1995-96	1997-99	2000-2004	2005-2009	1995-96	1997-99	2000-2004	2005-2009
PERRYSBURG HIGH SCHOOL								
Volleyball court drainage	\$2,400							
Replace baseball and softball infields	\$30,000							
Turf renovation						\$48,000		
Total	\$32,400	\$0	\$0	\$0	\$0	\$48,000	\$0	\$0

K. Frank Elementary School

Recommended Improvements

- Make this site so that it only has one soccer field and one baseball field since the permanent soccer goals in the outfield are a hazard.
- Replacing the infield surface with a sand/clay mixture, providing safety surfacing under all playground equipment.
- Designating some of the paved playground area on the east side as roller blading area.

SCHOOL DISTRICT PROPERTIES
COST ESTIMATES

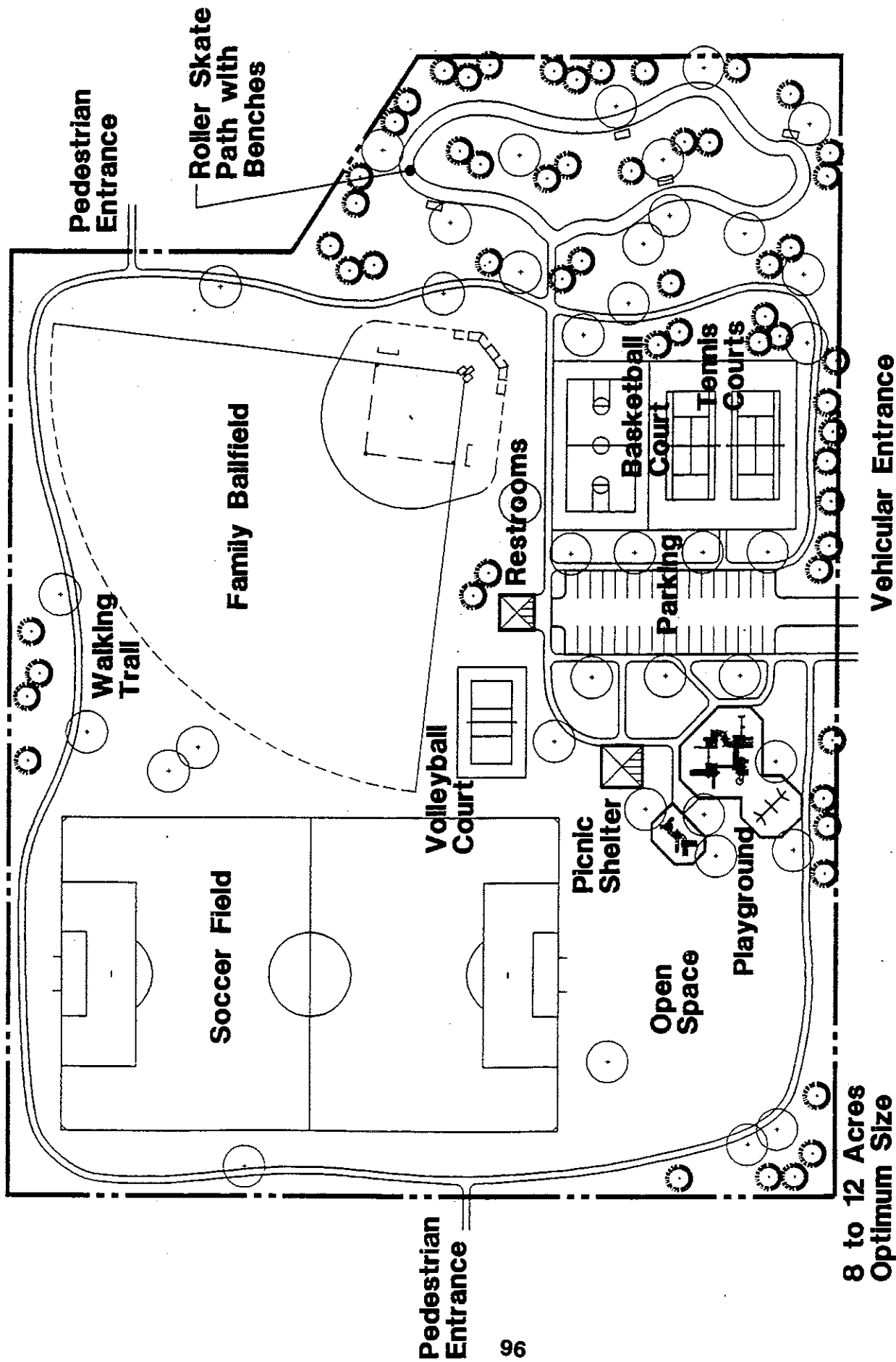
SCHOOL/IMPROVEMENT

SCHOOL/IMPROVEMENT	School District Improvements				Joint Recreation District Improvements			
	1995-96	1997-99	2000-2004	2005-2009	1995-96	1997-99	2000-2004	2005-2009
FRANK ELEMENTARY SCHOOL								
Improve baseball infield					\$12,000			
Safety surface at playground equipment	\$8,400							
Remove 1 backstop and 1 set of soccer goals	\$2,400							
Develop rollerblade area in parking area					\$1,000			
Turf renovation	\$15,000							
Total	\$25,800	\$0	\$0	\$0	\$13,000	\$0	\$0	\$0

L. New Parks

Oakmont Neighborhood Park and Future South Central Neighborhood Park (Figure 14)

Figure 14 illustrates the concept for a prototypical neighborhood park. The prototypical neighborhood park site is designed with immediate area residents in mind and, therefore, there is not a great deal of parking. Facilities include a wide variety of activities throughout the entire year and provide a facility that could be used for soccer and baseball practices by the neighborhood teams with games being played at other locations. A typical size is approximately 8 to 12 acres. Additional land would enhance the neighborhood park. The site should be easily accessible to pedestrians in the neighboring residential areas and ideally be located along a bike path connecting this site to residential neighborhood in the area and also to other parks, schools and destination sites.



8 to 12 Acres
Optimum Size

Prototypical Neighborhood Park Perrysburg Area Recreation Master Plan

FIGURE 14
0 100 200 300
SCALE IN FEET

**JOINT RECREATION DISTRICT FACILITIES
COST ESTIMATES**

PARK/IMPROVEMENT

Joint Recreation District Improvements				By Township
1995-96	1997-99	2000-2004	2005-2009	or others

SOUTH CENTRAL NEIGHBORHOOD PARK

Purchase land (8-12 acres)				\$120,000
Earthwork and drainage		\$80,000		
Seeding		\$30,000		
Walking trail		\$30,000		
Sign		\$2,000		
Playgrounds		\$64,000		
Picnic shelter		\$40,000		
Parking		\$18,000		
Baseball field		\$24,000		
Soccer field		\$5,000		
Rollerblade path		\$36,000		
Sand volleyball court		\$5,000		
Basketball court		\$24,000		
(2) tennis courts		\$60,000		
Restroom		\$60,000		
Utilities		\$36,000		
Lighting		\$65,000		
Landscaping		\$36,000		
Total	\$0	\$0	\$615,000	\$120,000

**JOINT RECREATION DISTRICT FACILITIES
COST ESTIMATES**

PARK/IMPROVEMENT

Joint Recreation District Improvements				By Township
1995-96	1997-99	2000-2004	2005-2009	or others

SOUTH CENTRAL NEIGHBORHOOD PARK

Purchase land (8-12 acres)				\$120,000
Earthwork and drainage				\$80,000
Seeding				\$30,000
Walking trail				\$2,000
Sign				\$64,000
Playgrounds				\$40,000
Picnic shelter				\$18,000
Parking				\$24,000
Baseball field				\$5,000
Soccer field				\$36,000
Rollerblade path				\$5,000
Sand volleyball court				\$24,000
Basketball court				\$60,000
(2) tennis courts				\$60,000
Restroom				\$36,000
Utilities				\$65,000
Lighting				\$36,000
Landscaping				
Total	\$0	\$0	\$0	\$505,000
				\$230,000

**JOINT RECREATION DISTRICT FACILITIES
COST ESTIMATES**

PARK/IMPROVEMENT

Joint Recreation District Improvements				By Township or others
1995-96	1997-99	2000-2004	2005-2009	

PERRYSBURG HEIGHTS PARK ADDITION

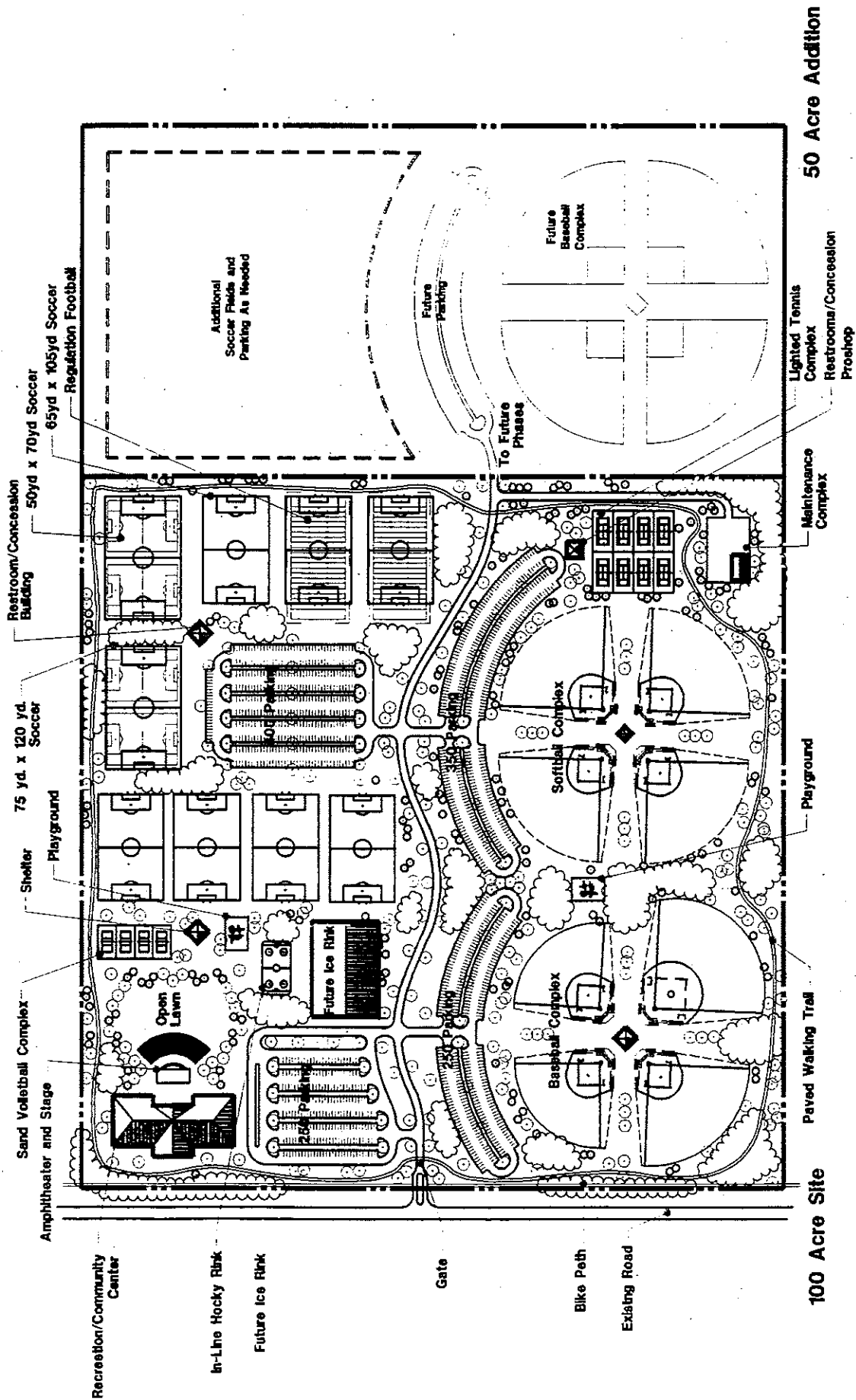
Purchase additional land				
Seeding		\$7,200		\$50,000
Baseball field		\$30,000		
Soccer field		\$6,000		
Utilities/drinking fountains		\$8,400		
Expand playground		\$24,000		
Parking		\$12,000		
Total	\$0	\$0	\$87,600	\$50,000

M. Sports Complex and Recreation/Community Center Site Concept (Figure 15)

Figure 15 provides a typical design for the new sports complex and recreation/community center site. The facilities that are recommended at this site have been discussed in the Facilities section of the recommendations. The concept behind this park is to develop a game facility for most of the field and court games with the neighborhood parks providing sites for practices by neighborhood teams.

Recommendations

- This site should not be located immediately adjacent to residential areas so that the lights on the ballfields would not be a nuisance and the heavy traffic that can be generated by these facilities would not cause congestion in a neighborhood area.
- This facility does not need to be located along major commuter routes but should be easily accessible to all residents of the recreation district.
- For the playing fields and courts, it is not necessary that this site be located within the sewer and water service areas but for the recreation center and possibly an indoor or outdoor pool, these areas need to be large enough to warrant a location within the water and sewer service areas.
- The exact site for this proposed facility is not known at this time but one was recommended in the Comprehensive Plan that was located along State Route 199 just outside of the I-475/I-75 area. With new recommended roads in this area this site would be easily accessible to nearly all of the district residents and could serve as a good location for the ball field complexes, court and other field complexes, recreation/community center and other recreational related games and facilities.



Sports Complex & Recreation/ Community Center Site Concept Plan

Brandstetter/Carroll, Inc.
Cleveland

Cincinnati

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**JOINT RECREATION DISTRICT FACILITIES
COST ESTIMATES**

Joint Recreation District Improvements				By Township
1995-96	1997-99	2000-2004	2005-2009	or others

PARK/IMPROVEMENT

SPORTS COMPLEX AND COMMUNITY/RECREATION CENTER

Phase 1

Purchase land				\$700,000
Earthwork and drainage				\$100,000
Entrance area/sign				\$12,000
(4) field baseball complex	\$480,000			
(5) soccer fields	\$120,000			
Baseball parking	\$180,000			
Soccer parking	\$180,000			
Perimeter walking path	\$72,000			
Maintenance complex	\$120,000			
Soccer restroom/concession building	\$90,000			
Subtotal	\$0	\$1,242,000	\$0	\$812,000

Phase 2

Light phase 1 baseball fields	\$180,000			
(4) field baseball/softball complex	\$480,000			
Softball/baseball parking	\$180,000			
(4) Soccer/football fields	\$120,000			
Soccer parking	\$180,000			
In-line hockey rink (lighted)	\$105,000			
(4) sand volleyball courts	\$24,000			
Playground	\$70,000			
Picnic shelter	\$60,000			
Parking at hockey/picnic/volleyball area	\$36,000			
Subtotal	\$0	\$0	\$1,435,000	\$0

**JOINT RECREATION DISTRICT FACILITIES
COST ESTIMATES**

PARK/IMPROVEMENT

	Joint Recreation District Improvements				By Township or others
	1995-96	1997-99	2000-2004	2005-2009	
Phase 3					
Community/Recreation center with parking			\$6,300,000		
Subtotal	\$0	\$0	\$6,300,000	\$0	\$0
Phase 4					
Amphitheater			\$180,000		
Bike trails			\$50,000		
Ice rink			\$1,800,000		
(8) lighted tennis courts			\$300,000		
Subtotal	\$0	\$0	\$2,330,000	\$0	\$0
Phase 5					
Purchase additional 50 acres				\$500,000	
(4) field lighted baseball/softball complex with parking			\$900,000		
Soccer complex with parking			\$360,000		
Subtotal	\$0	\$0	\$1,260,000	\$500,000	
Grand total - sports complex site	\$0	\$1,242,000	\$7,735,000	\$3,590,000	\$1,312,000

VII. Proposed District Administrative Strategies

VII.

PROPOSED DISTRICT ADMINISTRATIVE STRATEGIES

A. General

A long history of discussions have taken place prior to the authorizing of this plan in regards to the formation of a Joint Recreation District. After much investigation, it was determined that the best method to accomplish the goals of meeting the recreational needs of the citizens in the Perrysburg Area is through the formation of a joint recreation district. Prior to and throughout the planning process for this plan, the political entities that would be parties to the agreement have included the City of Perrysburg, Perrysburg Village Exempted School District and the Perrysburg Township Trustees with the boundaries of the proposed district being the school district boundaries. It has been determined that this boundary will be the area that is most associated with the Perrysburg Area and therefore the consultant agrees with the use of the school district boundaries for the recreation district boundaries. The formation of the district will allow several benefits to all three of the parties that would be involved. Some of these include:

1. Federal and State Grants such as State Issue 1 (now called NatureWorks) or Land and Water Conservation Funds could be utilized on property owned by the school district for the development of recreational facilities.
2. The long term results would have one agency responsible for the operations, maintenance, and development of all recreational programs and facilities within the Perrysburg Area.
3. The Joint Recreation District facilitates the use of recreational facilities across political boundaries so that facilities that are actually used by persons within the entire geographic area are having the actual users pay for and maintain those facilities.
4. The Joint Recreation District has the power to levy a tax to acquire, maintain, operate and develop recreational facilities. This separate tax levy for parks and recreation will allow the district to be funded on a steady basis and avoid the fluctuations from the general funds of the city, township and school board budgets.

We recommend that the Board of Directors of the new Joint Recreation District consist of three members that are appointed by the Perrysburg City Council and six members appointed by the School Board. The intent is to have equal representation of the schools, Township and the City in the District. The Board

Members representing the township should live within the school district boundaries.

A draft agreement was discussed by the attorneys representing the three parties to the agreement at a meeting on April 14, 1994 and then was further refined.

One of the first actions following the formation of a joint recreation district would be to obtain funding for the district. Once funding has been secured, the Board should immediately hire a director to begin the implementation of the programs, and other facility recommendations that are presented in this Master Plan.

B. Short Term Strategies

After several discussions with the Parks and Recreation Steering Committee, along with members of the Township Trustees, City Council, and the School Board, the representatives recommended that the philosophy of the Recreation District should be to:

1. As soon as possible, hire a full-time professional recreation director. This person should be experienced in the administration of municipal recreation and leisure activities and facilities. A degree in Parks and Recreation Administration and certification as a Certified Leisure Professional should be preferred. Responsibilities of the director should include:
 - Organization and administration of programs.
 - Supervise maintenance.
 - Hiring and supervision of program and maintenance personnel.
 - Promote the master plan, joint recreation district and district's activities.
 - Fundraising.
 - Research and apply for grants, endowments, and foundation funds.
2. Be responsible for existing city properties that have district-wide significance.
3. Be responsible for maintenance and operations of the Ft. Meigs Road Ballpark in Perrysburg Township.
4. Work with entities of the Perrysburg Area Joint Recreation District to purchase land for the development of the new recommended parks and recreation facilities.

5. Provide recreation programming at all facilities whether they are controlled by the district, city, schools or township.
6. With this strategy, the city will continue to budget appropriate financial resources to parks and recreation but will be able to utilize funds towards the repair and maintenance of less properties and implement the recommendations for the sites as illustrated in this plan. The city already has considerable debt service for improvements to Rivercrest Park and will follow through with its share of the matching portion of Land and Water Conservation Fund grant that was recently awarded to the city for Rivercrest Park. Once the City has upgraded all of their facilities to the level illustrated in this plan, the City budget for parks and recreation can be reduced to only provide maintenance on parks under their control.
7. The city, township and schools will continue to own all land that they currently have and would lease the properties to the recreation district at \$1.00 per year. Discussions with other directors of other recreation districts have indicated that they will often lease properties so that they do not have to purchase a separate liability policy on the properties and can be a rider on the existing city, township and school board policies. This reduces the administrative costs of the district.
8. The city has considerable equity in the parks that have been developed over the years and their recent investment and commitment to Rivercrest Park. The township has less in terms of existing park acreage but has expressed the possibility of purchasing land for some of the recommended developments that will be located in the township and turning these properties over to the recreation district. The school board also has properties and indoor facilities that would be used by the recreation district for programming purposes.
9. The properties that would initially be operated and maintained by the new joint recreation district include:
 - a. Municipal Park without the existing swimming pool. Due to the complex of baseball fields and other facilities at this park, it does serve the entire district area. The district should not take over the pool at this time because of the poor condition of the pool and the extensive need for repairs. The reconstruction of the pool or relocation of the swimming pool should be within the joint recreation district responsibilities.

- b. Three Meadows Park. This park serves primarily as a neighborhood park, but the location of the larger pond with beach and rental boats gives it district-wide significance.
 - c. Ft. Meigs Road Ballfield in Perrysburg Township.
 - d. Rivercrest Park because it will also be of district-wide significance once phase II is completed.
 - e. All new parks that are developed.
10. Orleans Park has district-wide significance because of its unique facilities and access to the Maumee River, but the short term strategies should include only active recreation use areas and not passive types of park facilities.

C. Long Term Strategies

1. The long term goal of the joint recreation district should be to take over the operations, maintenance and development of all parks and recreation related properties that are located within the school district boundaries. These would include the remainder of the existing city parks, proposed bikeways, all new park facilities and green spaces throughout the district area, although some of the green spaces, such as Milestone Park, are not recreation related, they can most efficiently be maintained by one agency that would have all of the proper tools, facilities, and labor.

As you will see in the next chapter, this goal will be extremely difficult for the District to achieve without major funding from grants, fundraising, user fees and other sources of income.

2. As the new sports complex and other larger neighborhood parks are developed throughout the district, one strategy that should be implemented is to have teams for the youth sports leagues to be geographically assigned so that practices can be held within the neighborhood where children live. Games would be held at the new sports complex which would leave the neighborhood park facilities available for practices at all times. Once phase III of Rivercrest Park is complete, then this practice can begin to be implemented and could be fully implemented when portions of the sports complex are completed.

VIII. Funding Strategies

VIII. FUNDING STRATEGIES

A. Current Funding

The City of Perrysburg currently has a budget of \$528,793.63 for the operations of the parks, playgrounds, swimming pool and public recreation. This results in a per capita expenditure of approximately \$36.00 based on the 1994 City population. The current budget expenditures are as follows:

Public Parks and Playgrounds	\$ 308,793.63
Swimming Pool and Beaches	160,450.00
Public Recreation	<u>59,550.00</u>
Subtotal	\$ 528,793.63

In addition, the City has approximately \$720,000 in debt service for land acquisition and improvements at Riverfront Park and Rivercrest Park. This amount includes the amount allocated to match the Land and Water Conservation Fund Grant at Rivercrest Park. The City uses one year notes to pay the debt and pays 5% of the principal per year with the interest. This currently results in approximately \$37,500 per year in payments by the city. Of the \$720,000, \$510,000 is for Rivercrest Park.

B. Recommended Funding Levels

A review of the per capita expenditures of 64 cities throughout Ohio indicates a range of \$22.00 to \$117.00 for operational costs with an average of \$38.00. Many of the communities that are more well known for their recreation programming are in the range of \$80.00 to \$117.00 per capita. It is our estimation that the district will experience an operations cost per capita throughout the district, including the funding by the City and Township, of \$45.00.

$\$45.00 \times 21,116 \text{ persons} = \$950,220.00$ Ultimate District-wide Funding Level

It is anticipated that the annual cost would be lower initially and grow to this amount as facilities are developed and programming is implemented. The City is currently averaging a cost of approximately \$1900 per acre for operation and maintenance. A review of several other Ohio cities verified that the average cost per acre is \$200 to \$2200.

C. Tax Levy

The Wood County Auditor's Office provided information on the possible tax levy for the new district. The tax is based on millage on the assessed value of property within the district. The assessed value is 35% of the homeowners' market value.

In addition, the State of Ohio has rollbacks and tax breaks that relieve some of the tax burden on the homeowner without reducing the funding to the district. These are in the form of 12.5% rollback and reduction of the homeowner's taxes. The assessed value of property in the Perrysburg School District is \$376,261,767. Therefore, a 1 mill levy would result in \$376,261 for the Joint Recreation District. An example of the taxes for a \$100,000 home are as follows:

<u>Home value</u>	<u>Assessed value</u>	<u>Taxes-1 mil</u>	<u>2 mil</u>
\$100,000	\$35,000	\$30.63	\$61.25

In the 1 mill example, the district gets the full 1 mill value, but the State pays approximately \$47,000 of the taxes as a break to the property owner.

It is obvious from the recommended funding level and review of the tax levy information that several mills would be required to meet the recommended funding level of \$45.00 per capita if the Joint Recreation District were to fund all parks and recreation activities within the District boundaries. First, it would be very difficult to pass any levy with high millage. Therefore, **the Steering Committee has decided to place a levy of a maximum 2 mills on the ballot for the acquisition, development, operations and maintenance of parks and recreation facilities. This will result in an annual income of \$752,523.00** at the current level. This amount will become larger as new development takes place within the District. The value of the new development will be added to the property assessment for the purposes of determining the amount of the millage. All existing developed property assessments would not be changed for the life of the millage. Therefore, when determining whether to have a 10 year, 20 year or even a permanent levy, one must consider that the value of the property remains the same on the levy as actual property values increase. Therefore, the best scenario would be to pass a 10 year levy and to renew the levy at the end of the 10 years. At that time, the millage could remain the same but the property value assessment would be raised, resulting in higher levels of income to the District.

D. Proposed Ten Year Budget

A proposed 10 year budget is included as Table 10. This budget is divided into each year with the anticipated budget items and their cost. All numbers in this table utilize 1994 dollar levels and utilize the same level of 2 mills throughout the life of the levy. It is anticipated that the actual dollar value of the millage will increase as new development takes place within the District. It is also anticipated that the budget items will actually have larger values once inflation is considered in the formula. The table indicates a total amount per year for the operations and maintenance budget and also indicates a balance for capital improvements available each year. The total funds for capital improvements over the first ten years of the levy are \$1,753,230.00.

Table 10 JRD Budget Projections 1995-2004
PERRYSBURG AREA JOINT RECREATION DISTRICT
BUDGET PROJECTIONS

Budget item	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
JRD acreage maintained	53	77	117	117	167	167	167	172	192	192
Park maintenance (at \$2000/acre)	\$106,000	\$154,000	\$234,000	\$234,000	\$334,000	\$334,000	\$334,000	\$344,000	\$384,000	\$384,000
Administration	\$50,000	\$50,000	\$75,000	\$75,000	\$85,000	\$85,000	\$85,000	\$90,000	\$90,000	\$100,000
Office cost/supplies	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Programming	\$100,000	\$100,000	\$120,000	\$120,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Insurance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Pond administration	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000
(Three Meadows Park)										
Swimming pool operations			\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Initial equipment	\$50,000	\$25,000			\$50,000					\$50,000
Total	\$353,000	\$376,000	\$496,000	\$496,000	\$686,000	\$636,000	\$636,000	\$651,000	\$691,000	\$751,000
Tax levy proceeds (2 mills)	\$752,523	\$752,523	\$752,523	\$752,523	\$752,523	\$752,523	\$752,523	\$752,523	\$752,523	\$752,523
Balance for capital improvements	\$399,523	\$376,523	\$256,523	\$256,523	\$66,523	\$116,523	\$116,523	\$101,523	\$61,523	\$1,523
Capital funds available - first ten years	\$1,753,230									

NOTES:

1. Additional funds will be available based on the taxes on new development
2. All costs are in 1994 funds.
3. Budget will be refined by the JRD Director, once one is hired.

Table 10 indicates the number of acres that would be maintained by the JRD for each year and uses a park maintenance figure of \$2,000.00 per acre, which is the approximate average as indicated in the previous discussion in this section.

E. Projected City Maintenance Cost Savings

As the recommendations of this Master Plan are implemented and the JRD takes over the operations and maintenance of properties that are currently maintained by the City, the City will realize savings due to not having to operate and maintain these areas. Provided below is a summary of the savings that will be anticipated by the City.

Projected City Maintenance Cost Savings

• Maintain 46 less acres @ \$2,000/acre	\$ 92,000
• JRD to operate Three Meadows Pond (assume 20% of \$160,450 budget for pool and pond)	32,000
• Public Recreation (JRD to assume responsibility for 55% of the \$59,550 budget)	<u>33,000</u>
Annual Immediate Cost Savings to the City	(per year) \$ 157,000

After the pool is closed and a new pool built by JRD. The savings will result in an additional \$128,450 per year.

Maintenance for the new portion of Rivercrest would have been added to the City budget in 1995, now it will be maintained by the JRD, resulting in additional future savings to the City.

If you estimate that the swimming pool will be closed after the 1995 swimming season, the City would realize approximately \$1,148,000 in savings over the next five years. Depending on the status of the recently submitted Land and Water Conservation Fund Grant by the City for Rivercrest Park, this may be enough money to complete the capital improvements program for all existing City parks.

F. Capital Cost Summary

Table 11 provides a capital cost summary for improvements at Joint Recreation District facilities and City parks and recreation areas. The total for the City parks and recreation areas includes a summary of all items that were included in the Individual Park Recommendations section of this text. This total is \$1,404,600.00. The total for improvements proposed at all the Joint Recreation District sites totals to \$17,039,900.00. This amount includes both JRD sites and improvements at some of the school sites.

Table 11 Summary of JRD and City Capital Improvement Costs

JOINT RECREATION DISTRICT FACILITIES
COST ESTIMATES

PARK/IMPROVEMENT	Joint Recreation District Improvements				By Township or others
	1995-96	1997-99	2000-2004	2005-2009	
TOTAL - JOINT REC. DISTRICT FACILITIES	\$248,600	\$4,456,900	\$8,093,600	\$4,095,000	\$1,822,000
IMPROVEMENTS AT SCHOOL SITES	\$93,000	\$52,800	\$0	\$0	\$0
GRAND TOTAL BY COLUMNS	\$341,600	\$4,509,700	\$8,093,600	\$4,095,000	
TOTAL - JRD SITES	\$16,894,100				
TOTAL WITH SCHOOL SITES	\$17,039,900				

CITY PARK & RECREATION AREA
COST ESTIMATES

PARK/IMPROVEMENT	City Park Improvements				In-kind or by others
	1995-96	1997-99	2000-2004	2005-2009	
Rivercrest Park Grants Match	\$188,000	\$100,000			
CITY PARKS TOTAL	\$460,800	\$623,800	\$320,000	\$0	\$15,000
GRAND TOTAL FOR CITY	\$1,404,600				

G. Funding Recommendations

It is obvious from review of the budget projections and the capital improvements summary that the two mill levy will not be sufficient to fund all capital improvements projects proposed by this plan. The 2 mill level alone will also not be sufficient to fund all parks and recreation activities within the boundaries of the District without large sources of additional income. A millage of any higher amount would be difficult to be passed by the voters and therefore we make the following recommendations:

- The District must aggressively pursue grants, foundations and other external funding sources for capital improvements.
- The District should strive to reduce operations and maintenance costs as much as possible to maximize the amount of funding that is available for capital improvements.
- Although it would be ideal to utilize large amounts of dollars initially to implement the recommendations of the plan, the interest costs would lessen the impact of the dollars available for capital improvements and therefore borrowing finds should be evaluated very closely and the benefits and drawbacks should be weighed carefully.
- The JRD should keep close watch on the increase in the assessed property values based on new development.
- Major funding items such as the swimming pool, recreation center, and similar large projects will need to have separate funding sources, probably through separate bond issues.
- When applying for grants, the District should strive to utilize funding from other sources such as donations, corporate contributions, and other grants or foundations for their matching funds. The new "NatureWorks" program (formerly State Issue 1) requires only a 25% match which can help the District to stretch their dollars considerably. As much as possible, all programs should be self-funding.
- The District should adopt policies regarding user fees for leagues and programs offered by the District. In recent times, trends favor policies that requires all programs to be self-supporting in terms of operating costs. It is very difficult to recover the capital improvement costs through user fees with the exception of high income generators such as golf courses. Some new or renovated swimming pools have been able to produce income at a level as high as 120% of the operation cost. The cost of joining leagues should cover the costs of field maintenance, umpires and referees, utilities, etc. This policy should especially apply to programs for adults.
- In addition, the revenue from future concession stands should go to the District. This is one method to help offset costs. Currently the baseball leagues use the income to offset the uniform and league costs.

H. External Funding Sources

Appendix E provides descriptions of potential outside funding sources that should be further investigated by the district. Each source should be investigated in an attempt to leverage additional funding for the district. The majority of these sources are for capital improvements. Some of them are for specific areas of programming.

The best source of capital improvement funding that is currently available is the State Issue 1 program which was passed in November of 1993. This is a \$200,000,000.00 bond issue of which 20% or \$40,000,000.00 must go to local government agencies. The funding will be 75% State to 25% local funding and donations and in-kind services can be used as part of the 25% match. The new name for this program is "Nature Works". Applications are due October 15, 1994 and subsequently will be due every July 1. The State will distribute the money on a per capita basis with the maximum funding available in Wood County over the next four or five years being \$426,906.00. The State does not currently know how much funding will be available in the first year but estimates one fourth of the total.

I. Priorities

Priority actions of the Perrysburg Recreation Steering Committee at this time should be as follows:

- Establish the Joint Recreation District.
- Pass a two mill levy.
- Hire a recreation director.
- Acquire land for the sports complex of approximately 100 acres.
- Improve the safety and accessibility at existing parks.
- Complete Rivercrest Park.
- Program existing facilities as much as possible.
- Improve the existing parks.
- Start the development of the sports complex site.

Appendices

**APPENDIX A
PUBLIC WORKSHOP SUMMARY
PERRYSBURG AREA RECREATION MASTER PLAN
PERRYSBURG HIGH SCHOOL STUDY HALL**

PATRICK D. HOAGLAND

**BRANDSTETTER/CARROLL, INC.
ARCHITECTS/ENGINEERS/PLANNERS**

APRIL 14, 1994

- A. Public Workshop was held to provide citizen's an opportunity to provide their thoughts, feelings and ideas towards the future of parks and recreation in Perrysburg. The meeting was divided into three sections. The first section involves an exercise of asking participants what they like about the current park system. The second portion asked participants what they did not like about the current recreation system and the third portion was performed to create a common vision for the future of parks and recreation and cultural services in Perrysburg.

Items they liked about Parks and Recreation in Perrysburg

- The parks are spread out throughout town
- Parks are free
- There are tennis courts
- They have some sports fields
- The pool is well utilized
- There is green space throughout the city
- Woodland Park is very nice for walking

Items which the participants did not like about the parks and recreation system in Perrysburg.

- Programs and facilities are not related to neighborhoods
- The play equipment is outdated and some is unsafe
- The pool needs a lot of maintenance
- Not enough recreation facilities for now or in the future
- There is no safe access to the parks and it is very difficult for people to either walk or ride bikes to the park from more than a 2 block area
- No facilities or programs for the mental or physically handicapped.
- The recreation program is not year round.
- There is nothing to do for people that are not participants in sporting activities and athletics.
- There is no recreation department
- Many of the parks are in phase I and are not completed.

- The grass gets too high and is not mowed often enough.
- Need more green space - boundaries to the park are too rigid and should extend into the surrounding areas.
- No summer playground program
- No central contact for information regarding programs and facilities

VISION FOR THE FUTURE

Participants were asked to pretend it is the year 2000 and that they are very pleased with the results that have been accomplished since the Master Plan was completed in 1994. They then discussed the ideas in groups and submitted prioritized visions which were reviewed by all of the participants. The results of that process are as follows:

1. Numbers in Parenthesis indicate the priorities of the individual groups.
 - A joint recreation district has been formed and there is a new director (1,1,3,4)
 - The program has a director who refines the definition of recreation as not just sports but also lifelong activities. (1)
 - There is an all encompassing recreation department responsible for art/recreation/leisure activities. (1)
2. New Facilities
 - A year round swimming complex (2,4)
 - Year round facilities and programs are offered and there is a community center, a nice playground facility, a place to enjoy the arts and an amphitheater. (2)
 - Our recreation complex features the new indoor complex which integrates community activities. (3,5)
 - Centralized complex/area for recreating (3)
 - Our new pool is great (5)
3. Year round Programs for all
 - More programs and facilities geared towards to all ages (2)
 - The centralized school related athletic programs (2)
 - Efficient programming for all including special people (3)
 - Year round programs for recreation activities in sports (4)
4. Linkages and Green Space
 - River access (4)

- The park linkage connect Hood Park to the old divine word site with access to Maumee and Ft. Meig's.
- Adequate green space and open space for the size of the community (6)
- Green Space (7)
- Community wide walking and biking network linking the neighborhood's (7)
- Park facilities complete the linkages to the schools (7)
- Greater access and utilization of the riverfront (8)

5. Funding

- There is a stable independent revenue for Parks and Recreation (2)
- Consistent funding (3)
- No tax increases (4)
- Minimize impact on taxes that is self funding facilities and programs, fund drives and volunteers are used (5)

6. Maintain and upgrade e existing parks

- Long range planning continues to be implemented and all started projects are now complete. (1)
- Maintain and upgrade current parks (1)
- Maintenance of existing parks and buildings. (3)

7. Safe and Accessible Parks

- Safety with access and phones (5)
- Accessibility from both Town and the Township (6)

To summarize the vision for the future parks and recreation in the Perrysburg includes the establishment of a joint recreation district with a recreation department that is the central contact for programming and information regarding parks and recreation; new facilities are developed including a large central sports and recreation complex, indoor/outdoor swimming pool complex, the existing swimming pool is upgraded with the new facilities geared towards year round use and designed for people of all abilities and ages; there are year round programs for all people; there is a system of greenways and linkages that connect the parks, schools, neighborhoods and the riverfront throughout the community; there is a steady and consistent funding for the parks and recreation programs and facilities; existing parks are better maintained and upgraded from the current status; and all the parks are safe and easily accessible.

APPENDIX B - MACPARS STUDY COMPARISON

The Municipal and County Park and Recreation Study (MACPARS) is the result of a survey of 1242 full time park and recreation departments in 49 states that was completed in 1988. Listed here are some of the median figures that provide the PARSC with a gage for comparison. Some numbers are provided by city size (under 25,000), other by U.S. Census region (Midwest) and other by NRPA Region (Great Lakes).

Administration and Organization

- 83% of P & R Departments use local schools
- 90% of schools use P & R facilities
- Less than 40% of small communities have a written agreement with the schools
- In the Great Lakes Region, 40% of departments provide maintenance on school grounds.

Financing and Budgets

- Median percent of budgets from various sources in the small community category
 - Local property taxes 68
 - Other local taxes 28
 - User fees 20
 - Federal Revenue Sharing 10
 - State Assistance 10
 - LWCF 13
 - Gifts/Grants 4
- In the small community category - 82% of the total budget is tax based.
- Median operating budget in the small category \$180,000
by census region - \$421,411
- Median per capita expenditure, by NRPA Region - 20
- Median per capita expenditure, by community size - 19
- Capital budget, by size - \$40,000 National \$75,000
- Capital budget,

by census region - \$82,713

Personnel

- Permanent staff per department, by census region - 7
- Permanent and seasonal staff by community size
 - 4 permanent
 - 25 Seasonal
- Number of citizens served per permanent staff member, by community size - 2500
 - 1994 = 8.5
 - 2000 = 10.7
 - 2010 = 15.2

- Number of citizens several by total staff, by community size - 516
1994 = 40.9 2000 = 51.8 2010 = 73.7
- Number of volunteers per department, by census region - 49
- Number of volunteers per department, by NRPA Region - 45
- Preparation of volunteers who are senior citizens, by NRPA Region = 23%

Facilities and Sites

- Number of selected facilities, by community size.

Sports fields	5
Playgrounds	7
Recreation Centers	1
Gyms	1
- Median number of courts, by community size

Basketball	2
Tennis	5
Racket/Handball	2
- Median number of pools and golf courses, by size

Pool	1
Golf Course	1
- Number of citizens per facility, by NRPA Region

Sports fields	1,850	1994 = 11	2000 = 14	2010 = 20
Playgrounds	2,560	1994 = 8	2000 = 10	2010 = 15
Recreation Center	15,500	1994 = 1.4	2000 = 1.7	2010 = 2.5
- Number of total acres and citizens several per acre by community size
72 acres - 132 citizens/acre
- Number of acres of natural area per department, by size - 35
- Number of acres of natural area per department, by NRPA Region - 70
- Number of miles of trails per department - by NRPA Region

Fitness	1
Hiking	2
Biking	1
- Number of citizens per trail mile, by census region

Fitness	15,664	1994 = 1.3	2000 = 1.7	2010 = 2.4
Hiking	7,920	1994 = 2.7	2000 = 3.4	2010 = 4.8
Biking	6,000	1994 = 3.5	2000 = 4.4	2010 = 6.3
- Total trail miles per department, by NRPA Region - 7

Programs, Special Populations and Senior Citizens

- Proportion of programs classified as team sports, by community size - 32%
- Mix of new programs, for small community category

Sports	35%
Fitness	19%

Outdoor Rec Passive - 11%

Enrichment/Art/Social - 35%

- Percentage of departments offering programs for special populations -
Nationwide 42.7%
- Number of senior citizen participants per department, by community size - 125
- Percentage of departments offering programs for senior citizens, Nationwide - 65%
- Senior citizen participation in P & R, by census region 250 participants -
10 volunteers

APPENDIX C

SUMMARY OF 6TH GRADE STUDENT SURVEY

Patrick D. Hoagland and Deborah Kemp visited four sixth grade elementary school classes and had discussions with three of those classes. The Toth Elementary class was gone to the Junior High for orientation and could not meet with us but we left surveys with them. The following are the results of the survey from the other three classes.

Frank Elementary School

1. Make a short list of the things that you like about the playground in your school
2. Now tell me what you don't like about your school playground.
 - Soccer goal should be bigger
 - only one basketball hoop
 - soccer field are bad, the goals are bent
 - the baseball diamonds don't have benches and fences for homeruns
 - soccer goals are too small and the basketball hoops are in poor condition
 - regular slides
 - the new equipment
 - the new equipment is boring and the swings are all muddy
 - the climber tunnel is not big enough
 - the black top
 - wood chips
 - needs better stuff for the girls
 - all the rules
3. What park in town do your play at the most

Frank	3
Ft Meigs School	1
Municipal Park	9
Woodland Park	1
Toth Park	1
Maumee State Park	1
4. What do you like about this park?
 - Sledding down the hill
 - Riding down the hill at Eisenhower Park
 - Baseball Fields, Tennis Courts, Batting Cage and Basketball Hoops at Municipal
 - Swimming Pool
 - Lighted Ball Diamond
 - Tennis Courts
 - Soccer Fields

- Wooden Play structures
 - The variety of facilities at Municipal Park
 - Jungle Gym at Bicentennial Park
 - Slides at Bicentennial Park
 - Swimming Pool, Trail and Beach
 - Swimming Pool
5. What don't you like about this park?
- Baseball diamond
 - Swimming Pool is old
 - Not enough stuff and too many wood chips at Toth
 - Playground is too muddy
 - Everything except the tennis courts at Municipal
 - No shelter if it rains at Municipal
 - There is not much to do at Bicentennial Park
 - Toth and Eisenhower both need to be larger
 - Bad drinking fountains at Municipal
 - Parking lot at Bicentennial
6. What activities do you wish we offered at our parks and playgrounds?
- better basketball
 - Merry-go-rounds at playgrounds
 - More plastic tire swings
 - More basketball courts
 - Better swimming pool
 - Street Hockey
 - An area to rent horses and ride them
 - Go carts
 - Swimming Pool slides and more things to do at Pool
 - Racquetball
 - Arcade
 - Zip line
 - Track ride
 - More tennis courts
 - Trails
 - Volleyball areas
 - More shade
 - More picnic tables
 - Soccer fields
 - Walk between the basketball court and batting cages at Municipal
 - Tennis and Soccer fields
 - Rollerblading and Rollerskating Rink

- A candy store
- A refreshment stand
- A mall
- Trail rides for your bike down to the Maumee River
- Football
- An amusement park
- Gymnastics
- adjustable basketball hoops
- driving range
- a practice tennis wall
- roller skating and rollerblading area with banked curves
- bowling lanes

7. You probably have visited other parks and playgrounds when you were on vacation or visiting a friend in another town. What did you find that you liked about this park or playground?

- Mall and arcade
- Football fields
- Larger Swimming Pool
- Bike Track
- Water Park
- taller play equipment to climb on
- two pools at a school recreation center
- in Columbus there was park with really neat wooden climbing structure with platforms and towers.
- High dive at a pool
- Horseback Riding
- Merry-go-round
- Walking trails
- more courts
- Funnel Ball
- Running fields
- Lot of open space and bigger play areas
- Balance beam
- A place to hang out
- pond with an alligator
- big playgrounds that are all hooked together
- twisting pole
- water park

Ft. Meigs Elementary School

1. - Basketball hoops

- Merry go round
- soccer field
- big and stuff to do
- basketball hoops
- swings and soccer fields
- the snake
- tube slide
- the space
- the supervision
- football fields
- a lot of things to do
- it has open space to play sports
- the most popular items were the swings, basketball goals, and the open fields and the fact that there is a lot of the items

- 2.
- Snake
 - swings, too many people
 - not very many things to play on
 - play set
 - need more interesting equipment
 - some of the equipment is babyish
 - there is not enough playground equipment
 - there is not enough for older kids to do at the small backstop area at recess
 - boring because you are not allowed to go on the field
 - everything
 - the sand on the black top is being blown everywhere
 - almost no grass and not enough equipment
 - there was four or five responses saying they did not like the merry go round or the snake.

3. What park in town do you play at most?

Frank Elementary	1
Ft. Meigs School Park	3
Municipal Park	4
Woodland Park	6
Sidecut Park	3
Orleans Park	1

4. What do you like about this park?

- All the toys at Municipal
- You can sled in the winter and spring and in the fall there is walleye fishing at Orleans Park
- Trail at Sidecut

- Swings, tire swing and climbing bars at Woodland
 - Walking Track at Woodland
 - Basketball hoops and swings
 - large size of the Ft. Meigs Playground (2 responses)
 - All the space to ride bikes at Frank School
 - There is many things to do at Municipal
 - Playing Baseball at Municipal
 - Open area at ? plan at Woodland school
 - A lot of room to play sports at Ft. Meigs
 - The pond, playground and trails at Sidecut
 - The softball and soccer fields at Woodland
 - Softball fields at Municipal
5. What don't you like about this park?
- The swings at Municipal
 - Board sometimes at Orleans
 - set of bars that go up to a point at the top in Woodland
 - The baby wooden playground area in Woodland
 - The closeness of the soccer fields and the size of the playground at Woodland
 - The enclosed slide
 - Park has good child play equipment and not enough hoop swings.
 - There is nothing to do and no equipment at Ft. Meigs Park (2)
 - Too many people at Frank School
 - There isn't anywhere to skateboard or play street hockey or ice hockey
 - The way that Municipal Park is kept
 - Woodland School and Park needs more trees
 - baseball fields needed at Ft. Meigs
 - Nature trail area
 - The grass was always too long and the fields are too close together at Woodland
 - The grass is too hard and long at Woodland
6. What activities do you wish we offered at our parks and playgrounds?
- More softball fields
 - More soccer and softball fields
 - Hikes and Nature Hikes
 - Baseball field
 - Wide variety of fields and courts and lots of trees and grass
 - Bigger pool
 - BMX races
 - Rollerblading place
 - Arena

- Nicer pool
- place to rollerblade
- place to play street hockey
- an area for street hockey or skateboard area or ice hockey
- different sports
- bigger pool
- more basketball
- more football
- bigger play equipment
- more tennis courts
- trampoline
- larger pool
- jump rope areas
- soccer fields
- baseball fields
- baseball, basketball and football fields
- an enclosed slide
- an off-road biking area
- pond
- rollerblade park
- the handle that you hold on to and slide across
- more playground equipment
- skateboard rentals
- ice hockey rink
- roller hockey rink
- baseball diamond
- sledding hill
- most common items seem to be more soccer fields, more baseball fields, rollerblading and ice arena and expansion of the pool

8.
 - Swimming, sledding and recreation room
 - fishing and skateboarding
 - hiking trails, playgrounds and bike trails
 - uneven bars and teeter totter
 - horse rides, softball diamonds, monkey bars, soccer goals and swings
 - ponds, tennis court
 - off-road hills for biking
 - larger play equipment
 - swimming pool, tennis courts
 - pools and lots of things to do
 - ice rinks and trampoline
 - lots of fun wooded area
 - equipment scattered around a big space, ponds with paddle boats and turtles, snakes, fish etc.

- they have different new things to do
- they were usually large and had many things to do, also many kids went there
- the many activities you could do
- close to the water and you could swim
- large pools, sports fields and courts
- more sledding
- everything was in one place and you could see more than one thing at a time.
- everything was together and it wasn't spread apart so much

Woodland School

1.
 - Soccer fields, softball fields, bus circle
 - soccer
 - basketball, kickball, tire tag, hide and seek, spider, balance beam
 - the baseball diamond
 - soccer field
 - spider
 - basketball court
 - has gymnastic equipment for girls and big jungle gyms for boys
 - a swing, kickball field, soccer fields and playground equipment
 - fields
 - time to play with friends and getting time for talking
 - basketball hoops, jump ropes and swings
 - wood chipped area
 - baseball and soccer fields
 - 4-square
 - tennis court
 - states map
 - bars

In general they seem to like the basketball courts, soccer fields, baseball fields and the fact that it is spread out.

2.
 - wood chips
 - soccer fields are too far from the school
 - no tether ball
 - not enough balls for everyone to use
 - playground equipment
 - equipment is getting old and boring
 - broken equipment and unstable soccer fields
 - too many cars come into the parking lot
 - there is only one full basketball court
 - the baseball and soccer field are in poor condition and the basketball

courts are very displeasing because of the rims, nets, poles and backboards.

- the balls that they give us are flat
- too many people there at a time and not enough playground monitors
- you can't hear the bell from the field
- the equipment is old
- the playground is falling apart
- the slides and bars hurt in the sunlight because they get too hot
- rust on the swings gets on your hands

In general there were several comments about not enough balls or that they were in poor condition; they did not like the wood chipped surface because it is to bumpy; on the play fields they didn't like the condition of the baseball and soccer fields.

3.	Frank Elementary	1
	Ft. Meigs	8
	Woodland Park	11
	Three Meadows Park	5
	Oakmont Park	1

- 4.
- Trees path and benches
 - playing catch at Woodland
 - paddleboats, playground new at Three Meadows
 - is peaceful and has pond that you can fish in at Three Meadows.
 - A lot of softball/baseball diamonds near the pool and there are tennis courts
 - Municipal Park has nice equipment, baseball diamonds
 - Trails at Woodlands
 - There aren't many people at Oakmont
 - There is a place to walk at Woodland
 - A lot of area at Municipal
 - A lot of things to do at Three Meadows
 - Jogging Trail at Woodland
 - Trees and Walking Path at Woodland
 - The fields, states map and bars at Woodland
 - Basketball courts, tennis courts, football fields, baseball diamonds and the pool at Municipal
 - it is convenient to have all the games in one place at Municipal
 - Playground area, walking path at Woodland
 - baseball field at Woodland School
 - The modern stuff at Frank Elementary school and the fact that there is a lot of plastic and not wood or steel that hurts your hands, an fun things, not just swings.
 - Soccer fields and a good place to play football at Woodland

- A walking trail and playing catch on the fields at Woodland
 - Baseball diamonds at Municipal Park
 - Open spaces to do all sorts of things like tennis and soccer at Woodland
 - You can go swimming at Three Meadows Park
- 5.
- The broken beer bottles on the ground at Three Meadows.
 - Cars parked in the way at Woodland
 - The swingsets at Municipal
 - No football goals at Woodland and not enough equipment and too many children go at Franks
 - The benches and the picnic tables at Woodland
 - Not a bike path to recreation places at Woodland
 - The pool is a little dirty
 - There are no fences for homeruns besides field 4 and there are no lighted diamonds besides field 4 at Municipal
 - Equipment is boring at Woodland School
 - There is hardly any bathrooms and need to make more facilities at Woodland and Three Meadows
 - Not enough shady spots at Woodland
 - There is not enough paddleboats and don't have enough playground equipment at Three Meadows
 - The recreation facilities at Municipal
 - Needs a playground at Woodland Park
 - A lot of litter at Oakmont
 - The stone paths at Woodland
 - There aren't enough trees and when it rains the trails are really wet at Municipal.
 - Municipal gets too crowded and there are not enough tennis courts and there are cracks in the cement
 - Three Meadows Park is right next to the expressway, it doesn't have rollerblade area and they just cut down a lot of trees
 - No ice skating but it is safe at Three Meadows
 - Not enough trees at Municipal
- 6.
- More sidewalks and bike paths
 - Rollerblade arena
 - Indoor pool
 - Arcade
 - Hangout
 - Paved game events area and rollerblade rink
 - A heated pool with a slide and more equipment
 - Rollerblading area
 - More playground equipment like at Frank School
 - Horse riding

- Art classes
- Acting Classes
- Football Fields with good footballs and goal posts
- Rollerblade Arena
- Chance to play and talk and have fun
- Rollerblading
- Rollerblading jumps
- A new pool
- Basketball courts with adjustable hoops
- rollerblading
- rollerblading
- New pool
- Better basketball courts and hoops
- bike and rollerskating path
- City park I think it should have a water slide at the pool
- More programs like basketball shootout
- one-on-one basketball
- indoor recreation center and roller rink
- more bike paths and a little more adventure
- like a more exciting pool
- a kickball field area to play games on
- new pool
- an open place to rollerblade and blacktop area and play other sports instead of basketball.
- Arts theater
- concessions and food
- modern equipment
- rollerblading areas
- modern play equipment and football fields
- baseball fields, basketball court and soccer fields
- rollerblading
- rugby fields and football fields
- more after school sport activities
- all sorts of sports to do

- 7.
- lots of grass
 - no woodchips
 - lots of green space
 - a hangout of some sort with dancing for pre-teens (cool music)
 - or an arcade hangout with lots of bike racks and a little fast food inside
 - City park with activities such as rollerblading, rollerskating and a place would be great
 - more museums and dance theaters
 - other parks were bigger and lots of pools and slides and more spring in the

- diving boards
- they have horseback riding
- football fields with posts
- they were cleaner
- Frank playground equipment
- The bars where you grab onto the bar and slide across the long bar and sled along bar
- They had a public pool
- We need some kind of hangout with no drugs, alcohol. etc. kind of like a kids bar but not too babyish
- there was more equipment
- Frank colorful equipment
- Ice skating and sliding
- better swimming pools
- ponds with ducks and you could feed the fish and the ducks
- an arcade
- baseball park
- more swimming
- parks were bigger than Woodland Park and they had oceans and lakes around the park
- our park has woodchips and the other park didn't plus the woodchips get in your shoes
- more wildlife and grass that is not full of weeds
- they are nice and clean and have cleaner water.

APPENDIX D

DRAFT
4/13/94

ACQUISITION, OPERATION AND/OR MAINTENANCE OF RECREATIONAL FACILITIES AND TO ESTABLISH THE PERRYSBURG AREA JOINT RECREATION DISTRICT

This Agreement is hereby made and concluded by and between the City of Perrysburg, Ohio, hereinafter sometimes referred to as the "City," [the Board of Trustees of Perrysburg Township, Wood County, Ohio, hereinafter sometimes referred to as the "Township,"] and the Board of Education of Perrysburg Exempted Village School District, Wood County, Ohio, hereinafter sometimes referred to as the "School," as of this ____ day of _____, 1994.

WHEREAS, the parties hereto have common interests in the operation and maintenance of recreation programs facilities within their respective territories; and,

WHEREAS, the parties have heretofore created and funded the Perrysburg Recreation Steering Committee; and,

WHEREAS, the parties hereto desire to establish a joint recreation district pursuant to Revised Code of Ohio Section 755.14(C) to be known as the Perrysburg Area Joint Recreation District which district will continue the operation and maintenance of certain current recreational facilities and acquire property for and equip, operate and maintain such additional parks, playgrounds, playfields, gymnasiums, public baths, swimming pools, indoor recreation centers and community centers as determined by the Board of Trustees of the district to be necessary or conducive to the public welfare; and

WHEREAS, the parties hereto also desire to set forth in this written Agreement the lands, money, other personal property, or services, each will agree to contribute to the joint venture and their respective rights in any lands or personal property contributed.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and pursuant to Revised Code of Ohio Section 755.16(A), the parties hereto agree as follows:

1. That they and each of them, on or before _____, will, by appropriate Resolution, establish the Perrysburg Area Joint Recreation District, consisting of all the territory of the City[, Township] and School, governed by the Perrysburg Area Joint Recreation District Board of Trustees, consisting of [nine (9)] trustees residing in the district, three (3) of whom shall be appointed by each, the City[, Township] and School, with one (1) of each of the three (3) being an elected or appointed official of the appointing entity and with two (2) of each of the three (3) being persons other than elected or appointed officials of the appointing entity.

2. That the City shall contribute to the Perrysburg Area Joint Recreation District, on the terms specified, as set forth on "Exhibit A."

[3. That the Township shall contribute to the Perrysburg Area Joint Recreation District, on the terms specified, as set forth on "Exhibit B."]

[4.] That the School shall contribute to the Perrysburg Area Joint Recreation District, on the terms specified, as set forth on "Exhibit C."

[5.] This Agreement shall be deemed to be in full force and effect on and after it has been signed [by all three (3)] parties.

IN WITNESS WHEREOF, the parties hereto executed this Agreement, pursuant to their respective, appropriate, contracting authority procedures as below indicated, on the date indicated below.

City of Perrysburg

By_____

By_____

Signed_____
(date)

[Board of Trustees of Perrysburg
Township, Wood County, Ohio

Board of Education of Perrysburg
Exempted Village School
District, Wood County,
Ohio

By_____

By_____

By_____

By_____

Signed_____
(date)

Signed_____
(date)

[Sylvania Model]
"Exhibit A"
to the Agreement to Establish the
Perrysburg Area Joint Recreation District

CITY CONTRIBUTIONS

I. Property:

- A. The use of [define Parks and Facilities] in the City. Such use shall not operate to transfer title to any such real property.
- B. The title to all personal property and improvements in said [define Parks and Facilities]. Said use and contribution of personal property and improvements shall continue so long as needed by the District, in the discretion of the District, and if the same is then in existence it shall be returned to the City only upon dissolution of the District.

II. In Kind Services at no Cost to the District:

- A. Provide legal services and management services to form the District and advise the District for the first two years (1995 through 1997).
- B. Provide engineering, financial, forestry and personnel consultation and services for the first two years (1995 through 1997).
- C. Continue to provide liability insurance on, and to operate, maintain and improve existing parks and recreation facilities by current method or by funding the District for the first two years (1995 through 1997).
- D. Where feasible, at the option of the City, the City will assist the District with in kind services such as providing equipment and labor for recreation and park improvement projects. The City will be reimbursed by the District for the cost of all materials which the City provides incidental to an improvement project as the parties shall first agree.

III. Cash Contributions:

- A. Pay the District for first [two years] of 1995 and 1997 a minimum of [\$50,000] annually.
- B. Pay the District for the years 1997 through 2001 at the following minimum levels:

<u>Year</u>	<u>Annual</u>
1997	\$40,000.00
1998	\$30,000.00
1999	\$20,000.00
2000	\$10,000.00
2001	-0-

[Sylvania Model]
"Exhibit B"
to the Agreement to Establish the
Perrysburg Area Joint Recreation District

TOWNSHIP CONTRIBUTIONS

I. Property:

- A. Use of [define Parks and Facilities] in the City. Such use shall not operate to transfer title to any such real property.
- A. Title to all protective and playing equipment for sports and recreation and all playing field maintenance equipment and supplies now in the custody and control of _____.
- B. Ownership shall be considered transferred upon the completion of the formation of the District and shall continue until the District is dissolved when, if then in existence, it shall be retransferred to the Township.

II. In Kind Services at no Cost to the District:

- A. Provide legal consultation to form the District and during the first two years of the existence of the District.
- B. Where feasible, at the option of the Township, the Township will assist the District with in kind services such as providing equipment and labor for recreation and park improvement projects. The Township will be reimbursed by the District for the cost of all materials which the Township provides incidental to an improvement project as the parties shall first agree.

III. Cash Contributions:

- A. Pay the District for the first two years of 1995 through 1997 a minimum of [\$60,000.00] annually.
- B. Pay the District for the years 1998 through 2001 at the following minimum levels:

<u>Year</u>	<u>Annual</u>
1997	\$48,000.00
1998	\$36,000.00
1999	\$24,000.00
2000	\$12,000.00
2001	-0-

[Sylvania Model]
"Exhibit C"
to the Agreement to Establish the
Perrysburg Area Joint Recreation District

SCHOOL CONTRIBUTIONS

I. Property:

- A. Such open spaces and facilities as shall subsequently be agreed upon between the District and the School.

II. In Kind Services at no Cost to the District:

- A. Continue to provide liability insurance on, and to operate, maintain and improve existing School facilities at its Elementary, Junior and Senior Highs for the first two years (_____ through _____).
- B. Where feasible, at the option of the School, to assist the District with in kind services such as providing equipment and labor for recreational improvement projects at [name of school]. The Schools will be reimbursed by the District for the cost of all material contributed incidental to such an improvement project as the parties shall first agree.

III. Cash Contributions:

- A. None.

[Springfield-Holland Model]
EXHIBIT "A"

1. The Village agrees to allow the designation of Strawberry Acres Park as a district facility provided however that such designation shall not operate to transfer title, lease or otherwise restrict the ownership interest of the Village or its right to manage the park and allocate the access thereto.

2. The Village agrees to make available, on an as scheduled basis, the Tennis Court, Softball field, Shuffle Board and Horseshoe Areas of the Strawberry Acres Park for district programs.

3. The Village agrees to provide security and police protection to all recreation district facilities and events within the Village Corporate limits.

EXHIBIT "B"

TOWNSHIP CONTRIBUTIONS

I. Property:

- A. Any recreation area currently under control of Perrysburg Township, including the _____, that would be suitable for recreational use. Suitability to be determined by the Perrysburg Township Trustees.

II. Services:

- A. Provide equipment and labor for maintenance of district properties within the township. The extent of services provided at no cost to the district will be determined by the Perrysburg Township Trustees.

III. Cash Contributions:

- A. Although no cash contribution is being considered at the present time, the Springfield Township Trustees would consider such, prior to receipt of tax monies by the district.

[Springfield-Holland Model]
EXHIBIT "C"

SCHOOL BOARD CONTRIBUTIONS

I. Property:

- A. Only such as shall subsequently be agreed upon between the District and the School Board.

II. In Kind Services at no Cost to the District:

- A. Continue to provide liability insurance on, and to operate, maintain and improve existing facilities at its elementaries, junior high and high school thru ----
- B. Where feasible, at the option of the School Board, to assist the District with in kind services such as providing equipment and labor for recreational improvement projects at the schools. The School Board will be reimbursed by the District for the cost of all material contributed incidental to such an improvement project.

III. Cash Contributions:

- A. None.

APPENDIX E

POTENTIAL FUNDING SOURCES

APPENDIX E

POTENTIAL FUNDING SOURCES

Issue 1. Voters passed a constitutional amendment in November 1993 to allow the state to issue up to \$200 million for parks and recreation improvements with a 20% minimum to be allocated to local governments. It is anticipated that \$8-10 million will be available per year for at least the next 5 years. As currently recommended to the State Legislature, the program would be administered through ODNR Office of Real Estate and Land Management. The first applications may be due in late 1994. Projects must exhibit community need and support.

Urban Forestry Grants through the ODNR Division of Forestry. Programs include the Volunteer Tree Planting Grant for planting of trees and the Urban Forest Management Grant which is limited to studies only. The first two programs can provide funds to be matched 50/50 at the local level for planting programs. Both grant application are due June 10, 1994 and have a maximum state share of \$20,000.

ISTEA Funds: Enhancement Program

The Ohio Department of Transportation administers the Federal Highway Administration Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA). The Transportation Enhancement Program is funded through the Surface Transportation Program (STP) of ISTEA. Ten percent of each state's STP funds are set aside for enhancement projects. Ohio anticipates these funds will average about \$12 million each year between 1993 and 1997. Projects are funded 80% Federal to 20% local match. Application deadline is February 1. Transportation enhancement projects add community and/or environmental value to any planned or completed transportation project and fall into one (or more) of ten categories and may be eligible for funding to municipalities, organizations, trusts, etc., for:

- pedestrian or bicycle facilities;
- acquisition of scenic easements and scenic or historic sites;
- scenic or historic highway programs;
- landscaping and other beautification;
- historic preservation;
- rehabilitation and operation of historic transportation buildings, structures or facilities;
- preservation of abandoned railway corridors, including conversion for use as bicycle or pedestrian trails;
- control and removal of outdoor advertising;
- archaeological planning and research; and
- mitigation of water pollution due to highway runoff.

Several of the facilities proposed in the Perrysburg Area Master Plan appear to be eligible for ISTEA Enhancement Program funding. ODOT receives many proposals each year for these funds. Innovative and diverse projects that demonstrate strong and active local support and cooperation between numerous agencies and groups are those that are more likely to receive funds.

Philanthropic foundations - This will require substantial research and applications writing, but several foundations do exist that have a special interest in greenways, parks and similar projects. A listing of appropriate foundations can be found in "The Foundation Directory" which is available in most libraries. The Foundation Center, 1001 Connecticut Ave. N.W. Washington, D.C. 20036 phone (202) 331-1400 can assist in the search.

for funding.

Land and Water Conservation Fund - (LWCF) program is administered through the Ohio Department of Natural Resources. Funds are available for the acquisition and development of park and recreation property. Funding has been very limited in recent years with approximately a \$100,000 limit for the Federal Share to match a \$100,000 local contribution of funds. This program is highly competitive and few projects have been funded in recent years.

City sales tax to fund civic improvements with the priority list voted on by the public each year. (Used in Denver for the Platte River Greenway).

Sell portions of the Greenway by the foot. The city of High Point, North Carolina sold a foot for \$25.00, which was about the cost for constructing twelve inches of an eight foot wide path along a stream side in the city. Owners were given a deed-like certificate and a T-shirt. The campaign was entitled, "One Foot at a Time".

ISTEA Funds: National Recreational Trails Fund Grant Program

The National Recreational Trails Trust Fund Act authorizes ISTEA funds for states to establish and maintain recreational trails for the purpose(s) of bicycling, cross country skiing, hiking, equestrian activities, jogging, motorcycling, all terrain vehicles, etc. Funds may be used by the state or granted to private individuals, organizations, government bodies and agencies for projects that:

- develop urban trail linkages near homes and workplaces;
- maintain existing recreational trails;
- restore back country terrain and other areas damaged by usage of recreational trails;
- develop trail-side and trail-head facilities that meet goals identified by the National Recreational Trails Committee;
- make the trails accessible for those individuals with disabilities;
- acquire easements for trails or for trail corridors;
- purchase property from a willing seller under certain circumstances; and
- construct new trails.

FHWA suggests that states favor projects that promote the innovative uses or recreational trails in such a way that the trails can simultaneously accommodate both motorized and non-motorized users, and projects that will promote the greatest number of activities for which a recreational trail can be used.

Community Development Block Grants - Although CDBG funds are not typically used for greenway projects or parks, there have been instances where they have been used for park and recreation improvements.

Fees in Lieu of Land - Many cities require park land for recreational purposes when residential, commercial or industrial development occurs. When areas proposed for dedication of park land are not accepted by the Planning Commission or the City, then fees are received in lieu of dedication. This money is deposited with the City and specifically designated for the Parks and Recreation Capital Improvement Fund.

Volunteer Help - Individual citizens who assist with services which supplement the paid staff are a valuable resources. Such volunteers may be involved in clean-up and other functions. Typical volunteers would include

friends of the parks, school groups and scout groups.

Public/Private Partnerships - These are typically utilized where the public and private sectors cooperate towards a common goal and utilize public and private monies to meet this goal.

Bonds - Several communities in the state have recently utilized general obligation bonds for the development of park and recreation areas. With current low interest rates, these have been very attractive to the cities that have the income from other sources for debt service or that can issue a tax levy.

Tax Levy - Although a recent attempt to pass a levy for the swimming pool failed, the support that may be generated for the vision of Perrysburg area recreation that results from this plan may be marketable and passed by the voters. Continuing promotion of the plan and public education concerning the proposed improvements will be necessary.

World Wildlife Fund Innovation Grants

- July 1 deadline
- Maximum award \$8,000, ave. \$6,000 - \$7,000
- Size of match increases points in ranking
- Only non-profits are eligible
- Emphasis: wetlands conservation, endangered species, migratory birds, protected natural areas.
- Seed grants, innovative strategies for conservation/sustainable development, strengthening grass-roots groups - will fund planning, consultants, public education. Ineligible costs: general administration, capital costs.

ODNR Division of Watercraft Cooperative Boating Project. Grants are available to local governments for the establishments of boating and river access facilities.

**Perrysburg Area
Recreation Master Plan
1994**

**For the
Perrysburg Area Recreation Steering
Committee**

**The City of Perrysburg
Perrysburg Township
Perrysburg Exempted Village School
District**

August 1994

Brandstetter/Carroll, Inc.

ACKNOWLEDGEMENTS

PERRYSBURG AREA RECREATION MASTER PLAN

Perrysburg Area Recreation Steering Committee

Dave Stewart, Co-Chair
Dean Potratz, Co-Chair
Tim Boland
Dick Britten
Mike Horton
Debra Kemp
Vickie Honner
Louis Levy
Mike Messenger
Dan Restle

Plan Prepared By:

Brandstetter/Carroll, Inc
Architects/Engineers/Planners
Cincinnati/Lexington/Cleveland
Patrick D. Hoagland, ASLA, Project Manager

TABLE OF CONTENTS

PAGE

I. INTRODUCTION

A.	Purpose	1
B.	Products	2
C.	Why are Parks Important?	2 - 3

II. POPULATION AND LAND-USE TRENDS

A.	Population Projections	5
B.	Age Characteristics	5
C.	Land Use	6

III. PARKS AND RECREATION FACILITIES AND PROGRAMS INVENTORY

A.	Overview of Parks and Recreation in the Perrysburg Area	8
B.	City Owned Parks and School Facilities	8 - 20
C.	Township Parks	20 - 21
D.	School Parks	21 - 23
E.	Other Parks and Recreation Facilities	23
F.	Existing Programs	24

IV. NEEDS ANALYSIS

A.	General	25
B.	Park Classification System	25 - 26
C.	Park and Recreation Area Needs by Park Type	26
D.	Geographic Distribution of Parks	30
E.	Recreation Facility Standards	30 - 31
F.	1993 Comprehensive Plan Update	31 - 33
G.	Community Recreation Program Study	36 - 38
H.	6th Grade School Survey	38
I.	Public Meeting Summary	38 - 39
J.	Pool Facility Study	39 - 40
K.	Information from Youth Baseball and Soccer Organizations	40
L.	Summary of Recreation Facility Needs	41

V. DISTRICT WIDE RECOMMENDATIONS

A.	Future Vision	42
B.	Land	42 - 45
C.	Programs	45 - 47
D.	Facilities	47 - 58

VI. INDIVIDUAL PARK RECOMMENDATIONS AND COST ESTIMATES

A.	Municipal Park/Toth Elementary	59 - 64
B.	Woodlands Park/Woodland Elementary	65 - 68
C.	Three Meadows Park	69 - 71
D.	Orleans Park	72 - 74
E.	Bicentennial Park	75 - 77
F.	Eisenhower Park	78 - 79
G.	Hood and Riverside Parks	80 - 82
H.	Rivercrest Park	83 - 86
I.	Ft. Meigs Rd. Ballfield	87 - 89
J.	Perrysburg High School	90 - 92
K.	Frank Elementary	93 - 94
L.	Oakmont Neighborhood Park and Future South Central Neighborhood Park	95 - 99
M.	Sports Complex and Recreation/Community Center Site Concept	100 - 103

VII. PROPOSED DISTRICT ADMINISTRATIVE STRATEGIES

A.	General	104 - 105
B.	Short Term Strategies	105 - 107
C.	Long Term Strategies	107

VIII. FUNDING STRATEGIES

A.	Current Funding	108
B.	Recommended Funding Levels	108
C.	Tax Levy	108 - 109
D.	Proposed Ten Year Budget	109 - 111
E.	Projected City Maintenance Cost Savings	111
F.	Capital Cost Summary	111 - 112
G.	Funding Recommendations	113
H.	External Funding Sources	114
I.	Priorities	114

APPENDICES

A.	Minutes from Public Meetings, workshops, PARSC meetings	115 - 117
B.	MACPARS Study Comparison	118 - 120
C.	Survey of 6th Grade Students	121 - 131
D.	Draft Agreement for the formation of the Joint Recreation District	132 - 139
E.	Possible Funding Sources	140 - 142

LIST OF TABLES

Number	Title	Page
1.	Summary of Population Growth and Projections	7
2.	Park and Recreation Resources Inventory	10 - 11
3.	Recommended Recreation Area Classification System	27
4.	Park and Recreation Area Needs by Park Type and Acres	28
5.	MACPARS Study Comparison	29
6.	National Participation in Sports Activities	34
7.	Application of Recreation Facility Standards	35
8.	Most Commonly Indicated Facility Needs	41
9.	Space Program for Recreation/Community Center	49
10.	JRD Proposed Budget Projections 1995 - 2004	110
11.	Summary of JRD and City Capital Improvement Costs	112

LIST OF FIGURES

Number	Title	Page
1.	Master Plan Process	4
2.	Existing Park Service Areas (with residential areas shown)	9
3.	District Wide Recommendations Plan (with existing and proposed residential areas shown)	43
4.	Municipal Park/Toth Elementary	61
5.	Proposed Swimming Pool Design	62
6.	Woodlands Park/Woodlands Elementary	66
7.	Three Meadows Park	70
8.	Orleans Park	73
9.	Bicentennial Park	76
10.	Hood and Riverside Parks	81
11.	Rivercrest Park/Ft. Meigs School	85
12.	Ft. Meigs Road Ballpark	88
13.	Perrysburg High School	91
14.	Prototypical Neighborhood Park	96
15.	Sports Complex and Community Center Site Concept Plan	101

I. Introduction

PERRYSBURG AREA RECREATION MASTER PLAN

I. INTRODUCTION

A. Purpose

Today, Americans are devoting more time to recreation activities than ever before, and the demand for leisure services continues to diversify and expand. Along with this trend of increasing recreation interests and demands, local government agencies are faced with the reality of providing parks and recreation opportunities during an era of general budget tightening and reduced resources. Therefore, administrators are forced to make difficult decisions regarding services to be provided and techniques to be used to develop, finance, operate, and maintain park areas, facilities, and recreation programs.

The purpose of the Perrysburg Area Recreation Master Plan is to identify park and recreation needs throughout the area, and to develop strategies that can be implemented to provide services consistent with existing and potential resources of the area. The Perrysburg Area Recreation Steering Committee (PARSC) prepared an initial report in December of 1993. In that report, the PARSC indicated that a planning consultant should be selected and that their responsibility would include providing advice and guidance concerning:

- Existing and new programs and facilities for the Perrysburg Area.
- The administrative structure and boundaries of a potential joint recreation district.
- A model for the ownership and control of existing and proposed facilities.
- Funding options including millage, grants, bond issues and other opportunities.

The primary intended audience for the plan includes Perrysburg Area Recreation Steering Committee, Perrysburg City Council, Perrysburg Township Trustees, School Board, future board members and other key staff members. However, the document should also serve as a useful reference for other agencies and individuals who are concerned with the provision of park and recreation services in the Perrysburg area.

B. Products

This report contains the following components:

1. A review of population and land-use trends for the City and Township.
2. A park and recreation facilities and programs, inventory, including a listing of the facilities by park type, a description of each park, and a description of the park and recreation facilities provided by the City, Township, School Board, and other providers.
3. A comprehensive needs analysis based on recreation standards provided from the National Recreation and Park Association (NRPA) and from other recreation agencies; telephone surveys; in-school surveys; public workshops; and from the Perrysburg Area Recreation Steering Committee (PARSC).
4. Recommendations for a new joint recreation district to serve within the boundary of the Perrysburg Village Exempted School District boundary.
5. Conceptual improvement plans of the existing City and Township Parks that illustrate current and future facilities and adjustments to or removal of existing facilities, along with conceptual plans for new recreation facilities.
6. Cost estimates for all recommended facilities and improvements.
7. Recommendations for administration and funding strategies to implement the Master Plan.

A summary of the Master Plan process is included as Figure 1.

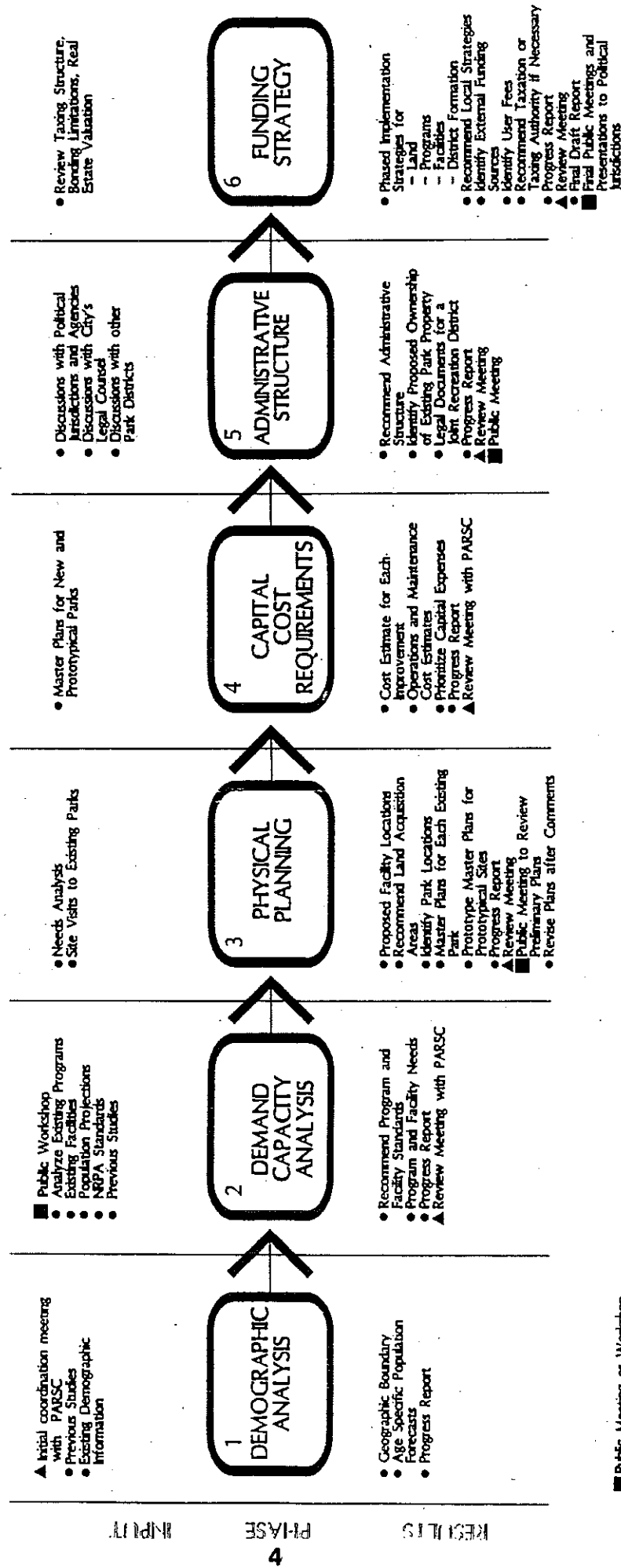
C. Why are Parks Important?

Here are some reasons why this master planning effort and the future of parks and recreation in the Perrysburg Area are very important:

- The City of Perrysburg manages approximately 162 acres of land designated for park purposes. The Township also has one park in the proposed district and the Schools operate 47 acres of recreation area. These agencies have the responsibility to manage that land consistent with the health, safety, and welfare of the community. To not put that land to its highest and best use would amount to throwing away hundreds of thousands of dollars in previous investment and denying thousands of Perrysburg Area residents easy access to safe, clean, well-managed parks.

- For many residents, parks provide their only access to the natural environment. For all residents, they provide generally free, passive and active leisure time outdoor recreational opportunities.
- Outsiders often look at the quality of a community's park and recreation system as one of the indicators of overall quality of life. This information is used by tourists, convention planners, and corporations when making decisions about where to visit or locate permanently.
- Property values around parks tend to be considerably higher than other areas, thereby making an annual contribution to the community in the form of higher property tax revenues, as well as additional profits to the owners at point of sale. More valuable properties also tend to be maintained at a higher level, improving the appearance of the community.
- They make the community a more healthy place by reducing the effects of noise and air pollution.
- Parks and open space are important to our physical and emotional well being.
- They preserve important natural and cultural features for future generations to enjoy.

PROJECT METHODOLOGY



PERRYSBURG AREA RECREATION MASTER PLAN

Figure 1

Brandstetter/Carroll, Inc.
Cleveland

Lexington

Architects Engineers Planners
Cincinnati

II. Population and Land Use Trends

II. POPULATION AND LAND USE TRENDS

A. Population Projections

Table 1, Summary of Population Growth and Projections, provides a summary of the actual projected growth for Perrysburg and the area of Perrysburg Township that is in the School District. The census figures from 1970 through 1990 show a dramatic increase within the city from 7,693 to 12,551. Projections provided by the City of Perrysburg indicate a 4% per year growth rate which would result in a 1994 population of 14,683. This projection also results in over 18,000 residents in the year 2000 and 26,000 in 2010 for the City of Perrysburg. Wood County provided numbers that would indicate that in 1990 there were a total of 18,050 persons living within the School District. If the same 4% growth per year number was used for the projections for the township, the resulting numbers indicate that the design population for 1994 is 21,116, in the year 2000 would be 26,718 and in the year 2010 the population would grow to 38,058.

B. Age Characteristics

The median age of Ohioans in 1980 was 30 years old and can be expected to steadily increase to over 35 years of age by the Year 2000. Much of this change in age can be attributed to the maturing of the "Baby Boom" generation. For 15 years after the Baby Boom, which ended in 1964, the birth rate declined significantly, but a second Baby Boom, called the "Echo Baby Boom" began in 1970. The maturing of the Baby Boom generation, which is better educated and more physically fit than preceding generations, and which has access to improved health care programs and better retirement plans, suggests that the recreation needs for this generation and other, older Americans will be quite substantial in the future. As is politically and socially significant in a group which continues to age, recreation providers will be challenged to accommodate their physical capabilities and be responsive to the recreation needs and preferences of this group.

This trend in the changing of the median age is also evident within the City of Perrysburg. Population statistics indicate that the median age has grown from 27.6 in 1970 to 34 in 1990. Within the city, there is currently 29% that are under age 19 and Wood County indicates Perrysburg had a 53% growth in the number of persons over age 65 from 1980 to 1990. Wood County had a more modest 27.6% change for that age group. The change for the State of Ohio was 20.3%. According to the 1990 census, Perrysburg has the 41st highest growth rate among all incorporated places in the State of Ohio. The only community in the metropolitan area with a higher rate of growth was neighboring Perrysburg Township which surrounds the city on three sides.

C. Land Use

The 1993 Comprehensive Plan Update and Strategic Overview presents a proposed land use plan which indicates the future residential areas. The residential areas have been summarized on Figure 2 which indicates the single family, the multi family residential and large lot residential or agricultural land uses. By reviewing aerial photographs of the area and other documentation, we have differentiated between the existing and proposed residential areas on Figure 3. An analysis of these two figures indicates that the majority of the existing residential areas are located within I-475 and I-75 in the old Perrysburg area with newer residential areas located along Ft. Meigs Road in the western portion but still within I-475. The Comprehensive Plan indicates that future residential areas will be located in the western portion of the Joint Recreation District area west of the railroad tracks and other areas will be located outside of I-75 and I-475 and mainly between I-75 and US 20 and 23. The extent of the proposed residential areas roughly follows within the proposed water and sewer service areas.

Review of Figures 2 and 3 indicate that there is a strong separation between the residential areas divided by State Route 25 with a large area of light industrial/warehouse/office uses located to the west of State Route 25 and extending to the railroad tracks. These areas are significant because they provide a distinct separation between the old Perrysburg area and some of the newer developments to the west which will be in need of new park facilities and will not be served by the existing neighborhood type parks located east of State Route 25.

TABLE 1
SUMMARY OF POPULATION GROWTH
AND PROJECTIONS

	ACTUAL			PROJECTED		
	<u>1970</u>	<u>1980</u>	<u>1990¹</u>	<u>1994</u>	<u>2000³</u>	<u>2010</u>
City of Perrysburg	7,693	10,215	12,551	14,683	18,578	26,009
Perrysburg Township in the School District			<u>5,499₂</u>	<u>6,433</u>	<u>8,140</u>	<u>12,049</u>
Total			18,050	21,116	26,718	38,058

1 Actual 1990 U.S. Census Bureau Data

2 Provided by Wood County - based on census tract and block data

3 Estimate using a 4% growth rate per year as estimated by the City of Perrysburg. Population projections from Ohio Data User's Center that are based on the 1990 census are constrained by the Ohio Department of Development at the County level and their validity is questioned by the City.

III. Parks and Recreation Facilities Inventory

III. PARKS AND RECREATION FACILITIES AND PROGRAMS INVENTORY

A. Overview of Parks and Recreation in Perrysburg, Perrysburg Township and the Perrysburg Schools.

Perrysburg has a variety of recreational facilities and programs that are available to its residents. The community needs are being met by the city, township, school board and Wood County Park District. In addition, some private facilities are also available which include golf courses, the state memorial at Ft. Meigs and others. The Wood County Park District provides the Buttonwood Park and W. W. Knight Nature Preserve. The neighborhood in Perrysburg Heights located in the Township has developed a three acre park. The Township has one park located on Ft. Meigs Road near their fire station which includes a lighted softball diamond and a youth baseball field. The majority of the facilities are provided by the City of Perrysburg.

In this section of the report, a complete inventory of all facilities and programs serving the Perrysburg Area are presented. Figure 2 illustrates the locations of publicly used recreation facilities within the Perrysburg Area. Table 2 provides an inventory of the parks and recreation facilities offered by the city, township, schools and others. The figures referred to in this section are included in Chapter 6 - Individual Park Recommendations.

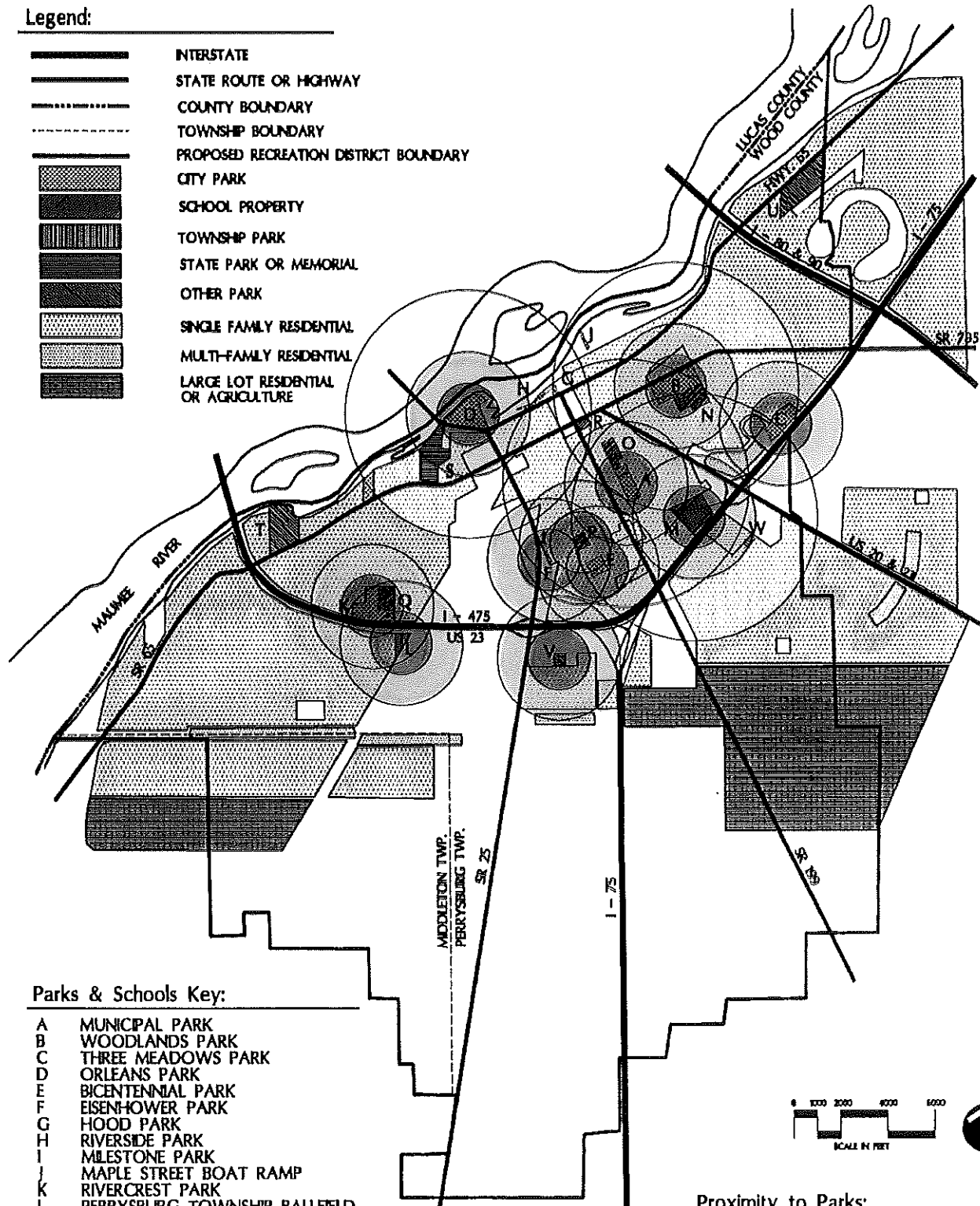
B. City Owned Parks and School Facilities

1. Municipal Park/Toth Elementary School (Figure 4)

- a. General Description - Municipal Park includes 18.4 acres and is immediately adjacent to Toth Elementary School which provides an additional 6 acres. The park is bounded by residential areas on all sides and is fairly centrally located within the city. Adjacent streets include Elm, Locust and Silver Maple Drive which goes through the center of the site. The park provides most of the youth baseball facilities for the community in addition to providing other facilities.
- b. Existing facilities - Facilities include 6 baseball fields, one of which is lighted, batting cages, shuffleboard courts, horseshoe pits, one basketball court, one playground, the only public swimming pool in the community and four tennis courts. The playground equipment includes slides, spring toys, swings, and other individual type climbers.
- c. Site Analysis - Facilities at the school include two soccer fields, one football field, paved game area, swings and climbing structures.

Legend:

- INTERSTATE
- STATE ROUTE OR HIGHWAY
- COUNTY BOUNDARY
- TOWNSHIP BOUNDARY
- PROPOSED RECREATION DISTRICT BOUNDARY
- CITY PARK
- SCHOOL PROPERTY
- TOWNSHIP PARK
- STATE PARK OR MEMORIAL
- OTHER PARK
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- LARGE LOT RESIDENTIAL OR AGRICULTURE



Parks & Schools Key:

- A MUNICIPAL PARK
- B WOODLANDS PARK
- C THREE MEADOWS PARK
- D ORLEANS PARK
- E BICENTENNIAL PARK
- F EISENHOWER PARK
- G HOOD PARK
- H RIVERSIDE PARK
- I MILESTONE PARK
- J MAPLE STREET BOAT RAMP
- K RIVERCREST PARK
- L PERRYSBURG TOWNSHIP BALLFIELD
- M PERRYSBURG HIGH SCHOOL
- N WOODLANDS ELEMENTARY SCHOOL
- O TOTH ELEMENTARY SCHOOL
- P FRANK ELEMENTARY SCHOOL
- Q FORT MEIGS ELEMENTARY SCHOOL
- R PERRYSBURG JUNIOR HIGH SCHOOL
- S FORT MEIGS STATE MEMORIAL
- T BUTTONWOOD PARK
- U W.W. KNIGHT NATURE PRESERVE
- V PERRYSBURG HEIGHTS PARK
- W OAKMONT PARK

Proximity to Parks:

- AREA WITHIN 1/4 MILE OF A MINI-PARK, NEIGHBORHOOD, OR COMMUNITY PARK
- AREA WITHIN 1/2 MILE OF A NEIGHBORHOOD OR COMMUNITY PARK
- AREA WITHIN 1 MILE OF A COMMUNITY PARK

Existing Park Service Areas Perrysburg Area Recreation Master Plan

Figure 2 Perrysburg, Ohio



Table 2 - Park & Recreation Resources Inventory

[illegible]

Table 2 - Park & Recreation Resources Inventory (continued)

[illegible]

1. Positive site features

- Park is centrally located.
- There is a good amount of space between the baseball fields
- The variety of facilities at this park makes it useful by a large amount of the population.
- Parking is adequate.
- The basketball court and two tennis courts have recently been repaved.

2. Negative Site features

- The playground equipment is old and outdated.
- The infields of all baseball fields utilize a fine gravel or a very course sand which drains well but is very rough to slide on and a lot of children will not slide on the material.
- Although a lot of the parking is in grass or gravel areas.
- The pool is in poor condition and needs to be updated. The City has spent tens of thousands of dollars over the years and still has an outdated pool that needs major repairs.
- The grass is not mowed as regularly as it should be, making field play difficult.
- There is no coordinator who understands turf and field management that can coordinate the turf management properly.
- The concrete block and wood bleachers are poor and are a safety problem.
- The vehicular/pedestrian relationship caused by traffic surrounding the entire park, a road through the park and parking areas pose potential safety problems.
- There was general discussion among the Steering Committee whether it is appropriate to keep this as a community wide park located in the midst of residential neighborhood.
- Three old horseshoe pits are not in working condition.
- There is no safety surfacing under any of the playground equipment.

2. **Woodlands Park and Woodlands Elementary School (Figure 6)**

- a. General description - Woodlands Park is 43.3 acre community park which is located in the eastern portion of the city bordered by Indiana Avenue, East Boundary Street, Woodland Elementary School and the Cary Hill Estates to the east. The adjacent Woodland School provides an additional

10 acres. The primary function of this park is as a passive park with active facilities located on the school grounds. The deed for this site states that it must remain for passive uses and cannot have active recreation developed on it.

- b. Existing facilities - Existing facilities include an 8' wide gravel walking trail around the perimeter of the park, two picnic shelters, four garden areas that have been planted and maintained by local garden clubs. several small shelters for one table, a "playground and parking." The facilities at Woodland Elementary School include two baseball fields with three varying size soccer fields in the outfield, three basketball court areas, two playground areas for different age groups and a gymnasium at the school. The playground areas have wood chips underneath and there is wide variety of equipment.

c. Site Analysis -

1. Positive Site Features

- The site is beautiful and provides a lot of good passive open space.
- The park is heavily used.
- The involvement of local garden clubs enhances the park's appearance.
- The park is located on a major roadway into the city.
- The picnic tables around the shelter are in good condition and are located on concrete pads.
- Shelters are a good size and the restrooms have been recently upgraded for handicap accessibility.

2. Negative Site Features

- At the shelter by the school, the restrooms have been destroyed and are in very poor condition. This shelter was originally intended to be a nature center but never completed and functions as a shelter at this time.
- Drainage on the school property is poor and an attempt has been made to provide drainage on the soccer field areas, but this has resulted in many ruts and gullies in the field area.
- The path area does not drain well and it has been suggested to pave this area sometime in the future instead of adding new gravel each year.
- There are several fitness stations around the trail and many have been removed or are no longer in working condition.

- School children complained that the mulch at the playground gets their clothes dirty.

3. **Three Meadows Park (Figure 7)**

- a. General Description - Three Meadows Park is a 20 acre neighborhood park that is located adjacent to I-75 in the southeastern portion of the city. It is adjacent to the a Three Meadows Neighborhood. Access is through residential streets. Majority of the activities in this park are passive in nature and are described below.
- b. Existing Facilities - Facilities include one large playground with several individual pieces, one picnic shelter surrounded by picnic tables, four horseshoe pits, and two ponds. A small fishing pond is used for youth as a fishing area and has a new handicap access dock facility. The other larger pond has a beach at the western end and the boat house facility where paddle boats are rented at the eastern end of the pond. Some of the playground equipment is new at this park and it is in a large area with a sand surface underneath.
- c. Site Analysis
 1. **Positive Site Features**
 - Many of the walkways in the vicinity of the shelter are concrete.
 - The beach is popular with the teenage population that will not use the pool.
 - This site is easily accessible to residents in this portion of the city.
 - This site provides a visually pleasing park on I-75.
 - Picnic areas are very pleasant, with a lot of trees in the area and walkways providing access to facilities.
 - The restrooms at the bathhouse have been recently upgraded for handicap access.
 2. **Negative Site Features**
 - There is a diversion channel through the center of the park which is a potential safety problem and divides the park.
 - The wood house play structure and wood climbing structure have openings that are considered entrapment areas for children's heads, legs and arms according to current standards and should be removed from the playground.

- The playground surface is hard sand and does not provide the cushion that is required for safety. Also there is no good edge to the playground.
- The new handicap accessible swing has less than six feet distance to the edge of the play area which is not in accordance with current safety standards.
- The playground is a random assortment of individual play pieces. A few individual pieces with a large structure and enclosed area would be preferred.
- A fence is needed between the playground and the pond to contain toddlers.
- The retaining wall at the beach is deteriorating.
- The restrooms for the beach are located at the boathouse, which is a long distance.

4. Orleans Park (Figure 8)

- a. General Description - Orleans Park is a 32 acre natural area that is located along the Maumee River east of the Maumee - Western Reserve Road and bridge to Maumee. Much of the area is wooded, waterfront area and is located adjacent to the city's sewage treatment plant.
- b. Existing Facilities - existing facilities include a boat launch ramp with gravel parking area, a large gravel parking area, a small playground area, open space, and four picnic tables. A pond is located near the entrance to the site that is used for ice skating when the ice is thick enough.
- c. Site Analysis -
 1. Positive Site Features -
 - The site provides access to the Maumee River.
 - The walleye fishing is excellent and is heavily used during certain times of the year.
 - The very natural setting.
 2. Negative Site Features -
 - The site smells at times due to the sewage treatment plant.
 - All of the site is in the floodplain
 - The six car-trailer parking spaces are not nearly enough.
 - There is trash and debris in the area between the river walk trail and the boat launch ramp area.

- The ice skating area is seldom useable because the water levels fluctuates a great deal.
- The access into the park is difficult and dangerous. There is a steep hill at the entrance that makes access and egress difficult to get down to a very heavily traveled road.
- There are few features in the park to attract visitors.
- Several pipes protrude from the ground in this area that are nuisance.

5. **Bicentennial Park (Figure 9)**

- a. General Description - Bicentennial Park is a relatively new neighborhood park that encompasses 12 acres in the south central area of the city adjacent to the Gorman View and River View neighborhoods. Three acres will be added to this park in the southeast corner of the site when the subdivision is developed in this area. The site is surrounded on two sides by residential development and has open fields on the other two sides that will be subdivided for homes.
- b. Existing Facilities - The existing facilities includes a small picnic shelter at the center of the of site, individual playground equipment, half court basketball court, one shuffleboard court and one horseshoe Pit area. Three parking lots are provided off of Mark Lane, Marie Place and Queensland Blvd. A plan has been prepared for this site that also includes additional playground areas, more basketball courts, and a baseball field. The walkways appear to run nowhere at this point but will tie into the new neighborhoods in the future. The intended development in the new three acres area will include tennis and basketball courts as well as access to adjacent neighborhoods.
- c. Site Analysis
 1. **Positive Site Features**
 - Park facilities are new.
 - Park is easily accessible to several neighborhoods and is in the center of a growing area.
 - Several trees have been planted.
 2. **Negative Site Features**
 - There has been much vandalism already in this park.
 - the biggest problem seems to be that very few people know about this park other than immediate area residents.

- The park is not complete.
- There is no proper safety surface under the play equipment.
- The individual playground items are spread out over the site.

6. **Eisenhower Park**

a. General Description - This is a one acre mini-park that is located adjacent to the ice cream stand at the corner of West Boundary and West South Boundary roads in the southwest portion of the city. This site is bordered by residences to the east.

b. Existing Facilities

Facilities include 4 picnic tables, pedestrian bridge from the ice cream stand area, and playground equipment such as swings, climbers, slides and other individual pieces of play equipment.

c. Site Analysis

1. Positive Site Features

- The site provides a good resting area to eat ice cream from the ice cream stand and to wait to play miniature golf.
- The site is easily accessible by foot traffic from the adjacent neighborhoods.

2. Negative Site Features

- There are drainage ditches along the entrance and through the center of the park area that area take up much of the space and are a safety hazards to some children.
- The play equipment is old and outdated and there is no safety surface underneath the equipment.
- Anyone driving to the park must park in the ice cream lot or miniature golf lot.

7. **Hood and Riverside Parks (Figure 10)**

a. General Description - Hood park is the focal point of the downtown area at the end of Louisiana Avenue through the center of town. Much of the landscaping and facilities in this area are fairly new and in good condition. This park provides access to the river and the Perrysburg Boat Club. The monument area provides sitting areas and overlooks of the river. There is parking adjacent to the park off of Front Street.

Riverside Park is located to the west of Hood Park and is an overlook area to the Maumee River.

- b. Existing Facilities - Facilities at Hood Park include a sitting area, monument, wall, landscaping and a driveway to the river access area. The City recently purchased property for a parking lot and purchased a house on the site.

Riverside Park includes two cannons, benches, sitting area, landscaped area that is maintained by a local garden club and general open space overlooking the Maumee River. Below the park on the river side is Water Street which has the potential of linking Hood Park, Riverside Park and Orleans Park.

- c. Site Analysis

1. Positive Site Features

- Hood Park is very well landscaped and a very attractive area.
- Parking is readily accessible but a pathway needs to be developed between the parking lot area and the Memorial Area.
- Riverside Park provides good views of the Maumee River and a very pleasant open space along a major thoroughfare.

2. Negative Site Features

- At Riverside Park, there is no place to pull off and park your car to take advantage of the views, therefore it is designed only for pedestrians.
- The area below Riverside Park has recently had a lot of trees cleared for better views of the river, but the debris is still laying in the area and is unsightly.

8. Milestone Park

- a. General Description - Milestone park is a 0.1 acre green space located at the triangle shaped area at the intersection of Sandusky Street, Hickory Street and Clover Lane. facilities in this park include landscaping, a historic marker for the Milestone, small concrete walking path and benches. The primary use of this site is as a visual space along an entryway to Perrysburg, and it functions well on this capacity.

9. Maple Street Boat Ramp

- a. General Description - This park consists of a 1.3 acre area within the right-of-way of Maple Street along the Maumee river. The site consists of a boat launch ramp with a loading dock in the center and a gravel entrance and parking area provides parking for cars and trailers. The surrounding area includes flat floodplain areas behind residences on River Road. Individuals from the Steering Committee stated that the facility is dangerous because it is difficult to launch boats and because the ramp is directly ahead of the road which is not an ideal situation.

10. Rivercrest Park/Ft. Meigs School Grounds (Figure 11)

- a. General Description - This area consists of 30 acres of Rivercrest Park and an additional 4 acres of the Ft. Meigs Elementary School area dedicated to recreational uses. Most of this site is undeveloped at this time but there is a master plan that was completed and the city will be receiving a Land and Water Conservation Fund Grant for improvements to the park. The city will receive \$108,000 from the Land and Water Conservation Fund and will match that with \$188,000 for a total of \$296,000 for Phase II of Rivercrest Park. The site is generally open field area in the center of new residential areas and behind the new Ft. Meigs Elementary School.
- b. Existing Facilities - The only facilities in Rivercrest Park at this time include three soccer fields and a parking lot located along I-475 west of Ft. Meigs Road. Future facilities will include a 4 field complex of baseball fields, three additional soccer fields, a basketball court, tennis courts, playground, landscaping and parking areas.

The Ft. Meigs School area includes basketball courts, large play structure, swings, a see-saw-snake, and other playground equipment. These playground areas do have safety surfacing underneath and the facilities are relatively new.

c. Site Analysis

1. Positive Site Features

- The park and school area are in a new and growing residential area providing much needed park and open space ahead of the development.
- The soccer field area is very heavily used.
- Facilities at the school are relatively new and in good condition.

- Phase II of the Rivercrest Park project has been funded.

2. Negative Site Features

- The proposed park includes lighted ballfields. Because residences are being developed in this area, the city has informed new residents in the area that there will be lights on the fields so that they know that prior to developing or purchasing homes.
- There is no barrier to keep cars from parking immediately adjacent to the soccer field, which could be dangerous.
- Additional parking is needed at the soccer fields.
- A more defined entrance is needed at the soccer fields.
- There are two areas where the ditch along Ft. Meigs Rd. is open and is a hazard to children.

11. New Riverfront Park

Recently, open space requirements for a residential subdivision were met by the donation of approximately 20 acres located at S.R. 65 and the Maumee River, West of Ft. Meigs Road.

C. Township Parks

1. Ft. Meigs Road Ball Park (Figure 12)

- a. General Description - This includes one softball field and a youth baseball field on Ft. Meigs Road just south of I-475 adjacent to the Township Fire Department. This is the only adult softball field in the township. The field behind the fire house was opened in mid May of 1994 and is used for youth baseball.
- b. Existing Facilities - Facilities include an adult softball fields with a concession stand, a youth baseball field, parking area and lights on the field closest to Ft. Meigs Road. The field behind the fire house was completed in May of 1994.
- c. Site Analysis
 1. Positive Site Features
 - Site provides the only adult softball field in the Township.
 2. Negative Site Features

- The infields utilize the same fine gravel mixture that is used at Municipal Park and other ballfields in the city and is rough to slide on.
- There is no paved area behind the backstop area and this area becomes worn very easily.
- The ballfields closest to Meigs Road is very close to the road, resulting in a safety hazard to spectators and children in the area, especially as development continues to occur on Ft. Meigs Road.
- The wood posts for the lights on the ballfield are from the high school football field and are in poor condition at the base according to Steering Committee members.
- Restroom facilities are temporary.
- There is no spectator area for the youth field.

D. School Parks

1. Perrysburg High School (Figure 13)

- a. General Description - Site contains approximately 29 acres of recreational area that is located behind and west of Perrysburg High School between East South Boundary Street and I-75. The site is heavily used by the Perrysburg Schools for both Junior High and High School activities as well as serving the general community.
- b. Existing Facilities - Facilities at this park include one football game field surrounded by a track; two practice football fields that are also used for soccer; five tennis courts; one softball field; one baseball field; one basketball court; and one sand volleyball court. the softball field, volleyball court, tennis courts, basketball court, and practice football fields are available for the use by the public when the schools are not utilizing the facilities. The game football field and track are available on a limited basis.
- c. Site Analysis
 1. **Positive Site Features**
 - This park provides a wide variety of facilities and activities to serve the residents of Perrysburg and the Perrysburg Schools system.
 - Most facilities are not available to the general public except when they are not used by the schools.

2. Negative Site Features

- The area needs to be better maintained.
- The tennis courts are facing in a direction that the low evening sun creates a problem.
- Lights from cars on the interstate make it difficult to use this facility in the evening.
- The gymnasium in the school is the smallest in the league and their auxiliary gym is also very small.
- The volleyball court collects water.

2. Frank Elementary School

- a. General Description - This area includes three acres of land located adjacent to the elementary school that provides recreation opportunities for the school and for the surrounding neighborhoods in the west central portion of the city.
- b. Existing facilities - Facilities at this school include two baseball fields; two soccer fields in the outfield of the baseball fields; relatively new playground structure that is very popular among the students; misc. swings, slides, climbing structures and other play equipment; and two outdoor basketball courts and paved area that is sometimes used by children for street hockey.
- c. Site Analysis

1. Positive Site Features

- The site is easily accessible to the surrounding neighborhoods.
- The playground structure is very popular among the students and is the favorite playground in town of many children based upon our interviews with sixth graders.

2. Negative Site Features

- Both baseball infields have the fine gravel surface that several people have complained about.
- Permanent soccer goals in the outfield of the baseball fields are a hazard.

3. Toth Elementary (see discussion of Municipal Park)

4. **Woodlands Elementary** (See discussion of Woodlands Park)
5. **Ft. Meigs Elementary** (See discussion of Rivercrest Park)
6. **Perrysburg Junior High School**

- a. General Description - There are no outdoor facilities at this site. The gymnasium is used for baseball leagues. There has been discussion of moving the Junior High to the High School when the new school is built and then converting the Jr. High to a community center. The center of town location would lend itself well to this use.

E. Other Parks and Recreation Facilities

1. **Ft. Meigs State Memorial**

General Description - The site includes 65 acres located along the Maumee River at the site of the old Fort. The site contains a large log and earth fortification which became the focal point of the Northwest Campaign during the War of 1812. This site is also popular for picnics.

2. **Buttonwood Park**

This is a 26 acre riverfront property that is owned and operated by the Wood County Park District as a camping area and boat ramp. The site provides riverfront access for fishing and soccer fields will be developed in some of the open areas.

3. **W.W. Knight Nature Preserve**

This is a 42 acre nature preserve that is located in the eastern section of the district along Highway 65 and the railroad tracks and located west of interstate 80 and 90. This site is not yet open to the public but will be in the very near future as a Nature Preserve.

4. **Perrysburg Heights Park**

Perrysburg Heights Park is a new 3 acre neighborhood park located in the Perrysburg Heights neighborhood. Facilities include a baseball field, basketball court, tennis court and a playground. The facilities are all new and in good condition.

F. Existing Recreation Programs

The existing recreation programming for citizens of the Perrysburg Area is very limited. The existing programming includes:

- Summer Recreation Program at Municipal Park which has maintained a participation level of 500 over its seven week long program.
- Youth baseball and softball which had 1105 participants in 1993 on 77 teams. The Perrysburg Area Baseball and Softball Commission projects a need for 11 new teams in 1994.
- Youth soccer. The Perrysburg Youth Soccer Association had 785 participants in 1993 and the Perrysburg Soccer Club had an additional 350 youths involved in travel soccer.
- Junior Jackets Basketball.
- Concerts in Woodland Park.
- Safety Town.

There are some obvious deficiencies in the list of programs. They include:

- Lack of a professional full-time recreation director to promote, organize and operate the programs.
- Lack of programs for adults, senior citizens and families.
- Lack of programs and support for arts and cultural activities.
- Lack of physical fitness programming.
- Lack of programming for persons of all ages that are not interested in team sports.

These deficiencies will become greater as the population of the Perrysburg Area grows. The quality of life in the community is greatly affected by the deficiency of parks, recreation and leisure services. This further emphasizes the need to address the lack of programming and facilities.

IV. Needs Analysis

IV. NEEDS ANALYSIS

A. General:

The Needs Analysis consists of the following elements:

1. A classification of existing recreation facilities into standard park classifications.
2. Geographic distribution of parks, recreation areas, and service areas.
3. Comparison of existing recreation facilities to National Recreation, Park, and Open Space Guidelines.
4. A summary of information from the Municipal and County Park and Recreation Study (MACPARS).
5. A summary of the Perrysburg 1993 Comprehensive Plan Update as it relates to this Study.
6. A summary of the 1993 Community Recreation Program Study Survey results.
7. A summary of the public meeting of April 13, 1994, which provided an opportunity for the public to present their opinions and to express the need for new or improved parks and facilities.
8. A summary of the Perrysburg Pool Study, by Brandstetter/Carroll, Inc.
9. A summary of surveys of school students.
10. A summary of information provided by soccer and youth baseball organizations.
11. A summary of facility needs.

B. Park Classification System:

The purpose of developing a park and recreation classification system for a community is to evaluate the total recreation opportunities that are being made available to the public. Too often, a community will "meet the standard" in terms of acreage, but it may meet this provision through only a single park which does not provide for the entire community. Therefore, a system of parks should be developed that provides a combination of mini-parks, neighborhood parks,

community-wide parks, linear parks, and areas for special uses. The needs for regional and state parks will be met by other agencies, such as Wood County and the State of Ohio.

Table 2, that was included previously in this document, included the classifications for each park into a park-type category. Table 3 defines the meaning of each park by the typical size and service area of each category, population served by each park, typical features and facilities, and the desirable characteristics of each park in these categories. These categories and descriptions were adapted from the Recreation, Park, and Open Space Standards and Guidelines that is published by the National Recreation and Park Association. Some adjustments were made to the NRPA Standards to better reflect the park system in the Perrysburg area.

A park system is generally reviewed and analyzed as a composite of recreational areas, each existing to meet a particular public need. Based on our review of national and regional standards, a Recreation Area Classification System has been developed to reflect actual conditions and opportunities within the Perrysburg Area.

C. Park and Recreation Area Needs by Park Type

Table 4 illustrates the park and recreation area needs by park type and acres. The table indicates that there is a surplus in neighborhood parks of three acres in the year 1994 but shows a deficit of 3 acres in community parks and 9.5 acres of mini parks. Overall there is a 41.5 acre shortage in 1994 when compared to standards from the National Recreation and Park Association. With the increases in the population there is a deficit of over 100 acres in the year 2000 and 184.5 acres in the year 2010. The majority of these shortages fall in the community park category which includes the parks that would serve the entire district or a large portion of the district.

The Municipal and County Park and Recreation Study (MACPARS) was completed in 1988. This consisted of surveys completed by 1,242 Park and Recreation Agencies in 49 states. The study reported that the median number of citizens served per acre was 132 for communities of under 25,000 population. This would translate to 180 acres in the current conditions, which results in a surplus of 20 acres of developed park land serving the district. The total becomes a **deficit of 22 acres by the Year 2000** and 108 acres by the year 2010. These numbers again are median numbers of park and recreation agencies throughout the Country, not necessarily goals that they are all trying to achieve. The comparison to the MACPARS Study is included as Table 5.

TABLE 3
RECOMMENDED RECREATION AREA CLASSIFICATION SYSTEM

PERRYSBURG AREA

PARK TYPE	TYPICAL SIZE & SERVICE AREA	ACRES/1,000 POPULATION	TYPICAL FEATURES/FACILITIES	DESIRABLE CHARACTERISTICS
A. LOCAL SPACE:				
1. Mini-Park (MP)	+/- 1 Acre 1/8-1/2 Mile Service Radius	0.5 Acre/1,000	Typical facilities may include play apparatus, tricycle trails, small multi-use court area, and benches.	<ul style="list-style-type: none"> Most often provided in association with school facilities. May also provide as needed to serve special disadvantaged populations where children do not have adequate yard space.
2. Neighborhood Park (NP)	2-20 Acres 1/2-1.0 mile service radius To serve a population up to 5,000	2.0 Acres/1,000	<ul style="list-style-type: none"> Suited for intense development. Typical facilities include field games, court games, playground apparatus, small pools, small neighborhood centers, drinking fountains, and restrooms. 	<ul style="list-style-type: none"> Easily accessible to neighborhood population (safe walking and bike) May be developed as park/school facility or in conjunction with service agency facility. May not be needed in areas served by "community" or "regional" parks.
3. Community Parks (CP)	10-40+ Acres 1.0-2.0 mile service radius To serve several neighborhoods with populations up to 30,000+.	8.0 Acres/1,000	<ul style="list-style-type: none"> Typical facilities include all listed for Neighborhood Parks plus; major swimming pool, field or court game complex, major recreation or community center, etc. May be an area of natural quality for picnicking, walking, etc. 	<ul style="list-style-type: none"> Capable of providing a range of intensive recreational facilities; or, provides one or two activities that attract users from multi-neighborhood area. Park should ideally be located at or near secondary (middle/senior) school. May meet needs of neighborhood park for users within a 1-mile radius.
4. Linear Park (LP)	N/A	N/A	Area developed for one or more varying modes of recreational travel (pleasure driving, hiking, walking, jogging, biking, etc.). May also include active play areas, fitness courses, picnicking areas, etc.	Built or natural corridors, such as utility rights-of-way, bluff lines, creek beds, and roads that link other components of the park system or other community facilities (schools, libraries, etc.) with park areas.
5. Special Use-Local (SUL)	Serves community-wide area.	N/A	Area for specialized or single purpose recreational activities, such as golf courses, plazas in commercial areas, major pools, riverfront park areas, indoor facilities, etc.	Area should be located to meet the special needs of the intended use.

TABLE 4

PARK AND RECREATION AREA NEEDS BY PARK AND ACRES

PARK TYPE	EXISTING DEVELOPED ACRES ³	RECOMMENDED ACRES/1000 POPULATION	1994 RECOMMENDED ACRES ¹	1994 SURPLUS(+) DEFICIT(-)	2000 RECOMMENDED ACRES ²	2000/2010/2020	
						SURPLUS(+) DEFICIT(-)	ACRES-SURPLUS(+) DEFICIT(-)
Mini-Park	1	0.5	10.5	-9.5	13.3	-12.2	19
Neighborhood	45	2.0	42	+3	53.4	-8.4	76
Community	134	8.0	169	-35	213.7	-79.7	304.5
Special Use	73	N/A	N/A	N/A	N/A	N/A	N/A
Linear Park	0	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	253	10.5	221.5	-41.5	280.4	-100.3	399.5

-184.5

1 Based on population of 21,116 Source: U.S. Census Bureau 1990 and projections by the City of Perrysburg

2 Based on 4% annual growth rate figure of 26,718 in 2000 and 38,058 in 2,000 from Table 1.

3 Figures include Perrysburg School grounds, some of which are only available on a limited basis.

Due to rounding, all figures do not add exactly.

TABLE 5
MACPARS STUDY COMPARISON
132 CITIZENS/ACRE¹

	<u>1994</u>	<u>2000</u>	<u>2010</u>
Required	160	202	288
Existing	<u>180²</u>	<u>180</u>	<u>180</u>
	+20	-22	-108

1 The MACPARS study indicates that the median number of citizens served per acre of developed park land, among 1,242 park and recreation departments across 49 states, is 132 citizens per acre in a category of small cities (up to 25,000 population).

2 Includes school property of which some is available to the public on a limited basis.

D. Geographic Distribution of Parks

Figure 2, Existing Park Service Areas, illustrates the geographic distribution of parks and recreation facilities throughout the proposed District. The small circles indicate areas within a quarter mile of a neighborhood, community or mini-park. The medium sized circles indicate areas within a half mile of a community or neighborhood park. The largest circles indicate those areas within a mile of a community park.

Analysis of Figure 2 indicates that the facilities that serve a majority of residents are located within the City of Perrysburg which has a long history of providing parks and recreation facilities. This figure also indicates the categories of residential zoning within the district so that the area served by parks and the residential areas can be compared. A comparison indicated that there is a lack of parks within the I-475 boundary as well as outside of I-475 in the northwestern portion of the township. Also in the west central portion of the township, there is a shortage of parks outside of I-475, especially in the area between US 20 and US 23 and State Route 199 where there are several new residential developments currently being developed.

E. Recreation Facility Standards

Table 6 provides a summary of participation in sports activities at the national level. This table is provided for reference and to indicate the importance of individual and family oriented activities which ranked highest.

By comparing an existing supply of specific recreation facilities in the area with appropriate facility standards, further refinement of park deficiencies can be identified. Table 7 lists a variety of facilities commonly found in communities such as Perrysburg that require a number based on population standard, existing supply, and the resulting surplus deficit. This analysis is presented for the population projections from Table 1. The population standards for facilities were adapted from Recreation, Park, and Open Space Standards and Guidelines, published by the National Recreation and Park Association, 1987. This document does not have population standards for all facilities, and some changes are necessary to reflect current trends and recreation activities, such as the growing popularity of soccer. There is no one set of standards that is applicable to all of America and, therefore, these population standards are more of a goal that should be accomplished by the community rather than a standard or average. Based upon the Consultant's expertise in the area of recreation planning, these standards should be appropriate for the Perrysburg Area. **Ultimately, the public input process provides a better indication of the strongest areas of facility needs.**

Table 7 evaluates current facility needs as well as facilities for the year 2000 and 2010 for the proposed district. The strongest need, according to this table, for the year 1994 include shortages in soccer and football fields, trails, playgrounds, and

picnic shelters. As the population grows according to the projections, the deficits and the need for field sports will continue to grow with very strong demands for soccer and football fields, baseball fields, and more playgrounds and trails.

This calculation does not account for the quality of the facilities. The Table was primarily calculated based on the number of publicly accessible facilities. A column for private facilities is also provided. The private facilities do fulfill a portion of the need, but are not available to the general population.

F. 1993 Comprehensive Plan Update

The 1993 Comprehensive Plan Update and Strategic Overview provided a great deal of information regarding the future need for parks and recreation facilities for the city and Perrysburg Township. The introduction to the plan stated "Park land needs to be distributed with growth (as it has been to date). With growth, recreation demand increases as activities and events become more organized. A community center and senior center signify the threshold for a dynamic recreation and parks system. The programs and events of such a system transcend physical barriers and the constraints of traffic congestion and neighborhood differences that divide communities. The recreation and parks system helps to build a city out of the comfortable suburb." In determining the demand for future parks and recreation areas within the entire township, they recommended the following:

1. Building a community center which includes an auditorium, indoor pool, meeting rooms and physical fitness areas as part of the "common" facilities to serve the entire community. It also stated that the community center and an expanding diverse suburb serves the need met by the town hall or high school in a village scale community.
2. Create linkages between old and new neighborhoods by developing parks and green space, bikeways, landscape features, balance street systems, and siting of public facilities.
3. Sighted the need to connect bikeways within the area to the "North Coast Inland Trail", "Wabash Cannonball", rails to trails route which begins at Maumee and extends westward to Montpelier, to the "National Bikeways Trail" which extends from Maine to Seattle and will travel through the Maumee River and Toledo Area and also to the "North Country Trail" of the National Park Service which will extend from New York to Minnesota and will likewise need to cross the Maumee River.

4. Need for approximately 100 acres of additional park land now and another 150 acres within 20 years for the entire township and city area.
5. The development of a large recreation complex and sports facility which they called a civic center that would be located approximately at the intersection of I-75 and I-475 in an area where a new road would connect Schneider Road, across State Route 199 and extending to US 20. This site would not need direct interstate access but would need to be located in an area that would have water and sewer service and should be centrally located within the township so that it is easily accessible to all residents. It recommended development of a 70 to 100 acre park as a community sports complex with and an indoor recreation center that would also serve the entire community as well as the public school district. This land should be able to be expanded as future growth is met and so that facilities can be located close together for efficient maintenance.
6. The Comprehensive Plan suggested development of a 70-75 acre park in the southwest neighborhood, east of Ft. Meigs Road, which will eventually have enough population to serve a major neighborhood park. A portion of this park would include an elementary school site. It would be ideal for this to be adjacent to the new elementary school.
7. The development of a new park in the South Roachton/Middletown/Ft. Meigs neighborhood of 7 to 10 acres which will service the neighborhood that is in this area.
8. Recommended up to 5 additional acres to be dedicated for park land adjacent to Perrysburg Heights Park.
9. Development of a 7 to 10 acre neighborhood park in the southeast neighborhood east of State Route 199, south of east Eckel Junction Road.
10. Recommendation for a future neighborhood park of 4 to 7 acres in the east Deimling neighborhood which is outside of the proposed district but still needs to be addressed.
11. Development of a system of bikeways throughout the newly developed areas, especially along Roachton Road, which would be a Class 2 that is separated from the roadway.

12. Development of riverfront parks.
13. Development of the riverfront with opportunities for fishing, boat launches, and docks with adjacent parking and riverfront dining. Perrysburg, as the Walleye capital of Ohio, can be further developed as a recreation destination point which serves the community as well as the region, but must be designed to avoid conflicts with existing residents along the river. The Comprehensive Plan suggests that the first priorities for development of a riverfront system should include acquisition of access easements or property to provide a continuous system of park activities and development of unobtrusive parking. The Comprehensive Plan also suggested the development of a riverfront master plan to study site design concepts which maximize the potential for linking the downtown with potential riverfront amenities such as a marina, dining, amphitheater and tourist destinations.

TABLE 6
NATIONAL PARTICIPATION IN SPORTS ACTIVITIES

<u>Activity</u>	<u>Rank</u>	<u>Percent</u>	<u>Rank</u> <u>Age Over 65</u>	<u>Rank</u> <u>Age 7-11</u>
Exercise Walking ¹	1	32	1	12
Swimming ¹	2	30	2	2
Bicycle Riding ¹	3	25	4	1
Camping	4	21	8	3
Fishing - Freshwater	5	18	3	4
Bowling	6	18	7	8
Exercising w/Equipment	7	16	6	22
Basketball	8	12	21	5
Running/Jogging	9	11	14	11
Aerobic Exercising	10	10.4	13	19
Volleyball	11	10.3	20	14
Golf	12	10.2	5	20
Hiking	13	9.8	9	13
Softball	14	8.9	24	9
Hunting w/Firearms	15	8.2	11	24
Tennis	16	8.2	15	15
Baseball	17	6.9	19	6
Football	18	6.4	25	10
Calisthenics ¹	19	5.8	12	16
Target Shooting	20	5.7	16	18
Fishing - Saltwater	21	5.4	10	23
Skiing - Downhill	22	5.0	23	21
Soccer	23	4.8	--	7
Backpacking	24	4.8	17	17
Racquetball	25	3.5	22	26
Skiing - Cross Country	26	2.3	18	25

¹ Participant engaged in activity at least times per year.

For persons 7 years of age and older.

Source: National Sporting Goods Association
Sports Participation in 1990: Series 1
 Based on a sampling of 10,000 households.

TABLE 1
APPLICATION OF RECREATION FACILITY STANDARDS
PERRYSBURG AREA

FACILITY	POPULATION STANDARD	EXISTING SUPPLY	1994 REQUIRED ³	1994		2000		2010	
				+SURPLUS -DEFICIT	2000 REQUIRED ⁴	+SURPLUS -DEFICIT	2000 REQUIRED ⁴	+SURPLUS -REQUIRED	
Outdoor Areas									
A. Picnic Shelter	1/2,000	6	11	-5	13	-7	19	-13	
B. Playground	1/1,000	13	21	-8	27	-14	38	-25	
C. Trails	1 mi/3,000	1.2	7	-5.8	9	-7.8	13	-11.8	
D. Track & Field	1/20,000	1	1	0	1	0	2	-1	
E. Swimming Pool	1/20,000	1	1	0	1	0	2	-1	
F. Outdoor Theater	1/50,000	0	0.42	-0.42	0.53	0.53	0.76	-0.76	
Outdoor Field & Court Areas									
A. Baseball	1/1,500	13	14	-1	18	-5	25	-11	
B. Softball	1/5,000	1	4	-3	5	-4	8	-7	
C. Soccer/Football	1/1,000	15	21	-6	27	-12	38	-23	
D. Basketball Crts.	1/2,000	9	11	-2	13	-4	19	-10	
E. Tennis Courts	1/2,000	9	11	-2	13	-4	19	-10	
F. Volleyball Crts.	1/5,000	1	4	-3	5	-4	8	-7	
G. Horseshoe Pits	1/2,000	7	11	-4	13	-6	19	-12	
Indoor Areas/Specialized Facilities									
A. Indoor Pool	1/20,000	0	1	-1	1	-1	2	-2	
B. Community Center/ Gymnasium (City-owned)	1/15,000	0	1	-1	-1.8	-1.8	2.5	-2.5	

1 Existing facilities were considered public if they are accessible to the general public and without a membership fee.

2 Private facilities are not included in the determination of the surplus or deficit for facilities since they are not accessible to the general public. This column is provided for information only.

3 Based on a population figure of 21,116 from Table 1 for Perrysburg City and Township within the proposed District.

4 Based on year 2000 projections from Table 1 of 26,718 and year 2010 of 38,058.

G. Community Recreation Program Study

This section is the Executive Summary as prepared by the Augustine Zeller Group.

1. Methodology

This quantitative research study was designed to evaluate perceptions of and needs for the Perrysburg recreation programs. The study was contributed by the Augustine Zeller Group on behalf of the Perrysburg Parks and Recreation Board. Many citizens of Perrysburg City and Perrysburg Township contributed much to the success of this effort. A total of 552 interviews were completed during May, 1993. Samples were drawn from the Toledo Ameritech Pages Plus White pages for residents with 872- and 874- telephone prefixes. Of the total, 378 respondents lived in the City of Perrysburg while 174 respondents lived in Perrysburg Township. For the total sample of 552 interviews, the margin of error is $\pm 4.2\%$; for the City of Perrysburg sample of 378, the margin of error is $\pm 5.0\%$; and for the Perrysburg Township sample of 174, the margin of error is $\pm 7.4\%$ at the 95% level of confidence.

2. Results

Seventy percent of respondents were aware that Perrysburg has a community recreation program. This awareness was higher in the city than in the township. More than 60% thought that it was very important to have an active community-wide recreation program which serves people of all ages. Sixty percent believed that everyone should benefit from such a program while 38% believed that the children should be the primary beneficiaries. Given a limited amount of financial resources available, two third of the city and just over half of the township felt that one age group should benefit more than another. More than 95% thought that the children should be the primary beneficiaries of a recreation program.

Respondents were asked what activities were offered by the Perrysburg Community Recreation Program. The most commonly mentioned activity was swimming followed by baseball, soccer, tennis, softball, basketball, and summer programs. In general, city residents were more likely to mention these activities than were township residents.

Respondents were also asked what facilities were currently made available by the Perrysburg Recreation Program. The most commonly mentioned facility was the swimming pool followed by ball fields, parks, tennis courts, the swimming pond, the recreation building, and playgrounds. City residents were more likely to mention these facilities than were township

residents.

Respondents graded a variety of facilities using a standard school grading scale of A = excellent (50) and F = Failing (10). The highest graded facility was parks with a 42.2 grade, followed by ball fields, playgrounds, fishing, swimming pond, tennis courts, recreation building, swimming pool, volleyball courts, boat launching area, and ice skating rink with a 31.0 grade. Less than half of respondents felt that the current recreation programs and facilities are adequate to meet the needs of our community.

Community residents indicated that they found out about programs offered by the community recreation programs primarily in the newspaper, followed by the schools, word of mouth, and direct mail. Almost half of respondents indicated that weekends are the best day for them to recreate. One third of respondents indicated that the evening was the best time for them to recreate with one fifth indicating morning, afternoon, and "anytime."

Respondents were asked what sport or physical activity they are currently or have ever been active in. The most common activity was swimming, followed by tennis, golf, softball, baseball, walking, biking, and basketball. Other activities were mentioned by fewer respondents. When asked what one sport or physical activity interests them most, golf was most frequently mentioned followed by swimming, walking, tennis, baseball, softball, basketball, aerobics, biking and volleyball.

More than two thirds of respondents indicated that some other member of their household was active in a sport or physical activity. These other family members were primarily spouses and children. They were most likely to be active in soccer, followed by baseball, basketball, golf, swimming, tennis, softball, biking and walking.

More than 60% reported that they or any member of their family takes part in recreational activities where they pay fees or dues. More than one fourth reported that they are very likely to support a community recreation program through tax dollars or a tax levy; almost one fourth indicated that they were not likely to support such a program. More than one fourth reported that they are very likely to support a tax levy to build and operate a community wide recreation facility serving all age groups; this support was equally strong in the city and in the township; almost one fourth indicated that they were not likely to support such a program. Almost three fourths of respondents were for the hiring of a full time recreation director who would be responsible for managing a community wide recreation program. Almost two thirds of respondents were aware that the existing Perrysburg pool facility is in need of replacement; this awareness was

higher in the city than in the township. Almost two thirds were for the building of a new swimming pool to replace the existing pool facility. Almost one third were very likely to use this new pool facility if it were located on the same site as the existing facility; half were not likely to use it. Half of respondents were very likely to support a joint effort between Perrysburg City, the township and the school system to build a new recreational facility if it were centrally located in the Perrysburg area.

3. Demographics

Just over half of respondents have children living in their household. Of those who have children living in the household, 17% have children under 3; 22% have children 3-5; 53% have children 6-11; 34% have children 12-14; and 30% have children 15-17. More than half of respondents are 35-54. Two thirds of respondents were female. 85% of respondents own their home. 80% of respondents are married.

H. Sixth Grade School Survey

On April 14, 1994, Patrick Hoagland of Brandstetter/Carroll, Inc. and Deborah Kemp of the Steering Committee visited three 6th grade elementary school classes within the Perrysburg School District. David Stewart of the Steering Committee also visited one of the classes. The result are included as Appendix C to this report.

Some of the requests that were heard repeatedly from the students are as follows:

- A very strong demand for rollerblade areas for both general skating and hockey.
- Better and larger playgrounds.
- More soccer and baseball fields
- An improved or new outdoor swimming pool with water slides and other attractions.
- More walkways, bikeways and nature trails
- More riverfront access
- An indoor teen center where they could "hangout"
- An indoor recreation center

The one item that was heard most was rollerblading and street hockey facilities.

I. Public Meeting Summary

A Public Workshop was held on April 14, 1994. The "vision for the future" of Parks and Recreation in Perrysburg Areas include:

- The establishment of a Joint Recreation District with a Recreation Department that is the primary contact for programming, facilities and information regarding parks, recreation and arts activities;
- New facilities are developed including:
 - a large central sports and recreation complex,
 - indoor and outdoor swimming pool complexes,
 - an Indoor Community Activity Center for recreation, arts, and leisure activities,
 - the existing swimming pool upgrade,
 - the new facilities are geared toward year-round use and designed for people of all ages and abilities;
- There are year-round programs for all people;
- There is a system of greenways, hike/bikeways and linkages that connect the parks, schools, neighborhoods and the riverfront;
- There is steady and consistent funding for the parks, recreation and arts programs and facilities;
- Existing parks are better maintained and upgraded;
- All of the parks are safe and easily accessible.

J. Pool Study Summary

Brandstetter/Carroll, Inc. prepared a Municipal Pool Study for the City of Perrysburg that was completed in August of 1991. This study analyzed the existing pool and alternatives for the location and design of the pool. After performing an analysis based on National Recreation and Park Association methodology for the sizing of the pool and review of the population projections, it was recommended that a pool size of approximately 12,500 sq.ft. should be developed.

Four design alternatives were submitted to the Swimming Pool Committee for the review and discussion. The plan resulting from this study is included as Figure 15. This design included a 25 yard pool with zero depth access area, water slide, wading pool, new bathhouse with a concession area, and other amenities within the pool enclosure including a grass beach area, sand volleyball area and basketball area. Three diving boards were also included in the complex.

For reference, the study also analyzed the rate structure from pools in the

northwestern Ohio area which indicated that the City of Perrysburg had one of the lowest priced swimming facilities in the area.

K. Information from Youth Baseball and Soccer Organizations

Information was provided to the Perrysburg Area Recreation Steering Committee by several groups including the Perrysburg Youth Soccer Association, Perrysburg Soccer Club and the Perrysburg Area Baseball/Softball Commission.

The Baseball/Softball Commission indicated that there is currently a severe shortage of fields for both games and practices. They are having to cut children from the older age groups and will probably have an additional 11 teams in 1994 for younger age groups. They anticipate that there is an immediate need for four fields and may need an additional 10 fields within 5 years. Their recommendation was to build a 4 diamond complex as soon as possible and this may be the complex at Rivercrest Park. This complex should have one 300 ft. regulation diamond and three 250 ft. Little League diamonds. They also recommended that plans be started for another 4 diamond complex for future growth and requested that the complexes be located away from residential areas for lighting, traffic and other concerns of residential areas. They also indicated that there is a need for three additional batting cages with at least two more cages to be added for younger teens which are not currently allowed use of batting cages.

The Perrysburg Youth Soccer Association is currently using nine fields located at Toth School, Frank School and Woodland School. There are poor turf and field conditions at every field and several of the fields are only temporary in nature. There are currently three fields at Rivercrest that are relatively new and two new fields will be developed as part of the new Land and Water Conservation Fund Grant for Rivercrest Park, which should help to meet some of the immediate needs of the soccer organizations. As the population continues to grow, several additional fields will be needed.

L. Summary of Recreation Facility Needs

The facilities and improvements that were most commonly indicated throughout all of the components of the needs analysis are included in Table 8.

TABLE 8
MOST COMMONLY INDICATED NEEDS

- A full-time recreation department to promote, coordinate and organize recreation and leisure activities.
- A new large community park.
- New facilities including:
 - Baseball fields
 - Soccer fields
 - Playgrounds
 - Rollerblade areas
 - Trails
 - New outdoor swimming pool
 - Indoor recreation center
- Riverfront access.
- Year-round programs for people of all ages and abilities.
- Existing parks upgraded.

V. District Wide Recommendations

V. DISTRICT WIDE RECOMMENDATIONS

A. Future Vision

The vision for the future of parks and recreation in the Perrysburg Area would include the following components:

- Establishment of a Joint Recreation District with a full-time, professional recreation director that is the primary contact for programming, facilities and information regarding parks, recreation and arts activities;
- New facilities are developed including a large central sports and recreation complex, a new swimming pool, and indoor community/activity center for recreation, arts and leisure activities;
- Provide year-round programs for people of all ages and abilities;
- Develop a system of greenways, hike and bikeways and linkages that connect the parks, schools, playgrounds and the riverfront;
- The recreation district has a steady and consistent funding for parks, recreation and arts programs and facilities;
- All existing parks are upgraded and maintain at a higher level;
- All parks are safe and easily accessible to all citizens of the Perrysburg Area;
- New residential developments will have parks, playgrounds, bikeways and walking trails included as part of the development;
- The City of Perrysburg, Perrysburg Township and Perrysburg School District work closely together to implement the recommendations of this Master Plan with the final result being more and better facilities with increased usage by all members of the Perrysburg community.

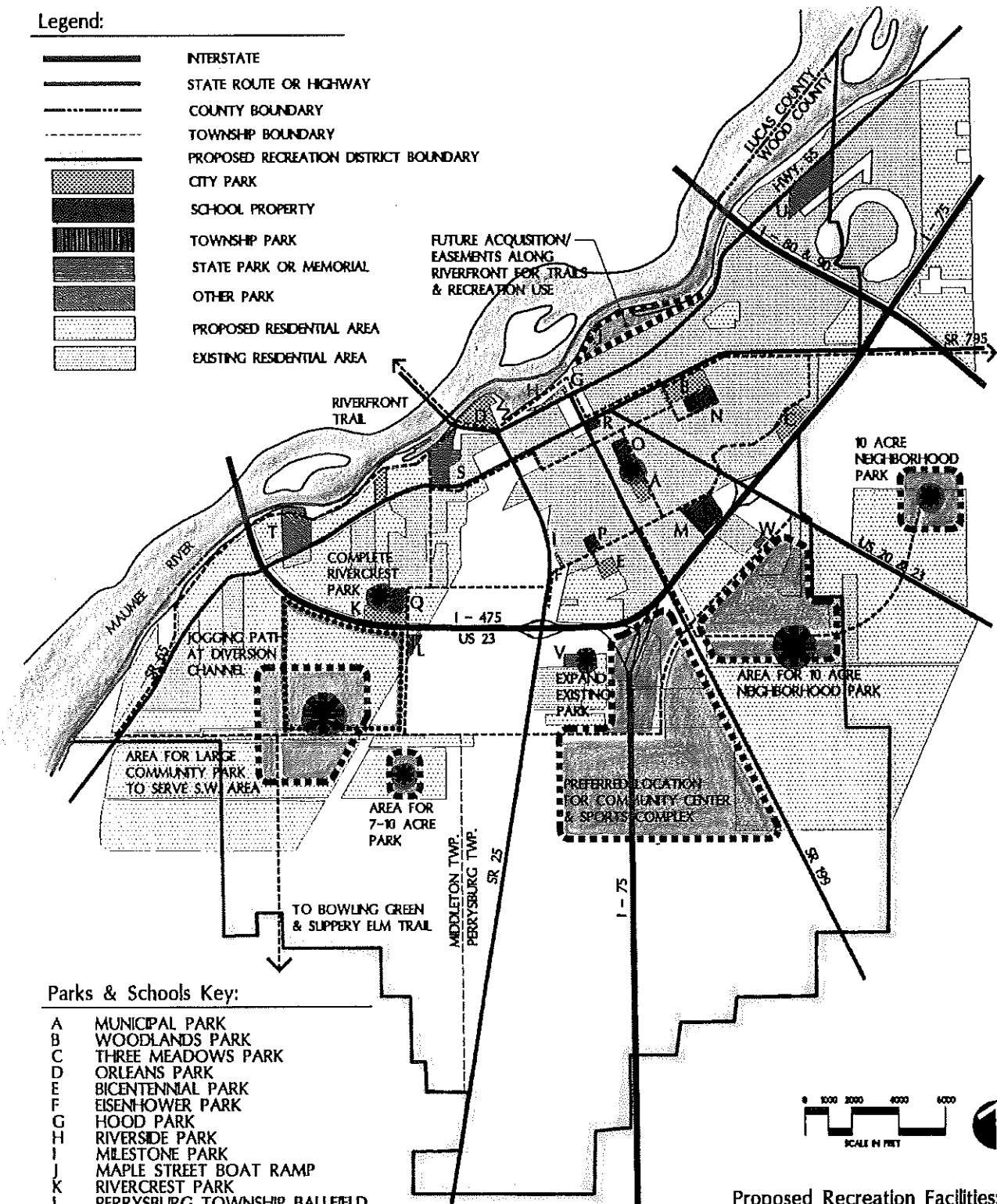
B. Land

The discussion of park and recreation area needs by park type and acres in the Needs Analysis portion of this report indicated that the district is currently short by 41.5 acres, with the majority of these acres being in the community park category. By the year 2000 this will increase to over 100 acres and eventually to over 184 acres by the year 2010. Figure 3, District Wide Recommendations Plan, provides a graphic summary of the recommendations for new land areas. These recommendations include:

- Location for a community center and sports complex that could be located in the central area of the district between State Route 25 and State Route 199 and near I-475. The Comprehensive Plan and Brandstetter/Carroll, Inc. agree that the hub of the systems should be the community center and community sports complex sited in the center of the district. The Comprehensive Plan states " A community sports complex is needed to

Legend:

	INTERSTATE
	STATE ROUTE OR HIGHWAY
	COUNTY BOUNDARY
	TOWNSHIP BOUNDARY
	PROPOSED RECREATION DISTRICT BOUNDARY
	CITY PARK
	SCHOOL PROPERTY
	TOWNSHIP PARK
	STATE PARK OR MEMORIAL
	OTHER PARK
	PROPOSED RESIDENTIAL AREA
	EXISTING RESIDENTIAL AREA



Parks & Schools Key:

A	MUNICIPAL PARK
B	WOODLANDS PARK
C	THREE MEADOWS PARK
D	ORLEANS PARK
E	BICENTENNIAL PARK
F	EISENHOWER PARK
G	HOOD PARK
H	RIVERSIDE PARK
I	MILESTONE PARK
J	MAPLE STREET BOAT RAMP
K	RIVERCREST PARK
L	PERRYSBURG TOWNSHIP BALLFIELD
M	PERRYSBURG HIGH SCHOOL
N	WOODLANDS ELEMENTARY SCHOOL
O	TOTH ELEMENTARY SCHOOL
P	FRANK ELEMENTARY SCHOOL
Q	FORT MEIGS ELEMENTARY SCHOOL
R	PERRYSBURG JUNIOR HIGH SCHOOL
S	FORT MEIGS STATE MEMORIAL
T	BUTTONWOOD PARK
U	W.W. KNIGHT NATURE PRESERVE
V	PERRYSBURG HEIGHTS PARK
W	OAKMONT PARK



Proposed Recreation Facilities:

	PROPOSED BKE ROUTE
	PROPOSED JOGGING PATH
	PROPOSED PARK
	GENERAL AREA FOR PROPOSED PARK

District Wide Recommendation Plan Perrysburg Area Recreation Master Plan

Figure 3 Perrysburg, Ohio

relieve pressure on potentially over-utilized Municipal Park and neighborhood parks. The community sports complex includes lighted fields and the major collection of all fields and courts plus some swimming (outdoor or indoor) and adequate parking for multiple events. In addition, as traffic volumes increase it will become more difficult to travel to park facilities which require convenient automobile access such as a community sports complexes. A sports complex should be provided at a convenient location between the I-475/I-75 belt way, preferably not at an interchange." The Comprehensive Plan continues by stating that the fields and courts would be lighted and they would preferably not be adjacent to a residential area. These types of facilities generate large volumes of participants from throughout the community. They will require convenient automobile access and adequate parking for multiple events and that immediate freeway access is not a priority. They should be located away from the major commuter routes. The plan also states that "Further development of community center facilities is important including the Youth and Senior Citizens Center. This can occur separate from the community sports complex if the existing facility investment is too substantial to justify construction of a new facility at a consolidated community complex. However, there can be long term staff efficiencies if they are all in close proximity. Community facilities such as swimming pools, ice skating, and community centers are popular but represent capital intensive development."

- The need for approximately a 10 acre neighborhood park in the Oakmont subdivision area.
- Figure 14, Prototypical Neighborhood Park, provides a graphic summary of the 8 to 12 acre neighborhood parks that have been recommended at several locations. Although the configurations of land will vary considerably, we can assume that most of the land will be relatively flat and that these areas will be surrounded by residential areas similar to Bicentennial Park. If it all possible, these should be connected by a series of bikeways to other parks, major bikeways, and school sites. If new schools are developed, these will be ideal locations for the addition of the park to consolidate some of the recreation facilities that are provided by the School Board and the Joint Recreation District.
- A 7 to 10 acre park to be located along Ft. Meigs Road, south of Roachton Road.
- The development of a 70 to 75 acre community park and school site in the southwest portion of the district.
- There has been discussion of the development of a new high school which will be located outside of I-475/I-75. It has also been discussed that the existing high school will become the middle school and that part of the existing junior high would become a community center. If this takes place, then senior citizens, practices and activities, arts and craft classes and

other community oriented activities could take place at the old junior high school. This would leave the new recreation sports complex with a recreation only orientation. The use of the junior high for these facilities can also reduce some of the capital expenditure that would be required to get these activities started.

C. Programs

The extent of programming for the Joint Recreation District is only limited by the imagination and budget of the staff that is responsible. **One of the first priorities of the district should be to utilize existing facilities as much as possible to expand recreation services by extensive programming.** Programs for adults should be self supporting and many parks and recreation agencies have adopted the philosophy that all programs must be self supported.

Many agencies make the mistake of planning the facilities without regard to the programs that the facilities must support. The Joint Recreation District should always determine the programs that are desired before designing facilities. The site recommendations presented in this plan may also change to match proposed programs. A very common scenario among newer parks and recreation agencies is to start with programs gearing towards the youth, followed by adult programming and then completing their programming as the agency becomes more mature with art and cultural programming and facilities. We recommend this philosophy to the Perrysburg Area Joint Recreation District with the further recommendation that the first programs should deal with both youth and family oriented activities.

The following recommendations provide the district with a menu of recreation programs that should be implemented. The first group of recommendations is aimed at making maximum usage of the existing facilities that are available. The second grouping includes other programs that can be implemented with minor or low cost improvements and the third group would be for new programs that would utilize the new facilities.

1. Programs at Existing Facilities

- Indoor programs at the existing school sites
 - aerobics
 - jazzercise
 - adult, teen and coed volleyball leagues and open volleyball
 - basketball
 - 3 on 3, 5 on 5, leagues, open basketball and for several different age groups
 - craft workshops

- gymnastics
- art classes
- indoor soccer
- School Intramural Program

Intramural programs at the Junior High School and High School with in-kind services and materials provided by the schools and programming by Joint Recreation District. Assistance by recreation students from the University of Toledo and Bowling Green State University could also be utilized to staff the programs. Intramural programs could include:

 - Basketball
 - volleyball
 - gymnastics
 - bowling
 - tennis
 - flag football
 - indoor soccer
 - roller hockey
 - skating
 - aerobics
 - skiing
 - others as interest is shown
- Swimming Pool
 - Swimming lessons
 - water aerobics - with emphasis to adults and senior citizens
 - teen party
 - birthday parties
- Existing Outdoor facilities
 - Summer day camps
 - Summer playground programs at neighborhood parks and school sites
 - soccer, baseball and basketball camps
 - fishing derby
 - tennis lessons
 - tennis leagues for varying age groups
 - concerts in the park at Woodlands Park
 - kite flying
 - walking clubs
 - croquet
 - outdoor basketball leagues and tournaments

- frisbee contests
 - designated areas for roller blade activities in parking lots
 - nature hikes at Orleans Park
2. Programs at new proposed facilities
- In-line skate hockey leagues
 - flag football
 - outdoor sand volleyball leagues for adults, teens and coed leagues
 - flooding of some of the rollerblade paths that are proposed for ice skating in the winter
 - supervised sledding at Orleans Park
 - expansion of the previously mentioned programs with new park facilities
3. Programs new larger and long term facilities
- Indoor facilities
- indoor stage performances and concerts
 - weight rooms and weight lifting
 - senior citizen programs
 - teen center activities and dances
 - wide variety of arts and crafts programming
 - ice skating lessons
 - ice hockey leagues for varying age groups
- Outdoor Facilities
- flag football leagues
 - softball leagues for youth, girls, tennis and for varying ages of adult leagues
 - expansion and growth of all of the previously mentioned programs with new facilities that will become available

D. Facilities

The Needs Analysis portion of this text went into great detail on the facilities that have been requested and that standards show are needed to serve the existing and future population of the Perrysburg Area Joint Recreation District.

1. **Recreation/Community Center** - The Comprehensive Plan and the Needs Analysis indicated a strong need for an indoor recreation and community center that could be used for a wide variety of programs. Table 9 provides an anticipated space program for this new facility which would result in approximately a 53,000 sq.ft. building. Facilities would include double basketball court, track and gymnasium area that could also be used for volleyball and other court games with a stage at one end for performances.

This building would also include weight rooms, fitness room, dressing rooms, whirlpools, sauna, community meeting rooms, craft rooms, a kitchen, game room, vending machines, and offices. We would also anticipate that, once this building is developed it would become the main offices for the Joint Recreation District, since many of their facilities will be located in the surrounding park. The Public Workshop and the Comprehensive Plan indicated that an indoor swimming pool could be located in this building also. There is a demand for one indoor swimming pool within the district area but it would be counter-productive to develop more than one. The YMCA has discussed the possibility of developing an indoor pool and we would recommend that if the Y is going to do it, then the recreation district should not develop the pool as part of this complex. Indoor swimming pools are very useful for programming the other 9 months when outdoor pools are not available and especially useable for school swim teams, water aerobics, swim classes, senior citizen programs and other physical therapy activities. They are also very costly to operate and maintain and do not attract as large a number of users that an outdoor swimming pool attracts during the three months that they are typically open, therefore it is harder to bring in the income that is necessary to operate the swimming pool in an indoor situation. The cost of indoor facilities is typically around \$100 per sq.ft., therefore, the 53,000 sq.ft. building would cost approximately 5.3 million dollars to build.

The prototypical design for the sports complex and related facilities shows development of an amphitheater on the back side of the building. This facility would add to the function of the building, providing a backdrop and dressing room facilities for the amphitheater. There will be an outdoor performance area for a wide variety of activities and performances.

TABLE 9

RECREATION/COMMUNITY CENTER**DRAFT SPACE PROGRAM**

<u>Common Areas</u>	<u>Sq. ft.</u>
Lobby	1,600
Offices	800
Vending/Games	1,200
Restrooms	1,000
Concession	300
 <u>Athletic Areas</u>	
Gymnasium (w/ stage & seating)	15,600
Fitness/Weight Room	3,000
Aerobics/Dance	1,600
Track (above gym)	
 <u>Aquatics Area</u>	
Pool (25m w/ seating)	12,000
Locker Room	2,000
Mechanical	600
 <u>Program Rooms</u>	
Craft Room	1,500
Ceramics Room	2,100
Community Room/Multi-purpose Room	3,200
 <u>Other Areas</u>	
Locker Room w/ whirlpool and sauna	2,000
Mechanical/Storage	1,000
Misc./circulation	3,000
Kitchen	<u>1,200</u>
 TOTAL	53,700 sq.ft.

2. **Outdoor Swimming Pool** - The study prepared in 1991 by Brandstetter/Carroll, Inc. justified the development of a new swimming pool within Municipal Park. There have been similar discussions that the swimming pool may have to close after the 1994 season due to the large and very costly repairs that would be required to keep the pool in working order. Even if large sums of money were invested into this pool to correct it, then it would still be an old, outdated swimming pool. Newer facilities can provide a positive cash flow for operating expenses. This has been accomplished at several other pools in Northern Ohio. Our recommendation would be to completely demolish the old swimming pool and to develop a new swimming pool as was designed in the 1991 study. This pool included approximately 12,500 sq.ft. of water area which included 25 yard competitive lanes, low water instructional area, zero depth access, diving well with three diving boards, water slide, raindrop water feature, wading pool, new bathhouse facility, concessions, and basketball and volleyball courts in a grass beach area within the fenced enclosure for the pool. Similar pools in northern Ohio have been successful in keeping families at the pool longer and attracting larger numbers of people due to the family appeal of the swimming pool as opposed to the old 25 yard long L pool where most of the water was over 3 ft. deep. The proposed zero depth entrance into the pool would also provide an easier entrance for children, senior citizens, people with disabilities and others who would have difficulty climbing in and out of a pool on a ladder.

The location of the new swimming pool is an item that has been greatly debated in the public meetings and among the Steering Committee members. Arguments that the existing location is good because it serves the majority of existing and older neighborhoods of Perrysburg and is easily accessed by children on bicycles and walking to the pool. Route 25 seems to be a major dividing line in which anyone on the west side either drops their children off or drives to the pool because of the unsafe crossings of the roads. The Comprehensive Plan suggested that the new swimming pool could be located at the new civic center and sports complex that would be located outside of I-475/I-75 as long as it was close to the existing residential areas and not too far out beyond I-475 and I-75. Residents who live in the area west of State Route 25 also argued that it should be located in their portion of the township. The locations seem to be one of the factors that was debated at the time of the levy with people located west of S.R. 25 voting against it because of the location within the old Perrysburg area. It would not be feasible at this time to develop two swimming pools, but if the population does in fact almost double by the year 2010, then the second swimming pool would be feasible in the western portion of the district and would be located in the 70 to 75 acre park that is proposed for that area. The initial swimming pool should be either

replaced within the existing Municipal Park or located elsewhere within the beltway. The outdoor swimming pool does not have to be developed in association with a larger park because the facilities stand alone and are seasonal facilities that do not necessarily compliment other facilities of the park. Some families will make a day of it and picnic at an outing to the park, but it is more common that most people are dropped off at the pool or drive to the pool and leave the pool when they are finished.

3. **Soccer Fields** - It was evident throughout the public workshops and Needs Analysis that a large number of soccer fields are needed to serve the community and the popularity of soccer grows with the World Cup in the United States this Summer. As the Population continues to grow in the Perrysburg area, several more soccer fields will be needed in the future. The Perrysburg Area Youth Soccer League currently has difficulty scheduling games and practices and many of the fields that are being used are in poor condition with poor turf, uneven grades, and general lack of parking. The three new fields at Rivercrest Park should improve the situation and the new fields that are proposed in the newer portion of Rivercrest Park should help to alleviate existing problems. We recommend that the new sports complex facility include a complex of several soccer fields of varying sizes and that the complex also have the ability to expand in the future to meet future population growth. These fields would probably be located further out in the township and we recommend that the existing neighborhood parks such as Municipal, Woodland School, Frank Elementary School and other sites be used for practices and that the games be held either at the larger complex at Rivercrest or at the new sports complex. The location of several fields in one location allows the managers of the complex general efficiencies in mowing, turf management, irrigation, line stripping and other maintenance and upkeep activities related to the operation of the soccer fields. The location of several fields in one location also helps to justify the cost of the development of concession stands and quality restroom facilities which would make for an excellent complex. Also with the development of a larger complex, lighting become a possibility and lighting several fields on shared poles helps to reduce the cost considerably per field.
4. **Baseball and Softball** - The Perrysburg Amateur Youth Baseball/Softball Commission indicated a need for three additional fields immediately and another ten fields within five years. The development of the four field complex at Rivercrest Park will meet the immediate needs of the baseball organization, but will become insufficient in a very short period of time due to the growing population in the community. As they suggested in the information that they provided to the Recreation Steering Committee, as soon as Rivercrest is completed the planning should begin for the

development of another four field complex at another location. Currently the majority of baseball fields are located at Municipal Park which is located in a residential setting. The Comprehensive Plan and this consultant agree that Municipal Park should be changed in time to a neighborhood park and that the large number of baseball fields will be reduced at that site and that no ballfields at Municipal would be lighted.

The only softball field in the township is located at the Perrysburg Township Park location off of Ft. Meigs Road. Although the majority of facilities that have been developed are geared towards the youth, there is a large demand for the development of adult softball fields with a minimum of 300 ft. fences for adult mens recreational leagues, co-ed teams, womens teams, church teams, industrial teams and other leagues. We recommend that a four field complex of adult lighted softball fields be located in the new sports complex site. A 300 ft. radius of the outfield would also make these fields available for the use by youth baseball as long as scheduling conflicts can be coordinated.

The new baseball field complex should be developed at the sports complex also. We recommend that one of the first phases of this park include a four field lighted complex of ballfields with another four field complex built in the future.

Parking should be made available for approximately 60 cars per field. The development of four field complexes allows the successful development of concession/restrooms/pressbox buildings in the center such as the new facility that is proposed for Rivercrest Park. The concession stands should be operated by the Joint Recreation District so that they can use the income to offset some of the costs of operations and maintaining the fields. Currently, the concession stands are operated by the baseball organizations and the costs are used to defray some of the operating costs of the league, such as uniforms and umpires fees.

The development of the sports field complexes also facilitates the hosting of tournaments that can be for the economic good of the community because people coming to town for tournaments will spend money at restaurants, hotels and other local establishments.

We also recommend that the infields of all the existing baseball fields be changed and the existing fine gravel material removed and used on trails or other locations and replaced with a good quality sand-clay mixture that is designed for ballfields. This mixture will be much safer and also easier to maintain in the long run. New fields should also include a good crown on the field, underdrains on the base paths, and batter boxes and pitcher

mounds that are made of a quality clay material that is designed for that purpose for their long term benefit. The area behind the backstop should be paved, bleachers should be quality bleachers that are located to the side of the backstops rather than behind the backstop, and there should be ample room between the parking areas and the spectator areas for safety. If possible, a playground should be located in the general vicinity of baseball and softball fields but at a safe distance so that foul balls are not a concern.

5. **Tennis** - The Needs Analysis indicated that there is currently a need for two tennis courts that will grow to a need of 10 courts by the year 2010. We did not hear a lot of strong requests for this during the planning process. Therefore the development of new tennis facilities is not a high priority in the immediate future, but courts should be developed at the sports complex site for the long term success of the district. The development of 6 to 8 courts at that location with lights and parking areas, shade sitting areas, drinking fountains and other amenities would attract good quality tournaments as well as promote the general activity of tennis throughout the community. Locating several courts in one area makes it possible to charge for the privilege of reserving a court and allow for the income that can be generated from hosting tournaments. The plan for individual parks indicate the development of tennis courts in the neighborhood parks to make them available to a wider number of people and to provide for activities within the neighborhood. There would be no need to light the courts within the neighborhood parks. It has been suggested that the courts at the existing high school are not facing in the proper direction and that the low sun angle in the west causes a problem with evening play. Therefore, these courts may be removed when the new high school is developed and relocated to the new site. This would allow other activities in that area at the existing high school.
6. **Basketball Courts** - The Needs Analysis indicated a need for two other basketball courts at the present time and expanding to the need for 10 courts by the year 2010. The prototypical design for neighborhood parks indicates that a basketball court should be located in each and the designs for Bicentennial Park, Rivercrest Park, Woodlands School area and others. One to two courts in each location should be adequate to service most of the demand with the exception of the possibility at the large sports complex to develop more courts for programming purposes so that outdoor basketball leagues can be developed. We anticipate that most of the demand will be met at the neighborhood parks for basketball.

Indoor basketball facilities are also needed in the community. Currently, the basketball court at the junior high school is utilized for recreational

leagues. With increased activity at the schools and by the schools, it is becoming more difficult to utilize the school facilities for non-school related activities. This is one of the reasons for the justification for the recreation center complex, so that the recreation district can schedule its own facilities at times that are the most conducive to recreation involvement rather than a time when it is available from the schools. The school facilities continue to be used as much as possible so that the indoor courts can be made available within the neighborhoods, but the larger game facilities can be located at the sports complex and recreation center.

7. **Football** - There is a demand for additional football fields and these should be met at the new sports complex site with two football fields developed at that site and possibly other fields that would be combined football/soccer fields so that they can be alternated between the two uses and therefore allow the turf to reestablish.
8. **Trails** - Throughout the Needs Analysis, demand was indicated very strongly for the need for bicycle trails, walking trails, riverfront access trails, and hiking trails. The application of recreation facilities standards indicated a shortage of 5.8 miles of trails now which expands to 11.8 miles by the year 2010. These standards did not differentiate between bicycle and hiking trails but there should be some differences.

The District Wide Recommendation Plan shows the location of proposed bike routes throughout the community. The goal of these routes are to connect all of the existing parks, school, community centers and neighborhoods so that all of the community is accessible by bicycle. It is also intended that these routes would make the facilities and locations more accessible to persons coming from outside of the Perrysburg area. Also it is hoped that bicycle trail systems that traverse the northwestern area would come through the Perrysburg area to promote this use even further. As many of the trails as possible should be class II bikeways which are separated from the roadway and are 8 to 10 ft. wide paved trails and designated for bicycles. The Comprehensive Plan recommended several of this type of trail areas in the area outside of I-475/I-75 in the area to be developed in the future. The areas in the plan that would include this type of trail include Roachton Road from State Route 65 extending all the way to the east to US 20 to 23. Many of the trails in the Old Perrysburg area would need to follow the sides of existing roads.

One major route through the city would extend from a new bridge to Maumee, at the Maumee Western Reserve Road, through Orleans Park, along Water Street to Hood Park, up State Route 199 to State Route 795 and extending to the east through Rossford. It is also recommended that

a trail be extended from the Maumee Western Reserve Road to the west along the riverfront all the way to the Roachton Road area and connecting to the class II bikeway that would be located there and extending around in a large loop throughout the district.

The plans for the sports complex, larger community parks, and the neighborhood parks recommend the development of walking trails throughout the park. The consultant has found that at several major sports complexes, walking trails have been one of the most used facilities in the parks. Wherever possible, trails should take advantage of natural and scenic features and would be especially popular along the riverfront. Trails and walkways should be signed to provide distance markers and to identify several different distances along loops in the larger parks where there may be different loops. Related facilities at the beginnings of trails should include parking, drinking fountains, signs showing trail routes, and benches. Benches should be located along the longer routes to provide resting areas. Where possible, these trails should also traverse through shaded and sunny areas to provide variety.

9. **Volleyball** - The Needs Analysis indicated a need for three outdoor volleyball courts now and seven by the year 2010. Sand volleyball courts have become extremely popular in the recent years where there have been league scheduling. They are also very popular adjacent to picnic shelters and enhance the rental use of shelters. We have found that sand volleyball courts have been recommended for all of the neighborhood parks and the larger complex of four courts is recommended for the sports complex for use for tournaments and leagues.

Indoor volleyball has also become very popular in recent years and leagues should be scheduled at the school gyms and also at the proposed indoor recreation center complex.

Related facilities at the outdoor sand volleyball courts should include parking, drinking fountains, shade areas, restrooms and benches. Spectator seating will also be required for the league and tournament areas. Sand volleyball courts should include an edging to contain the sand, sand to a depth of at least 15 inches, subsurface drainage under the sand, and a type of nylon rope for lines around the area. The sand should extend at least 10 ft. beyond the playing limits of the 30 ft. x 60 ft. court area for safety.

10. **Playgrounds** - The upgrading and development of new playgrounds throughout the district was expressed very strongly in the public meetings and in discussions with the sixth grade students at three elementary

schools. Several of the existing playgrounds do not meet current standards and are unsafe. New playgrounds should have safety surfacing such as approved wood mulch, rubber play surface or other surface that meets the requirements of the Consumer Products Safety Commission. All new playgrounds should be designed so that the play units are handicap accessible. Realizing that not all pieces of play equipment are for wheel chairs, several can be accessible so that wheelchairs can get to the unit and the playground users can climb from their chairs into or on to the play structure. At major parks, there should also be areas that do allow access for wheelchairs into the play structure. Where a variety of sizes of play equipment are designed, there should be separate areas for preschool children and the school age children. Preschool areas should include an attractive safety fence around the exterior and have the appropriate size play equipment with a safety surface and benches for parents. The school age children play units should be a shaded area with large play structures with a wide variety of activities on the same structure. These types of units promote inter- active play with other people rather than the individual play components that are currently used throughout the area. Students indicated that they like the playground at Frank Elementary School the best of all playgrounds in the city and it is one of the newer and larger play structure facilities. The swings and other associated individual pieces are also very popular, but the play structures allow for a larger number of people in a relatively smaller area and promotes interactive play.

Small playgrounds should be developed in association with picnic shelters to enhance their rental use.

Many children complained that the mulch at Woodland School causes their clothes to get dirty and there are several types of approved safety surface mulch that are much cleaner than the bark chips that are currently used. The mulch play surfaces should also have a series of underdrains so that the water drains out of the playground areas and prolongs the life of the mulch. Each playground should have quality edging around it to contain the safety surface and rubber tiles should provide a clear access for wheelchairs at each of the larger playgrounds. Some of the playgrounds may be designed with whole areas that have a rubber tile surface underneath to provide more access to persons in wheelchairs and with handicaps. In locations where large playgrounds are to be developed that would attract people from throughout the district, then restrooms should be available somewhere in the park.

11. **In-line skating areas** - Our discussions with sixth grade students overwhelmingly stated the very strong and immediate need for the development of in-line skating or rollerblading areas. The students

discussed a desire for street hockey areas as well as general skating surfaces. Some even suggested the development of speed tracks with banked turns like a car race track. There are three levels of rollerblading facilities that we recommend in this plan. The first would be to develop a very free form concrete path in an oval shape with the center utilized for the landscape area or sitting areas. This would be a very large oval and would provide a smooth path only for rollerblading or rollerskating. One of these has been developed in the Columbus area but also allows the facility to be flooded in the winter and frozen for ice skating and provides year round use in that situation. The second would be a general paved area that could be used for rollerblading or for street hockey. These areas should have a fence in the vicinity to contain any pucks or balls that would be used in playing street hockey and then could possibly even have a six inch curb around the perimeter of the paved area to help contain the puck. These areas should also be designed for general skating. The third type would be development of boards and an 80 ft. x 155 ft. oval area like an ice hockey rink for roller hockey. If this type of facility was developed, it would have to be scheduled and organized for safety reasons, as would an ice rink. We would not recommend that pick-up games be allowed on such a facility that is unsupervised.

We recommend that the first two types of the free form path and the paved area without boards be developed in some of the neighborhood parks and that the rink type facility would be developed at the sports complex. Almost all of the children in the classes owned their own pair of rollerblades and it does not seem that this will be just a passing fad. Therefore these facilities will be used for many years. In the event that this does become a fad, then the second type of paved area that can also be used for a roller hockey or general skating would also be able to be developed as basketball courts, tennis courts or other outdoor game areas in the future.

We recommend that the first two types of rollerblading areas be developed as soon as possible because there is a very strong and immediate need for these facilities to be developed and could allow this plan to have some immediate impact.

All rollerblade areas should promote the use of safety equipment such as helmets, wrist guards, elbow and knee pads. In areas where roller hockey will be played, precautions must be taken to protect spectators from flying pucks.

12. **Senior Center** - It is anticipated that a senior center would be developed in conjunction with the large recreation/community center at the sports complex site. Indoor facilities would include general meeting rooms, craft

rooms, exercise rooms, possibly the indoor pool that could be used for senior activities, and facilities that can meet the wide variety of senior activities that are being conducted at other centers throughout northern Ohio. It has also been suggested that the junior high school may become a community center if the junior high moves to the high school location and a new high school is built. If that is the case, then the size of the recreation center could be made smaller and the community and arts activities could be moved to the existing junior high school. The location of this facility should be easily accessible throughout the entire district to serve as many senior citizens as possible and considering that not all can drive.

13. **Teen Center** - The sixth grade classes indicated a strong need for an indoor area for socializing, dances, games and other activities that could be organized and supervised by teenagers and for teenagers. They even suggested that they would like to have a mall in the area so that they can have an indoor area to hang out and socialize. The recreational and arts types of activities that should be developed in the recreation/community center would be very conducive to scheduling times for teen use and any planning and programming should involve teenagers in the process to determine the activities that would be most popular at the current time.

VI. Individual Park Recommendations and Cost Estimates

VI. INDIVIDUAL PARK RECOMMENDATIONS AND COST ESTIMATES

The recommendations for improvements to the existing parks and for the development of new parks are discussed in this section of the text and are also shown in the plans for the parks which are included as Figures 4 - 15. The figures follow the text description, followed by the cost estimate for the park. Estimated construction and development costs for individual parks are presented in this section of the Master Plan. The costs listed are for preliminary budget purposes and are based upon the concept drawings. More accurate costs should be developed as each park design is refined and more accurate site information is available. These costs represent the order of magnitude of development at each park more than the actual cost that will be experienced. All items on the cost estimates are listed in order of priority. In general, safety and accessibility issues are proposed first, followed by facilities with a very strong need and then the remaining facilities. Costs are divided into time frames by years.

A. Municipal Park/Toth Elementary School (Figures 4 & 5)

Concept

- The plans for this park recommends the long term change of this park from a community facility, which is the major ballfield complex, to a neighborhood park. Realizing that the new sports complex where the ballfields will be relocated will not be completed immediately, there are some initial needs that should be met and they are indicated as the short term improvements on Figure 4.

Short Term Recommendations

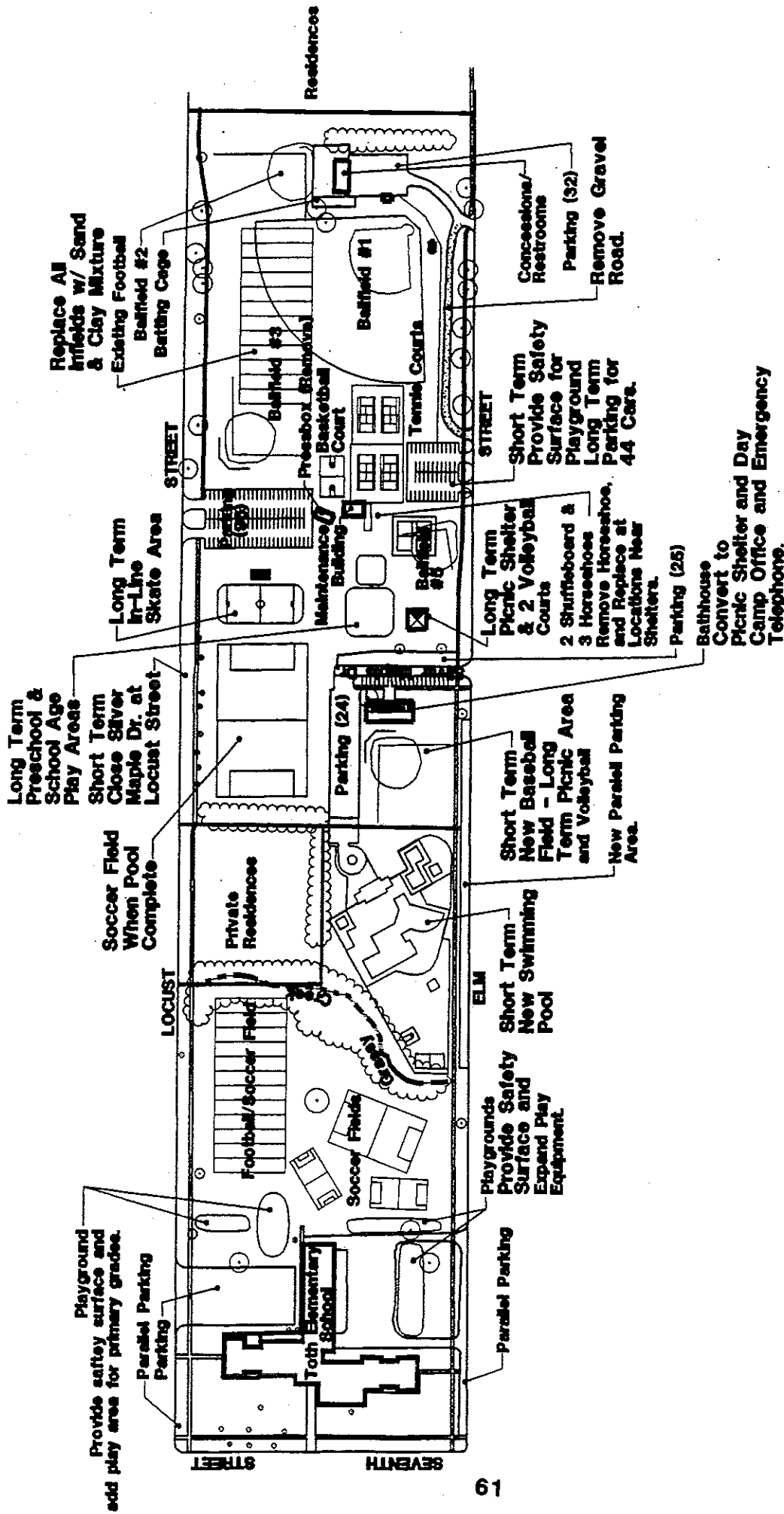
- Development of the new swimming pool .
- Small baseball field in the interim and a picnic area in the long term in the area of the existing pool.
- Renovating the existing bathhouse to a day camp summer recreation program office and location of an emergency telephone.
- Expansion of the existing parking lot around the swimming pool area.
- The debt service on an 18 to 20 year bond for the park improvements will be in the range of \$120,000.00 to \$130,000.00 per year.
- Closing of Silver Maple Drive to reduce the pedestrian/vehicular conflict throughout the park.
- Relocation of the soccer field that is in the location of a new swimming pool to a location further to the east where baseball field number 6 is currently located.
- Renovation of the playground to include a safety surface.
- Replacement of the ballfield infields to provide a more safe surface.

- Expanding the play equipment and providing a safety surface at the playgrounds at Toth Elementary School.
- General turf management throughout the entire park.

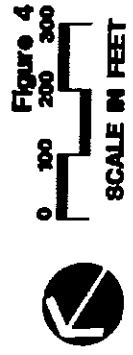
Long Term Recommendations

- Totally new playground area which include preschool and school age areas.
- Develop a parking lot in the location of the existing playground.
- Remove ballfield number 4 for the development of a soccer field and an in-line skating area.
- Redevelopment of the parking area off of Locust Street.
- A picnic shelter near the new playground area.
- Two sand volleyball courts, also in the vicinity of the shelter
- Playground to compliment the central area of the park which has all the tennis and basketball and other game types sports and also to compliment the picnic areas.
- Fields 1, 2 & 3 would remain at this park to be used by the neighborhood teams for practices. Games would be located at the new sports complex.
- There will be no field lighting at this site in the long term.

Throughout the park there will be a new turf management program to improve the surfaces.



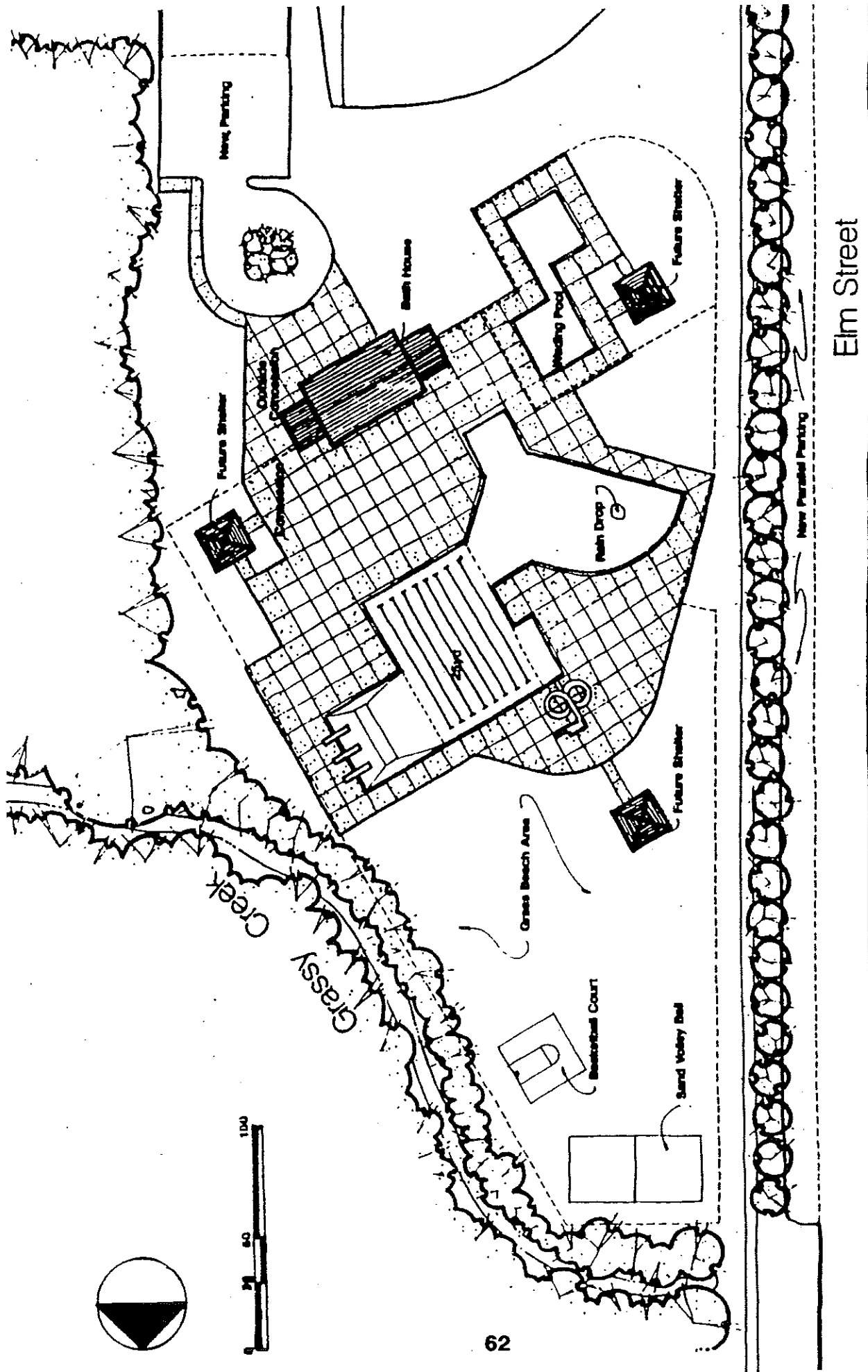
Municipal Park & Toth Elementary School Perrysburg Area Recreation Master Plan



Brandstetter/Carroll, Inc.
Cleveland

Cincinnati

Architects Engineers Planners
Lexington



• From the 1991 Perrysburg Pool Study

PERRYSBURG MUNICIPAL POOL

Figure 5

PERRYSBURG, OHIO

JOINT RECREATION DISTRICT FACILITIES COST ESTIMATES

PARK/IMPROVEMENT	Joint Recreation District Improvements			By Township or others
	1995-96	1997-99	2000-2004	2005-2009

MUNICIPAL PARK

Short Term Improvements

1	Replace infield surface on all fields	\$72,000			
2	Develop preschool playground	\$24,000			
3	Overall turf management and repair	\$36,000			
4	Safety surface under existing play area	\$18,000			
5	New swimming pool complex and parking lot expansion	\$1,440,000 Land donation by School District			
	Temporary baseball field (old pool area)				
	New soccer field	\$48,000			
	Close Silver Maple Drive	\$38,000			
	Parking along Elm Street	\$11,300			
	In-line skating area	\$23,600			
		\$36,000			
	Long Term Improvements				
7	New picnic shelter		\$48,000		
8	New large playground		\$48,000		
9	Volleyball courts		\$10,000		
10	Convert bathhouse to a shelter and day-camp office		\$30,000		
11	New parking off of Locust St. at location of existing parking		\$63,000		
12	Parking at existing play area		\$36,000		
	Subtotal	\$150,000	\$1,596,900	\$235,000	\$0
					\$0