

Hills and Dales Master Plan Key

Pre-final Concept

Context & Connectivity (Red numbered squares on the context plan)

- There are 6 schools within easy walking distance of the park
- RTA bus stops are within a few blocks of the primary use area
 - Routes 11 and 18 on South Dixie at Stockton
 - Routes 11 and 19 on Dorothy Lane at Hilton
- Kettering and Oakwood Bike Routes connect the park to the regional bike trail system
- Promote the Kettering and Oakwood bike routes to connect to the historical and cultural features around Hills and Dales MetroPark including:
 - Carillon Park
 - The Patterson Homestead
 - Hawthorn Hill
 - Smith Gardens
 - Houk Stream and Friendship Park
 - The Oakwood Historical Home Tour (Same as the bike route)

1- Dayton History and Carillon Park

- Continue efforts to work with Dayton History to reciprocally promote both Carillon Park and its holdings as well as Hills and Dales MetroParks to visitors to increase visitation and awareness of the facilities which are in easy access in the area
- Work to ensure Dayton History establishes a bike friendly access through its facility to the Great Miami Bike Trail

2- Proposed Bike Route/ Trail

- Work with the City of Oakwood to develop a bike route and/or multi-use trail between Patterson Blvd and Old River Trail along the old service road bed south of Old River Park
- Work with the City of Oakwood to develop a bike route between the end of Old River Trail, crossing Far Hills at the traffic signal at Springhouse Rd to Rubicon and east on Sawmill to connect into the Oakwood Bike Route system

3- RTA Bus Stops

- Work with GDRTA to improve the existing bus stops on South Dixie at Stockton Drive to promote Hills and Dales MetroPark
- Work with GDRTA to improve the existing bus stops on Dorothy Lane and Hilton Drive to promote Hills and Dales MetroPark
- Work with the City of Kettering to ensure sidewalk are well maintained to provide safe and comfortable pedestrian and bicycle access to and from the park

4- Proposed Bike Route on Park Rd

- Develop a bike route connector between Kettering Bike Route K3 on Patterson Blvd and Oakwood's city bike route along Park Rd

5- Intersection of Oak Knoll and Deep Hollow

- Develop wayfinding at this location to direct users between the Kettering K3 and Oakwood bike routes and to the various features in Hills and Dales MetroPark including parking, restrooms and water at the Paw Paw Use Area

6- Safe Routes to Parks

- Continue existing and develop new relationships with Kettering and Oakwood Schools to build awareness of opportunities in Hills and Dales MetroPark
- Promote the concept of Safe Routes to Parks to Kettering and Oakwood Schools to ensure continued easy access from the schools to Hills and Dales MetroPark and Houk Stream

Park Wide

- Tell the story of the park
 - History
 - Geology
- Continue ongoing Invasive Species removal
- Continue to enhance and protect the natural wetlands in the park, primarily between Paw Paw and Dogwood Pond Use Areas
- Introduce native shrubs, middle story trees and herbaceous wildflowers throughout the park to enhance and promote views and create buffers to create a more dynamic experience for park users
- Expand bird species specific plants to enhance the birding experience throughout the park
- Work with the City to clean up the dump areas and establish an appropriate location for future natural material disposal
- Accurately define the limits of the park lease with the City of Dayton. This would include some expansion on the golf course side of Patterson to include wooded area between the Dogwood Use Area and the stone observation tower proposed for the new natural surface trail.
- Enforce the 25 MPH speed limit in the park to ensure a comfortable user experience

Trails

- Develop a central hardened or paved pedestrian spine that follows the existing trail alignment through the park from the parking lot at Old Barn Camp Use Area to the White Oak Use Area. This 8-10' wide trail will better accommodate current park users and provide a higher quality experience for young families including the use of strollers and small children on bikes.
 - Create a new re-aligned paved section of trail between the Paw Paw Parking lot and the top of the hill. This would include steps to ensure a stable user experience that could also be used for a fitness experience in the park
- Work with the City of Kettering and Oakwood to promote the existing bike routes through and around the park. FRMP would support an effort by City of Kettering to develop a separated bike lane along Patterson Blvd.
- Re-align trail sections of natural surface trails between the Paw Paw Use area and the Dogwood Pond Use Area to create a more logical stacked loop system and eliminate consistently wet trail conditions.

- Move the existing trail from the last wooden footbridge towards Deep Hollow to avoid the natural springs
- Realign the connector trail from Paw Paw Shelter to meet with the natural surface trail along Deep Hollow
- Develop a new natural surface trail between Twin Oak Use Area and the trail entrance west of the operations facility. This alignment should follow approximately the old carriage road from the 1915 Olmsted plan.
- Develop a new natural surface trail south of Patterson Blvd. to connect users to the south slope near the Patterson Memorial, the site of the historic Round Camp and to the stone observation tower
- Work with the City of Dayton to develop wayfinding to direct users from the White Oak Primary Use Area to the World War 1 Memorial using City sidewalks

Use Areas (Yellow numbered circles on the plan)

1- White Oak Camp Use Area

- This is the primary use area for the park and will become the main front door for Hills and Dales MetroPark
- Develop wayfinding along Dixie, Schantz and Patterson to direct users to this primary use area
- Maintain shelters, restrooms, and basic site amenities. May include replacing wood site amenities with similar aesthetic but utilizing recycled or more sustainable, low maintenance products
- Add a wash station to support the nature play area; continue to evolve the nature play area to support the large local population of children in the neighborhood and encourage free range play.
- Power of 10+ Activities:
 - Picnic
 - Have a party or reunion in one of the shelters
 - Restroom and trail head
 - Nature Play
 - Grassy play including Frisbee and ball throwing
 - Introduce built in games such as corn hole and large games
 - Begin a bike ride on the regional bikeway system.
 - Sit and read a book in one of the Adirondack chairs
 - Begin a historical tour of the park
 - Watch golfers playing at Community Golf Course
 - Visit the World War 1 Memorial

2- Twin Oak Camp Use Area

- This use area includes both Twin Oak and Adirondack Shelters
- Add a restroom to serve both shelters
- Formalize parking at the Twin Oak Shelter by paving the parking lot and entry drive

- Add parking to support the Adirondack Shelter using nose in parking between the shelter and the Patterson Memorial
 - Site would include about 8 spaces
 - Create a formalized curb system, including bump outs and signage to help maintain 25 MPH speeds through this section of the park
 - Eliminate the 2 parking spaces where the trail crosses Patterson Blvd.
- Power of 10+ Activities:
 - Picnic
 - Have a party or reunion in one of the shelters
 - Restroom and trail head
 - Visit the Patterson Memorial
 - Grassy play including Frisbee and ball throwing
 - Introduce built in games such as corn hole and large games
 - Learn about the historical Adirondack Camp
 - Learn about the WPA development projects which created the shelters
 - Take a short nature walk on one of the trail loops
 - Enjoy the wildflowers in the surround woods

3- Patterson Memorial Use Area.

- Continue to maintain the Memorial, including repairing the paved plaza and improving the water fountain system
- Introduce an overlook on the south side of Patterson Blvd which is accessible by a natural surface trail on the south side of the road as well as steps from Patterson Blvd
- Define the parking area east of the Memorial using striping, signage and curb modifications to create about 6-8 nose in parking spaces, including ADA space(s), and to promote slower speeds and ensure a safer and higher quality visitor experience
- Create an ADA accessible walk to the Patterson Memorial
- Renovate the landscape plantings
- Add bench seating around the Memorial to create a more comfortable space to sit and enjoy the view
- Explore adding steps or if possible and ADA accessible route to connect the paved spine trail to the Patterson Memorial
- Remove the encroaching vegetation and trees which are beginning to block the view from the Memorial
- Power of 10+ Activities:
 - Learn about John Patterson
 - Learn about the significant role that Hills and Dales Park had on other major corporations and employee health around the country
 - Learn about the geology of the area utilizing the long views
 - Enjoy a relaxing break from the city listening to the water fountains
 - Enjoy the view
 - Take a lunch break

- Take part in a program on the history of the park or Dayton
- Take a selfie with Mr. Patterson
- Make a stop on the Dayton History tour including Hawthorn Hill, Carillon Park and the historic homes tour of Oakwood
- Visit the new overlook plaza

4- Dogwood Pond Use Area

- Maintain the shelter and pathway system and continue to address the water seeps across the pathways
- Add a small restroom near the parking lot
- Power of 10+ Activities:
 - Get married
 - Have your pictures taken
 - Enjoy a stroll around the pond
 - Relax and enjoy the waterfall
 - Nature Play
 - Learn about the equestrian history of the park including trails, polo and the Halfway House
 - Sit and read a book in one of the swings or Adirondack chairs
 - Enjoy a short nature walk
 - Enjoy a walk to Houk Stream and Friendship Park in Oakwood
 - Enjoy a walk to the boardwalk to see the skunk cabbage in the spring

5-Paw Paw Use Area

- Continue to maintain restrooms and shelter
- Enhance and better define trail access from the use area
- Rebuild the gate to control access
- Power of 10+ Activities:
 - Get married
 - Have your pictures taken
 - Explore the Staged Gates
 - Picnic
 - Have a party or reunion in the shelter
 - Restroom and trail head
 - Take a hike
 - Explore the Stone Observation Tower
 - Access the regional bike trail system using the bike routes adjacent to the MetroPark
 - Grassy play including Frisbee and ball throwing
 - Introduce built in games such as corn hole and large games

6- Old Barn Camp Use Area

- Create a defined parking area by paving the entry drive and parking area
- Develop non-reservable covered seating to support casual eating and relaxing activities

- Small covered structures including covered picnic tables or swings to improve the individual or small group recharge experience
- Create a better-defined trail access to direct users to the main part of the park and the Legacy Trail
- Install a small restroom
- Provide firewood for small fires in the historic chimney
- Power of 10+ Activities:
 - Restroom and trail head
 - Enjoy a lunch break outside
 - Explore the two chimneys
 - Learn about the Old Barn Camp and the Auto Club
 - Take a short nature hike on the Legacy Trail
 - Enjoy a naturalist program
 - Sit, relax and enjoy a book
 - Take a bike ride on the local bike routes to connect to the regional bikeway system
 - Enjoy bird watching
 - Roast marshmallows in the old chimney

Crossing Areas (Red numbered circles on the plan)

- All crossing areas should include roadway modifications to ensure safe and comfortable pedestrian crossings

C1- Twin Oak Area

- Crossing for a paved pedestrian pathway and a primary roadway crossing
- Install bump out islands and crosswalk for traffic calming
- Install rapid flashing beacons
- Install proper vehicular warning signage

C2- Patterson Memorial Area

- Develop a roadway diet and potential pavement change to slow traffic and make the area more pedestrian friendly
 - Narrow the pavement to approximately 24' from the current 35' to make the space more pedestrian centric and ensure vehicular speeds are maintained at 25 MPH or less
 - Traffic calming devices could include a planted island or curb bump outs to allow for pedestrian crossing
 - Consider a change in roadway pavement in this area
 - Add roadway signage to warn motorists of pedestrians
- Install proper vehicular warning signage

C3- Dogwood Pond Area

- Crossing for hikers and access from Dogwood Pond Use Area
- Install bump out islands and crosswalk for traffic calming
- Install proper vehicular warning signage

C4- Deep Hollow Crossing Area

- Re-align natural surface trail to eliminate perennial wet sections and bring users to intersection to make a high-quality connection to Oakwood Parks
- Create a new natural surface trail connection between the intersection and the paved trail at Dogwood Pond
- Develop wayfinding to direct users between Oakwood parks and Hills and Dales MetroPark
- Install crosswalk at the three way stop
- Install proper vehicular warning signage

C5- Paw Paw Shelter Area

- Pedestrian crossing point
- View lines are not the greatest at this location so additional vehicular warnings and traffic calming devices are needed
- Prune vegetation as required to improve sight lines in this area
- Install bump out islands and crosswalk for traffic calming
- Install rapid flashing beacons
- Install proper vehicular warning signage

C6- Oak Knoll Crossing Area

- Enhance the park entrance to feel like a MetroPark entrance
- This is a slow speed and low volume crossing
- Develop better trail connections on either side of the road to better direct users to trail opportunities on both side of the road
- Install crosswalk at the stop sign
- Install proper vehicular warning signage

Plan Notes (Green lettered squares on the plan)

A. Nature Play Area

- Develop a new detailed plan for the play area
- Enhance and improve the nature play experience by adding additional play elements

B. Operations Area

- Expand the operations building to accommodate staff needs
- Develop bulk material storage and disposal facilities
- Ensure proper covered storage for equipment

C. New Natural Surface Trail

- Develop a new natural surface trail along historic carriage path alignment
- Ensure a safe crossing across the operation building drive

D. Paved Pedestrian Trail

- Develop an accessible paved pedestrian trail along the current alignment
- Trail will run through the Dogwood Pond Area and along the current accessible trail including the boardwalk and into the Paw Paw Use Area, through the Staged Gates and continue to the Old Barn Camp parking lot

E. New natural surface trail

- Develop a new natural surface trail which would take advantage of the views across the golf course, connect to the proposed overlook below the Patterson Memorial and access historical sites from the Olmsted era

F. New natural surface trail and Round Camp location

- Install benches or swings for users to sit and enjoy the views and birdwatching opportunities
- Work with the City of Dayton to remove dumped materials and trash
- Enhance the views from the camp location over the golf course and over the wooded hillside by removing invasive species
- Interpret the historic site

G. Stone fire pit location

- Stabilize and enhance the WPA era fire ring as a seating area

H. Connection to Houk Stream and Friendship Park

- Work with the City of Oakwood to develop wayfinding to connect the two park facilities using the existing paved connector such as adding banners along Park Road to help users find both parks

I. Proposed natural surface trail

- Work with the City of Dayton to expand the lease boundaries of the park to include this section of wooded area
- Create a new section of natural surface trail to connect the two roadway crossings and provide access to the old Olmsted Era camp location and view point location
- Work with the City of Dayton to clean up the old dumping location

J. Stone Observation Tower

- Re-open the tower for park users. Develop a new access gate to allow the tower to be closed at night
- Repair the hole in the top observation level and install safety railing
- Consider re-installing the historic roof to the tower

K. Staged Gates

- Enhance and realign the paved pedestrian trail that accesses the art piece
- Work with the artist to create a new or continued life to the installation
- Stabilize and repair the Staged Gates to ensure future life

L. Historic Chimney at Inspiration Point

- Develop interpretive information on the chimney
- Tell the story of Inspiration point including the views which are no longer visible due to tree growth

M. World War 1 Memorial

- Collaborate with the City of Dayton to propagate new Oaks from the memorial trees to be used to start a new stand of memorial trees, in the MetroPark and to begin to replant the golf course to replace the dead Ash trees
- Develop a wayfinding method to make park visitors aware of the memorial at the White Oak Use Area