

## 2.5 INTERPRETIVE PLAN

### Carriage Hill MetroPark

- 938 acres in Huber Heights, north eastern edge of Montgomery County.
- Habitats–
  - **Water:** Drylick creek, 14-acre Cedar Lake with fishing pier, farm pond.
  - **Forest:** successional farmland, there was a sawmill on original homestead.
  - **Prairie:** planted prairie with trails.
  - **Farm:** Historic farm depicting the 1880's through diaries of the Arnold family.
  - **Wetland:** on the northeast section of park.
- Historical features and cultural resources – Arnold family homestead original to 1800's, family cemetery, equipment 'graveyard', original cabin, Arnold House, Joseph Arnold house and barn, Neu Bauer Barn (aka Display Barn), Old Shull road.
- Riding center is currently the only one FRMP operates; it's unique to the region. There are other private riding facilities south of Montgomery County.
- Visitor Center opened in 1994 with museum exhibit area to orient the visitor to the site and its history. The exhibit contains information on the history of the Arnold Family, Dayton in the 1880s, Going to Market, Changes in Agriculture and the Restoration of the Site.
- Central area purchased in 1966, it was one of the 1<sup>st</sup> purchases in the park district. Farm purchased in 1968.
- Comprehensive master plan park typology classified as a Community MetroPark.

### Audience

#### Current Audiences

Experience Seekers  
Facilitators  
Hobbyist (at farm)

#### Potential Audiences

Rechargers  
Explorers

#### Current User Groups

#### Potential User Groups/Activities

Visit historic Farm (& see animals)  
Hiking/Walking/Dog Walking  
Fishing  
Gatherings at shelters/picnics  
Visit Country Store/penny candy  
Bird Watching  
Horseback riding/horseback tours  
School tours

Attract new residents living across entrance  
Nature Play enhancements  
Engage nearby schools  
YMCA – Silver Sneakers Program  
Heart Healthy trail loop through park  
Cross-country skiing (seasonal)  
Cycling destination (i.e. ride instead of drive)  
Historic architecture tours/hobbyists

### **Intended Visitor Experience for Carriage Hill**

- Landscaping, basic amenities, and wayfinding provide a sense of comfort and safety during an integrated experience immersed in nature with signs of the historical farm throughout the park. Park is cohesive and feels connected even across Shull rd. After improvements, crossing the street is no longer a barrier.
- Visitors stay for at least two hours and leave with a positive image of FRMP.

### **What makes this park special?**

Park has very unique resource of an 1880's historic site and FRMP's only equestrian center located in a developing residential area.

### **Neighborhood Population Information**

- Median age 38.5 within Huber Heights area. To the north, east, and west, median age range is 40-48.
- [YMCA](#) nearby host' daily M-F silver sneaker classes, youth summer camps, among other programs.

See full interpretive plan for details. Sources: <http://webapps-cdn.esri.com/Apps/location-strategy-for-business>

## **FRMP System-Wide Themes/Storylines**

An interpretive theme is the overarching message. It is more detailed than a broad topic; it is a complete thought in one to two complete sentences. The theme may be used verbatim in signage or verbally in talks, or it may be unspoken but guide the general feel the project aims to have for the visitor experience on site. A theme will help answer the “so what?” – “the moral of the story.” Themes connect tangibles: those things you can touch, see, feel, smell, and taste with intangibles, and those things that are symbolic or metaphoric

**Theme:** A succinct, central message about a topic of interest that a communicator wants to get across to an audience. (Ham, 2013)

**StoryLine:** Part of the Thematic hierarchy-Theme-Sub-theme-storyline, Storylines are the details of the interpretive content.

## **Central themes**

Each park within FRMP system tells a story from the past.

Protect natural areas, parks and river corridors, and promote the conservation and use of these lands and waterways for the ongoing benefit of the people of the region.

## **Themes for the Park**

- Each park tells a natural or cultural story from the past
- Active conservation efforts protect lands for the future generations
- Through time, Carriage Hill has been a living example of people being changed by nature and nature being changed by people.

## **Sub-themes**

- Families have been living their lives close to nature at Carriage Hill for over a hundred years.
- The lives of the Arnold family influence our lives today.
- Carriage Hill is the first property bought with a community vision for greenspace encircling Dayton.
- A sustainable future is achieved through learning skills from the past.

### **Storylines specific to site**

- Slow down and feel the way life moved during the 1880s. Learn patience/respect for slower methods and ways.
- Experience a real farm, where real people lived. Generations of the Arnold family lived and died here.
  - Life events from the Arnold's diaries, their interactions on the farm and in Dayton community.
  - Joseph Arnold house was parcel of property Joseph purchased from his father.
  - Allen family neighbors of the Arnolds and their barn is still on site today.
- Dry-lick run property, now the central area of Carriage Hill where visitors enjoy cedar lake, a planted prairie, and hiking was the first purchase of the Dayton-Montgomery Park District (now known as Five Rivers MetroParks). The farm parcel was purchased a few years following.
- Learn about the history of the farm and reflect on one's own heritage.
  - Carriage Hill presents a tangible way to experience history that helps put past methods in context.
- Agriculture is very much a part of conservation as it is man's manipulation of the land.

### **Other opportunities to connect to agency-wide themes**

- Parks make our lives healthier and happier
- An unique adventure awaits

### **Partnership opportunities**

- |                                  |                             |
|----------------------------------|-----------------------------|
| • YMCA – Silver Sneakers Program | • Future Farmers of America |
| • Sinclair College               | • Urban Farmers             |
| • UD Lifelong Learners           | • German Baptists           |
| • Farmers Markets                | • Etc., see full plan       |
| • 4-H Clubs                      |                             |

### **Interpretive Media Recommendations (\*optional with partner funding)**

Facilitated programs by topic

- School tours



- Fishing for beginners
- Bird ID classes/ bird watching meet up groups
- Youth and family programming for younger residents surrounding park
- Silver sneakers opportunities partner programming on paved paths
- Integrated historic farm and nature area guided tours/ self-guided tours
- Equestrian rides (some including historic site)

### **Self-guided interpretation**

- 8 interpretive waysides:
  - Allen barn story
  - Historic farm area
  - Three along new Cedar Lake boardwalk
  - At least three around Cedar Lake re: prairie, lake, wetlands.
- 2 new nature play areas. *(not currently funded)*

### **Exhibits self-guided**

- Historic Farm Trail interpretation (ex. at JA house, equipment graveyard, family burial plot, old farm orchard, etc.)
- Historic Farm plaza near restroom.
- Visitor Center Exhibit Updates
- Interpretive media series along cobble walk (VC to HF plaza) to step visitors back in time. Evaluate panels or changeable exhibit method for objects.

**Opportunities\***

- Interpretive media at display /educational gardens. Connect visitor to heritage crops /heritage recipes.\*

#### 4.0 Master Planning Process

1. Established a working core team
  1. Representatives from each functional area
    1. Bernadette Whitworth- Community Ecology Program Manager
    2. Brent Anslinger-Outdoor Recreation Program Manager
    3. Candy Holloway-Volunteer Coordinator
    4. Carrie Scarff-Chief of Planning and Projects
    5. Chris Pion- Director of Parks and Conservation
    6. Chris Romer- Executive Management Assistant
    7. Eric Sauer- Planning Manager
    8. Joshua York- Education Coordinator
    9. Karen Hesser- Chief of Operations
    10. Katherine Berg- Riding Center Manager
    11. Katrina Arnold- Conservation and Nature Program Manager
    12. Laura Stevens- Interpretation Coordinator
    13. Lauren Stayer- Asquith- Education Specialist
    14. Mary Klunk- Conservation Manager
    15. Randy Ryberg- Outdoor Recreation Coordinator
    16. Rick Musselman- Education Coordinator
    17. Steve Sherman- Regional Manager
    18. Trevor Hagedorn- Business Services Manager
    19. Trish Butler- Director of Marketing and Community Engagement
2. Retained consultants
  1. Hitchcock Design
  2. Provided background documents and base map information
    1. GIS Data
    2. Property Data
    3. Conservation Files
    4. Park History
    5. Previous Master Plan
3. Public Relations
  1. Park Banners
    1. Placed at park entrances about 30 days before open houses
  2. Parkways
  3. Social Media
  4. FRMP Electronic Newsletters
  5. Direct emails
  6. Surveys
    1. In park intercept surveys
    2. Open House surveys
4. Two Day work session
  1. **Thursday March 9th , 2017 – All meetings at Carriage Hill Visitor Center**
    1. 8:00- 9:00 AM Kick Off Meeting- Meet with core team
    2. 9:00-11:00 AM- Drive and initial tour of the park
    3. 11:00-11:30- Quick Lunch/ travel to open house/ Open House Set Up

4. 11:30 AM till 1:30 PM-Public Open House Location: Carriage Hill Visitor Center
5. 2:00-3:00 Meet with FRMP Operations Staff
6. 3:00-4:30 Meet with interpretive staff
7. 4:30-5:30- Dinner
8. 6:00 PM till 8:00 PM- Public Open House Location: Carriage Hill Visitor Center

**2. Friday March 10<sup>th</sup> , 2017**

1. 8:00-9:00 Meet with key volunteers
  2. 9:00-12:30 Walking and in depth tour of the park- Site analysis (includes public safety)
  3. 12:30-1:30 Lunch and Team Discussions
  4. 1:30-2:30 Meet with community stakeholders
  5. 3:00-4:00 Meet with Program Staff
  6. 4:00-5:00 Meet with core team for wrap up
  7. Consultant Team departs
5. Develop meeting notes
    1. Core team review and comments provided to the consultant
  6. Develop program
    1. Core team review and comment
  7. Developed concept alternatives
    1. Presentation to the Core Team
    2. Core Team and Staff Comments
  8. Develop Pre-final site plan
    1. Presentation to the Core Team
    2. Core Team and Staff Comments
  9. Public feedback
    1. Public Open House
      1. Notified participants by email
      2. Posted meeting on social media and website
    2. Post Pre-final plan online for public comment
  10. Final plan development
    1. Site Plan
    2. Capital Improvement Estimate
    3. Established 10 top priority projects
    4. Developed Projections
      1. Narratives and project cost estimates
        1. Parks and Conservation
        2. Programing and Interpretation
        3. Business Operations
        4. Public Safety
        5. Philanthropy

## CARRIAGE HILL METROPARK

### Park Position Description

6/15/18

Carriage Hill MetroPark is a 939-acre park consisting mainly of former farmland and woodlots, with substantial prairies as well. The park includes two tracts of mature forest along with large areas of young forest. Old fields have been planted to native hardwoods meadows, or prairie. Several wetlands occur on the property, along with the 14-acre Cedar Lake, Drylick Run, and four small ponds. A significant portion of the park is devoted to the 1880s living history farm that includes three homes, various barns and outbuildings, and the Visitor Center. The equestrian Riding Center occupies a smaller area on the east side of the park and includes two barns, one with stalls and one with an arena, and outdoor arena, and various paddocks and pastures. Drylick Stables, in a northeast section of the park, is a leased, privately operated boarding stable that is accessed from Palmer Road. Shull Road, a public right-of-way, bisects the park and all of the park areas are accessed from Shull Road. Between the farm fields, prairies, and Cedar Lake, the park has an expansive, open feel.

Carriage Hill is similar to Englewood MetroPark in that it lies essentially adjacent to the dense population in the city of Huber Heights; however State Route 201 and Interstate 70 create significant barriers to access the park. The park borders have been evolving over the last decade. Interstate 70 produces steady, low grade noise levels on the park's southern border. To the east, agricultural fields have been converting to light industrial uses in recent years, and to the west historic agriculture fields have converted to single family homes and recreational uses: a YMCA and a water park. Land uses to the north have remained stable with farms and a few single family homes between the park boundary and Singer Road.

Carriage Hill MetroPark is a nature park in MetroParks' typology matrix, meaning it offers a variety of experiences, has a relatively high amount of activity and amenities per acre, requires more than average resources, and is not connected by trails to the rest of the park system. As a community park, it is similar to Possum Creek MetroPark in that it has high intensity facilities, such as the Historic Farm and the Riding Center, among expansive natural areas. These natural areas comprise 82% of the park's acreage. Carriage Hill attracted nearly 160,000 visitors in 2017, which falls approximately in the middle of all nature and community parks.

Three main uses are offered at Carriage Hill: the living history farm, the Riding Center, and an array of activities in the natural habitats of the park. The farm authentically depicts life as the Arnold family lived it in the 1880s, offering animals of heritage breed, 1880s era crops, steam engines, and other elements consistent with that time that are demonstrated through programming and tours as well as independent use. The Riding Center offers trail rides, lessons, equestrian camps, and pony rides. In the natural habitats, which offer a strong balance of woods and prairie, the park offers hiking, fishing, picnicking, and paddling as well as equestrian trails for those who trailer their own horses into the park. Counter data shows that a little over 40% of the attendance uses the parking lots around the farm, 14% park at the Riding Center, and the rest, nearly 25%, use the lots around Cedar Lake. Carriage Hill MetroPark ties strongly to the two core interpretive themes that each MetroPark tells a story from the past and active conservation efforts protect lands for the future generations. The interpretive theme specific to Carriage Hill is that the park has been a living example of people being changed by nature and nature being changed by people.

Carriage Hill MetroPark is best-known for the Arnold's living history farm, yet in addition offers 770 acres of natural habitat and the riding center. One of the largest MetroParks, it offers distinct and diverse experiences that remind us of simpler times—fishing, picnicking, hiking, horseback riding, and experiencing 1800s life. The expansive views of waving prairie grass, pastures, and Cedar Lake convey a distinctive sense of peace and calm. Carriage Hill's identity within the MetroParks system is as a bucolic setting where one can experience history and nature in many dimensions and activities.

**Typology:** Community Park

**Brand Statement:** Share simpler times

**Interpretive Themes & Storylines**

Core Themes:

- Each park tells a natural or cultural story from the past
- Active conservation efforts protect lands for the future generations

Interpretive Theme for site:

- Through time, Carriage Hill has been a living example of people being changed by nature and nature being changed by people.

Sub-themes:

- Families have been living their lives close to nature at Carriage Hill for over a hundred years.
- The lives of the Arnold family influence our lives today.
- Carriage Hill is the first property bought with a community vision for greenspace encircling Dayton.
- Lessons learned from the past create a sustainable future.

Storylines specific to site:

- Slow down and feel the way life moved during the 1880s. Learn patience/respect for slower methods and ways.
- Experience a real farm, where real people lived. Generations of the Arnold family lived and died here.
  - Life events from the Arnold's diaries, their interactions on the farm and in Dayton community.
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Other opportunities to connect to agency-wide Themes:

- Parks make our lives healthier and happier
- A unique adventure awaits

## Staff Survey

**1** CHMP **5**

Natural areas	2.9	Developed areas
High energy uses	3.6	Quiet uses
Facilitated education	2.3	Interpretive education
Typical uses	4.0	Unique uses
Nature-based recreation	2.9	Built recreation
Big groups / community atmosphere	3.0	Intimate groups / solitude
Serves broad interests	4.3	Serves niche interests
Draws regionally	2.9	Draws from close by
Facilitated use	2.4	Independent use
Many different users coming infrequently	3.0	Same users coming consistently
Similar to other parks	4.6	Distinctive, unlike other parks



**Brand Image Personified: Chuck**

Chuck is an ol' softie. Nothing makes him melt like seeing his grandson climb onto his tractor and take a seat at the wheel. It warms his heart to know that at least his kin value his old equipment, even if it is just for climbing.

He sure wishes other kids today could know what he knows, see what he has seen. Then they would appreciate what they have. He thinks that maybe he can teach them, if given the opportunity. He could help them understand that there is no replacement for hard work and dedication, and the celebration after the job is done.

His grandkids know this. When they are in town, Chuck gets them to help with farm chores. Afterwards, if they are lucky, Chuck might take them for a stroll down to the fishing hole to catch bluegill. He also likes to show the kids how to use a blade of grass as a whistle and how to suck the sweet juice from honeysuckle blooms as they take the walk down the path.

Chuck ties his own fishing lures, and is somewhat of a local legend for his handiwork. He has just started selling them at the local bait shop. Maybe one day, he'll pass this skill to one of his grandkids as well.

## Brand Personality:

### User-Chosen Words

- Pleasant
- Calm
- Appealing
- Natural
- Local
- Green
- Genuine
- Inspiring
- Welcoming
- Stands for something
- Charming
- Cheerful
- Likable
- Real
- High-quality
- Safe
- Down-to-Earth
- Wholesome
- Sustainable
- Unique
- Friendly
- Honest
- Unpretentious

### High-scoring, Weighted Brand words

- Natural
- Green
- Genuine
- Real
- High-quality
- Down-to-Earth
- Wholesome
- Sustainable
- Honest
- Unpretentious
- Successful

- Good looking
- Consistent
- Sincerity
- Reliable

### High scoring differentiation:

- Sentimental
- Stands for something
- Serious
- Charming
- Wealthy
- Good looking
- Intelligent
- Wise
- Classy
- Genuine
- Pleasant
- Formal
- Old
- Sincerity
- Admirable
- Unpretentious

### Low scoring differentiation:

- Athletic
- Playful
- Adventurous
- Hip/cool
- Young
- Active
- Outgoing
- Fun
- Macho
- Flexible
- Accessible
- Daring
- Social

# Carriage Hill MetroPark Inventory and Analysis

7800 Shull Road  
Huber Heights, Ohio 45424

April 14, 2017





## Meeting Summaries

**Dates:** March 9<sup>th</sup> and 10<sup>th</sup>, 2017  
**Location:** Carriage Hill MetroPark, Huber-Heights, OH  
**Attendees:** Eric Sauer, Five Rivers MetroParks (FRMP)  
                   Carrie Scarff, FRMP  
                   Karen Hesser, FRMP  
                   Trish Butler, FRMP  
                   Bernadette Whitworth, FRMP  
                   Katrina Arnold, FRMP  
                   Brent Anslinger, FRMP  
                   Randy Ryberg, FRMP  
                   Steve Sherman, FRMP  
                   Mary Klunk, FRMP  
                   Laura Stevens, FRMP  
                   Joshua York, FRMP  
                   Lauren Asquith, FRMP  
                   Katherine Berg, FRMP  
                   Rick Musselman, FRMP  
                   Trevor Hagedorn, FRMP  
                   Chris Romer, FRMP  
                   Bill Inman, Hitchcock Design Group (HDG)  
                   Mark Underwood, HDG

### RE: Carriage Hill MetroParks

The meeting summaries are organized loosely according to the agendas for March 9<sup>th</sup> and 10<sup>th</sup> and represent a summary of items discussed.

#### March 9<sup>th</sup> Agenda/Meetings

- A. Core-Team Kick-off /Initial Park Tour
  - 1. Equestrian Center
- B. Visitor's Center
- C. Operations Staff
- D. Interpretative Staff
- E. Open Houses

#### March 10<sup>th</sup> Agenda/Meetings

- A. Key Volunteers
- B. In-Depth Park Tour
  - 1. Living Farm
  - 2. Trails
- C. Program Staff
- D. Wrap up

#### MARCH 9TH

##### A. Core-Team Kick-off / Initial Park Tour

- 1. Riding Center:
  - a. 23 Horses / 6 cats
    - i. Overall, number and age of horses adequately serve the current set up, camps, and rides put on by the riding center
    - ii. A few horses are older and will need to be replaced over the next few years.
  - b. Horseback riding camps
    - i. Kid camp - runs June through August
    - i. Adult camps available in September
    - ii. Lessons –English, and trails-western
      - 1. 70 Kids
      - 2. Approximately \$35K annually in revenue.
  - c. Guided trail rides

225 W. Jefferson Avenue  
 Naperville, Illinois 60540  
 630.961.1787

hitchcockdesigngroup.com



- i. June through October
  - ii. Typically use Yellow Horse Trail which take 1 hour to traverse
  - iii. Beginner trail ride should be 2 hours.
- d. Travel to Shows
- e. Facilities and Venue
  - i. Overall
    - 1. Staff does a great job with current, poor set up
    - 2. Current facilities and venue Five Rivers MetroParks need to meet expectations and standard of excellence.
  - ii. Difficult to locate
    - 1. Poor visibility, no presence or poor entry sequence (see, arrive, park), and narrow, winding, and undulating Shull Road make it difficult to find the Riding Center.
  - iii. Unclear where to go first
    - 1. Only a large gravel farm lot between multiple barns greet first time campers and give little indication of where you are to be dropped off or park.
  - iv. Indoor Arena
    - 1. Adequate for teaching, but could be larger.
    - 2. Need visible, bleachers and one-way viewing, indoor spectating areas
  - v. Stable Stalls
    - 1. Adequate but could use more stalls for new horses and rental opportunities
    - 2. Need breezeway/covered connection between stalls and arena
  - vi. Tack Room
    - 1. Need to be temperature controlled to help ensure longevity of equipment
  - vii. Need:
    - 1. Office and Staff Room
    - 2. Classrooms / Public Meeting Room
    - 3. Restrooms
    - 4. Potable Water
    - 5. Storage Areas – Hay, straw, equipment, etc. More efficient, safe, and financially sound
  - viii. Outdoor Arena
    - 1. Run off from grassy slope south of the arena causing erosion issues.  
*Solution: Regrade so water no longer sheet flows across the arena by introducing a swale/shallow ditch at the toe of the grassy slope before the arena. Drain the swale/shallow ditch to the west.*
    - 2. Need lighting.
  - ix. Pasture
    - 1. Undersized, only 26 acres.
    - 2. Need 46 acres (2 acres/horse x 23 horses) to not be over grazed.
    - 3. Need water line and watering trough
    - 4. Need turnout shelters (3 sided shelters)
    - 5. Reconfigure pasture gates/fences to allow easier trail access
    - 6. Creek culvert also causes issues in high water conditions
- f. Staff
  - i. Short staffed; need dedicated staff.
    - 1. Office
    - 2. Teaching
    - 3. Maintenance – equipment, food stores, mucking stalls, etc.





4. Animal Care – feeding, horse care, etc.
- g. Question: Vacate Shull Road right of way? Pros/cons...
2. Armstrong (Bellefontaine Rd) Barn
  - a. Was used for hay storage...Needs structural assessment to ensure integrity and longevity of the structure
  - b. Great old barn... Wedding Venue? Relocate?
  - c. Barn lot used to store Historical Farm materials.
  - d. Surrounding land purchased with water/conservation funds
3. Leased Farmstead / Stables
  - a. Do not meet FRMP standards of excellence.
  - b. Rental for stabling
    - i. \$65-200/month/horse
    - ii. Discount given to veterans
4. Bellefontaine Old Camp Site
  - a. 2 barns full of vintage equipment and milled ash lumber
  - b. Camp sites shut down due to isolation from the rest of the site and do not meet FRMP standards
5. Maintenance Facilities
  - a. Ample room for tool and steam shops
  - b. Vehicle storage adequate, but strategic maneuvering necessary to get all vehicles in
  - c. Currently replacing the well
  - d. Need to add:
    - i. More cold storage
    - ii. Restroom

#### **B. Visitors Center / Cedar Lake Tour**

1. Carriage Hill is not pedestrian or bike friendly. People visit by car only. Parking lots, improvements, and different venues are isolated; people who use one venue seldom know what the rest of Carriage Hill offers.
2. Refurbish Visitors Center to be attractive for rentals-
  - a. Upgrade concessions, or get rid of it, replace with food cart/truck
  - b. Upgrade classroom
  - c. Open-up multi-purpose room to plaza
  - d. Take advantage of Visitor's Center architecture and space with vertical displays
3. Update introductory video to help interpret the site not just the Historical Farm.
  - a. Something that appeals to a broader audience
  - b. Farm interpretive plan?
  - c. Learn from the past for a sustainable future
    - i. Need new exhibits
      1. A lot of interest in sustainability right now
4. Arnold Historic farmstead across creek is woefully underutilized.

#### **C. Operations Staff**

1. Wish the park had less Honeysuckle
  - a. Getting Carriage Hill its own spray rig would help in getting Honeysuckle under control
2. Emerald ash borer devastating forests.
3. Pedestrian and horse trail issues
  - a. Drainage and erosion issues
  - b. Breached levees may be contributing to the trail issues
  - c. Address dangerous Shull Road horse trail crossing
4. Dual trail system may help the trail issues by allowing trails to "rest and heal" from use.
5. Living Farm-Upgrade



6. Park is Car friendly, not pedestrian or cycling friendly
7. Connect to existing walk/trail networks
  - a. Add crosswalks at Brandt Pike
8. Clearly define areas where people are free to roam and areas to steer clear of.
  - a. Signage
9. Nature play area needed for social groups
10. Create "Timeline" walk from Visitor's Center to Historical Farm
11. Cedar lake is well used
  - a. No fishing license needed
  - b. Silting in, shallow, low in oxygen
    - i. Needs to be dredged to improve fish habitat and overwintering
12. Board walk aging
  - a. Need to be reconfigured for nature education classes access to water and still allow passersby to navigate around the class
13. Add larger, signature shelter at Cedar Lake
  - a. Current shelters are same size
  - b. Increase capacity 30 to ?
14. Add amenities at shelters to better accommodate nature education and picnics
  - a. electricity
  - b. water
15. Add / upgrade parking lot lighting
16. Upgrade restrooms at Lake – plumbing and water
17. Add trail at Red Wing Shelter
18. Shull Road is used as a cut-through
19. Current park amenities and draws
  - a. Trails
    - i. Cross country runners
    - ii. Dog walkers
  - b. Prairie
  - c. Fishing
  - d. Farm / farm structures
  - e. Animals
  - f. Add other amenities (corn hole, etc.)
20. North woods pond is a hidden gem
21. All terrain lift would help with maintenance of barns, structures, lights, etc.

#### **D. Interpretative Staff**

1. This park wants to be "authentic".
  - a. Tell the site's story throughout
  - b. Visitors want a 19<sup>th</sup> century experience; get transported back to over a century ago
  - c. How do we get visitors to transition into the era-authentic sense of place?
2. Entrance needs to be upgraded- lots of turn arounds
3. Strengthen staging and arrival sequence - see, arrive, park, clear path to amenity / event
  - a. One way in and one way out- better control, but not a good way to greet
  - b. Multiple entry points and separate parking lots creates confusion at times
    - i. Visitor center parking lot
    - ii. Small lot by farm (volunteer lot). Small lot could go away
  - c. Clear circulation routes
  - d. Signage lacking throughout
  - e. Create clear path / sidewalk from Visitor Parking lot to farm
4. Repeat visitors don't come through visitor center; need an interesting way to farm
5. Visitors want to see and learn; use what is learned from history today



6. Self-guided tour very popular
7. Do we need to lock farm? Answer: sometimes
8. Need signature shelter that expresses the typology of the park (1 maybe 2)
9. Receive multiple inquiries to reserve spaces (visitors center, shelter, farm) for gatherings and events
10. Park highly visited by Huber Heights residents
11. Visitors include:
  - a. Young, stay home moms
  - b. Young kids
  - c. Home schoolers
  - d. Grandparents
  - e. Locals
12. Nature education programs include:
  - f. Pond dipping/study
  - g. Insect study
  - h. Prairie study
13. Additional staff would allow for more opportunities to expand nature education programs
14. 1850's Arnold farmstead
  - a. Interpretive path thru equip, build additional bridge across the creek

#### **E. Open House Notes**

##### **Page 1:**

1. Family Programs
2. Engage Kids History
3. Communication w/ Volunteers
  - a. Scheduling
  - b. Changes
4. Recruit Volunteers
5. Concession- a 2<sup>nd</sup>
  - a. Don't have enough volunteers to have it open on the weekend
6. Historical aspect is unique & important
  - a. The focus here is the historical elements
7. Signage could improve
8. Country Store is important (people come just for that)
9. Trail around the farm is a good idea- based on how able people are
10. Pat Stevens, Pres.
  - a. Wayne Township/ Huber Heights
  - b. Historical Society
11. Communication
  - a. When schedules change, communicate that

##### **Page 2:**

1. Cross Country
  - a. Trails for them to run on& practice on
  - b. 3.1 mile trail
  - c. Opportunities for high mileage
  - d. Races? Would be great to host races North of town
  - e. Trails at CH are rough for runners-ankles & such
2. Programming
  - a. More senior adult programs
  - b. Socialization
  - c. Municipalities have separate senior centers
  - d. Partner w/municipalities, FRMP provides facility, municipalities provide staff





3. Levy
  - a. Senior adult programming coordinator
4. Wildlife spotting from a horse
  - a. Would be open interpretive signs along trail, but would need changed out often
  - b. Some people ride horses into the park off the road
  - c. Maybe easy horse trail access on bell fountain road
5. Perimeter horse trail is boring
  - a. Would like cut-throughs, variety
  - b. Doesn't need to be really wide
  - c. "H"- picnic table & tie up but secluded, hot scenic
  - d. Maybe others in better places in the open
6. Love hiking trails- 8-9 mile loop
  - a. It's beautiful
  - b. Would like to access space with horse trails
7. Pedestrian
  - a. Access by Brandy. Pike/Shull Rd.
  - b. No sidewalks
  - c. Dangerous to walk into park
8. Offer programs that are attractive to inner-city/urban population
  - a. Seniors and Children
  - b. Focus on needs of the people
  - c. Need to up numbers and accessibility
9. Doing great job in suburb but not disadvantaged populations
  - a. Focus on those pockets near parks
  - b. CH, ENG, TAY, COX, PC, GM
10. Dry Lick Stables- use of the pond by Palmer Rd.
  - a. Before FRMP Dry lick owned pond and pasture but cannot use it now
  - b. Camp site for horse trails (Red Bud)
  - c. Free roam place for horses
11. Community-led Events on this site (this was formerly done)
12. Lack of awareness on offerings
13. Farm ran in accordance to "living history standards" (street regulations)
14. HH Screams for bike paths- they're not here!
15. Learning from past for a sustainable tomorrow
16. 1<sup>st</sup> Metropark
17. Walking trails furnishings
18. Parks + Rec Master Plan for Huber Heights
19. Learning Outcomes
  - a. Local
  - b. Period appropriate
  - c. Hip History
  - d. Craft
  - e. Connection to Human Needs
20. Youth groups horseback riding
21. Bike Paths (paved/asphalt)
  - a. Miami trail connects to Taylorsville Metropark
  - b. Taylorsville Dam regional connection
22. Play area/park
23. Sensory
24. Stem/ ADA
25. Nature-Play
26. Sustainable concepts



- a. Conservation
- b. Integrating farm-life in 1880's

**Page 3:**

1. Pony Club- Main is Lexington, KY horse park
2. Regional Clubs
  - a. Funds/ Grants
  - b. Kid based not horse type, dress-cross county
  - c. Polo-cross
  - d. Pony club games
3. 4 Regions Heartland-IN/ILL
  - a. Mid-south: S.Ohio
  - b. S.IN
  - c. S.ILL
  - d. KY/TN
4. Tri-State
  - a. E.Ohio
  - b. W.PA
  - c. N.WVA
5. Great Lake
  - a. Michigan
  - b. N.Ohio
6. Rotational Trails to Help Footing (pasture rotation)
7. Coffee/Snack and Dog Friendly Areas
8. Entrance to Park
  - a. Turn-a-round issue
  - b. Curb (farm equipment art representation)
9. Miss square dance in old barn w/ blue grass music
10. Likes swing @ lake
11. Likes benches @ lake in back
12. Would like a covered seat in field to sit @ prairie to sit out of rain
13. Stone Road
  - a. Crossing- fix!
  - b. Equestrian
14. Horse trails by house
15. Front Country camping
16. CH used to be fun w/old house until tore down old house & put up visitor center
17. Shull Road Safety
18. 3-4x a week in summer walk dog along yellow trail
19. Buffalo in prairie
20. JA+DA houses are both on national historic register
21. Orange Tail seems longer than 3.4 miles
22. Solo trail walks, get muddy use Charleston tails because trail is driver
23. Need trails that don't get so sloppy
24. Trails remote feels a little isolated when hiking alone
25. More benches/seating along orange trail use downed logs
26. Interested in programs and volunteering

**Page 4:**

1. Nature Play (horse and farm theme)
2. Dayton Horse Show
3. Fair grounds are moving
4. Show arena
5. Trails



6. 400 volunteers
7. Fine stables
8. \$1 M facility
9. \$1.5M endowment for entrance
10. Still water polo
11. Split regions
12. 5 regions
13. Pavilion for music
14. Good road access for semi horse haulers to come in
15. Multi-functional family ordained RV-facilities
16. Still water pony club
17. 2 shows annually
18. Regional shows
19. Jump trails
20. Eventing trails
21. Driving
22. Field riding
23. Area show
24. Arena / Show facility
25. Open span barns
26. Portable stabling
27. Therapeutic Riding
  - a. Very specific requirements
    - i. Environmental requirements
    - ii. Remote viewing
    - iii. Mental health
    - iv. Accreditation requirements
    - v. 2 indoor areas

**Page 5:**

1. Partnerships Dry Lick
  - a. Therapeutic programs (TRI)
2. "Utilize JA House"
  - a. Bed and breakfast w/1880's baked bread
3. Observation platform (flat site, underbrush block view)
4. No site lines to birds @ pond
5. Connection with HH senior center
  - a. Volunteers
  - b. Programs
6. Rotating volunteers/teachers (Dayton Hist Soc)
  - a. Focus interest activities
7. Wood material (Ash)
  - a. Donate for woodworking
8. Access to eastside (trail head/ parking platform)
9. Boardwalk re-do w/separate areas for school kids
10. Concerned about boardwalk (slick, unsafe?)
11. Wayfinding
12. Farm is strong
  - a. Offer more variety/ qty of programs
  - b. 1880's farm history
  - c. Equestrian "period" baseball
13. Demographic "integrated middle class"
14. Southeastern Ohio horseman association



15. Dayton horse show
16. Larger trails
17. Visitor center, etc.
  - a. Make available rooms for rentals

**Page 6:**

1. Try-fold leaf
2. Let explaining black-smith trade
3. Get grant to repair 50 hspwr steam tractor
4. Reconstruct 1800's sawmill and power w/repairs sawmill
5. Would like steam group to meet more than once a week
6. Get the word out activities happening at carriage hill
7. Figure out how to get more volunteers
8. Everyone wear period clothing
9. Group camping
  - a. Away from main park
  - b. More isolated for scouts
  - c. Would need trails from camp to farm + lake
10. Larger more attractive classroom
11. Have to limit group size currently (double size)
12. "signs" describing the activities going on (why the activities are important)
13. More volunteer activities throughout the week
14. Volunteers could be more involved on a leisure
15. Fountain on patio (can kids play in it?)
16. Need volunteers
17. Steam engine visible when not in use (important that visitors don't touch it or handle it)
18. Advertise programs as much as events
19. Need wood workers, wood shop usually not operating
  - a. Speaker visit talk about wood working in 1880's
20. Parking lot size by farm too small
21. Extended food service need support from MP's
22. Hands on program
  - a. Black smith demo followed by an opportunity for visitors to try a swing (hands-on component for demos)
23. Events brings teams back
24. Shull road (zoning regulations prevent advertising activities)
25. Try to buy land or easement to the North to preserve historic integrity
26. Signage throughout Huber Heights
27. Work with schools to get them to come out to the park
28. Better ADA especially both at patio and at the front
29. People don't know Carriage Hill exists
30. Need to keep marketing to the ever-changing population
31. Interactive classroom, needs to be renovated keep the free play but freshen up (chalk dust "a mile" high)
32. More activities through the week, fill weekday activities, disappointment to first time visitors
33. Biggest question from kids "where's the animals"
34. Loved working at the desk (movie needs to be changed)
35. People do not really think there is free fishing (where do you get the bait?)
36. "where are the pony rides"
37. Don't want the park to vanish, or be forgotten
38. Gets a lot of people wanting to senior pictures and other event pics-could we make a special place for this
39. Wish we did wedding so many beautiful places



**Page 7:**

1. Horse trials- OHC would like to help volunteer
2. Designated volunteer coordination or develop an app to track
3. Keep doing the classes at the house "period" evening tours
4. Loves the facebook pages
5. Rick M. needs to stay. He's great!
6. Build turnout shelters for RC horses to increase turnout reduce bedding costs and staff time cleaning stalls
7. Re-rout red horse trail @ Q to P to avoid riding along I-75
8. Increase staff at riding center to be able to increase programs and meet demand
9. More staff at Carriage Hill
10. Re-surface outdoor area for safety of horse at riding center
11. Add outdoor lighting
12. Re-do electrical @riding center
13. Address wet areas on yellow horse trails
  - a. Section @ G
  - b. Sections btw E&D
  - c. Access trail from riding center to A
14. Build a classroom or meeting room with restrooms at the riding center to create rentable spaces (clinics, patios, gatherings)
15. Clear area by Allen barn for children's area
16. Pain and repair visitors center
17. More interaction between staff and volunteers make them feel welcome
18. Have ability to close horse trails during inclement weather to protect trails

**Page 8:**

1. More demos on weekends
2. More draft horse related programs
3. More steam activities
4. More draft horse driving opportunities (wagons)
5. Therapeutic riding program
6. Expand trail system (if possible?)
7. Raise awareness of parks (music in the parks to bring people in)
8. Access to bike trails and parks
9. Keep fecon? work to lake, likes what has been done
10. Watch horses on hiking trails
11. Getting word out resident

**MARCH 10TH**

**F. Key Volunteers**

**Riding center volunteer**

1. Short staff (lesson and trail rides make the \$)
  - a. Currently 2 full time, 3 part-time, and 8 seasonal/ instructors
  - b. Need dedicated office staff
2. Staff shortage = only 3 days/ lessons
3. Horses getting older
  - a. How many more horses ideally? Need 30, currently have 20
4. Have 20 acres of pasture, would need 60 acres
5. Turnout shelters and automated waterers at pastures would help a great deal
6. Need new equipment (saddles, etc.)
7. Contact lessons? (full time, part time, seasonal instructors)
8. What is the business model?



9. Horse camping? Some occurs in south/west-Horse camping at Carriage Hill make sense regionally
10. Amplify distinctive qualities... Bed and Breakfast
11. Pony club- need class/arena/ trail-all about youth building
12. Perceptions that there is a huge market for beginner lessons
13. Can also tap into equine fair community which relatively large
14. Trails have poor drainage causing trail rides to be canceled (unsafe condition)
15. Trail rides typically run June to October due staff and weather
16. Trails rides closer to meeting FRMP mission but camp's and lessons are long term revenue opportunities
17. Vision for ideal horse arenas
  - a. Bigger better indoor/outdoor arenas
  - b. No drainage / erosion issues
  - c. Indoor arena would extend season

#### **G. Walking Tour- Observations**

1. AMP-up trail experience:
  - a. Trail through the prairie and forest edge creates great hide and reveal opportunities
  - b. Reroute trails to follow ridgelines and regrade cross slopes and periphery of trails to diminish erosion.
  - c. Clear invasive / unwanted vegetation to create open views to pond and riding center
  - d. Add fishing / gathering point at North Woods Pond water's edge
  - e. Add platforms to create higher vantage points and views
  - f. Create routes to pocket wetlands; will help with observation of levees
  - g. Repair breached levees.
  - h. Reconstruct Boardwalk at Cedar Lake to accommodate nature education programs
  - i. Add ½ mile nature education loop
2. Historical Farm experience:
  - a. Knowledge and passion of staff / actors is impressive. Overall program is well done...
  - b. Clearly marking the trail to farm will strengthen the entire Farm experience and help further the transport people back in time.
    - i. Path materials
    - ii. Structures / markers (fence, posts, small markers)
    - iii. Trees
  - c. Clearly marking the trail to farm will strengthen the entire Farm experience and help further the transport people back in time.

#### **H. Stakeholder Meeting**

##### **Bethel Township:**

1. Equestrian interest - Increase equestrian programs, attract users of other programs and sites
2. Bethel school partnerships- outdoor learning opt./ historic farm
  - a. Schools coming out less, day cares / pre-schools coming more
3. Promote walking

#### **I. Programming Staff**

1. Place making – sense of place is missing; lack of identity at Cedar Lake and Red Wind shelter
2. In some instances, like the Historical Farm, Carriage Hill has a strong identity. But does this identity connect to the audience?
  - a. Marketing – we need to grab the wider audience.
3. Need more boardwalk for wetland nature education programs



4. Connectivity and circulation is poor between north and south side of Shull Road; crossing it is a safety concern
5. Strengthen bus drop off and bus parking
6. Restrooms are not effective for school groups. Need restroom and ability to wash hands on north side of Shull Road
7. Revamp messaging and communications with local schools - What does a school field trip at FRMP look like?
8. Multiple field trip options, plus communications between program managers and teachers makes school participation confusing
9. Cohesively, connect and educate about all aspects of the park
10. Communication between different FRMP groups, needs to improve (historical/ nature/ recreation)
11. Need distinct, welcoming trail head
12. Expand trail use and users by potentially adding/strengthening:
  - a. Levee walks
  - b. 5k loops
  - c. Fitness trails / opportunities
  - d. Bike trails? Current trail construction does not support bike use.
  - e. Hay ride trail loop
13. Strengthen Carriage Hill Park identity along Brandt Pike (201) and Highway 70
  - a. Way finding
  - b. Structures
  - c. Landscape treatment
14. FRMP is interested in acquiring farmland and wooded lots north of the site so similar, contiguous land use extends all the way to Singer Road
15. Fishing cedar lake is a major draw
  - a. Dredge the lake
16. Add free range / nature based play
17. How do we connect Carriage Hill to Huber Height's need for a neighborhood park?

#### **J. Wrap Up:**

1. Struggling with band width of volunteer base at Carriage Hill. Volunteer base is low
  - a. Volunteer office in original log house- oldest structures in MetroParks
  - b. Volunteers need purpose
2. Gate at Visitors Center closes at 5pm... Consensus is it should stay open and not be closed.
3. CH needs to be a valuable visit when visitors are available; mostly evenings and weekends
4. Everything is segregated in suburban layout; unify park through programming, layout, use, and architectural elements
5. Trails can be a unifying element and best meet FRMP's goals and purpose.
6. Need to enhance attendance and reach new audiences.
7. Stop using historic structures for never to be used old equipment and material storage.
8. Allen Barn
  - a. Move storage to maintenance (new cold storage)
- 9.
10. One way to do this is to engage local / professional/ school clubs and societies and allow them to use existing structures to call home. Such organizations include:
  - a. FFA
  - b. 4-H
  - c. Boy / Girl Scouts
11. Create new programs to reach a wider audience:
  - a. Train like a professional athlete, work on the farm.
  - b. "Walk the farm"- fitness trail, rejuvenation



- c. Farm fishing, preparation and cooking class
  - d. Hunting in the 1800's
  - e. How to make a fly for fishing
- 12. Cooking is a big program
- 13. Add new Amenities: shelter, play environments, trail signage
  - a. Nature play/ farm play
- 14. Create park wide events / venues; farm day with steam equipment, horse drawn equipment, animals, home cooked meal, and end it with an evening of square dancing.
- 15. How do we brand the whole site?
- 16. Potential new tag lines:
  - a. "Learn from the past to build a sustainable future"
  - b. "Rediscover Carriage Hill Park"
  - c. "Welcome home, down on the farm"
- 17. See it on site, buy it in the store (sell items for sustainable "future")
- 18. Being here in the evening is a great, different feel
- 19. Add benches to sit and watch
- 20. Ideas to strengthen visitors experiences:
  - a. Learn from past for sustainable future
  - b. Programs
  - c. Connect 2 sides of park
  - d. North woods pond
  - e. Need shorter loops
  - f. Animals huge draw

**How do we increase the number of visitors?**

- 1. Trails- make them safe, dry, and understandable, CMP survey said "more trails", trail head
- 2. Join the two halves of the park: if they come for X they don't connect w. X
- 3. Consistent, strong staffing, a refresh on VC
- 4. Weekend programming: bed and breakfast, expand trails
- 5. Engage value of "frontage" @ 201 exposing old shull for bike access
- 6. Way finding, identity, quality programming
- 7. Farm vs tom cloud park battle ground
- 8. Market CH's diversity -awareness
- 9. Connections- staff and physical offerings
- 10. Visibility: the best things in this park can't be seen, ppl watching, horse watching, thriving visual connections
- 11. Sense of arrival- capture views, pull offs
- 12. Connections across Shull- change sign/entry "carriage hill farm, natural area and riding center"

**Reclaiming history:**

- 1. Interpretive trail
  - a. Orchard
  - b. Cemetery
  - c. Bed + Breakfast
  - d. Creek
- 2. Make sure CH's identity is relevant to available audience
  - a. Trails
  - b. Identity
  - c. Visibility
  - d. Connections
- 3. Fitness opportunities: be relevant to Huber Heights





4. Park hasn't been improved in 10 yrs.
5. Pathways, connections to HH, trail signs, VC exhibits, rentability of VC
6. Image - farm + equestrian (unifying image)
7. Amplify fishing-connect redwing/cedar
8. Eric's summary
  - a. This is a farm: free range play
  - b. Learning: Where food comes from... the farm
  - c. Experiences: Tasting, buying trinkets from Steve
  - d. Get married in a historic barn
  - e. Stay overnight and eat breakfast at Historic bed and breakfast house, sit on porch
  - f. See everything, taste everything
  - g. Just get out and do
9. Amp up farm programming and riding center vision
10. Visitors are unsure where they are welcome and where they are not. Need to clearly identify where visitors are free to roam and where they need to stay on the path.

cc: Attendees  
Underwood, Inman, HDG

Veronica Oster

937-830-2980

Volunteer 5 years

Seasonal 2 years (13-14)

- more staff! Permanent & Seasonal. So that we may better serve our customers and care for our horses. In my 5 years I have yet to see appropriate staffing year round which results in Katherine working ridiculous hours and wearing herself out. Also a dedicated office person.

- more horses - So that we may offer more services, especially lessons, without exhausting our current horses. Plus the ones we have are all getting up in years so we will be in trouble soon if we don't get a larger herd with some younger ones.

- Trail maintenance - We are forced to cancel many trail rides each year due to extremely poor trail conditions - mainly no drainage, resulting in significant loss of income each year as well as angry customers.

- Automatic water systems - both indoor & out. Would save tons of time and make the physical part of the job easier for volunteers & staff.



Outdoor Arena lights - So that we may continue lessons after sunset outside which is better for horses + riders.

Outdoor Arena maintenance - better Drainage especially so that we don't have to avoid large portions due to erosion.

more equipment / Tack - our tack is old + worn which is a safety issue as well as we don't have enough so that we are ~~so~~ many times forced to use saddles that ~~are~~ are not the best fit which ~~can~~ could result in injury to horse and an uncomfortable ride for customer.

### Turnout Shelters

Get horses outside more. Cut Down on chore time cleaning stalls. Free up staff + volunteers for other things.

Awning over cross ties - Get horses out of sun / rain when waiting for next use.

## Mark Underwood

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**From:** Eric Sauer <Eric.Sauer@metroparks.org>  
**Sent:** Friday, March 31, 2017 2:37 PM  
**To:** Bill Inman; Mark Underwood  
**Subject:** FW: Carriage Hill Planning Input

### Additional meeting input notes

Eric

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**From:** Kara Stose  
**Sent:** Thursday, March 09, 2017 5:41 PM  
**To:** Eric Sauer  
**Cc:** Katherine Berg; kara.stose@yahoo.com; jrsherman1994@yahoo.com; kaitlin.voith@gmail.com; christina2bar@sbcglobal.net  
**Subject:** Carriage Hill Planning Input

Hi Eric,

I had a few more points to add to what was already discussed in the meeting earlier today.

To add on to the trail points about the horse crossing over Shull Road(east side): I've ridden here several times on the Red loop and currently have no plans to come back because of that crossing. To me, and many others that I know, there are other trails available that have much safer and better thought out crossings to ride on. On social media when individuals ask for recommendations for good trails in the area, CH is inevitably brought up, but someone ALWAYS adds on about that crossing and advises against our trail. It's a well-known subject amongst the local equine community. If there was another option of trail, that would solve the problem. But as it stands, you can't really do much of the Red Trail without having to do that crossing.

Expanding the horse trail system overall would be fantastic. Right now, it's not really a destination spot. People come to ride for a few hours, when, at other places, could ride for days and not hit all the trails. I realize we have limited acreage, but I think if one more trail loop was added, it would take some of the stresses off of the existing loops, and we could implement the 'resting the trails' plan without completely losing out on people coming to the park to ride.

As for the Riding Center Facility itself, there are several things that come to mind. The first is shelters for the horses out in the pastures. We have two pasture systems and would ideally have two shelters. As I mentioned in the meeting, we are getting one of our barns roof replaced this year. To me, that would be the perfect opportunity to repurpose that material to create three-sided shelters for the horses to drastically cut back on man power to clean stalls, and the daunting cost we have for bedding as well. More so, being out and able to move is proven to be much healthier for the horses' digestive, circulatory, and respiratory systems, the way nature intended. We would see a marked drop in respiratory illness, digestive upset, and other issues that we run into with having to keep horses in for extended periods of time.

Automatic waterers would be a big hit with staff and volunteers. We currently use one in our biggest pasture system and it works well. As far as I know, it would for the most part be a onetime cost in installation and buying it, and then just electricity to run it afterward. Right now, we take time daily to fill all three of our troughs, and also have to scrub them out regularly (they are 100 gallons, so it's a job). Automatic waterers could cut that time out and ensure the horses have clean, fresh water all the time. Horses tend to drink more when their water is clean and fresh, which also helps their digestive tracts and helps prevent potentially deadly digestive upset. Also, over the winter, we have to run extension cords from the barns down to our troughs to plug the heaters in. This is not only a fire hazard, but a hazard for the

horses to walk across regularly as well. Automatic waterers would be ideal in each individual stall, but not nearly as big of a priority as the outdoor troughs.

Having larger fans in the indoor arena would be great. It gets very hot for both horses and kids in the summer and having some air movement would be a big improvement. The little ones we currently have do next to nothing. Look into "Big Ass Fans" (it's a real fan company ;P)

Having lights for the outdoor arena would allow us to continue our programs outside, even when daylight is limited. Currently, during fall lessons, we have to use the small indoor arena for groups of up to 6 riders, which get very dusty and very crowded, and limits what things we can do with our students in the small space. To have 4 big lights in the outdoor would expand our programming possibilities, not only for ourselves, but if we rent the space to other groups for events. I've seen large parking lot type lights installed that work well.

Hay storage has recently become an issue with the closure of the Armstrong Barn. We have been storing our hay in our Stall Barn, where the horses are kept. It's industry standard to do everything in one's power to NOT store hay in the same structure as horses, because it is such a big fire hazard. Having a three sided building on site to store hay would be ideal. We could pull just what we need and eliminate hay in the horse barn.

I would like to see more events at the Riding Center. We don't get as much public attention as we could, and the attention we get is from the new-to-the-horse-world-public. Carriage Hill Riding Center is vastly unknown to the local equine industry, even though we have one of the nicer facilities around and a respectable lesson program. I would like to see our facility become accessible to rent out for clinics, seminars, events, and small shows. This would not only bring extra income for us at minimal cost to us, but would also enhance our name in our local horse community. It would get boots in the door and get people curious about what else we have to offer. I've seen many clinicians and trainers looking for facilities to rent for a day on a weekend for their clinic and have a hard time finding a place that can accommodate 12 horses or so, and I think we could accommodate that and become a go-to facility for events.

I'd also love to see our front 'yard' fenced in. We've had situations several times in the past where it would be so nice to have a separate area for turnout of one or two horses, such as when we get a new horse, or have a sick horse that needs quarantined. Currently in those situations, we use the indoor arena as a segregated turnout area but it's definitely not free from cross contamination. The front yard would be ideal for a horse recovering from an injury, sick, or new animals. And while the horse is out there, they would be drawing the public's attention who drive by and hopefully leave a thought in their mind to pull in one day. When we aren't using that area for the turnout purposes mentioned above, we could use it as secondary turnout space for our ponies, who currently only have one pasture that gets very muddy and eaten down quickly, so it would be in use year-round.

A large indoor arena could generate a ton of revenue both in use by us and by renting it out on the weekends. They are in high demand to rent for various equine activities and could also help us to accommodate a higher volume of lessons as well. "Clear Span" arena systems come to mind and seem like the first type of structure to look into.

Having head doors to the outside of the barn from within the stalls would improve ventilation, which would also help combat issues such as respiratory illness. Our barn is notorious for being dusty and musty, and having head doors that we could open would be great to let the barn breathe, and also be nice for the public to walk around the outside of the barn and interact with the horses, especially while we have a line of people waiting to ride a pony in the summer.

Lastly, we need broke horses (well trained). Currently, we have waaaay too many horses that were never properly 'finished' in any specific discipline (skill set) who have all been here a while and served very minimal function. It's a big drawback when it comes to lessons because it's difficult to teach students how things are supposed to look and feel ideally when half the time, they have to be on a horse that's only just been introduced to the skill themselves. The horses are as much teachers as the instructors and we only have a handful of aging horses that can really demonstrate a thorough set of English skills. We need horses that are under 10 years old, trained and finished in their discipline, and sound. Those kinds of horses don't usually fall into your lap, they cost a bit of money and take some searching but the

right ones will be serviceable for 20+ years and be able to teach hundreds of students. We have an aging barn. 90% of our horses are 15-20 years old. A couple are under 15 and a couple are over 20. Horses' average lifespan is 30 years and depending on the animal can be usable until they're 25 or older. But that puts us in a bit of a pickle. As the horses age, they can accommodate less and less work, and will require more and more maintenance, such as supplements and special feeds and medications, just like humans. We need to start introducing new, young horses now so that we can quietly phase out the older ones as needed, otherwise our entire herd is going to need overhauled. And it's hard enough to find a home for one older horse who needs to retire, let alone 20. When considering the cost of a horse, it should also be taken into consideration that it costs the same to feed and maintain a \$500 horse as it does a \$50,000 horse. While we certainly don't need any \$50,000 horses, paying a bit more for the PERFECT horse initially could save us a lot of headache and hassle down the road. That perfect horse would be fully functional in all aspects of our program and earn its keep right off the bat. It would be a solid investment, rather than having more horses who need some training, that we don't have the time to provide, therefore leaving them less than perfect for the duration of their life here and never quite living up to their potential, all while taking up the same amount of resources as the perfect horse would.

Please let me know if there's anything I can elaborate on. I can quite a bit of experience in most of these topics and would love to put forth more input as needed. I know horse terms and subjects can be tricky to navigate!

Thanks!  
Kara Stose  
Carriage Hill Metropark Riding Center

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## Design Program

Date: April 12, 2017  
To: Eric Sauer, Five Rivers MetroParks (FRMP)  
From: Mark Underwood, Hitchcock Design Group (HDG)

**RE: Carriage Hill MetroPark 938.91 Acres**

### Park Positioning Statement: *Share Simpler Times*

potential modifications...

**Learn from the Past for a Sustainable Future  
Rediscover Carriage Hill MetroPark**

### Points of Differentiation:

- *Multiple experiences in one park (Farm, Riding Center, Diverse Natural Areas)*
- *The first MetroPark showcasing reforestation efforts*
- *Learning & Volunteer Center*
- *Leader in the region on historical agriculture and its interpretation, including live animals.*
- *Daily demonstrations on farm – Living History Museum*
- *Surrounded by nearby Huber Heights*
- *An escape amid largescale development, transport back to a simpler time*
- *Shared experiences across generations (candy store, fishing, family tradition)*

363 N. Illinois Street,  
Suite 2  
Indianapolis, Indiana 46204  
317.536.6161

hitchcockdesigngroup.com

### 1. Comprehensive Master Plan planning factors

- 1.3: Mission, Vision and Values
- 2.1: Leadership and Focus Group Summary
- 2.7: MC Demographics (70%w / 20%b / 35%-55+, 30%-under 25, 56% under \$50k)
- 2.8: Trends
- 2.11: Park Typology (Community Park\*)
  - Elevated level of amenities and activity per acre
  - Best blend of nature/ecosystem and urban/human systems
  - Park Design Guidelines
- 3.2: Ranking/priorities (trails, food, play, picnic, view, fish, camp)
- 3.4: Design Principals (protect, activate, promote, inspire nature connection)
- 4.0: Action Plan (connected network, connect community to nature, biz plan)
- Appendices page 124: Park, Land, Trails SWOT

**NOTE:** Carriage Hill is identified as a Community Park in the Five Rivers MetroParks Planning Guidelines and a Nature Park in the Comprehensive Master Plan

### 2. Other planning factors

- Carriage Hill Habitat Master Plan and Goals
  - The park includes two tracts of mature forest, large areas of young forest, old fields planted to native hardwoods, old fields, meadows, planted prairie grasslands, several wetlands, a 14 acre lake, and 4 small ponds
- Carriage Hill Habitat property purchase restrictions
  - FRMP property purchase restrictions are as follows:



- ii. Out-right FRMP ownership: XX.X Acres
- iii. HUD purchase: XX.X Acres
- iv. Land Water Conservation Foundation: XX.X Acres
- v. NATWOR purchase: XX.X Acres

### 3. Reasons to visit (power of 10+): “to recharge through active nature experiences”

- a. Walking /Fitness
- b. Connecting people to nature – Nature Appreciation and Flora & Fauna
  - i. Birding, wildlife viewing
  - ii. Nature education (high school STEM, higher ED research)
  - iii. Nature interpretation
  - iv. Nature / free range play
  - v. Fishing
  - vi. Picnicking
- c. Connecting people with the past - Heritage & History
  - i. Historical, Arnold Farm – 1880s
  - ii. Daily Demonstrations
    - 1. 1880s Farm & House Chores
    - 2. Historic Tasks and Crafts
    - 3. Textile Thursdays
    - 4. Historical Foodways Fridays
  - iii. Arnold Family Farmstead
  - iv. Historic barns and structures
  - v. Nature / farm / horse themed play
- d. Riding Center
  - i. Equestrian camps
  - ii. Guided / self-guided trail rides
- e. Winter uses (x-country)
- f. Event participation / attendance (runs, cyclocross, music, gatherings)
- g. Other potential reasons to visit:
  - vi. Dedicated cycling facilities / low-stress cycling
  - vii. Camping

### 4. Design elements and enhancements to accommodate visitors

- a. Infrastructure
  - i. Access
    - 1. Enhance the entry experience
    - 2. Improve connectivity
    - 3. Private drive or public dedicated roadway?
  - ii. Parking
  - iii. Bus circulation
  - iv. Pedestrian circulation (ADA)
  - v. Bicycle circulation
    - 1. Connection to Heritage Hill and surrounding communities
    - 2. Ultimate future connection to Great Miami River Recreation Trail
  - vi. Restrooms
    - 1. Visitors Center (full service)
    - 2. Cedar Lake
    - 3. Historical Farm
    - 4. Needed at:
      - a. Riding Center





- b. Red Wing Shelter (see below)
  - vii. Shelters
    - 1. Refurbish / replace existing shelters to express Carriage Hill typology / aesthetic
    - 2. Signature Carriage Hill Shelter / Structure; built in style that expresses Carriage Hill typology and history (see Multi-purpose, flexible venues)
    - 3. Accommodate / improve nature education venue at Red Wing Shelter
      - a. Water
      - b. Restroom(?)
  - viii. Maintenance (staff office)
    - 1. Cold storage
    - 2. Additional staff restroom
  - b. Visitor Center & Country Store
    - i. Refurbish, consolidate exhibits, and retrofit for flexible, multipurpose gathering and conference space.
    - ii. New comprehensive Carriage Hill introductory video
    - iii. Upgrade concessions or eliminate
      - 1. Look for opportunities to sell "Carriage Hill" unique items
  - c. Entry plaza and Historical Farm walk / trail
    - i. Add / strengthen entry/plaza at Visitors Center and walk to Historical Farm
    - ii. Create Historical Farm Walk
      - 1. History / timeline walkway
  - d. Historical Arnold Farm
    - i. Perpetuate current set-up and education programs
      - 1. Get the word out to schools and organizations
    - ii. Add Farm Trail identifying Arnold family burial plot
  - e. JA Arnold Farmstead
    - i. Restore and repurpose structures into a Bed and Breakfast
  - f. Riding Center
    - i. Decide to improve / upgrade current facilities or relocate and construct new ones.
    - ii. Improve / upgrade current facilities includes:
      - 1. Strengthen entry presence and staging and sequence.
      - 2. Delineate parking and create administration/visitor office
      - 3. Add staff as programs allow
      - 4. Add viewing areas for indoor arena; visible and one-way viewing
      - 5. Add more stable stalls for isolation and rental stalls
      - 6. Add breezeway between stables and arena
      - 7. Climate control tack room
      - 8. Add restrooms and potable water
      - 9. Add lights to outdoor arena
      - 10. Address arena erosion, pasture, culvert, and trail access issues
      - 11. Add storage areas for hay, other materials, and equipment on-site
    - iii. Newly constructed Riding Center. Develop full program, design, cost, budget, bid and build.
      - 1. Potentially work in conjunction with open-air pavilion/arena (see below)
  - g. Multi-purpose, flexible venues
    - i. New open-air pavilion/arena, potentially associated with Riding Center relocation, built in style that express Carriage Hill typology and history
    - ii. Historic Barns



1. Consolidate storage and repurpose into multi-purpose community and small group gathering venues
- h. Functions that engage the community of Heritage Hill
  - i. Gathering (meetings, music, events, functions, reunions, parties)
  - ii. Multi-purpose, indoor and outdoor, flexible meeting venues
    1. New Open Air Pavilion/Arena
    2. Repurposed Visitor Center
    3. Repurposed Historic Barns
  - iii. Picnicking
  - iv. Volunteer engagement
- i. Habitat
  - i. Continue with habitat improvements and reestablishment according to Carriage Hill Habitat Master Plan and goals
    1. Reforestation
      - a. Remove dead ash trees
      - b. Continue to repurpose where feasible... Temper and use for boardwalks /trail surfacing
    2. Prairie establishment and enhancement
    3. Remove invasive species
    4. Improve Cedar Lake and North Woods Pond
      - a. Improve edge, depth, structure, aeration & fisheries
- j. Amenities
  - i. Trails (mown, paved, bridged, ADA)
    1. Pedestrian
      - a. Pleasure walking
        - i. Identify / introduce ½ mile to 1 mile intermediate loops
      - b. Fitness
        - i. Identify / introduce 5k loop(s)
      - c. Nature education
      - d. Prairie, lake and forest experiences
      - e. Farm Trail
      - f. Boardwalk at Cedar Lake
    2. Equestrian
      - a. Re-align P to Q portion trail along Shull Road  
(Mind your Ps and Qs along the current stretch of trail... Especially mind the Highway, Shull Road and any vehicles as you cross it, Drylick Creek, the guardrail, the posts adjacent to the guardrail opening, and the steep slope as you re-enter the trail north of Shull Road while maneuvering a 1,000 pound, temperamental animal through it all.)
    3. Low-stress cycling
    4. Access to feature areas/nodes
      - i. Picnic / gathering accommodations
      - ii. Nature play
      - iii. Interpretive nodes
      - iv. Historical Farm
      - v. Wayfinding/information signage
      - vi. Overlooks (key views)
      - vii. Birding blinds
      - viii. Lakes (Cedar Lake and North Woods Pond)
        1. Water, water-edge access
        2. Habitat enhancements
- k. Identity
  - i. Nature / Farm / Equestrian



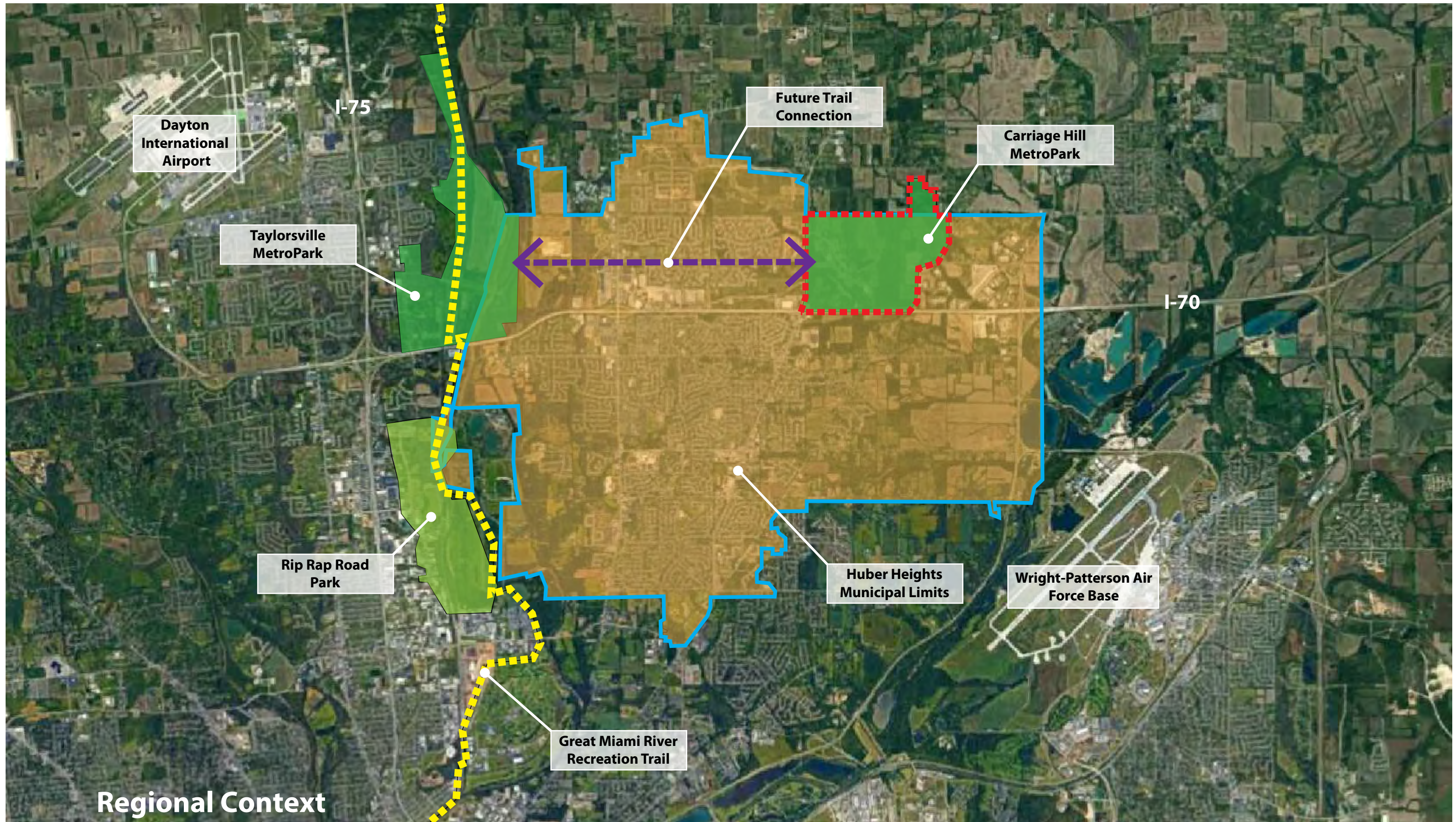
- ii. Signage
- I. Revenue elements
  - i. Country / gift store
  - ii. Historical Farm Classes
  - iii. Riding Center – camps and trail rides
  - iv. Barn rentals
  - v. Arnold Farmstead Bed and Breakfast
  - vi. Events

#### **5. Potential strategies to elevate use of Carriage Hill**

- a. Unify the park; the site, its use, its image and the message being conveyed.
- b. Tactically align with like-minded community, school, professional, and youth development organizations and societies.
  - i. 4-H
  - ii. FFA
  - iii. Equestrian organizations (Stillwater Pony Club, etc.)
  - iv. Friends of Ohio Barns
  - v. Conservation Clubs
  - vi. Universities
  - vii. Historical Societies
- c. Allow like-minded organizations regular use of Carriage Hill which will build a deeper appreciation for the site and its history.

cc: Bill Inman, HDG

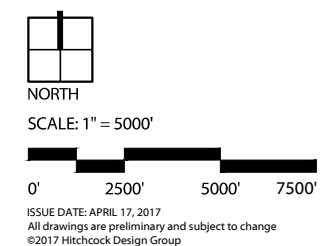




# Inventory and Analysis

## Carriage Hill MetroPark

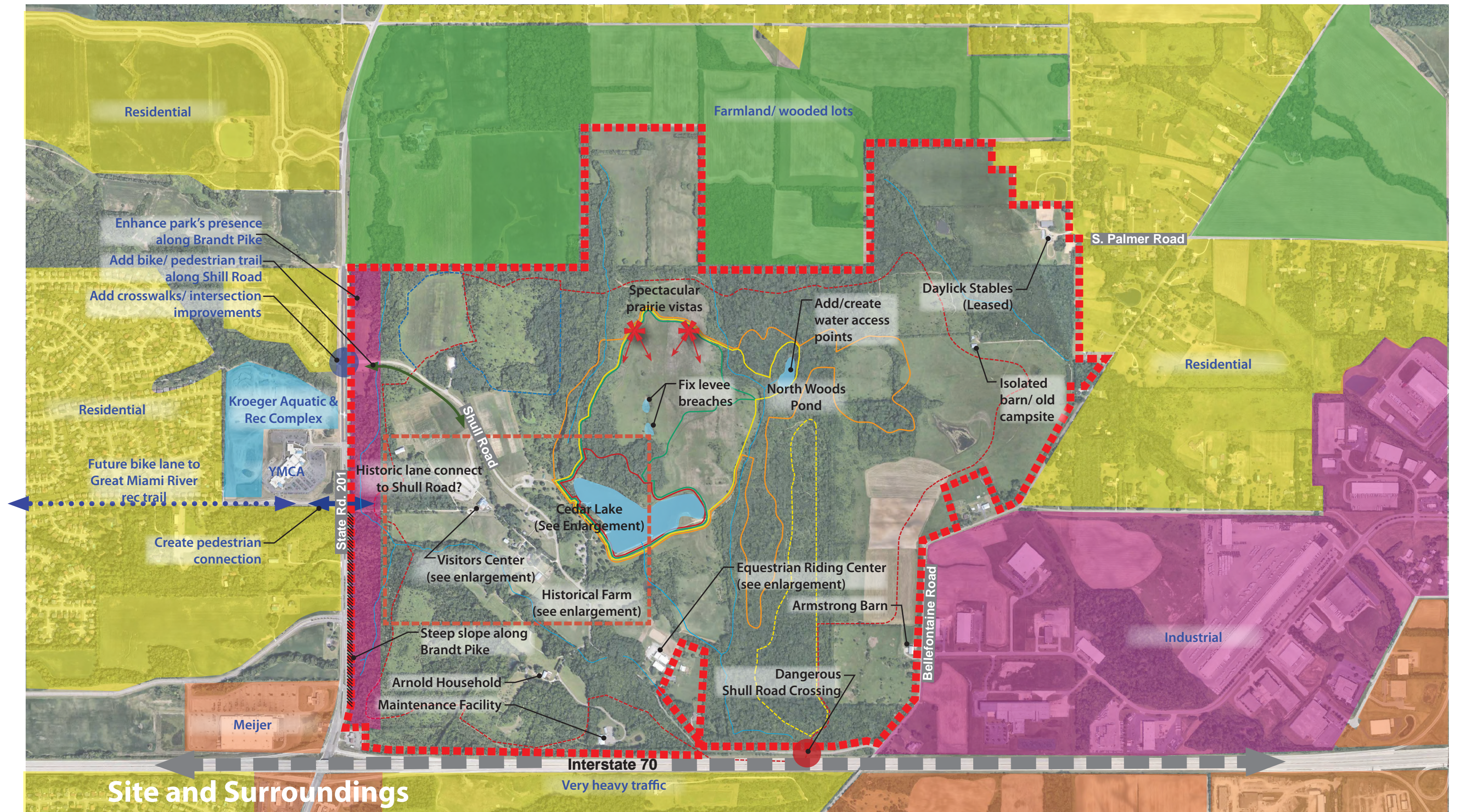
Huber Heights, OH



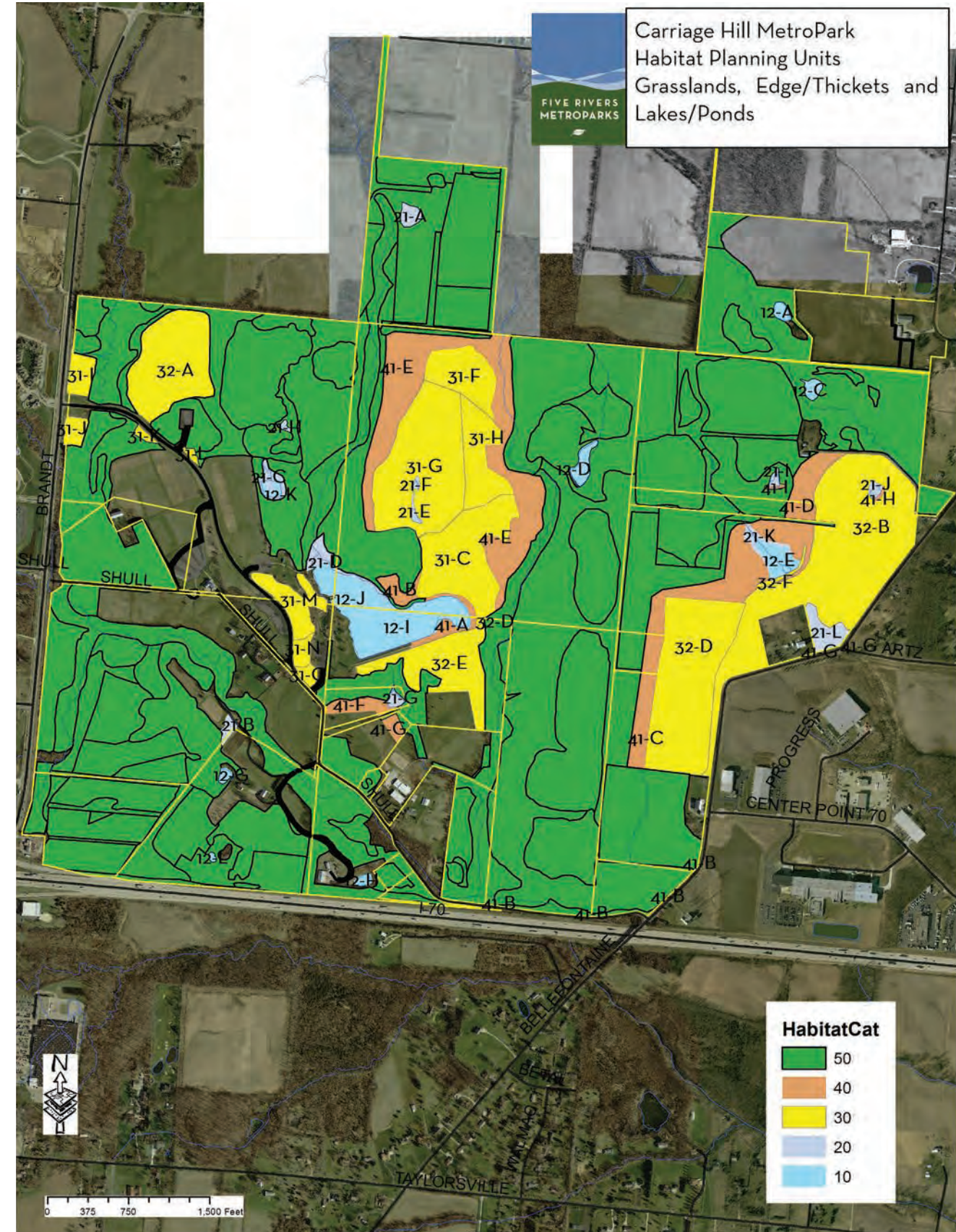
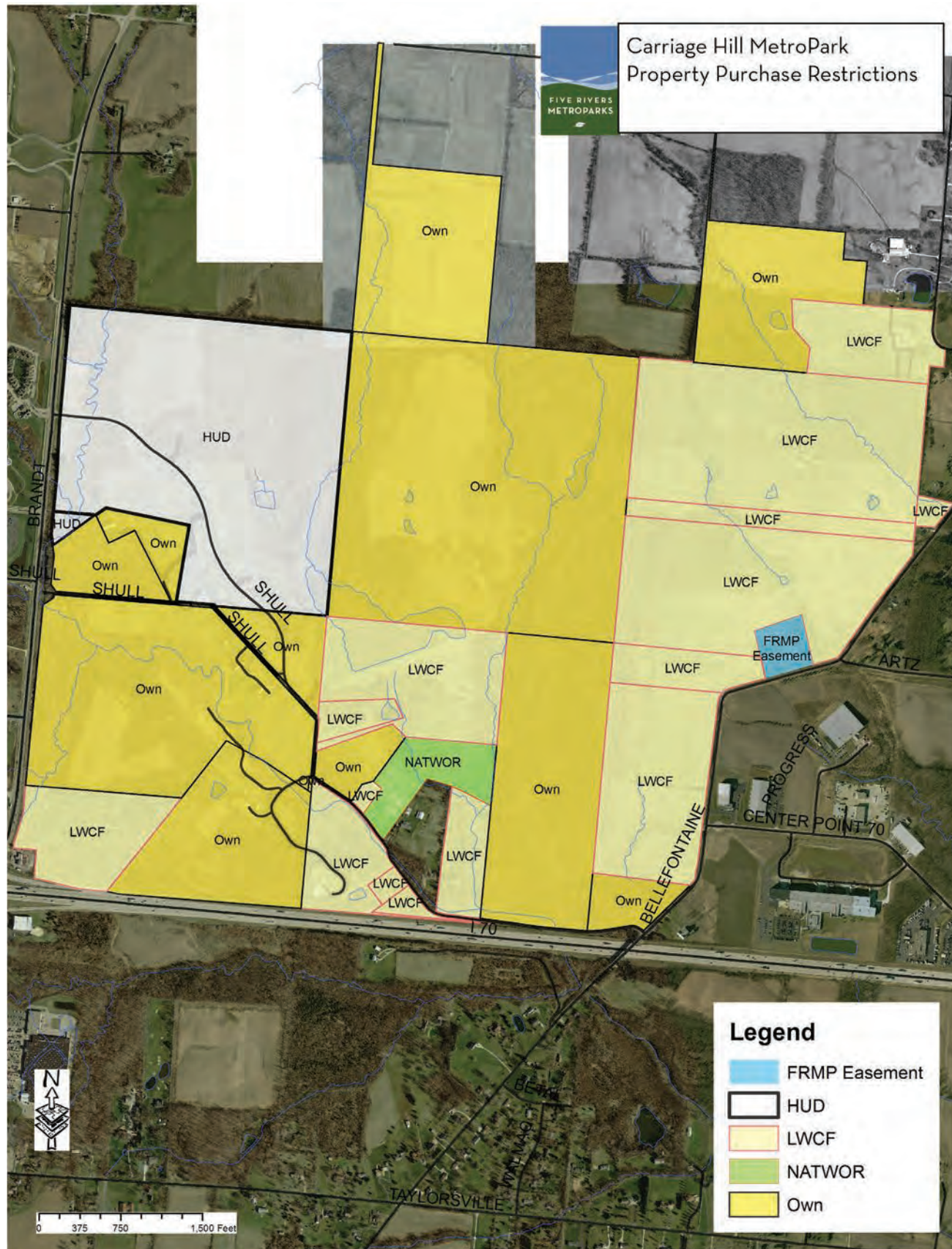
PREPARED FOR:  
Five Rivers  
MetroParks

Huber Heights, OH









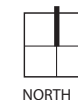
- HABITAT KEY:**
- MUDFLAT (11)
  - LAKE/POND (12)
  - RIVER/STREAM (13)
  - EMERGENT (21)
  - FORESTED (22)
  - PLANTED PRAIRIE (31)
  - MEADOW (32)
  - NATIVE PRAIRIE (33)
  - SHRUBS (41)
  - RED CEDAR (42)
  - HARDWOOD (43)
  - YOUNG (51)
  - MATURE UPLAND (52)
  - MATURE BOTTOMLAND (53)
  - SAVANNAH (54)
  - CONIFERS (56)
- ANYTHING STARTING WITH:**
- 0 = DEVELOPED
  - 1 = WATER
  - 2 = WETLAND
  - 3 = GRASSLAND
  - 4 = EDGE/THICKET
  - 5 = FOREST



# Inventory and Analysis

## Carriage Hill MetroPark

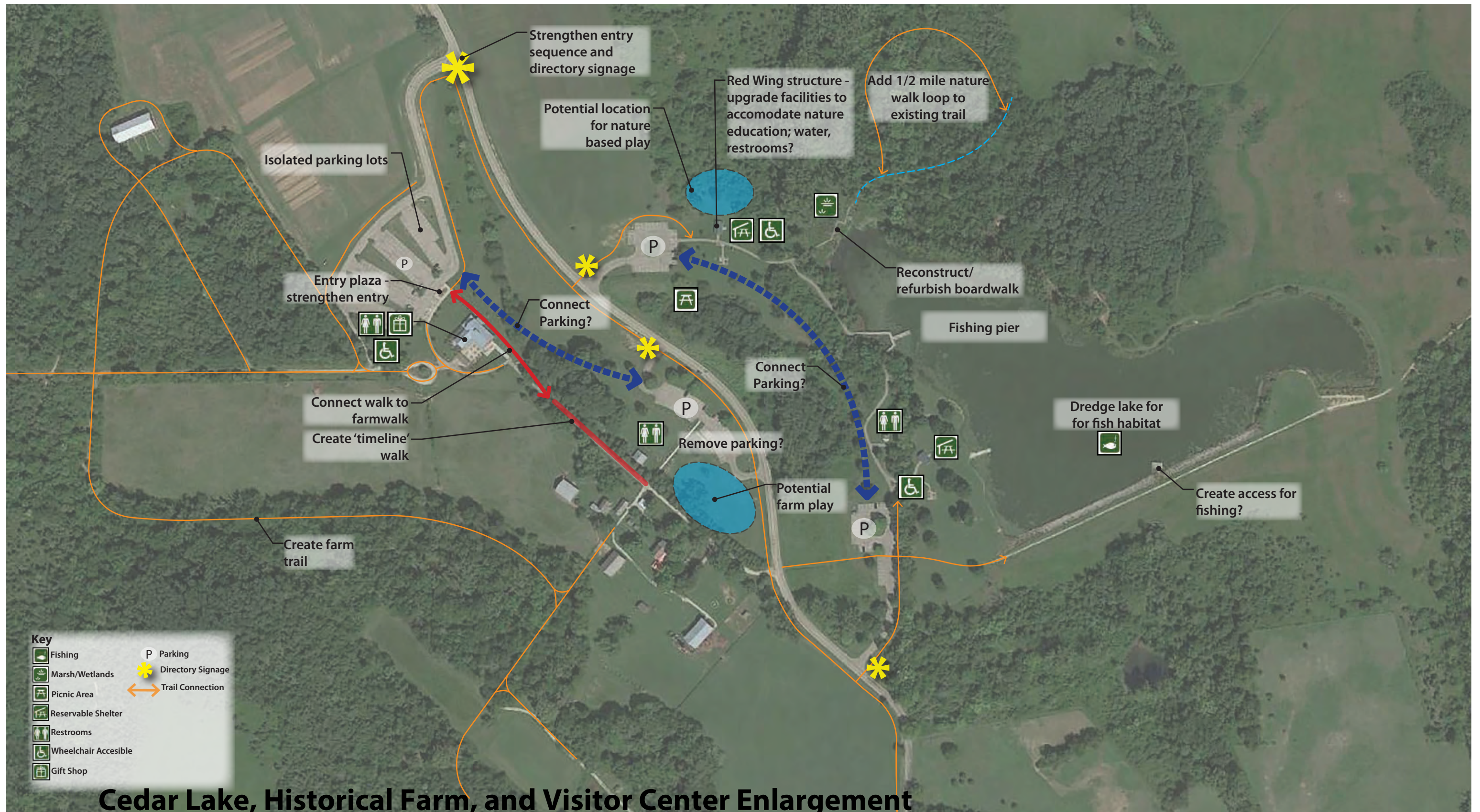
Huber Heights, Ohio



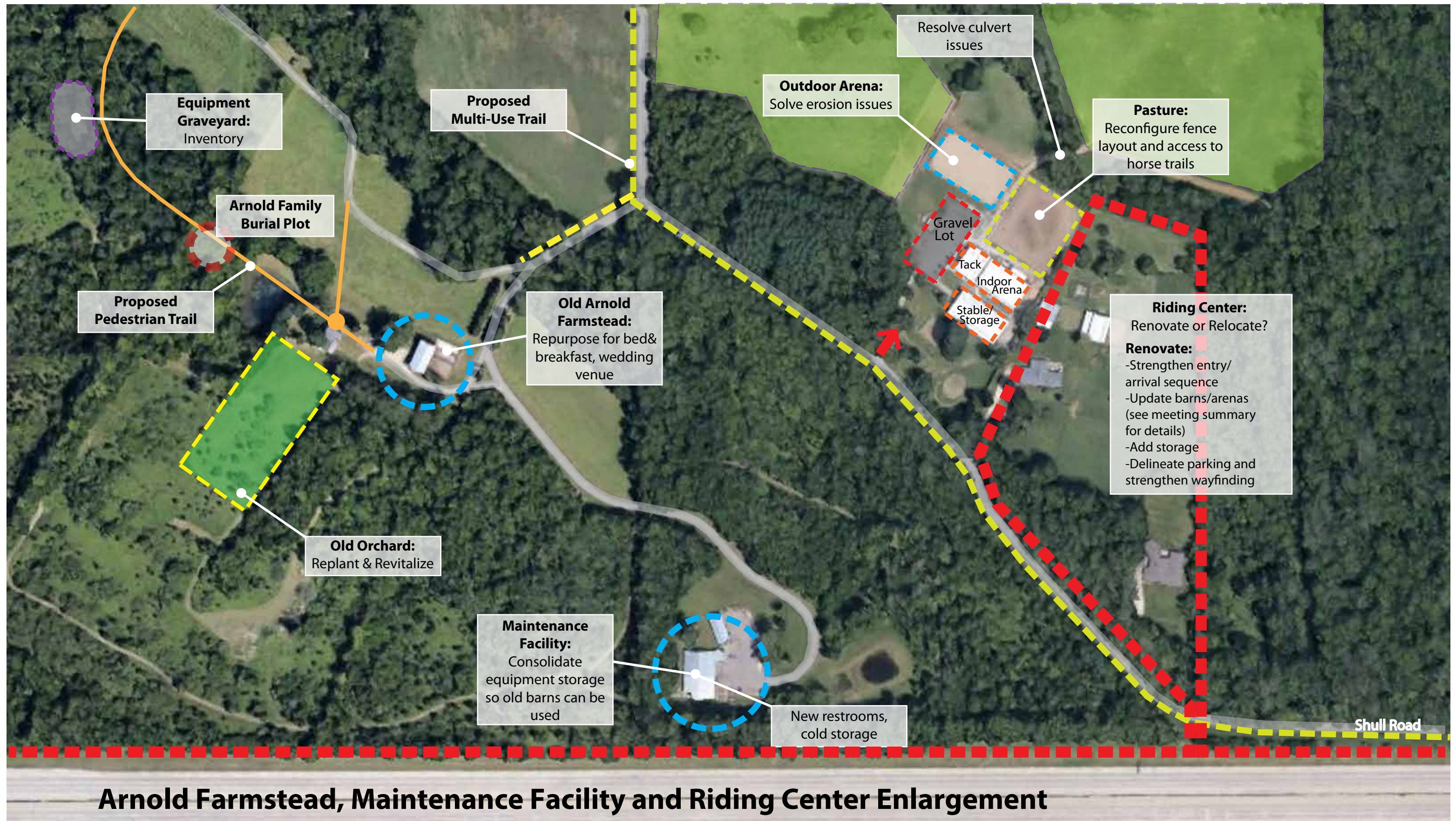
ISSUE DATE: April 17, 2016  
All drawings are preliminary and subject to change.  
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PREPARED FOR  
Five Rivers  
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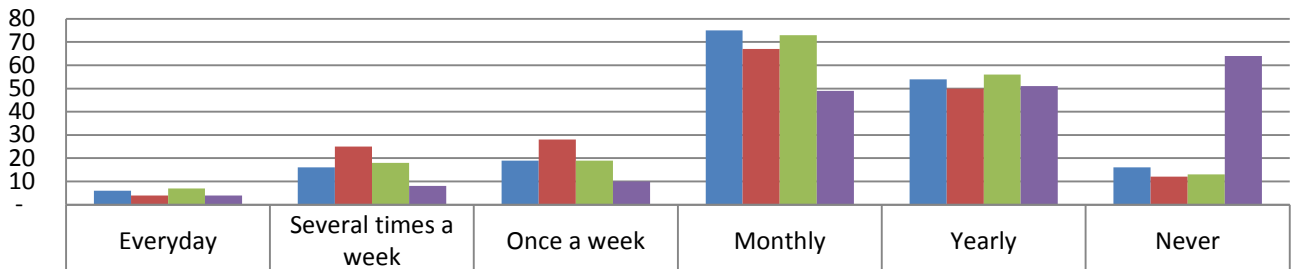






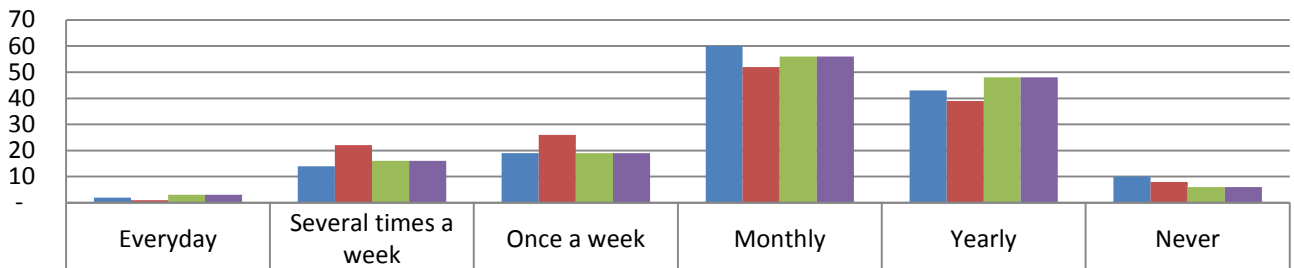


## About how often do you visit Carriage Hill MetroPark? (All respondents)



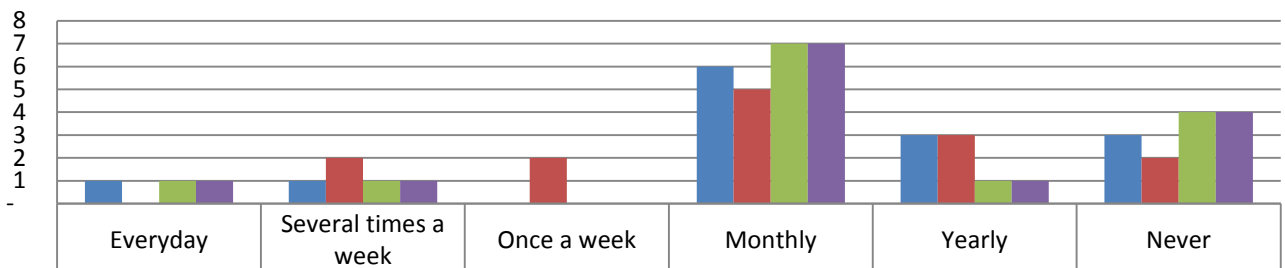
Spring	6	16	19	75	54	16
Summer	4	25	28	67	50	12
Fall	7	18	19	73	56	13
Winter	4	8	10	49	51	64

## About how often do you visit Carriage Hill MetroPark? (Web respondents)



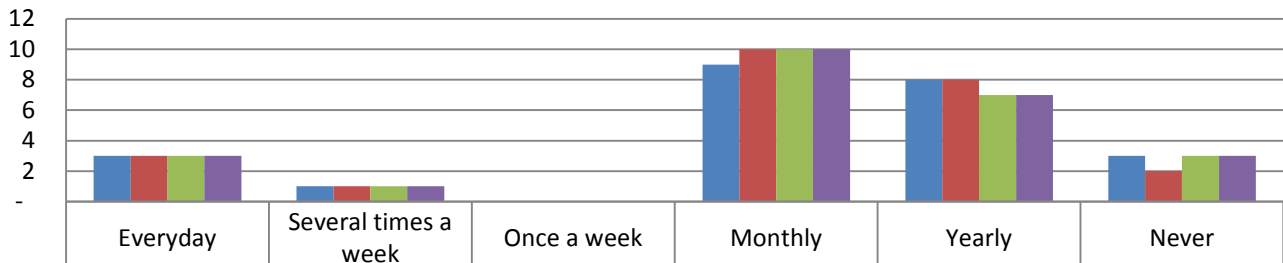
Spring	2	14	19	60	43	10
Summer	1	22	26	52	39	8
Fall	3	16	19	56	48	6
Winter	3	16	19	56	48	6

## About how often do you visit Carriage Hill MetroPark? (Paper respondents)



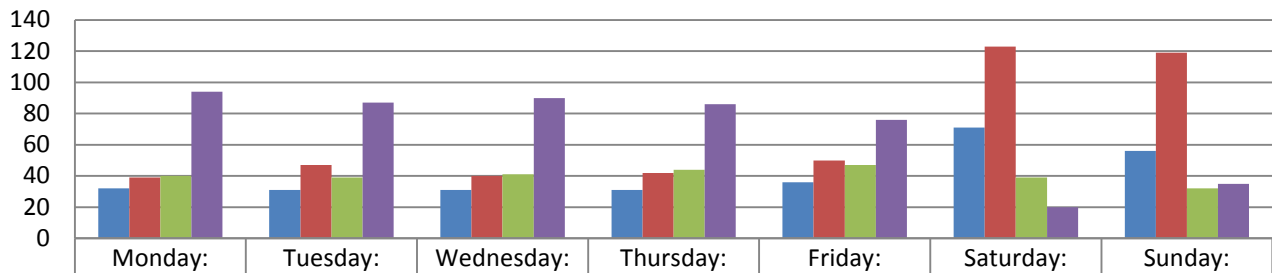
Spring	1	1	-	6	3	3
Summer	-	2	2	5	3	2
Fall	1	1	-	7	1	4
Winter	1	1	-	7	1	4

## About how often do you visit Carriage Hill MetroPark? (Staff respondents)



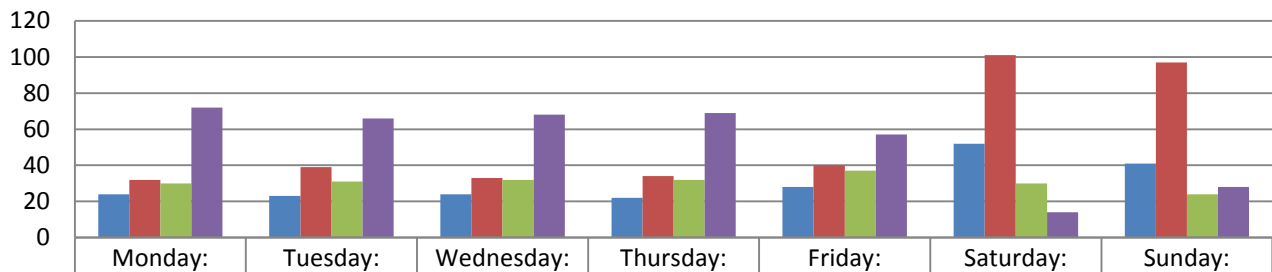
Spring	3	1	-	9	8	3
Summer	3	1	-	10	8	2
Fall	3	1	-	10	7	3
Winter	3	1	-	10	7	3

## When do you typically visit Carriage Hill MetroPark? (All respondents)



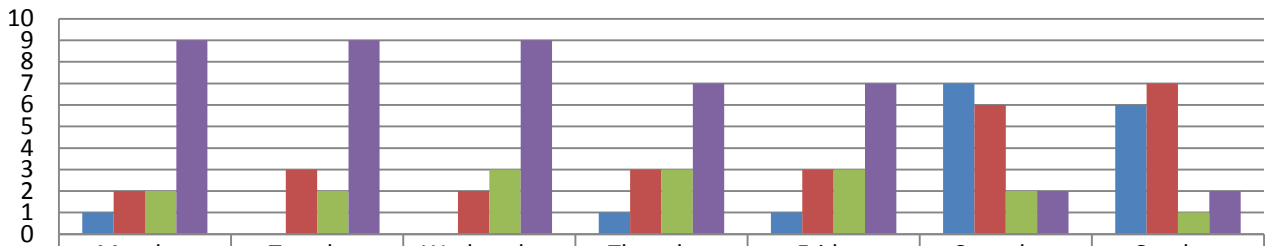
Morning	32	31	31	31	36	71	56
Afternoon	39	47	40	42	50	123	119
Evening	40	39	41	44	47	39	32
Not at all	94	87	90	86	76	20	35

## When do you typically visit Carriage Hill MetroPark? (Web respondents)



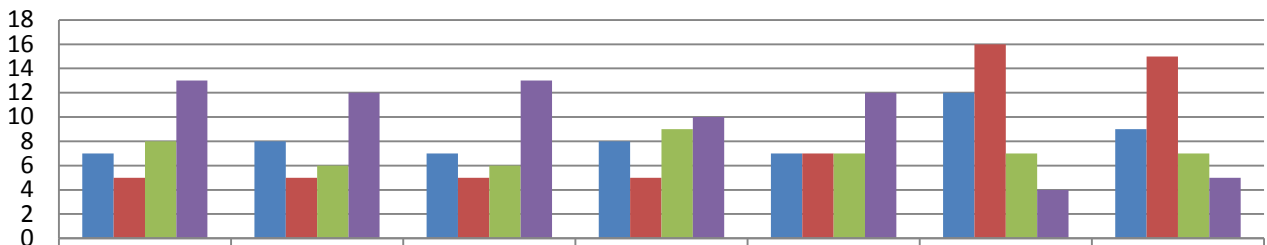
Morning	24	23	24	22	28	52	41
Afternoon	32	39	33	34	40	101	97
Evening	30	31	32	32	37	30	24
Not at all	72	66	68	69	57	14	28

## When do you typically visit Carriage Hill MetroPark? (Paper respondents)



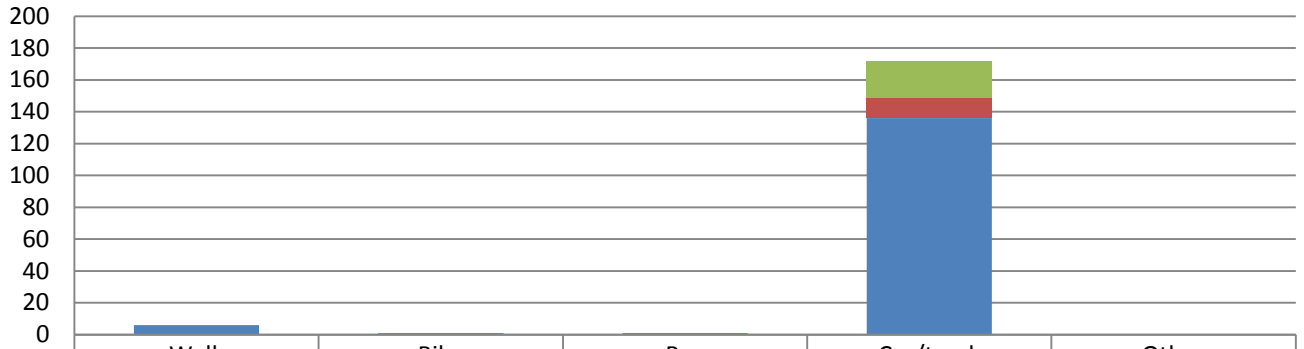
	Monday:	Tuesday:	Wednesday:	Thursday:	Friday:	Saturday:	Sunday:
Morning	1	0	0	1	1	7	6
Afternoon	2	3	2	3	3	6	7
Evening	2	2	3	3	3	2	1
Not at all	9	9	9	7	7	2	2

## When do you typically visit Carriage Hill MetroPark? (Staff respondents)



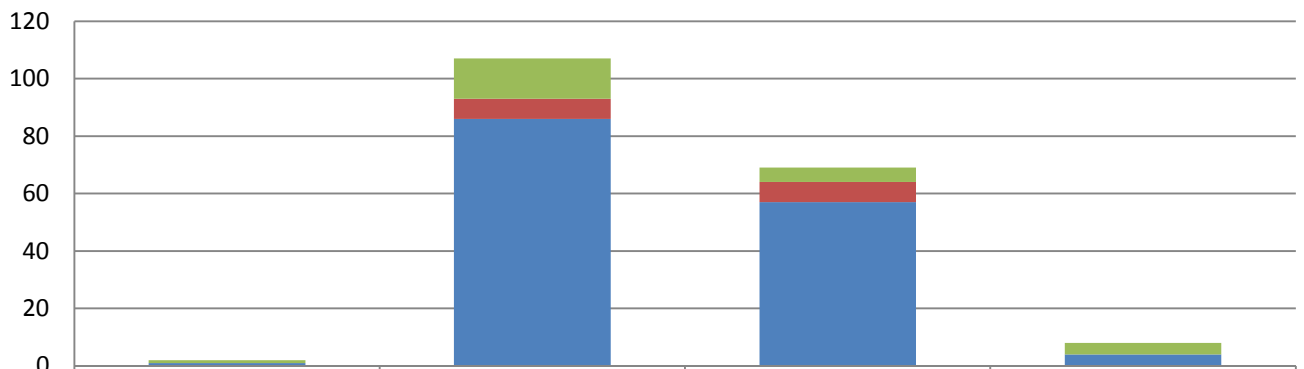
	Monday:	Tuesday:	Wednesday:	Thursday:	Friday:	Saturday:	Sunday:
Morning	7	8	7	8	7	12	9
Afternoon	5	5	5	5	7	16	15
Evening	8	6	6	9	7	7	7
Not at all	13	12	13	10	12	4	5

## How do you typically get to Carriage Hill MetroPark?



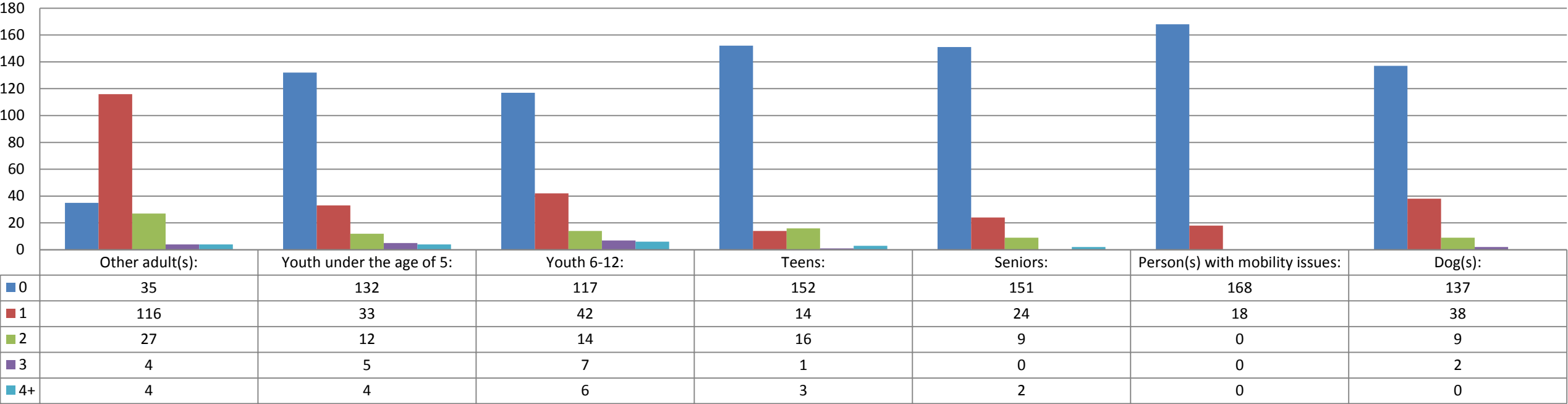
	Walk	Bike	Bus	Car/truck	Other
Intercept	0	0	0	0	0
Staff	0	0	0	23	0
Paper	0	0	0	13	0
Web	6	1	1	136	0

## How long do you/would you typically stay on each visit?

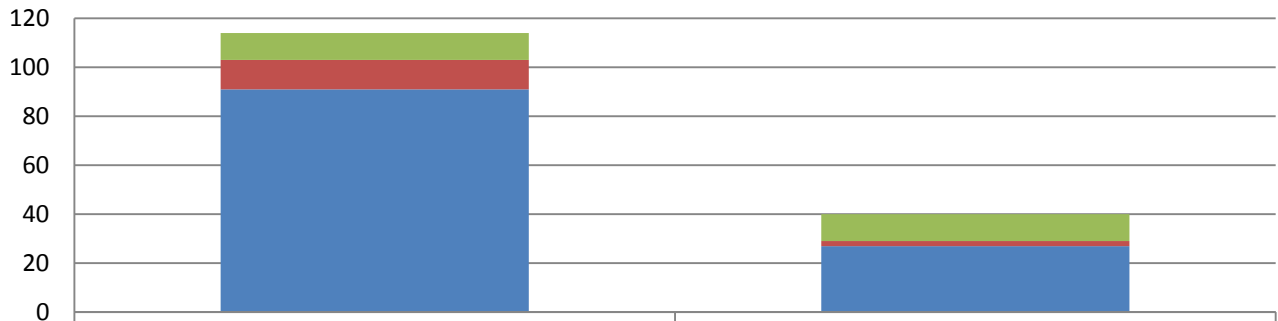


	I don't visit	An hour or two	Two to four hours	More than four hours
Intercept	0	0	0	0
Staff	1	14	5	4
Paper	0	7	7	0
Web	1	86	57	4

On a typical visit, how many of the following visit with you?

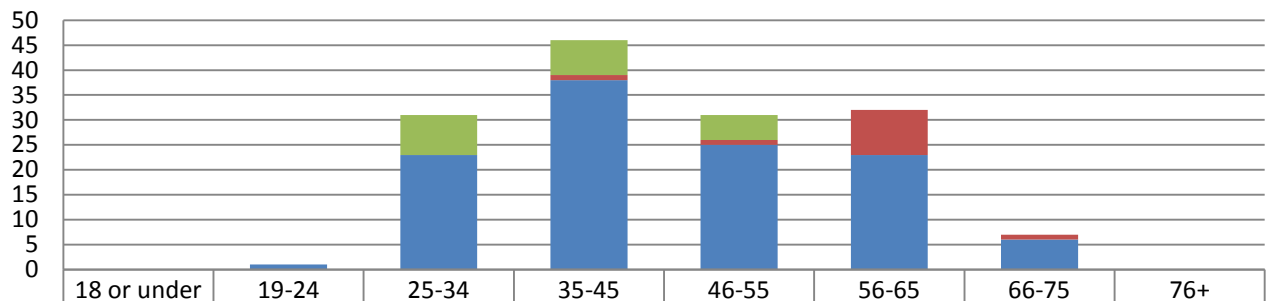


## Gender of Respondents



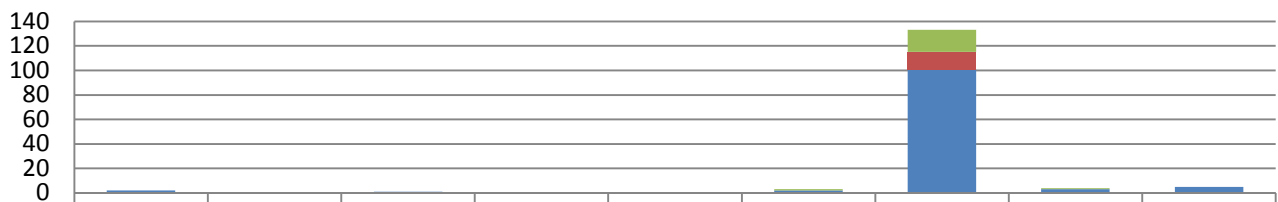
	Female	Male
Intercept	0	0
Staff	11	11
Paper	12	2
Web	91	27

## Age of Respondents

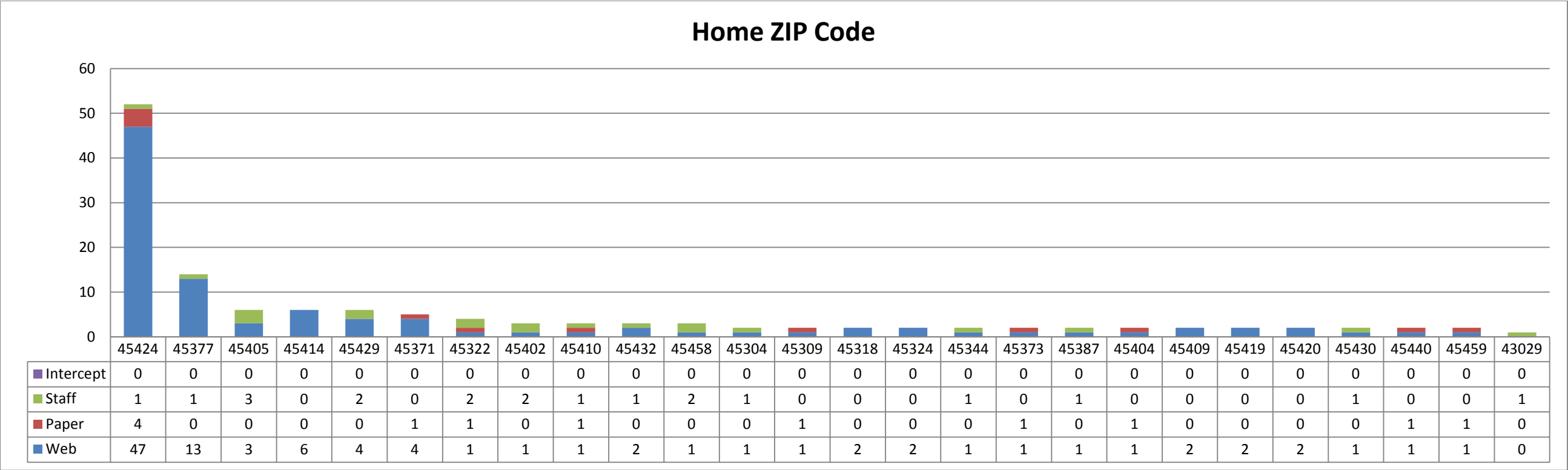


	18 or under	19-24	25-34	35-45	46-55	56-65	66-75	76+
Intercept	0	0	0	0	0	0	0	0
Staff	0	0	8	7	5	0	0	0
Paper	0	0	0	1	1	9	1	0
Web	0	1	23	38	25	23	6	0

## Race of Respondents



	American Indian or Alaska Native	Asian	Black or African American	Hispanic or Latino	Native Hawaiian or Pacific Islander	Non-Hispanic White	White or Caucasian	Two or More Races	Other
Intercept	0	0	0	0	0	0	0	0	0
Staff	0	0	0	0	0	1	18	1	0
Paper	0	0	0	0	0	0	14	0	0
Web	2	0	1	0	0	2	101	3	5



Intercept

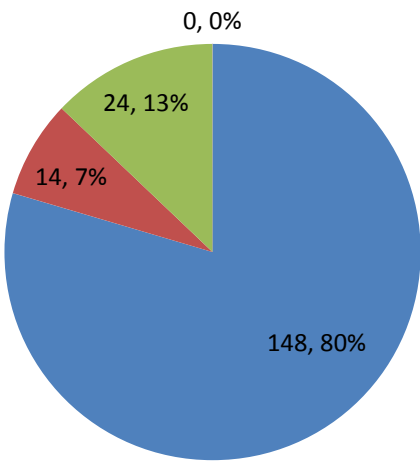
Staff

Paper

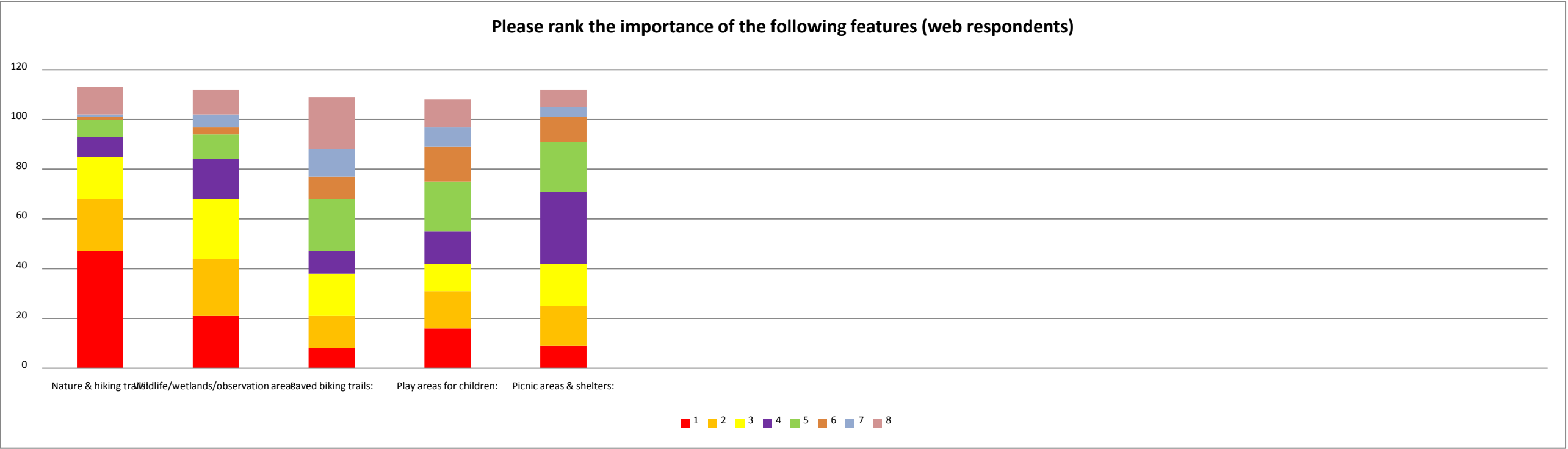
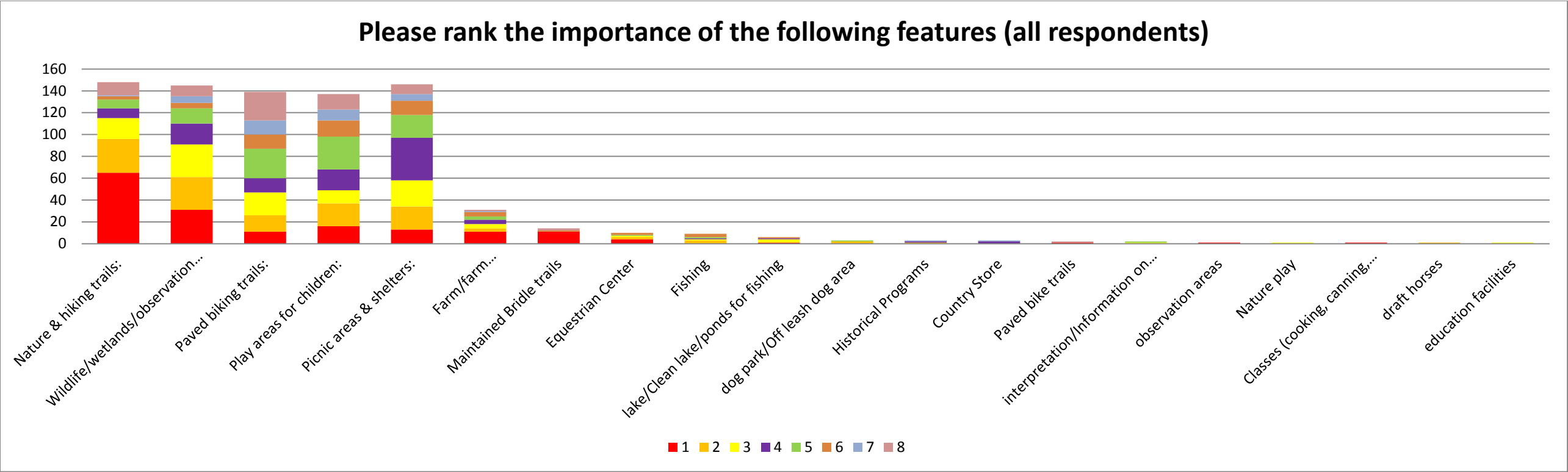
Web

# Respondents by Type

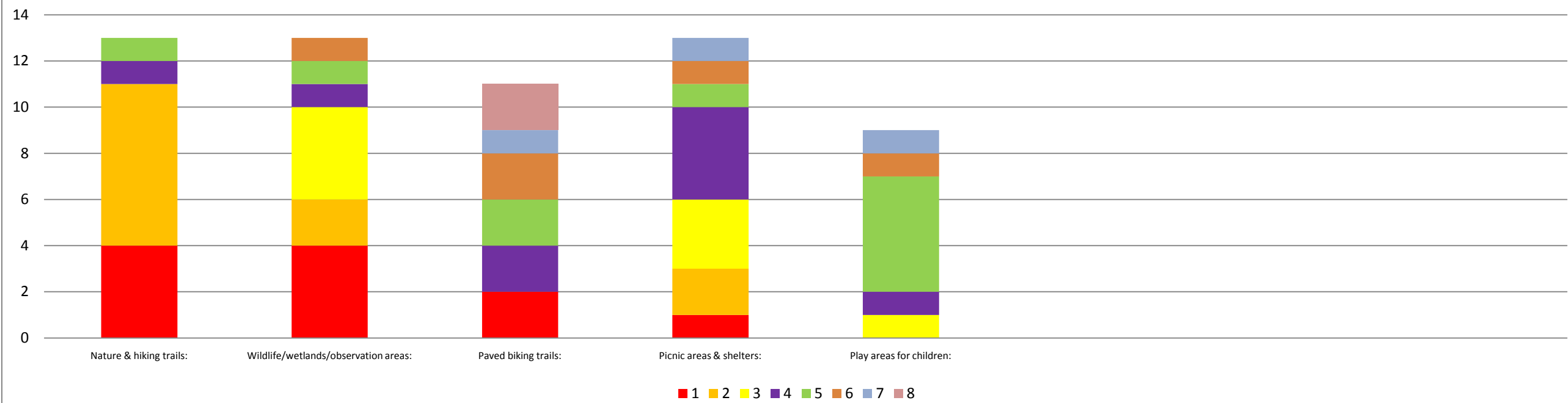
■ Web ■ Paper ■ Staff ■ Intercept



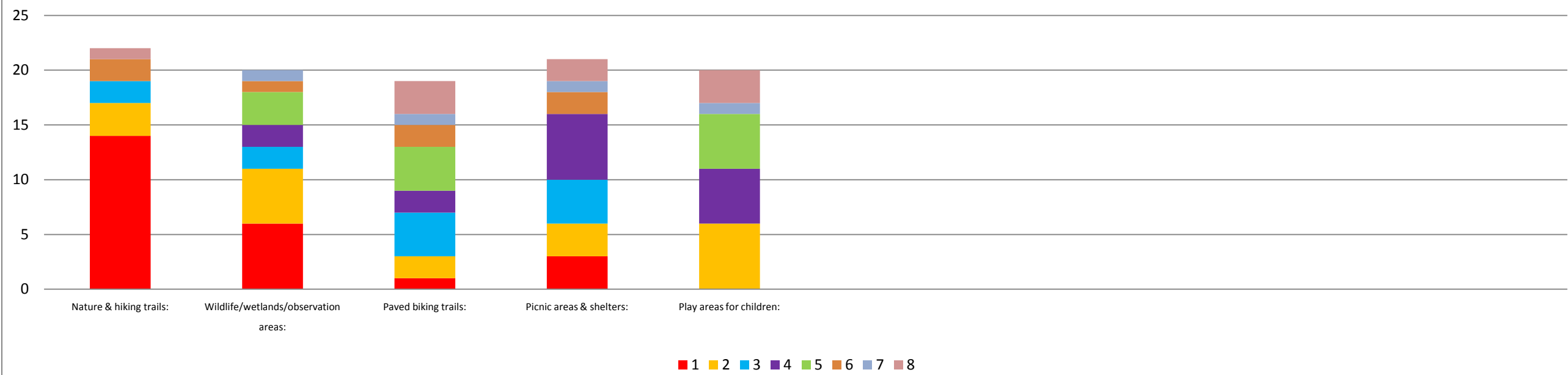




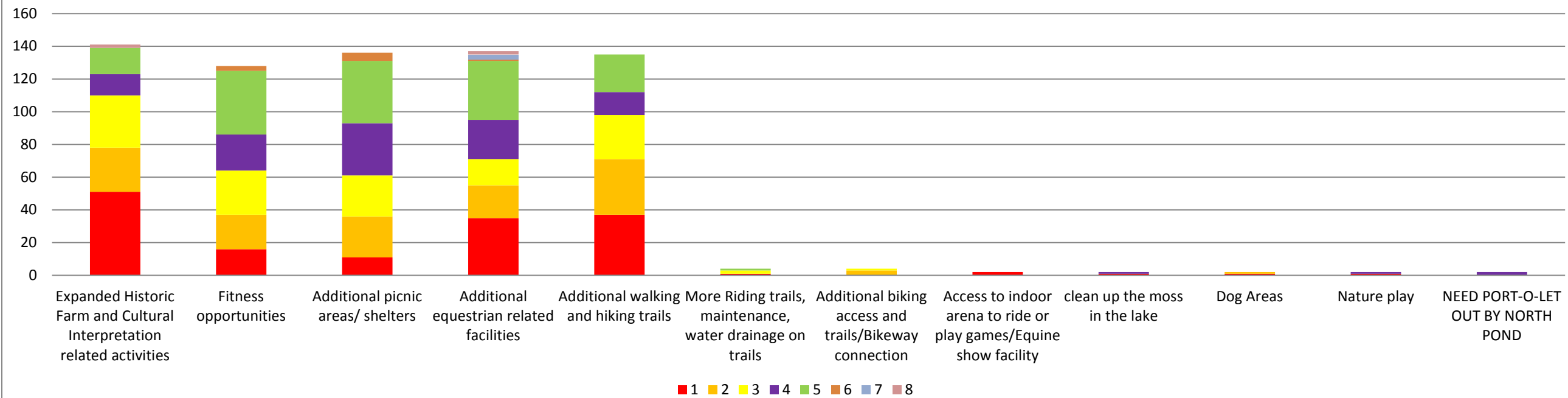
Please rank the importance of the following features (paper respondents)



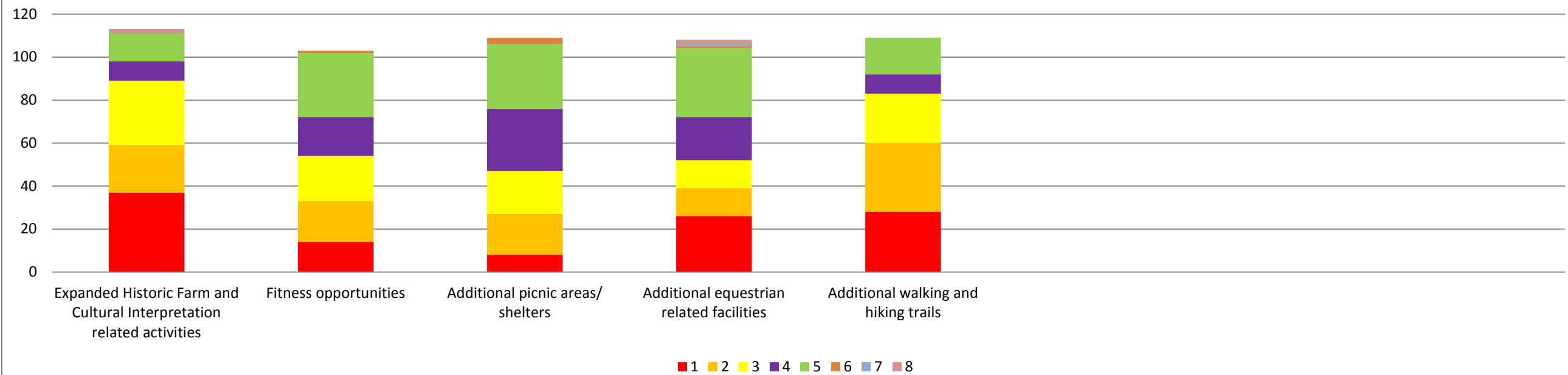
Please rank the importance of the following features (staff respondents)



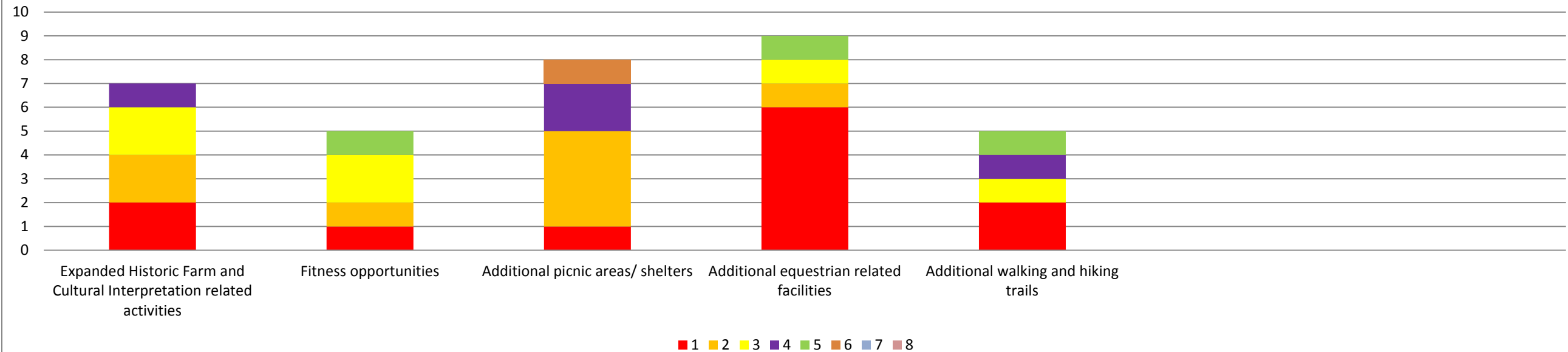
What things would you add to Carriage Hill MetroPark to make it better? (all respondents)



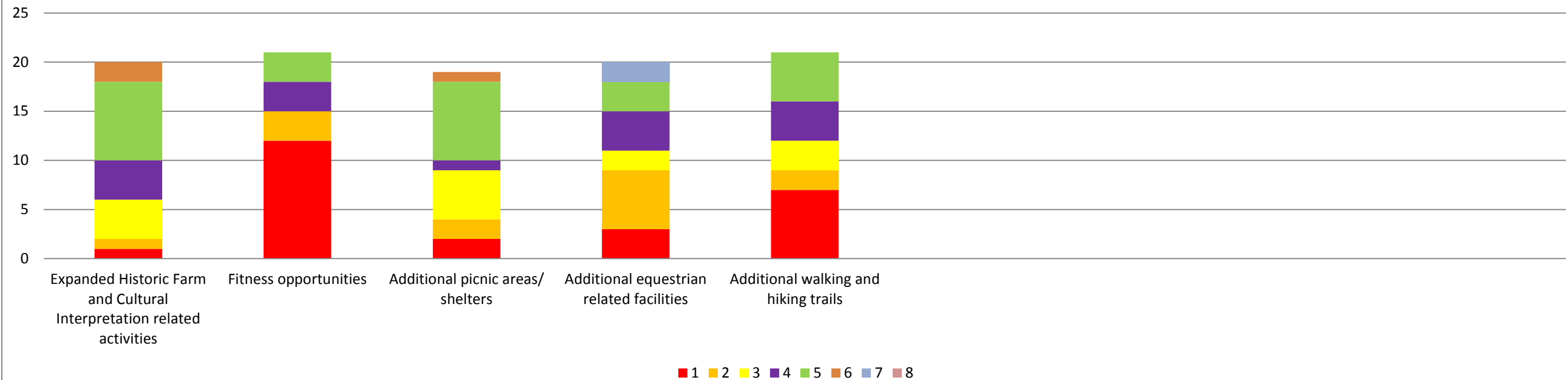
What things would you add to Carriage Hill MetroPark? (web respondents)



## What things would you add to Carriage Hill MetroPark to make it better? (paper respondents)



## What things would you add to Carriage Hill MetroPark to make it better? (staff respondents)



What do you like most about Carriage Hill MetroPark?

Source	Comments
Web	~3 mile loop to trail run
Web	Animals and barn
Web	animals. We used to go more when my older children were younger. The programs were fantastic.
Web	Animals. Pond. Trails.
Paper	beauty
Staff	Being outdoors
	classes and demonstrations I have taken many of the canning classes, some baking classes, and I hope to attend some quilting and other craft classes. I would love to continue taking more of all of these. It's a bit of a drive for me, and I wish there was a park closer to me that offered classes like this. I live in Miami County west of Troy.
Web	
Paper	draft horses
Web	Drylick stables ,and walking around the lake and trails ,we go to the frontier events and shop the visitor center, , drylick stables brought so many people together and we picnicked at the shelters , tim and kari manos made the stables a great place to board
	Drylick Stables and the bridle trails are excellent! Also enjoy the deer hunting
Web	Ease of parking the horse trailer
Paper	Equine facilities
Web	Equine trails, natural prairie areas
Web	Everything
Paper	Everything
Staff	EVERYTHING
Web	Farm activities
Staff	farm animals, riding center
Staff	Farm, hiking trails, fishing pond
Web	Farmhouse, barn animals, lake, walking trails, cemetary
Web	FISHING
Staff	Fishing the farm and candy store. And the different Demonstration through out the year. Along with the Christmas program.
Web	Friendly, knowledgeable volunteers Education for my granddaughter Walking paths Animals Everything really
Web	Great family place. Love the store. Maudie at the store is very nice.
Web	Hikimg
Web	Hiking
Web	Hiking
Web	Hiking
Web	Hiking and fishing
Web	Hiking trails
Staff	hiking trails, farm and riding center
Staff	hiking trails, historic farm, visitor center
Web	Hiking trails, nature, prairie, farm programs
	Historic events
Paper	Store
Staff	historical aspects
Web	Historical Farm
Web	History and riding center
Web	Honestly everthing. And the cool part about the park is that whats there now is just the begining. However i do feel western end of the park is under utilized.
Web	Honestly, I love everything about the park. It's wholesome family fun that I have enjoyed with my children from their first weeks of life. And, we still go, even though they're now teens.
Web	Horse camp for youth
Web	horse camp visitors center barns events
Web	Horse trails
Web	Horse trails
	Horse trails fishing farm candy store
Paper	
Web	How well the trails are kept up and how easy it is to get around the trails ... they are well marked and easy to read on the maps that are provided near the parking lots ...
	I appreciate that Carriage Hill interprets cultural history in the area. At the same time, they are a great source for historical information, especially on agriculture. Agriculture is very much an important part of conservation. A lot of what Carriage Hill does is extremely pertinent to conservation: period breeds of animals, heirloom seeds, etc.. I view Carriage Hill as a hidden jewel in the park district.
Staff	
Web	I enjoy all the different programs about life in the 1880's.
	I enjoy the memories! My parents brought me to Carriage Hill frequently and I especially loved the bean soup and corn bread and the penny candy! Now my husband and I bring the dogs to hike around the water!
Web	

	I have been visiting Carriage Hill for approximately 15 years now. I used to board my horses at Drylick Stables, I purchased my own farm so I now keep my horses at my home, but I continue to travel and frequent Carriage Hill. I really enjoy the equestrian trails and facilities that you have. Drylick Stables is a very nice place for people to board their horses and be conveniently located for easy trail access. Also the management you have running Drylick Stables is very professional and pleasant. I boarded at 2 other locations prior to going to Drylick Stables and management was not as pleasant or professional. I also enjoy the hiking paths and bike path at Carriage Hill when I'm not accompanied with the horses. As well I have visited the Historic Farm and I really enjoy that as well. It's nice that you continue to show the younger generation how it "used" to be. I feel that is a wonderful learning experience for today's youth. Thank you for making such a wonderful place to enjoy the outdoors.
Web	
Web	I like the bridle trails
Web	I like the bridle trails. I also like the activities for the children.
Web	I like the hiking trails.
Web	I love the riding center. I volunteer and take lessons. The riding center offers me great exercise while being outdoors. There is no other place in the area that offers what the riding center does. The horses are well cared for and the barns are always clean. The center is a gem and one of the best features of Five Rivers. Thanks for providing this amazing place for me to ride & care for horses, to improve my physical condition and be outside in such beautiful surroundings.
Web	I really enjoy the riding center at Carriage Hill as well as the animals and history of the actual 1880's farm. I also remember visiting there when I was a small child and getting to pick potatoes and snap beans. I have lived the park since I was small.
Web	Indoor place with classroom. Now that the kids are older, we spend more time walking around the entire park.
Web	It is a great place to have a family get together with something for everyone to do. Always clean and the people are friendly.
Web	It is a very well maintained park for trail riding horses, safe and with a lot of different areas
Web	It's history.....not only it's own history from times long ago, but also my personal history. Carriage Hill was a school field trip destination, a girl scout meeting & badge work activities location, a summer day camp hot spot, perfect spot for Farm Days fairs, and a great place for family picnics, hikes, and fishing. Hoping that my daughter remembers her childhood here as fondly as I do.
Web	Large open spaces with lots to do. My husband and oldest fish while our youngest, our dog and myself walk the trails or visit with the animals on the farm.
Web	Living history farm and educators
Paper	location
Web	Nice horse trails.
Paper	No comment
Web	Open parries
Web	Open space to walk, historical buildings
Paper	Open spaces Lake Trails
Web	Oreo, the horse. Our two year old can't wait to ride her again in june
Web	Penny candy
Web	Penny Candy Store, the animals, the playroom inside, watching workers make things the old fashioned way
Web	School room replication for youngsters, natural history of area, outside barns
Web	sdf
Staff	Seeing the horses, historical demos.
Web	Size, upkeep
Web	That there is a variety of things to do like see animals fish walk and things like that
Web	The 1800's farm information
Web	The ability to roam around the farm and see the animals and re-enactments. My children love the penny candy store and schoolhouse playroom.
Web	The activities.
Web	The animals
Web	The animals and being able to walk around the pond.
Staff	The animals and old buildings at the farm
Web	The animals and the historic part of it.
Web	The beautiful trees. The history
Web	The bridle trails
Web	The Candy shop, the pinic areas, the walk around the pond, the windmill along the pond, the animals, the barn you can walk inside, the house with the cat, the creek you can play in the wooded area. We have not been to the horse riding because my kids are too young, but plan on doing that.
Web	The candy store, animals,hiking trail,and fishing
Staff	The candy store.
Web	The candy store-I used to go a lot as a kid and it's so fun to go back when I get a chance. The farm animals-Fun to visit and check out. I can't wait to have children and be able to bring them here to see the farm animals. The pond and paths-great to take my dogs on long walks.
Web	The country store, the playroom for the kids and the animals
Web	The demonstrations, the cemetery, animals in the barn, draft horses, one room schoolhouse & general store.
Staff	The educational opportunities -individual and programmed Trails
Web	The farm and gift shop are first on our stop We like to walk the back of the farm and creek to look for animal tracks. Then weather permitting we walk over by the ponds and fish
Web	the farm and store
Web	The farm and the trails around the ponds.
Web	The farm animals.
Staff	The farm is cool, but I like the trails. I like that there are bodies of water along the hike routes. The trails are very easy and you can finish up a hike with a visit to the farm animals. I have also enjoyed some of the cooking programs at Carriage Hill. It reminds me of things my Mom and grandma used to teach me as a kid in the kitchen.
Web	The farm.
Web	the fishing
Web	the fishing lake & picnic area
Web	The hiking trails. Seasonal events at the farm. Our grand-kids love visiting the schoolhouse and candy store.
Staff	The hiking trails/ horse trails. The shelters are very nice The park services staff are very nice also The cedar lake is a great view. Fishing
Staff	The historic farm

Staff	The Historic Farm, Trails and Lake.
Web	The historical aspects. I love the historical actors and programs that the park offers. We've visited the program where they cut ice from the pond and fill the ice house, the Christmas on the Farm program, as well as visiting and seeing various black smiths and carpenters using/working the tools of the time. It's an eye opening experience that the kids can't get anywhere else. We've also used the campsite on the far side of the park (when it used to be open).
Staff	The historical farm and the hiking trails
Staff	the Historical Farm as a facility, and the interpretation of farm life by the staff
Staff	The historical side of it
Web	The historical WORKING farm and animals. We have enjoyed hearing the family history and exploring the grounds. At the county fair my children loved the baking contest and the dancing the most.
Web	The history and animals
Web	The history and the animals. We also like the pond.
Web	The history lessons
Paper	The horse trails
Web	The horse trails are very nice.
Web	The horse trails at Carriage Hill are my favorite part of the park. Out of all the trails in this area I would rate this one in the top 2. The scenery is beautiful, and the park is very accessible. I have friends that board their horses at Drylick Stables (I am a former boarder myself) and most of our weekends are spent on your trails. The direct access from the stables is amazing. I also hear great things from many people in the horse community and they feel the same way. Carriage Hill is perfect for my everyday ride that I love to take. Thank you for giving me this pleasure!
Web	The horseback riding trails! Also the convenience of the location. The trails are nice and wide and kept in good shape. Really appreciate that!
Web	The knowledge that the historic personators share
Web	The lake
Paper	The land Work farm The history
Web	The living history village, especially during events. We love the Christmas event! My children love to visit the village, watch the blacksmith, and see the animals. And we always end the visit with penny candy!
Web	The old village, the walking trail by pond, the animals
Web	The open areas. The farm animals. Hiking by the lake.
Web	The peacefulness of the pond and the hiking trails
Web	The penny candy store, the horse trails and the events (story telling in the meadow around Halloween, Christmas on the farm)
Web	The programs at the farm.
Staff	The Riding Center - the fact that we have horses available for the public to ride; the horse trails; the historical farm and animals there. The hiking trails around Cedar Lake.
Web	the serene enviroment and lovely trails.
Web	the shelter s picnic areas, the animals and walking trails
Web	The space! I love the larger parks like Carriage Hill and Taylorsville. Even when the parks are busy, they still don't feel crowded because there is so much beautiful green space. Also love that there is such a variety of activities at Carriage Hill. I mostly use the trails to run and hike, but I have friends who ride horses there, and the farm is a hit with my young nephews. It and Taylorsville are my "go to" parks!
Web	The special events are always fun and informative.
Web	The trail by the pond. I enjoy being able to see and hear a variety of wildlife. especially the frogs.
Paper	The variety of horse trails. Good condition close to location.
Web	The walking trails and how clean the park is.
Web	The walking trails and the pond area.
Web	The working farm, all aspects. Classes offered for the same.
Web	The working farm, perfect for pictures and exploring!
Web	Trails
Web	Trails and farm
Web	Trails and picnic shelters around the lake, store, farm.
Paper	Trails for horse riding
Staff	Trails Kids historical play area inside Events - working farm Wetland pond
Web	Trails, atmosphere, barns, employees
Web	Trees, animals, open barns, lake, hiking paths.
Web	Variety of activities offered.
Web	Variety of different areas. Farm, lake, woods.
Web	VERY FEW PEOPLE OUT ON THE TRAILS IN LATE EVENINGS DIFFERENT TRAIL TYPES LOTS OF SHADE IN SUMMER
Paper	Very few people out on the trails in late evenings. Different trail types Lots of shade in summer.
Web	Walking around the pond and paths
Web	Walking around the pond area, and visiting the "gift shop" building.
Web	Walking paths and the lake.
Web	We like the good in the kitchen!
Web	We love how clean the park is, the visits with the animals, the events on the weekends, like the blacksmith, and just walking around outside. I am a farm kid, but right now this is all I have for our daughter. It's perfect.
Web	We love the farm and the general scenery
Web	We love walking thru the old buildings and seeing the animals and getting candy at the end
Web	We Trail ride horses. This is a great park for horse riders to meet up and enjoy a stress free day with their horses and each other. Nice horse trails. Few small hills, creek, and straight aways. Trails in the woods and fields. Great to see a nice boarding facility that backs up to the trails that is run by great people who have extensive horse experience and care about the boarders and their horses. Nice nature trails for the hikers and the runners.
Web	We volunteering there in the 80s, lots of great memories



Web	Well marked trails. Lots of variety in the birds, critters, fungi, and bugs
Web	Working farm
10. Any other comments or ideas that you would like to share?	
Source	Comments
Web	4 wheelers on horse trail creating DEEP ruts. Mosquito are worst here than any other park. Drylick management could learn some better customer skills and cater to everyone instead of catering to teenage girls.
Web	A natural playground or play equipment would be nice.
Web	Bring back the seasons on the farm
Web	Carriage has been a huge part of our family for over 40 years. Our daughters loved coming for the various seasonal promotions year to year. Now our grandchildren love visiting as well. The candy shop always gets a "thumbs-up" from our gang. Please continue to preserve and expand this area's historical treasure.
Web	Carriage Hill doesn't need play pens and parks for kids. There are parks all over the County. CH needs more outdoor opportunities, such as: more fishing opportunities in the lake, re-open the fishing platform in the lake (that was my favorite part of CH as a child), create more hiking paths and improve on the old ones while keeping them natural, throw in a few interactive park exhibits for kids (e.g., an outdoor stand with info on nature/animals/identifying signs/etc.), and a map stand would be good too. Not handout maps, just one large map of the park.
Web	Families and individuals are unable to safely bicycle or walk to Carriage Hill.
Staff	Fitness station could have a concrete slab with a horizontal bar for doing push ups without getting on the ground, monkey bars
Web	Have map of the trails high enough for riders to be able to read them when on top of the horse
Web	Horse overnight camping at one of your parks
Web	Horse Trails make this place thrive, please do not take away.
Web	I appreciate the opportunity to provide input and feedback on these beautiful parks! The Dayton metro area is so fortunate to have this top notch park system. I spend a great deal of time at the Metroparks, they are an integral part of my health and fitness regimen. Thanks again for allowing the public to provide input on the future of our parks.
Web	I found the riding center and began volunteering there about 2 years ago and the staff are great! I went in knowing very little about horses and had only ridden on guided trail rides at other parks. Within less than a year I was able to tack, feed, groom and learn more about riding. I LOVE volunteering at the riding center and the staff and other volunteers have become great friends. I love that the public can come and ride and that point rides are offered for the younger children. I typically help run the pony rides in the summer and we have many kids that come out EVERY weekend to ride the ponies and some even have goals of what big horse they would like to ride at the barn when they are old enough. It's just all around a great program!
Web	I home school a 1st grader, and a 10th grader. Special "home school" afternoon (and maybe morning) events are a plus for this area. Helping people clearly know the available activities through a Facebook page or easy to navigate website would help. Facebook has ton's of groups that share wonderful opportunities.
Web	I just recently discovered the walking trails at Carriage Hill. I love them, it is my favorite place to walk and relax. I come from Springfield to use them. I also absolutely love the swing by the pond. Very relaxing. I also have used the horse trails, they are great also. We ride in from Drylick, very convenient!
Web	I love how dedicated everyone is to this park. We visit quite a few parks in the area, and Carriage Hill is always our favorite because it has such a homey feel to it. Everyone treats you like family and can answer just about any question you can ask. I especially love the patience and love shown by the ladies in the "candy store".
Web	I loved the festivities the park had when I was growing up in the 80's. Live music, food and fun activities for families.
Web	I really enjoy your hiking trails, but I do visit others nearby.
Web	I really enjoyed/enjoy the bridle trails. It would be lovely if some of the hiking trailing were converted to a multiuse trail.
Web	I really loved Carriage Hill Metro. It has great features and is a great place to go for a quick escape that is close to my house. My family likes visiting for picnics and walks when they come in from out of town. It's a great place to take my dogs for a walk and a fun place to try to catch fish. The nature trails are well maintained and the historic farm area is very beautiful. The educational programs that are put on during the weekend are great a well!
Web	I think that the whole park should be left as natural as possible. I also understand the need for updates I highly disagree with paved bike paths if they are to be inside the parks wild areas
Staff	I think the Historic Farm is an important feature at this park and would like to see its continued maintenance and expansion of programs and activities. I also believe the Riding Center is an important feature of this park and would like to see it expand it's staffing and facilities in order to offer more programming to the public.
	I would like to see a possible re-route of the Red horse trail so that riders do not have to ride along I-70 where it takes them along the highway and Shull Rd. For safety reasons, most riders do not take that route and end up doubling back instead of continuing on the loop.
	I'd also like to see some key areas along the Yellow horse trail be improved in terms of footing and sustainability. At the Riding Center we have to cancel trail rides due to muddy conditions. With some work we could improve the drainage to allow for customers to be taken out on trails after rain.
	An improved office space that was climate controlled with a classroom or meeting room and flushable toilets for the public would create opportunities for the Riding Center. These amenities would be added to rental space for events. We could host clinics and speakers as well as have a classroom space for our summer camp programs.
	I would like to see better accessibility for pedestrians to access the park.
	I would like to see the trails fixed up and have more hiking path loops.
	If the state had the money, an operating indoor riding facility for winter riding/exercising/training would be a dream for all horse lovers.
	It is a wonderful park and I will be very excited to see what the upcoming plan is for it!
Staff	It would be nice if there were more staff on the farm to provide more interpretive and historic programs throughout the week and weekends. We enjoy our visits already, but it feels like more could be done with the farm area. It seems to be very popular.
Web	It would be nice to have the events offered on several days/weekends, for example, the Christmas on the farm event is wonderful but it was so crowded that I will probably not return unless it is held on multiple days to spread out the turnout
Web	I've taken quite a few of the canning classes and one of the baking classes. I have enjoyed these so much and made several friends that I keep in touch with. We would love to continue taking classes like this and are always watching for new ones. Other cooking and crafting classes would also be fun.
Paper	Kill honeysuckle Repair trail erosion Take down dead trees along trails Clean up outhouse at lake Clean horse barnlot on farm Too many dogs off leash







# CARRIAGE HILL METROPARK SITE MASTER PLAN

7800 Shull Rd  
Huber Heights, OH 45424

November 27, 2017





## EXECUTIVE SUMMARY







## Executive Summary

### Spring Run MetroPark Master Plan

Carriage Hill MetroPark is a 950 plus acre park located in Huber Heights, Ohio. Huber Heights is the 3<sup>rd</sup> largest suburb of Dayton, Ohio with a population of approximately 38,000, and is located northeast of Dayton within Montgomery County. Carriage Hill is located in Northeast Huber Heights at the intersection of I-70 and Brandt Pike. Carriage Hill is a unique Five Rivers MetroPark featuring diverse and rich opportunities for first-time visitors and regular attendees alike. The park experience includes a working 1880's historical farm, horseback riding lessons, hiking, and fishing, all while enjoying the site's remarkable natural beauty. However, with all of Carriage Hill's inimitable activity and natural beauty, there are challenges that need to be addressed.

First, the park has a weak entry and road network that leaves first time visitors confused about where to go. Despite all of the park's roads and trails, Carriage Hill needs to develop a stronger connection internally and with the community at large. Second, many of the park's existing structures are old, underutilized, and/or do not meet Five River MetroPark's standards. The Visitor Center, Riding Center, Joseph Arnold Farmstead, and historic barns are examples of buildings that need to be refurbished, repurposed, and/or upgraded. Lastly, many of the existing amenities of a park of this magnitude, such as trails and fencing, need revitalizing due to their age and heavy use. Trails need to be realigned, reconfigured, and reconstructed due to erosion, poor drainage, high clay soils, and heavy use. Surface material upgrades for the trails are also recommended.

Based on community input and our evaluation of the existing conditions, the program summary for Carriage Hill is:

1. **Attract the local community to experience Carriage Hill's unique diversity**
  - a. Safe, well-signed, easily navigable vehicular, bicycle, and pedestrian access and parking (see Item #3 for more details)
  - b. Refine and strengthen Carriage Hill's Visitor Center, Farm, Habitat, and Riding Center (see Item #2 for more details)
  - c. Destination Riding Center Facility including a wide variety of equine amenities and activities (see Items #2c and #4 for more details)
  - d. Destination nature-based & farm play environment that is readily visible and accessible to all park visitors
2. **Enhance Carriage Hill's robust and exceptional assets**
  - a. Perpetuate current Arnold Historical Farm set-up and education programs.
  - b. Continue with habitat improvements and reestablishment according to Carriage Hill's Habitat Master Plan
    - i. Dredge Cedar Lake and rebuild boardwalk
    - ii. Add observation & fishing areas along Cedar Lake and North Woods Pond
    - iii. Repair Prairie Pond levees and add trails for access and maintenance
    - iv. Reforestation and prairie efforts
  - c. Explore partnerships to strengthen the Riding Center's optimization and create a regional equestrian destination (see Item #4)
  - d. Explore the level of service needs for shelters to support recreation and programming needs.
  - e. Refurbish the Visitor Center, consolidate exhibits, upgrade audio/visual capabilities, add public wi-fi, IT improvements and retrofit for flexible, multipurpose gathering, indoor/outdoor, conference space rentals.
    - i. Upgrade Country Store and explore opportunities to sell exclusive "Carriage Hill" items
    - ii. Reconfigure and upgrade the kitchen and classroom to readily access the outdoor patio space and restrooms for rental
  - f. Explore opportunities to repurpose the Joseph Arnold House and Historic Farmstead and activate use
  - g. Consolidate items stored in Carriage Hill's barns and structures and refurbish and repurpose for gatherings and events.
  - h. Add restroom and cold storage to existing Maintenance facility
3. **Improve Carriage Hill's connectivity inside the park and outside to the surrounding community**
  - a. Improve Carriage Hill's presence along Brandt Pike Road and Bellefontaine Road with improvements consistent with Carriage Hill's historic architecture and aesthetic
  - b. Add a pedestrian/bike trail crossing at Old Shull Lane to connect with future West Shull Road bike lane and the Great Miami Recreation trail
  - c. Enhance Carriage Hill's entry sequence through signage, landscape, lighting, and architectural elements.
  - d. Explore reconfiguration of Shull Road and park access roads, including their layout, width, cross section, and surface material to strengthen the sense of arrival and improve wayfinding, pedestrian safety, and trail crossings.
    - i. Explore abandoning the Shull Road right of way and implications of doing so
  - e. Add a trail and trail crossing at Visitor Center and Red Wing Shelter
  - f. Improve trails and continue resolving erosion issues by regrading and changing surface conditions where feasible.

- i. Explore a dual trail system and the potential of allowing bikes
        - g. Realign/add trails to provide a variety of lengths and experiences
        - h. Create Arnold Historical Farm entry plaza and Historical Farm walk at and around the Visitor Center
        - i. Create Arnold Historical Farm trail loop around the farm to the south and connecting with nature/walking trails to the north
        - j. Add Joseph Arnold trail to family cemetery and farm equipment graveyard
        - k. Add ½ mile nature education trail north of the Cedar Lake boardwalk
        - l. Realign bridle trail P to Q along Shull Road eliminating the road crossing
4. **Engage and collaborate with schools, community, professional, and government associations and organizations to strengthen attendance, funding, and use of the park**
  - a. Tactically align with like-minded community, school, professional, and youth development organizations and societies and explore adding useful or needed facilities to enable use of Carriage Hill. Such organizations include:
    - i. 4-H
    - ii. FFA
    - iii. Equestrian organizations (Dayton Horse Show, Stillwater Pony Club, etc.)
    - iv. Friends of Ohio Barns
    - v. Conservation Clubs
    - vi. Universities
    - vii. Historical Societies
  - b. Collaborate with local equestrian organizations in the development of the Riding Center and performance arena/pavilion
    - i. Work with Drylick Stables to resolve the dilapidated facilities and lease issue.
  - c. Explore grants and funding opportunities for school field trips to Carriage Hill's Arnold Historical Farm and Nature Education Programs and ensure that programs and facilities are relevant for school group use.

Based on the Master Plan Summary, Program Elements for Carriage Hill include:

- Trail Improvements: Multi-use (pedestrian and bicycle), hiking, and horse trails. Hiking and horse trails are separate, but parallel each other in some areas of the park, with a vegetated buffer in between.
- Continuous hiking trail with overlooks around the North Woods Pond.
- 3 Habitat/Eventing Cross Country Course areas; course improvements to be natural.
- Prairie Observation Tower to complement Carriage Hill historic architecture (i.e. farm silo, etc.).
- Repair prairie pothole levees and realign trail for hiking and maintenance access.
- Entry Marker at Southwest corner of the park and landscape improvements along Brandt Pike.
- Trail/bridge connection from Old Shull Road to Shull Road west. A future bike trail along Shull Road to connect Carriage Hill to the Great Miami River Recreation Trail.
- New Carriage Hill entry experience at Shull Road and Brandt Pike intersection including Carriage Hill architectural element and sign, crosswalks, fence, trees, and enhanced prairie/wildflower plantings.
- Shull Road improvements including clearing views to highlight existing features, adding shade trees, adding fencing at strategic locations, tactile and visual trail crossing markings, and road surface improvements (i.e. chip and seal).
- Enhanced horse trailer parking and horse trails launch point; improvements include restrooms, shelter, water, and parking lot refurbishment.
- Allen Barn improvements to refurbish and repurpose the barn for social gatherings, meetings, and weddings, including electrical, potable water, restrooms, drop-off, parking, entry trellis, fencing, and meadow plantings.
- Removing and relocating the Visitor Center entry drive to create a drop-off at the Visitor Center.
- Refurbish and upgrade the Visitor Center to create more flexible, multi-purpose meeting space. Redo the Historical Farm display and introductory video and add audio/visual improvements to facilitate 21st century meeting. Add walks, plaza, and farm play area to encourage use and gathering at the Visitor Center.
- Create History Walk to Historical Farm including a gathering plaza near the restrooms and entry to the farm.
- Remove the parking lot at the Historical Farm and convert to pasture.
- Enlarge the Redwing Shelter and Cedar Lake parking lots. Add nature play area, council ring, and restrooms with running water near Redwing Shelter area.
- Dredge Cedar Lake and undulate the south edge of the lake to create a more natural edge. Add a new boardwalk, overlooks at lake edge, and multi-use, paved trail around Cedar Lake.
- Open views to Equestrian Center.
- Refurbish and repurpose Joseph Arnold Farmstead into a bed and breakfast, bunk house, and public gathering and meeting space. Add parking and a drop-off, dredge the pond, add fishing pier, and replant the orchard.
- Enhance existing riding center with a new entry lane, open-air pavilion (architecture to compliment Carriage Hill historic architecture), parking/barn lot, administration/storage barn, and refurbished indoor and outdoor arenas, stables, and tack room.
- Add storage at the maintenance facility to compensate for barn refurbishment for other uses and an additional restroom.