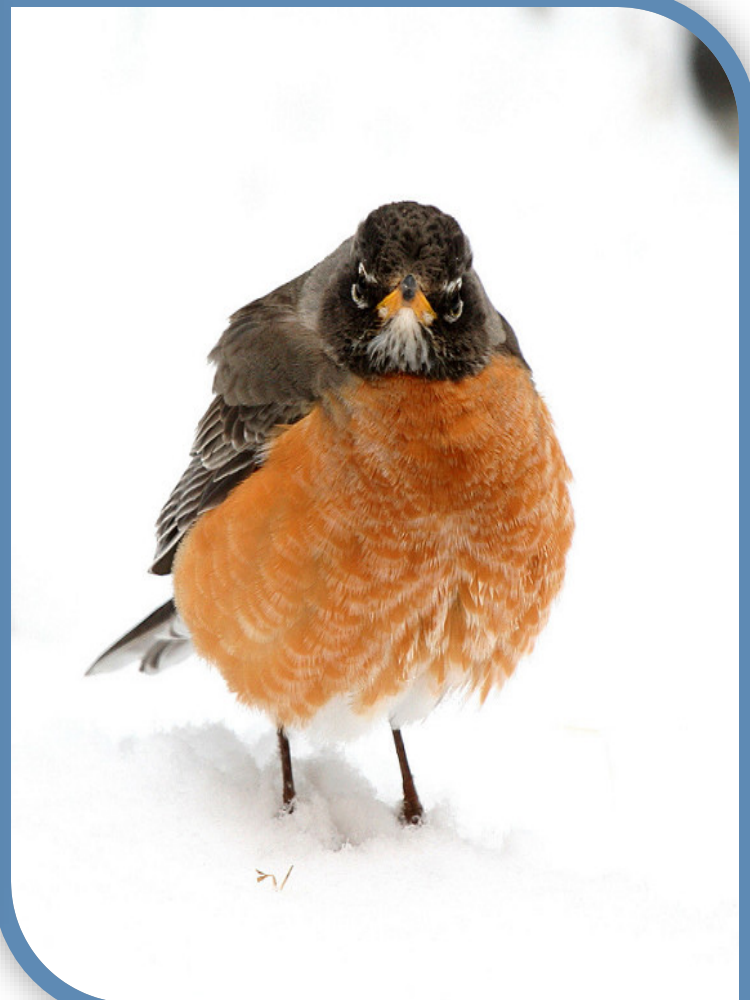




Five Rivers MetroParks

Spring Run MetroPark Master Plan

2018



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SECTION 1: EXECUTIVE SUMMARY

1.1 BACKGROUND AND PURPOSE

In 2016, Five Rivers MetroParks (FRMP) completed a [Comprehensive Master Plan](#) (CMP) to guide the agency for the next ten years. The plan included extensive public feedback from intercept and online surveys, focus groups, public meetings, individual interviews with community leaders and a formal statistically valid survey. Studies were conducted to benchmark FRMP to other outstanding park agencies across the country. The resulting plan included several tools to guide FRMP including new park typology, level of service standards, and a detailed implementation plan. A primary recommendation in the implementation plan was to update or develop new master plans for each MetroPark.



In 2016, FRMP began developing site plans for several parks and conservation areas as the first step in developing park master plans for each location. These plans ensure the organization's three pillars, conservation, education and recreation, were foregrounded and interconnected. To support the planning process, a comprehensive set of [Planning Guidelines](#) were developed to help ensure the integration of the three pillars. The park master plans consist of several components that will guide planning and implementation of the parks' functions:

- Conservation, maintenance, programming, interpretation, and business planning
- Capital investment and phasing
- Operational impacts and budgets

1.2 MASTER PLANNING PROCESS

Development of the Spring Run MetroPark master plan began with the development of the site plan. A Core Team of about 15 FRMP employees whose work is key to the success of the park was formed to provide direct input to the process. A landscape architectural firm, Hitchcock Design Group of Naperville, IL with experience in park planning was selected to lead the effort. A full two-day work session with these two groups gathered input from staff, volunteers, and the public and key stakeholders and visited key areas to gain a detailed understanding of the park. Two public meetings were held during the two-day session to gather input and understand the needs of park users.

From this two-day work session, the consultant developed a park program which would drive the evolution of the site plan. After input on the program from the Core Team, the consultant prepared a series of site plan alternatives to explore how the program elements could be incorporated into the park. The core team evaluated the alternatives and provided direction to the consultant toward a preferred site plan. This preferred site plan was reviewed by the core team and the public and revised to reflect their comments, and a cost estimate was developed.

As part of the master planning process and in conjunction with the site plan development, a



variety of other plans for Spring Run MetroPark were developed or updated: conservation, interpretation, programming, and land protection plans. These five plans along with the planning guidelines provide comprehensive guidance in the evolution of the parks. Referencing those plans and the CMP, staff identified a list of priority capital projects for the next ten-year period. Staff then developed the operational costs and revenue estimates for those priority projects to reflect the comprehensive resources

required to implement the plans' recommendations. This information will be incorporated into the agency's Capital Improvement Plan (CIP) along with capital projects for other parks to chart a course of continual evolution of the parks toward the community's needs and desires.

This ten-year park master plan will be reviewed and updated in five years. After ten years, FRMP will determine whether a new park master plan is needed or a second update to this plan will be adequate to provide direction for the park's future.



1.3 MAJOR RECOMMENDATIONS

Several components of the [site plan](#) (See Appendix 4.7 for the complete site plan) include projects that respond to some of the highest priorities in the CMP, including closing a major service gap in this part of the county, taking care of existing assets, providing basic amenities, and increasing trail and nature play opportunities:

- Based on public and staff input, the new park name will be Spring Run MetroPark.
- Create a diversity of habitats with a focus on wetland and grassland environments.
- Connect to the local community by providing a comfortable environment in which to experience a FRMP nature park.
- Enhance and expand the birding opportunities in Spring Run MetroPark.

Major Recommendations:

The park master plan includes several components of the long-term vision for the park. FRMP should constantly work towards exploring opportunities to evolve toward these concepts as part of the capital projects that are implemented.

- Develop a new main core use area for the park which incorporates restrooms, shelters, observation platform and a significant nature play area.
- Create a roadway network which allows visitors to explore the park and gain comfort with all the primary features of the park.
- Take advantage of the existing paved cart path network to create a network of accessible routes throughout the park.
- Create a network of stacked loop trails throughout the park to create diverse opportunities for walking, hiking and fitness in the park.
- Incorporate a new operations area within the new main core use area in order to provide a staff presence to park visitors.
- Continue to develop the Great Miami Wetland Mitigation Bank.

Other Notable Projects

The plan also makes recommendations to explore additional improvements for the park including:

- Expand and enhance the pond area at the northeast corner of the park for fishing.
- Expand the existing Frog Pond to provide educational and interpretive opportunities in the park.
- Create a secondary use area with shelters, restrooms, and an observation platform.
- Create a minor entry off Lutheran Church Road to provide direct access for visitors to the Great Miami Wetland Mitigation Bank including natural surface trails and another observation platform.



SECTION 2: THE PLAN

2.1 PARK POSITION DESCRIPTION

Spring Run MetroPark is a planned park addition to the Five Rivers MetroParks (FRMP) system that will be comprised of two distinct land masses: Great Miami Wetland Mitigation Bank (GMWMB) and the former Larchtree Golf Course. FRMP has already completed restoring streams and wetlands for the first phase encompassing about 155 acres at the 364-acre Mitigation Bank site and offers mitigation credits for sale to developers. The restoration has resulted in the site becoming a destination for a significant variety of migrating bird species, including threatened and endangered species and species not previously seen in the area. The balance of the future Spring Run MetroPark site consists of 186 acres immediately north of the Mitigation Bank with four ponds and grasslands that have been maintained from the hay that had been planted before the time of purchase. The former Larch Tree Golf Course buildings have been demolished, though the cart paths remain. Visitors frequent the sites, particularly birders at the Mitigation Bank, as well as anglers and walkers at the future Spring Run MetroPark property. The total of 550 acres of mostly grassland offered by the Spring Run site is unique within the FRMP system and offers an opportunity to create a habitat for wildlife that will provide the public a different experience than is available elsewhere in the region.

The future Spring Run MetroPark is situated in the western portion of Montgomery County, southwest of the city of Trotwood and a mile from the city of Dayton's west boundary, an area identified in the Comprehensive Master Plan (CMP) as underserved by the district. Sycamore State Park lies immediately to the northwest, and its 2,384 acres combines with Spring Run to create a substantial open space habitat. The Wolf Creek Recreation Trail travels along Sycamore's northern boundary and provides a convenient opportunity to connect to Spring Run MetroPark. The remainder of the surrounding area is agricultural use dotted with single family homes.

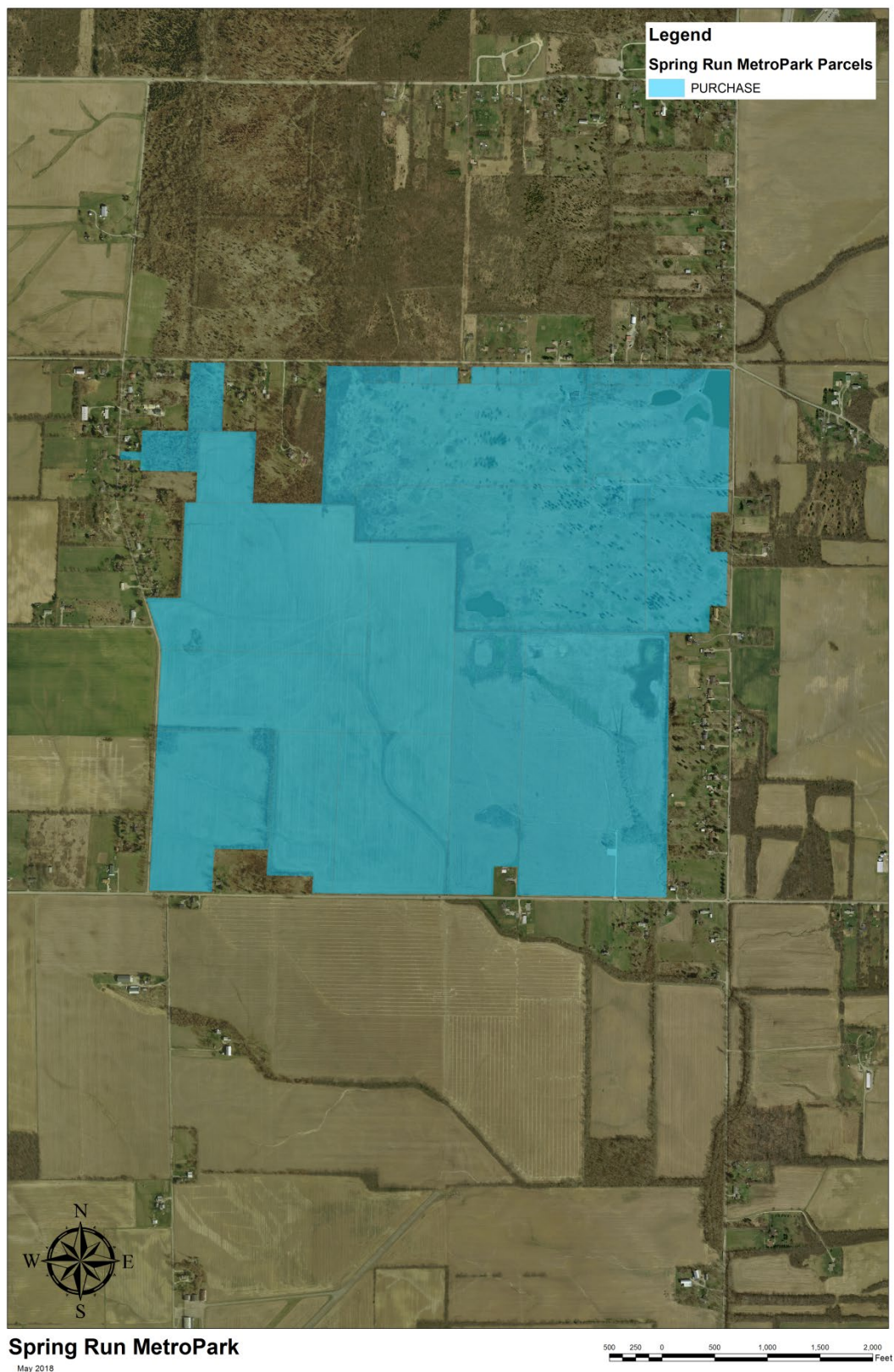


Spring Run MetroPark, when developed, will be classified as a nature park based on the typology system established in the CMP. The classification reflects the future blend of ecosystem services and the natural setting with human services. The park will offer fewer amenities and have less human activity per acre than the more concentrated community parks. Staff input that guided the development of the site plan emphasized taking advantage of the unique natural habitat to create opportunities to experience the unique species attracted to this site. Likewise, the park offers the ability to provide services to residents of Trotwood and west Dayton. To this end, care should be given in the design of the park to emphasize comfort and safety, which can be well-achieved by taking advantage of the long views offered by the relatively flat terrain and proposed grasslands. Staff and consultants also emphasized providing day use activities such as picnicking, hiking, and children's play areas, while accentuating fishing and bird watching opportunities.

FRMP's core interpretive storylines relevant to Spring Run MetroPark include taking part in conservation and those active conservation efforts to protect the lands for future generations. Specific to the Spring Run site is the theme that the land is changing from past use as farmland and a golf course, and now through active conservation efforts, the land is returning to open meadows, forests, grassland, and wetlands to immerse visitors in nature.



Spring Run MetroPark will offer FRMP a strong opportunity to connect with a population that is currently underserved by the district and the larger community. Spring Run MetroPark will also provide an opportunity to develop an extensive grass and wetland habitat unmatched in the district, particularly focusing on bird habitat. This combination results in a site that can provide the constituent population a way to connect to nature in a rich and distinct habitat that connects with the public's need to prioritize safety and comfort. Wide open views and traditional park uses listed above will be emphasized. Spring Run's identity in the FRMP system will emerge as a park that serves the needs of the surrounding population in a unique, vibrant, and expansive habitat.



2.2 PARK HISTORY



The first inhabitants of the area were the Adena Indians who resided in Ohio around 800 B.C. to 700 A.D. Evidence of their presence can be seen at a ceremonial mound in Sycamore State Park, found just north of the future Spring Run MetroPark site. In the mid to late 1700s, the area became a stronghold of the Miami and Shawnee tribes. After General Anthony Wayne's defeat of the Indians at the battle of Fallen Timbers, the Greenville Treaty of 1795 stripped the tribes of their lands. In less than a year following the signing of the treaty, the first settlers arrived.

Settlers were attracted to this area because of the fertile soil. When the Miami-Erie Canal was completed in 1829, the area became quite prosperous. Underlying the rich fertile soils were vast beds of gravel and sand providing excellent materials for road making. Hundreds of miles of roads were built in the county with these materials making it one of the most accessible during the state's infancy.

Immediately adjacent to the north of the future Spring Run MetroPark is the 2,384-acre Sycamore State Park. At one time, the land comprising Sycamore State Park was purchased by a development corporation to build a housing project. When the corporation was unable to complete the construction, the lands were offered to the state of Ohio. Sycamore was dedicated as a state park in November 1979. The park offers extensive equestrian and hiking trails, as well as camping.

Spring Run MetroPark property lies in the vast fertile till plains of western Ohio in the Wolf Creek Valley. The original forest contained magnificent oak, walnut, maple, ash, wild cherry and many other tree species. The forest abounded with wild turkey, deer, elk and bison. Long before any permanent settlement was made in the area, its beauty and fertility were well known in the Kentucky settlements and to the people east of the Alleghenies.

Settlement and development of the valley soon brought an end to the forest and game. Farm production in the area was greater than anywhere else in Ohio by 1880.

In 2005, after months of speculation, Trotwood residents became aware that a waste company had purchased 600 acres in western Trotwood and planned to build a landfill there. After much resistance and protest, the landfill application was denied.

Part of the 600 acres would become The Great Miami Mitigation Bank (GMWMB), a 364-acre farm site inside the city of Trotwood, was purchased by FRMP in 2008 from Waste Management Inc. for \$1.2 million. The idea was to return the land in the 8400 block of Little Richmond Road to its natural state as a wildlife-rich wetland while assisting developers around the region by selling credits to them that would offset small wetlands areas destroyed by development.



The GMWMB will ultimately contain approximately 61.2 acres of restored wetlands, 77.5 acres of wetland and riparian buffer, 220 acres of prairie and forested habitat and 4,920 linear feet of restored headwater stream habitat. Construction on the first phase began in fall of 2011.

The GMWMB became southwest Ohio's first wetland mitigation bank. In early 2014, this project received a First-Place award for Natural Resources and Conservation from the Ohio Parks and Recreation Association.

Larch Tree Golf Course, located in what is now the northeast corner of the Spring Run MetroPark property, opened in 1973 with 18 holes designed by Jack Kidwell, ASGCA, and Mike Hurdsonthe. The course started as a country club for a group of investors who described themselves as "average Joes" tired of waiting for tee times at public courses. The investors thought they could break even with a membership of 350 and believed they could attract 500. After membership never got above 294, the lender foreclosed in 1980 and the club went out of business.

Montgomery County leased and operated Larch Tree as a public course for five years with Mike Riley, its former greens superintendent, serving as manager. When the county decided to get out of the golf business, Riley bought the course and operated it successfully for many years by concentrating on group outings.

Riley sold the course to Richard Leconte of Cleveland in 1998. The course fell into disrepair over the next decade, and Leconte turned it over to Eaton National Bank and Trust Co. after the 2008 season.

Mike Riley then leased and operated the golf course from the bank in 2009, 2010, and 2011. Riley informed the bank after the 2011 season that he would no longer be interested in operating the course. It was at that point the bank decided to sell the property.

The property was sold in 2012 to Steve Rauch who then eventually sold the property to FRMP in 2014. Clean Ohio Funds were utilized to purchase the property from Mr. Rauch. FRMP's initial clean-up efforts on the property included cutting drain tiles installed for the golf course and the demolition of all of the structures. Grant work and demolition was completed in 2016.

2.3 SITE PLANNING PROCESS

FRMP has established a [site planning process](#), and that process was used to develop this Site Plan for Spring Run MetroPark (the "park"). FRMP retained the services of Hitchcock Design Group of Naperville, Illinois, to develop the site plan. A core team of key, cross-agency staff was established to guide the plan throughout the process. The core team participated with the consultant in a two day kick off process to provide orientation and input and continued to be closely engaged throughout the development of the plan, providing feedback at each key decision point and engaging individually as various issues and opportunities arose that pertained to their work responsibilities. Core team members also gathered feedback from other staff, and additional staff members directly associated with the park had an opportunity to provide their ideas, insight and issues.

The public had several opportunities to provide input into the development of the site plan. Two public open houses were conducted during the two-day kickoff session where attendees were able to provide feedback to staff and the consultant team. Intercept surveys were provided to meeting attendees and were online for those who were not able to attend. An additional public meeting was held to present the pre-final concept plan and gather feedback. Stakeholders and attendees from the first open house were sent direct invitations to attend or to comment about the plans online.

FRMP also engaged key stakeholders in the project to collect input and feedback. Stakeholders included the neighboring jurisdictions of Trotwood and Sycamore State Park. These meetings provided insight to the context around the park, identified opportunities and issues, and explored future partnerships.



Data and Analysis Summary

No previous park master plans for Spring Run MetroPark have been completed because the park is new. Cardno of Cincinnati completed initial plans for the GMWMB.

2017 Park Master Plan Input Summary

During the two day kick off process, several key high-level issues and ideas were raised that were considered throughout the planning process:

- The new park needs a name
- This property is a blank canvas
- Highlight and interpret artesian wells
- Consider cyclocross route (paving, grass trails, features, 90% rideable)
- Low stress trail riding, family biking environment, low-pace, low-energy environment for biking and enjoying nature and bird experiences
- The park needs to be developed to allow the neighboring population to feel comfortable in a nature-based park due to typically low attendance at other FRMP facilities from this part of the community
- Some natural surface trails, but not conducive for mountain biking – doesn't support significant network of single-track
- May be an option for bike-packing / camping with connection to Sycamore State Park – group camping and barn rental
- Consider widening the paved trail feature (10-12') for multi-use and layer other pathway types amongst paved network (may need to eliminate some of the existing trail and add new links to create meaningful loops)
- Site is not conducive for a network of horse trails, but it could link to Sycamore State Park for an equestrian stopover; need to inquire with equestrian community

- Create a connection to Wolf Creek Trail (through Sycamore State Park, use utility corridor, connect to Trotwood Community Center/Board of Education sites) – local roads may be too narrow for comfortable biking connection



- Camping at this future park may be somewhat redundant to Sycamore State Park facilities
- Access and Trail Concept
 - Loop road to activity areas and trail head(s) and a reservable shelter
 - Secondary access at Wetland Bank (existing maintenance road/lot)
 - Stacked loop trail(s) - meadow, wetland, interpretive/feature areas (capture views/highlights special areas) – use levee in wetland area and west Larchtree buffer to extend wetland loop trail
 - Wooded wetland will provide short term views until trees mature
 - Map proposed wetland communities and topo

Site Plan Program

The site plan program was developed from all of the input gathered from the public, stakeholders and staff along with the physical data and analysis. The program provides a guiding framework and a set of overarching goals which should be met in the final site plan and ultimately the park master plan. The following highlights provide an overview of the park program that guided the development of the site plan.



- Attract local community to experience nature
 - Safe, well-signed, easy-to-use vehicular access and parking
 - Staffed front/welcome office
 - Interior multi-purpose room
 - Regional-scale nature-based play environment, visible from the entrance
 - Accessible picnic shelters and restrooms
 - Stacked-loop trail options network (paved, aggregate, mown)
 - Small-events amphitheater
 - Select artistic expressions
 - Observation towers (3)
- Engage educators, students and the curious through bio-diversity
 - Bus-friendly access, load/unload and parking
 - Interior, multi-purpose room
 - Staging shelters
 - Multiple half-mile loop trails, accessible from bus drop-off points
 - Trail and boardwalk access to diverse waters'-edge, open-water, prairie, wetland, grassland and monitoring stations
 - Interpretive nodes
 - Birding blinds
 - Observation towers (3)

- Provide personal recharging through active nature experiences
 - Stacked-loop trail options network (paved, aggregate, mown)
 - Panoramic views across expansive habitat
 - Access to well-documented birding habitat
 - Stocked fishing pond(s)
 - Observation towers (3)
 - Accessible picnic shelters and restrooms
- Add value through habitat restoration
 - Establish cool-season grassland and targeted reforestation/ephemeral establishment on the future park site
 - Complete the implementation of the Great Miami Wetland Bank (GMWMB), maintaining maintenance access points
 - Expand “frog-pond” to include deeper water for fisheries, emergent wetland area and filter strips, accessing artesian well recharge, and combine northeast ponds creating diverse edge, island and fisheries habitat and add a filtration fore-swale
- Establish a management and maintenance presence
 - Staffed front-office
 - Screened “pull-through” maintenance shop and dry storage
 - Screened exterior storage
 - Trail widths to accommodate select maintenance vehicles and equipment

2.4 CONSERVATION PLAN

Based on the [Natural Areas Management Guide](#), a series of park-specific goals have been developed as a part of the site planning process. These goals should be used as a guide during the implementation of the plan to minimize impacts to sensitive habitats and the wildlife that depend on these special places. The activation of spaces within natural areas that have not before been promoted for public use will require thorough assessment and a thoughtful approach to minimize impacts.

The Great Miami Wetland Mitigation Bank, located at Spring Run MetroPark, is the result of a 364-acre wetland, forest, riparian and prairie restoration. Purchased in 2008 by FRMP, this property was once slated to become a landfill. Construction of the wetlands started in late 2011 and was completed in spring 2013 on Phase I, which included 100 of the 364 acres. As of May 2018, this property has generated approximately \$1,000,000 in revenue for the agency.

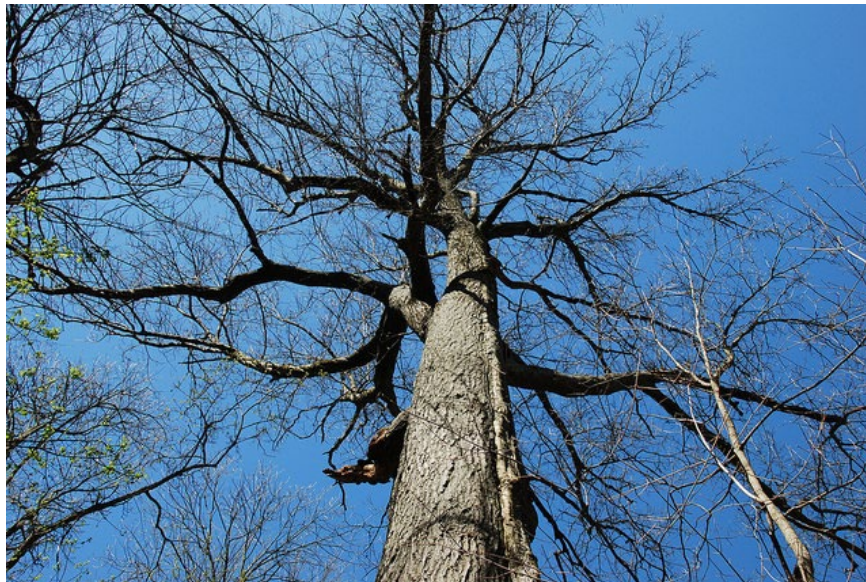
Approximately 190 acres of this site was formally known as Larch Tree Golf Course, an 18-hole golf course that first opened in 1973. FRMP sought to obtain the former Larch Tree Golf Course property because of its strategic location adjacent to the GMWMB conservation area, which FRMP already owned, and Sycamore State Park. Together, these areas would create a block of open space of more than 3,000 acres – one of the largest blocks of open space in the region. This property contains large areas of hydric soils that easily could be converted to wetlands, adding to the size and resilience of the GMWMB wetlands. Non-wetland areas should revert to large grassland, also enhancing biodiversity at this site. The robust population of common milkweed is among the most significant in the county and is a critical food source for the potentially federally endangered monarch butterfly.

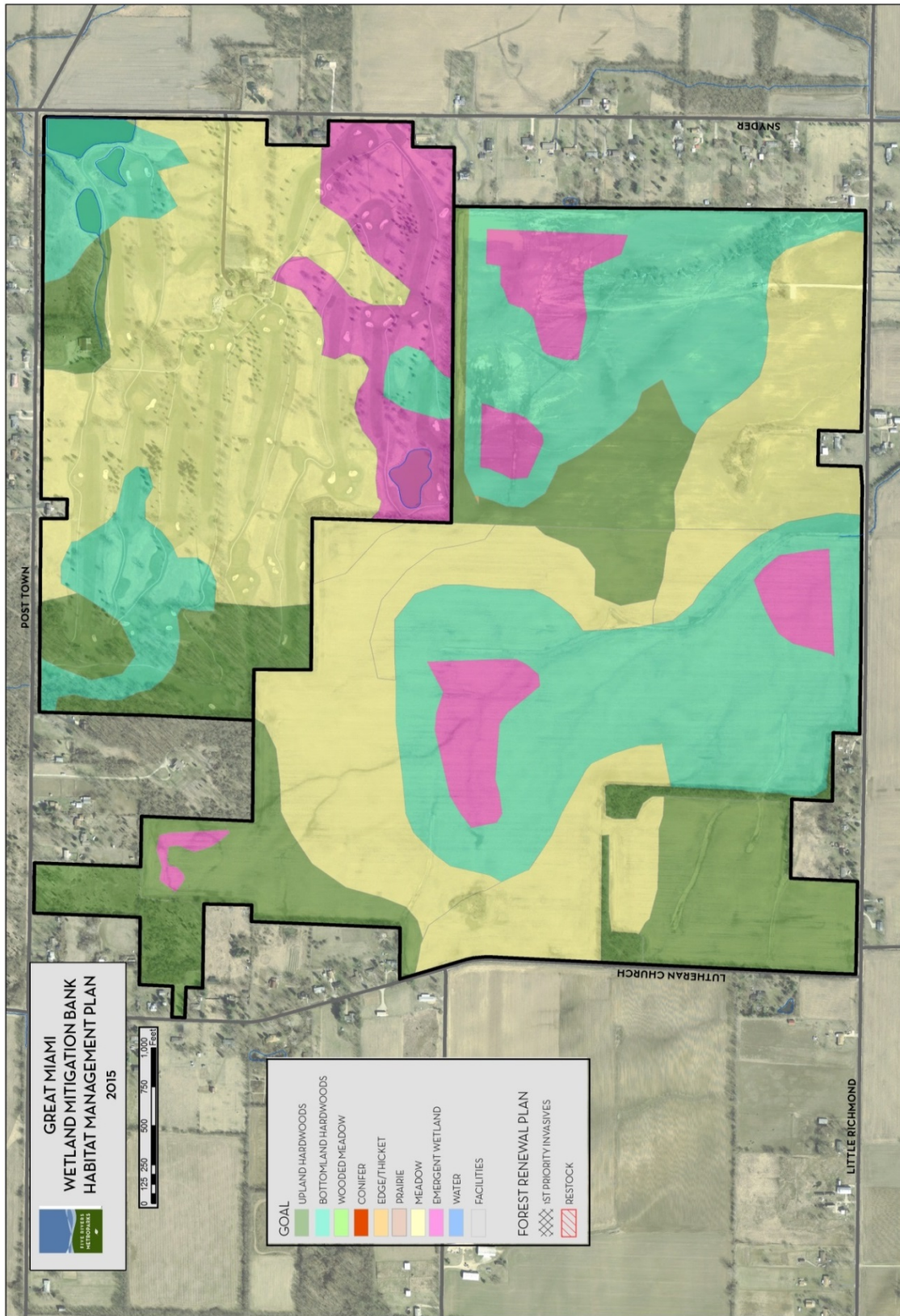
Many uncommon species of wildlife utilize this property, including short-eared owl, American bittern, Sandhill crane, northern shrike, bobolink, sedge wren, bobwhite quail, and many others. This park falls within the Ohio Department of Natural Resources Bobwhite Quail Management Area. Managing the natural areas at this site for bobwhite quail will serve as an umbrella for many other species, including dickcissel, grasshopper sparrow, and prairie vole— all listed as species of conservation concern in Montgomery County.



Conservation goals for the site plan include the following:

- Control of invasive species in all designated habitats
- Assure adequate grassland habitat for the continuation of grassland ecology processes
- Maintain sufficient edge/thicket habitat, a transitional habitat important to many types of wildlife
- Reintroduce a variety of native shrubs in designated areas to promote the re-establishment of these species
- Manage existing ponds and wetlands to benefit wildlife that is dependent on these habitats
- Manage the existing northeast ponds for wildlife habitat and recreational fishing
- Design and maintain hiking and paved trails to maintain the integrity of the managed habitats while maximizing the user experience
- Maintain wetland buffer adjacent to Great Miami Mitigation Bank
- Generate funds through credit sales to cover costs and produce revenue for future conservation activities and other FRMP needs





2.5 INTERPRETIVE PLAN

Spring Run MetroPark

- 550 acres
- 364 acres designated as the GMWMB
- Restored wetland communities, functional streams, and tallgrass prairie buffer
- The remaining acreage of a former golf course being converted to grassland, reforestation and wetland
- Park typology recommended developing the GMWMB and park property as a Nature MetroPark
- Once development begins the site will be known as Spring Run MetroPark

Audience

After site visit and discussions with FRMP staff and stakeholders, the following “Falk Visitor Types” identifies current and potential audiences, as well as activity which are defined below:

- Explorers—motivated by personal curiosity (i.e. browsers)
- Facilitators—motivated by other people and their needs (i.e. a parent bringing a child)
- Experience-Seekers—motivated by the desire to see and experience a place (i.e. tourists)
- Professional/Hobbyists—motivated by specific knowledge-related goals (i.e. a scholar researching a specific topic)
- Rechargers—motivated by a desire for a contemplative or restorative experience

Current Audience

- Rechargers
- Experience Seeker

Current Activities

- Walking
- Bird Watching
- Fishing

Potential Audiences

- School Tours
- High School science teachers with Environmental Education Program
- Families-Facilitators, Explorers, Experience Seekers
- Group Picnics
- Adults 55 years and older -Rechargers, Explorers
- Secondary activities to provide for hobbyist and experience seeker audiences
 - Unique hiking trails/stops
 - Experience seekers, explorers, facilitators

Intended Visitor Experience for Spring Run MetroPark

Visitor experience provided for all visitor types and activities

- Nature immersion in Ohio habitats (wetlands, prairie, woods, ponds, meadows) FRMP inventory. Due to developing high quality habitats and wetland mitigation areas on site, the park lends itself to focus on natural resources of the site.
- Maslow's basic needs should be met, i.e. restrooms, water fountains, picnic, shelters, clear orientation/wayfinding.
- WI-Fi connection is important for helping feel safe during a visit.
- Provide entry-level introduction into various habitats along with some elements traditionally found in other community or city parks.
- At the initial orientation point to the park, visitors will, find seasonal interests, park highlights, and trail descriptions and introductions to select the days hike destination. (1st decision point)
- Once along the paved path, visitors will find indications that they have arrived at the right location to start their walk along the sub-trail they selected. (2nd decision point)
- Wayfinding will be clear and thematic for a complete visitor experience.

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 the 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:

- Active conservation efforts protect the lands for future generations
- We can all take part in conservation
- Land at Spring Run MetroPark is changing from past use as farmland and golf course, and now through active conservation returning to open meadows, forests, grassland, and wetland to immerse us in nature

Sub-themes:

- Active conservation manages land to remove invasive species, for reforestation and to restore prairies and wetlands, protecting this site for future generations
- Habitat management benefits both humans and wildlife:
 - Wetland management
 - Human recreational benefits, activities and respite
 - Creating habitat for rare and endangered birds

Storylines specific to Spring Run MetroPark:

- Site preserves/protects nature and provides an opportunity for people from surrounding area to connect to nature
- Land hosts several habitats and returning species
- Land was saved from the development of a landfill, creating homes for rare and endangered birds

Other opportunities to connect to agency-wide themes:

- Partnerships create healthy and vibrant communities. University of Kansas has monitored the GMWMB
- We can all take part in conservation

Interpretive Media Recommendations:

Personal programs by topic:

- Bird watching
- Monarch migration/pollinator
- Prairie and wetland habitats
- Schools-environmental focus and monitoring of wetlands

Non-personal interpretation:

- Kiosks-welcome and orientation (3 main areas)

Wayside self-guided (signs, Audionetics, apps):

- Display/educational gardens (7 locations)
- Nature play with 4 nodes and loop path
- Boardwalk in wetland
- Amphitheater
- Council ring

Wayside exhibits:

- Welcome Center
- Observation tower signage with viewing scopes or binoculars and signage (3 locations)
- Map and brochures



2.6 PROGRAMMING PLAN

Current Programming

Spring Run MetroPark has not been programmed or interpreted by Outdoor Connections to date, as it is still a designated Conservation Area.

Aspirational Programming



Impact of the Improvements: Providing standard park amenities for Spring Run's re-designation as a nature park, based on the typology system established in the CMP, will give visitors and program participants opportunities to connect to the many natural resources and conservation practices found in the park.

Programming Goals:

Outdoor Connections Programming will help visitors:

- Build comfort in the park and routinely visit as part of an active, healthy lifestyle
- Develop a sense of place and personal connection with nature
- Understand conservation processes for restoring and maintaining habitats
- Actively participate in activities that foster and build an appreciation for biodiversity

The development of Spring Run MetroPark will enable FRMP to create new programming for the western portion of Montgomery County, an area identified in the CMP as an underserved audience. The park design will appeal to new park users as well as seasoned nature enthusiasts. Special attention will be given to developing programs that appeal to participants new to the park experience living in the surrounding community. Targeted programs will be completed during the design phase of the park development when input from the community will be gathered. Some programs to be considered are listed below. See also program projections in section 3.4 of the park master plan's implementation plan.

Audiences

Youth & Teens

Partnerships with Trotwood-Madison School District will be explored to build a program for students to study conservation practices and land restoration through citizen science activities. Loop trails, ample parking for a school bus, shelters and restrooms all provide necessary amenities for Spring Run MetroPark to be utilized as a living laboratory to help meet Ohio Learning Standards. School aged children were identified as an important audience to reach in the CMP.

Family

Improved fishing access and nearby shelters will provide opportunities, such as Passport to Fishing, Family Fishing Day and Father Daughter/Mother Son Fishing Day programs. The CMP recognized the need to find creative ways to attract children and parents to the parks to engage in a more active lifestyle.

Adults

Spring Run MetroPark can be included in the Osher Lifelong Learning Institute at the University of Dayton lifelong learning series to build awareness of park and story. Osher Lifelong Learning Inttitute is designed for adults 55 years and older to expand knowledge and explore ideas in an informal, flexible and non-competitive environment. The CMP projected an increase in the 55+ age population for the region over the next decade.

Fly Fishing 1 and 2 would provide skill development and access to equipment for participants new to fly fishing.

With the addition of the community room FRMP could offer nearly any classroom-based program which could include Backpacking 1, Bicycle Touring 1, Discover Paddlesports, Bicycle Maintenance, Wilderness Medicine and Birding Basics classes to the west side of Montgomery County, an area currently lacking classroom facilities in FRMP.

Spring Run MetroPark's relatively flat landscape, accessible trails and rich biodiversity make it an ideal location to pilot a partnership with Dementia Adventures to provide hikes and birdwatching for Dayton residents impacted by dementia. Dementia Adventures provides dementia trainings and support to community service providers to develop programs that help people living with dementia to retain a sense of adventure by getting outdoors and connecting with nature, themselves and their community.

Multiple Audiences

Weekly tram tours could provide access and awareness to the park and its history for visitors with limited mobility during Spring, Summer and Fall.

A program that provides binoculars and field guides to visitors who have never tried birdwatching or may not have the equipment could make the well documented birding experience accessible.

The paved trail which will connect to the Wolf Creek Trail could offer opportunities for guided bike rides. In addition, Heart Healthy programming such as guided hikes or inclusion as part of the Trail Challenge would be possible.



Interpretation

See Section 3.4 Program Projections for interpretation identified in the implementation plan.

2.7 SITE PLAN

Because Spring Run MetroPark is located in a part of the community that has indicated that it typically does not frequent nature-based parks, the [site plan](#) has been developed to provide a comfortable orientation experience along with some elements typically found in more urban city parks. This includes the location of the operations center within the primary use area to allow staff to be more visible to park visitors. A series of use areas will help organize and orient visitors to the array of opportunities available for them to explore. The Core Area is the front door to the park where new visitors will experience the park for the first time. As park users become familiar with the park, visits can begin at other use areas where basic amenities and unique and varied activities are provided. These use areas will be connected by park trails, allowing users to create diverse experiences each time they visit. The park's use areas have been redefined to include the following:

- Core Area
- Expanded Pond Area
- Secondary Access Area
- Frog Pond Area
- Lutheran Church Road Access
- Great Miami Wetland Mitigation Bank

An important factor driving the development of this and all FRMP site plans is the Power of 10+, a concept, developed by Projects for Public Spaces, to evaluate and facilitate place making at multiple scales. Places thrive when users have a range of reasons—ten or more—to be there. These might include a place to sit, playgrounds to enjoy, art to touch, music to hear, food to eat, history to experience, and people to meet. Ideally, some of these activities will be unique to that particular place, reflecting the culture and history of the surrounding community. The following activities were identified in the planning process as appropriate for this park:

- Picnicking
- Nature Play
- Bird Watching
- Hiking
- Art and Photography
- Fitness
- Conservation and Citizen Science
- Geocaching
- Outdoor Classroom
- Observation Towers
- Public Art
- Fishing
- Nature Observation



Key Site Plan Recommendations

With a foundation of the factors described above, key site plan recommendations were developed. Many of these recommendations have resulted in specific projects that are prioritized for the 10-year capital improvement plan in Section 2.1. The full [site plan](#) provides significant detail not provided here.

Park-wide Recommendations

New Park Name

During the planning process, several park names were proposed to the public. Input was received and a large majority of respondents preferred the name Spring Run.

Diversity of Habitats

The entirety of the park area has been significantly modified by human actions including draining the wetlands on the site for agriculture and golf. However, the restoration process, beginning with the cutting and removal of drain tile and intensive planting activities has resulted in the return of healthy grassland and wetland landscapes. The future will allow planted trees to mature changing the overall landscape to some extent, but the predominance of grass wetland habitat will remain. These returning habitats are already being called home by a large diversity of native and migrating bird species, creating a natural draw for birders in the region.



Connecting to the Local Community

Spring Run MetroPark offers a unique opportunity to connect a segment of the region's population which typically does not use nature parks on a regular basis. The concept includes features which make the park comfortable for visitors who are not familiar with connecting to nature. These elements can be used to help people learn about and become comfortable in these natural environments, especially the one in their own backyards.

Circulation Recommendations

Roadway Network

One of the easiest and comfortable ways to get to know a new place is to drive through the space. The proposed roadway winds through the main part of the park providing long views and easy access to park amenities. The roadway splits in several locations allowing the native landscape to flow over the roadway bringing it closer to vehicular traffic.



Paved Trail Network

The existing 3 miles of paved cart paths were retained in the golf course area to provide instant trail access to the property. The park master plan will utilize segments of the existing cart paths to create a new stacked loop system that is easily understood by park users. These loops will provide access to all of the features in the park and will connect to natural or aggregate trails systems which explore more deeply into the natural areas of the park. These trails can also be signed to create heart healthy loops in the park. Some sections of trail will need to be widened to accommodate anticipated pedestrian and bike traffic in the park. These paved trails will also allow younger children to ride their bikes through the park while the adults walk or run the trails with them as well as providing those visitors with limited mobility or wheelchairs to have access throughout the park.



Aggregate Trail Network

A series of hardened surface aggregate trails will lead off of the paved network to provide alternative and additional trail experiences. These trails will be slightly narrower and will provide access deeper into the natural areas of the park while still providing a comfortable and accessible route to park visitors. These trails will primarily exist in the old golf course portion of the park.

Natural or Grass Surface Trail Network

Natural trails will be located in the mitigation portion of the park providing a more remote or natural experience. These trails will wind through the restored wetlands and will likely include some sections of boardwalk to cross wetter portions of the park. These trails will provide more experienced park visitors the opportunity to experience nature in its more natural state.

**Connection to the Wolf Creek Regional Trail**

The existing Wolf Creek Regional Trail is located along the north side of Sycamore State Park. Initial discussions with the State Park representatives indicate that they would be supportive of allowing a paved trail connector to run through the State Park and connect to Spring Run MetroPark. This connector would allow residents of Trotwood to access Spring Run MetroPark, as well as Sycamore State Park, and offer another unique destination on the region's extensive bike trail network.

Use Area Recommendations**Core Area**

The main use area for the park is proposed in the general area where the golf course club house buildings once existed. The main use area will be combined with the operations area to allow for visible staff presence to be present giving a more "city or community park" experience and adding a higher level of comfort for the anticipated park user. The area will also include basic amenities, large parking lot, picnic shelters, one of three observation platforms proposed for the park and a significant nature play facility. The observation platforms also serve to orient visitors to the park and will draw them between each location for a more unique experience. The proposed operations facility should be screened using grading and plantings; but should also include a modest community room for use by both staff and the public. This use area will be connected to the rest of the park by a series of trails and will serve as the main trail head for the park.

Secondary Access Area

This use area is located at the termination of the roadway system and also provides basic amenities and picnic shelters for park visitors. This location will also provide bus drop off locations to allow classroom visits to easily access the frog pond for nature study. This feature will also allow classes to be dropped off at the Core Area and allow for a short hike and provide a pick-up point for students or vice versa. This use area is located at another high point on the site to allow for dramatic views. A second observation platform is proposed to be located here.

**Lutheran Church Road Access**

This location on the west side of the GMWMB will allow direct access to the natural trails and birding habitats off of a small parking lot. This location also offers sweeping views of the entire site and will be accentuated by the third proposed observation platform in the park.

Expanded Pond Area

The existing ponds on the north east corner of the park will be regraded and expanded into a single larger pond in order to help develop a sustainable fishing habitat. A loop trail around the pond will provide access to accessible fishing locations and contemplative spaces to enjoy the large pond.

Frog Pond Area

The existing small pond at the southwest corner of the old golf course will be modified to provide a natural habitat for water birds and aquatic flora and fauna. This will be a place to study and learn about this type of habitat and will include features which allow for direct interaction such as pond dipping. This use area will be an ideal destination for classroom visits and student education along with future programming. This plan explores the idea of utilizing water from one of the artesian springs to feed the pond and allow the discharge to continue to naturally flow south through the wetlands of the GMWMB.





Great Miami Wetland Mitigation Bank

As the award-winning GMWMB continues to be designed and constructed to its full borders, natural trails and other proposed amenities will be incorporated into the construction of the project. Scientific observation and study should continue in the bank to learn how restored wetland grow and become stable habitats.

Short Term Recommendations

Some recommendations could be achieved at a relatively low-cost using staff resources:

- Contact and develop relationships with the local schools in the area to begin building awareness of the new park and the natural resources that are already in place to utilize for classroom visits
- Make efforts to maintain the existing asphalt trails which can be utilized by park visitors until more formal park development occurs. Vegetation should be removed from the trails
- Provide some basic amenities for fisherman at the main pond such as fishing line disposal stations and trash cans to help reduce trash and debris in the area



Level of Service Amenities

- The following amenities outlined in the CMP are included in the site plan:
 - (0) Reservable Picnic Shelters (Small 1-25)
 - (1) Reservable Picnic Shelters (Medium 26-50)
 - (2) Reservable Picnic Shelters (Large 51-100)
 - (1) Outdoor Pavilions (100+)
 - (1) Nature Play Playgrounds
 - (1.33) Paved Trails (Miles)
 - (2) Soft/ Non-Paved Trails (Miles)
 - (0) Nature/ Hiking/ Backpacking Trails (Miles)
 - (0) Equine Trails (Miles)
 - (0) Mountain Bike Trails (Miles)
- Note: The park master plan shows more shelters than the current deed restriction allows for the golf course section of the site. Permission from the state will be required if full implementation of the plan is to occur



2.8 LAND PROTECTION PLAN

FRMP's [Land Protection Plan](#) (link once LPP is done) identifies priorities for land protection based on criteria addressing conservation, the park, and the user. Land protection priorities for Spring Run MetroPark focus on park criteria, particularly completing its natural boundaries and completing trail connections. Specific recommendations regarding land protection are listed below:

- Consider acquiring inholdings around the property as they become available
- Consider the open lot properties on the south side of the park for acquisition
- The single home property on the northern border of the old golf course should be a higher consideration than others because of the affect it has on the views throughout the park

Most holdings around the park are not intrusive to the views and activities proposed for the park. Property acquisition should occur on an opportunistic manner from willing sellers by maintaining good relationships with neighbors.



SECTION 3: IMPLEMENTATION

3.1 INTRODUCTION

The Spring Run MetroPark [Site Plan](#) and Park Master Plan identifies a comprehensive proposal and [cost estimates](#) for the proposed improvements. From those recommendations, it was necessary to prioritize the proposed projects. Applying priorities established in the Comprehensive Master Plan, FRMP established [Capital Project Criteria](#) to identify projects that will be incorporated with other projects throughout the district into FRMP's Capital Improvement Plan (CIP). To reflect full project costs of the prioritized projects, operational cost estimates were developed for parks and conservation, programming, interpretation, and law enforcement as well as businesses and philanthropic revenue. These operational costs and revenue will be evaluated alongside the capital costs to identify the projects' placements in the CIP to identify year-by-year investment.

3.2 CAPITAL IMPROVEMENT

The proposed site plan represents the long-term vision for the park. The plan proposes a number of capital projects that will move the park toward that long-term vision. In this park master plan, specific improvement projects have been identified as priority projects for the upcoming ten-year period. Those projects, listed below, include priority repair and replacement projects which were identified in the comprehensive master planning process and, when applicable, include the furniture, fixtures, and equipment investments necessary to provide a complete project.

- Core Area – New Parking Phase 1
 - Anticipated Budget: \$848,348
 - This project will renovate the existing entry drive and construct 50 parking spaces for the Core Area. Project will also include extending the utilities to this use area as required
- Core Area – New Restroom
 - Anticipated Budget: \$345,000
 - Construct a new 4 stall flush restroom facility for the park core area

- Core Area – New Shelter
 - Anticipated Budget: \$207,000
 - Construct a new large 30' x50' picnic shelter for the core area
- Core Area – Nature Play
 - Anticipated Budget: \$229,770
 - Construct phase 1 of the nature play area
- Core Area – New Observation Area
 - Anticipated Budget: \$153,180
 - Construct a new observation platform
- Core Area – New Operations Facility
 - Anticipated Budget: \$1,035,000
 - Construct a new operations facility
- Core Area – Prairie Restoration
 - Anticipated Budget: \$173,880
 - Enhance and restore the prairie areas around the core area
- Park Wide – Renovate Existing Asphalt Trails Which are to Remain
 - Anticipated Budget: \$755,136
 - Conduct a park trails master plan and develop 1.3 miles of ADA accessible asphalt trails loops throughout the park

- Park Wide – Natural Surface Trail Construction
 - Anticipated Budget: \$134,798
 - Develop 2 miles of natural surface trails throughout the park
- Park Wide – Frog Pond Enhancements
 - Anticipated Budget: \$138,276
 - Make modifications to the Frog Pond area to ensure a healthy ecosystem is established and the development of walkways and constructed access points in order to provide better accessibility and ensure the long-term sustainability of the pond

In addition, all pavement maintenance and repair work required in the parks will be covered by the district wide pavement management program plan.

3.3 PARKS AND CONSERVATION

The proposed Spring Run MetroPark does not currently have staff assigned to this location. Contractors perform basic maintenance along road frontage, access trail and parking lot at the GMWMB.

The development of GMWMB into Spring Run MetroPark through the proposed priority projects will require staff to conduct the following routine and special tasks. The routine work includes daily cleaning and inspection of areas, completion of general repairs, and completion of conservation tasks that protect the biodiversity of natural areas and are recorded and tracked in the Annual Habitat Action Plan. The completion of the routine tasks outlined below ensure that all areas are maintained to FRMP standards for safety, cleanliness, and appearance and that FRMP visitors have high quality experiences.



Current Primary Routine Tasks:

- Park Clean-up
 - Litter pick up
 - Bathroom cleaning
 - Shelter cleaning /checks
 - Drinking fountain cleaning/checks
- Nature Play inspections-daily
- Roadway/parking lot/paved trail blowing
- Mowing (excluding trails)
- String trimming
- Natural surface trail trimming/mowing/tree removal
- Campsite checks/prep/cleaning
- Park Inspections
- Equipment/Vehicle repairs and service
- Maintenance Building cleaning
- Observation Tower daily checks and cleaning



Current Primary Special Tasks:

Parks and Conservation staff would also complete work tasks that may be performed annually or monthly and require more time and attention than some of the routine tasks. These tasks may be tied to weather events or special projects. In some cases, special tasks involve timing in relation to the weather or events within the facilities. Other considerations for this work could include scheduling to reduce negative impacts on plant communities or animal populations.

- Fixture maintenance
 - Plumbing repairs
 - Picnic table repairs
 - Trash can painting
 - Gate maintenance
- Chemical application
- Tree and shrub planting/watering/mulching
- Facility maintenance and repair of the Operations Building, structures and associated operational buildings
- Winterizing and opening water systems and bathrooms
- Roadway/paved trail maintenance including trimming, berming, drain clearing and tree removal
- Storm preparations/clean up
- Snow removal – hand and truck
- Invasive plant management
- Deer management
- Pressure washing shelters and bathrooms

- Annual habitat mowing or burning
- Observation Tower inspections, vandalism and pressure washing

Expected Increases to Primary Routine Tasks:

Upon review of the priority projects in the proposed site plan it is projected that a need of 1791.83 labor hours would be needed to complete primary routine tasks. A breakdown of projected increases is outlined by project below and equates to .86 full time equivalent staff (FTE). The detail of these projections can be viewed in the [costing spreadsheet](#) that was produced as a part of the park master plan process.

Project	Projected Hours	FTE Equivalent
Parking Lot	61.51	.02
Restroom	363	.17
Shelter	121.08	.06
Nature Play	125.33	.06
Observation	32.25	.02
Maintenance Building	365.1	.18
Multiuse Trails	207.32	.10
Natural Surface Trails	46	.02
Pond Improvements	31.47	.02
Park wide (see labor template for specific tasks)	438.77	.21
Grand Total	1791.83	.86



Primary Special Task Projections

Upon review of the priority projects in the proposed site plan we project a need of an additional 506.32 hours to complete special tasks. A breakdown of projected increases is outlined by project below and equate to .25 FTE. The detail of these projections can be viewed in the costing spreadsheet that was produced as a part of the master plan process.

Project	Projected Hours	FTE Equivalent
Parking Lot	26.5	.01
Restroom	48	.02
Shelter	26.79	.01
Nature Play	30	.01
Observation	24	.01
Maintenance Building	18	.01
Multiuse Trails	60.9	.03
Natural Surface Trails	87.3	.04
Pond Improvements	25.5	.01
Park wide (see labor template for specific tasks)	159.33	.08
Grand Total	506.32	.25

One Time Tasks

Staff identified plant surveys as a onetime task needed to support the implementation of the proposed Site Plan. This task would likely be required of Parks and Conservation staff as part of the construction of new amenities. These numbers are not included in the staffing projection that is included in the next section.

- Plant surveys- 106.66 total hours

Primary Contracted Projected Costs

- Aquatic Vegetation Treatment Annual Cost \$2,100

Summary of Operational Impacts

Based on the spreadsheet that identified tasks for each priority project in the master plan along with basic primary and special tasks, staff identified an estimated **2,298.15 hours** of annual labor needs that would be created for Parks and Conservation staff. These operational requirements total **1.11 FTE Technicians**.

The detail of these projections can be viewed in the costing spreadsheet that was produced as a part of the master plan process.

3.4 PROGRAMMING AND INTERPRETATION

Programming and Interpretation Projection

The FRMP does not currently have staff assigned to this location. The development of a new MetroPark offers a unique situation to provide access and inclusion to a wide audience to create connections to nature. The proposed priority projects will require staff to conduct the following programs along with other programs that target the surrounding community. Additional new programs will be developed with community input during the park design phase. The site plan's goal of providing a way to connect to nature in a rich and distinct habitat that connects with the public's need to prioritize safety and comfort including improved parking lot, restroom, and large size shelter will be ideal for classroom size tours (25 students, single bus), as well as family and active older adult programs. These three audiences, along with residents of the western portion of Montgomery County, are identified in the CMP as audiences to be better served by Five Rivers MetroParks.

New Facilitated Program Categories

- **Teacher Trainings:** Teachers are trained by staff on how to help meet standards using nature and FRMP locations. Teachers are oriented to identified park amenities and trails and given training on nature activities and inquiry style explorations.
- **Adult Nature Walks:** Designed for adults 55 years and older looking for an active outdoor lifestyle with others who enjoy nature and learning about natural history. Spring Run Adult Nature Walks would focus on biodiversity and conservation practices.

- Conservation Kids: Family programming that empowers children to become conservationists through a three-step program progression. Conservation Kids programming at Spring Run MetroPark will consist of both Discover and Act level programming where participants explore the wetland and prairie as well as learn about birds and pollinators.
- Tike Hikes: Families with young children (two to four years old) can begin an active outdoor lifestyle with their toddlers in nature. Staff and volunteer guided short walks help new families become comfortable in nature and with natural settings.
- Nature Play Programming: Richard Louv's book *Last Child in the Woods* brought attention to the need of children to be outside for their emotional, developmental, and physical well-being. Nature Play sites throughout FRMP help families and youth leaders feel comfortable and safe getting children outside. Programming for these sites includes play naturalists that help children feel welcome and comfortable playing in non-commercial spaces.

Resources for self-directed programs

- Self -Guided school and child care visits: Groups are encouraged to get youth outdoors with self-directed experiences. Staff schedule self-guided activities to help ensure groups do not overwhelm the site.
- Natural Adventures Box: A Natural Adventures Box will be installed to provide youth groups access to a variety of naturalists' tools to explore the park during spring through fall. Supplies include insect nets, pond nets, field guides, magnifying glasses and more.
- Heart Healthy Trails: Trails throughout Spring Run will be designated as Heart Healthy Trails. Heart Healthy Trails are trails that can be walked at a brisk pace in 30 minutes. American Heart Association defines a brisk pace as walking two and a half miles in an hour. Heart Healthy trails are easy to moderate, one to two and a half miles long and have clear wayfinding.
- Kids in Parks: A national network of parks, encourages and supports active family engagement, increases trail use, introduces recreational opportunities available in parks, forests and communities, and creates a network that offers an almost unlimited variety of experiences. The program designates a family friendly trail, one to two miles, and provides self directed nature, history and recreational activities for families to do along the trail.

Proposed Facilitated Programming		Audience			
Programming Type		Youth & Teens	Family	Adult	Multiple Audiences
Teacher Trainings	8	•			•
Self-guided school and child care visits	8				
Trainings			•		
Self-guided school and child care visits	8				
Natural Adventure's Box, estimated \$800	1		•		
Nature Walks for Adults	4				•
Conservation Kids	12			•	
Tike Hikes	8			•	
Nature Play	8		•	•	
Total Programs	57	4	3	2	0
Personnel		Total			
		\$20,537.11			
Operating		\$ 1,879.70			
Natural Adventures Box Installation and Supplies		\$800			



Interpretive Projection

The site plan proposes significant additions to interpretive elements throughout the park. The improvements outlined below focus on areas of the park prioritized for improvements. The full [Interpretive Plan](#) for the park can be found in Section 2.5 of the park master plan.

- Wayside Self-guided are single-style interpretive media, such as an interpretive panel or other interpretation method, which connects visitors to a park feature. Priority projects that include wayside self-guided sites are the nature play area, the natural surface trails, and the frog pond.
- Wayside Exhibit is an interactive experience that includes a variety of interpretive media and may include interpretive panels and interactive displays that are designed to provoke curiosity in visitors. A priority project that includes wayside exhibits is the observation tower.
- Kiosks are the first decision point for visitors in the park and are designed to welcome and orient visitors with trail and feature descriptions. A kiosk is designated at the asphalt trail renovation.

The park master plan identifies capital costs for interpretive elements in priority project areas. Corresponding one-time personnel costs to develop these interpretive elements have been established below. Ongoing operational expense for the interpretive elements focus on periodic repair and replacement costs and the associated personnel costs. The capital and operational costs for these interpretive elements, matrixed by the individual project, is summarized in the table below.



Interpretation Priority Project Costs

Project	Capital Development Costs		Maintenance Costs	
	Materials	Personnel	Materials	Personnel
Core Area - new parking phase 1	NA	NA	NA	NA
Core Area - new restroom	NA	NA	NA	NA
Core Area - new shelter	NA	NA	NA	NA
Core Area - nature play- Wayside Self-guided	*	\$3,512.93	*	\$750
Core Area - new observation tower- Wayside Exhibit	*	\$17,798.84	*	\$500
Core Area- new operations facility	NA	NA	NA	NA
Core Area - prairie restoration	NA	NA	NA	NA
Park Wide- renovate existing asphalt trails which are to remain- Kiosk	*	\$1,639.37	*	\$500
Park Wide - natural surface trail construction- Wayside Self-guided	*	\$3,512.93	*	\$440
Frog Pond – enhancements- Wayside Self-guided	*	\$3,512.93	*	\$600

*Capital for interpretation identified in Cost Estimates for projects



3.5 BUSINESS OPERATIONS

In reviewing the Spring Run MetroPark Site Plan as proposed, the Business Operations Department developed a list of assets that would generate additional revenue. These assets include a picnic shelter and new outdoor education programming.

Shelters

Add a shelter to offer a picnic experience with amenities and proximate services consistent with our most popular agency-wide shelters.

Current Revenue Sources

Spring Run MetroPark does not currently have any existing revenue streams.

Proposed Revenue Sources

The proposed priority project installation of a new 30'x50' picnic shelter with appropriate and desired amenities and services would produce approximately 22 permit applications per year and generate annual revenue of approximately \$3,023 based on the agency wide median of large sized shelters averaged over the last three full years of operation.



Programming

The improved parking lot, restroom, nature play facility, and large size shelter proposed at Spring Run MetroPark are ideal for classroom size tours (25 students, single bus), family, and adult programs. Outdoor Education programming will target these three audiences and will serve an estimated 618 participants through 41 programs throughout the year with projected revenue of \$1,570. Additional revenue may be identified during the park design phase as new programs are developed with community input.

Spring Run		Projected Attendance	Registration Fee	Projected Revenue
Core	Conservation Kids	144	\$10	\$1,440
Core	Teacher Training	16	\$5	\$80
Core	Natural Adventures Box	10 rentals	\$5	\$50
Core	Nature Walks for Adults	48	\$0	\$0
Core	Tike Hikes	96	\$0	\$0
Core	Nature Play	64	\$0	\$0



3.6 PUBLIC SAFETY

Implementation of the Spring Run MetroPark Master Plan will have a significant impact on the existing operations of the Ranger Division. Below are the considerations:

Current Patrol

- **Patrol Area** - Rangers are normally assigned a patrol area, or “beat.” The existing beats are North, South, East, and Central. With the opening of Spring Run as a MetroPark, the existing beat structures will have to be re-evaluated to make certain that adequate patrol is maintained and the response time and work load on the rangers is balanced.
- **Patrol Strategies** - Typically, the ranger assigned to a beat will patrol the parks in his or her assigned beat several times each day at various intervals, being careful not to have a predictable routine in their patrol times and methods. Rangers frequently make informal contact with park visitors and are encouraged to contact people who have reserved a shelter or are having photos taken by professional photographers. Rangers look for anything suspicious and make contact with people who may be involved in criminal activity. The primary focus is preventing criminal activity, but rangers are encouraged to take enforcement action, including making physical arrests or issuing citations, when appropriate.
- **Patrol Time Estimates** - Rangers previously estimated the amount of patrol time they spend actively patrolling in each of our parks during their 10-hour work day while assigned to that area, not counting any drive-times from park to park or other non-patrol time. Since Spring Run MetroPark is a new park, and there is no current estimate as to average patrol time spent in the park by the rangers. Possum Creek MetroPark is of similar size and in the same general area of town as Spring Run MetroPark. Therefore, it is reasonable to expect the patrol time needs of Spring Run MetroPark to be very similar to that of Possum Creek MetroPark.



In a typical 10-hour work day, the estimated average time the ranger assigned to that beat will spend on active patrol in Spring Run MetroPark is 105 minutes. With three 10-hour shifts per day, rangers will spend approximately 5 hours, 15 minutes actually on patrol in the park every 24 hours.

Anticipated Changes to Patrol

As a Conservation Area, GMWMB received only occasional patrol by the rangers. Since this Spring Run is a new MetroPark, everything in the way the park is patrolled will change. Those changes are reflected in the overall patrol time estimate and consider each impact once the site becomes a MetroPark:

- Vehicular traffic and parking – Rangers will begin patrolling the main parking lot areas on a regular basis.
- Impact of additional paved and hiking trails – Rangers will occasionally walk the trails and use their bikes to patrol the paved and biking areas.
- Impact of additional structures/features – All shelters and features will require additional attention from the rangers. Any buildings that have to be closed, locked, or checked will require ranger time.
- Impact of additional activities/visitation – Additional activities and the expected increase in visitation also requires adequate routine patrol and will also cause some increase in the number of calls for service and the likelihood of some occasional criminal activity.

Impact/Cost to Public Safety

- Based on the changes and additions proposed in the Spring Run MetroPark master plan, an estimated additional 105 minutes of patrol time per ranger, per shift, will be needed after the improvements are completed. This is based on Spring Run MetroPark's similarity to Possum Creek MetroPark and the amount of routine patrol time needed there.
- An additional 105 minutes of patrol per shift x 3 shifts = 305 minutes of additional patrol per day, x 365 days = 1855 hours of additional patrol hours per year. The addition of this park, along with the other potential new parks at Medlar, Triangle, and DeWeese, will require an overall evaluation of the Ranger Division's capacity to adequately patrol all of our parks and the need to consider hiring additional full-time personnel.



3.7 PHILANTHROPY

The addition of new trails, features and amenities proposed in the Spring Run MetroPark master plan provide excellent naming, sponsorship and tribute opportunities. Based on item descriptions and notes from the site plan the following elements of the plan could generate philanthropic revenue:

- | | |
|----------------------|-------------------|
| • Welcome Center | Sponsor or naming |
| • Shelters Arbor | Sponsor or naming |
| • Observation Towers | Sponsor or Naming |
| • Benches/Trees | Tribute |
| • Nature Play | Sponsor or naming |
| • Trails | Sponsor or naming |

All donations will be required to include an endowment for a ten-year period.

