



PREPARED FOR:

MIAMI TOWNSHIP
6101 MEIJER DRIVE
MIAMI TOWNSHIP, OH 45150

MIAMI TOWNSHIP PARKS ASSESSMENT

2024

COMMUNITY PARK | MIAMI RIVERVIEW PARK
MIAMI MEADOWS PARK | PAXTON RAMSEY PARK

PREPARED BY: 
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PHOTO OF MIAMI MEADOWS PAVED WALKING TRAIL
TAKEN BY: THE KLEINGERS GROUP

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COMMUNITY PARK

EXISTING CONDITIONS



Community Park spans 17 acres of recreational bliss, offering an array of amenities for visitors of all ages. From multiple picnic areas to playgrounds and meandering trails, the park invites exploration and relaxation. Sports enthusiasts can engage in friendly matches at the tennis and pickleball courts, or test their skills at the wooded disc golf course. The Performance Pavilion hosts a variety of cultural events while the historic Leming House provides a charming venue for gatherings and events.



COMMUNITY PARK

EXISTING PHOTOS



1 Cohesive entry signage featuring digital display in good condition



2 Basketball court is over striped on parking lot area, with surface cracking and seal coat wearing



3 Tennis nets and posts appear to be in poor condition but minor cracking appears on surface



4 Sand volleyball net and poles in poor condition with no barrier between sand and grass



5 Playground appears aged and exhibits peeling, discoloration and some drainage issues



6 Swings appear aged and concrete edge of playground is heaving in areas

COMMUNITY PARK

EXISTING PHOTOS



7 Benches provided around the site are in fair condition, with some discoloration and peeling



8 Charcoal grills are in poor condition, some with cracked concrete pads and some without



9 The stairs are heaving with eroded treads and are slippery when wet



10 The bridge crossing the creek is slippery to cross and lacks a non-slip surface treatment



11 The disc golf course is in fair condition, though the baskets could benefit from improvements



12 The concrete path is in good condition, though the width is not conducive to two way traffic

COMMUNITY PARK

EXISTING PHOTOS



13 Landscaping in the Leming House garden is well maintained and in good condition



14 Landscaped beds around the park could be refreshed or downsized and replanted



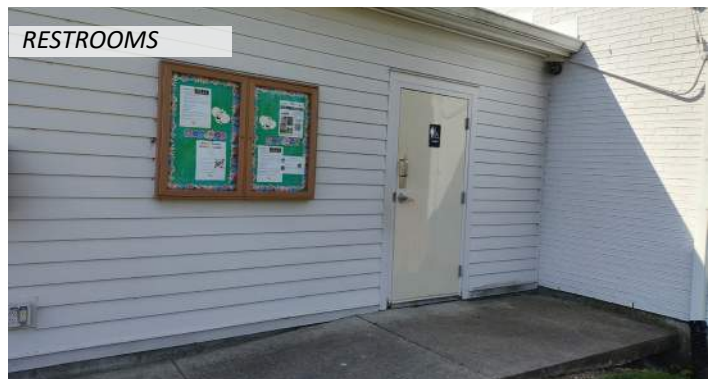
15 Parking experiences ponding and some drainage issues after heavy rains



16 The creek that flows through the park has some bank erosion and rises quickly after rain events



17 The gypsum soffits are cracking at the joints in several location and wallpaper is peeling



18 Overall, the restrooms are in good condition but they lack correct accessible signage

COMMUNITY PARK

EXISTING PHOTOS



19 The wood drip edge at the windows and cladding base are all heavily deteriorated



20 There is evidence of water damage at the building where it abuts the deck



21 Wood plank decking exhibits some water damage and the drip edge is poorly connected



22 There are minor stress cracks in the wood columns and the wood finish is weathering



23 The asphalt shingle roof, gutter and drip edge appear to be in good condition



24 The wood finish is weathering and peeling, with columns beginning to delaminate

COMMUNITY PARK

ASSESSMENT

NARRATIVE

The playground equipment at Community Park is showing signs of aging, with noticeable fading and peeling. Additionally, there is ponding at the base of the swings, slides, and equipment entry points indicating that there are some surfacing and drainage concerns.

The stairway leading from the playground and Leming House down to the disc golf course is problematic, with heaving steps, eroded treads between the wooden steps, and slippery surfaces when wet, creating unsafe conditions. The soil erosion around the stairs indicates frequent use of the adjacent area as an alternative route.

When it comes to athletics, the disc golf course is in good condition. The pickleball courts appear to have been recently striped over the tennis courts; while the pickleball nets are new and in good condition, the tennis court nets are weathered and aged. The surfacing of the courts is in fair condition, exhibiting some cracking but an overall decent appearance. However, the sand volleyball court net and poles are in poor condition, as well as the edging of the sand. The basketball court is striped within the parking lot and available spaces with the hoops showing signs of aging like rust and peeling.

Overall, the Leming House rentable facilities are in good condition, though minor finish repairs are needed in the event space. The wood drip edges need to be replaced, and the north dormer soffit requires repair. There is also moisture damage at the exterior restroom entrances and where the building meets the deck, possibly from water pooling at these locations. Accessibility concerns include restroom signage, door hardware at the kitchen entrance, and the kitchen sink.

MATRIX

Feature	Condition	
PARK AMENITIES		
Steps	Poor	◆
Picnic Tables	Poor	◆
Charcoal Grills	Poor	◆
Benches	Fair	▲
Playground	Poor	◆
Trash Receptacles	Fair	▲
Lighting	Fair	▲
Fencing	Good	●
Flag Pole	Good	●
Drinking Fountain	Good	●
Paved Walking Path		
Asphalt	Poor	◆
Concrete	Good	●
Parking Lot/Roadway	Fair	▲
ATHLETICS		
Volleyball Court	Poor	◆
Tennis Courts	Fair	▲
Pickleball Courts	Fair	▲
Disc Golf Course	Good	●
Basketball Courts	Poor	◆
ARCHITECTURAL FEATURES		
Leming House	Good	●
Restrooms	Good	●
Picnic Shelter	Good	●
Performance Pavilion	Fair	▲

COMMUNITY PARK

OPPORTUNITIES SUMMARY

PRECEDENT IMAGERY



Fitness Court



Expanded + Updated Playground



Updated staircase with gravel treads and slip-proof risers

There are several exciting opportunities to enhance the value and appeal of Community Park for the community.

Expanded Programming + Facility Renovations

One significant opportunity is to replace the existing volleyball court with a state-of-the-art fitness court. This would introduce a new, innovative fitness feature not only to Miami Township but also to the surrounding area, offering residents a unique outdoor workout space.

Another opportunity lies in expanding and upgrading the playground. This could include increasing the number of swings and introducing new, unique equipment, some of which could be ADA accessible to ensure inclusivity. By adding modern and diverse play structures, the playground can become a more attractive and engaging space for children of all ages and abilities. Accessible play surfacing can be added in an array of colors, maximizing the safety and aesthetics of the playground.

Disc golf improvements provide existing users with top of the line facilities and attract new users. The existing course's unique terrain, lush vegetation, and undulating topography make it a standout feature in the area. By installing new baskets at each hole, adding fresh signage, and upgrading the tee boxes, the Township can further enhance this popular course, making it an even greater asset to the community.

Safety Improvements

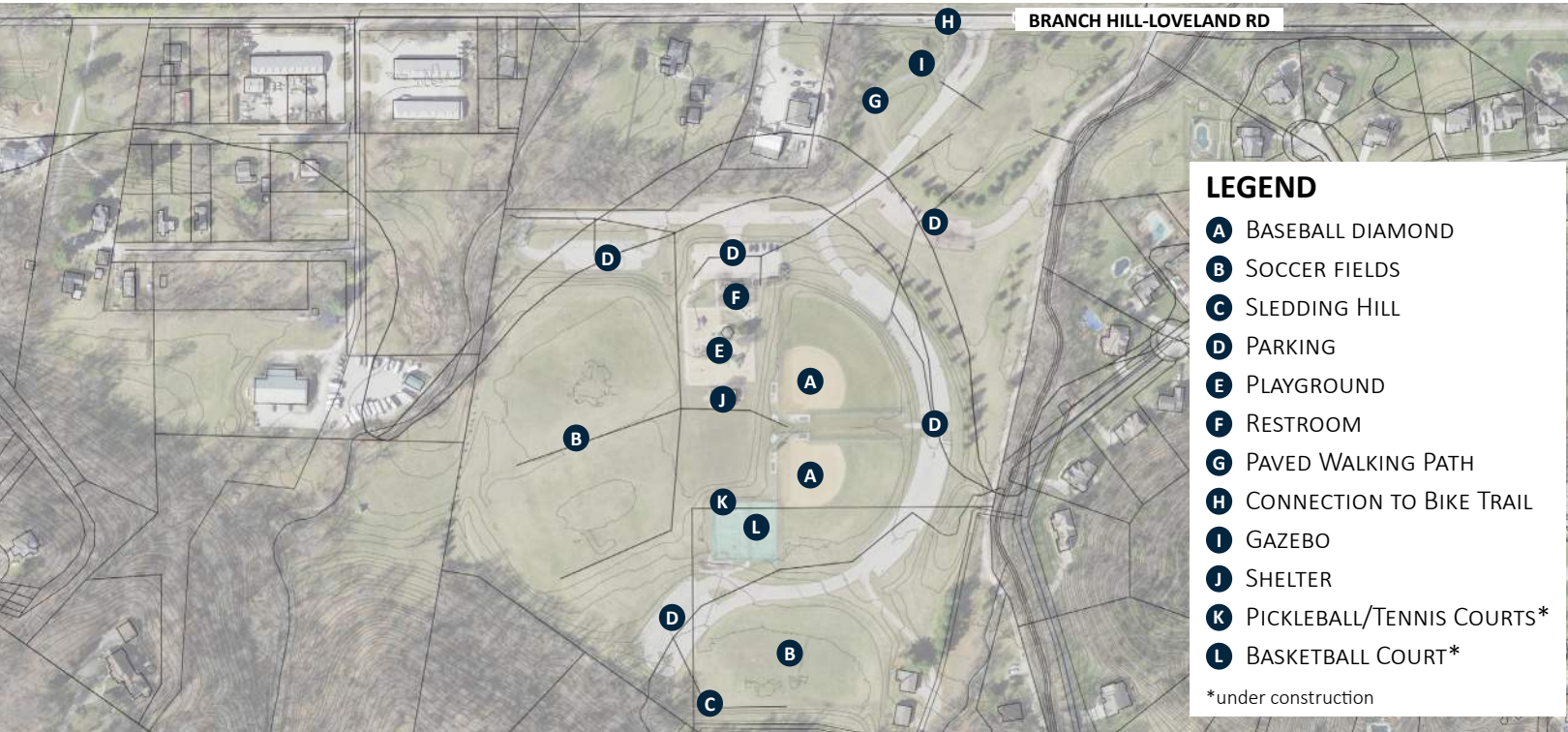
Improving the safety and aesthetics of the park is also a critical component of future enhancements. Updating the stairs with textured adhesive on the risers to make them slip resistant and adding crushed gravel on the treads can prevent erosion and enhance the visual appeal. These improvements would ensure that the park remains a safe, enjoyable, and attractive destination for the community.



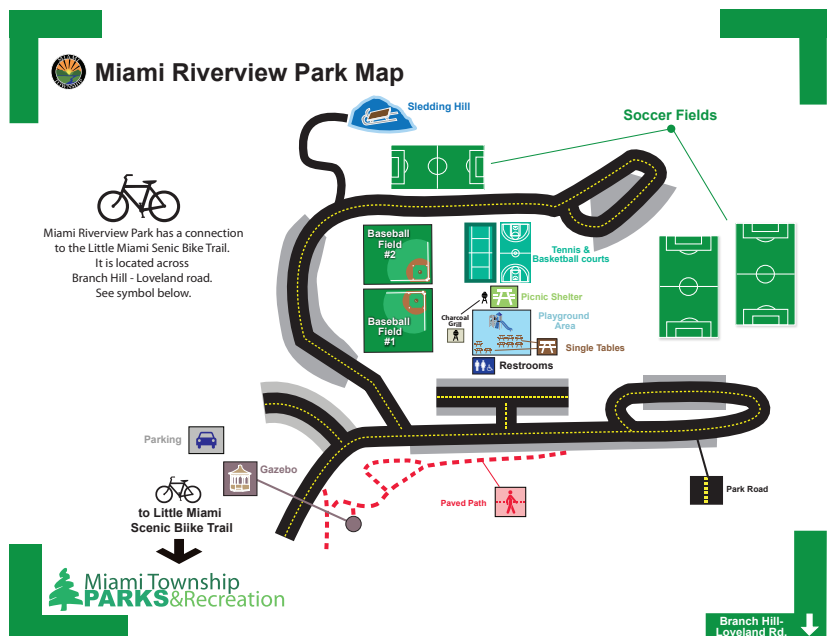
PHOTO OF COMMUNITY PARK DISC GOLF COURSE
TAKEN BY: THE KLEINGERS GROUP

MIAMI RIVERVIEW PARK

EXISTING CONDITIONS



Miami Riverview Park spans 35 acres of natural beauty, offering a wealth of recreational opportunities for visitors to enjoy. From baseball and soccer fields to future tennis basketball and pickleball courts, there’s something for everyone. Its ample parking offers convenient connectivity to sports fields, a large playground, or picnic shelter. Additionally, the park features a convenient connection to the Little Miami Scenic Bike Trail, enhancing its appeal as a prime destination for outdoor enthusiasts.



MIAMI RIVERVIEW PARK

EXISTING PHOTOS



- 1** Cohesive entry signage in good condition with opportunity to enhance connection to bike trail



- 2** Asphalt paved walking path exhibits a fair amount of cracking



- 3** Striping of upper lots is faded and the asphalt exhibits cracking in need of repair



- 4** Cross walk connecting the bike trail to the park entry is in good condition



- 5** Baseball diamonds appear to be in good shape with minimal drainage issues



- 6** No accessible paths to baseball diamonds or bleacher seating

MIAMI RIVERVIEW PARK

EXISTING PHOTOS



- 7** Some goal mouths are worn and could benefit from periodic field rotation



- 8** Overall, soccer fields are in good condition with no sign of drainage issues



- 9** Playground equipment appears to be in good condition with minimal fading



- 10** Play surfacing could be refreshed in areas like slide entries or under the swings



- 11** Play surfacing does not meet concrete walk surrounding playground, posing a fall hazard



- 12** Basketball, pickleball and tennis courts are currently under construction

MIAMI RIVERVIEW PARK

EXISTING PHOTOS



13 Opportunity to refresh entry landscaping, as it is a prominent connection point to the bike trail



14 Landscaping appears to be washed out in sloped areas and decorative fence is weathering



15 Bike racks are insufficient and showing signs of wear and tear



16 Drainage area at entry appears to function well but could be better utilized as an amenity



17 Extensive water damage to the wood rakeboards due to the lack of a metal drip edge



18 The painted wood base of the second roof tier is also showing signs of water damage

MIAMI RIVERVIEW PARK

EXISTING PHOTOS



19 The soffit panels are sagging and there is evidence of moisture at base of masonry walls



20 The restrooms lack proper accessible signage, and the urinals lack proper clearances



21 The painted metal drip edge is bent in some locations and the wood rakeboards are warped



22 Some wood columns are starting to delaminate at the base and the wood is starting to weather



23 The metal columns and paint are in good condition but the wood finish is weathering



24 The concrete slab and footings are in fair condition, with minor cracks at the footings

MIAMI RIVERVIEW PARK

ASSESSMENT

NARRATIVE

Overall, the facilities and amenities at Miami Riverview Park are in good condition. The primary concerns involve the park's landscaping and the paved path connecting it to the Little Miami Scenic Bike Trail. The landscaping, particularly at the front entrance and connection to the Bike Trail, is mature but uneven in growth and needs refreshing. Given the park's proximity to the Bike Trail, the current number and condition of bike racks are inadequate.

The asphalt paved path has significant cracking that requires repair. The upper parking lots also show noticeable cracking, discoloration, faint striping, and some failing pavement at its edges. Wear and tear in some areas of the upper lots would appear to require full-depth asphalt replacement.

The baseball diamonds have minimal drainage issues, though one or two of the dugouts and bleacher pads experience some washout. The backstop fencing is in good condition but the outfields lack a barrier between the baseball field and parking. The soccer fields are generally in good condition with minimal drainage issues, despite some dry and patchy spots.

The Miami Riverview Gazebo is in fair condition, with the most pressing issue being the need for a metal drip edge on the roofs to prevent further water damage. The Picnic Shelter is also in fair condition, requiring the re-installation of warped rakeboards and drip edges. Accessibility concerns include seating at the picnic tables.

The restrooms are in fair condition, needing updates to entrance signage, proper clearances at the stall urinal partitions, and pipe protection where missing. Other areas of concern include sagging soffit panels, rusting door hardware, and tree branches rubbing against the building that need pruning.

MATRIX

Feature	Condition	
Picnic Tables	Poor	◆
Charcoal Grills	Fair	▲
Benches	Fair	▲
Trash Receptacles	Fair	▲
Flag Pole	Good	●
Drinking Fountain	Fair	▲
Paved Walking Path	Poor	◆
Parking Lot/Roadway	Poor	◆
Playground	Fair	▲
Landscape Beds	Poor	◆
Fencing	Good	●
Bike Rack	Poor	◆
Lighting	Poor	◆
ATHLETICS		
Baseball Diamonds	Good	●
Soccer Fields	Good	●
Basketball Court(s)	<i>Under Construction</i>	
Tennis Court(s)	<i>Under Construction</i>	
Pickleball Court(s)	<i>Under Construction</i>	
ARCHITECTURAL FEATURES		
Gazebo	Fair	▲
Restrooms	Fair	▲
Picnic Shelter	Fair	▲
Playground Gazebo	Good	●

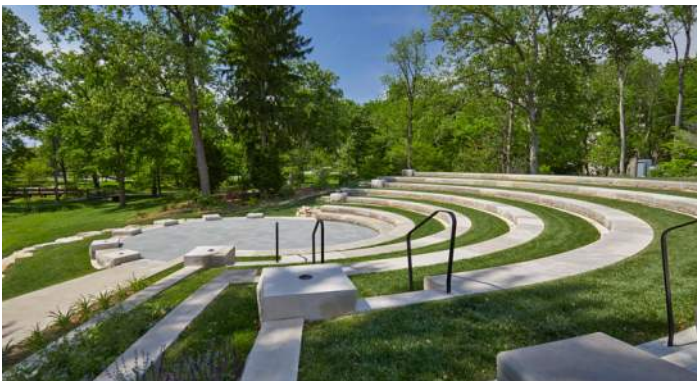
MIAMI RIVERVIEW PARK

OPPORTUNITIES SUMMARY

PRECEDENT IMAGERY



Modern Performance Stage



Amphitheater Built into Hillside



Simplified Entry Landscaping

The park holds numerous opportunities to enhance its value and appeal to the community.

Expanded Programming

One significant addition could be the construction of a performance stage with amphitheater-style seating built into the hill slope. This would allow for a variety of new programming, including concerts, theater performances, and community events, creating a vibrant hub of activity that does not currently exist in the park. The amphitheater would be a unique feature within all Miami Township parks, distinguishing it as a special destination for residents and visitors alike. To accommodate event traffic and enhance the user experience, this addition would also warrant parking improvements and expansion, ensuring ample space for visitors and reducing congestion during park events.

Landscape Beautification

Furthermore, there is an opportunity to simplify and revitalize the planting at the park's entrance, and throughout the park. By adopting a more natural and sustainable landscape design, the park can create an inviting and aesthetically pleasing gateway that complements the surrounding environment. This enhancement would not only enhance the visual appeal of the park but also contribute to environmental sustainability by using native plants and low-maintenance landscaping practices.

Connectivity + Accessibility

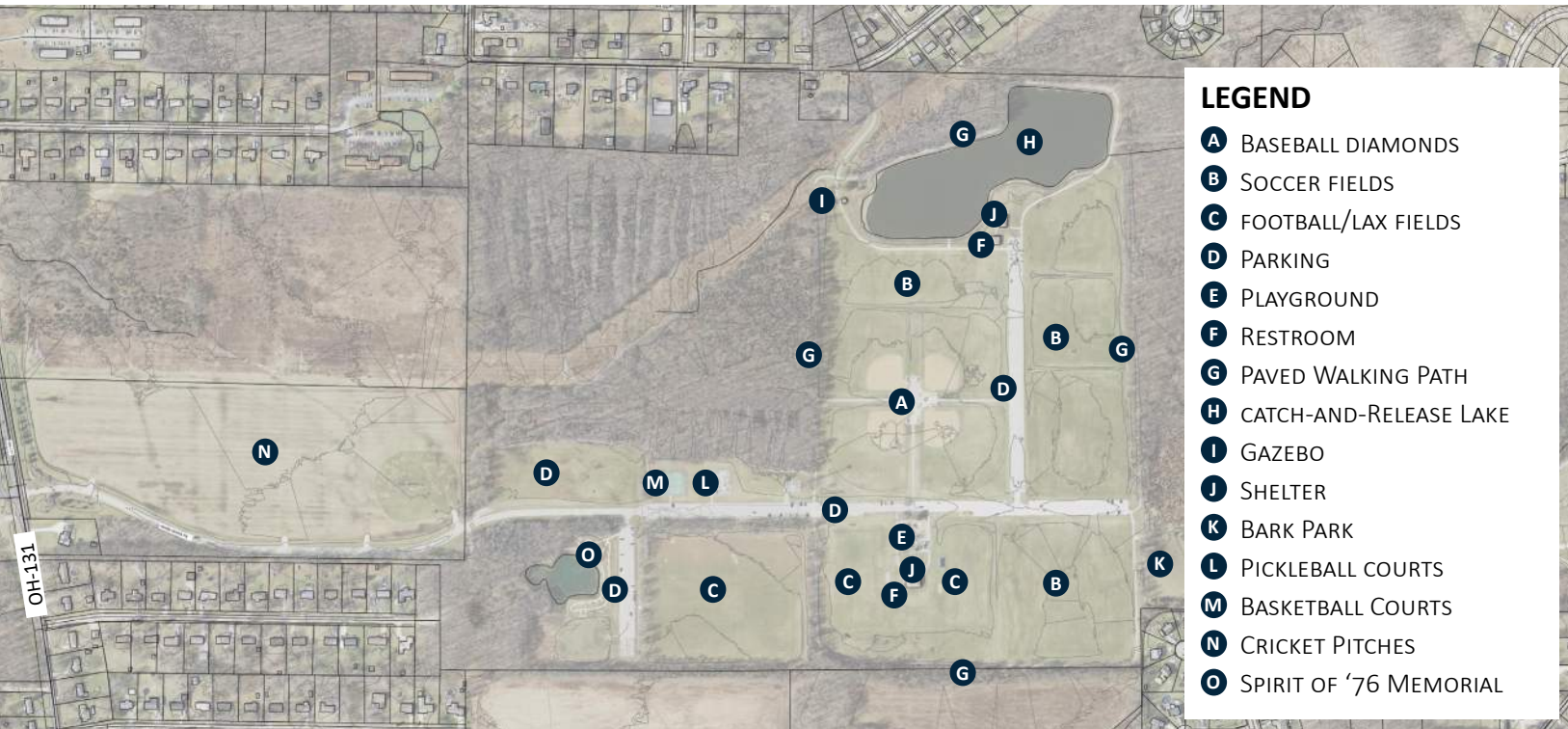
The need to repair and replace sections of the paved path also presents an opportunity to expand the trail. Extending the trail to loop around the soccer fields and connect to the soon-to-be-built tennis, pickleball, and basketball courts would enhance access and create a more cohesive park experience.



PHOTO OF MIAMI RIVERVIEW PLAYGROUND
TAKEN BY: THE KLEINGERS GROUP

MIAMI MEADOWS PARK

EXISTING CONDITIONS



Miami Meadows Park, the crown jewel of Miami Township parks and recreation system, spans approximately 200 acres. This sprawling park features a myriad of amenities, including expansive cricket, soccer, football, and lacrosse fields, four baseball diamonds, as well as basketball and pickleball courts. A large playground and two spacious picnic shelters offer space to play and rest. There's a dedicated dog park and a catch-and-release lake. A significant portion of the park is dedicated to preserving its natural wetlands, providing a sanctuary for diverse wildlife to thrive. It is adjacent to the Spirit of '76 Memorial Gardens and Arboretum which includes the Korean War Memorial.



MIAMI MEADOWS PARK

EXISTING PHOTOS



1 Cohesive entry signage with digital display in good condition



2 Basketball surfacing is cracking, discolored, and in need of repair



3 Newly constructed pickleball courts are in good condition



4 Football fields appear to be in good condition though scoreboards are minimally functional



5 Infields present many drainage issues and ponding while outfields tend to drain better



6 Infields appear to be sloped toward the dugouts and backstops, causing significant wash out

MIAMI MEADOWS PARK

EXISTING PHOTOS



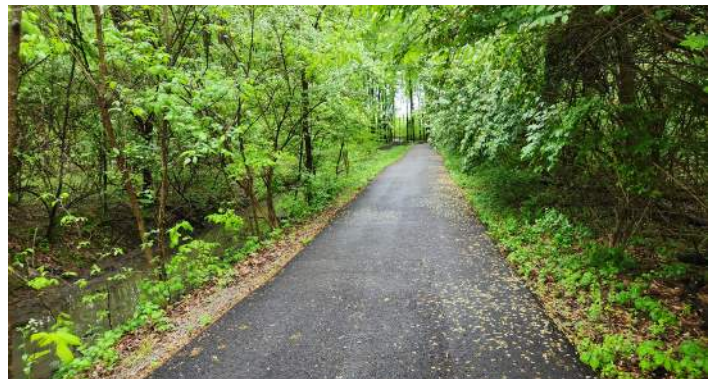
7 Cricket pitches are dilapidated and experience some drainage issues



8 Landscaping is either mature or has been minimized over time, leaving large mulched beds



9 Path west of catch-and-release lake and north of soccer fields remain saturated most of the year



10 Paved loop trail is in good condition and width accommodates multi-use traffic



11 The playground is in good condition though hardscape surrounding the playground is fair



12 Play surfacing could be refreshed but is in good condition overall

MIAMI MEADOWS PARK

EXISTING PHOTOS



13 The Catch-And-Release Lake is in good condition though the ADA railing could be replaced



14 Spacious dog park offers shaded picnic area and small dog area with shelter



15 There is evidence of water infiltration at the wood plank roof decking



16 Wood columns show signs of minor water damage at the base and finish is weathering



17 There is some damage, moisture infiltration and efflorescence to the exterior masonry



18 Entrance doors don't have correct accessible clearances

MIAMI MEADOWS PARK

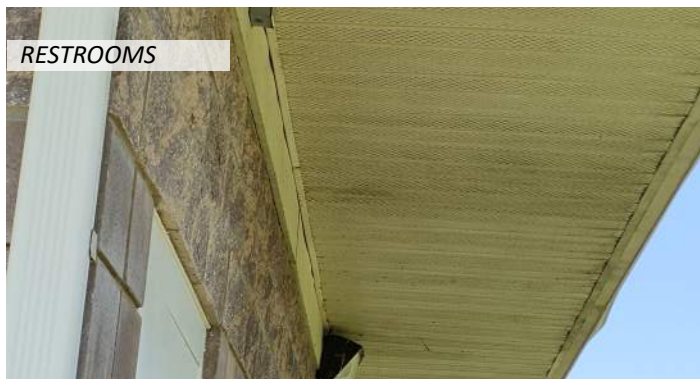
EXISTING PHOTOS



19 Roof, painted metal drip edge, and concrete pavers are in good condition



20 Minor stress cracks appear in columns, and there are signs of water damage at their bases



21 Roof appears to be in good condition but metal soffit panels are beginning to sag



22 One toilet in women's restroom is cracked at the base and urinals lack accessible clearances



23 The shingle roof is in good condition, while the drip edge is fair



24 Wood is unfinished except at the rakeboards which are painted but all are in good condition

MIAMI MEADOWS PARK

EXISTING PHOTOS SPIRIT OF '76



25 Benches in Legacy Arboretum lack a connecting path



26 Grass on upper sides of slopes appear patchy while lower spots down by the pond sit damp



27 Seating area with overhead pergola appears in good condition



28 Some monument rocks sit buried in mulch but the bench monuments appear in good condition



29 The pond appears to be in good condition overall though the woods sit wet behind it



30 Benches with overhead cover are weathered and appear to have moisture damage to the roof

MIAMI MEADOWS PARK

ASSESSMENT

NARRATIVE

Miami Meadows Park faces significant drainage issues, particularly in the baseball fields where a shallow water table keeps the ground saturated. The infields slope toward the dugouts and backstops, causing infield clay to wash out during rain events. While the outfields drain better, the area adjacent to the tree line frequently remains wet. These grading and drainage challenges impede the proper use of sports facilities and hinder efficient maintenance over time.

The cricket pitches suffer from drainage problems and are slightly dilapidated, with no direct access to parking aside from an adjacent overflow lot. The basketball courts have major cracks and discoloration due to heavy use. Additionally, areas adjacent to the basketball courts, along the path leading to the catch-and-release lake, and the path north of the soccer fields are prone to ponding or rushing water during storms. Other areas of the park, such as the paths near the tree line and the overflow parking lot also experience frequent ponding and water-related issues.

However, the paved walking loop path, catch-and-release lake, and playground are in good condition and remain highlights of the park. The landscaping is mostly comprised of mature beds with sparse vegetation and excessive mulch areas due to maintenance requirements.

Miami Meadows Picnic shelters are in fair condition. The primary concerns include mitigating water infiltration at the drip edge joints and column bases. Both the restrooms and the picnic tables lack proper accessibility clearances and standards. Other areas of concern include sagging soffit panels and damaged toilets.

MATRIX

Feature	Condition	
PARK AMENITIES		
Catch & Release Pond	Good	●
Picnic Tables	Poor	◆
Charcoal Grills	Poor	◆
Benches	Fair	▲
Playground	Good	●
Trash Receptacles	Fair	▲
Flag Pole	Good	●
Drinking Fountain	Fair	▲
Paved Walking Path	Good	●
Parking Lot/Roadway	Fair	▲
Landscape Beds	Poor	◆
Dog Park	Good	●
Spirit of '76 Memorial Park	Good	●
Small Shelters with Bench	Poor	◆
Large Pergola with Seating	Good	●
Pond	Good	●
Concrete Path	Good	●
ATHLETICS		
Baseball Diamonds	Poor	◆
Soccer Fields	Good	●
Lacrosse Fields	Good	●
Football Fields	Good	●
Basketball Courts	Poor	◆
Pickleball Courts	Good	●
Cricket Pitches	Fair	▲
ARCHITECTURAL FEATURES		
Concession Stand + Picnic Shelter	Fair	▲
Restrooms	Fair	▲
Picnic Shelter	Fair	▲
Restrooms	Fair	▲
Gazebo	Good	●

MIAMI MEADOWS PARK

OPPORTUNITIES SUMMARY

PRECEDENT IMAGERY



Resurfaced Basketball Courts



Synthetic Turf Fields



Detention Pond Amenity at Entrance

Miami Meadows Park offers exciting opportunities to enhance its recreational facilities and overall value to the community.

Drainage + Athletic Facility Improvements

One key improvement is resurfacing the highly used basketball courts, which will improve playability and safety. Additionally, converting the two football/lacrosse fields adjacent to the pavilion and playground to artificial turf, along with potential lighting and updated scoreboards, will significantly enhance these areas for year-round use and better accommodate various sports activities.

The park could also benefit from installing artificial turf on the infields of the baseball clover, addressing ongoing maintenance and drainage concerns. Moreover, there is potential to add two youth regulation baseball fields in the less-used space adjacent to the football fields, expanding opportunities for young athletes.

Addressing the park's drainage issues, especially at the entrance where the cricket pitches are located, could be achieved by creating a scenic and functional drainage or detention pond. This feature would naturalize the entrance, serve as a beautiful and educational amenity, and improve drainage in the area, ultimately enhancing the usability of the cricket fields.

Connectivity + Accessibility

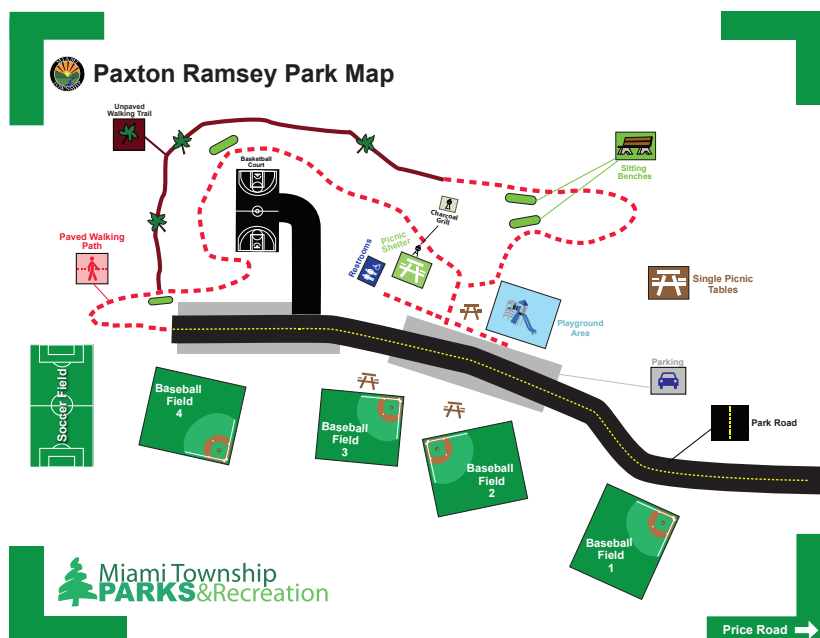
Additionally, the Spirit of '76 Memorial Park could be further enhanced by creating a paved path that extends throughout the Legacy Arboretum. This would allow visitors to relax, reflect, and truly enjoy the arboretum as intended.

PAXTON RAMSEY PARK

EXISTING CONDITIONS



Paxton-Ramsey Park, spanning 25 acres, holds historical significance as it was dedicated in June 1997 and named after the Paxton and Ramsey families, original settlers of Miami Township. The park features amenities such as a picnic shelter and playground. A paved walking trail that connects to an unpaved portion of trail, allows visitor to immerse themselves in nature. In addition, the park features baseball diamonds, multiple soccer fields and basketball hoops, catering to a variety of athletic interests.



PAXTON RAMSEY PARK

EXISTING PHOTOS



- 1** Cohesive entry signage in good condition with opportunity to enhance landscaping



- 2** Landscaping is well maintained but has potential to be minimized or celebrated at entry



- 3** Baseball field fencing is damaged, heaving or bent



- 4** Infields of baseball diamonds appear to have some vegetative growth, clumps and rocks



- 5** Dug out for one of the baseball diamonds presents potential issues with drainage



- 6** Hoops are located at the end of the parking lot with a slight lean and no striping for the court

PAXTON RAMSEY PARK

EXISTING PHOTOS



7 Outfields and space for soccer fields are in good condition with minimal drainage issues



8 Play surfacing needs to be refreshed, particularly at slide entries and under swings



9 Playground equipment in good condition but do exhibit some discoloration and damage



10 Rebar ties protruding from concrete border of playground



11 Benches throughout the site are showing signs of weathering, fading and minor peeling



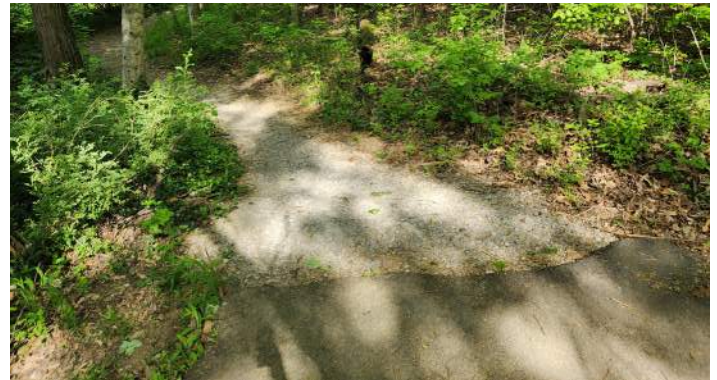
12 Charcoal grill is in fair condition, with its concrete pad needing repair

PAXTON RAMSEY PARK

EXISTING PHOTOS



13 Paved walking trail provides a shaded, accessible entrance to nature



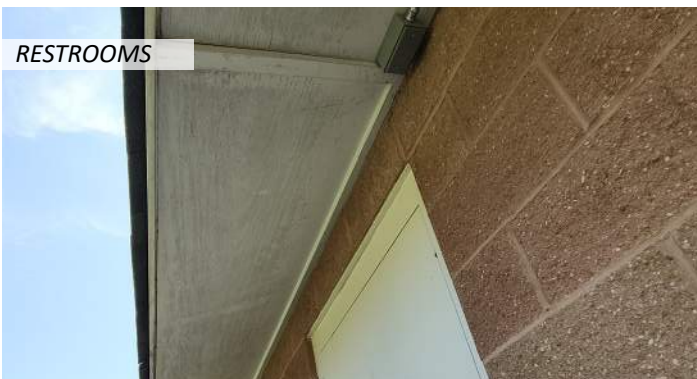
14 Transition to the unpaved walking trail is uneven and could pose issues when traversing



15 The painted metal drip edge is warped at some locations, as are the wood rakeboards



16 Minor stress cracks at some of the wood columns and the finish is beginning to weather



17 The plywood soffits are beginning to delaminate, and the finish is weathering away



18 Accessible toilet stalls lack the correct clearance width and restrooms lack correct signage

PAXTON RAMSEY PARK

ASSESSMENT

NARRATIVE

Overall, Paxton Ramsey’s playground is in fair condition. The concrete border has protruding rebar ties and some sections of the curb are heaving, which presents safety concerns. The play surfacing needs refreshing, especially under the swings and at the base of slides, but the play equipment is in good condition with minimal discoloration, scrapes, and peeling.

The paved path through the park is well-maintained, though the benches along it are in poor condition, showing splintering, bowing, and moss-covered wood. The transition from the paved to the unpaved path is abrupt and may pose issues for visitors. The unpaved path is generally in good condition, though some blocked or damaged culverts could lead to washouts or inaccessibility.

The sports facilities have varying conditions. The baseball diamonds are in fair condition, with issues mainly related to fencing and dugouts, but they experience minimal drainage problems. The first baseball diamond upon entry to the park is underutilized and as a result, exhibits vegetative growth in the outfield. The soccer fields are in good condition with proper slope and turf. The basketball court, located at the end of the parking stalls, lacks striping, and the hoops are leaning.

The Paxton Ramsey Picnic Shelter is in fair condition. The rakeboards and drip edge need re-installation due to warping. Accessibility concerns include seating at the picnic tables. The restroom is also in fair condition but needs updates for accessibility, including proper signage, clearances at accessible stalls, and pipe protection. Additionally, the soffit panels are deteriorating, and there is moisture movement through the masonry.

MATRIX

Feature	Condition	
PARK AMENITIES		
Picnic Tables	Poor	◆
Charcoal Grills	Fair	▲
Benches	Fair	▲
Trash Receptacles	Fair	▲
Flag Pole	Good	●
Drinking Fountain	Fair	▲
Unpaved Walking Path	Good	●
Paved Walking Path	Good	●
Parking Lot/Roadway	Good	●
Playground	Fair	▲
Landscape Beds	Fair	▲
Bike Rack	Fair	▲
Lighting	Good	●
ATHLETICS		
Baseball Diamonds	Fair	▲
Soccer Fields	Good	●
Basketball Court	Poor	◆
ARCHITECTURAL FEATURES		
Picnic Shelter	Fair	▲
Restrooms	Fair	▲

PAXTON RAMSEY PARK

OPPORTUNITIES SUMMARY

IMAGERY



Flexible Space for Field Sports In Place of Little League Baseball Diamond



Paved Walking Trail connection

While Paxton Ramsey might be the smallest of the four parks, it presents several opportunities to enhance its value to the community.

Expanded Athletic Programming

The most prominent opportunity is to replace the little league baseball diamond just off to the left once you enter the park with more flexible space for soccer or other field sports, catering to a broader range of activities and users.

Connectivity + Safety Improvements

Additionally, there is an exciting opportunity to extend the paved walking path to traverse Loveland-Milford Road and connect to the surrounding neighborhoods. A pedestrian friendly crosswalk could be added to further signify this connection. This extension would not only lengthen the walking path but also provide a safe crossing and a valuable connection to the local community, encouraging more residents to utilize the park's amenities.

Accessibility Improvements

Accessible picnic table seating would be a great addition to the park, providing inclusive spaces where visitors of all abilities can comfortably gather. This enhancement would foster a more welcoming environment, ensuring that everyone can fully participate in the park's activities.

Park	Feature	Condition	Quantity	Unit	Unit Cost	Amount
EXISTING PARK AMENITIES						
	Steps (Behind Leming House)	Poor	1	LS	\$ 10,000.00	\$ 10,000.00
	Picnic Tables (Including ADA Accessible Tables)	Poor	9	EA	\$ 6,500.00	\$ 58,500.00
	Charcoal Grills	Poor	2	EA	\$ 2,000.00	\$ 4,000.00
	Benches	Fair	7	EA	\$ 4,000.00	\$ 28,000.00
	Playground*	Poor			---	---
	Trash Receptacles	Fair	14	EA	\$ 2,500.00	\$ 35,000.00
	Site Lighting	Fair	9	EA	\$ 8,000.00	\$ 72,000.00
	Fencing	Good			---	---
	Flag Pole	Good			---	---
	Drinking Fountain	Good			---	---
	Paved Walking Path					
	Asphalt (Replace with Conc.)	Poor	4500	SF	\$ 12.00	\$ 54,000.00
	Concrete	Good			---	---
EXISTING PARK AMENITIES SUBTOTAL						\$ 261,500.00
EXISTING ATHLETICS						
	Volleyball Court	Poor				
	Demolition Recommended		1	LS	\$ 7,500.00	\$ 7,500.00
	Tennis Courts	Fair				
	Crack Sealant		1000	LF	\$ 5.00	\$ 5,000.00
	Surface Color		3	EA	\$ 12,000.00	\$ 36,000.00
	New Tennis Netting		2	EA	\$ 2,000.00	\$ 4,000.00
	Pickleball Courts	Fair				
	Included in Tennis					
	Disc Golf	Good				
	Basket Replacement/Upgrade		9	EA	\$ 5,000.00	\$ 45,000.00
	Concrete Tee Box		9	EA	\$ 2,000.00	\$ 18,000.00
	Signage Improvements		1	ALLOW	\$ 10,000.00	\$ 10,000.00
	Basketball Courts	Poor				
	Restripe Court Lines		1	LS	\$ 5,000.00	\$ 5,000.00
	Replace Hoops & Backboards		2	EA	\$ 7,500.00	\$ 15,000.00
EXISTING ATHLETICS SUBTOTAL						\$ 145,500.00
EXISTING ARCHITECTURAL FEATURES						
	Leming House	Good			---	---
	Restrooms	Good			---	---
	Picnic Shelter	Good			---	---
	Performance Pavilion	Fair			---	---
EXISTING ARCHITECTURAL FEATURES SUBTOTAL						\$ -
REPAIR AND REPLACE SUBTOTAL						\$ 407,000.00
FEES & CONTINGENCIES						
	GC General Conditions - 8%				\$	32,560.00
	Design Contingency - 10%				\$	40,700.00
	Prevailing Wage - 10%				\$	40,700.00
	Design Fees - 6%				\$	24,420.00
REPAIR AND REPLACE SUBTOTAL + FEES AND CONTINGENCIES						\$ 545,380.00
PROPOSED OPPORTUNITIES						
	Fitness Court		1	LS	\$ 217,000.00	\$ 217,000.00
	Playground		1	ALLOW	\$ 500,000.00	\$ 500,000.00
PROPOSED OPPORTUNITIES SUBTOTAL						\$ 717,000.00
FEES & CONTINGENCIES						
	GC General Conditions - 12%				\$	86,040.00
	Design Contingency - 10%				\$	71,700.00
	Prevailing Wage - 10%				\$	71,700.00
	Design Fees - 12%				\$	86,040.00
PROPOSED OPPORTUNITIES SUBTOTAL						\$ 1,032,480.00
REPAIR AND REPLACE SUBTOTAL						\$ 545,380.00
PROPOSED OPPORTUNITIES SUBTOTAL						\$ 1,032,480.00
COMMUNITY PARK TOTAL						\$ 1,577,860.00

Community Park

NOT INCLUDED

*See Proposed Opportunities Section
 Note : All Costs Represent Rough Order of Magnitude

Miami Meadows Park

Park	Feature	Condition	Quantity	Unit	Unit Cost	Amount
PARK AMENITIES						
	Catch & Release Pond	Good			---	---
	Picnic Tables (Including ADA Accessible Tables)	Poor	52	EA	\$ 6,500.00	\$ 338,000.00
	Charcoal Grills	Poor	2	EA	\$ 2,000.00	\$ 4,000.00
	Benches	Fair	15	EA	\$ 4,000.00	\$ 60,000.00
	Playground	Good			---	---
	Trash Receptacles	Fair	93	EA	\$ 2,500.00	\$ 232,500.00
	Flag Pole	Good			---	---
	Drinking Fountain	Fair	4	EA	\$ 8,000.00	\$ 32,000.00
	Paved Walking Path	Good			---	---
	Landscape Beds	Poor	1	ALLOW	\$ 50,000.00	\$ 50,000.00
	Dog Park	Good			---	---
	Spirit of '76 Memorial Park	Good			---	---
	Small Shelters with Bench	Poor			---	---
	Pressure Wash / Stain Canopy		2	EA	\$ 2,500.00	\$ 5,000.00
	Pour Conc Pad / Replace Bench		4	EA	\$ 5,500.00	\$ 22,000.00
	Large Pergola with Seating	Good			---	---
	Pond	Good			---	---
	Concrete Path	Good			---	---
EXISTING PARK AMENITIES SUBTOTAL						\$ 743,500.00
ATHLETICS						
	Baseball Diamonds*	Poor			---	---
	Baseball Bleachers	Good			---	---
	Soccer Fields	Good			---	---
	Lacrosse Fields	Good			---	---
	Football Fields	Good			---	---
	Basketball Courts	Poor			---	---
	Fill Cracks, Resurface		2	EA	\$ 50,000.00	\$ 100,000.00
	Pickleball Courts	Good			---	---
	Cricket Pitches	Fair			---	---
	Resurface Turf		5200	SF	\$ 5.00	\$ 26,000.00
EXISTING ATHLETICS SUBTOTAL						\$ 126,000.00
EXISTING ARCHITECTURAL FEATURES						
	Concession Stand + Picnic Shelter	Fair			---	---
	Restrooms	Fair			---	---
	Picnic Shelter	Fair			---	---
	Restrooms	Fair			---	---
	Gazebo	Good			---	---
EXISTING ARCHITECTURAL FEATURES SUBTOTAL						\$ -
REPAIR AND REPLACE SUBTOTAL						\$ 869,500.00
FEES & CONTINGENCIES						
	GC General Conditions - 8%				\$	69,560.00
	Design Contingency - 10%				\$	86,950.00
	Prevailing Wage - 10%				\$	86,950.00
	Design Fees - 6%				\$	52,170.00
REPAIR AND REPLACE SUBTOTAL + FEES AND CONTINGENCIES						\$ 1,165,130.00

NOT INCLUDED

PROPOSED OPPORTUNITIES

Convert Baseball infields to Artificial Turf	4	EA	\$	400,000.00	\$	1,600,000.00
Convert Football / Lacrosse Fields to Artificial Turf	2	EA	\$	1,250,000.00	\$	2,500,000.00
New Baseball Fields (Across from Pickleball)	1	LS	\$	300,000.00	\$	300,000.00
Lighting for Football / Lacrosse Fields	2	EA	\$	350,000.00	\$	700,000.00
Lighting for Parking	1	ALLOW	\$	250,000.00	\$	250,000.00
Scoreboards for Football / Lacrosse Fields	2	EA	\$	40,000.00	\$	80,000.00
Detention Improvements at Front Entry	1	LS	\$	300,000.00	\$	300,000.00
Path through Arboretum	3600	SF	\$	8.00	\$	28,800.00

PROPOSED OPPORTUNITIES SUBTOTAL \$ 5,758,800.00

FEES & CONTINGENCIES

GC General Conditions - 12%					\$	691,056.00
Design Contingency - 10%					\$	575,880.00
Prevailing Wage - 10%					\$	575,880.00
Design Fees - 12%					\$	691,056.00

PROPOSED OPPORTUNITIES SUBTOTAL \$ 8,292,672.00

REPAIR AND REPLACE SUBTOTAL \$ 1,165,130.00

PROPOSED OPPORTUNITIES SUBTOTAL \$ 8,292,672.00

MIAMI MEADOWS PARK TOTAL \$ 9,457,802.00

*See Proposed Opportunities Section

Note : All Costs Represent Rough Order of Magnitude

Miami Riverview Park

Park	Feature	Condition	Quantity	Unit	Unit Cost	Amount
PARK AMENITIES						
	Sledding Hill	Good			---	---
	Picnic Tables (Including ADA Accessible Tables)	Poor	21	EA	\$ 6,500.00	\$ 136,500.00
	Charcoal Grills	Fair	1	EA	\$ 2,000.00	\$ 2,000.00
	Benches	Fair	0	EA	\$ 4,000.00	\$ -
	Trash Receptacles	Fair	24	EA	\$ 2,500.00	\$ 60,000.00
	Flag Pole	Good			---	---
	Drinking Fountain	Fair	1	EA	\$ 8,000.00	\$ 8,000.00
	Asphalt Walking Path (Park Entry to Parking Lot)	Poor	7200	SF	\$ 8.00	\$ 57,600.00
	Playground	Fair				
	Mulch Surfacing Improvements		80	CY	\$ 90.00	\$ 7,200.00
	Landscape Beds	Poor	1	ALLOW	\$ 35,000.00	\$ 35,000.00
	Fencing	Good			---	---
	Bike Rack	Poor	1	EA	\$ 2,000.00	\$ 2,000.00
	Landscape Lighting in Medians	Poor	1	ALLOW	\$ 2,000.00	\$ 2,000.00
EXISTING PARK AMENITIES SUBTOTAL						\$ 310,300.00
ATHLETICS						
	Baseball Diamonds	Good			---	---
	Baseball Bleachers	Good			---	---
	Soccer Fields	Good			---	---
	Basketball Court(s)	<i>Under Construction</i>			---	---
	Tennis Court(s)	<i>Under Construction</i>			---	---
	Pickleball Court(s)	<i>Under Construction</i>			---	---
EXISTING ATHLETICS SUBTOTAL						\$ -
ARCHITECTURAL FEATURES						
	Gazebo	Fair			---	---
	Restrooms	Fair			---	---
	Picnic Shelter	Fair			---	---
	Playground Gazebo	Good			---	---
EXISTING ARCHITECTURAL FEATURES SUBTOTAL						\$ -
REPAIR AND REPLACE SUBTOTAL						\$ 310,300.00
FEES & CONTINGENCIES						
	GC General Conditions - 8%				\$	24,824.00
	Design Contingency - 10%				\$	31,030.00
	Prevailing Wage - 10%				\$	31,030.00
	Design Fees - 6%				\$	18,618.00
REPAIR AND REPLACE SUBTOTAL + FEES AND CONTINGENCIES						\$ 415,802.00
PROPOSED OPPORTUNITIES						
	Amphitheater		1	ALLOW	\$ 600,000.00	\$ 600,000.00
	Asphalt Trail Extension (Loop Trail Around Park)		25000	SF	\$ 8.00	\$ 200,000.00
	Additional ADA Play Components		1	ALLOW	\$ 100,000.00	\$ 100,000.00
	Bike Maintenance Station		1	EA	\$ 5,000.00	\$ 5,000.00
PROPOSED OPPORTUNITIES SUBTOTAL						\$ 905,000.00
FEES & CONTINGENCIES						
	GC General Conditions - 12%				\$	108,600.00
	Design Contingency - 10%				\$	90,500.00
	Prevailing Wage - 10%				\$	90,500.00
	Design Fees - 12%				\$	108,600.00
PROPOSED OPPORTUNITIES SUBTOTAL						\$ 1,303,200.00
REPAIR AND REPLACE SUBTOTAL						\$ 415,802.00
PROPOSED OPPORTUNITIES SUBTOTAL						\$ 1,303,200.00
MIAMI RIVERVIEW PARK TOTAL						\$ 1,719,002.00

NOT INCLUDED

*See Proposed Opportunities Section
 Note : All Costs Represent Rough Order of Magnitude

Paxton Ramsey Park

Park	Feature	Condition	Quantity	Unit	Unit Cost	Amount
PARK AMENITIES						
	Picnic Tables (Including ADA Accessible Tables)	Poor	15	EA	\$ 6,500.00	\$ 97,500.00
	Charcoal Grills	Fair	1	EA	\$ 2,000.00	\$ 2,000.00
	Benches	Fair	11	EA	\$ 4,000.00	\$ 44,000.00
	Trash Receptacles	Fair	29	EA	\$ 2,500.00	\$ 72,500.00
	Flag Pole	Good			---	---
	Drinking Fountain	Fair	1	EA	\$ 8,000.00	\$ 8,000.00
	Unpaved Walking Path	Good			---	---
	Paved Walking Path	Good			---	---
	Playground	Fair			---	---
	Mulch Surfacing Improvements		30	CY	\$ 90.00	\$ 2,700.00
	Landscape Beds	Fair	1	ALLOW	\$ 20,000.00	\$ 20,000.00
	Bike Rack	Fair	1	EA	\$ 2,500.00	\$ 2,500.00
	Site Lighting	Fair	4	EA	\$ 8,000.00	\$ 32,000.00
EXISTING PARK AMENITIES SUBTOTAL						\$ 281,200.00
ATHLETICS						
	Baseball Diamonds (Repair/Replace Fencing, Repair Mounds etc.)	Fair	1	ALLOW	\$ 200,000.00	\$ 200,000.00
	Soccer Fields	Good			---	---
	Basketball Court	Poor	1	LS	\$ 15,000.00	\$ 15,000.00
EXISTING ATHLETICS SUBTOTAL						\$ 215,000.00
ARCHITECTURAL FEATURES						
	Picnic Shelter	Fair			\$ -	NOT INCLUDED
	Restrooms	Fair			\$ -	NOT INCLUDED
EXISTING ARCHITECTURAL FEATURES SUBTOTAL						\$ -
REPAIR AND REPLACE SUBTOTAL						\$ 496,200.00
FEES & CONTINGENCIES						
	GC General Conditions - 8%				\$	39,696.00
	Design Contingency - 10%				\$	49,620.00
	Prevailing Wage - 10%				\$	49,620.00
	Design Fees - 6%				\$	29,772.00
REPAIR AND REPLACE SUBTOTAL + FEES AND CONTINGENCIES						\$ 664,908.00
PROPOSED OPPORTUNITIES						
	Remove (1) Baseball Field		1	LS	\$ 20,000.00	\$ 20,000.00
	Extend Asphalt Walking Path					
	Extend Path to Price Rd.		1	ALLOW	\$ 60,000.00	\$ 60,000.00
	Crosswalk Across Price Road (Flashing Beacon, Striping, Ramps)		1	ALLOW	\$ 60,000.00	\$ 60,000.00
PROPOSED OPPORTUNITIES SUBTOTAL						\$ 140,000.00
FEES & CONTINGENCIES						
	GC General Conditions - 12%				\$	16,800.00
	Design Contingency - 10%				\$	14,000.00
	Prevailing Wage - 10%				\$	14,000.00
	Design Fees - 12%				\$	16,800.00
PROPOSED OPPORTUNITIES SUBTOTAL						\$ 201,600.00
REPAIR AND REPLACE SUBTOTAL						\$ 664,908.00
PROPOSED OPPORTUNITIES SUBTOTAL						\$ 201,600.00
PAXTON RAMSEY PARK TOTAL						\$ 866,508.00

*See Proposed Opportunities Section
 Note : All Costs Represent Rough Order of Magnitude

GRAND TOTAL	
Community Park	\$ 1,577,860.00
Miami Meadows Park	\$ 9,457,802.00
Miami Riverview Park	\$ 1,719,002.00
Paxton Ramsey Park	\$ 866,508.00
GRAND TOTAL	\$ 13,621,172.00