



CONCEPT MASTER PLAN FOR

STUBBS PARK

255 W Spring Valley Pike
Centerville, OH 45458



In collaboration with the City of Centerville and community stakeholders, Hitchcock Design Group (HDG) is pleased to present the Master Plan for Stubbs Park. HDG was hired to explore opportunities for growth, development, and aesthetic enhancement of Leonard E. Stubbs Memorial Park which provides numerous amenities to the public including the Stubbs Amphitheater, several playgrounds, walking trails, a disc golf course, an in-line skating rink, and several memorials. Along with the City of Centerville, HDG hosted a stakeholder workshop to hear and prioritize the needs and wants for improvements within Stubbs Park. The following report outlines the opportunities/improvements that will continue to make Stubbs Park a community attraction.

Acknowledgments: Community Stakeholders

BEN ANKENEY | City of Centerville, Public Works
ARNIE BIONDO | Centerville Washington Park District
KATE BOSTDORFF | City of Centerville
BECKY CAMILLUS | Washington Centerville Public Library
KEN CARTER | Centerville Washington Park District
JIM COLLINS | Arts Commission
JOHN DAVIS | Centerville Police Department
WAYNE DAVIS | City of Centerville
CARRIE DITTMAN | Centerville Washington Park District
LAURA FILASETA | City of Centerville
MEGAN HUBE | DSD Advisors
NICK MEYER | Centerville Washington Park District
MICHAEL NORTON-SMITH | City of Centerville
DAVE SHORE | Stubbs Park
DOUG SPITLER | City of Centerville, Public Works
MARTY TACKETT | City of Centerville, Public Works
MARIAH VOGELGESANG | City of Centerville
MARK YANDRICK | City of Centerville

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Legend

- | | |
|---|--|
| <ul style="list-style-type: none"> 01. Amphitheater Improvements 02. Concession/Bathrooms/Educational Center 03. Bowl Improvements 04. Park Entrance Enhancements 05. Accessibility / Path Hierarchy 06. Signage / Wayfinding | <ul style="list-style-type: none"> 07. Educational Gardens 08. Water Quality 09. Four Seasons Programming with Seasonal Ice Rink 10. Prairie / Natural Meadow 11. Plaza Landscape Enhancements 12. Universal Playspace |
|---|--|



The twelve features highlighted on the Master Plan can be categorized into three task parameters - improvements, programming, and operations.

On the next several pages, these features have been detailed and broken down into phases that best represent the want/need of the community while also taking into account the best implementation strategy.

The phases depicted to the right separate the specific action items identified in the Master Plan into prioritized and targeted items to be completed over the next five years. These items should be used as a guideline and reviewed each year and adjusted as needed to react to changes within the community, funding opportunities, and other City needs.







- New restroom building should also accommodate concessions and an educational center. An exterior plaza allows for rental opportunities while also providing extra dining space during events.



- Providing utilities and a design for market opportunities for markets



While keeping the existing shell of the building, improvements such as lighting and power will allow for several more programmable opportunities such as movies in the park and larger musical acts.



- Structured seating provides additional seating options in a designated area of the amphitheater while allowing for more accessible options for visitors of all abilities.



A pedestrian bridge provides safe passage for visitors of the park between the plaza or additional parking. The design of the bridge could help to reinforce branding throughout the park generating a branding opportunity.

Phase I: Event Space

The amphitheater and associated facilities provide a community amenity unique to the area. The items identified below will enhance the visitor experience, expand the programming opportunities, and reduce the maintenance needed of the amphitheater. These items have been prioritized and targeted for action over the next 1-3 years.

01. AMPHITHEATER IMPROVEMENTS

Improvements

- Provide electrical and power for lighting, tech updates, and sound throughout amphitheater
- Implement facility improvements
- Redesign access in order to accommodate tour buses
- Provide connection to Peach Creek Road for improved entrance/egress
- Regrade seating area to incorporate structured seating
- Provide additional areas for ADA seating
- Create dance area at front of stage
- Provide pedestrian bridge over access road for uninterrupted safe travel between amphitheater and bowl

Programming

- Movie Night in the Park
- Branding Signage at Amphitheater

02. CONCESSION / BATHROOMS/ COMMUNITY GATHERING SPACE

Improvements

- Build new structure with appropriate utilities to accommodate bathrooms, concessions, and education center or gathering space
- Create outdoor plaza space
- Redesign parking lot to enhance centralized destination and maximize parking

Programming

- Educational programs for school aged children
- Family gatherings
- Public meetings

03. BOWL IMPROVEMENTS

Improvements

- Provide electrical and power for lighting and sound throughout bowl
- Provide new road access for vehicles
- Create impervious surface to host food trucks

Programming

- Host festivals in partnership with other community organizations
- Host farmer's and artisanal market

Operations

- Design to accommodate organized event parking
- Naturalize perimeter landscape to reduce maintenance
- Add LED/Solar powered lighting for safety to reduce power consumption



esignated space for tents and/or food trucks creates
and festivals to be held in the park.



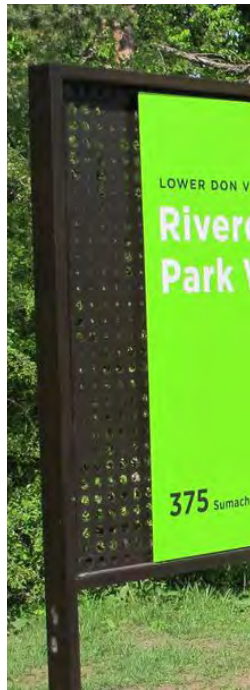
en the amphitheater and the proposed food truck
enerate a cohesive pedestrian bridge design to be used



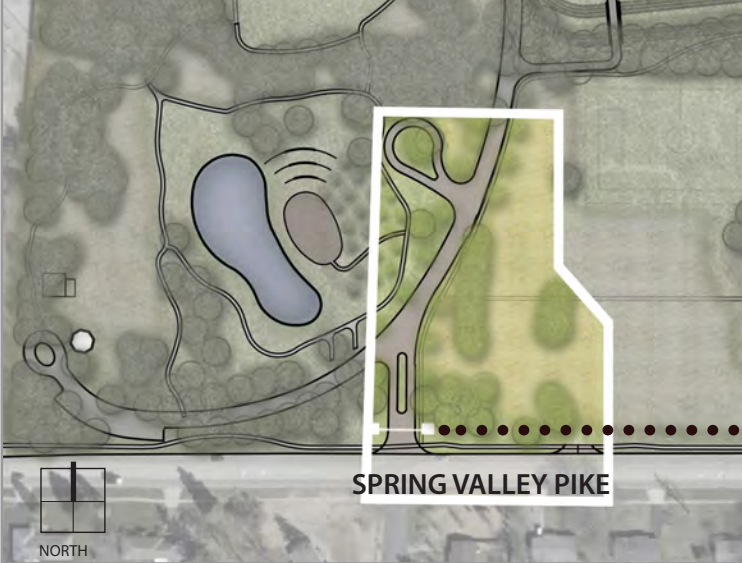
Varying path widths and materials helps to create a pedestrian circulation hierarchy throughout the park. This can be further detailed to designate trail distances.



VIRGINIA AVENUE

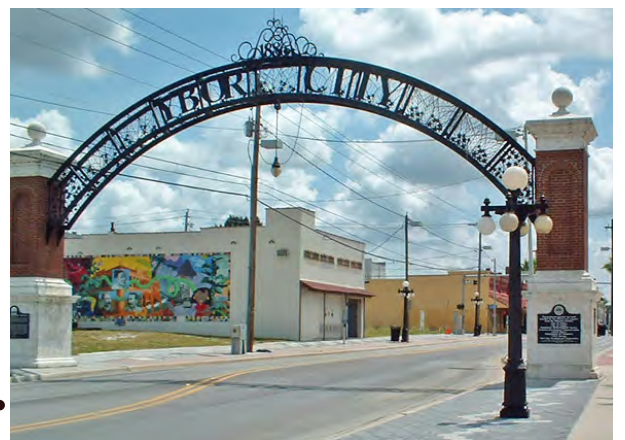


Creating and implementing a signature branding throughout the park. This branding



SPRING VALLEY PIKE

NORTH



Providing distinct gateways/monumentation at park entrances will create a 'sense of place' and help orient park visitors.

Phase 2: Circulation & Wayfinding

Stubbs Park has one entrance off Spring Valley Pike set back several feet from the existing sign and another unmarked entrance off of Virginia Avenue. Several turns and curves connect the two entrances with little to no signage in between. To add to the confusion for visitors, there are several dead ends leading into the park from the neighborhoods next to the park. From entrance markers to educational signage and wayfinding within the park, there are several areas of improvement to enhance the experience of the user at Stubbs Park. These items have been prioritized and targeted for action over the next 2-4 years.



ge standard will help with wayfinding and accessibility
g opportunity is another way to set the park apart.

04. Park Entrance Enhancements

Improvements

- Relocate existing park sign to align with Shawhan Drive
- Add two additional park entrances - the first at Peachcreek Road and an additional one along Virginia Avenue
- Add distinctive gateways/monumentation to improve park circulation
- Connect Virginia Avenue to improve safety and park connectivity

Operations

- Improve safety and circulation in and out of park during events

05. ACCESSIBILITY / PATH HIERARCHY

Improvements

- Evaluate trail crossing safety and target areas for enhancement
- Commission an ADA transition plan
- Create trail hierarchy to help dictate distances and improve wayfinding and usability

Operations

- Develop a trail system standard for materials, signs and names
- Simplify trail maintainability

06. SIGNAGE AND WAYFINDING

Improvements

- Implement a wayfinding signage standard and place signs throughout park



STUBBS PARK - SEPTEMBER 2019

Phase 3: Destination Areas & Infrastructure Improvements

The 60-acre park is highly maintained while underutilized. Through specific management of select areas and repurposing of existing spaces, Stubbs Park can become a draw for a wider public while also improving the overall aesthetic and 'sense of place'. These items have been prioritized and targeted for action over the next 3-5 years. This phase further enhances the user's experience by updating existing features.

07. EDUCATIONAL GARDENS

Improvements

- Incorporate a garden area with rentable plots
- Provide space for demonstrations and educational opportunities
- Allow for flexible space to add or reduce plots as programming is developed

Programming

- Opportunity to partner with schools and/or gardening clubs

08. WATER QUALITY

Improvements

- Evaluate need for water retention and review current stormwater system
- Implement best practices for improving water quality and reducing erosion using vegetation

Programming

- Provide access to ponds and creek crossing

Operations

- Provide aerators in ponds to help control water quality

09. MULTI-USE PROGRAMMING WITH SEASONAL ICE RINK

Improvements

- Implement ice rink in existing in-line hockey rink/basketball courts

Programming

- Designate trails for cross-country skiing in winter
- Public Art Program



Developing a rain garden program would reduce maintenance needs and improve water quality.



Making the water quality a focus in the park would allow for more opportunities to make it a focal point and provide access for users.



needs while also

● Encouraging access to water's edge provides an opportunity for more educational and active programming.

● Convert the existing in-line skate rink into a multi-use facility that can be used for outdoor ice skating in the winter.



● Educational gardens provide a space for demonstrations and partnerships with community organizations.



By choosing the proper plants and implementing a m...
can be wild without looking out-of-control or unmai...



Phase 4: Landscape and Play

Identified in the plan recommendations for Stubbs Park. These items have been prioritized and targeted for action over the next 5 years. This phase is made up of operational/maintenance tasks that could be incorporated any time.

10. PRAIRIE / NATIVE MEADOW

Improvements

- Develop a management plan for natural areas

Operations

- Reduce/remove ornamental planting to lessen maintenance needs
- Increase amount of natural areas

11. LANDSCAPE ENHANCEMENTS AT MEMORIAL PLAZA

Improvements

- Implement amphitheater seating into existing grade for additional seating for events
- Encourage safe access to pond

Programming

- Outdoor classroom

Operations

- Implement best practices for improving water quality
- Provide aerators in pond to help control water quality

12. UNIVERSAL PLAY

Improvements

- Evaluate existing play equipment
- Develop plan and program for updating and/or adding new play equipment that focuses on universal play
- Develop theme or standard style for all new equipment in order to create cohesive brand of play throughout park

Making the water quality a focus in the park would allow for more opportunities to make it a focal point and provide access for users.



Landscape enhancements to the existing...
opportunities for more programming t...
the year.

management plan, native plants
maintained.



● Native plants conserve water, reduce mowing costs, and provide habitat for birds, butterflies
● and other wildlife.



g Memorial Plaza creates
to increase usage throughout



Universal play features focus on the idea that everyone should be included in play which is a foundational pillar in the philosophy of play.

DONOR OPPORTUNITIES

PLANTING AREAS / GARDENS

Enhance the project with lush plantings and garden spaces. Have individuals or companies associate their names with a plaque located within the garden spaces or large tree canopies. Funding can go towards installation or maintenance of these areas.

SITE FURNISHING

Name plaques located on benches can recognize / memorialize donors.

PEDESTRIAN BRIDGE

As a premier connection for users to and from the amphitheater, naming rights for the proposed bridge can fund various phases of the installation.

POCKET PONDS

Local business can donate funds for installation or maintenance in exchange for branding/marketing opportunities around the ponds.

BRANDING

The City of Centerville can brand several areas with the city Logo. Business and local groups can donate for additional insignias on benches, bridges, banners, etc.



SUMMARY BUDGET

Cost Opinion

Date: October 30, 2019
 Project: **City of Centerville
 Stubbs Park**

Phase 1: Event Space

COST

Amphitheater Improvements:	\$1,286,000
Add Utilities	
Band Shell Improvements	
Road Addition & Re-alignment	
Regrade within Amphitheater	
Retaining Walls	
Additional ADA Seating	
Pedestrian Bridge & Ramps	
Concessions Building	\$664,500
Demolition of existing	
Construction of new building	
Road Alignment	
Outdoor Plaza & Ramp	
Bowl Improvements	\$252,000
Add Utilities	
New Access Road	
Impervious Alley	
Site Furnishing	
Landscape Additions	
Construction Contingency (15%)	\$330,375.0
Design Contingency (10%)	\$220,250
Professional Fees (12%)	\$264,300
Total Base Project	\$3,017,425

NOTES:

This budget is based on the conceptual drawings of the Concept 2020 Stubbs Park. Fees provided by Hitchcock Design Group to The City of Centerville.

SUMMARY BUDGET

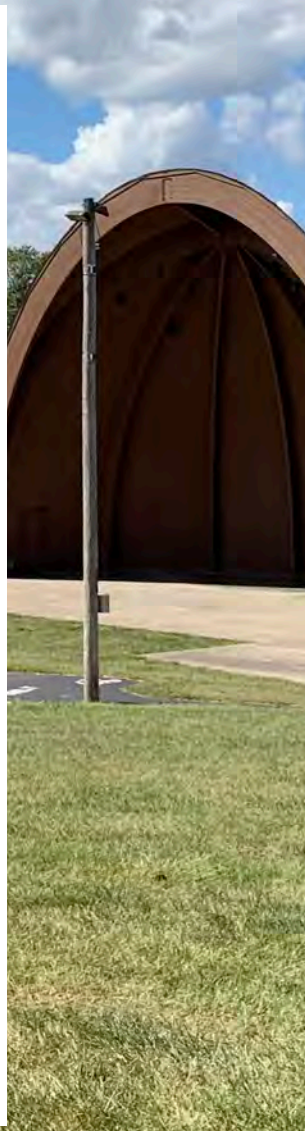
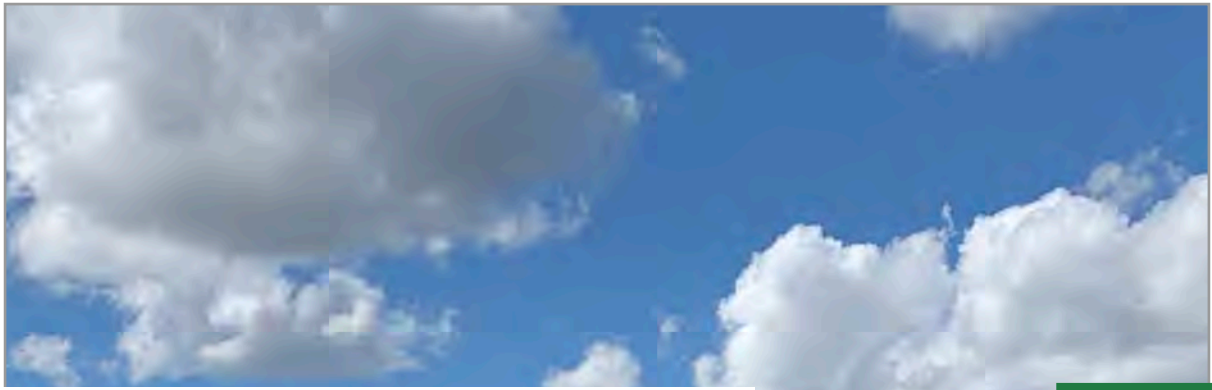
Phase 2: Circulation & Wayfinding	COST
Park Entrance Enhancements	\$290,000
Relocate existing sign	
Distinctive Gateways (4)	
Road additions & realignment	
Accessibility / Path Hierarchy	\$155,000
ADA Transition Plan	
Trail enhancement & material updates	
Signage & Wayfinding	\$7,500
Wayfinding signs	
Construction Contingency (15%)	\$67,875.0
Design Contingency (10%)	\$45,250
Professional Fees (12%)	\$54,300
Total Base Project	\$619,925
NOTES:	
This cost opinion correlates to the conceptual drawings in the Circulation & Signage Study Report provided by Hirschcock Design Group in September 2019.	
Phase 3: Destination Areas & Infrastructure Improvements	COST
Educational Gardens	\$30,000
Demonstration Gazebo	
Garden layout & beds	
Water Quality	\$160,000
Raingarden plant implementation	
Decks	
Multi-use Programming with Ice Rink	\$1,500,000
Ice Rink Implementation	
Construction Contingency (15%)	\$253,500.0
Design Contingency (10%)	\$169,000
Professional Fees (12%)	\$202,800
Total Base Project	\$2,315,300
NOTES:	
This cost opinion correlates to the conceptual drawings in the Destination Areas Study Report provided by Hirschcock Design Group in September 2019.	

SUMMARY BUDGET

Phase 4: Landcape & Play	COST
Prairie / Native Meadow	\$500,000
Plant meadow	
Landscape Enhancements at Memorial Plaza	\$41,000
Seat Walls	
Pond Deck	
Fountain (<i>electric line</i>)	
Universal Play	\$5,000
Equipment Evaluation	
Construction Contingency (15%)	\$81,900.0
Design Contingency (10%)	\$54,600
Professional Fees (12%)	\$65,520
Total Base Project	\$748,020

NOTES:
This cost opinion complies to the contingency ranges in the General Bidding Policy (gpp) provided by Hitchcock Design Group in September 2019.





Provided by:

Hitchcock Design Group

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