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CITY OF EATON PARKS MASTER PLAN

PARKS &
RECREATION
BOARD

INTRODUCTION

The City of Eaton is fortunate to be home to a variety of parks and recreational facilities which encompass 190 acres of land, each offering something unique and valuable to our community. Whether it's league or tournament games at DP&L or Blakeman Fields, an invigorating walk on the walking path at Seven Mile Park, taking the kids to our various playgrounds, or enjoying the holiday splendor of Whispering Christmas at Fort St. Clair, the City of Eaton has a park for everyone. Even history-buffs can enjoy the beauty of Roberts Covered Bridge at its scenic location near Crystal Lake Park.

The City has taken on the task of evaluating each park to determine the need for repairs and upgrades, as well as taking recommendations for new and improved features. A survey was conducted in early 2022 to find out what residents value most about their parks and what they would like to see in the future.

The purpose of this Master Plan is to combine the input received to create a blueprint for short-term and long-term goals. The Master Plan will serve to improve the quality, safety and enjoyment of Eaton's parks for years to come.



PARK LOCATIONS

1. Fort St. Clair
2. Seven Mile Park
3. DP&L Park/Brooke-Gould Memorial Tennis Complex
4. Clarence E. Hook Memorial Park
5. Waterworks Park
6. Crystal Lake
7. Roberts Bridge
8. Main Street Aquatic Center
9. Blakeman Fields
10. Brooke-Gould Memorial Bicentennial Park
11. Youth Center



QUICK FACTS

PEOPLE

Preble County Population
40,867

City of Eaton Population
8,358

24.4% Under Age 18
23.2% Over Age 65

≈ 1/4 of Eaton's Residents are
Youth
≈ 1/4 of Eaton's Residents are
Seniors

INCOME

Median Household Income
\$49,375

Total Households
3,610

Persons per household
2.17

66.2% Housing units owner-occupied
33.8% Housing units renter-occupied

Total Housing Units
3,903



WHAT DO PEOPLE WANT?

Community Survey

In spring 2022, The City of Eaton completed an online survey to obtain citizen input for help in updating its master plan for the park system. The survey included questions relative to: parks visited, participation in park activities, upgrades or additions needed in the parks, and other comments regarding the parks. Paper copies of the survey were also made available.

356 responses were gathered, 354 of them online. Results of the survey were tallied and reviewed, and much of the information was used to identify short- and long-term needs for the Eaton Community Parks system.



Do you use any of the city's park facilities?

Yes	351
No	3

If yes, how often?

Daily	25
Weekly	165
Monthly	52
Seasonally	112

WHAT DO PEOPLE WANT?

If yes, which locations do you visit?

Fort St. Clair Park	294
Little League Park	97
Water Works Park	104
DP&L Ball Fields	62
Youth Center	44
Seven Mile Park	321
Main Street Aquatic Center	110
Crystal Lake/Roberts Bridge	157
Clarence Hook Memorial Park	39
Brooke-Gould Tennis Complex	18
Bicentennial Park_William Bruce Monument	17
Bark Park (Dog Park at Water Works Park)	57

Overall, how satisfied are you with Eaton Community Parks?

Very Satisfied	48
Satisfied	198
Neutral	86
Dissatisfied	21
Very Dissatisfied	1

Which of the following do you feel need upgraded or added in the city's park system?

Add a pickleball court	48
Add disc golf area	81
Add a lacrosse field	5
Improve/add basketball courts	74
Improve/add ball diamonds	54
Additional walking paths/trails	231
Replace or add playground equipment	166
More organized recreational opportunities for the public	145



70%

of survey respondents indicated they were "Very Satisfied" or "Satisfied" with Eaton's park facilities.

WHAT DO PEOPLE WANT?

Most listed comments on Park Survey

Additional walking paths/trails – 231

Replace or add playground equipment – 166

More organized recreational opportunities for the public – 145

Add disc golf area – 81

Improve/add basketball courts – 74

Improve/add ball diamonds – 54

Add a lacrosse field – 5

Other write-in responses

Specific playground equipment: pirate ship, rock wall – 7

Splash pad – 12



PARK SYSTEM STATS



Residents per Basketball Court:

7,403

Full-Time Equivalent Employees (FTEs) per 10,000 Residents:

8.9



Operating Expenditures per Capita:

\$93.01/year

Acres of Parkland per 1,000 Residents:

10.4

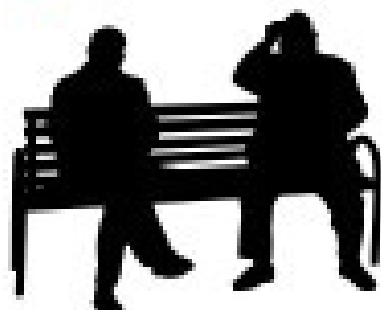
80%



Agencies with a commitment to diversity, equity and inclusion (DEI) in their foundational documents

Residents per Park:

2,323



Revenue to Operating Expenditures:

23.6%



National Trend ³		Needs for Eaton Based on Current Population of 8,376	Existing Condition in Eaton Today
Median residents per park	1,233	6.7 Parks	9 Parks
Median acres per 1000 population	12.9	108.05 Acres	186.32 Acres
Amenities based on Median Residents per Amenity			
Playgrounds	1,986	4-5	5
Basketball courts	3,750	2-3	1
Diamond fields: baseball – youth	3,107	2-3	10
Tennis courts	2,723	3	5
Rectangular fields: multipurpose	4,362	2	9
Dog parks	11,100	0-1	1
Diamond fields: softball fields – adult	5,667	1-2	3
Diamond fields: softball fields – youth	5,339	1-2	5
Diamond fields: baseball – adult	7,954	1	3
Swimming pools	8,637	1	1
Community gardens	8,773	1	0
Rectangular fields: soccer field – youth	3,504	2-3	9
Multiuse courts: basketball, volleyball	5,400	1-2	0
Tot lots	6,642	1-2	1
Rectangular fields: soccer field – adult	8,017	1	9
Skate parks	11,100	0-1	0

NRPA 2022

F O R T S T . C L A I R

1 Playground 🏞️ **76.79 acres**

1 Restroom facility 🚻

1 Gazebo 🏡

1 Cabin with picnic tables 🏠

1 Cabin with picnic tables, sink & fireplace 🏠 🔥

1 Outside fireplace with seating & grill 🔥

2 shelters with tables & grills 🏠

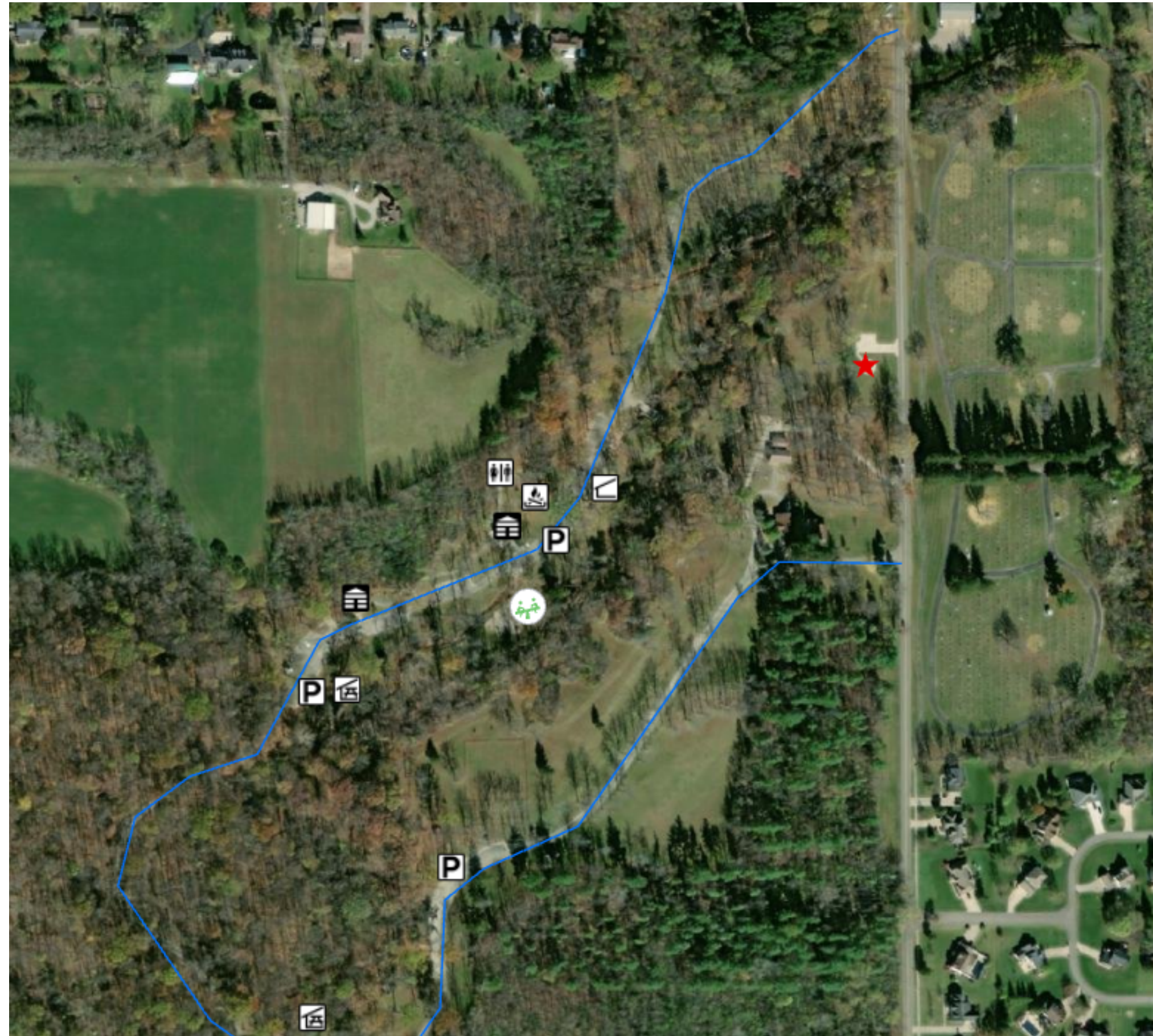
50-60 picnic tables, located throughout the park 🏠

Open grassy areas & wooded areas

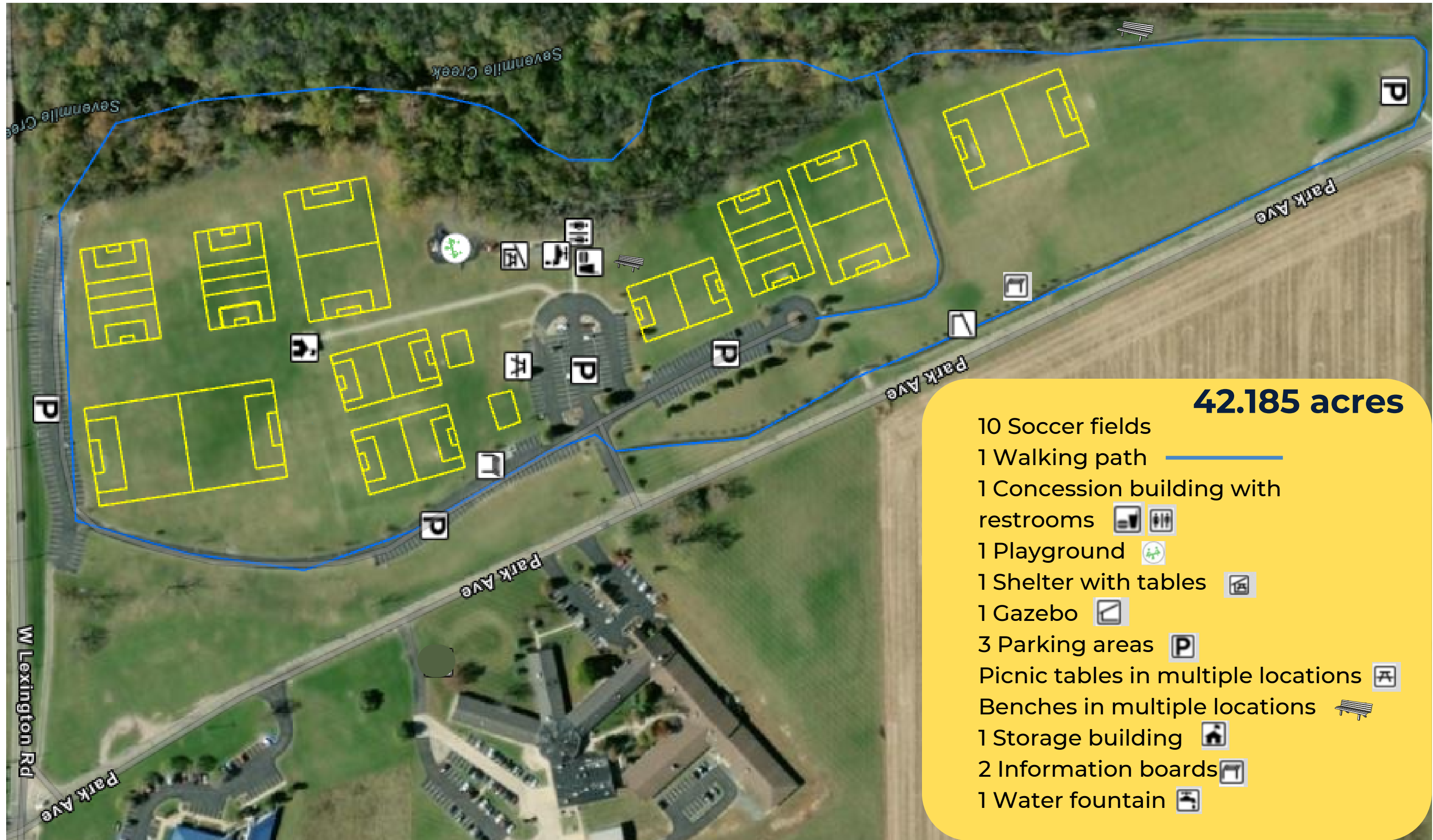
Nature trails

Parking areas 🅑

1 Army tank display ★












SEVEN MILE PARK

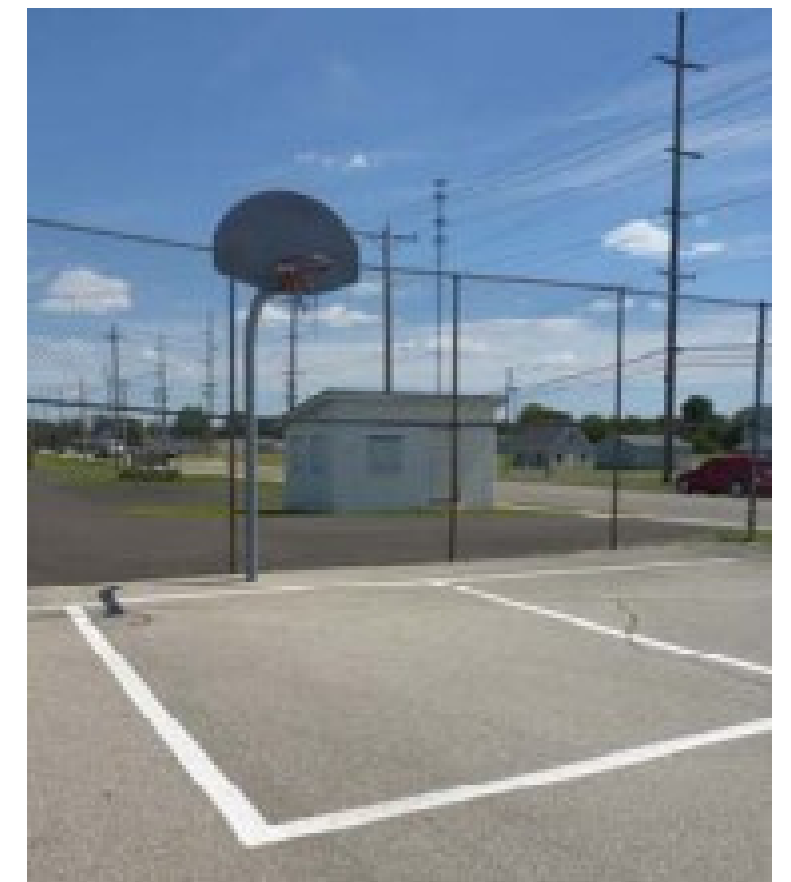


DP & L FIELDS & BROKE-GOULD MEMORIAL TENNIS COMPLEX

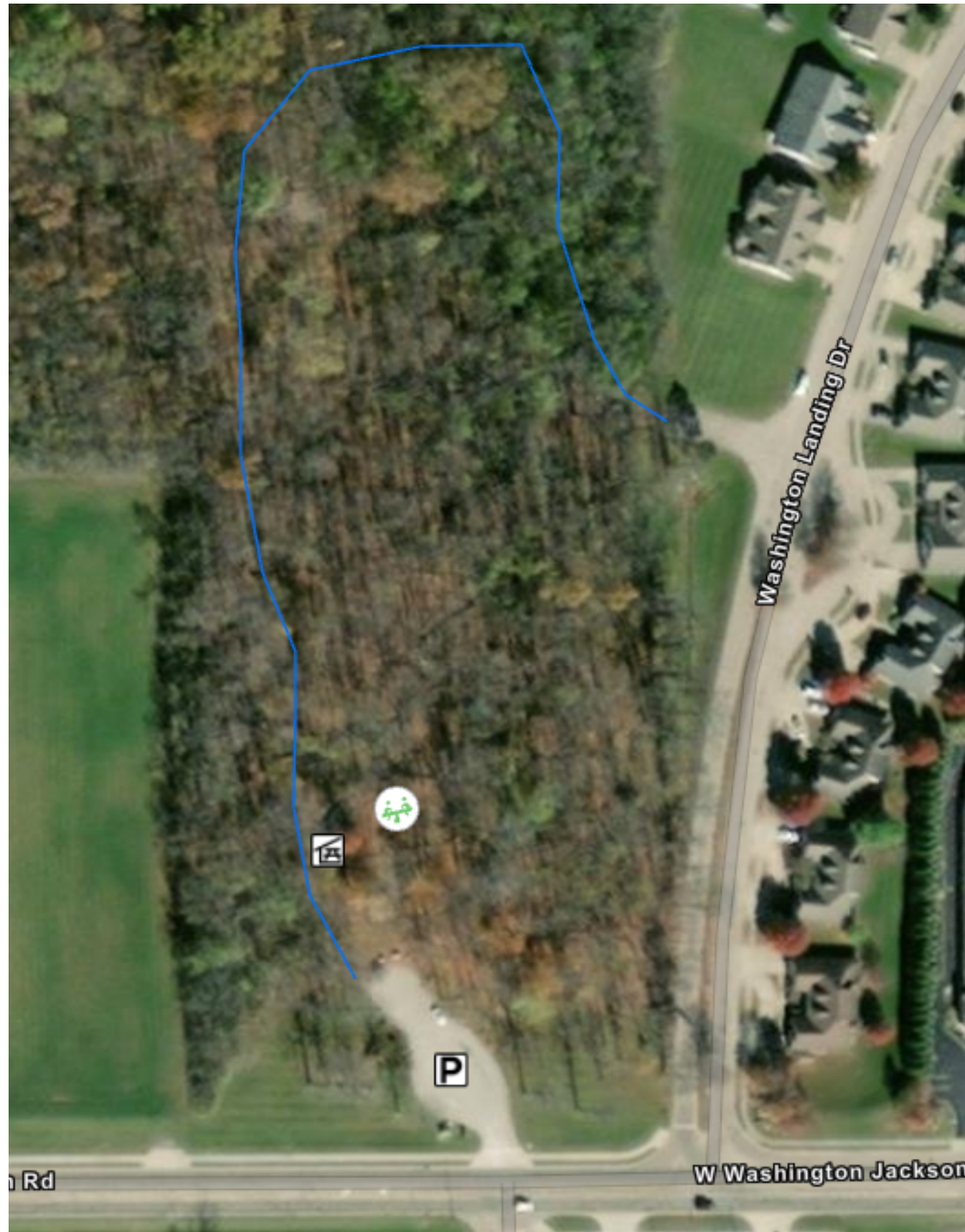


15.448 Acres


- 5 Softball fields 
- 1 Basketball court 
- 5 Tennis courts 
- 1 Sand volleyball court 
- 2 Concession buildings 
- 2 Restroom facilities 
- 1 Playground 
- 2 Shelters with picnic tables 
- 7 sets of bleachers in multiple locations
- 3 Parking areas 





CLARENCE E. HOOK MEMORIAL PARK




8.375 Acres

1 Upgraded Playground 

1 Shelter with picnic tables 

Walking path 

1 Parking area 



WATERWORKS PARK

± 25 Acres

- 1 Playground 🌳
- 1 Shelter with picnic tables 🏠
- 1 Restroom facility 🚻
- Parking areas 🅑
- 1 Dog park 🐕



CRYSTAL LAKE PARK

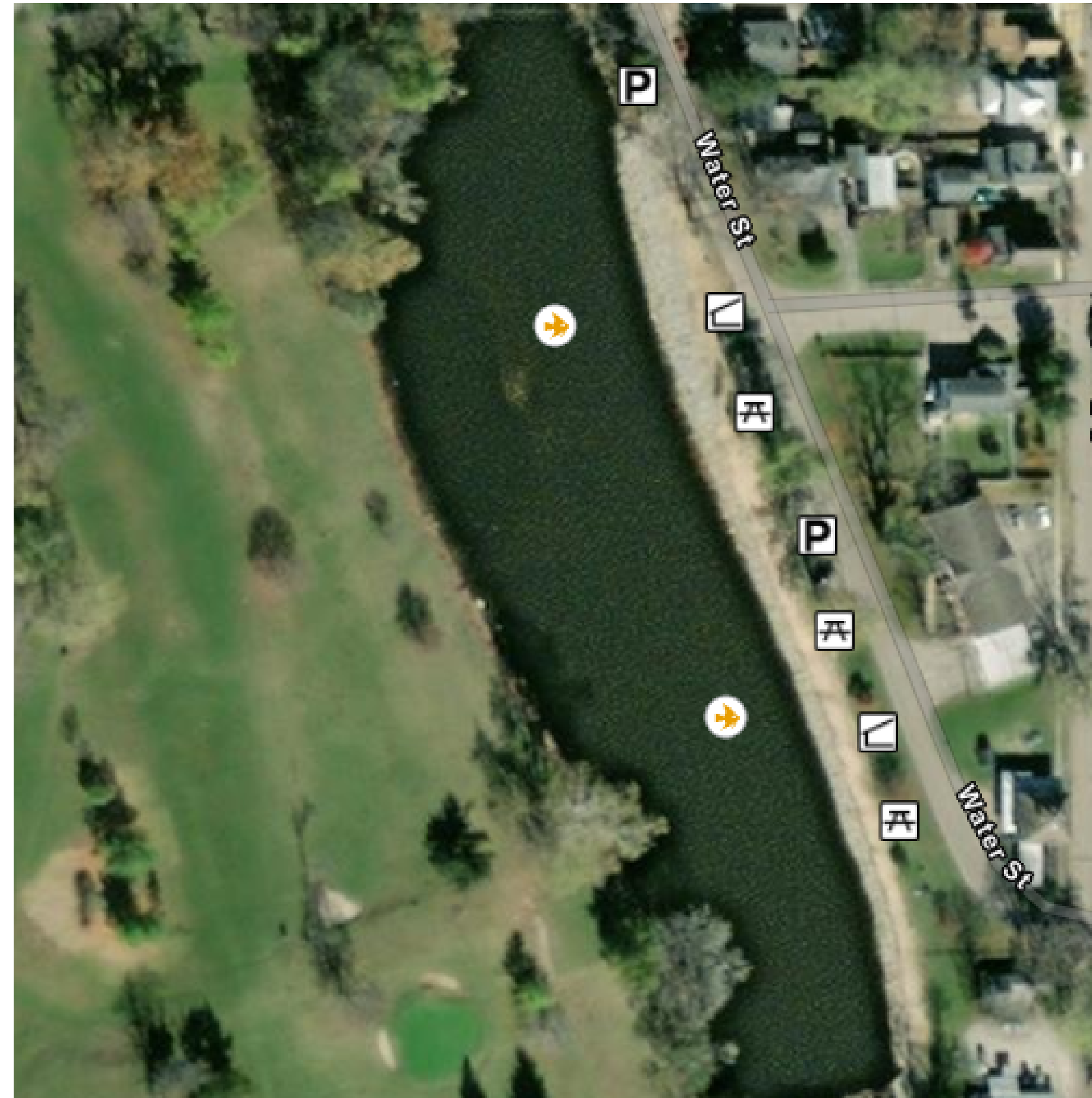
6.41 Acres

2 Gazebos 

6-10 picnic tables 



Multiple benches

2 Parking areas 

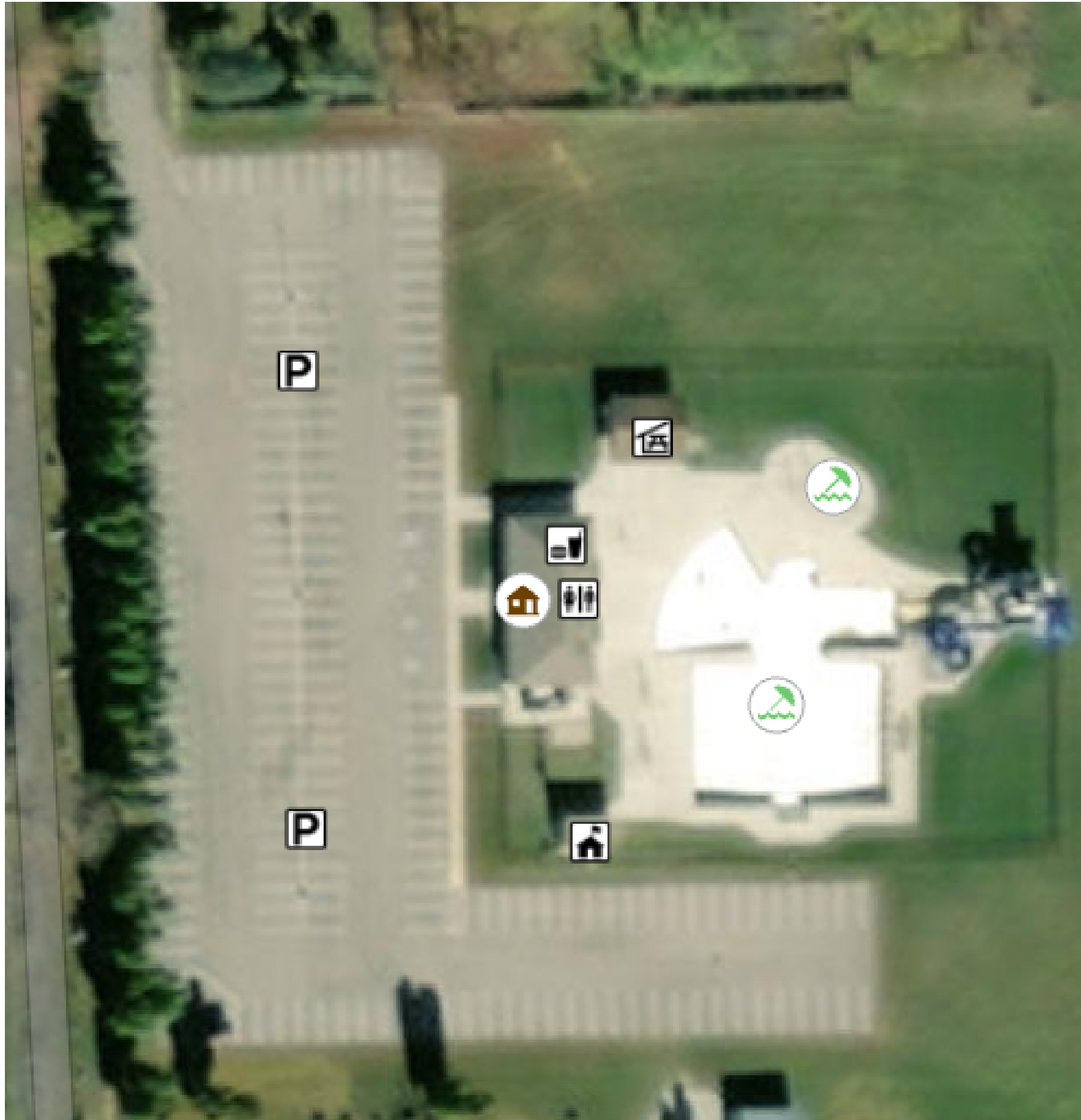


ROBERTS COVERED BRIDGE



Picnic tables 
Parking area 

MAIN ST. AQUATIC CENTER



4.29 Acres

Large parking area 

Shelter with picnic tables 

Multiple benches 

Picnic tables 

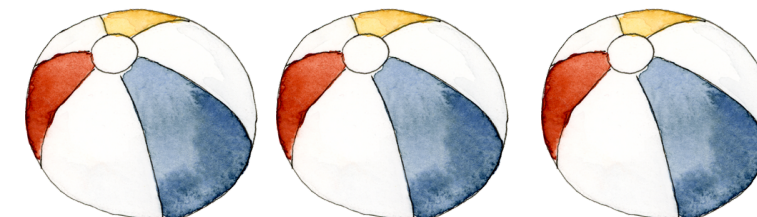
Concession building 

Office/storage area

Restroom/shower facilities 







Pool with slides 

Splashpad 



BLAKEMAN FIELDS

10 Acres

- 5 Baseball diamonds 
- 2 Parking areas 
- 1 Shelter with picnic tables 
- 1 Concession stand & restrooms  
- 2 Announcers'/storage buildings 
- 6 Sets of bleachers (multiple areas)



EATON YOUTH CENTER

3,600 sq. ft., on 0.4672 acres

Large parking area

Building capacity of 137 people

Full kitchen

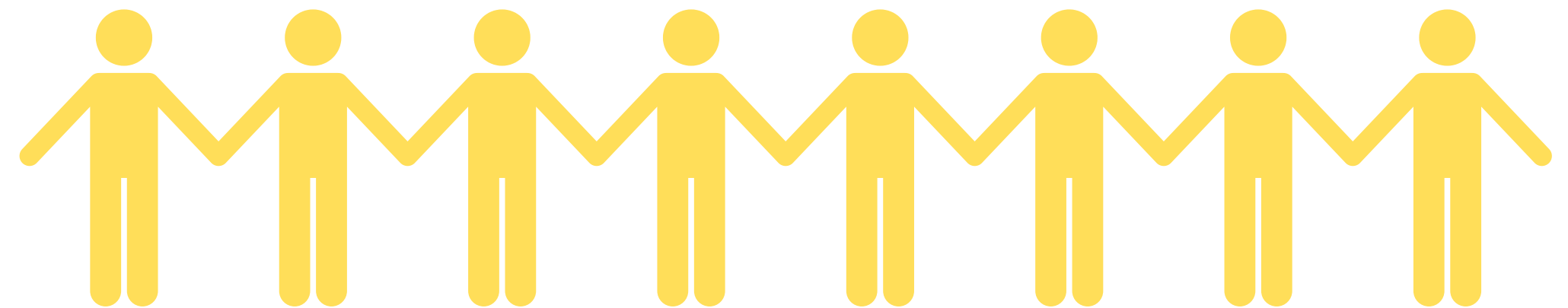
20 new (2021) banquet tables

80 new (2021) chairs

Restrooms

ADA accessible

Air conditioned/heated



BROOKE-GOULD BICENTENNIAL PARK

0.1 acre

William Bruce Monument

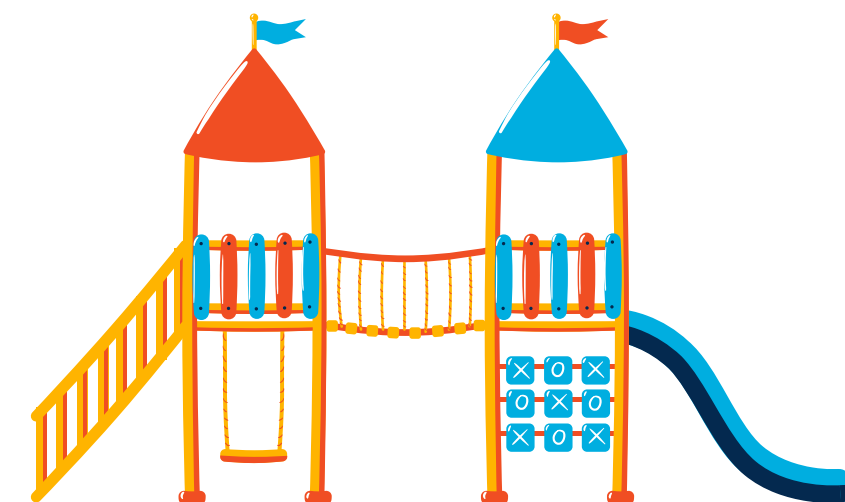
Brick paver walkway & landscaping

Sitting area with benches



THE PLAN: FORT ST. CLAIR

- Repair & update shelters, buildings
- Paint buildings, restrooms
- Re-siding of barn
- Tree replacement
- Add water fountain by bridge
- Complete disc golf course
- New playground equipment
- Begin restoration of cabins
- Repair/replace stone bridge
- Parking/paving improvements



THE PLAN: SEVEN MILE PARK



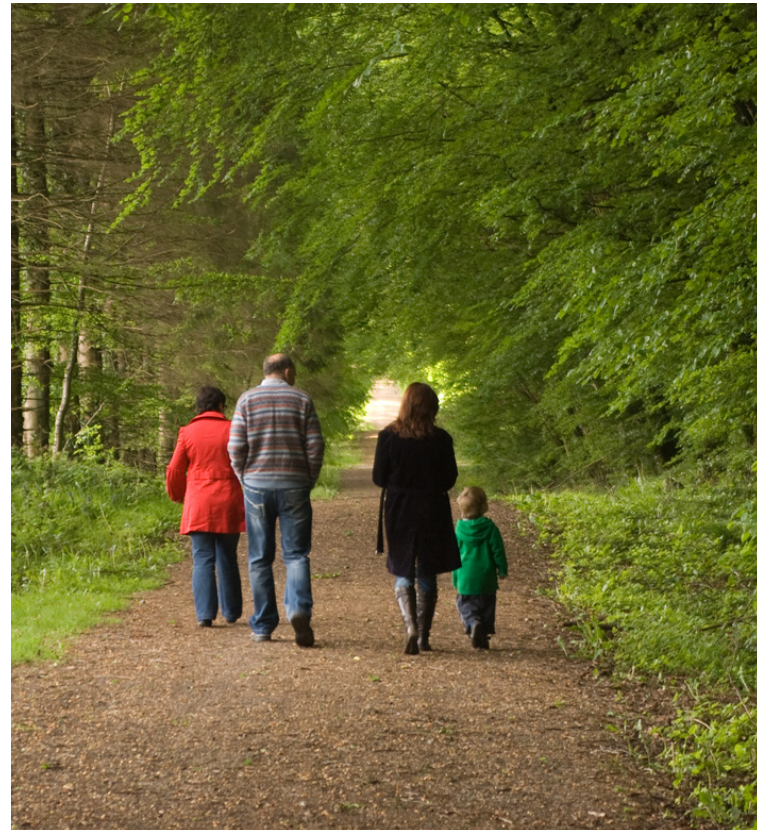
- Repair & maintain shelters, gazebo, concession stand
- Maintain playground equipment
- Complete walking trail
- Add seating along walking trail, soccer fields
- Irrigation of soccer fields
- Construct shelter at north end
- Pave north end parking lot
- Create interactive walking trail

THE PLAN: D P & L PARK & BROOKE-GOULD MEMORIAL TENNIS COMPLEX

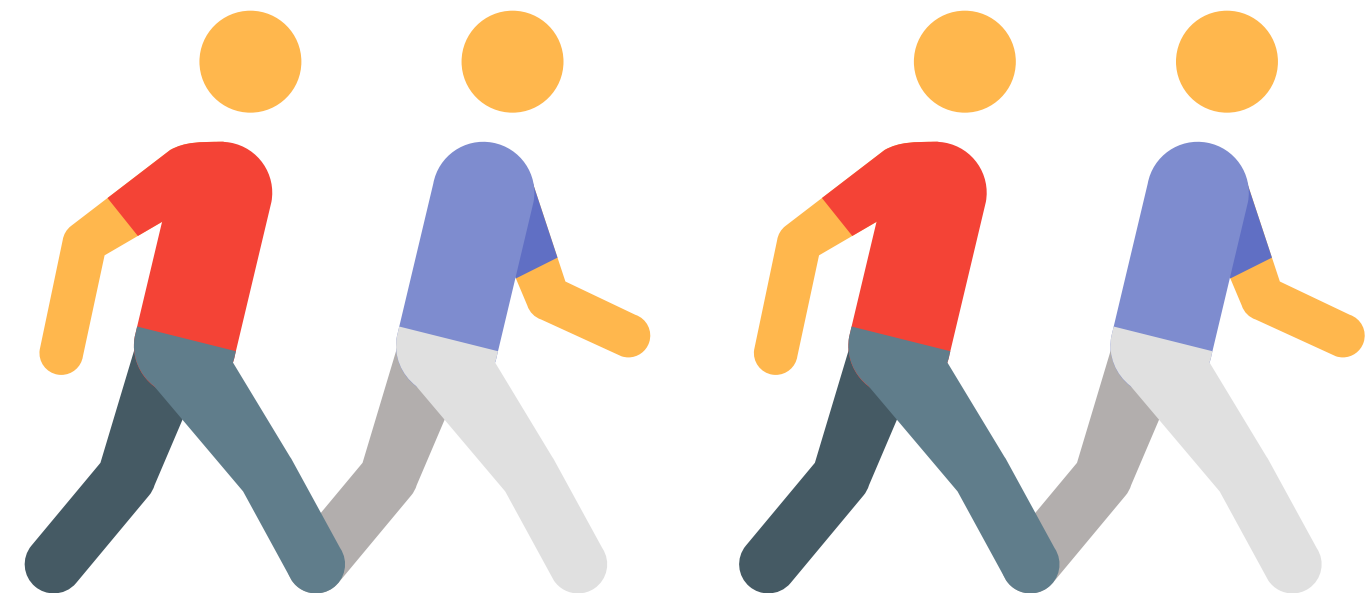
- Maintenance, repairs (shelters, dugouts, restrooms)
- Painting (restrooms, concession)
- Repair netting at ball fields
- Rehab sand volleyball court
- Resurface tennis courts
- Add pickleball court
- Move basketball court to back
- Pavement improvements



THE PLAN: CLARENCE E. HOOK MEMORIAL PARK

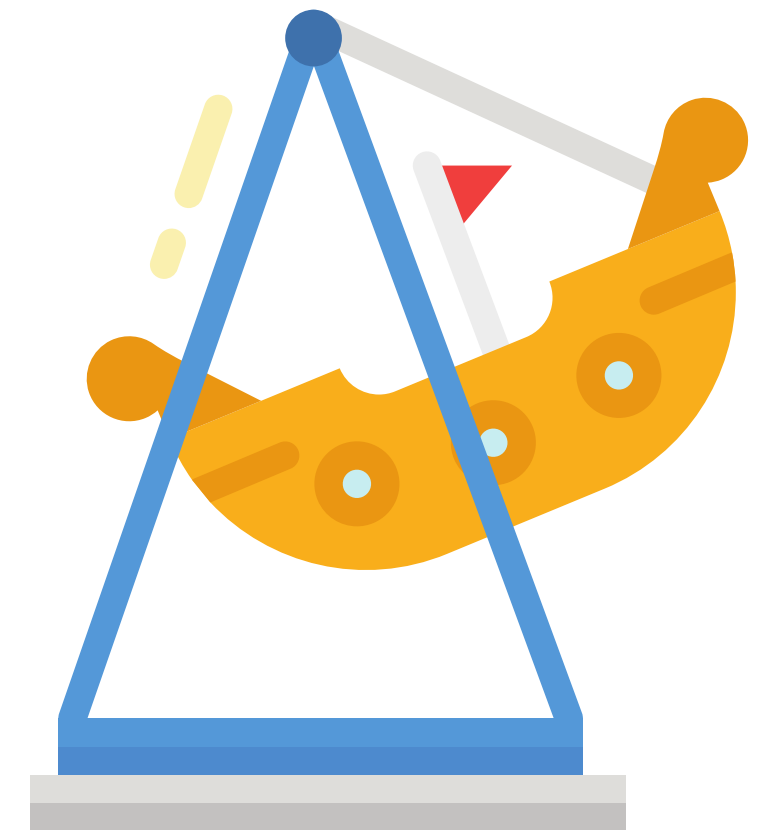
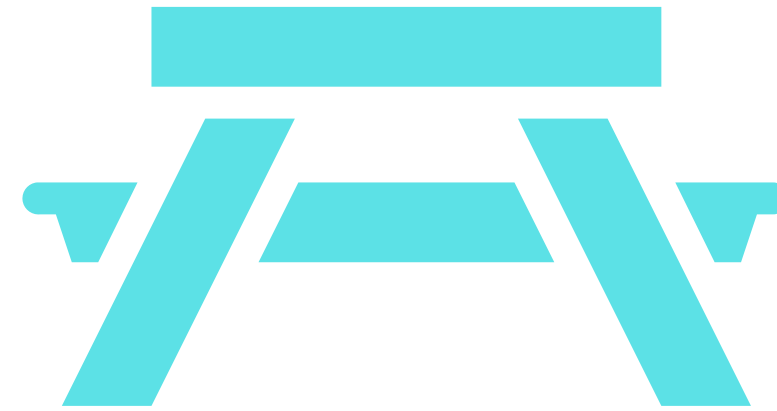


- Maintenance, repairs (shelters, playground)
- Add information board
- Clean up wooded area
- Complete additional walking trail
- Add additional seating
- Construct restroom facility



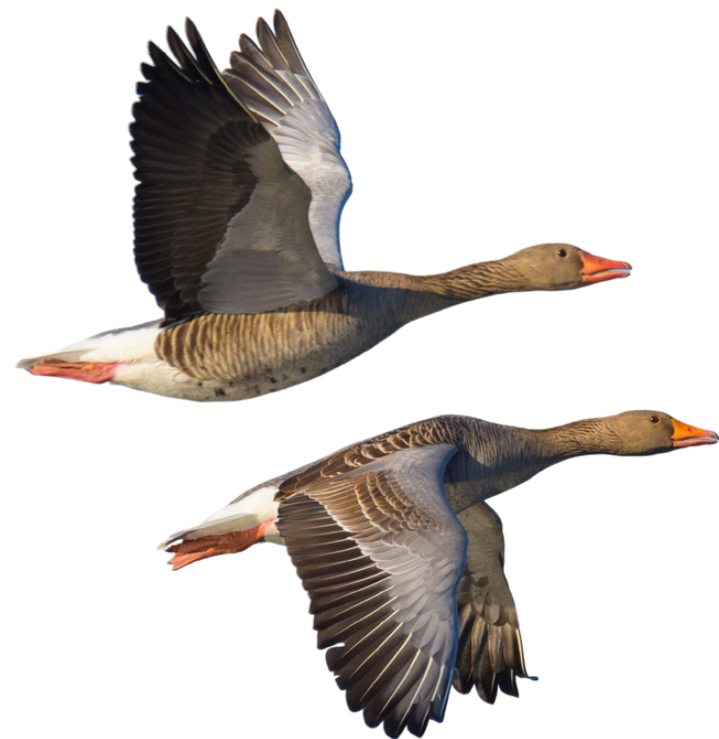
THE PLAN: WATERWORKS PARK

- New themed playground equipment, i.e., pirate ship
- Expand dog park
- Add shelter near dog park
- Splash pad
- Add interactive walking trail
- Maintenance (shelter)
- Upgrade restrooms
- Add covered seating
- Additional picnic tables



THE PLAN: CRYSTAL LAKE PARK

- Maintenance (gazebo, picnic tables, etc.)
- Add walking trail to connect to Roberts Bridge park
- Add information board
- Goose mediation
- Host fishing tournament



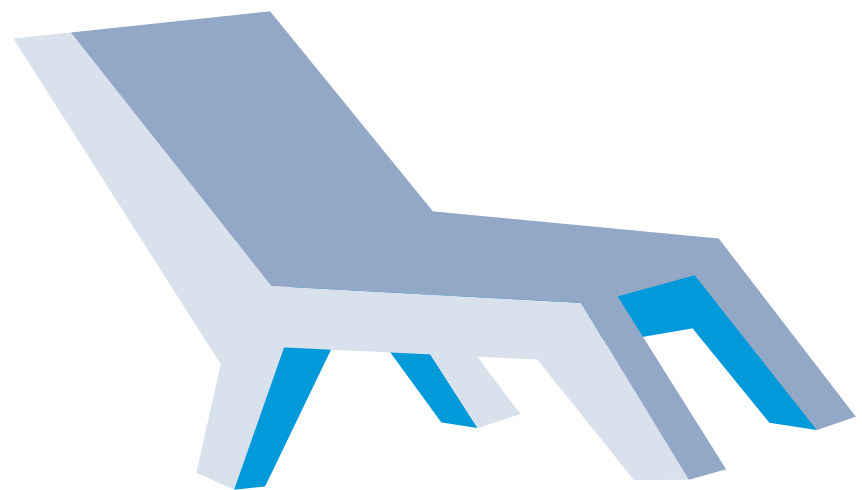
THE PLAN: ROBERTS BRIDGE



- Replace chain with removable bollards
- Add "Park Visitor Only" parking signs
- Add decorative stone walls to replace aging split rail fencing
- Add additional new split rail fencing
- Remove aging tree near street
- Add landscaping
- New picnic tables
- Milling/paving of parking lot

THE PLAN: MAIN STREET AQUATIC CENTER

- Regular maintenance of pool, buildings, shelter and parking area
- Add programmed event, i.e. "Dive-In Movie Night"
- Improve facility marketing/use
- Replace lounge chairs



MOVIE
NIGHT



THE PLAN: BLAKEMAN FIELDS

- Fence repair
- Field improvements
- Pave parking area off W. Lexington Rd.
- New signage
- Dugout roofs



THE PLAN: YOUTH CENTER & BROOKE-GOULD MEMORIAL PARK

Youth Center

- Regular maintenance of building, landscaping & parking area
- Add wi-fi access
- Small activity area/playset outside
- Add picnic table outside

B-G Memorial Park

- Maintain landscaping
- Repair masonry
- Add covered seating

