

July 21, 2026

Powell Parks & Recreation Master Plan + Bennett Farm

CITY COUNCIL MEETING



PARKS & RECREATION MASTER PLAN



PROJECT SCHEDULE



PLAN PURPOSE

The first-ever Parks & Recreation Master Plan evaluates current offerings, identifies community needs, and establishes a strategic roadmap for future enhancements over the next 15 years.

STATISTICALLY VALID SURVEY

Methodology

- The five page survey, cover letter and postage-paid return envelope were mailed to a random sample of households in the City of Powell.
- The cover letter explained the purpose of the survey and encouraged residents to either return their survey by mail or complete the survey online.
- After the surveys were mailed, ETC Institute followed up the households that received the survey to encourage participation.
- A link to the online version of the survey was included to make it easy for residents to complete the survey.

2024 City of Powell Parks and Recreation Needs Assessment Survey

The City of Powell would like your input to help determine park, facility, and recreation priorities for the community. This survey will take 10-15 minutes to complete. When you are finished, please return your completed survey in the enclosed postage-paid, return-reply envelope. If you prefer, you can complete the survey online at powellsurvey.org. We greatly appreciate your time!

1. Including yourself, how many people in your household are...

Under age 5: _____	Ages 15-19: _____	Ages 35-44: _____	Ages 65-74: _____
Ages 5-9: _____	Ages 20-24: _____	Ages 45-54: _____	Ages 75+: _____
Ages 10-14: _____	Ages 25-34: _____	Ages 55-64: _____	

2. Have you or any member of your household visited any City of Powell parks and/or recreation facilities during the past 12 months?

____ (1) Yes [Answer Q2a.] ____ (2) No [Skip to Q3.]

2a. Overall, how would you rate the physical condition of ALL the City of Powell parks and recreation facilities you have visited?

____ (4) Excellent ____ (3) Good ____ (2) Fair ____ (1) Poor

3. Please CHECK ALL parks and recreation facilities in the region you or a member of your household visited in the PAST YEAR.

City of Powell Parks	
____ (01) Adventure Park	____ (13) Highbanks Metro Park
____ (02) Arbor Ridge Park	____ (14) Emily Traphagen Park
____ (03) Library Park	____ (15) Emerald Fields
____ (04) Meadowview Park	____ (16) Amberleigh Community Park
____ (05) Murphy Park	____ (17) North Orange Park
____ (06) Seldom Seen Park	____ (18) Sycamore Run Park
____ (07) Village Green Park	____ (19) Shale Hollow Park
	____ (20) O'Shaughnessy Reservoir Park
Parks by Others	____ (21) Olentangy Trail
____ (08) Big Bear Park	____ (22) Scioto Trail
____ (09) Hyatts Park	____ (23) Sawmill Parkway Trail
____ (10) Liberty Park	____ (24) Other: _____
____ (11) Libert Park South/Powell YMCA	
____ (12) Patriot Park	

4. Which THREE facilities listed in Question 3 did you or a member of your household VISIT MOST? [Write in your answers below using the numbers from the list in Question 3, or circle "NONE".]

1st: _____ 2nd: _____ 3rd: _____ NONE

5. Please CHECK ALL of the following reasons that prevent you or members of your households from visiting City of Powell parks and recreation facilities more often.

____ (01) Criminal activity in the park	____ (08) Lack of transportation
____ (02) Do not feel safe using parks/facilities	____ (09) Language/cultural barriers
____ (03) Lack of amenities we want to use	____ (10) Not aware of parks' or facilities' locations
____ (04) Lack of handicap (ADA) accessibility	____ (11) Parks/facilities are not well maintained
____ (05) Lack of parking to access parks/facilities	____ (12) Too far from our home
____ (06) Lack of restrooms	____ (13) Use parks/facilities in other cities/county
____ (07) Lack of shade	____ (14) Other: _____

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ENGAGEMENT OVERVIEW

Engagement Tools & Opportunities

- 2 Community Open House Meetings
- 2 Pop Up Events
- 3 Steering Committee Meetings
- 2 Leadership Meetings
- 4 Focus Group Interviews
- Engagement Campaign
 - *Yard Signs, Facebook Event, Social Media, Email Blast*
- Statistically Valid Survey
- Online Survey
- 1,000+ Voices Engaged



1,000+

Total City of Powell community voices engaged



3
Surveys

144
Park, Facilities,
& Recreation
Program
Community
Comments

470
Survey
Respondents

454
Statistically Valid
Survey Responses

OPERATIONS AND PROGRAM MAJOR FINDINGS

1

Recreation & Program enhancements and growth rely heavily on a commitment to **invest the necessary resources including funding, staffing, and adequate facilities.**

2

Need for **larger programmable building** with more flex or multi-use space.

4

A current and future need exists for a dog park.

While this is difficult to include in current parks, it may be possible at Bennett Farm.

3

PPRD should **expand program offerings** to include teens (ages 13-17) and seniors (ages 70+).

5

There is a **high percentage** of programming (18%) in the **“saturation”** life cycle stage.

**Saturation is minimal to no participation growth; extreme competition.*

PARK BY PARK OVERVIEW

1

Playgrounds:

The playgrounds in Powell's parks are **aging and in need of replacement**. This plan envisions a diverse and engaging play experience across the entire park system, **ensuring each playground offers something unique while catering to various age groups and needs.**

2

Organized Field Sports:

Library Park features a small baseball field and practice soccer field. Seldom Seen Park also has soccer practice fields and two small Little League baseball fields. **Neither of these facilities are truly able to perform at a high level** and are primarily used by just two organizations. Organized field sports are provided by other organizations in and around Powell. Given the small scale and limited audience served by these fields, it is the recommendation of this plan to cease organized sports operations and instead opt for “flexible” field space that can serve a wider variety of users—both programmed and unprogrammed.

3

Amphitheatre:

Village Green amphitheatre is too small, poorly oriented, and lacks essential infrastructure. **Powell needs a larger, more functional venue.** While several parks could accommodate one, each would require modifications. **Seldom Seen Park is shown as a potential location due to its central position, existing parking and potential for pairing with a community center.** Further study may be needed to determine the best site.

PARK BY PARK OVERVIEW

4

Community Center:

The community survey found that 70% of the community's needs were unmet for a community center and that 77% of respondents would benefit from adult fitness and wellness programs. These findings are consistent with a 2021 Wellness Center Feasibility Study. **That study concluded that a wellness center would benefit the community.**

It is likely that such a center would require partnership for both capital and ongoing operating expenses.

The Parks & Recreation Master Plan expanded on these findings to consider other opportunities and create an indoor facility that also offered indoor recreation spaces, classrooms, and other flexible space. While this could likely fit in many different parks, **a community center is shown in Seldom Seen Park due to its existing parking capacity and its central location.** Additional study will need to be conducted to determine the ultimate location and community partners.

5

Community Pool:

Powell is currently meeting Level of Service standards for community pools (1 pool per 20,000 residents) and will do so beyond 2038. However, the community **survey found that swimming pools were the second ranked “not met” and “partly met” facility/amenity.** Swimming pools were also the fifth ranked facility/amenity for priority investment.

The recently completed Powell Pool Feasibility Study set forth recommended improvements to the existing pool complex in Adventure Park that will begin to meet the needs expressed by the community. As those improvements are made, community sentiments should continue to be assessed.

EXISTING PARKS

① Adventure Park



② Arbor Ridge Park



③ Library Park & Black Oak Park



④ Meadowview Park



⑤ Murphy Park



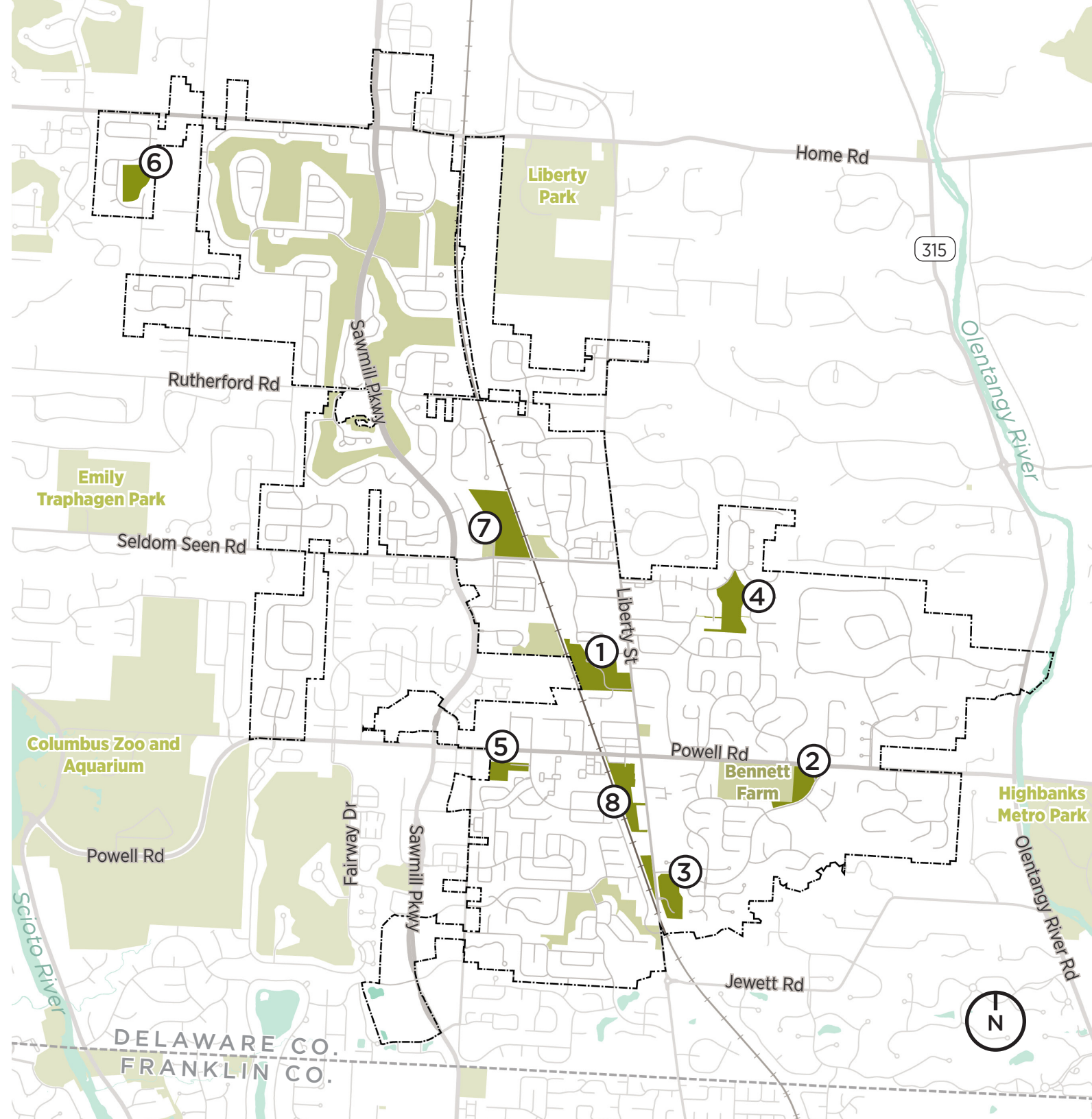
⑥ Reserve at Scioto Glenn Park



⑦ Seldom Seen Park



⑧ Village Green Park



Adventure Park

RECOMMENDATIONS

A hub of excitement, nature, and community—where adventure is always within reach

Improved Amenities

1. Expand parking
2. Update skatepark

New Amenities

3. Add bicycle pump track
4. Add native meadow and swing benches in park frontage
5. Add outdoor adventure course
6. Add open air pavilion*
7. Create a destination adventure play area
8. Incorporate riparian woodland trail

*The Parks and Recreation Department Offices may be relocated to a new property to better meet the needs of the department. This study will be conducted as part of the Facilities Plan.

**The city should continue collaborating with the Olentangy Swim Association (OSA) to preserve the pool area and support potential future updates or expansions.

Priority 1 Estimated Cost: \$1.7M - \$1.9M
Priority 2 & 3 Estimated Cost: \$1.9M - \$2.1M



Library Park & Black Oak Park

RECOMMENDATIONS

Where nature,
learning, and play
come together

Improved Amenities

1. Convert existing sports fields into a flex lawn due to the current overlap the fields have and to provide flex space for a variety of community uses.

New Amenities

2. Add swinging benches along park trails
3. Install stepped 'amphitheater' style seating for small neighborhood events or interactive learning activities
4. Replace the playground with a new destination storytelling theme playground
5. Incorporate a hammock garden into existing tree grove
6. Add native meadows
7. Improve road crossing to Black Oak Park
8. Add woodland trail loop in Black Oak Park (quarter-mile)

Priority 1 Estimated Cost: \$1.3M - \$1.5M

Priority 2 & 3 Estimated Cost: \$2.1M - \$2.3M



Meadowview Park

RECOMMENDATIONS

Powell's hidden gem for nature, play, and community

Improved Amenities

1. **Expand the existing woodland trail to create a loop**

New Amenities

- 2. Incorporate parallel parking along the park side of Ashmore Drive**
3. Add open air pavilion with picnic tables
4. Incorporate a new nature play area to replace the existing playground
- 5. Add stone outcropping at the pond edge to provide informal water access**
6. Add a summer house with fishing dock
- 7. Plant native meadow along the pond edge**
- 8. Integrate interpretive signage throughout the park**

Priority 1 Estimated Cost: \$270k - \$290k

Priority 2 & 3 Estimated Cost: \$1.8M - \$2M



Murphy Park

RECOMMENDATIONS

Connecting the parks unique past through a dynamic destination for all ages

Improved Amenities

1. Enhance parking, entry drive, and connections to businesses

New Amenities

2. Incorporate sculptural benches, hanging art, and lighting installations along the existing loop trail
3. Update play areas to be used by multiple age levels and incorporate themed race-car play in the park
4. Add plaza space that includes civic water feature, space for yard games, and sculptural seating elements
5. Increase buffer between the park road and paths/program
6. Add sidewalk and crosswalk striping along northern edge of the property
7. Incorporate native woodland understory plants along the perimeter of site

Priority 1 Estimated Cost: \$560k - 620k

Priority 2 & 3 Estimated Cost: \$3 - \$3.3M



Reserve at Scioto Glenn Park

RECOMMENDATIONS

Where nature
thrives and
community gathers

Improved Amenities

1. Reconfigure trail layout to be a more direct, smooth entry sequence

New Amenities

2. Install a wetland observation deck
3. Add native meadows
4. Incorporate an open air pavilion with community picnic tables
5. Add community gardens plots
6. Replace the playground with a multi-age play area
7. Add benches along the trail
8. Add a mown meadow path

Priority 1 Estimated Cost: \$370k - \$410k

Priority 2 & 3 Estimated Cost: \$750K - \$830K



Seldom Seen Park

RECOMMENDATIONS

A park for all
seasons, all ages,
and all interests

Improved Amenities

- 1. Renovate existing nature play and expand play features across path
- 2. Reforest edges of park
- 3. Update pavilion/restrooms*

New Amenities

- 4. Install new boardwalk trails through the existing wetlands
- 5. Add new walking trails to help connect programs across the park
- 6. Add three-season shelters
- 7. Transition soccer fields and baseball fields to an event lawn
- 8. Incorporate water feature/splash pad
- 9. Incorporate amphitheater for large events that could accommodate up to 3,740 person**
- 10. Transition soccer fields and baseball fields to flex fields
- 11. Add an indoor community center***
- 12. Add benches along path

*The pavilion/restroom building can be renovated to support future programming within the park.

**If the amphitheater is not constructed in this park, the space could be re-purposed as flexible fields.

***A community center can fit in this park, but partnerships/subsequent studies will need to be done to determine eventual plan/location of such a key investment.

Priority 1 Estimated Cost: \$1.4M - \$1.5M

Priority 2 & 3 Estimated Cost: \$9.1M - \$21.1M



Village Green

RECOMMENDATIONS



Existing Amenities

1. Provide seating/access at pond edge
2. Use the space between the parking lot and municipal building for program space
3. Relocate the amphitheater to the southern boundary of the park
4. Update the play equipment and consider relocating for more space
5. Update/expand the splashpad
6. Add seating around the loop path, i.e. swinging benches
7. Consider relocating the Veterans Memorial for more recreation/program space

New Amenities

8. Naturalize edges of site
9. Expand loop trail to the south
10. Incorporate open space
11. Add parking lot to southern end of site

Priority 1 Estimated Cost: N/A

Priority 2 & 3 Estimated Cost: N/A

IMPLEMENTATION MATRICES

Library Park & Black Oak Park

Recommended Improvement		Priority			Timeframe			Theme
		1	2	3	Launch (0-2 yrs)	Grow (3-5 yrs)	Mature (5-10 yrs)	
1	Convert existing sports fields into a flex lawn	●			●			Engage
2	Add swinging benches along park trails	●				●		Diversify
3	Install stepped 'amphitheater' seating			●			●	Diversify, Engage
4	Replace the playground with a new destination storytelling theme playground		●			●		Diversify, Engage, Identify
5	Incorporate a hammock garden into existing tree grove	●			●			Diversify
6	Add native meadows	●			●			Identify
7	Improve road crossing to Black Oak Park	●			●			Connect
8	Add woodland trail loop in Black Oak Park (quarter-mile)	●			●			Connect

Priority 1 Projects Estimated Cost: \$1.3M - \$1.5M

Priority 2 & 3 Estimated Cost: \$2.1M - \$2.3M

Meadowview Park

Recommended Improvement		Priority			Timeframe			Theme
		1	2	3	Launch (0-2 yrs)	Grow (3-5 yrs)	Mature (5-10 yrs)	
1	Expand existing woodland trail to create a loop	●			●			Diversify, Identify
2	Incorporate parallel parking along the park side of Ashmore Drive	●			●			Connect
3	Add open air pavilion with picnic tables		●				●	Develop, Diversify, Engage
4	Incorporate new nature play area to replace the existing playground		●				●	Diversify
5	Add stone outcropping at pond edge to provide informal water access	●			●			Identify

This matrix is intended to serve as a guide for city staff, residents, and City Council as they consider the implementation of park improvements. The components of the matrix include a summary of the recommended improvements, and high-level estimated timeline and costs for those improvements.

PARK BY PARK MATRIX

Park Name	Priority 1 Estimated Cost	Priority 2 & 3 Estimated Cost
Adventure Park	\$1.7M - \$1.9M	\$1.9M - \$2.1M
Arbor Ridge Park	\$200k - \$220k	\$1M - \$1.1M
Library Park & Black Oak Park	\$1.3M - \$1.5M	\$2.1M - \$2.3M
Meadowview Park	\$270k - \$290k	\$1.8M - \$2M
Murphy Park	\$560k - 620k	\$3M - \$3.3M
Reserve at Scioto Glenn Park	\$370k - \$410k	\$750K - \$830K
Seldom Seen Park	\$1.4M - \$1.5M	\$19.1M - \$21.1M
Village Green Park	N/A	N/A

Arbor Ridge Park

RECOMMENDATIONS

A opportunity
paired with
Bennett Farm for
growing space for
play, community,
and wellness

New Amenities

1. Incorporate small open air stage small neighborhood concerts
2. Renovate the restroom facility with an overhang for rentable space
3. Replace play area with accessible, multi-age features
4. Add native meadows
5. Incorporate fitness stations along existing loop trail

**Bennett Farm Schematic Design:*

+ The Bennett Farm Conceptual Plan considers Arbor Ridge and the farm site as one larger park.

+ Future changes to Arbor Ridge have been considered in the Bennett Farm Conceptual Plan and will continue to be discussed with the community as part of the Schematic Design. This includes potential relocations of the existing community gardens and tennis courts inside this larger park or in another Powell park.

Priority 1 Estimated Cost: \$200k - \$220k

Priority 2 & 3 Estimated Cost: \$1M - \$1.1M



BENNETT FARM



Project Schedule + Process



Site Analysis Summary

- Ability to connect to Arbor Ridge Park and create one bigger park.
- Opportunity to extend a multi-use trail along the northern edge and connect downtown to Arbor Ridge Park and beyond.
- Site topography creates a unique opportunity for views, overlooks, and trails.
- Protect stream corridors, ravines and manage invasive to enhance natural features.
- Study the opportunity to re-use the barn structure.
- Passive and active recreation uses are possible to integrate into the natural setting.



Engagement Highlights

- The City of Powell held the first Bennett Farm open house on **April 29, 2025**, with **over 70 attendees**.
- The evening began with a short presentation on the site's history, conditions, and future opportunities.
- Attendees used dot stickers to vote on preferred site features displayed on two sets of boards.
- A vision wall invited participants to share additional ideas for the park.
- A 15 question online survey opened after the event and stayed live through mid-June, with **146 responses collected**.
- Combined, in-person and online input provided a strong foundation for the next phase of planning.



Bennett Farm Park

Planned & Potential Amenities

1. Shared use path extension
2. New restroom facility
3. Event lawn with meadow overlook swings
4. Rolling meadow
5. Potential mountain biking trails
6. Trail network
7. Flat meadow
8. Overlook
9. Wetland boardwalks
10. Community Event Barn from salvaged existing barn structure (3,200 sf)
11. Additional parking on Bennett Farm property with drop-off loop (45 spaces) with ability to add +/- 50 spaces (11a)
12. Hillside Play
13. Incorporate head-in parking along park entry drive (12-15 spaces)
14. Potential dog park
15. Central lawn
16. Update and expand playscape



Bennett Farm Park: Plan Update Highlights

Previous Plan



Updated Plan



Next Steps

Park Design & Construction Process

- + **Schematic design** – This phase of the design process takes the conceptual park plans and reconciles them with existing conditions. The phase typically begins with in-depth data collection and site analysis, works to confirm the desired program of the space, then refines the conceptual design to reflect this new information. If other expertise is needed (i.e. structural engineering, electrical engineering), those consultants would be engaged during this phase. Deliverables may include diagrammatic plans, a project narrative, and a high-level cost estimate.
- + **Design development** – This stage of the design process results in a more detailed set of drawings and specifications of materials and other technical information. During this phase, the design team works together to finalize the site layout, translating the schematic design drawings into a basic technical drawing set. Basic details may be added to help communicate the design intent. A more detailed cost estimate is typically included in this phase as well.
- + **Construction documentation** - This phase of the design process uses the drawings and specifications created in the design development phase and adds more details that would enable a contractor to price and build a project. The resulting deliverable is a detailed set of construction documents that would be provided to contractors during project bidding. A final cost estimate is typically included in this phase as well.
- + **Project bidding** – During project bidding, the project owner (in this case the City of Powell) would typically release an RFQ or RFP for construction of the park project to select a contractor based on their qualifications and/or proposed quotes.
- + **Construction administration** – During construction administration, the design team monitors the construction process on a regular basis to ensure the final built project reflects the approved designs.



Preliminary Cost Estimates

Site Improvements	Cost
Demolition and Clearing	\$355,000
Earthwork+ Stream Restoration and Wetlands	\$1,000,000
Utilities and Stormwater	\$3,000,000
Vehicular Pavements and Curbs	\$752,850
Trails - North of Stream	\$1,297,500
Trails South of Stream	\$781,250
Bridges	\$500,000
Walls, Fencing, Furnishings	\$395,750
Overlooks, Boardwalks	\$1,312,500
Landscape Restoration (Meadows, Lawn, Trees)	\$1,100,000
Total	\$10,494,850

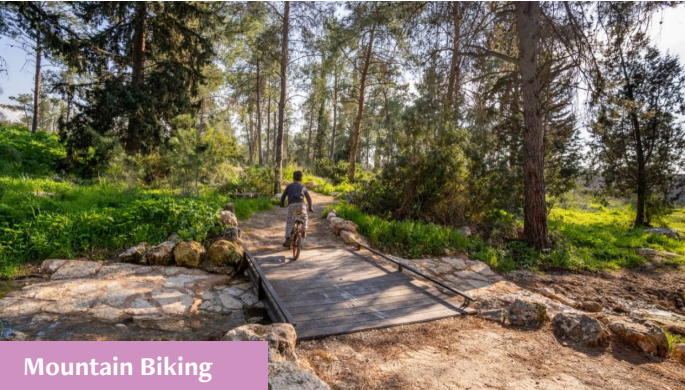
Architecture	Cost
West Restroom (Adjacent to Event Lawn)	\$1,000,000
Community Event Barn (w/Relocated Barn Structure)	\$3,250,000
Pavilion and Shade Shelters	\$435,000
Swinging Benches	\$87,500
Total	\$4,722,500

Site Amenities	Cost
Complete Dog Park (w/Artificial Turf)	\$700,000
East Traditional Playground	\$750,000
Hillside Playscape	\$400,000
Total	\$1,150,700

Grand Total \$17,112,350



Wetland Boardwalk



Mountain Biking



Overlook Swings

NEXT STEPS & COUNCIL ACTION



Next Steps & Council Action

- Adoption of Resolution to approve the Powell Parks and Recreation Master Plan, including the Bennett Farm Master Plan
- Establishes a long-term planning framework to guide future park improvements, funding, and partnerships
- *No immediate funding is approved as part of this action*

Following Adoption:

- Advance Bennett Farm into Schematic Design and refine costs
- Identify funding strategies, grants, and partnerships
- Continue planning for priority park improvements system-wide



Thank you!

