



Anderson Township
Park District



Beech Acres Community Engagement Study

March 24, 2026



BRANDSTETTER
CARROLL INC
ARCHITECTS + ENGINEERS + PLANNERS

Engagement Methods

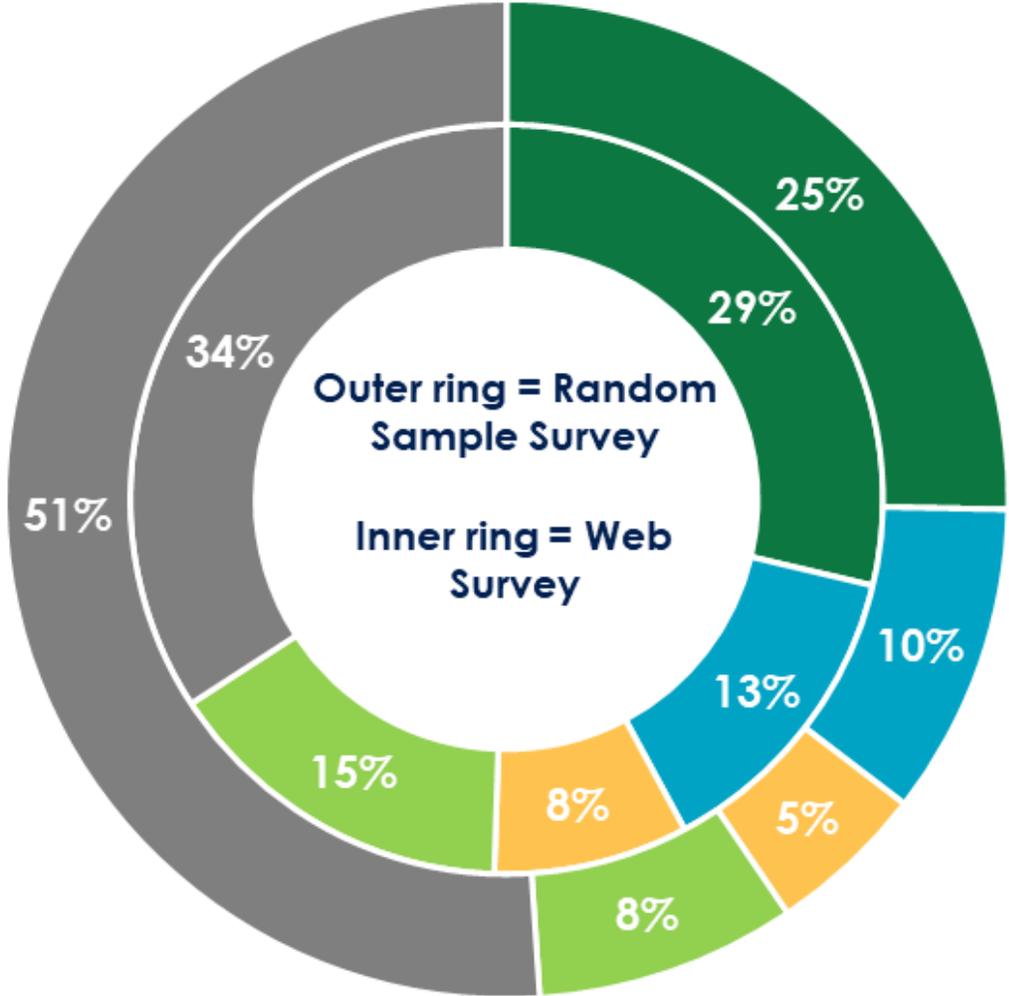
- **Open House** 105 Participants
- **Anderson Day** 97 Participants
- **Senior Center** 31 Participants
- **Stakeholder Groups** 60 Participants
- **Random Sample Survey** 533 Responses (Goal was 400)
- **Web/Handout Survey** 3,327 responses
- **Mail Survey** was only sent to Anderson Township Residents
- **Web Survey** was 90% Anderson Township residents
- **Over 4,100 persons engaged** - most speaking for their families

An aerial photograph of a school campus. In the center, there is a large, well-maintained green field. To the left of the field, there is a paved road with a yellow school bus and several cars. In the background, there is a large red brick building, likely a schoolhouse. The campus is surrounded by dense green trees and a residential neighborhood is visible in the distance. A multi-lane road runs horizontally across the bottom of the image.

Surveys

RecPlex Visitation

How often have you or members of your household visited the RecPlex at Beech Acres Park in the PAST YEAR?

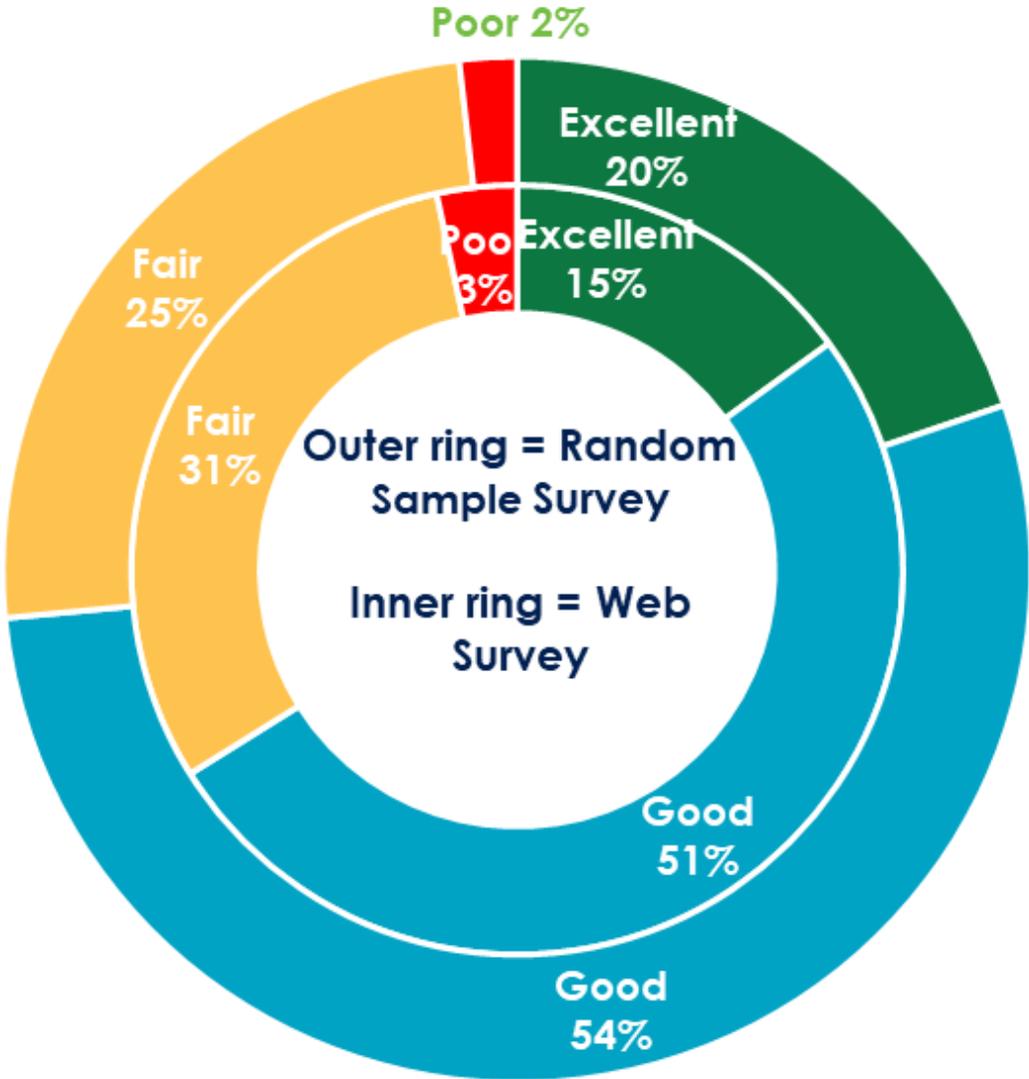


- 1 to 5 visits
- 6 to 10 visits
- 11 to 19 visits
- 20 or more visits
- Did not visit

Visitation higher for families with children

RecPlex Visitation

If you visited, how would you rate the condition of the RecPlex?



“Excellent” and “Good” lower for families with children

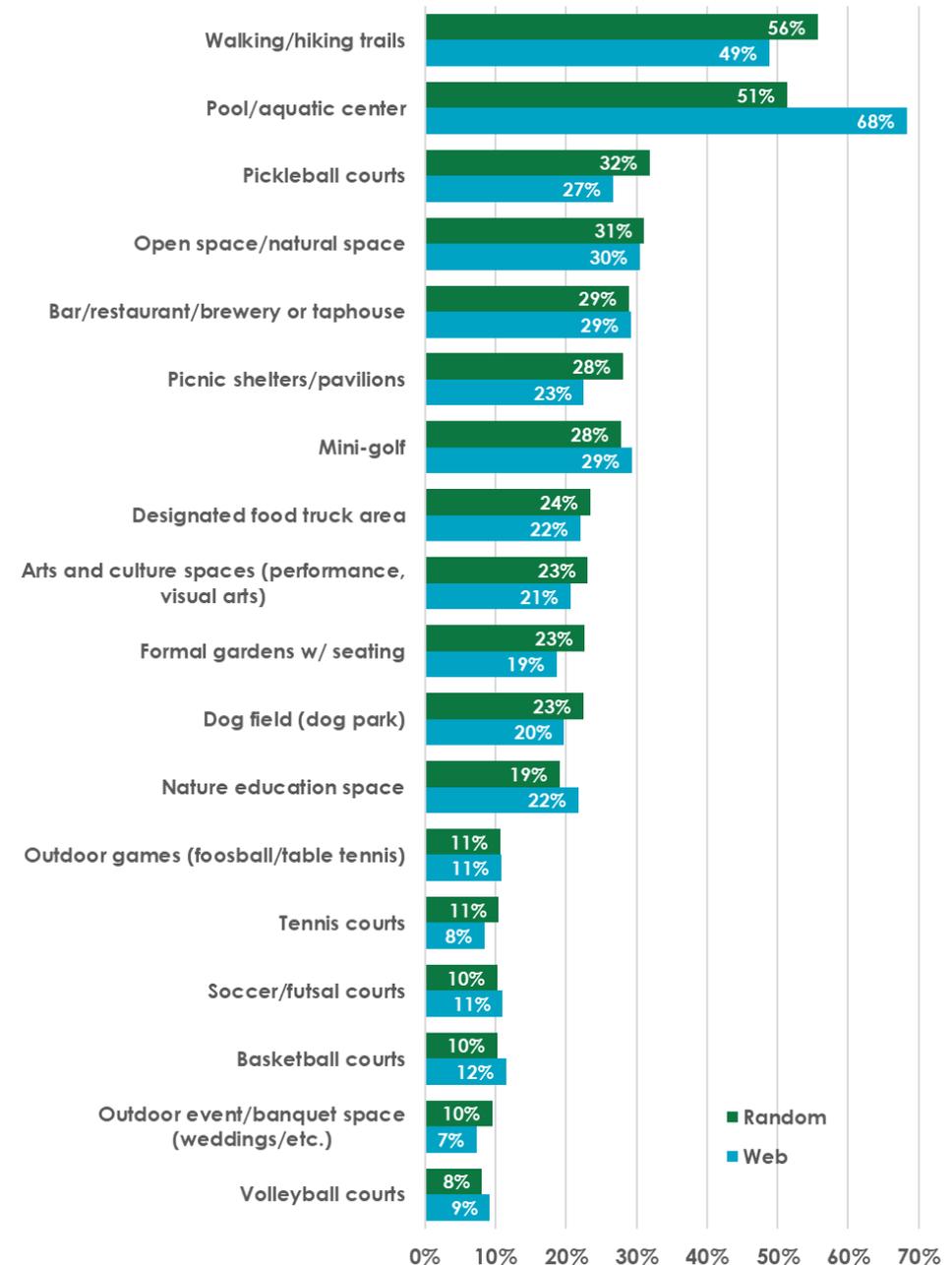
Outdoor Spaces

Which OUTDOOR SPACE uses would you most like to see developed at the Beech Acres Site?

Top 5:

- Walking/Hiking Trails
- Pool/Aquatic Center
- Pickleball Courts
- Open Space/Natural Space
- Bar/Restaurant or Taphouse

Pool/Aquatic Center much higher for families with children under 10 (70%) and #1 for families with children.



Outdoor Spaces

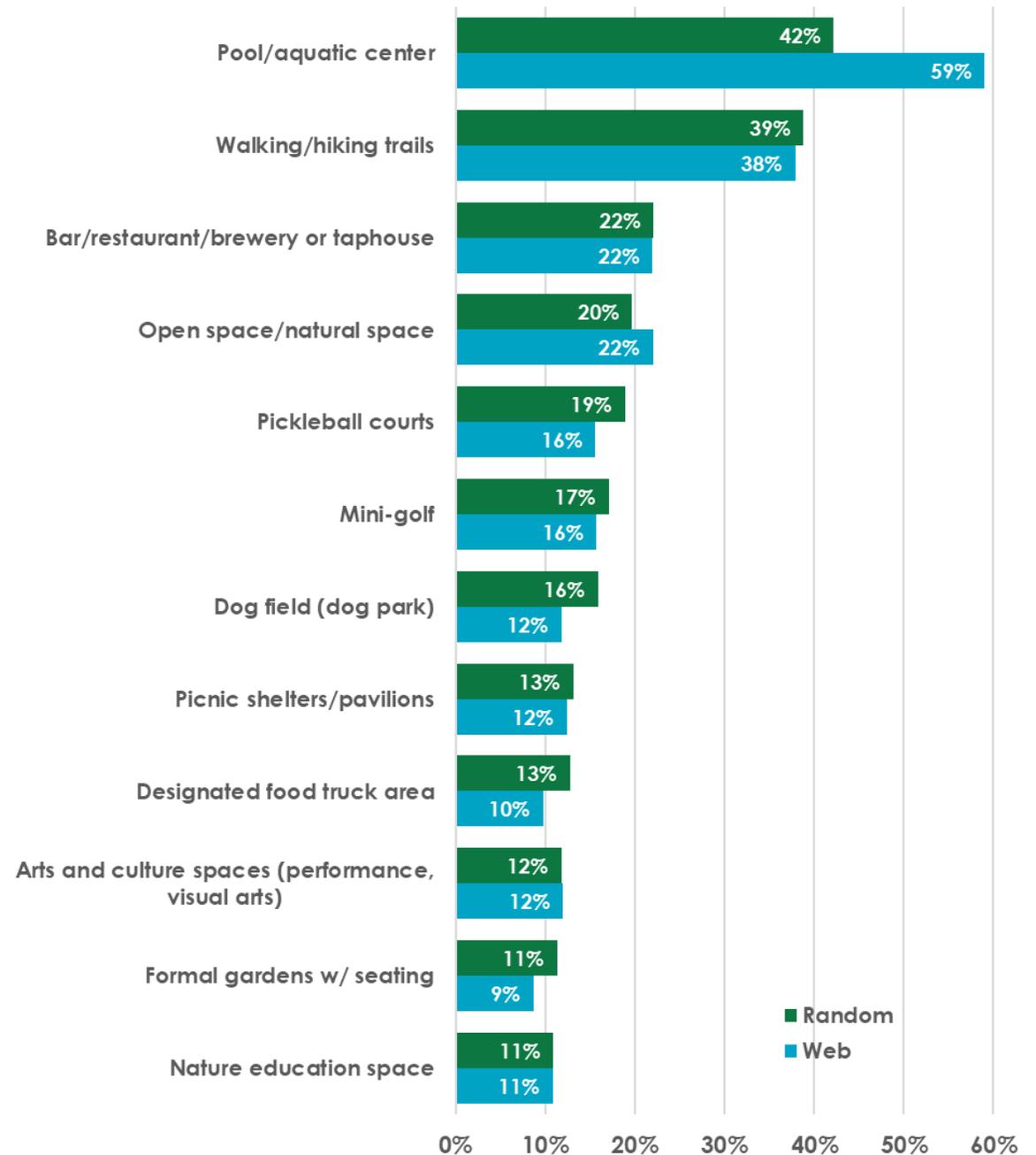
Which OUTDOOR SPACE uses are MOST IMPORTANT to include at the Beech Acres Site?

Top 5:

- Pool/Aquatic Center
- Walking/Hiking Trails
- Bar/Restaurant or Taphouse
- Open Space/Natural Area
- Pickleball Courts

Pool/Aquatic Center much higher for families with children under 10 (55%) and #1 for families with children.

Walking trails highest among age 55+



Indoor Spaces

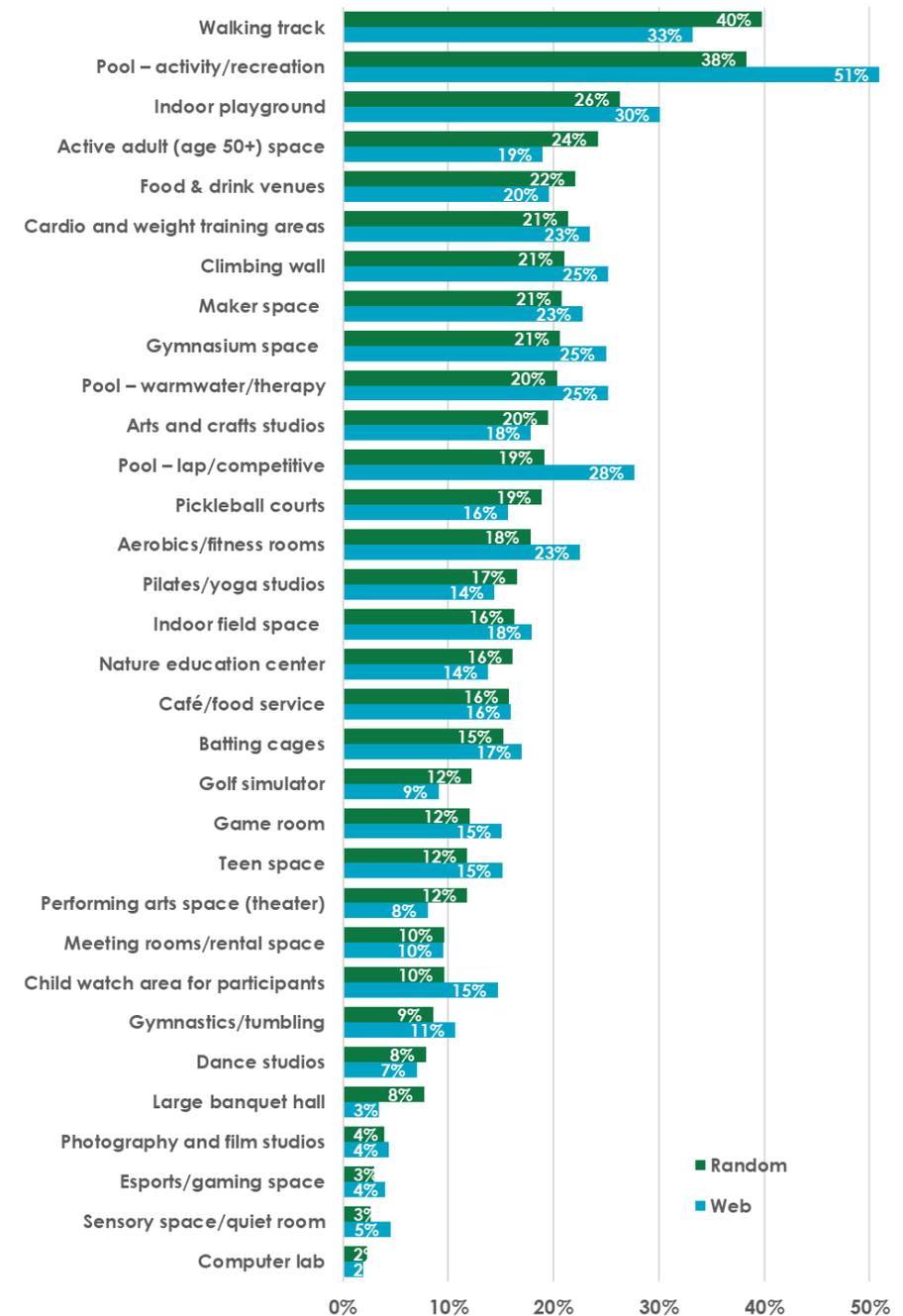
Which INDOOR SPACES would you most like to see developed at the Beech Acres Site?

Top 5:

- Walking Track
- Pool-Activity/Recreation
- Indoor Playground
- Active Adult Space
- Food & Drink Venue

Recreation Pool much higher for families with children under 10 (55%) and #1 for families with children under 10.

Walking track highest among age 55+ Web-Pool #1 for households with children and 55+



Indoor Spaces

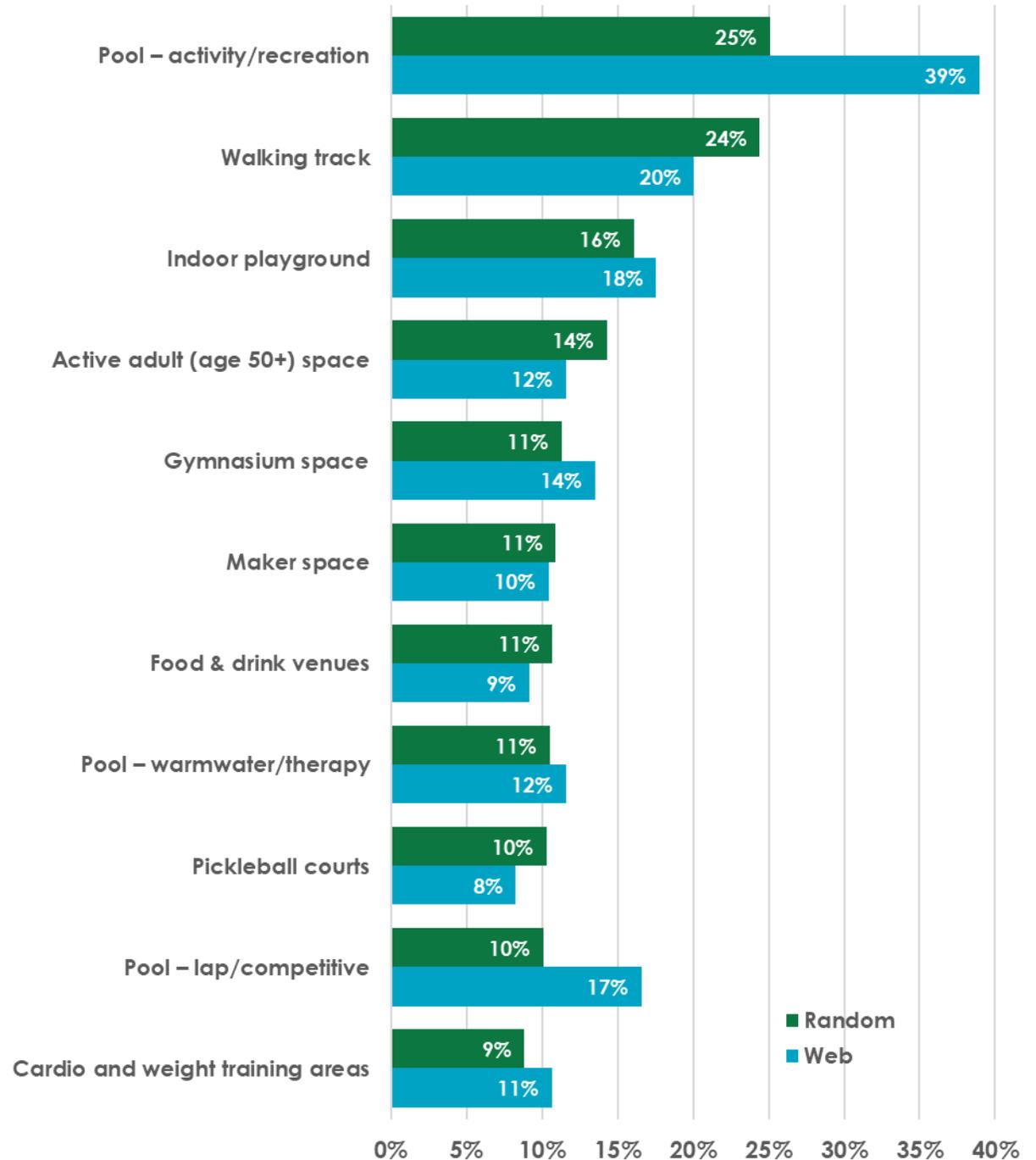
Which INDOOR SPACES are MOST IMPORTANT to include at the Beech Acres Site?

Top 5:

- Pool-Activity/Recreation
- Walking Track
- Indoor Playground
- Active Adult Space
- Gymnasium Space

Recreation Pool much higher for families with children under 10 (37%) and #1 for families with children under 10.

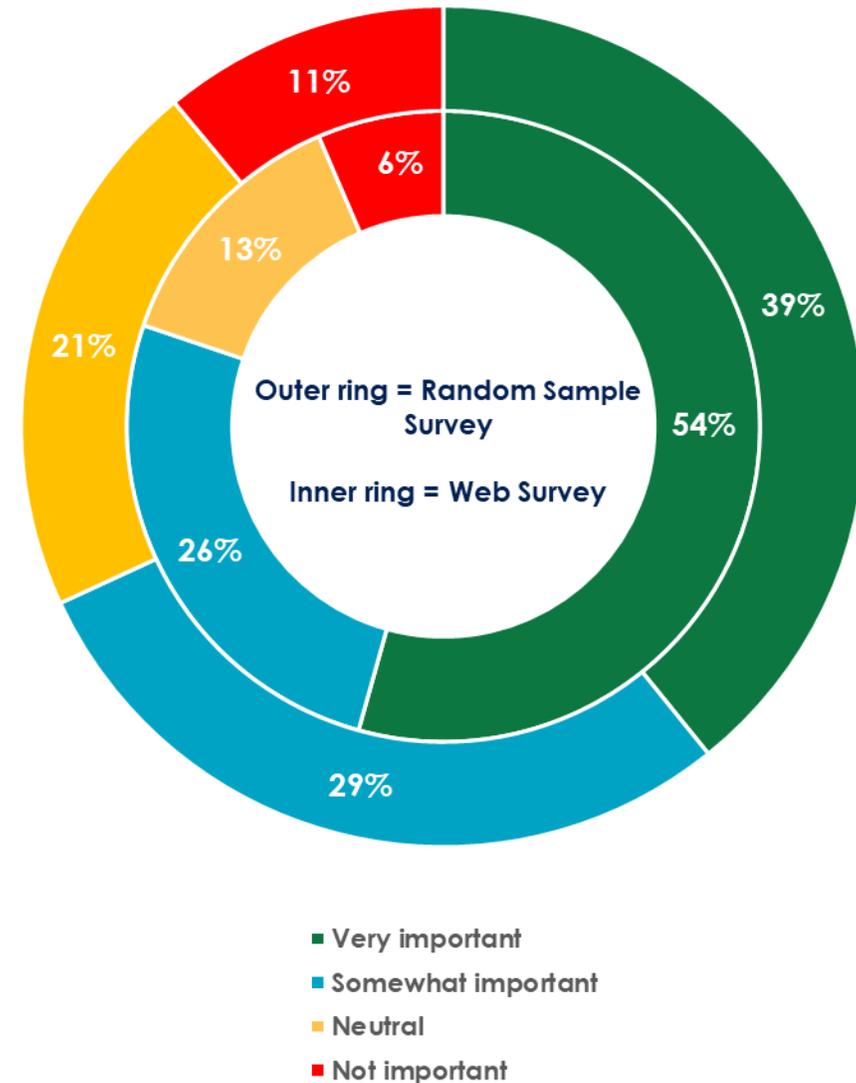
Walking track highest among age 20+



Development Importance

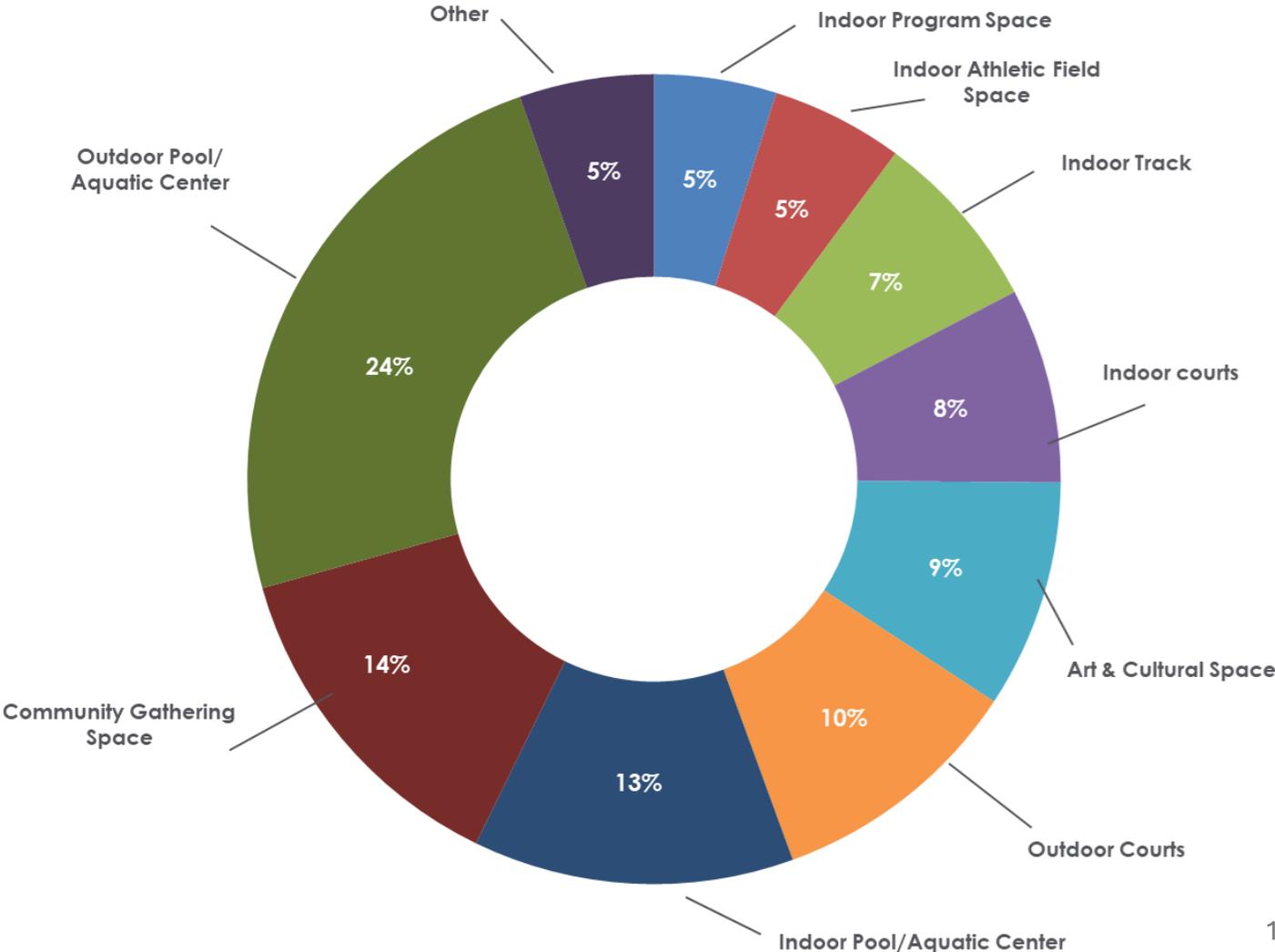
How important is it to you that the Beech Acres site be developed in the next FIVE YEARS?

“Very Important” highest among families with children 10 and under.



Spending Priorities

If you had \$100 in new funding, how would you allocate it among the following types of parks and recreation facilities at the Beech Acres site?

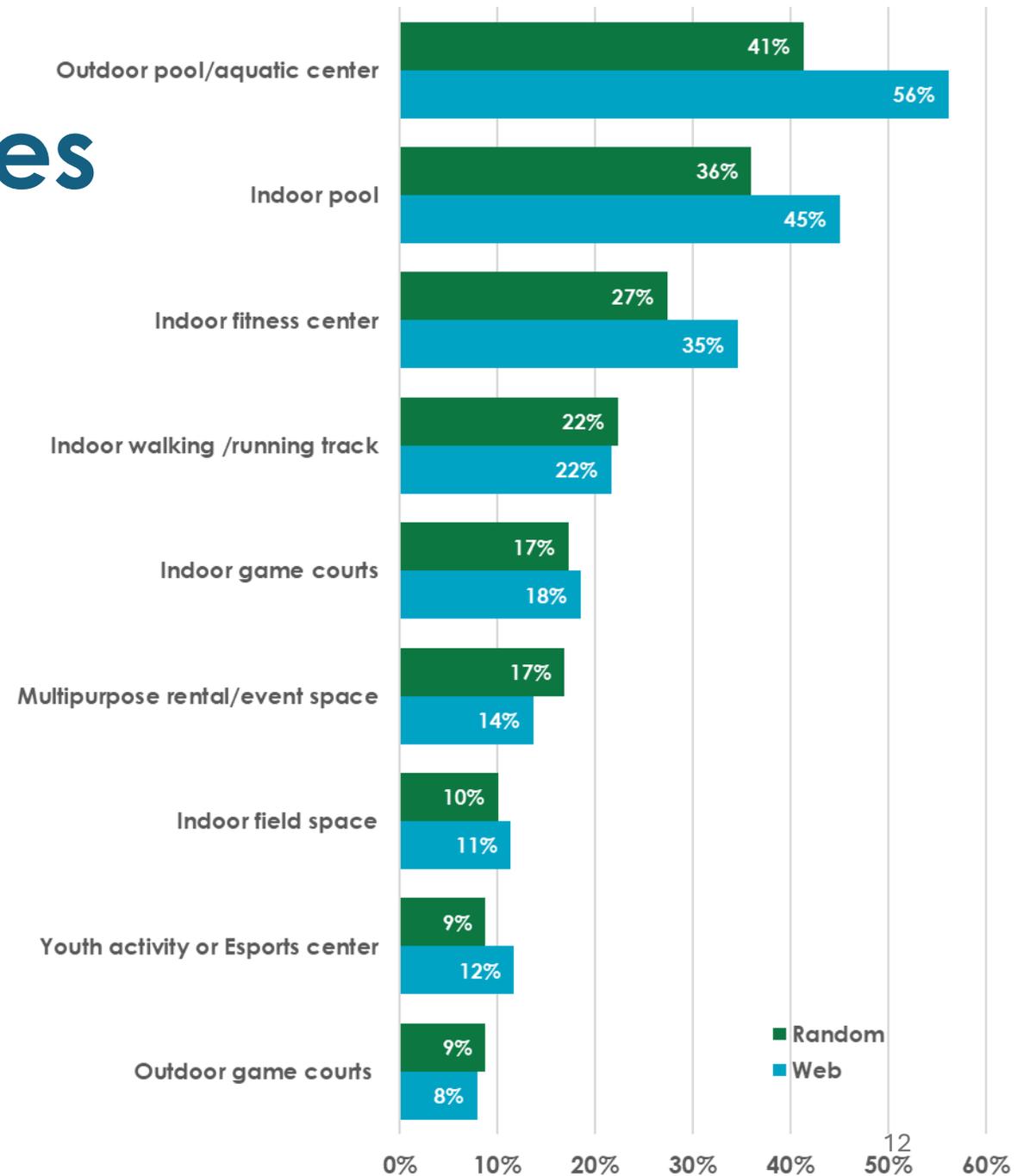


Willingness to Pay Fees

Which of the following would you or your household be willing to pay membership or user fees to access if they were built at the Beech Acres location?

Top 5:

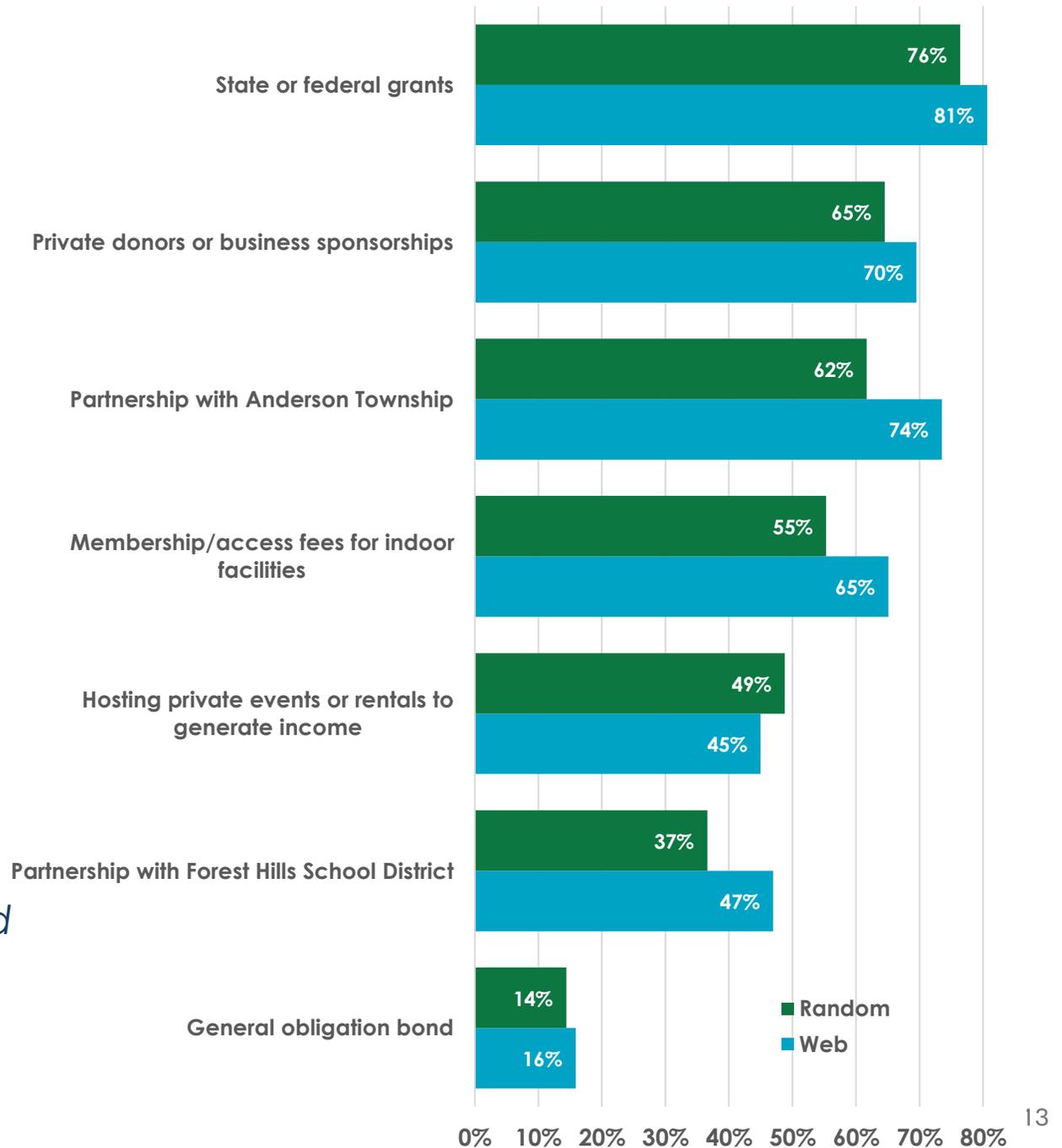
- Outdoor Pool/Aquatic Center
- Indoor Pool
- Indoor Fitness Center
- Indoor Walking/Running Track
- Indoor Game Courts



Funding Options

Which funding strategies would you support for future park development and operations at the Beech Acres site?

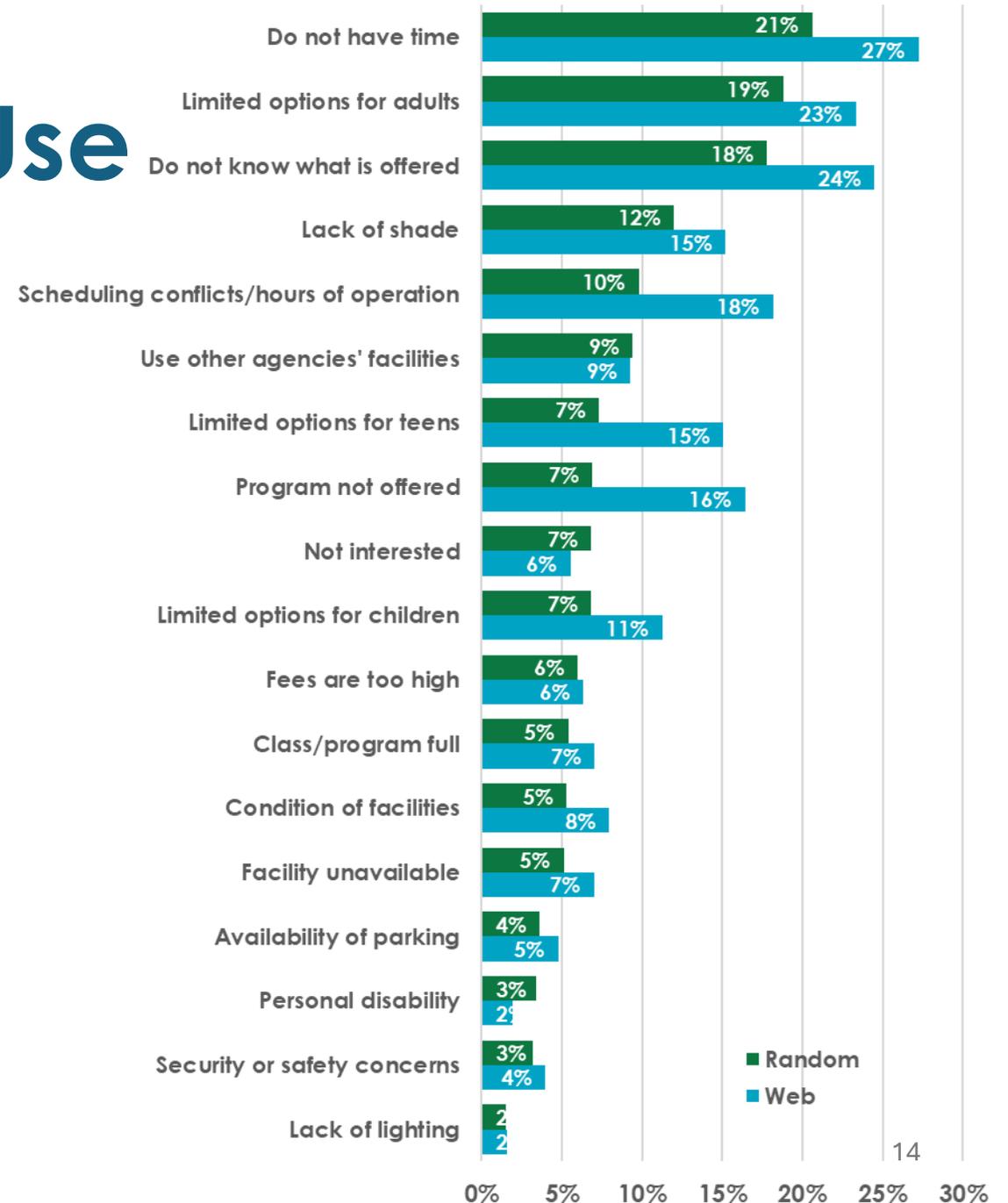
Ranking consistent among all household types



Reasons Preventing Use

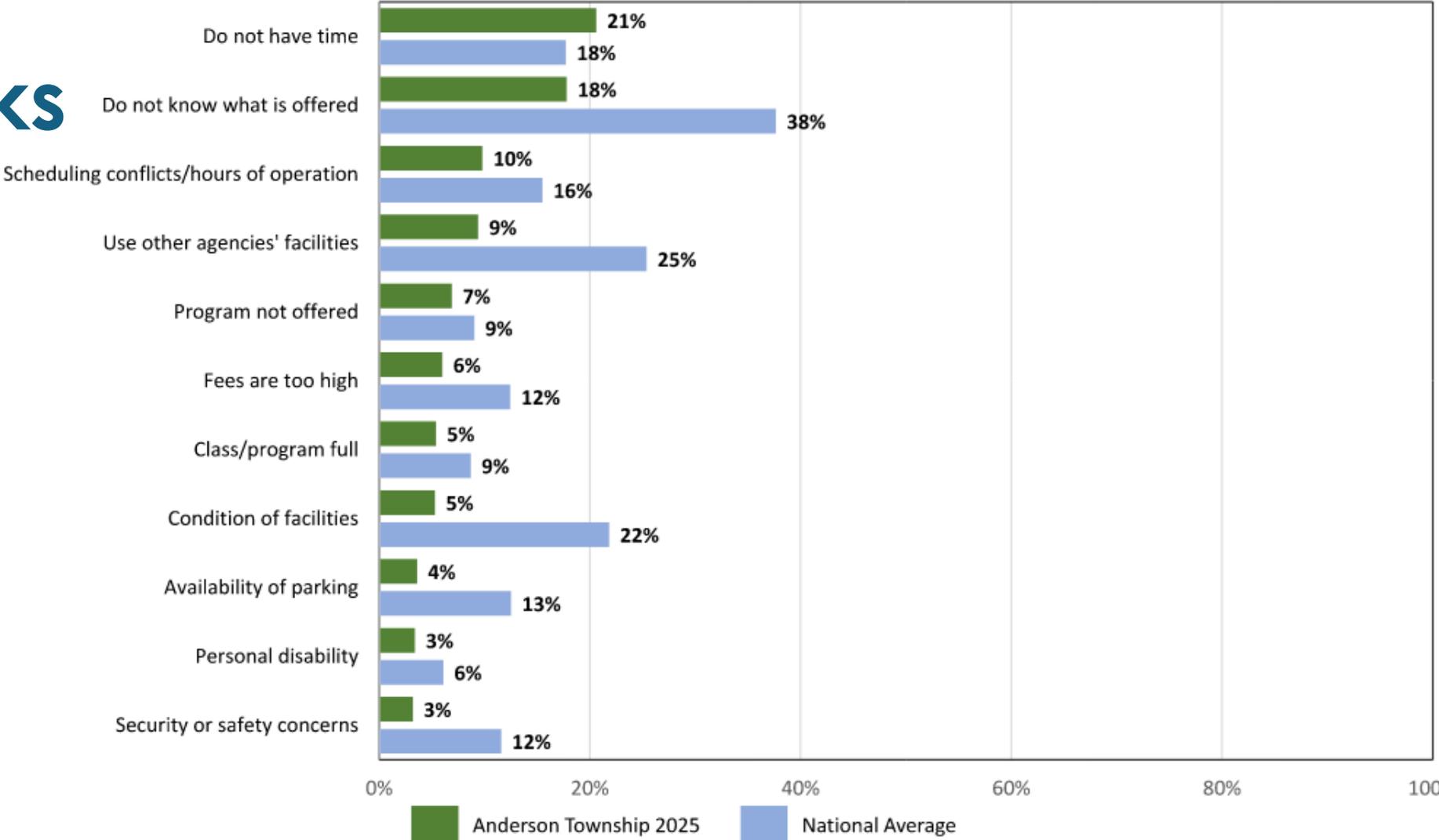
Please check all the reasons that prevent you or members of your household from using Anderson Park District parks more often.

The top reasons are consistent among all household types.



Barriers to Use of Parks - Benchmarks

Barriers To Use of Parks
 Benchmarking: Anderson Township 2025 vs National Average



Open End Suggestions

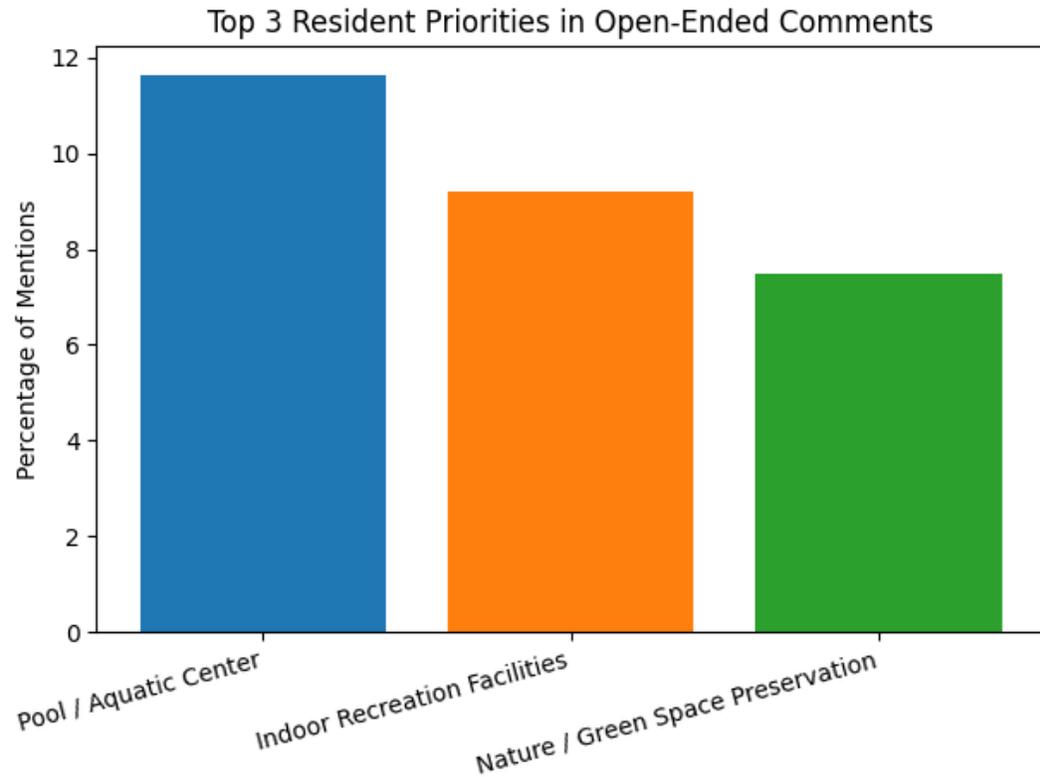
Are there any specific ideas you would like to share pertaining to the expansion of Beech Acres Park?

Web - 1,237 Comments

Mail - 454 Comments

| Category Count (Approx.) | Random Survey | Web Survey | Sum |
|---|---------------|------------|------------|
| Preserve Green Space / Limit Commercial | 30 | 155 | 185 |
| Community Pool / Aquatic Center | 45 | 123 | 168 |
| Concerns about Taxes / Funding | 15 | 139 | 154 |
| Nature Trails / Gardens | 47 | 95 | 142 |
| Teen/Youth Spaces | 18 | 114 | 132 |
| Multi-use Community Center | 20 | 81 | 101 |
| Opposition to Bars/Restaurants/Apartments | 20 | 62 | 82 |
| Indoor Recreation Facilities | 25 | 41 | 66 |
| Sports Facilities | 15 | 49 | 64 |
| Dog Park | 12 | 46 | 58 |
| Indoor Pool | 5 | 29 | 34 |
| Event / Banquet Space | 10 | 10 | 20 |
| Arts/Maker Space | 9 | 7 | 16 |

Top 3 Resident Priorities for Beech Acres Park Expansion



1 🏊 Pool / Aquatic Center: Most frequently mentioned. Desire for public access, swim lessons, and year-round use.

2 🏠 Indoor Recreation Facilities: Interest in fitness centers, indoor playgrounds, and event spaces.

3 🌿 Nature / Green Space Preservation: Emphasis on maintaining natural areas and trails.

Top 3 Resident Priorities for Beech Acres Park Expansion (Mail Survey)

1. Community Pool / Aquatic Center

This was by far the most frequently mentioned priority. Residents repeatedly emphasized the need for:

- A public outdoor pool to replace the now-closed Coney Island.
- Affordable access, with suggestions for membership models or tiered pricing.
- Facilities for swim lessons, competitive swim teams, and general recreation.
- Indoor aquatic options for year-round use.

“We need a community pool. With Coney closing, this is missed.”

“An outdoor pool would be such an asset to the community! So many young families and so many of the private swim clubs have 3–4 year waiting lists.”

“The pool and aquatic facility would be a game-changing investment in Anderson Township.”

Top 3 Resident Priorities for Beech Acres Park Expansion (Mail Survey)

2. Indoor Recreation Facilities

Residents expressed strong interest in indoor spaces that support:

- Fitness and wellness (e.g., walking tracks, heated pools, gyms).
- Family-friendly recreation (e.g., indoor playgrounds, climbing walls).
- Event hosting (e.g., banquet halls, birthday party spaces).
- Creative and educational programming (e.g., maker spaces, art centers).

“Would love to see a facility like Blue Ash has.”

“Indoor/outdoor pool is needed. Please keep the old existing gym and consider adding a new one.”

“Indoor play areas for kids, shaded adults, park spaces, more trails for bikes, walking, and running.”

Top 3 Resident Priorities for Beech Acres Park Expansion (Mail Survey)

3. Preservation of Green Space and Nature Integration

Many residents emphasized the importance of maintaining natural areas and integrating nature into any development:

- Walking and hiking trails.
- Native plant gardens and nature education.
- Avoiding over-commercialization and excessive development.
- Keeping the park accessible, peaceful, and environmentally friendly.

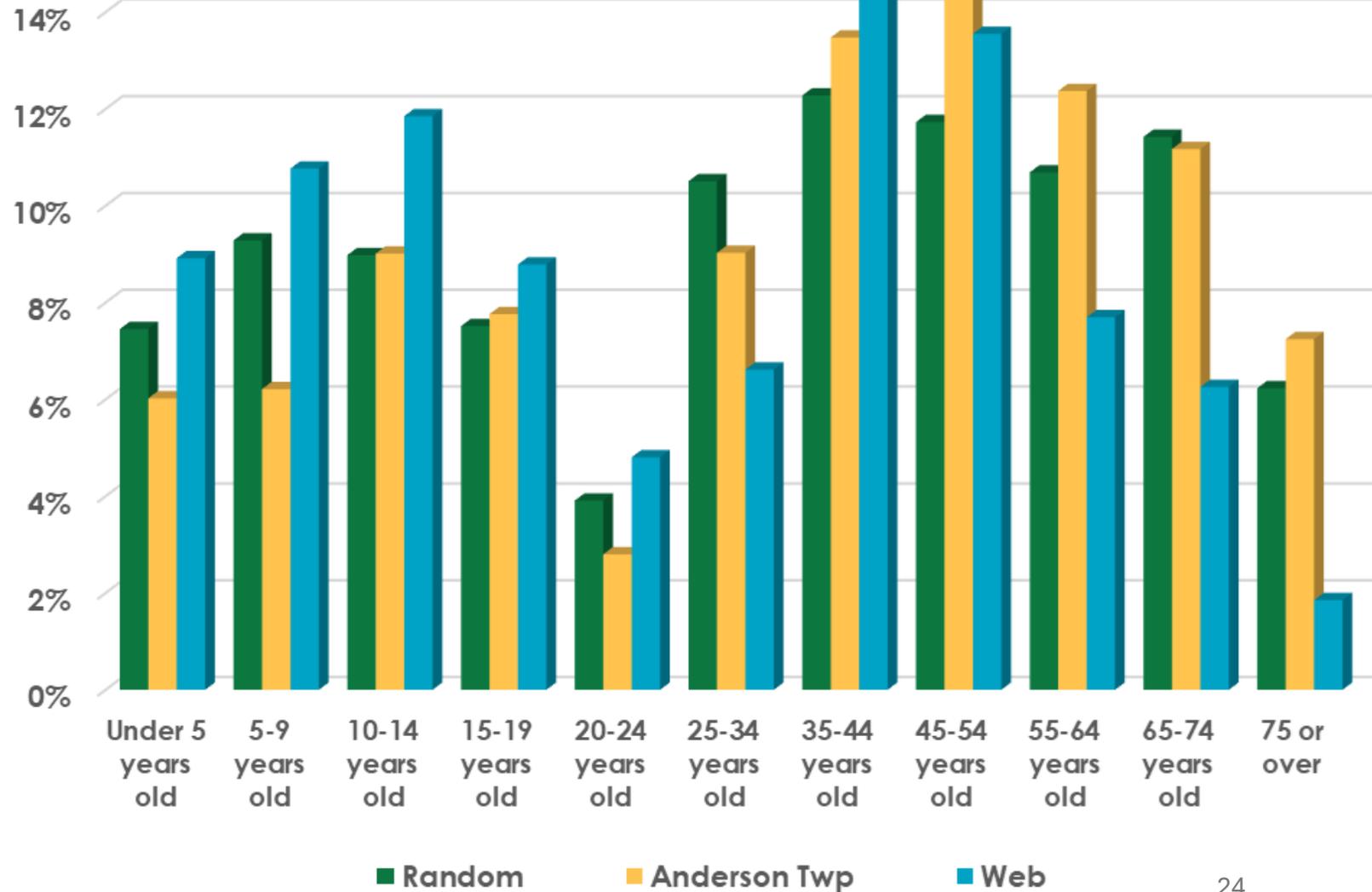
“Keep as much nature as possible, and as natural as possible.”

“Protect the green space.”

“Please prioritize green spaces and nature education.”

Demographics

Counting yourself, how many people in your household are...



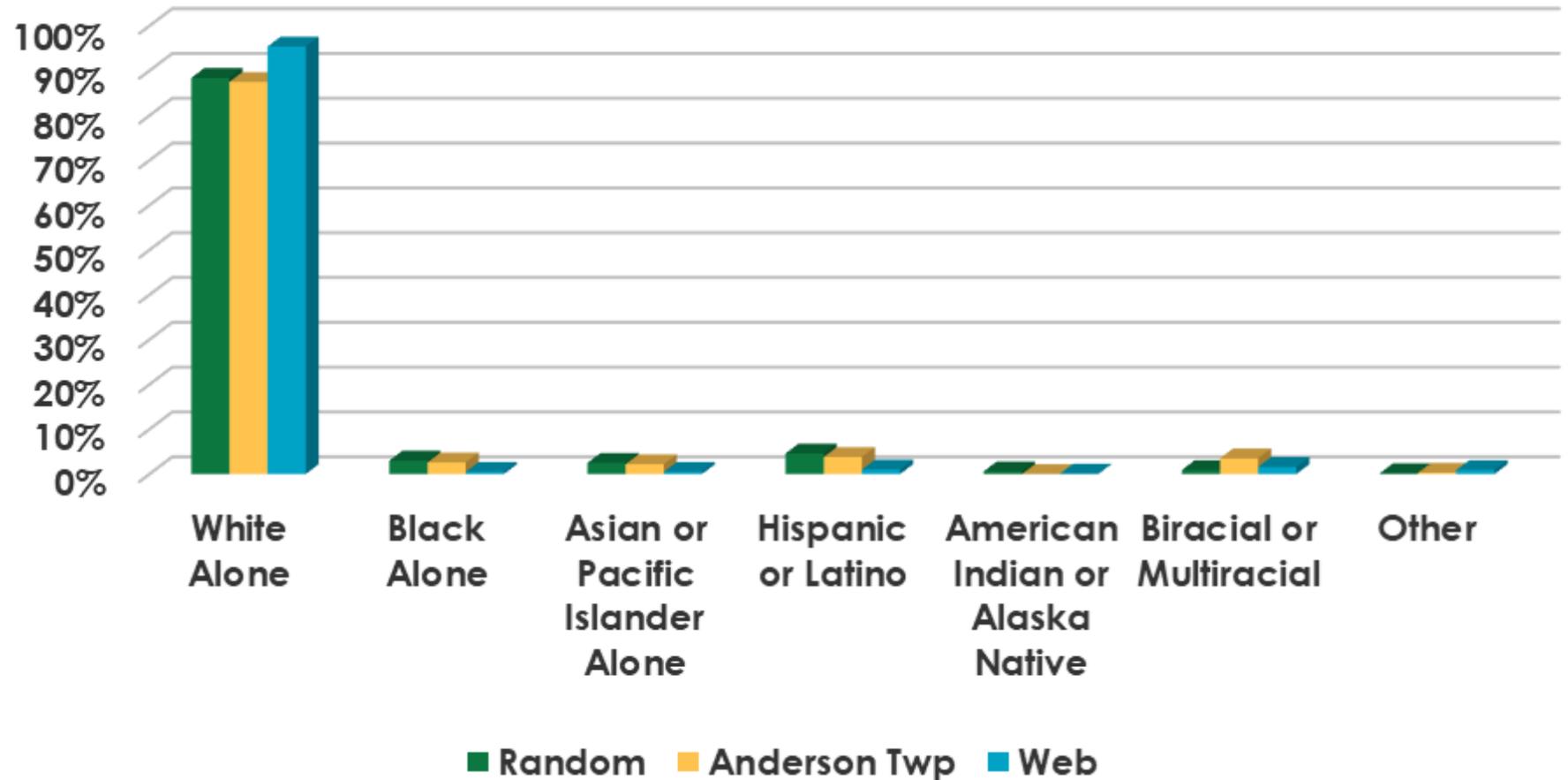
Income

What is your annual household income?
(Optional)



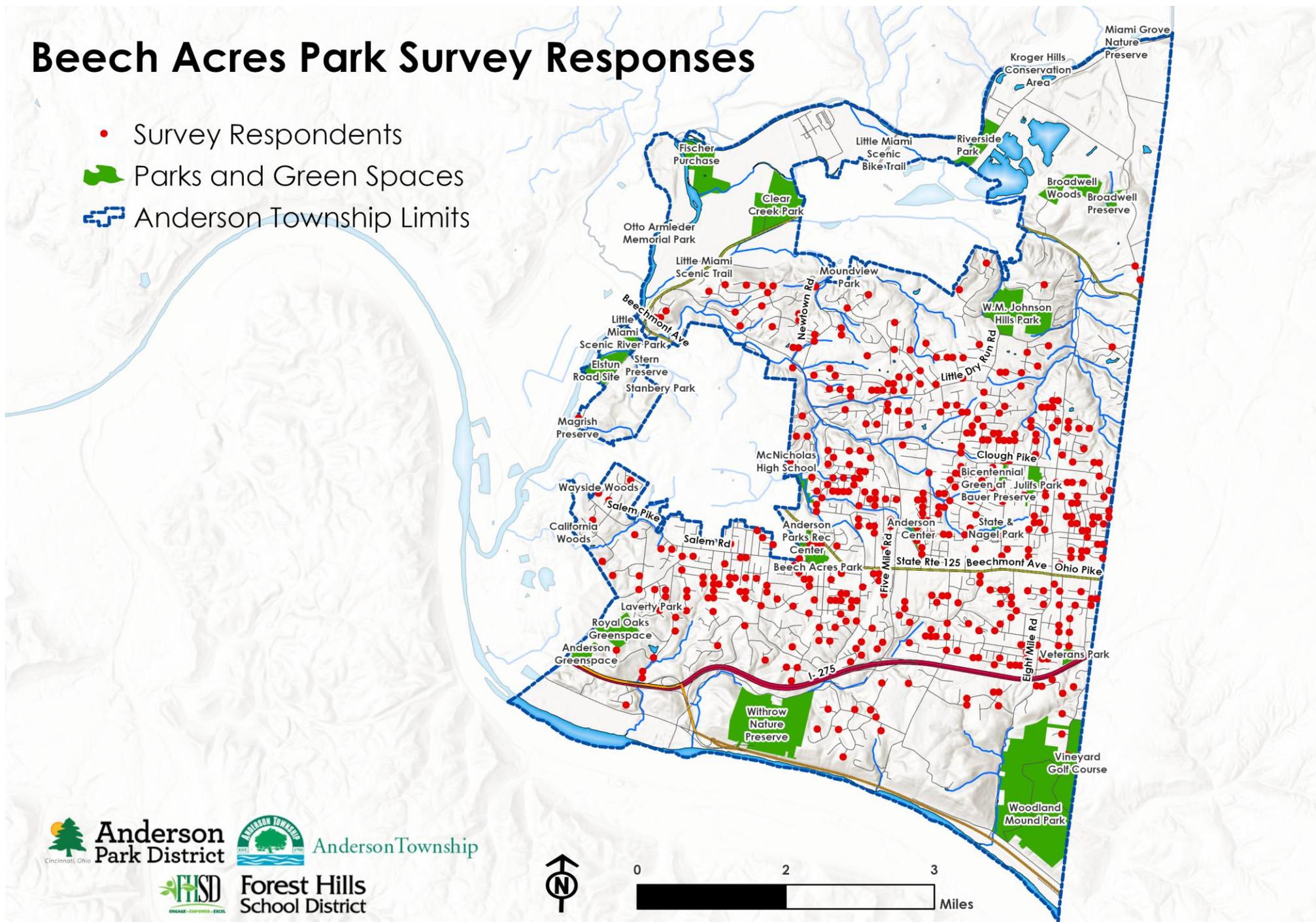
Race/Ethnicity

What is your race/ethnicity?
(Optional)



Beech Acres Park Survey Responses

- Survey Respondents
-  Parks and Green Spaces
-  Anderson Township Limits



An aerial photograph of a school campus. In the center, there is a large, rectangular red brick building. To the left of this building is a large, circular green field, possibly a sports field. Further left, there is a paved road with a yellow school bus and other vehicles. The campus is surrounded by dense green trees and a residential neighborhood is visible in the background. A multi-lane road runs horizontally across the bottom of the image.

Stakeholders

Stakeholder Interviews & Focus Groups

Stakeholder meetings with interested parties to gain insight into the particulars of their organization's trends and needs

Park District Board & Staff

Township Staff

FHSD (Board & PTOs)

Forest Hills Foundation

Anderson Plan Implementation Committee

Middies Girls Lacrosse

Hawks Lacrosse

Kiwanis Basketball

SCSA Soccer

Rough Riders Baseball

STVB Volleyball

Anderson Parks Foundation

Arts Collaborative

Mercy Health

Senior Groups – Senior Center

Chamber of Commerce

Key Themes from Stakeholders

- Inclusive, multi-use community destination
- Year-round programming for all ages
- Emphasis on wellness, recreation, and gathering
- Financial sustainability and partnerships
- Integration of arts, culture, and nature

Requested Indoor Facilities

- Multi-court fieldhouse (basketball, volleyball, pickleball)
- Indoor turf, batting cages, walking track
- Performing arts space, teen hangout, e-sports
- Meeting rooms, rentable event space
- Fitness and wellness areas

Requested Outdoor Amenities

- Outdoor pool, splash pad, trails, playgrounds
- Observation tower, mini-golf, rock climbing
- Dog park, shaded picnic areas, food truck zones
- Public art, open green space, bike connections

Community & Cultural Spaces

- Art installations, gallery and maker spaces
- Farmers market, food festivals, music venues
- Gathering spaces like Washington or Summit Park
- Mixed-use development with restaurants and retail

Funding & Sustainability Ideas

- Public: TIF funds, levies, grants
- Private: Sponsorships, naming rights, capital campaigns
- Revenue: Rentals, food/beverage sales, events
- Partnerships: Schools, healthcare, local businesses

Vision for Beech Acres Expansion

- A vibrant, inclusive hub for all generations
- Supports youth, seniors, and families
- Encourages wellness, creativity, and bonding
- Financially sustainable and community-driven
- Reflects Anderson Township's identity

An aerial photograph of a school campus. In the center, there is a large, well-maintained green field. To the left of the field, a road curves around a parking lot where a yellow school bus is visible. In the background, a red brick building, likely a school, is situated. The campus is surrounded by dense green trees, and a residential neighborhood is visible in the distance. A multi-lane road runs horizontally across the bottom of the image.

In-Person Engagement

Open House



Anderson Day



Outdoor Features

| Programs | Senior Center | Anderson Day | Open House | Total | % |
|-----------------------------|---------------|--------------|------------|------------|-----|
| Picnic Shelters/Pavilions | 6 | 0 | 1 | 7 | 1% |
| Volleyball | 1 | 8 | 2 | 11 | 2% |
| Soccer/Futsal Court | 0 | 2 | 10 | 12 | 2% |
| Basketball | 0 | 11 | 2 | 13 | 2% |
| Nature Education Space | 1 | 6 | 8 | 15 | 2% |
| Event/Banquet Space | 9 | 2 | 7 | 18 | 3% |
| Outdoor Games | 1 | 8 | 10 | 19 | 3% |
| Dog Field/Dog Park | 0 | 11 | 8 | 19 | 3% |
| Pickleball | 6 | 10 | 10 | 26 | 4% |
| Formal Gardens | 7 | 15 | 7 | 29 | 5% |
| Food Truck Area | 2 | 17 | 11 | 30 | 5% |
| Bar/Restaurant/Brewery | 7 | 14 | 12 | 33 | 5% |
| Public Art | 6 | 12 | 21 | 39 | 6% |
| Open Space/Natural Space | 11 | 5 | 47 | 63 | 10% |
| Mini Golf | 4 | 59 | 8 | 71 | 11% |
| Outdoor Pool/Aquatic Center | 26 | 99 | 90 | 215 | 35% |
| Total | 87 | 279 | 254 | 620 | |
| Participants | 29 | 93 | 85 | 207 | |

WHAT OUTDOOR FEATURES WOULD YOU MOST LIKE TO SEE INCLUDED IN THE BEECH ACRES PARK EXPANSION? Anderson Park District
 Place up to **3 RED DOTS** on your favorite outdoor features and activities



Indoor Features

| Park Features | Senior Center | Anderson Day | Open House | Total | % |
|-----------------------------------|---------------|--------------|------------|------------|-----|
| Meeting Rooms | 0 | 0 | 3 | 3 | 0% |
| Teen Space/Programs/E-sports | 0 | 5 | 4 | 9 | 1% |
| Game Room | 1 | 8 | 3 | 12 | 2% |
| Aerobics/Fitness/Dance/Gymnastics | 0 | 3 | 10 | 13 | 2% |
| Cardio and Weight Training Area | 1 | 11 | 9 | 21 | 3% |
| Nature Education Center | 4 | 9 | 8 | 21 | 3% |
| Performing Arts | 13 | 3 | 5 | 21 | 3% |
| Swimming - Lap/Competition | 3 | 11 | 12 | 26 | 4% |
| Climbing Wall | 0 | 23 | 5 | 28 | 5% |
| Golf Simulator | 4 | 24 | 0 | 28 | 5% |
| Indoor Playground | 0 | 15 | 14 | 29 | 5% |
| Age 50+ Space and Activities | 10 | 6 | 13 | 29 | 5% |
| Gymnasium Space | 0 | 20 | 12 | 32 | 5% |
| Walking track | 10 | 4 | 19 | 33 | 5% |
| Indoor Field Space | 1 | 13 | 20 | 34 | 6% |
| Arts and Crafts/Maker Space | 6 | 6 | 23 | 35 | 6% |
| Food and Drink Venues | 9 | 17 | 10 | 36 | 6% |
| Swimming - Warm Water Therapy | 12 | 22 | 6 | 40 | 7% |
| Pickleball | 7 | 22 | 16 | 45 | 7% |
| Swimming - Activity/Recreation | 4 | 51 | 51 | 106 | 18% |
| Total | 85 | 273 | 243 | 601 | |
| Participants | 28 | 91 | 81 | 200 | |

WHAT INDOOR FEATURES WOULD YOU MOST LIKE TO SEE INCLUDED IN THE BEECH ACRES PARK EXPANSION?

Place up to 3 BLUE DOTS on your favorite indoor features and activities

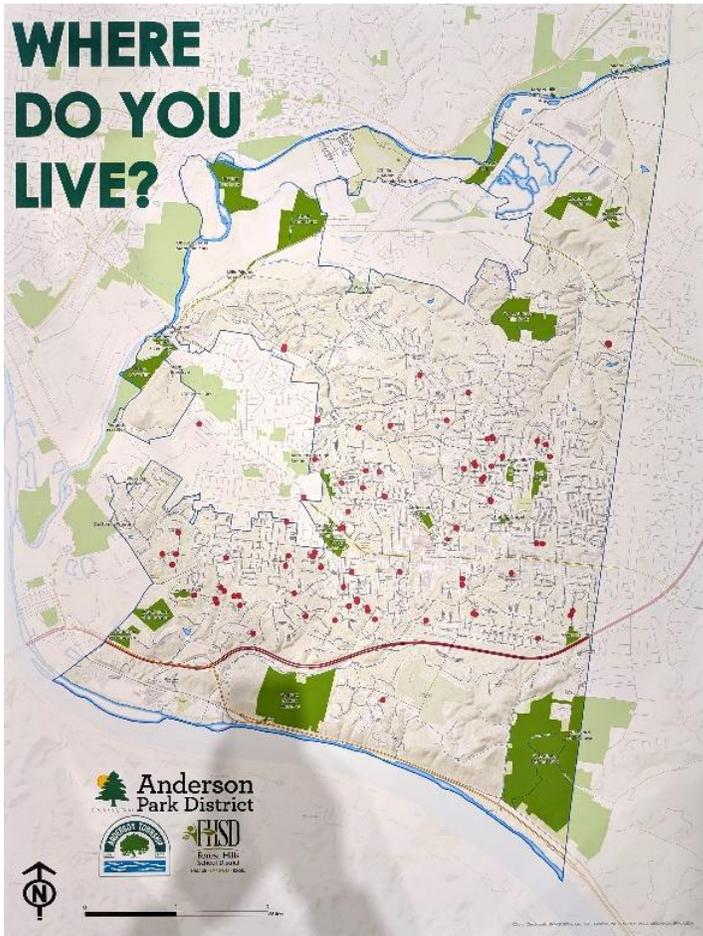


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Place up to 3 BLUE DOTS on your favorite indoor features and activities

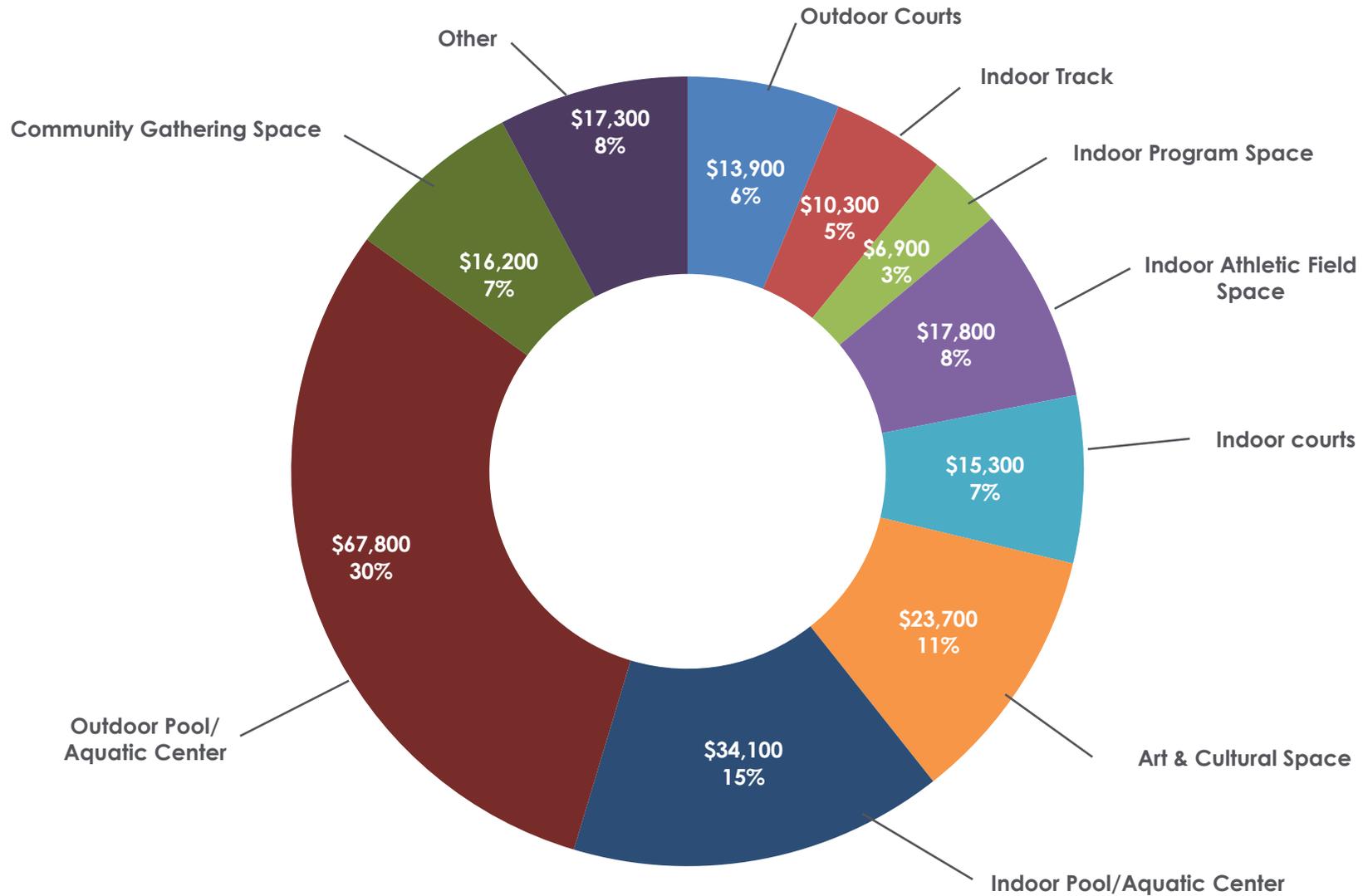


Dollar Voting



| Action (Box Title) | Senior Center | Anderson Day | Open House | Total |
|-----------------------------|-----------------|------------------|------------------|------------------------|
| Outdoor Pool/Aquatic Center | \$8,400 27% | \$30,900 32% | \$28,500 30% | \$67,800 30% |
| Indoor Pool/Aquatic Center | \$3,600 12% | \$19,800 20% | \$10,700 11% | \$34,100 15% |
| Arts & Cultural Space | \$4,900 16% | \$6,400 7% | \$12,400 13% | \$23,700 11% |
| Indoor Athletic Field Space | \$600 2% | \$11,300 12% | \$5,900 6% | \$17,800 8% |
| Community Gathering Space | \$3,700 12% | \$7,300 8% | \$5,200 5% | \$16,200 7% |
| Indoor Courts | \$1,700 5% | \$8,000 8% | \$5,600 6% | \$15,300 7% |
| Outdoor Courts | \$2,700 9% | \$6,300 6% | \$4,900 5% | \$13,900 6% |
| Indoor Track | \$2,100 7% | \$5,000 5% | \$3,200 3% | \$10,300 5% |
| Indoor Program Space | \$1,300 4% | \$1,900 2% | \$3,700 4% | \$6,900 3% |
| Other | \$2,100 7% | \$100 0% | \$15,100 16% | \$17,300 8% |
| Total | \$31,100 | \$97,000 | \$95,200 | \$223,300 |
| Survey Cards Returned | 50% | 50% | 50% | 50% |
| Tablet responses | \$62,200 | \$194,000 | \$190,400 | \$446,600 |
| Total Surveys | | | | |
| Participants | 31 | 97 | 95 | 223 |

Dollar Voting



Open End Comments

- **Pools & Aquatic Facilities:** Many comments requested an outdoor pool, indoor/outdoor pool, aquatic center, or a replacement for the Sunlite pool. There was also interest in pools with features for young children, competitive swimming, and handicap accessibility. However, several comments opposed building a pool (“No pool please” received 4 checks; “No pool” and “No outdoor pools” also appeared).
- **Preservation & Nature:** Strong support for preserving greenspace, trees, and real grass (7 checks), creating nature preserves, reforesting Beech Acres, and respecting the land (7 checks). Some advocated for low development, outdoor gardens, and trails.
- **Community & Recreation Spaces:** Suggestions included a teen activity space, indoor rec center, playground, indoor practice facility for sports, disc golf, dog park, indoor skatepark, and a dedicated farmers market/food truck area.
- **Arts & Culture:** Requests for an arts center, makers center, community art center, and spaces for music, dance, and painting.
- **Senior & All-Age Facilities:** Calls for a new senior center, open senior center, and spaces for all ages.
- **Other Notable Requests:** Ice rink, indoor tennis, indoor playground, walking track, turf soccer, and mixed-use development. There was strong opposition to commercial space (“No commercial space” received 7 checks; “No bars” also received 7 checks).

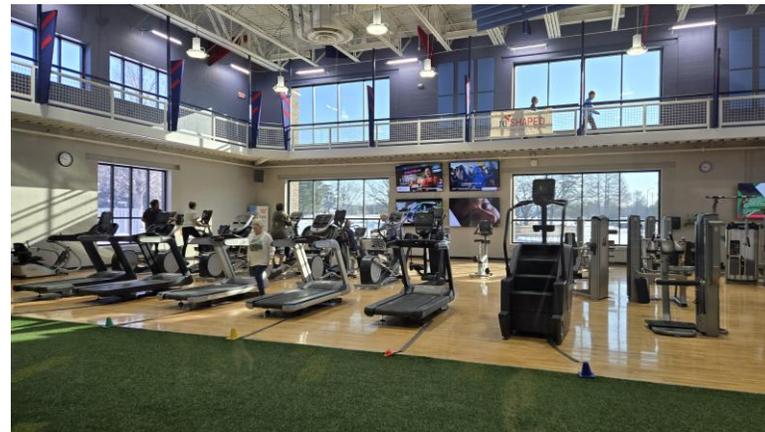
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Case Studies

Washington Township RecPlex

- Population of 62,000 – 30,000+ in Township
 - Opened 1989 – Fitness wing added in 1995
 - Funded with a 1.5 mil levy
 - Levy generates about \$3 million / year (Taxpayer subsidy)
 - 2025 had 2,080 membership sales
 - Revenues are 50% aquatics, 35% sports/leagues, 15% fitness
 - RecPlex on about 5.5 acres
 - Offers indoor lap pool, family pool, gyms, fitness, meeting rooms

Washington Township RecPlex



Sharonville Community Center

- Population of 14,040
 - Opened 1969, expanded in 1997 at \$6.2 million with a levy
 - 50,000 SF on 8.9 acres
 - 7,200+ active members
 - Expenses of \$2,399,227
 - Community Center - \$1,885,077 (71% personnel)
 - Pool - \$514,150 (74% is management fee)
 - Income of \$548,800 (center and pool)
 - Recovers only 22-24% of operating costs
 - **\$1.85 million annual taxpayer subsidy for operations**
- Aquatic Center built in 2004 at a cost of \$4.9 million
- Over 15,000 member visits in 2025 with 2,100 guests
- Offers 3 outdoor pools, fitness, gyms, meeting rooms

Sharonville Community Center



Springdale Community Center

- Population of 11,183
 - Located on 7.3 acres
 - 2,900 – 3,200+ active members
 - Funded through income tax (Taxpayer subsidy)
 - Annual Attendance of 281,059 (2025)
 - Rec Center Expenditures Budget \$1,829,042
 - Pool Expenditures of \$277,400
 - Total income of \$188,000
 - \$1.9 million annual operations taxpayer subsidy
 - Expanded between 1994 and 2000
 - Pool built previously
 - Offers outdoor pool, fitness, walking track, 3 courts, meeting rooms

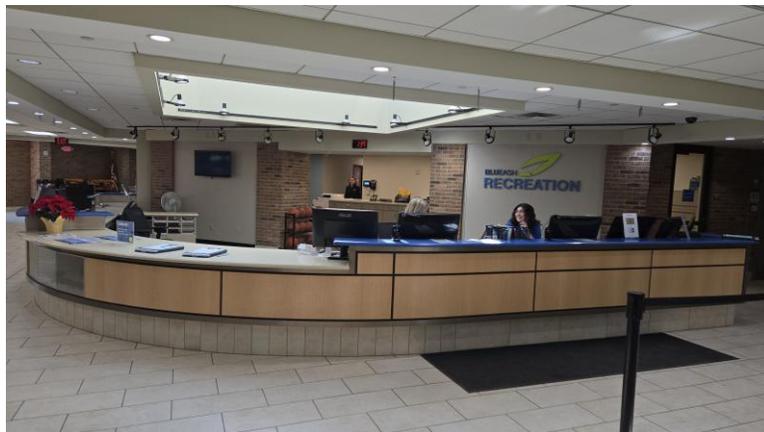
Springdale Community Center



Blue Ash Recreation Center

- Population of 13,374
 - Center is 120,000 SF – Main campus is 9 acres
 - Major renovations in 1979, 1994, and 2009
 - Funded through 1.25 mil income tax
 - 0.25 mil bond specific for recreation capital projects
 - Center operates with a 60%-70% subsidy
 - Membership rates have been kept low
 - 19 FT staff and 375 part time/seasonal staff
 - New outdoor pool to open in 2026

Blue Ash Recreation Center



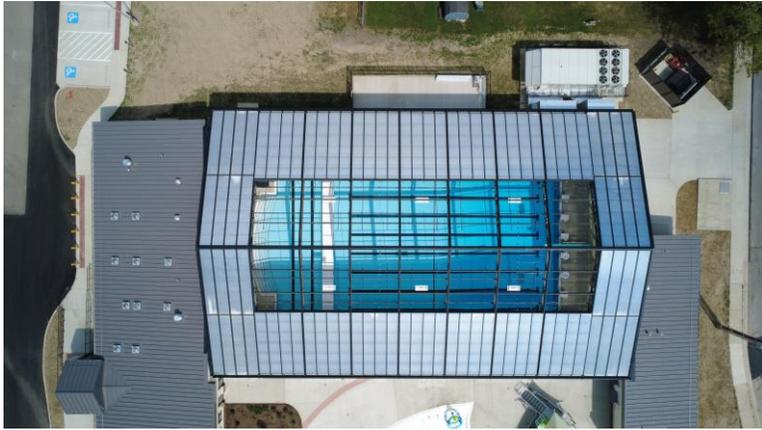
Blue Ash Recreation Center



Lima Community Aquatic Facility

- Lima Community Aquatic Facility
 - Population of 37,700
 - Opened August 2025
 - Cost \$11.5 Million (including \$2.4 m for glass pool enclosure)
 - Indoor Pool – 6,567 SF – (8) 25 M lanes + 2 warm up lanes and gathering steps
 - Enclosure – 12,760 SF
 - Outdoor Pool – 4,239 SF
 - Anticipated to operate at \$250 - \$500K deficit each year
 - Partnership with Schools (Schools paid for the glass enclosure)

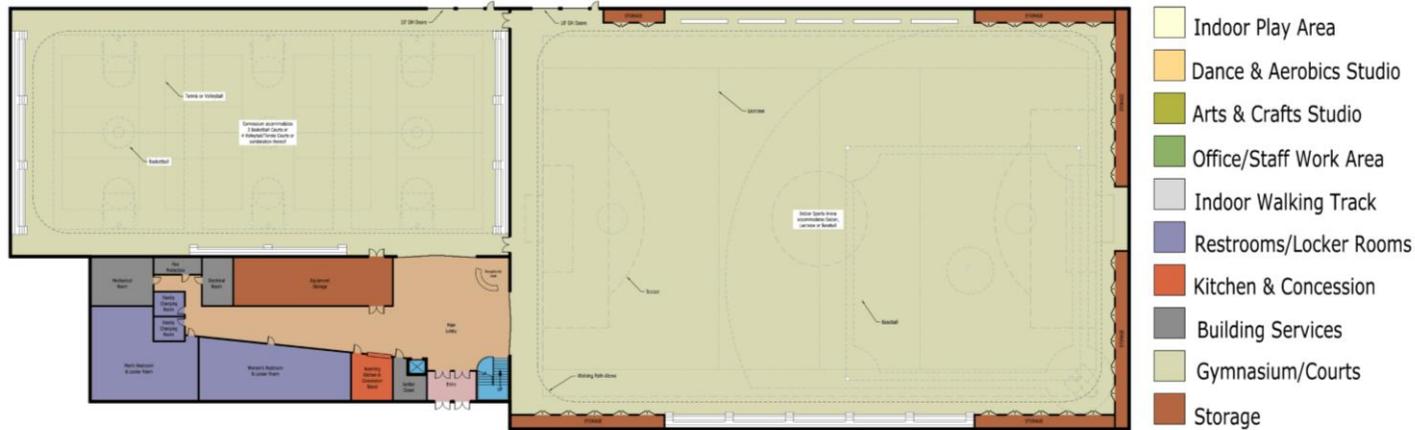
Lima Community Aquatic Center



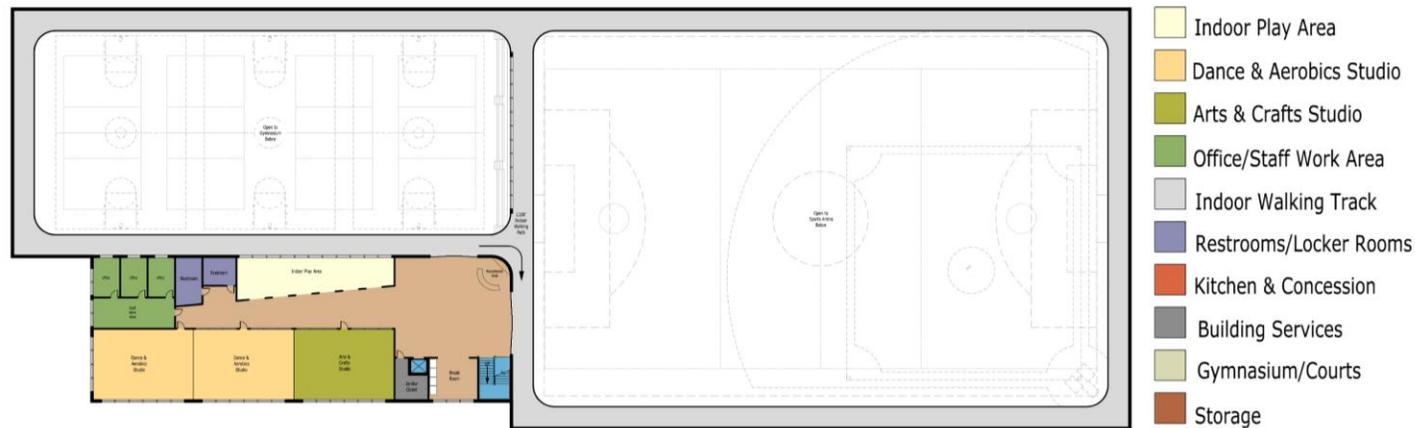
Lima Community Aquatic Center



Previous 2009 Beech Acres RecPlex Study



First Floor



Second Floor

Previous Beech Acres RecPlex Study



97,000 SF

Features:

- 3 Courts
- Field House
- Offices
- Dance & Aerobics Studios
- Walking Track
- Kitchen
- Arts & Crafts Studio
- Indoor Play Area
- Locker Rooms
- Family Changing Rooms
- Lobby
- Storage
- Estimated cost today: \$19.4 million

An aerial photograph of a school campus. In the foreground, a multi-lane road runs horizontally across the frame. To the left, a paved road curves around a green field. In the center, there is a large, open green field, possibly a soccer field or a practice field. To the left of this field, there is a baseball field with a visible diamond. Further back, there are several buildings, including a large, light-colored building that appears to be a school building. The background is filled with dense green trees and residential houses, suggesting a suburban setting. The overall scene is bright and clear, with a slight haze in the distance.

Committee Recommendations

Committee Recommendations

- Use the engagement results to drive discussions of facilities to develop
- Explore ways to develop and operate the facilities and programs clearly desired by the residents
- Develop a long-range public Land Use Plan to identify the best locations for the desired facilities (Parks and Recreation Master Plan)

Challenges

- Most recreation centers and indoor and outdoor aquatics operate at a substantial deficit
- The APD is statutorily limited to 2.0 mil cap (now at 1.8)
- There is no general fund (like cities) to subsidize the development and operations
- Significant taxpayer subsidies are needed for operations
- Membership and user fees are not enough to cover operations costs
- An income tax is not an option for the Township or APD
- Residents do not support a tax increase

Next Steps

- Prepare a detailed Feasibility Study
 - Type of Facilities
 - Size
 - Locations
 - Features
 - Programs
 - Potential Funding Sources
 - Operating Pro-Forma
- Continue quarterly committee meetings of the Township, APD, and FHSD
- Explore funding sources
 - Capital Campaign
 - Public/Private Partnership
 - Health Care Partnership
 - Sponsorships/Naming Rights/Philanthropy
 - Grants

BCI Mission

“We Enhance Community and Quality of Life”



Anderson Township
Park District

