



## DETAILED FOCUS AREA STRATEGIES

### Stone Shelter

- Full restoration of stone shelter
- Realigned Montague provides front yard for shelter, view of course and play area
- New shared parking (40 spaces) for shelters
- New restroom facility and trailhead to park-wide trail system
- Improved connection to Concert Bowl

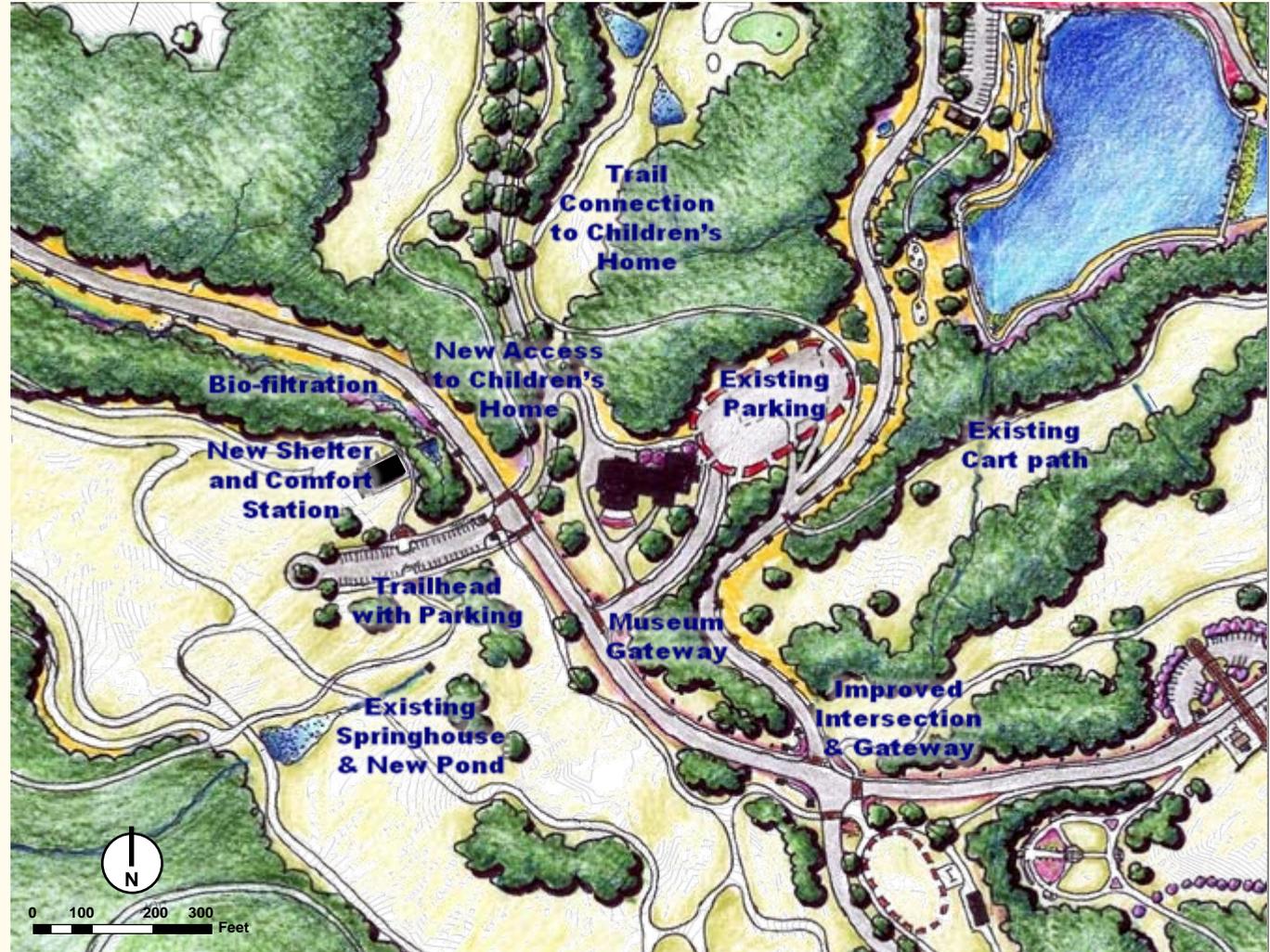




## DETAILED FOCUS AREA STRATEGIES

### Museum

- New park spine provides improved intersection and gateways to Museum and Children's Home
- New parking for 40 spaces with trailhead and shelter with biofiltration for parking lot runoff
- Trail connections to park-wide trail system





## DETAILED FOCUS AREA STRATEGIES

### Ridgeview Gardens

- Year-round shelter with restroom and playground
- Overlook with city view
- Children's Garden along trail to Children's Home & Museum
- Parking for 40 with drop-off plaza
- Biofiltration gardens to cleanse parking lot run off
- Relocate Green 5 for shelter use area

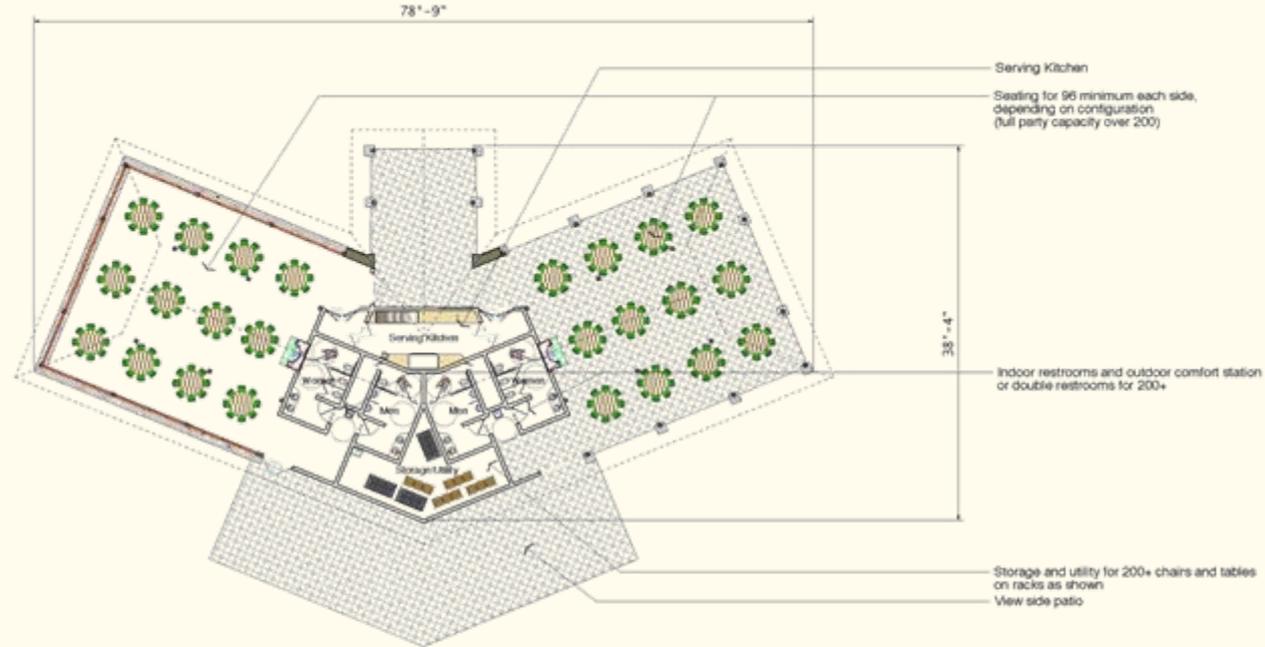




## DETAILED FOCUS AREA STRATEGIES

### Ridgeview Gardens Shelter

- Year-round shelter with restroom and kitchen
- Outdoor patio
- Indoor and outdoor seating for 100



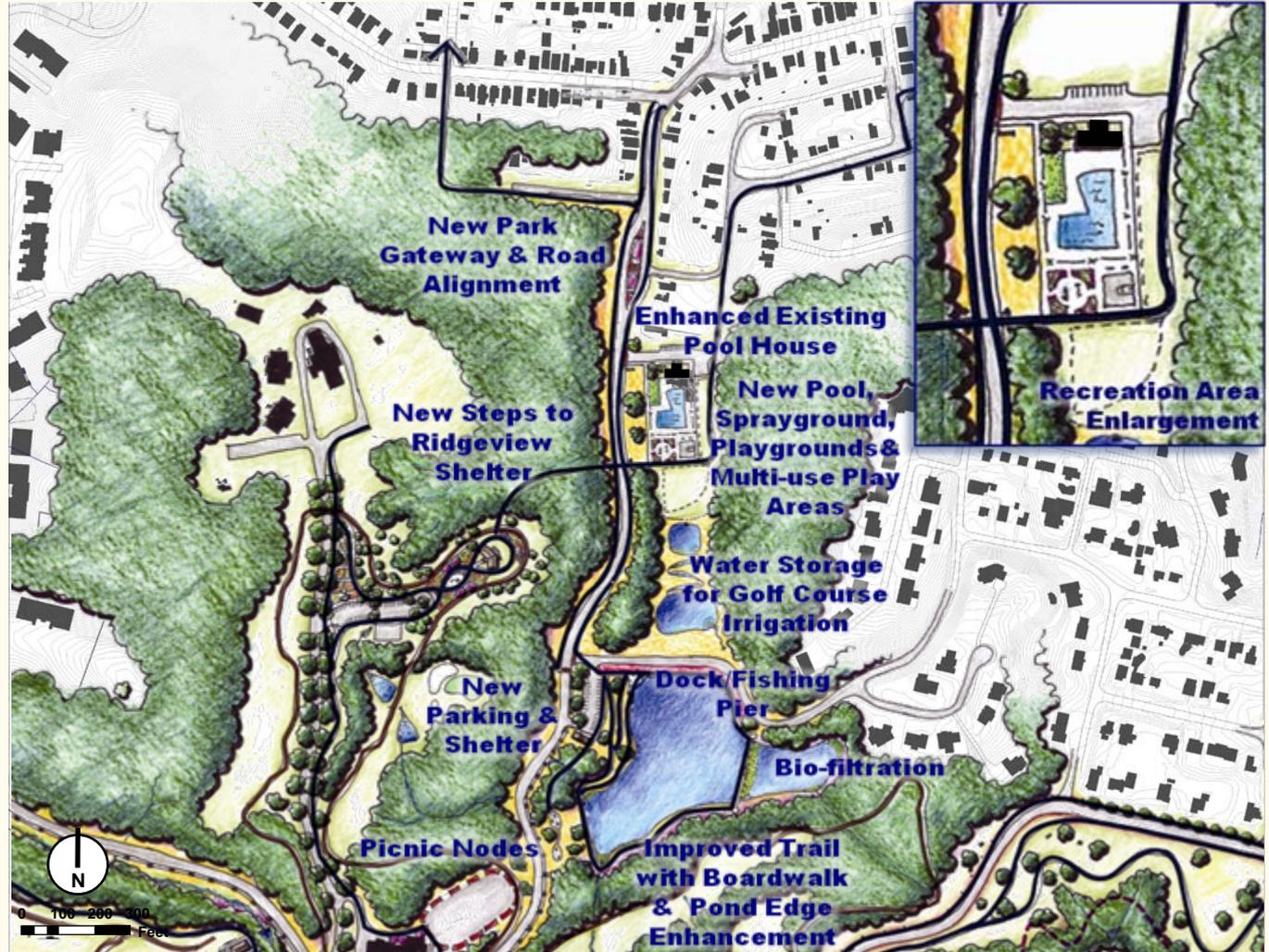
0 5 15 Feet



## DETAILED FOCUS AREA STRATEGIES

### Prisoner's Lake

- New park gateway from Botany Hills and realigned Prisoner's Lake Drive
- New pool and sprayground with improved poolhouse, playground, half-court basketball, and multi-use play areas
- Stormwater storage area for reuse with golf course irrigation and lake biofiltration zone
- Lake amenities include: improved access, parking, trail with boardwalks, shelter, pond edge





## DETAILED FOCUS AREA STRATEGIES

### Concert Bowl

- New parking, concession and restroom at gateway and overlook
- Rotary Drive converted to parking (40 spaces), pedestrian trail, and service access to Bandshell
- Improvements to Rotary Grove and additional memorials grouped on knob to create overall memorial garden setting
- Improved landscape frame around concert bowl



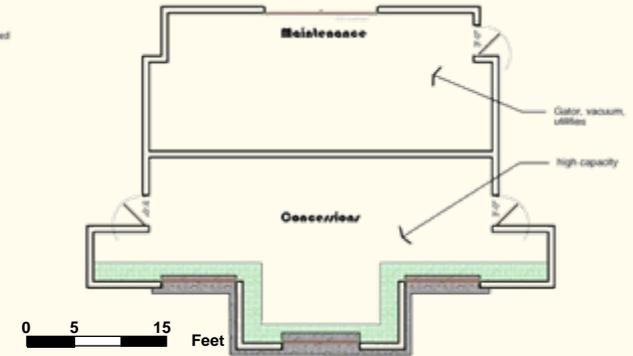
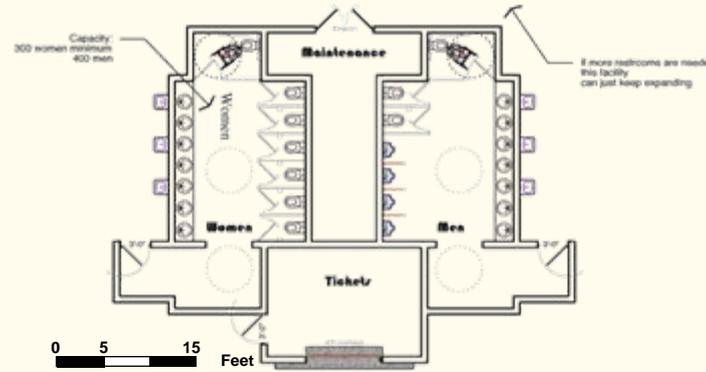


# DEVOU PARK MASTER PLAN

## DETAILED FOCUS AREA STRATEGIES

### Concert Bowl Support Buildings

- Tickets/Restroom and Concessions Buildings
- Accommodations for maintenance and/or storage
- Character to match WPA-style bandshell





## DETAILED FOCUS AREA STRATEGIES

### Overlook Point

- Improved arrival with stone bridge threshold and emphasis on scenic view
- Improved “green” parking with 350 spaces
- Preserved Volpenhein day use area
- Enhanced scenic overlook and gardens with trail and stair connections
- New Civic Hall
- New Vineyard Inn with cable house tram to/from Goebel Park

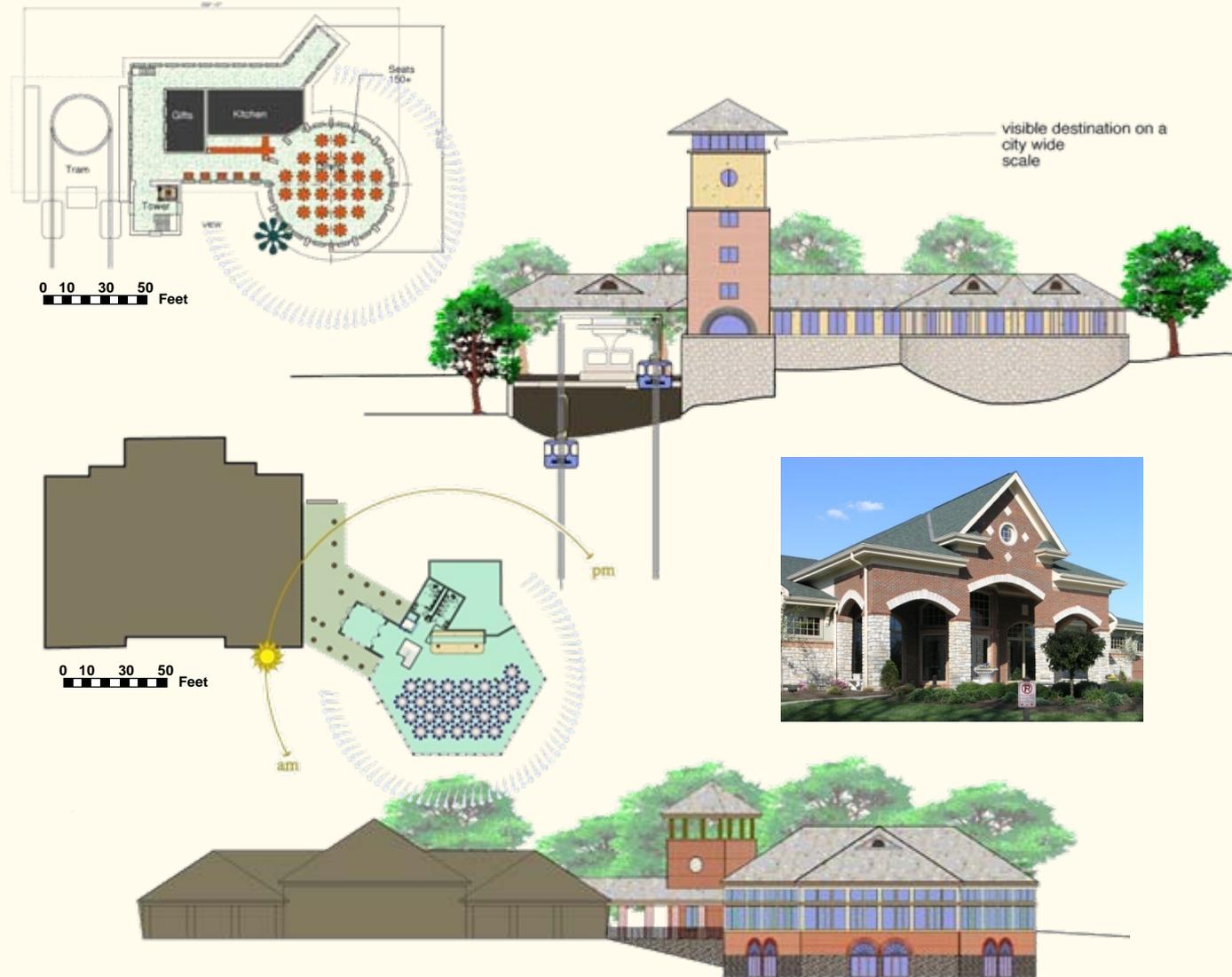




## DETAILED FOCUS AREA STRATEGIES

### Overlook Point Architecture

- “Overlook Vineyard Inn” with iconic cable tower and dining area overlooking cityscape
- “Overlook Civic Hall” for corporate retreats, lectures, weddings, etc. with covered access from Drees Pavilion





## DETAILED FOCUS AREA STRATEGIES

### Lewisburg Gateway

- Neighborhood and Park Gateways
- Two-Way streetscape enhancements to Montague and Western
- Strategically placed off-street parking pockets for residents





## DETAILED FOCUS AREA STRATEGIES

### East Montague

- Neighborhood and Park Gateways
- Two-Way streetscape enhancements to Montague and Western
- Boulevard and curvilinear road realignment as speed-calming design devices





## MAJOR INITIATIVES

### Park Landscape Preservation & Enhancement

- Hillside greenbelt and community linkages
- Pastoral Core
- Garden Spine

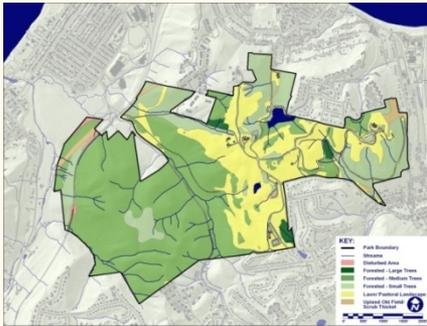
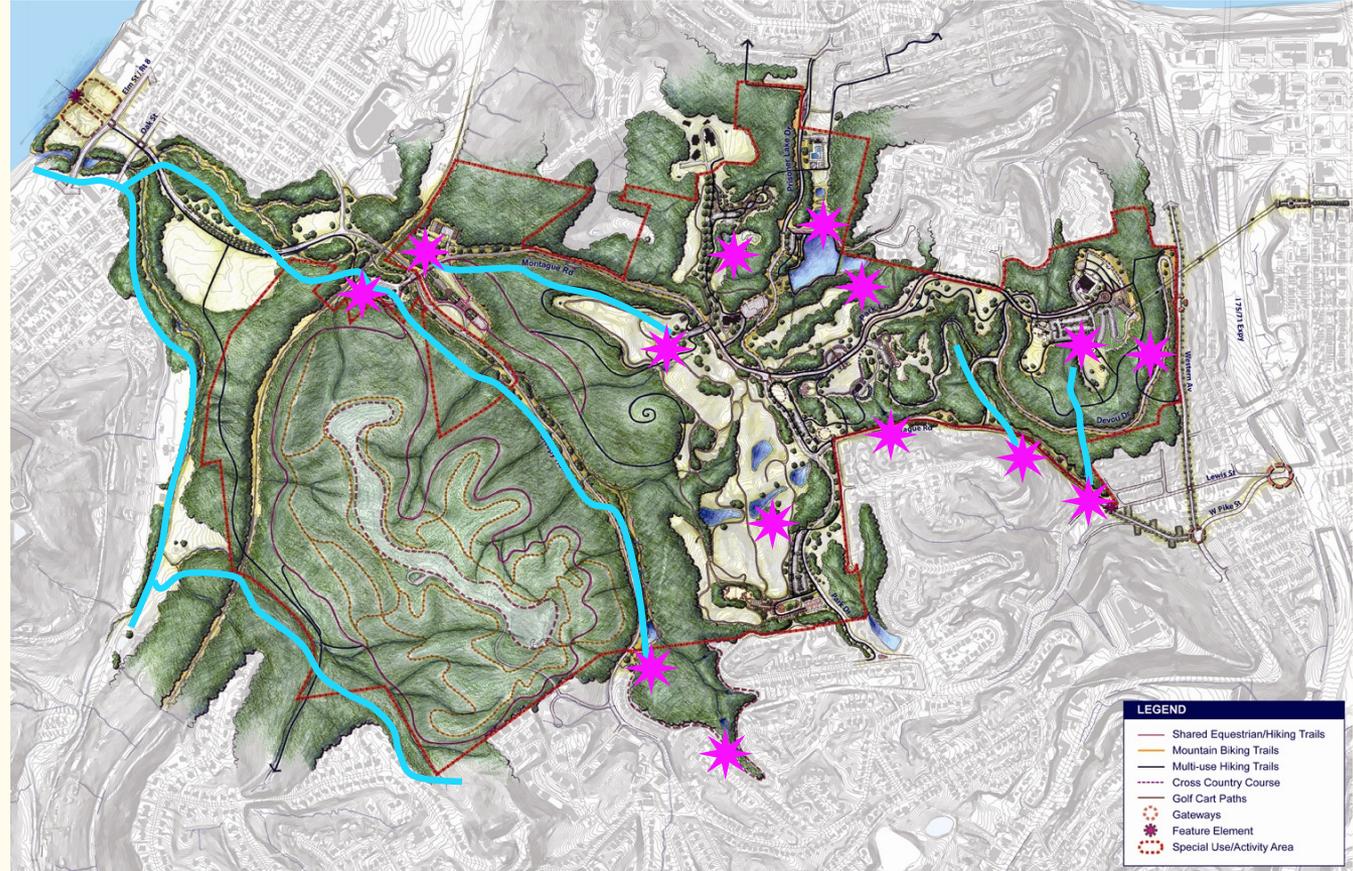




## MAJOR INITIATIVES

### Ecological Restoration

- Stream restoration
- Green infrastructure opportunities (Biofiltration, Storage & Stormwater Reuse)
- Forest Management





## *ADDITIONAL RECOMMENDATIONS*

### **Wayfinding/Signage**

Create a cohesive and legible signage system that fits the character of the park and helps visitors navigate to all major destinations in the park from all directions, beginning with I-71/75, Rt. 8, Dixie Highway, & Sleepy Hollow, working through the Park.

### **Site Lighting & Furnishings**

Create a cohesive ensemble of elements that fits the character of the park, is durable, user-friendly and meets the needs of each use area.

### **Park Management**

Refine park management systems and promotional strategies for more streamlined and coordinated efforts between major use areas, partners and events.

### **Security**

Expand park security personnel, program and capabilities in conjunction with expanded park facilities and events.



## *ADDITIONAL RECOMMENDATIONS*

### **Funding**

Create broader funding partnership framework.

### **Regional Vision**

Integrate the Devou Park Master Plan into the Vision 2015 Regional Parks Vision as a major regional cornerstone facility.



## Cost Estimate, Funding & Implementation Strategies



## *IMPLEMENTATION STRATEGY*

### **Cost Estimate**

Estimates the costs for all proposed improvements and future operations.

### **Funding Matrix**

There is no silver bullet. It will take a strategic and comprehensive approach, with many partners:

- Revenue-Generation (Drees Pavilion, Restaurant, Golf Course, Shelter & Garden Rentals, Equestrian Lessons/Rental)
- Public Funds (Federal, State & Local)
- Private Funds (Corporate Sponsorships, Individual Gifts, Endowments)
- Grants

### **Phasing/Implementation Plan**

The plan will be implemented in phases over many years:

- Address low-hanging fruit and most pressing needs first
- Be opportunistic as funding becomes available for certain aspects of the plan
- Constantly nurture partnerships & activities





# DEVOU PARK MASTER PLAN

## IMPLEMENTATION STRATEGY

### Cost Estimate

Master Plan Design was quantified and estimated. Implementation strategy suggests an overall \$50m budget phased over a 25 year implementation schedule.

# Item	Item	QT.	Units	Unit Cost	Extension
<b>Western Park - Trail Zone</b>					
A1	Battery Access Road (24' wide x 2344LF)	56,256	SF	\$ 5.00	\$ 281,280.00
A2	Battery Parking	280	SF	\$ 6.00	\$ 1,680.00
A3	Battery Interpretive Areas (685,324SF)	1	LS	100,000	\$ 100,000.00
<b>Trail Head Hub</b>					
A4	Restroom Building	600	SF		\$ 125,000.00
A5	Parking Lot	45,153	SF	\$ 6.00	\$ 270,918.00
A6	Entrance Drive 24' wide	76	LF	\$ 120.00	\$ 9,120.00
A7	Bridge 24' wide	66	LF		\$ 160,000.00
A8	Landscape Islands	13,665	SF	\$ 4.00	\$ 54,660.00
A9	Landscape area around hub	17,000	SF	\$ 4.00	\$ 68,000.00
A11	Roadway intersection relocation (332 LF x 24')	7,970	SF	\$ 10.00	\$ 79,700.00
A12	Sewer	300	LF	\$ 25.00	\$ 7,500.00
A13	Electric Underground	300	LF	\$ 25.00	\$ 7,500.00
A14	Water Supply	1	LF	\$ 8,000.00	\$ 8,000.00
A18	Stream restoration	4,500	LF	\$ 100.00	\$ 450,000

Park Funding	Other City	Other Public	Joint Venture Development	Donations Gifts	Corporate Sponsors	Volunteers In-Kind
		\$ 281,280.00		*		
		\$ 1,680.00		*		
		\$ 100,000.00		*		
				*	\$ 125,000.00	
\$ 270,918.00						
\$ 9,120.00						
\$ 160,000.00				*	*	
\$ 54,660.00						
\$ 68,000.00						
		\$ 79,700.00				
\$ 7,500.00						
\$ 7,500.00						
\$ 8,000.00						
		\$ 450,000.00				*



## IMPLEMENTATION STRATEGY

### Funding Distribution

Master Plan cost percentages based on funding source. Implementation strategy suggests broad partnerships and regional cooperation.

City Park Funding	32%
Other City Sources (i.e. stormwater or street funds, etc.)	1%
Other Public (i.e. grants, county or regional sewer funds, etc.)	3%
Joint Venture Development	48%
Donations Gifts	6%
Corporate Sponsors	8%
Volunteers In-Kind	2%



# DEVOU PARK MASTER PLAN

## FUNDING MATRIX

Item Description	LOCAL FUNDING SOURCES					LOCAL PUBLIC FUNDING					PRIVATE FUNDING							
	Special Tax Financing	General Fund	User Fees	In-Kind	Corporate Sponsors	V2015 Regional Parks	Road Funding	Schools	Storm Water Utility	OKI Regional Planning	Volunteer In-kind	NKHN	Non-Profits	Local Private Foundatio	National Corporate Foundations	National Private Foundation	Capital Campaign	Partnerships
<b>Capital Improvement Funding</b>																		
Purchase Land																		
Active Amenities																		
Passive Amenities																		
Trails																		
<b>Operating Funding</b>																		
Maintenance																		
Program																		

Item Description	FEDERAL FUNDING SOURCES					STATE FUNDING SOURCES										
	Department of Energy Grants	Education Grants	Design Arts Program	Urban and Community Forestry Assistance Program	Watershed Protection and Flood Prevention (Small Watersheds) Grants	Migratory Bird Conservation Fund	UPARR	State Capital Budget	Recreational Trails	Land and Water Conservation Fund Program	Kentucky Urban and Community Forestry Grant	Kentucky Heritage Land Conservation Fund	Waste Tire Trust Fund	EPA BROWN-FIELDS PROGRAM	KY Humanities Council	
<b>Capital Improvement Funding</b>																
Purchase Land																
Active Amenities																
Passive Amenities																
Trails																
<b>Operating Funding</b>																
Maintenance																
Program																



# DEVOU PARK MASTER PLAN

## IMPLEMENTATION STRATEGY

Immediate (1-3 Years)	
Strategic	Projects
New Parks & Recreation Director	Stone Shelter Area
Stormwater Green Infrastructure Strategy with SD1	Irish Memorial
Ohio River Linkage Strategy with Southbank, Vision 2015, Ludlow, & Bromley	Trail Improvements
Market Feasibility Studies of Restaurant and Golf Course Clubhouse	Caretaker's House Removal and Clearing with Picnic Tables
Establish Annual City Budget Targets	On-going Stabilization & Drainage Improvements
Finalize Creation of Park Foundation	Mountain Bike Trails
Roads Strategy with County KYTC	Montague Improvements with Park Hills
Regional Parks Funding Strategy with Vision 2015	New Signage and Wayfinding System
Equestrian Strategy with Northern Kentucky Horse Network	Initiate Engineering Study of Main Entranc Stability and Realignment
Establish Annual Park Operating Needs (budget, personnel, equipment)	



# DEVOU PARK MASTER PLAN

## IMPLEMENTATION STRATEGY

Short Term (3-10 Years)	
Strategic	Projects
Investigate Land Acquisition, Swap and/or Easement Opportunities	Revenue Generation Projects: Restaurant, Clubhouse
Initiate Tram as Part of Brent Spence Project	Trail Hub, Equestrian Trails & Equestrian Center
Ramp Up Events, Rentals and Volunteer Projects	Remove and/or Repair Staircases
Finalize National Historic Designation for Batteris and Military Road	Garden Spine
Hire Park Manager to Focus Exclusively on Devou	On-Going Stabilization & Drainage Improvements
	Concert Bowl and Rotary Grove/Memorial Gardens
	Main Entrance Enhancements
	Create Forest Management Plan
	Implement First Phase of Roadway Strategy (Park Roads)
	Implement Prisoner Lake improvements
	Pool Area Improvements
	Maintenance Area relocation



# DEVOU PARK MASTER PLAN

## IMPLEMENTATION STRATEGY

Long Term (10-25 Years)	
Strategic	Projects
	Implement Remaining Phases of Roadway Strategy (Sleepy Hollow and Ohio River/Rt 8 Connection)
	Shelter at Existing Maintenance Area
	Ridgetop Garden Day Use Shelter Area
	Golf Course improvements as funding allows
	Complete Overlook Point and Drees Center improvements
	Interpretive area at Batteries



## CLOSING

### A Local & Regional Jewel

- Devou is a large island of green in the region's urban core with scenic views and unique cultural/natural assets
- The romantic feel of the park provides visitors a place to pause, engage with nature, enjoy the valley views, and celebrate special moments

