

STANBERY PARK

MASTER PLAN REPORT

SEPTEMBER 2001



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A special note of thanks is included in this report to the many people who contributed to the community meetings and to the vision of this plan.

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EXECUTIVE SUMMARY

Stanbery Park, a 125-acre community park in Mount Washington, is part of the Cincinnati Park System. Since the sale of the Stanbery property in 1938 to the Cincinnati Park Board and since the creation of the park in 1940, Stanbery Park has served the area's nature enthusiasts with its wealth of densely wooded hills, fossilized creek beds, and open expanses of meadow and lawn. Since its beginning with 33 acres of land, the park has grown to its current size with continual improvements to its facilities.

The Stanbery house was once the home of Brigadier General Sanford B. Stanbery, the highest-ranking officer from Hamilton County in World War I, and converted for use as a caretaker's residence. The last caretaker for the park, Albert Shoop, retired in 1974, and the house has remained vacant ever since. The other two structures on the site include a small stone comfort station built in 1940 by a local Civilian Conservation Crew (CCC) and a brick picnic shelter built in 1963 that rests at the end of a narrow ridge-top spine amidst a collection of picnic tables.

To many, the park has served as almost a secluded nature preserve for decades with an abundance of wildflowers, streams and wooded nature trails. To others, Stanbery Park has served as a community park with picnic groves, a ball field, play areas, and open gathering space that expands its unique cultural and natural features to a broader audience.

In the late 1990's, a local group of concerned citizens formed the Stand-by-Stanbery group in an effort to renovate and beautify the park and its facilities. Through discussion between the Cincinnati Park Board and the Stand-by-Stanbery group, a partnership was formed to create a Master Plan for the park, the first comprehensive strategy for the property since a proposed development plan by DRF in 1955. Members of the Stand-By-Stanbery group were also selected to become the Stanbery Park Advisory Council, a formal citizens group to interact with the Park Board.

The Park Board hired the consultant team of Human Nature, Inc. (landscape architect) and KRA Architects, Inc. (architect) in January, 2001, to create this Master Plan and to build public consensus as an integral part of the process.

The consultant team first produced an in-depth inventory and analysis of the site, its context, and its many cultural and natural resources. This information was presented to the community at the Mt. Washington Community Council meeting in February 2001, at McNicholas High School, and the community's ideas were recorded for potential improvements to the park.

A wide spectrum of ideas were given to the consultant team for consideration, and working with the Cincinnati Park Board and the Stanbery Park Advisory Council, three core concept plans and trail system enhancements were developed and presented to the community at a second public meeting at the Mt. Washington Community Council meeting in April 2001.

Again, the community provided input for the Park Board and Consultant Team's consideration. The focus of their feedback was that they preferred a strategy focused upon celebrating and refining existing Park assets without making big changes.

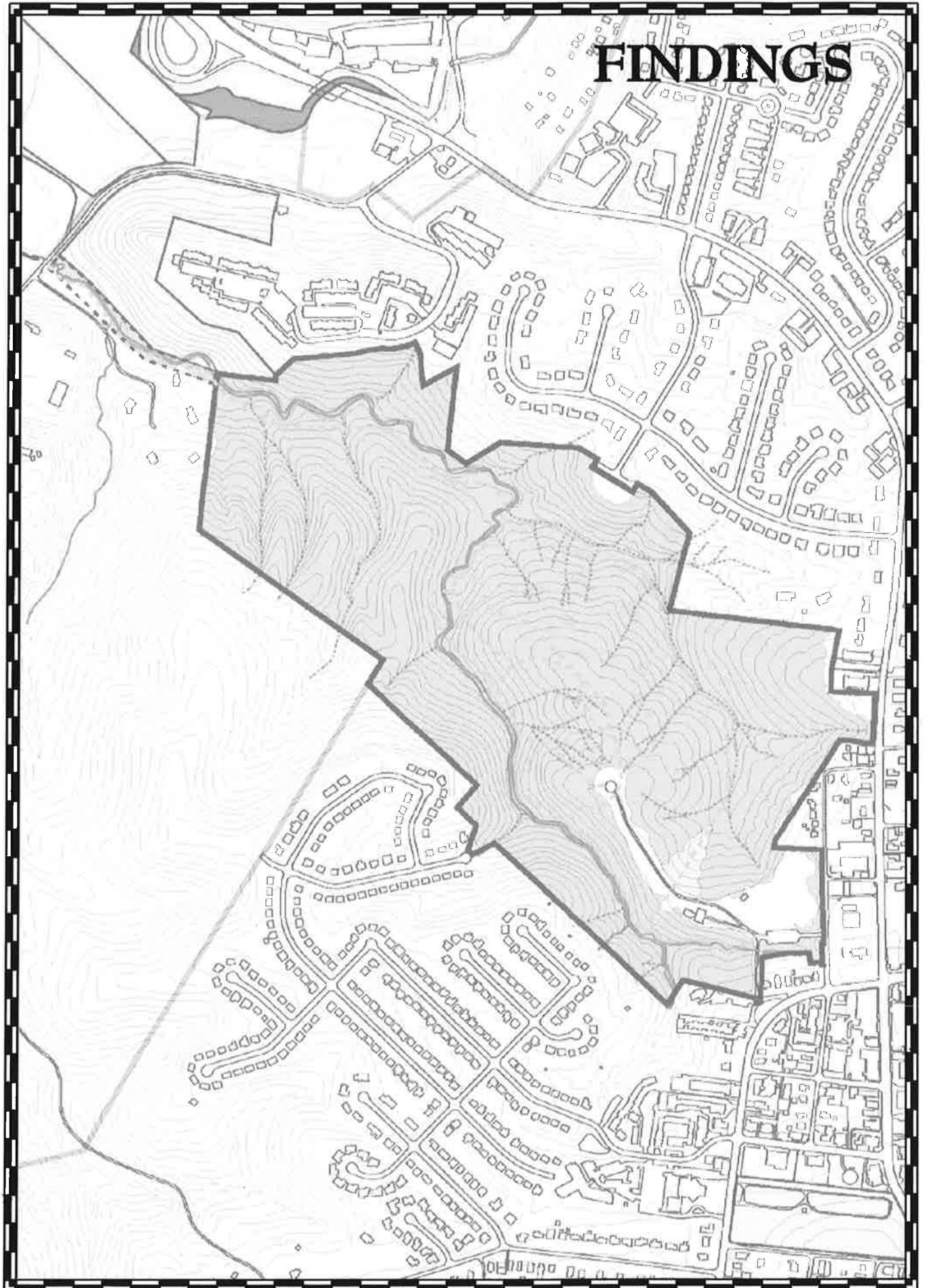
Working closely with the Stanbery Park Advisory Council, the Park Board and Consultant Team sifted through the feedback to discover ideas that were powerful, and through exploration and refinement, a Preliminary Trail Enhancement Plan, Trail Signage & Guidelines, Preliminary Core Plan, and Preliminary Park Structures were presented to the community at the Mt. Washington Community Council Meeting in July, 2001. All present voted unanimously to approve the Plans, and these are the final Master Plan drawings presented in this report.

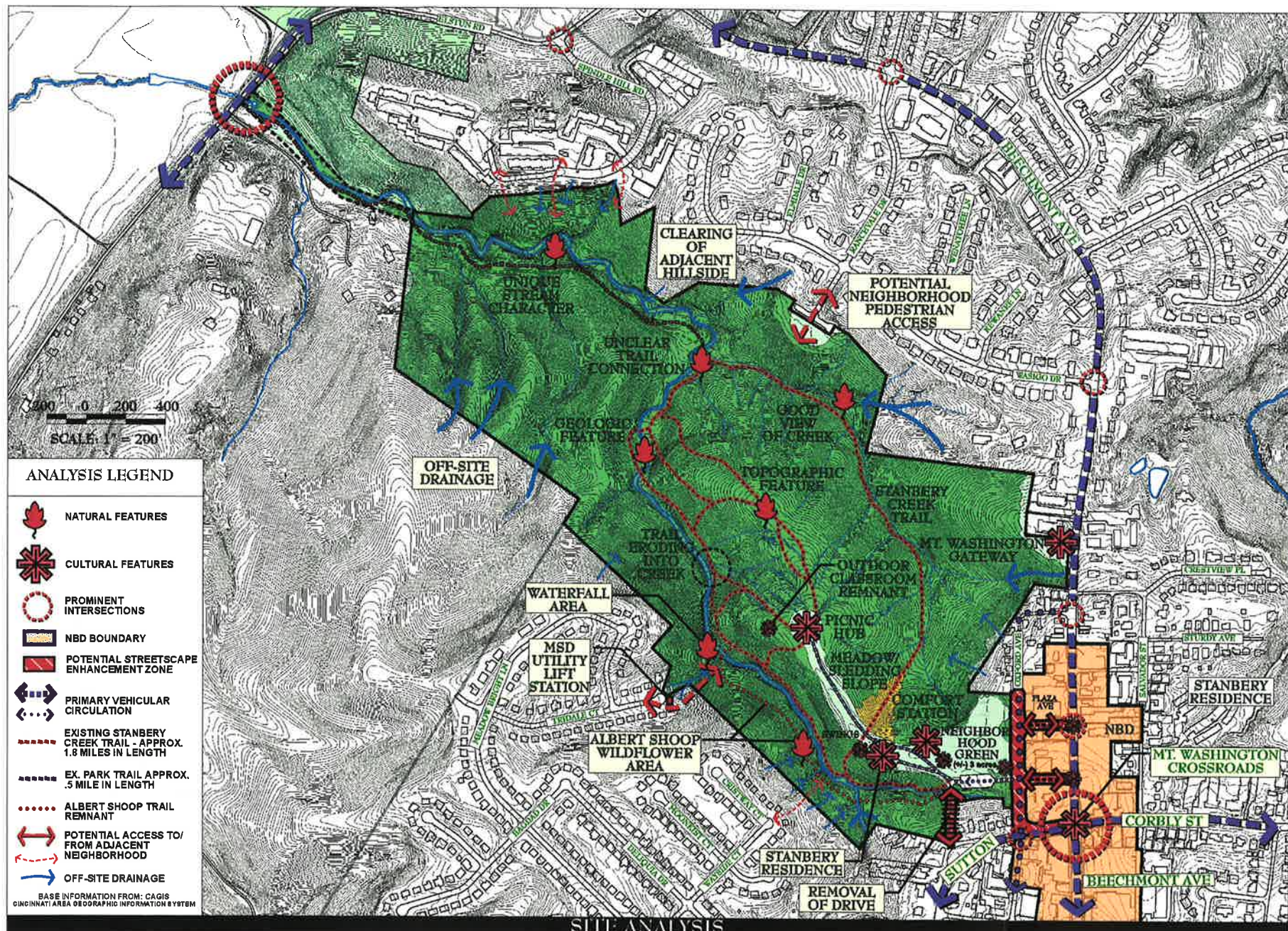
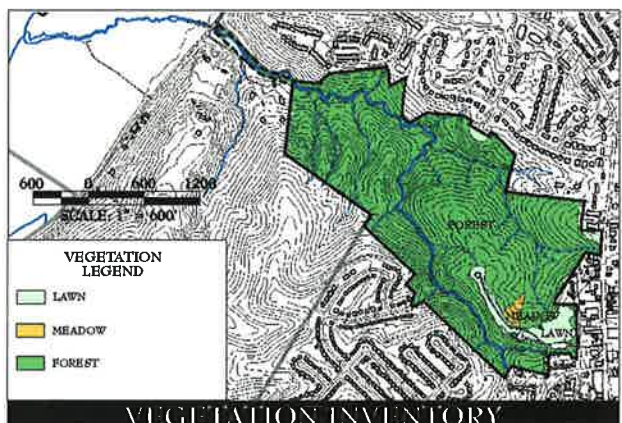
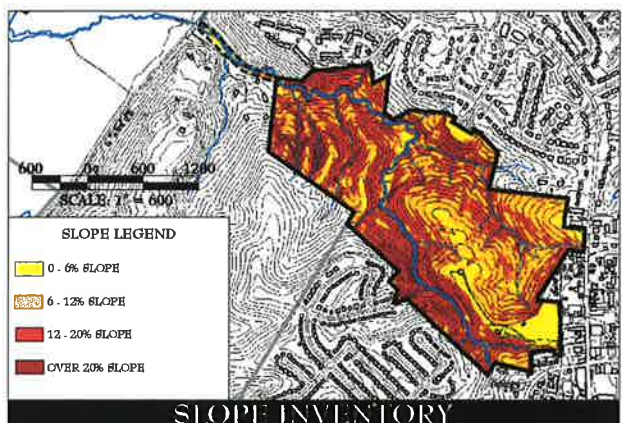
Highlights of the Master Plan include:

- An improved trail system with trailheads, interpretive stops, directional nodes, and a hierarchy of trail types for differing levels of accessibility
- A Core Master Plan with an accessible pedestrian path system, expanded parking and play environment, rustic outdoor performance area, two new rentable picnic shelters, managed forest edges, relocated and expanded Stanbery House, Oxford and Corbly streetscape enhancements, and a Mt. Washington feature element at the crossroads of Corbly & Beechmont

The Master Plan for Stanbery Park presented in this report is intended to be a strategic plan, one implemented in phases with many partners in the community. It is not a public infrastructure plan that will be implemented all at once. There are many opportunities for community partnerships - adjacent neighborhoods, private corporations & citizens, and organizations with a compatible interest in the park who are invited to become part of the future envisioned for Stanbery Park.

FINDINGS





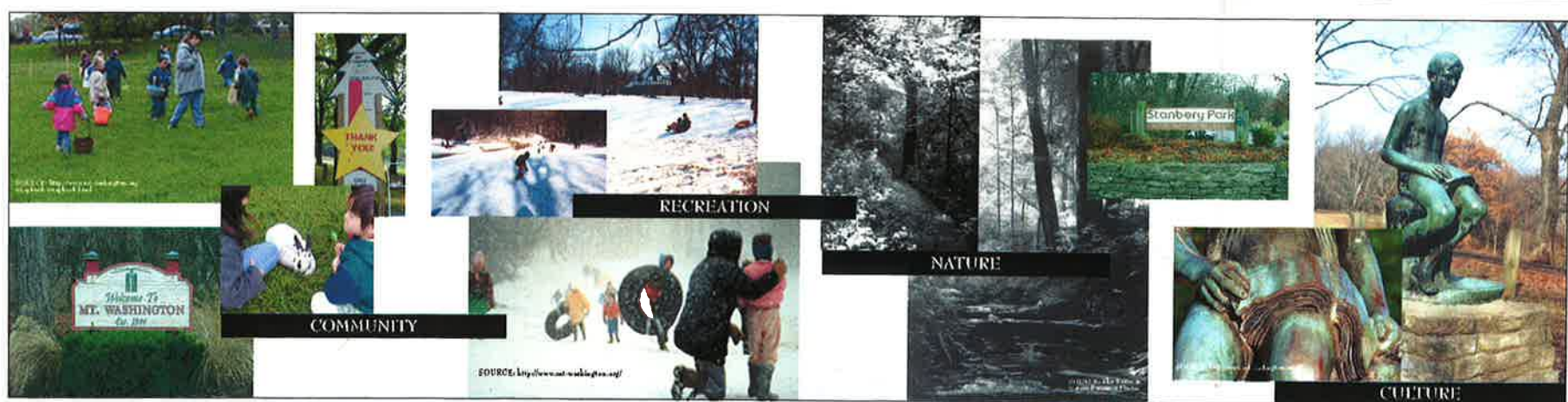
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MASTER PLAN
SITE INVENTORY & ANALYSIS**

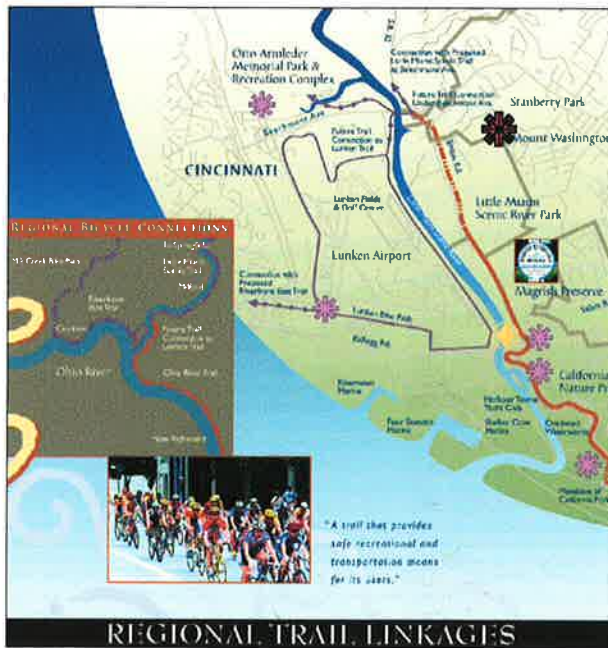
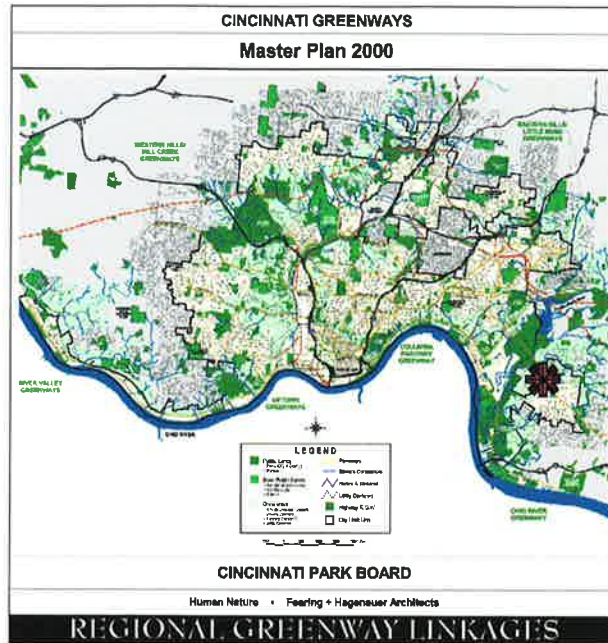
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PARKS



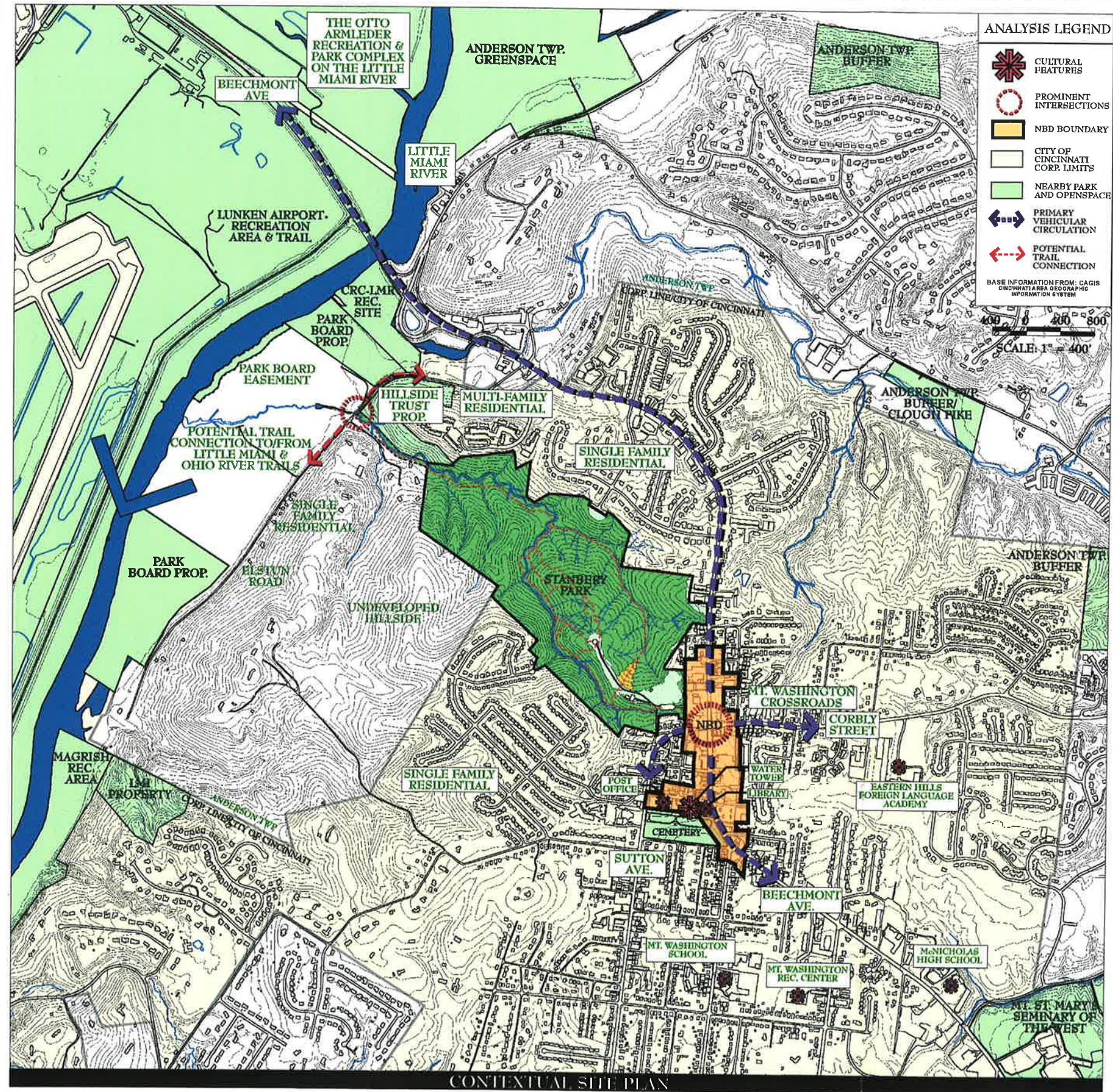


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STANBERY PARK MASTER PLAN CONTEXTUAL ANALYSIS

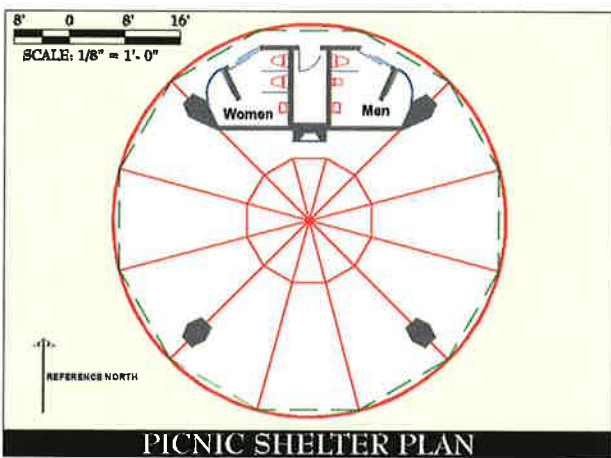
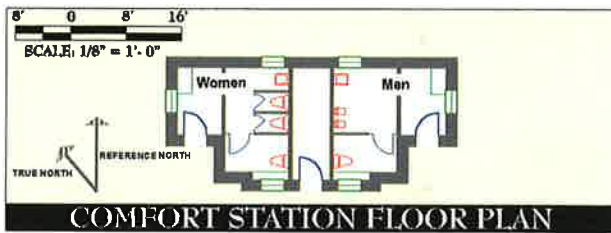
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COMFORT STATION



PICNIC SHELTER

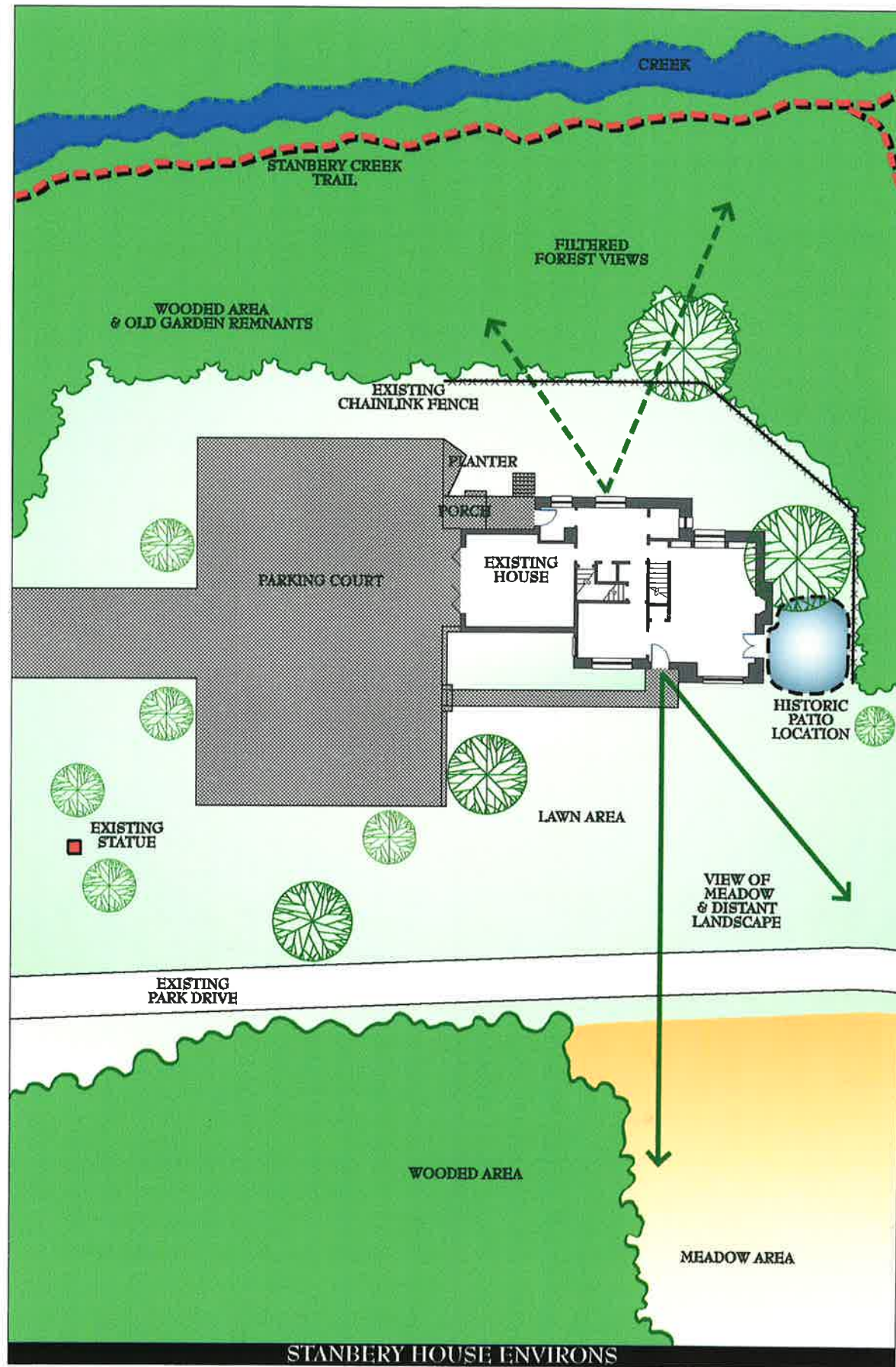
STANBERY PARK MASTER PLAN

ANALYSIS OF EXISTING STRUCTURES

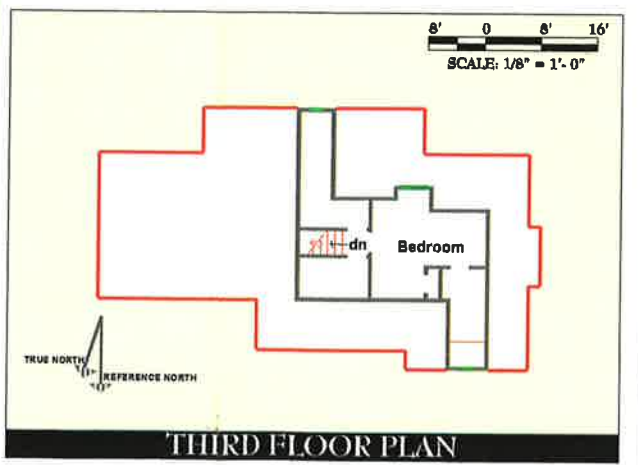
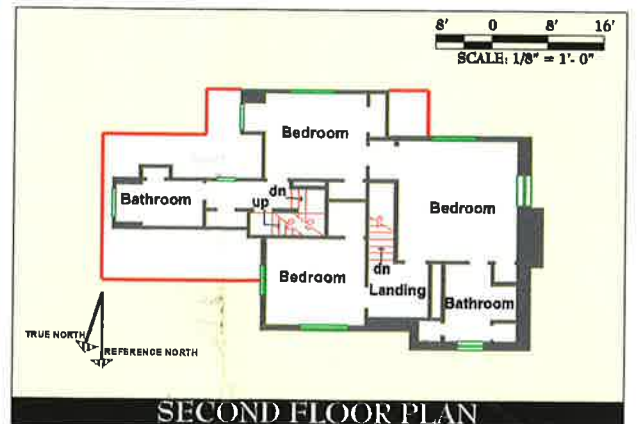
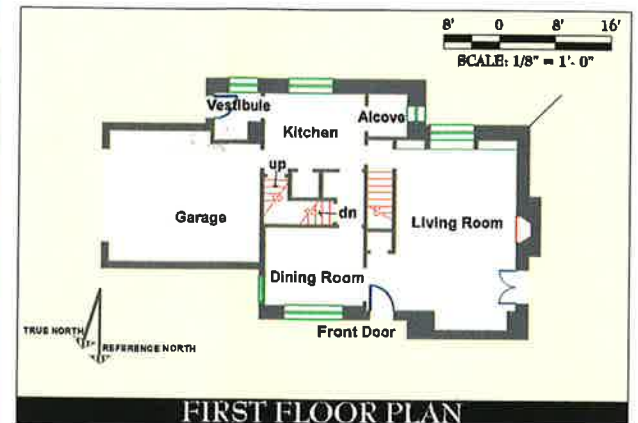
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STANBERY HOUSE



FINDINGS

The following is a written supplement to the Site and Structures Analysis Boards, which served as the initial assessment of Stanbery Park for master planning purposes. Additional input was gained from the community-at-large at the first public meeting for this project and is summarized at the end of this section.

CONTEXT

REGIONAL GREENWAY LINKAGES

Stanbery Park is located within a larger network of existing and planned regional greenways. In the Cincinnati Park Board's most recent greenway plans, Stanbery is included in the Little Miami River/Eastern Hills Greenway, providing diverse opportunities for connections with hillsides, streams, a wide variety of parks, and several major trails (see Regional Trail Linkages).

Based upon this ideal location, there are opportunities to collaborate with several partners in the interest of strengthening greenway linkages, including The Hillside Trust, Anderson Township Parks, Hamilton County Parks, Cincinnati Recreation Commission, OKI, and Little Miami Inc. In particular, the parcels below Stanbery Park, to the west, offer tremendous opportunities for improved greenway linkages with the Little Miami River.

REGIONAL TRAIL LINKAGES

Stanbery Park exists within close proximity to two major trail systems that are planned for the near future. The Ohio River Trail is planned to connect Lunken Airport Trail to communities east, following along the Ohio River. Current plans indicate the use of Elstun Road as part of this network. Elstun, just below Stanbery to the west, provides an ideal linking point to the park, and a trailhead at this location should be explored.

Beyond the Lunken Airport Trail to the north, there are plans to continue the Little Miami Trail and connect with existing sections of trail all along the river. Once these two trails are in place, Stanbery will provide an excellent stop for cyclists, and provisions for parking and trailheads should be considered.

PROXIMATE PUBLIC OPEN SPACE

A significant amount of public property is owned by several agencies directly west and north of Stanbery Park. The Lunken Airport Recreation Area & Trail and the Otto Armleder Recreation & Park Complex are just west of the Little Miami River with numerous smaller undeveloped parcels just east of the Little Miami River along Elstun Road. Besides the properties along the Little Miami River, Anderson Township and the Hillside Trust hold several small parcels of public land. Stanbery Park remains the only developed public park within the community of Mt. Washington.

NEIGHBORHOOD BUSINESS DISTRICT (NBD)

The Mt. Washington neighborhood business district includes the properties along Beechmont Avenue just north of Roxbury Street to south of Mears Street. The district has a cozy village-like atmosphere and primarily contains locally owned commercial buildings with a few residential and semi-public buildings.

Stanbery Park is located adjacent to the NBD along Oxford Avenue north of Corbly Street. Oxford Avenue becomes the connection between these two significant community spaces and is an important zone of energy for both the park and the NBD. Improvements to Oxford Avenue are important for better integration between the park and the NBD.

In 1996 an urban design plan was presented to the community of Mt. Washington to establish a set of guidelines and implementation strategies that would direct the future of the Neighborhood Business District. The plan's recommendation for the design and infrastructure of the NBD included an improved pedestrian connection between the neighborhood business district and Stanbery Park with a gateway to the park at the corner of Corbly and Beechmont Avenue.

SITE

LAND USE

Originally settled as an outpost called Garrard's Station in 1790, Mt. Washington was incorporated in 1867 as it grew along the Ohio Turnpike, which is currently Beechmont Avenue. Mt. Washington continued to grow during the early 1900's with the construction of the electric interurban streetcar line and annexed to the City of Cincinnati in 1911. In the 1930s Columbia Parkway was constructed and all of these various transportation links helped Mt. Washington to grow into a commuter suburb of Cincinnati.

As Mt. Washington's population continued to grow, members of the community petitioned the Cincinnati Park Board for a public park in the 1930s. The Cincinnati Park Board acquired 33 acres of land in 1938, and Stanbery Park was created and dedicated in 1940. The majority of the original 33-acre parcel of land purchased for the park was the estate of the Brigadier General Sanford B. Stanbery, the highest-ranking officer from Hamilton County in World War I for whom the park was named. The park more than doubled in size in 1955 when an adjoining 46-acre parcel was sold to the Park Board, and between 1955 and 1994 the park board acquired other parcels of land to bring the total acreage of Stanbery Park to 125.5 acres.

Stanbery Park is nicely located within the Mt. Washington community. It is in close proximity to a number of residents, the entire NBD, the Little Miami River, major road corridors, and a much larger greenways network.

There is a mixture of land uses that surround Stanbery Park today. To the north and east, as well as to the south and west there are over 1,000 single-family residential dwellings and over 50 multi family residential dwellings within a half-mile radius of the park. The NBD is directly east of the park, and a significant amount of undeveloped hillside is located to the west of the park.

CIRCULATION

Vehicular & Pedestrian Access

The park's only vehicular and primary pedestrian access is one block west of the heart of Mt. Washington at the crossroads of Beechmont Avenue and Corbly Street along Oxford Avenue. Currently, there is not a strong connection between the NBD and the park. The vehicular arrival sequence into the park is ill defined and very abrupt with the location of a small 30-car parking lot at the park entrance on Oxford Avenue. There is a narrow asphalt road that extends from the parking lot to the picnic shelter, the Stanbery house, and into an apartment parking lot along Sutton that has been closed off to vehicular traffic and currently used by pedestrians and park maintenance.

Pedestrians can also enter the park from a narrow easement of land that adjoins Elstun Road. This entrance however lacks trail definition and identification making entrance

into the park difficult from this location. This pedestrian connection is very important to the park because of its connection to the regional greenway system and should be improved.

Stanbery Park lacks any official trail connections into the surrounding neighborhoods. For the park to become more accessible to the adjacent neighborhoods, more pedestrian access points need to be explored within the park. There are several areas along the park boundary where public pedestrian access to the park from nearby residential neighborhoods could be improved. Ranchvale Drive and Triadale Court are neighborhood collector streets that dead-end at the park boundary. Both neighborhoods at these access points have pedestrian sidewalks and only local traffic volume.

Trails

There are approximately 2.3 miles of existing trails through the mature woods along the streams of Stanbery Park. These trails are used for dog walking, hiking, wildlife observation, access to the streams, and just casual exercise. In many areas, the trails have not been deliberately constructed or maintained with any sort of trail surface other than natural ground. Trail accessibility is an issue, since erosion has occurred over time, exposing numerous tree roots along the trails. In one area noted on the plan the trail is eroding into the stream.

The trail system in the park is divided into two main sections. The main loop is called the Stanbery Creek Trail and was awarded National Recreational Trail status in 1980 because of the volunteer efforts of the Miami group of the Sierra Club. The Stanbery Creek Trail begins and ends near the existing parking and house and follows the interior stream crescent. There are also several trail spurs from the main trail to the picnic hub and the Stanbery house. These trail spurs tend to be very steep and ill defined. The other main park trail extends midway from the Stanbery Creek trail north and west to Elstun Road along the stream corridor that flows into the Little Miami River.

Except for one park kiosk near the parking lot the trails in Stanbery Park are not marked or identified in any way. Visitors of the park use the trails without any type of trail identification or nature interpretation. Despite this lack of formal trail development, however, Stanbery's trails and natural areas remain one of its most treasured assets.

SITE NATURAL & CULTURAL FEATURES

Stanbery Park has a wide spectrum of natural and cultural features. Its steep slopes and erodible soils have kept development in the park to a minimum. The topography, streams, vegetation, wildlife, trails, play equipment, picnic areas, open space, and memorials combine to make for a healthy diversity of user experiences within the park.

Natural Features

SLOPE:

The steep topography within Stanbery Park creates dramatic views, severe development limitations, and accessibility challenges that dictate the character and use of Stanbery Park. The majority of the site contains slopes greater than 12%.

There are only two areas within the park that have topography suitable for development, the ridgetop spine that extends from the park entry along Oxford almost half way into the site, and a small neighborhood portal at the end of Ranchdale. The ridgetop spine is where all park development except for trails occurs. It is used for vehicular access, a comfort station, playground equipment, a picnic shelter, a ball field, the Stanbery house, open lawn, and dramatic views into the stream valley. The neighborhood portal at the end of Ranchdale is undeveloped as an open area of turf.

SOILS:

The following is a listing of the soils existing on the site, along with a brief description of recreational limitations and other special considerations. It is important to note that this information is an overview for the purpose of the Master Plan and does not constitute a structural evaluation. No soil borings were completed as part of this work.

CnC2 Cincinnati Silt Loam (8-15% Slopes)

Severe recreation & road limitations - erodes easily, low strength, high frost action

EcE Eden Silty Clay Loam (25-40%)

Severe recreation, dwelling, & road limitations - slope & small stones, slippage, and low strength

Ju Jules Silt Loam (Nearly Level)

Moderate recreation limitations & severe dwelling and road limitations because of flooding

RpB2 Rossmoyne Silt Loam (3-8%)

Moderate recreation & dwelling limitations because of wetness & shrink-swell
Severe road limitations because of low strength & high frost action

RtB Rossmoyne-Urban land Complex (3-8%)

Moderate recreation & dwelling limitations because of wetness & shrink-swell
Severe road limitations because of low strength & high frost action

RtC Rossmoyne-Urban land Complex (8-15%)

Severe recreation & road limitations because it erodes easily, has low strength, & high frost action
Moderate dwelling limitations because of wetness & shrink-swell

UgC Urban land-elkinsville Complex (8-15%)

Severe recreation & road limitations because it erodes easily, has low strength, & high frost action
Moderate dwelling limitations because of wetness & shrink-swell

As indicated by this list, the slopes and wetness are the primary soil limiting factors for development. Given the highly erodible nature of the soils on the site, great care should be given to any disturbances on slopes and related erosion/sedimentation controls.

(Reference Note: The soils information was taken from the Soil Survey of Hamilton County, Ohio, revised 1992 edition by the United States Department of Agriculture, Soil Conservation Service, in cooperation with the Ohio Department of Natural Resources, Division of Lands & Soil, and the Ohio Agricultural Research and Development Center.)

VEGETATION:

Vegetation on the site exists in three broad categories: forest, meadow, and lawn. The vegetation has a very strong relationship to the slopes on the site. The lawn areas are associated with the ridgetop spine and neighborhood portal, and the forest areas and the meadow are associated with the steepest slopes.

Most of the park's acreage remains forested. Beech, maple, poplars, oaks, and ash trees dominate the site. Nestled among the treed hillsides are an abundance of wildflowers. The retired caretaker, Albert Shoop, was instrumental in rescuing native wildflowers from nearby construction sites and replanting them into Stanbery Park.

SURFACE DRAINAGE & STREAM ECOLOGY:

Surrounding areas to the north, east, and south of the park drain into Stanbery Park creating intermittent swales and year-round flowing streams that come together and flow as one winding stream midway through the park that eventually empties into the Little Miami River west of the park.

The streams are held within the steep wooded slopes of the site. The nature trails follow along the stream corridors through the park crossing in a few areas. Waterfalls along the stream corridor create nice breaks along the way. The streams are punctuated with exposed rock outcroppings and fossilized limestone specimens. From a site-specific natural resource standpoint, these swales and streams represent one of the most sensitive ecological zones for slope, vegetation, geology, and wildlife on the entire site and should be preserved as much as possible.

Cultural Features

In addition to the natural features and structures on the site, the park is used for picnicking, sledding, playing on play equipment, community gathering, games on the open lawn areas, and nature day camps. These activities all take advantage of the unique qualities of the site. As part of the Master Plan design process, all of these activities should be fully explored and refined.

PLAY AREAS:

Every winter when it snows, the community turns out in mass to sled down the meadow of Stanbery Park. The sloping meadow north east of the Stanbery house becomes the sledding hill for all the sledders and snow boarders of the community. Although the sledding hill is not a programmed activity within the park, to many in the community, the sledding hill is one of the park's most unique and sacred activities.

There are two pieces of playground equipment in Stanbery Park that were installed some years ago, a swing set near the Stanbery house and a climbing apparatus near the comfort station. Besides the play equipment being separated from each other, both pieces of equipment are in poor condition with no seating areas for parents. They also do not meet current accessibility and safety standards.

There is a backstop at the entrance of Stanbery Park in the neighborhood green for informal ball games. The northwest orientation of the backstop is not ideal for late afternoon games. The preferred orientation is east or northeast, which would cause the outfield play to occur near the street and parking areas that are not ideal.

GATHERING AREAS:

The neighborhood green is almost 3 acres of level lawn area at the entrance to Stanbery Park along Oxford Avenue. The location of this open green space is important for community interface with the NBD and populous park events. It is also the front yard and gateway of the park.

Besides the neighborhood green, the other large gathering space is the picnic hub located within the forested interior of the park. The picnic hub has many safety concerns regarding access and visibility. It is not completely visible from the main entrance or activity of the park. It has a feeling of isolation, which can be a benefit for group activities such as the annual nature day camps or a deterrent to individuals who feel unsafe and isolated by the location.

MEMORIAL FEATURES:

Even before Stanbery Park was created, the Mt. Washington Civic Club and American Legion Post 484 commissioned a statue known as "The Boy and The Book" by Italian-born artist Arturo Ivone as a World War I memorial. This life size bronze sculpture on a stone base depicts a young man sitting on a stump with an open book in his lap contemplating all the men who served their country in the war. Originally erected and dedicated in 1938 in Campus Lane Park, the statue was moved to Stanbery Park in 1941 and located at the approach to the Stanbery house where it remains today. Over the years the statue has become a park icon.

STRUCTURES

STANBERY HOUSE & ENVIRONS

This charming Tudor Revival house was the home of Brigadier General Sanford B. Stanbery, for whom the park was named. The Tudor Revival style, which was popular during the 1920s and 1930s, is reflected in the steep cross-gabled roofs, stone and half-timber construction and irregular siding in the gable ends. (A Guide to Art and Architecture in Cincinnati's Parks) The Stanbery family used the house until 1938 when it and 33 acres of land was sold to the Cincinnati Park Board. From the creation of Stanbery Park in 1940 until 1974 the house was occupied by a series of caretakers, including Albert Shoop who lived there for more than 30 years. Many summers he would open the house to the public as an informal natural history museum. The Park Board has phased out resident caretakers, and the house has remained unoccupied since 1974.

Many people characterized the house as "cozy". It is of a small scale on the inside and the outside. Its location in the park has both positive and negative implications. Being central and on the edge of meadow, woods and ridgeline creates a very dynamic spectrum of views. Because it is central also, however, and on a narrow ridgeline, access and any associated site development that may be necessary for adaptive reuses of the structure is limited. Around the house are a few associated outdoor spaces, the terrace on the west side, the small backyard to the south and the front lawn from which a wonderful view of the "meadow/sledding hill" can be seen.

The range of new uses for the house is limited, given the small rooms and the arrangement of the rooms. For almost any public uses the house needs to be enlarged. To retain the house in close to its original form, the most logical change would be an addition to the rear, into the backyard. This would open up the opportunities for new uses. Upgrades are needed to meet building code requirements, including rated exit egress, egress and emergency lighting, fire sprinklers and fire alarm system. Other improvements are completely new electrical and mechanical systems (with air conditioning), new roofing and gutters, window repairs, new storm windows and screens, tuck pointing the stone and brick, exterior and interior painting, plaster repair, re-finish the wood paneling and floors and repair of the plumbing system. Explorations should include renovation, addition, removal and relocation.

COMFORT STATION

This small handsome building of coursed ashlar sandstone features steep, hipped roofs with wood shingles. Decorative features include "barrel" style cornices and shutters ornamented with "bull's eyes." Built in 1940 by the local CCC crew, this comfort station reflects the Tudor Revival style and is similar to ones in Ault Park and Mount Airy Forest designed by architect R. Carl Freund. (A Guide to Art and Architecture in Cincinnati's Parks)

The comfort station was renovated in the mid 1990s with new plumbing and partitions and is presently handicap accessible. Although there has been settling in the north corner of the building, the Park Board staff reports that no additional movement in the past ten years has occurred. Therefore, renovations to the building should include tuck-pointing the exterior and the interior. The barrel cornice needs to be re-installed on the rear of the building. An accessible path should connect the comfort station with other areas within the park.

PICNIC SHELTER

This functional shelter was constructed in 1963 and features red clay brick piers, a low sloping metal roof, restrooms and originally a large fireplace. A number of years ago it and the surrounding area were used by Girl and Boy Scouts for camping trips. This was discontinued in recent years. The restrooms are in acceptable condition. They do not, however, meet current accessibility standards.

This particular structure is currently incompatible with the design vocabulary of the house and comfort station. Exploration should include removal and/or renovation.

Renovations should concentrate on a new metal roof and re-painting the roof structure and Tectum ceiling panels. The graffiti should be removed from the brick. Unfortunately, making the restrooms accessible is not feasible without adding on to the building. The fireplace can be reactivated for reserved use by removing the concrete block and installing a hinged and pad-locked metal plate over the opening.

SUMMARY OF OBSERVATIONS

TEAM SUMMARY OF SITE AND STRUCTURE OBSERVATIONS

The next few pages summarize the design consultants' initial assessment of Stanbery Park. Site and structure strengths, weaknesses, challenges and opportunities were explored and presented to the community at the first public meeting.

Site Strengths

- Good variety of cultural & natural features (streams, vegetation, wildlife, Stanbery house, community green, picnic areas, trails) - almost like two parks - one with open green for picnics, pick-up games, & family/community events, and another with wooded slopes, wild flowers & streams that is more of a nature preserve
- Prominent central location within Mt. Washington, near the NBD & Beechmont corridor
- Large green lawn near NBD offers strong opportunities for community gatherings
- Secluded experience within the urban context
- Prominent connection to regional greenway systems

Stanbery House Strengths

- Distinctive residential character in the Tudor style
- Familiar history with people in the neighborhood
- Structure well-constructed and in fairly good condition
- Prominent central location with view of meadow/sledding slope & woods

Comfort Station Strengths

- Wonderful example of the American "Park-itecture" from the 1930s and 40s with stone materials that are compatible with house & park environs
- Visually and functionally accessible from the neighborhood green with recent interior accessibility improvements, plumbing, and partitions

Picnic Shelter Strengths

- Well constructed and maintained building
- Sized for large gatherings with restrooms for reserved use
- Separation from other activity areas
- Good as a trail head for many of the park trails - allows 300 degree views of the wooded hillsides

Site Weaknesses

- Lack of strong connection with Beechmont Avenue & the NBD
- Abrupt sense of vehicular arrival when entering Stanbery Park from Oxford Avenue
- Lack of handicap accessibility to restrooms, play equipment, kiosk, park trails, & other features
- Existing play equipment in poor condition
- Undefined future for residence and shelter
- Lack of connections between park and adjacent neighborhoods
- Safety concerns regarding picnic hub location - access and visibility
- Lack of definition, maintenance and development of trail system and related interpretive opportunities
- Site soils and slopes have severe development limitations

Stanbery House Weaknesses

- Having been a house, the rooms are small, limiting their new use possibilities. The entire building is small and difficult to use for anything but a house. Adjacent buildable areas are also limited for expanded parking and other support services
- There is a weak sense of approach from the parking lot to the house
- The house is presently unoccupied, leaving it prey to vandalism
- Extensive & costly upgrades will be required to allow public use of the house
- Location of the house divides the site - serves as a barrier on a narrowly accessible ridge

Comfort Station Weaknesses

- Not large enough for populous park events
- Not on accessible path from other areas in the park

Picnic Shelter Weaknesses

- Location of shelter creates isolation from other activity areas which creates safety and vandalism concerns - too far from public parking area
- The style of the structure is not compatible with other park buildings
- The fireplace and restrooms are marginal/questionable uses

Site Challenges

- To discover a balance of program elements that fit the site and the community needs that are physically and economically sustainable for the long-term
- To improve accessibility for as many park features as possible
- To create an environment that is conducive to both large gatherings and more private communing with nature
- To develop a master plan strategy that is implementable - endorsed by the Park Board and the community, and able to be phased with a reasonable public/private budget strategy

Structure Challenges

- To provide the neighborhood with appropriate facilities that will enhance the park and its use(s)
- To develop/refine a vocabulary of structures that are unique and expressive of Mt. Washington and/or Stanbery Park
- To determine if appropriate uses of structures are operationally, technically, and financially feasible
- To open-mindedly explore new uses for existing structures that are in the best interest of the park - including the entire spectrum from renovation to removal

Site Opportunities

- To celebrate Stanbery Park as the heart of Mt. Washington - the neighborhood commons
- To celebrate the unique cultural and natural resources of the site
- To connect Stanbery Park as an integral part of the Eastern Hills/Little Miami Greenways Network

Stanbery House Opportunities

- To re-introduce the structure as a focal point of the community and provide the neighborhood with a facility that will enhance the park and its use(s)
- To explore design concepts of the park with and without the house

Comfort Station Opportunities

- Continue to be used as the major comfort station for the park while improving access and connection with the park green

Picnic Shelter Opportunities

- To be used as a gathering area for interpretive sessions and group gatherings
- To be used as a rental area
- To be relocated or replaced with a more appropriate structure/use

SUMMARY OF INPUT FROM PUBLIC MEETING #1

The findings outlined in the previous pages were presented to the public in a Mt. Washington Community Council Meeting at McNicholas High School and used as a means to stimulate input for potential improvements. The next few pages summarize the community's input towards improving the park.

POTENTIAL CONTEXT IMPROVEMENTS

- Would like to see a footbridge connection over the Little Miami River
- Would like to see a park entrance with parking along Elstun Road
- Who owns the undeveloped hillside SW of the park & has there been any dialog with the owner about their future plans for the land?
- What is the development timetable for the Elstun Road trail?
- A lot of history in the lower area (LMR floodplain) - land that connects the park to the Little Miami River - would like to see access to the park off of Elstun Road with parking

POTENTIAL SITE IMPROVEMENTS

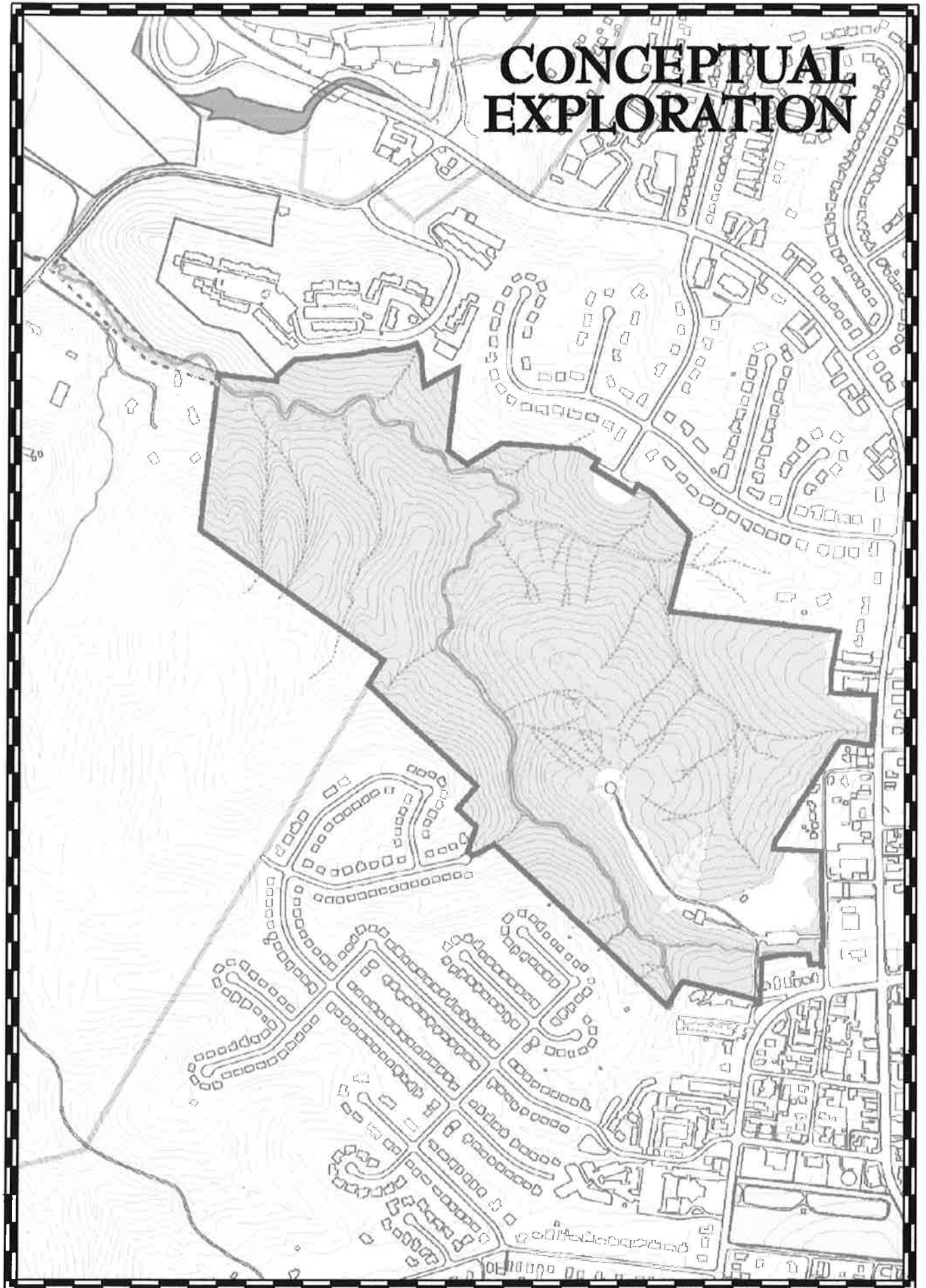
- What type of people do we want to attract to the park - is it dog owners, parents with children, etc?
- There is a lack of picnic tables, and they need to be moved further into the park
- Do not put gravel on the trails - don't like the noise gravel makes - it is hard to sneak up on the wildlife in the park
- Improve the trails - mark the trails (stone markers) - the sign board could hold a trail map and trail maps could be posted on a website
- Surprised by the poor condition of the trails on a recent trip to the park - the trail has deteriorated over the years, eroding and exposing tree roots - would like to see trail improvements
- Concerned that the trails are killing a lot of trees in the park - roots are exposed and trampled - the SW side is in desperate shape and the N side is in better shape - put down erosion controls
- An avid user likes the trail system the way it is (ill-defined) - blends into the countryside - challenge is to make the trail more accessible while preserving the way it blends into the landscape
- Have at least three graduated steps up to the main trail
- Erosion problems should be addressed and perhaps trails relocated to reduce this problem
- Trail connection to Elstun is critical - trail should be well developed and any encroachment by adjoining land owners should be a concern to the trail manager
- Official trail access from Beechmont, Ranchvale, and Tridale should be considered
- Walkways are in terrible shape - would like to see a facility for washing hands in the day camp area
- Users have to park and walk into the park - does the park have bike racks that would facilitate bike riding or skating into the park

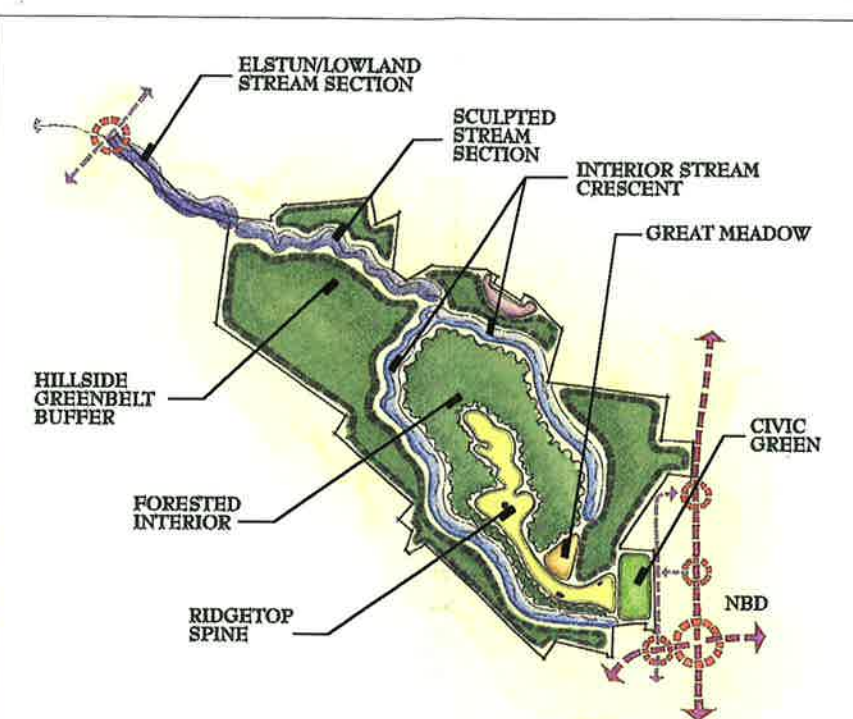
- Would like to see better playground area & equipment with seating along the edge for parents - similar to "Jewel Park"
- Sledding hill is dangerous - converging people at the bottom of the hill get hurt - widen base and make slope more gentle
- Try to make the sledding hill more accessible by making snow
- Sledding hill is hard to walk up - would like to see natural looking steps
- Sled riding is an important park activity - base of slope should be broadened and made safer - solicitors recommendation is that it not be designated as such officially
- Left of sledding hill toward the bottom would like to see a band shell for outdoor concerts
- Not much snow but lots of cold weather - what about a small ice skating rink
- Would like for the eastside dogs to have parity with the Westside dogs - dog run on the eastside of the park
- What options are available for problems with hap hazardous parking along Oxford Avenue?
- California has parking area with grass paver blocks for larger gatherings - is that possible for Stanbery?
- Parking on Oxford, bulldozed all in one day, which was a big problem for nearby businesses
- Eliminate the ball field in the neighborhood green and improve the landscape in this area with gardens

POTENTIAL STRUCTURE IMPROVEMENTS

- A long-term resident has a warm association with the access to the house and doesn't know anyone who feels uncomfortable by the placement of the trail in front of the house
- The key to the house is its beauty and age - use it as it is for naturalist station, club meetings, etc.
- Is there a possibility of selling the house to a private individual since the house is residential in nature?
- Private sale of land must be approved by the Secretary of the Interior because land and water conservation funds have federal restrictions, and if approved, comparable land must be added to the park at another location
- Resident has a hard time justifying keeping the house since it is small - interested in a cost analysis - can't find any value in saving it
- The local branch library is landlocked and needs more parking - the park would be a lovely setting for the library and a possible new use for the house
- Making the house a library is a mistake if the house is retained for park purposes
- Would like to see the house renovated as a first aide station or other uses
- Expand the house out the back for historic society and other affairs

CONCEPTUAL EXPLORATION





SPATIAL DIAGRAM

-
- This map illustrates the proposed trail network and transportation improvements for the Mt. Washington Crossroads area. The map features a topographic background with contour lines. Key elements include:
- Trail Network:**
 - Level I Accessible Loops:** Shown as dashed purple lines, primarily located in the central and lower portions of the map.
 - Level II Ridgetop & Stream Loops:** Shown as dashed green lines, primarily located in the upper and central portions of the map.
 - Neighborhood Trailhead:** A red star symbol located near the center of the map, adjacent to the Level I trails.
 - Neighborhood Trailhead - Pedestrian Access Only:** A red star symbol located at the top of the map, near the intersection of Beechmont Ave and Sutton St.
 - Transportation Improvements:**
 - Improved Linkages with NED:** Indicated by a red star symbol near the intersection of Beechmont Ave and Sutton St.
 - Mt. Washington Crossroads:** A central area of improvement, marked by a red star symbol, located near the intersection of Beechmont Ave and Sutton St.
 - Streets and Landmarks:**
 - Streets:** Beechmont Ave, Sutton St, Corbly St, and various local streets like Cedar St, Elm St, and Oak St.
 - Landmarks:** The map shows the proximity to the NED (New England District) and the Mt. Washington Crossroads area.

TRAIL SYSTEM ENHANCEMENTS



STANBERY PARK MASTER PLAN CONCEPTUAL EXPLORATION

APRIL, 2001

**HUMAN NATURE
KRA ARCHITECTS**





STANBERY PARK
MASTER PLAN

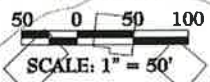
CONCEPTUAL EXPLORATION



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CORE ALTERNATIVE #1



STANBERY PARK MASTER PLAN

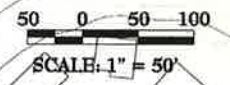
CONCEPTUAL EXPLORATION



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CORE ALTERNATIVE #2



STANBERY PARK MASTER PLAN

CONCEPTUAL EXPLORATION



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CORE ALTERNATIVE #3

CONCEPTUAL EXPLORATION

Following the first community meeting, using the Inventory/Analysis and the community's feedback as a guide, the Consultant Team produced a preliminary trail system enhancement plan and three core concept plans which explored, in a very broad way, park accessibility, community connection, vehicular & pedestrian circulation, structures, and park uses. The following is a written supplement to the Conceptual Exploration boards that have been reduced and included within the report. Additional input was gained from the community-at-large at the second public meeting for this project and is summarized at the end of this section.

As the conceptual design process began, the park was diagramed into its most basic spatial components to use in development consideration.

- ***Civic Green*** - small, flat, open space near park entrance with connections to the NBD
- ***Ridge-top Spine*** - long, narrow area with gentle slopes extending from civic green into forested interior with the greatest potential for development
- ***Great Meadow*** - small, triangular area along ridge-top spine with habitat diversity & recreational opportunity
- ***Forested Interior*** - Steep wooded hillsides with less mature vegetation that separates the ridge-top spine from the interior stream crescent
- ***Interior Stream Crescent*** - Stream corridor surrounded by the forested interior & greenbelt buffers that offers great recreational and educational opportunities because of access
- ***Sculpted Stream Section*** - Section of stream corridor that is the most separated from park activity and offers the greatest opportunity for immersion into the natural character of the park
- ***Elstun/lowland Stream Section*** - Section of stream corridor exposed to nearby residential development & directly connected to regional greenway network
- ***Hillside Greenbelt Buffers*** - Steep wooded hillsides with the most mature vegetation that buffers the park from the adjacent residential development

PRELIMINARY TRAIL SYSTEM ENHANCEMENTS

The nature trails of Stanbery Park are one of the park's most treasured assets. Minimal park development over the years because of steep topography has preserved the natural qualities of Stanbery Park.

The proposed trail system enhancements do little to alter the trail system currently in place along the stream corridors of Stanbery Park. Most of the changes involve access, identification, and nature interpretation. The most significant trail changes occur along the Elstun/lowland stream section where the trail is shifted from the southern edge of the stream to the northern edge of the stream to separate hikers from the nearby housing development in this area, and along the ridge-top spine where the trail has been designed to take advantage of the accessible slopes in this area.

Because of the inaccessible nature of the trails in Stanbery Park, trail accessibility was important to many park users. The trail hierarchy was designed with three levels of trail accessibility.

- Level I trails are considered to be fully accessible with slopes of 0 to 5%, rest stops every 300', and surfaces are paved
- Level II trails are considered accessible with potential inconveniences with slopes ranging from 5 to 8%, rest stops every 500'-600', and surfaces are firm and well compacted
- Level III trails are considered inaccessible to those physically challenged with slopes over 8%

Six trailheads were proposed throughout the park to improve pedestrian access to the trails and provide trail information. Location and number of trailheads are as follows:

- (2) Trailheads at the Civic Green near the Park entrance to complete the Stanbery Creek Trail loop
- (1) Trailhead at the Ridge-top Terminus where upper & lower level II trails are joined with connecting level III trails
- (1) Trailhead at Elstun Road where the western edge of the Park property connects to/from other significant public trails and spaces
- (1) Trailhead at the cul-de-sac terminus of Tridale Court for neighborhood pedestrian access into the Park
- (1) Trailhead at the terminus of Ranchvale Drive for neighborhood pedestrian access into the Park

Numerous interpretive nodes, both natural and cultural, that also function as rest stops along the trails have been proposed and will be explored further in the next phase of trail development.

Directional nodes are also proposed where trails intersect as a trail way finding system.

CORE ALTERNATIVE PLANS

Three core alternative plans have been designed to explore different levels of development for the civic green and ridge-top spine of Stanbery Park. There were many ideas to consider, and for the purpose of presentation to the public the ideas have been grouped together into three different plan compositions. The following pages summarize the primary components of each.

CORE ALTERNATIVE #1

This plan explores a high level of core development with expanded parking and structure additions that extend from the intersection of Beechmont & Corbly to the ridge-top terminus. The basic components of this plan include:

NBD Connection

- Community gateway feature element at the crossroads of Corbly & Beechmont
- Park entrance at Oxford & Corbly
- Pedestrian entrance along Plaza Avenue
- Oxford redesigned as residential cul-de-sac

Vehicular Circulation

- Circular traffic flow around Civic Green with expanded parking & pedestrian drop-off and adjacent pedestrian walkways

Civic Green

- Formal open gathering space with garden frame
- (2) Stanbery Creek Trailheads

Formal Civic Promenade

- Pedestrian gateway
- Single accessible ridgetop path that connects all core features of the park

Stanbery House

- Celebrated as an expanded rental/gathering hub in existing location
- (2) New pavilions with outdoor terrace & gardens

Outdoor Performance Area

- Situated at edge of meadow & woods
- Shared use with house
- Steps to accommodate sledders
- Open structure

Expanded Play Environment

- Located as a connective mechanism between house & outdoor education area
- Expanded picnicking & seating areas

Ridge-top Terminus

- Improved shelter with accessible restrooms
- Accessible plaza with picnic area
- Interpretive planting areas
- Level II trail connections with trailhead

Community Garden Opportunities

- Civic Green - Surrounding Stanbery house - Outdoor education hub

CORE ALTERNATIVE #2

This plan concentrates structural development near the civic green and explores habitat diversity and accessible ridge-top trails. The basic components of this plan include:

NBD Connection

- Mid-block access at existing park entrance

Vehicular Circulation

- Condensed loop with pedestrian drop-off that maintains amount of current parking

Civic Green

- Pedestrian gateway feature element
- Commemorative garden opportunity
- Associated picnic shelter

Outdoor Performance Area

- Associated with civic green
- Formal/structured facility
- Open terraced lawn panels

Stanbery House

- Relocated & expanded along Oxford Avenue to open up possible associative uses
- Small associated parking lot

Expanded Play Environment

- Located near the Civic Green
- Interpretive ruins of Stanbery House incorporated into themed play environment

Accessible Ridge-top Trail Loop

- Split path along edge of ridge-top spine to increase exposure to natural habitat
- Secondary discovery trails with interpretive stops
- Increased habitat diversity
- (2) Stanbery Creek Trailheads

Ridge-top Terminus

- Existing shelter in clearing
- Expanded ridge-top prairie area for interpretive programs & habitat diversity
- Informal picnic clusters
- Level II trail connections with trailhead

Community Garden Opportunities

- Civic Green
- Parking Area
- Play Environment

CORE ALTERNATIVE #3

This plan requires the least development of the three alternatives with the removal of some structures and the redesign of the existing entrance and parking. The basic components of this plan include:

NBD Connection

- Improved pedestrian way at Plaza Avenue
- Streetscape enhancements along Oxford Avenue that extends from Corbly to Beechmont

Vehicular Circulation

- Existing parking lot to remain with improved turn-around & drop-off area
- Alternative parking plan for Oxford Avenue

Civic Green

- Pedestrian oval & gateway
- Associated picnic shelter
- (2) Stanbery Creek Trailheads

Stanbery House

- House removed from park

Formal Civic Promenade

- Single boulevard approach with trees & lighting
- Picnic opportunities along promenade

Expanded Play Environment

- Centrally located along promenade & prairie/meadow

Ridge-top Terminus & Outdoor Performance Area

- Picnic shelter replaced by new band shell
- Level II trail connections with trailhead

Community Garden Opportunities

- Civic Green
- Play environment

SUMMARY OF INPUT FROM PUBLIC MEETING #2

The conceptual explorations from the previous pages were presented to the public in a Mt. Washington Community Council meeting at McNicholas High School and used as a means to give the Design Team and Park Board direction toward a Preliminary Core Master Plan for Stanbery Park and Trail Enhancements.

Trails:

- Is there a bike connection to the bike trail on the Little Miami within Stanbery Park or will it create too much disturbance to the environment?
- Look at creating a trail crossing at the creek in the flat area near the area that has been clear-cut
- Concern about a trail entrance into the Wasigo neighborhood - do not want vehicles - not many children in neighborhood to access the trail
- More interested in removing vehicular access than pedestrian access from Wasigo area
- Wasigo residents concerned about trail into their neighborhood - concerned about safety of properties with public entering & exiting park from neighborhood
- Would like to see the road removed from the end of Ranchvale & ask the residents in the neighborhood what they want from the park
- Do not want a trailhead at Ranchvale - 70% of residents from neighborhood signed a petition to protest trail in the neighborhood
- A resident from the Wasigo neighborhood walks his dog twice a day in the park and makes his own trail into the park - thinks the concept of neighborhood access is great but does not see it working in this neighborhood
- There are safety issues in the park as a whole and within the Wasigo neighborhood - people in and out of the park could cause burglaries
- Ranchvale residents should look into the future & consider how access may evolve

Core Alternative #1:

- Likes the additional parking & the planting around the civic green - Is it possible to close off Oxford? Is not opposed to closing off the street
- Likes the design of the civic green in #1 but likes the parking alternative in #3 because parking along Oxford would help to buffer the back of businesses
- Likes the design of #1 but has a concern with safety in the design of the parking - sees a conflict between cars and pedestrians in the civic green
- Likes all aspects of entrance in #1 except the parking
- Can't express enough enthusiasm for entering the park at the corner of Corbly & Beechmont
- Lovely entrance in #1 at the corner of Corbly & Beechmont - the property at the corner is for sale, how do we proceed to make it happen?
- Having the house stay in its current location is a nice touch - likes the house compound idea - but likes the split trail over the single trail at the ridgetop spine

- Concerned about the rental use for the house - would like to see a permanent use for the structure to reduce vandalism ect. - would like to see the house used for a library or other public use
- Likes the design of #1 - keeps the park as it is - the house staying is good - closing off Oxford is good - attends concerts in the park & they are not well attended - does not feel the outdoor performance area would be used
- Outdoor performance area would be used if better advertised & if there was better parking

Core Alternative #2

- Split trail is good - parking toward street is better
- Likes the loop trail because it is more nature oriented
- Entrance at Blockbuster would be a traffic problem - likes the entrance at Beechmont & Corbly

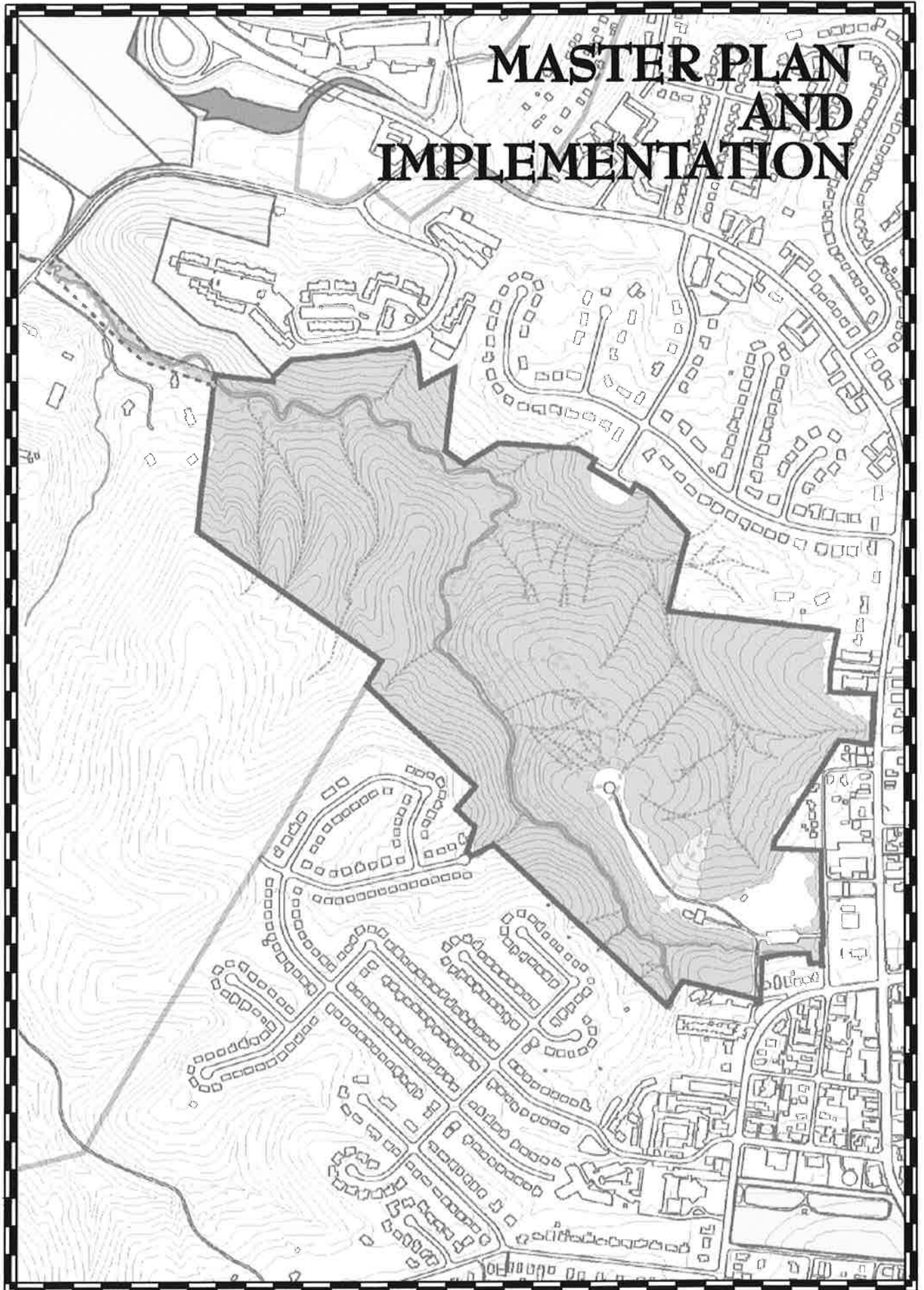
Core Alternative #3

- Likes rentable picnic area near the civic green
- Picnic shelter at civic green is great
- Likes parking alternative to serve as a buffer to backs of businesses along Oxford
- Likes as many trees along the path especially near the playground for shade but with good visibility

General Park Comments:

- Elementary school children want a new swing set
- Need more parking - park is getting more popular even before new changes - increase parking by 25%
- Increase parking by 25%
- Need bike racks in the park
- Where do small picnicking opportunities occur
- Avoid cycling & pedestrian conflicts on the walks
- Would like to see picnicking spread out to serve many people with a variety of experiences
- Do not see people picnicking in the park - is it because all picnic opportunities exist at the end of the ridge?

MASTER PLAN AND IMPLEMENTATION



MASTER PLAN AND IMPLEMENTATION

Following the second community meeting, using the Conceptual Exploration and the community's feedback as a guide, the Consultant Team produced a Preliminary Trail System Enhancement Plan, Preliminary Trail Signage and Guidelines, Preliminary Core Master Plan, Preliminary Park Structures, Estimate of Probable Costs, Cost Estimate Category Diagram, Phasing Plan, and Proposed Phasing Diagram. The Preliminary Master Plan Boards were presented to the public at the July, 2001, Mt. Washington Community Council Meeting. All 72-community members present voted unanimously to approve and proceed with the Preliminary Master Plans.

The following is a written supplement to the Master Plan boards that have been reduced and included within the report.

TRAIL ENHANCEMENTS

In the proposed vision for Stanbery Park's future, the majority of the site will remain natural. The creek corridors, interior woodlands, and peripheral buffer zones will all be left undisturbed. These unique natural areas will be accessible and linked, however, by an expanded and refined system of trails. Most of the existing trail locations will be used as part of the new system.

With the exception of layout modifications to the Level I Civic Trail, the trail layout remained the same as the proposed trail layout for the Conceptual Exploration Plan. The Hillside Trust was contacted by the Consultant Team about the opportunity to collaborate with the Cincinnati Park Board by shifting the trail to the north side of the creek along the Lower Stream Trail and the placement of a trailhead along Elstun Road. The Hillside Trust indicated at that time that they would be interested in exploring this trail collaboration with the Park Board.

The Preliminary Trail Enhancement Plan explored the natural and cultural interpretive opportunities of the trail system. These interpretive nodes were spaced to serve as rest stops along the trails as well as interpret the site's most unique natural and cultural features. The interpretive nodes were separated into four trail categories, Level I-Civic Trail, Level II-Ridgetop Trail, Level II-Stanbery Creek Trail, and Level II-Lower Stream Trail. Listed below are suggested interpretive opportunities for the Stanbery Park trails.

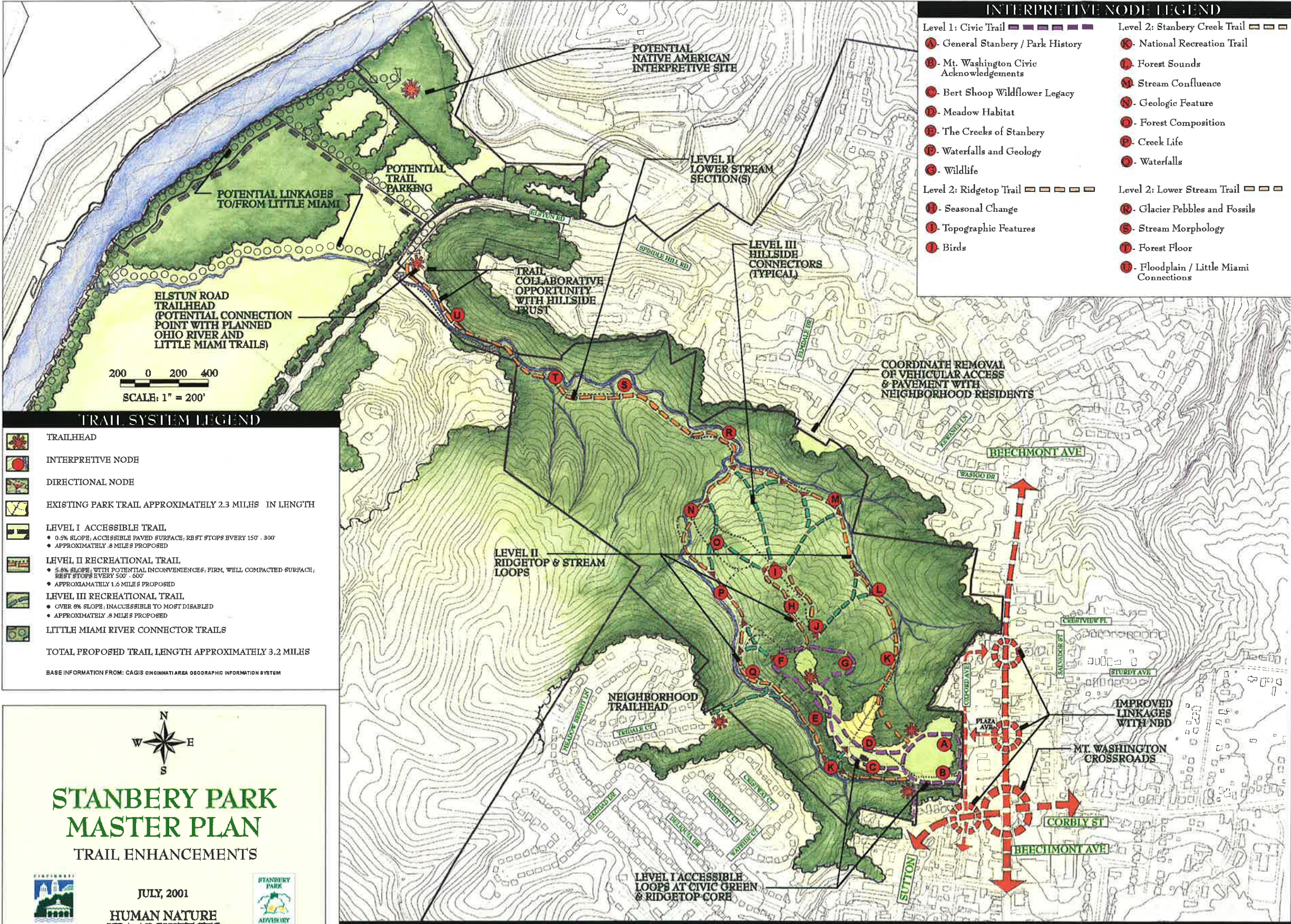
- Level I - Civic Trail:
 - A - General Stanbery/Park History
 - B - Mt. Washington Civic Acknowledgements
 - C - Bert Shoop Wildflower Legacy
 - D - Meadow Habitat
 - E - The Creeks of Stanbery
 - F - Waterfalls and Geology
 - G - Wildlife
- Level II - Ridgetop Trail:
 - H - Seasonal Change

- I - Topographic Features
- J - Birds
- Level II - Stanbery Creek Trail:
 - K - National Recreational Trail
 - L - Forest Sounds
 - M - Stream Confluence
 - N - Geologic Feature
 - O - Forest Composition
 - P - Creek Life
 - Q - Waterfalls
- Level II - Lower Stream Trail
 - R - Glacier Pebbles and Fossils
 - S - Stream Morphology
 - T - Forest Floor
 - U - Floodplain/Little Miami Connections

Directional nodes proposed in the Trail Enhancement Plan are located wherever trails intersect one another.

The six trailheads proposed in the Conceptual Trail Enhancement Plan were reduced to five trailheads in the Trail Enhancement Plan.

- (2) Trailheads are proposed at the Civic Green near the Park entrance to complete the Stanbery Creek Trail loop.
- (1) Trailhead is proposed at the Ridge-top Terminus where the upper & lower level II trails are joined with connecting level III trails.
- (1) Trailhead is proposed at Elstun Road where the western edge of the Park property connects to/from other significant public trails and spaces.
- (1) Trailhead is proposed at the cul-de-sac terminus of Tridale Court for neighborhood pedestrian access into the Park.
- The trailhead proposed at the terminus of Ranchvale Drive for neighborhood pedestrian access into the Park was removed at the request of numerous Wasigo residents at the second public meeting. The Wasigo residents also requested that vehicular access and pavement at the terminus of Ranchvale Drive be removed in the future.



INTERPRETIVE NODE LEGEND

- | | |
|---|---|
| Level 1: Civic Trail | Level 2: Stanbery Creek Trail |
| A - General Stanbery / Park History | K - National Recreation Trail |
| B - Mt. Washington Civic Acknowledgements | L - Forest Sounds |
| C - Bert Shoop Wildflower Legacy | M - Stream Confluence |
| D - Meadow Habitat | N - Geologic Feature |
| E - The Creeks of Stanbery | O - Forest Composition |
| F - Waterfalls and Geology | P - Creek Life |
| G - Wildlife | Q - Waterfalls |
| Level 2: Ridgeway Trail | Level 2: Lower Stream Trail |
| H - Seasonal Change | R - Glacier Pebbles and Fossils |
| I - Topographic Features | S - Stream Morphology |
| J - Birds | T - Forest Floor |
| | U - Floodplain / Little Miami Connections |

TRAIL SYSTEM LEGEND

- TRAILHEAD
- INTERPRETIVE NODE
- DIRECTIONAL NODE
- EXISTING PARK TRAIL APPROXIMATELY 2.3 MILES IN LENGTH
- LEVEL I ACCESSIBLE TRAIL
 - 0.5% SLOPE, ACCESSIBLE PAVED SURFACE, REST STOPS EVERY 150' - 300'
 - APPROXIMATELY .8 MILES PROPOSED
- LEVEL II RECREATIONAL TRAIL
 - 5.8% SLOPE, WITH POTENTIAL INCONVENIENCES; FIRM, WELL COMPACTED SURFACE; REST STOPS EVERY 200' - 600'
 - APPROXIMATELY 1.6 MILES PROPOSED
- LEVEL III RECREATIONAL TRAIL
 - OVER 8% SLOPE, INACCESSIBLE TO MOST DISABLED
 - APPROXIMATELY .8 MILES PROPOSED
- LITTLE MIAMI RIVER CONNECTOR TRAILS
- TOTAL PROPOSED TRAIL LENGTH APPROXIMATELY 3.2 MILES
- BASE INFORMATION FROM: CAGIS CINCINNATI AREA GEOGRAPHIC INFORMATION SYSTEM

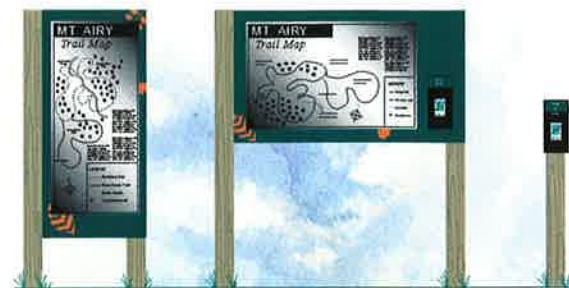
STANBERY PARK
MASTER PLAN
TRAIL ENHANCEMENTS



JULY, 2001
HUMAN NATURE
KRA ARCHITECTS



TRAIL SYSTEM ENHANCEMENTS



PRIMARY TRAILHEAD SIGNAGE



SECONDARY TRAILHEAD SIGNAGE



INTERPRETIVE SIGNAGE



DIRECTIONAL SIGNAGE

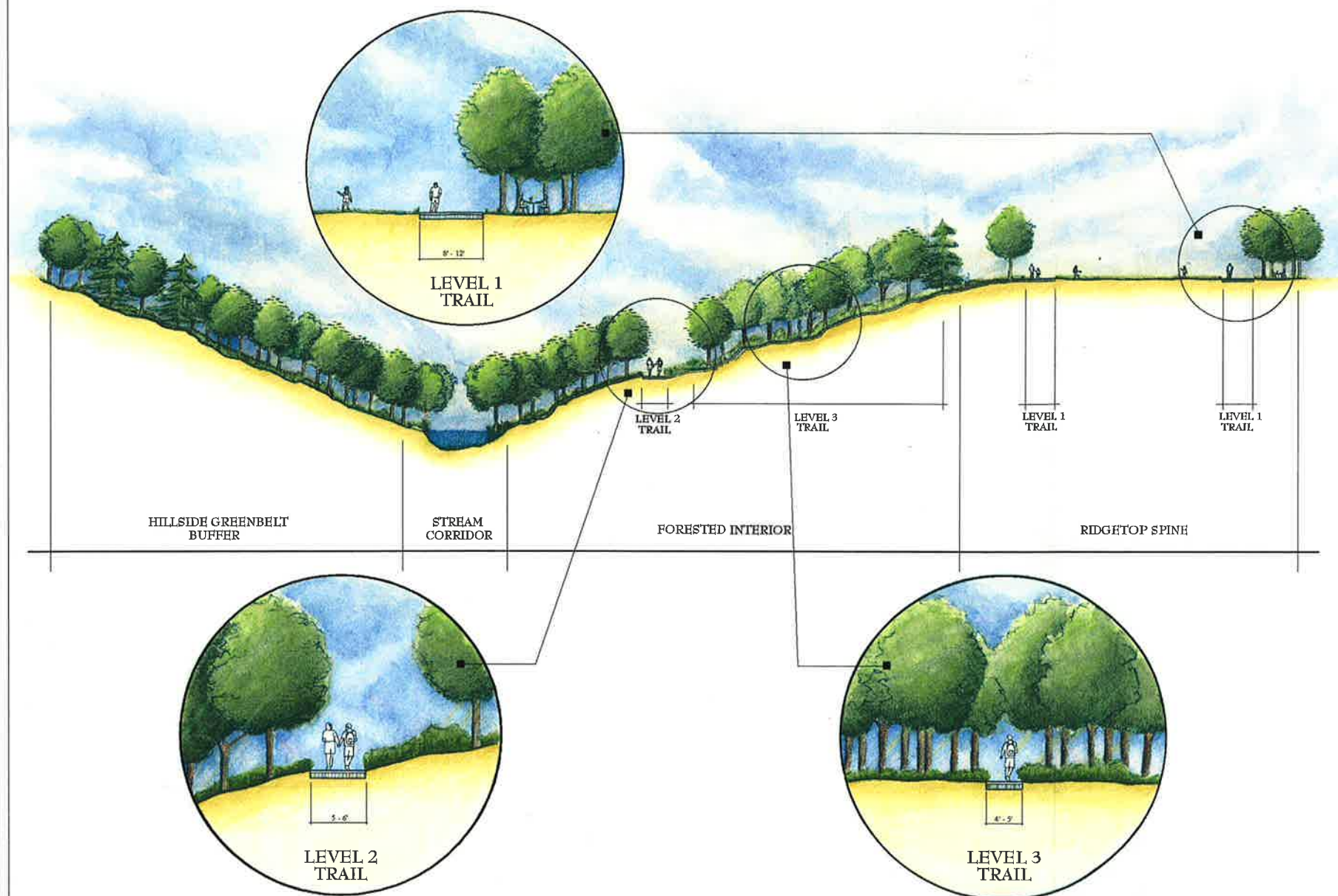


REGULATORY SIGNAGE



INFORMATIONAL SIGNAGE

TRAIL SIGNAGE STANDARDS



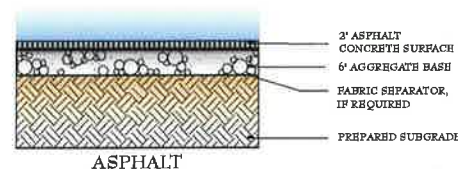
TRAIL CROSS SECTIONS

STANBERY PARK MASTER PLAN

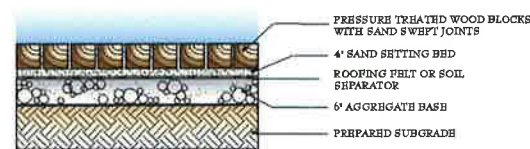
TRAIL & SIGNAGE GUIDELINES



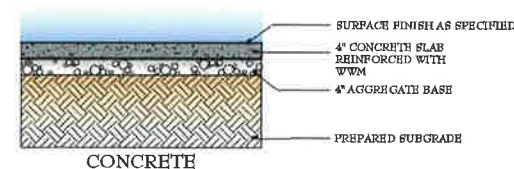
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HUMAN NATURE
KRA ARCHITECTS



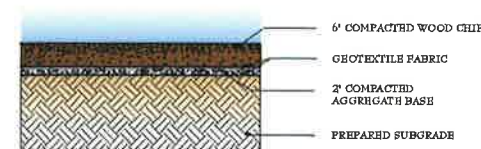
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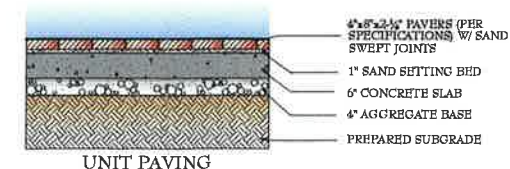
WOOD BLOCK



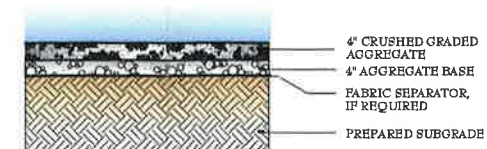
CONCRETE



WOOD CHIP



UNIT PAVING



GRAVEL

TRAIL SURFACE SECTIONS

TRAIL AND SIGNAGE GUIDELINES

The Trail and Signage Guidelines were designed to illustrate the trail material choice and character for the proposed Stanbery Park trails. Represented are some examples of the current Cincinnati Park trail signage standards to help the community visualize trailheads, directional signage, interpretive signage, and regulatory signage proposed for the Park trails.

The trail cross section was designed to illustrate how the different trail accessibility levels work in relationship with each other. The level I trails are shown to be the most accessible trails along the ridgetop spine. The level II trails are accessible with potential inconveniences and are located parallel and near the streams in the forested interior of the Park. The level III trails run perpendicular to the level I & II trails, connecting the upper and lower level trails. The level III trails are inaccessible to most disabled with slopes in the 20% range, requiring inconveniences such as steps in some areas.

The trail surface sections represent a range of typical trail surface materials. Ultimately it will be up to the Park Board & community to choose the trail material they feel best suits the trail user's needs economically, functionally, and aesthetically.



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STANBERY PARK MASTER PLAN

CORE MASTER PLAN

JULY, 2001

HUMAN NATURE
KRA ARCHITECTS

STANBERY PARK
ADVISORY COUNCIL

CORE MASTER PLAN

CORE MASTER PLAN

The vision for the Core Master Plan presented in this report was crafted by celebrating and refining existing Park assets without making big changes to the overall Park structure and by imagining a balanced composition of uses that preserves, restores, and celebrates Stanbery Park's unique place in the Cincinnati Park system.

PARK ENTRANCE: The entrance to Stanbery Park has been celebrated with a more visible connection to the community.

- A Mt. Washington Crossroad Feature Element is proposed at the corner of Corbly & Beechmont to acknowledge the significance of this intersection in the history of Mt. Washington and to improve the physical connection of the Park to the community.
- A unified streetscape enhancement is proposed along Corbly & Oxford with a story wall extending along Corbly from Beechmont to Oxford, fencing to screen the back of businesses along Oxford, and street trees to improve the environment leading into the Park.
- The Park entrance has been extended to the corner of Corbly & Oxford to increase visibility of the Park in the community with new Park signage & entrance plantings.

THE CIVIC GREEN: This area of the Park has been designed as a formal civic gathering space and encompasses the area from Oxford Avenue to just beyond the comfort station and small picnic shelter.

- Existing vehicular entry & parking has been improved by resurfacing and restriping the existing parking lot. A drop-off & turn-around has been added to the existing parking lot along with plantings to screen parking and improve entry drive.
- An additional parking lot and entry has been proposed along Oxford Avenue which limits vehicular movement into the Park and acts to buffer the nearby businesses from the Park.
- A paved, Level-I, pedestrian walk extends from Oxford Avenue around the oval lawn and splits at the comfort station to extend along the Ridgetop Spine.
- A formally shaped oval lawn has been placed at the park entrance to receive park users for community events and impromptu play.

- The existing comfort station has been enhanced with matching stone seat walls on both sides to frame and transition into the more active and natural areas of the Park. The comfort station is also connected to other park features by accessible walkways.
- A small rentable shelter is located near the Civic Green and parking area with associated outdoor space separated from Park activity by stone seat walls.
- The Stanbery House has been relocated near the Civic Green so it can remain part of the Park and yet still have its own "front yard" and separation from the Park, depending on its future use.
- An entry garden has been located between the comfort station and picnic shelter for community garden displays and interpretive nodes and plantings are located near the proposed parking area.
- Site lighting with electric outlets have been proposed around the oval along with a bike rack located near the parking turn-around.

RIDGETOP SPINE: This area of the Park has been designed as the active recreation area of the Park.

- A split paved, Level-I, pedestrian walk is located along the edges of the Ridgetop Spine to allow the park users to experience the habitat diversity along the walk.
- A new expanded play environment has been located near the great meadow/sledding hill. The ruins of the Stanbery house after it has been removed and relocated near the Civic Green will be reinterpreted as the feature play element in the new play environment. This new play environment will also include new toddler and school age swings, toddler and school age climbers, shade trees, benches, picnic areas, and a drinking fountain.
- A rustic outdoor performance area will be located along the woodland edge of the meadow near the comfort station. This performance area is designed for flexibility. The stage is an open platform nestled into the woods. Steps lead from the Ridgetop walk to the stage to assist sledders in their climb to the top during winter snows and give access to a series of terraced lawn panels and seat walls.
- Picnic benches are interspersed along the accessible ridgetop trail to take advantage of the different views and environments along the ridgetop.
- A large rentable shelter is located on the edge of the meadow and woodland to take advantage of habitat diversity and nature study while being closer to park activity. Associated outdoor space is also programmed into this shelter by gating the walkway where the split occurs to limit public access during events.

- The forest edges narrow along the Ridgetop Spine near the proposed picnic shelter. To increase visibility and improve security it is suggested that these forest edges be managed over time by removing new tree and shrub growth along with declining trees and shrubs. Over time, it is desirable to push the forest edge away from the proposed walkway to increase visibility of the ridgetop terminus.
- The existing meadow is well loved by the community for sledding and adds habitat diversity to the Park. Therefore it should be preserved and enhanced by overseeding. We have also shown areas on the plan where it can be expanded once the forest edge has been pulled away from the walk to further increase habitat diversity for park users.

EXPANDED & RELOCATED STANBERY HOUSE

- The Stanbery House has been removed from the Ridgetop Spine where access and expansion was limited and moved to the Civic Green where it has an opportunity for related yet separate Park use. The plan includes upgrading and expanding the current structure. The expansions would occur to the rear and side of the house to increase usage potential. (Please refer to floor plans and elevations on the Park Structures plan.)
- The Stanbery House Environs include a separate service drive, connecting walks to the Civic Green, enhanced garden areas, as well as, outdoor terraces and deck.



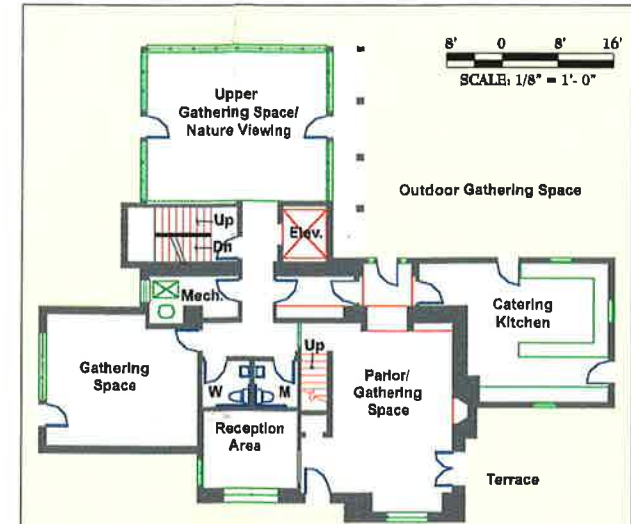
PROPOSED STANBERY HOUSE



EXISTING STANBERY HOUSE



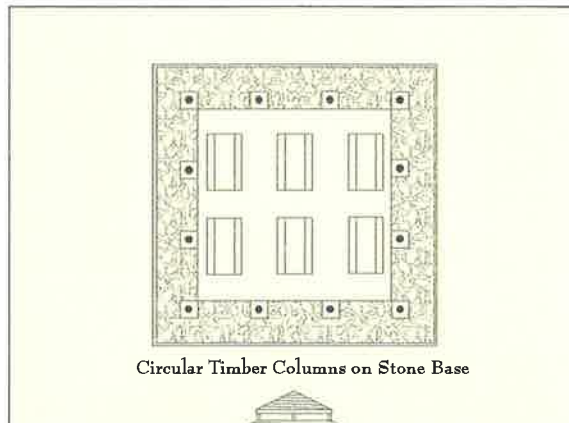
PROPOSED FRONT ELEVATION



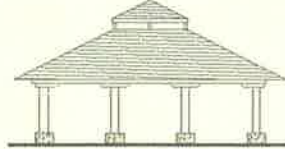
PROPOSED FIRST FLOOR PLAN



PROPOSED CIVIC GREEN PICNIC SHELTER

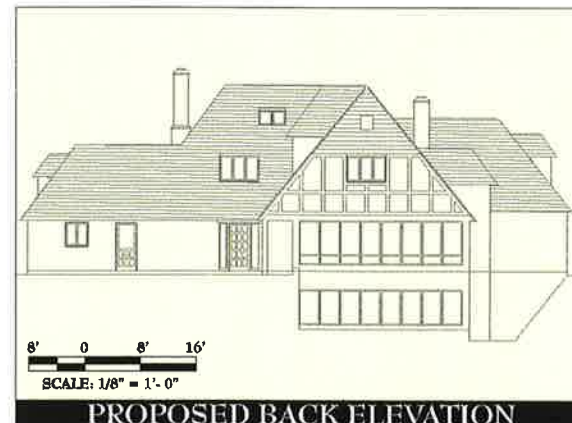


Circular Timber Columns on Stone Base

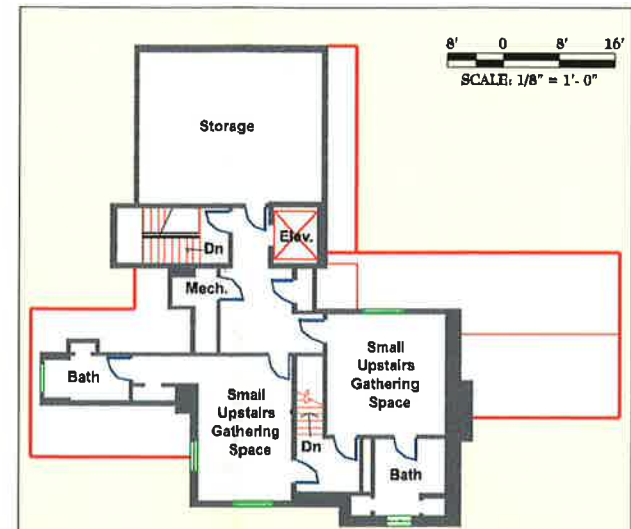


SCALE: 1/8" = 1'-0"

CIVIC GREEN PICNIC SHELTER



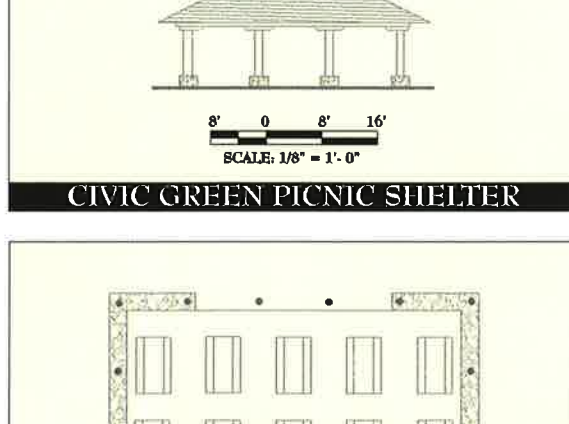
PROPOSED BACK ELEVATION



PROPOSED SECOND FLOOR PLAN



PROPOSED RIDGETOP PICNIC SHELTER

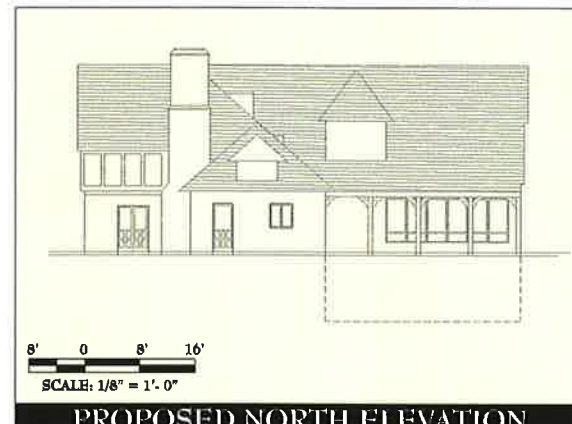


Circular Timber Columns with Stone End Walls

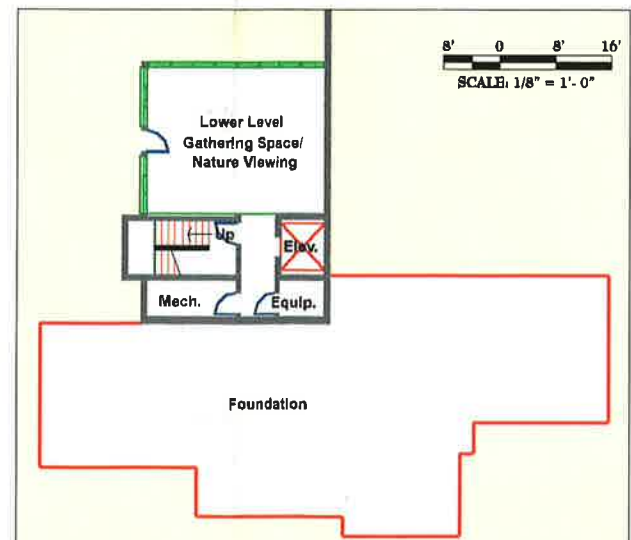


SCALE: 1/8" = 1'-0"

RIDGE TOP PICNIC SHELTER



PROPOSED NORTH ELEVATION



PROPOSED LOWER LEVEL FLOOR PLAN

STANBERY PARK MASTER PLAN

PARK STRUCTURES

CINCINNATI
PARKS

JULY, 2001

HUMAN NATURE
KRA ARCHITECTS

STANBERY PARK
ADVISORY COUNCIL

STANBERY PARK PRELIMINARY MASTER PLAN				
Cincinnati Park Board				
Cincinnati, OH				
Preliminary Estimate of Probable Cost				
Human Nature Inc. July 2001				
Item Description	Unit	Qty.	Unit Cost	Extension
PARK IMPROVEMENTS				
(Trails)				
Level 1 (See Civic Green & Ridgetop Spine Walks)				
Interpretive Element Signage (Ridgetop Spine)	EA	5	1,000	\$ 5,000
Level 2 (6' Wide Path - Compacted Gravel And/Or Wood Chip)				
Stanbery Creek	SF	33,000	1.40	\$ 46,200
Lowland/Elstun Road	SF	16,800	1.40	\$ 23,520
Interpretive Element Signage	EA	14	1,000	\$ 14,000
Level 3 (4' Wide Path - Stone, Timber, And/Or Wood Chip)	Allowance	1	25,000	\$ 25,000
Interpretive Element Signage	EA	1	1,000	\$ 1,000
Trail Head Signage	EA	5	2,000	\$ 10,000
Directional Signage	EA	19	750	\$ 14,250
SUBTOTAL - (Trails)				\$ 138,970
(Civic Green)				
Grading and Tree Preservation	LF	1,200	5.50	\$ 6,600
Level 1 Concrete Walk (10' Wide)	SF	16,270	6	\$ 97,620
Roads/Parking				
Resurface/Restripe Existing Entry Road and Parking Lot	SF	9,030	0.75	\$ 6,773
Add Parking Lot Turn-Around (Asphalt)	SF	1,636	5	\$ 8,180
Turn-Around Curb	LF	255	15	\$ 3,825
New Parking Lot with Entry Road	SF	11,329	5	\$ 56,645
New Parking Lot and Entry Road Curb	LF	742	15	\$ 11,130
Crosswalks in Parking Lots	SF	320	12	\$ 3,840
Turn-Around Planting (Allowance)	EA	1	3,000	\$ 3,000
Vegetation				
New Turf -Seeded	SY	4,206	0.75	\$ 3,155
Trees	EA	17	350	\$ 5,950
Shrubs	SF	5,342	3	\$ 16,026

Item Description	Unit	Qty.	Unit Cost	Extension
PARK IMPROVEMENTS (Civic Green) - Continued				
Site Utilities				
Electric Service				
Primary Underground Electrical Distribution (Primary Source From Oxford Avenue to Existing Comfort Station)	LF	400	15	\$ 6,000
Underground Circuit Run (From Comfort Station to Proposed Picnic Shelter & Around Oval Walk)	LF	975	10	\$ 9,750
Load Center (Comfort Station)	EA	1	6,000	\$ 6,000
Water Service				
Connect to Water Source Inside Comfort Station	EA	1	2,000	\$ 2,000
Year Round Flush Box Street Washer (Hose Box for Entry Garden)	EA	1	400	\$ 400
Water Distribution Line (From Existing Comfort Station to Entry Garden, Entry Plaza, and Relocated Stanbery House)	LF	450	12	\$ 5,400
Backflow Preventer	EA	1	700	\$ 700
Site Furnishings				
Picnic Tables	EA	8	750	\$ 6,000
Site Lighting (Post-top Decorative Lighting)	EA	20	3,500	\$ 70,000
Benches	EA	2	1,200	\$ 2,400
Drinking Fountain with Metered Pit	EA	1	7,000	\$ 7,000
Trash Receptacles	EA	6	500	\$ 3,000
Bike Rack	EA	1	300	\$ 300
SUBTOTAL - (Civic Green)				\$ 341,693
(Ridgetop Spine)				
Grading and Tree Preservation (Allowance)	LF	3,650	5.50	\$ 20,075
Demo of Existing Asphalt Walk/Drive	SY	2,390	4	\$ 9,560
Level 1 Asphalt Walk (10' Wide)	SF	27,540	3	\$ 82,620
Relocation/Restoration of Existing Sculpture	Allowance	1	2,500	\$ 2,500
Vegetation				
Trees	EA	15	350	\$ 5,250
New Turf - Seeded	SY	3,624	0.75	\$ 2,718
Existing Meadow Enhancement (Overseeding)	ACRE	1.15	2,500	\$ 2,875
New Meadow Planting	ACRE	0.6	5,000	\$ 3,000
Following process of weed control after grading and seeding of native grasses and perennial herbacious plants				

Item Description	Unit	Qty.	Unit Cost	Extension
PARK IMPROVEMENTS (Ridgetop Spine) - Continued				
Play Environment				
5' Wide Pathways (Concrete)	SF	1,860	6	\$ 11,160
Note: Color Added to Concrete Paths Through Playground				
Add \$3,720 to 5' Wide Pathway Total				
Play Equipment & Surfacing (Allowance)	EA	1	75,000	\$ 75,000
Play Surface (Engineered Wood Fiber System - 12,673 SF)				
Play Equipment: tot swing (1)				
regular swing (1)				
tot climber (1)				
school-age climber (1)				
Site Utilities				
Electric Service				
Secondary Underground Electrical Distribution (From Comfort Station to Proposed Amphitheater Along Edge of Woods)	LF	450	12	\$ 5,400
Underground Circuit Run (From Proposed Amphitheater to Proposed Picnic Shelter & Ridgetop Trail)	LF	950	10	\$ 9,500
Load Center (At Proposed Amphitheater)	EA	1	6,000	\$ 6,000
Water Service				
Water Distribution Line (From Proposed Drinking Fountain in Entry Plaza to Ridgetop Spine Between Playground & Shelter)	LF	500	12	\$ 6,000
Site Furnishings				
Picnic tables	EA	36	500	\$ 18,000
Benches	EA	18	600	\$ 10,800
Trash Receptacles	EA	8	425	\$ 3,400
Drinking Fountain	EA	1	7,000	\$ 7,000
SUBTOTAL - (Ridgetop Spine)				\$ 280,858
(Structures)				
Civic Green				
New Picnic Shelter (40' x 40')	SF	1,600	50	\$ 80,000
18" Seat Walls (Stone with Precast Cap)	LF	410	110	\$ 45,100
2' Masonry Columns (Stone with Precast Cap)	EA	10	1,500	\$ 15,000
Ridgetop Spine				
Removal of Existing Picnic Shelter and Pavement	EA	1	18,000	\$ 18,000
New Picnic Shelter (60' x 40')	SF	2,400	50	\$ 120,000
Amphitheater				
Platform (Concrete with Stone Mosaic)	SF	615	10	\$ 6,150
18" Seating Walls (Stone with Precast Cap)	LF	585	110	\$ 64,350
Ground Plane Restoration (Grading and Seeding Allowance)	SY	1,145	2.75	\$ 3,149
6' Wide Stone Stairs	SF	900	30	\$ 27,000
SUBTOTAL - (Structures)				\$ 378,749

Item Description	Unit	Qty.	Unit Cost	Extension
PARK IMPROVEMENTS - Continued				
SUBTOTAL - PARK IMPROVEMENTS				\$ 1,140,270
(Trails, Civic Green, Ridgetip Spine, Structures)				
CONTINGENCY 10%				\$ 114,027
DESIGN, ENG. AND CONSTRUCTION DOCUMENTS FEES 10%				\$ 125,430
CONSTRUCTION CONTINGENCY 5%				\$ 62,715
PARK IMPROVEMENTS GRAND TOTAL				\$ 1,442,441

Item Description	Unit	Qty.	Unit Cost	Extension
SPECIAL FUNDING ITEMS				
(Oxford Streetscape)				
Sidewalk (8' Concrete Walk)	SF	8,904	6	\$ 53,424
Note: Paver Highlights in Concrete Walk with Integral Curb				\$ -
Add \$53,424 to Streetscape Total				
Vegetation				
Street Trees in Wells - No Grates (Includes Demo & Structural Soil)	EA	23	500	\$ 11,500
8' Masonry columns with Precast Caps	EA	16	2,000	\$ 32,000
Fence/Screening (Wood Fence with Vines)	LF	480	50	\$ 24,000
Crosswalk Pavers	SF	186	12	\$ 2,232
Entrance Signage	EA	1	7,500	\$ 7,500
SUBTOTAL - (Oxford Streetscape)				\$ 130,656
(Corbly Streetscape)				
Sidewalk (10' Concrete Walk)	SF	4,200	6	\$ 25,200
Note: For Pavers in Walk instead of Concrete Add \$25,200 to				\$ -
Streetscape Total				
Vegetation				
Street Trees in Wells - No Grates	EA	8	500	\$ 4,000
Buffer Trees	EA	8	500	\$ 4,000
Ornamental Trees in Wells - No Grates	EA	6	500	\$ 3,000
Feature Element Plaza				
Special Paving (Pavers)	SF	1,584	12	\$ 19,008
8' Walls with Interpretive Signage (Masonry w/ Precast Cap)	LF	305	360	\$ 109,800
Gateway Feature Element (Allowance)	EA	1	50,000	\$ 50,000
SUBTOTAL - (Corbly Streetscape)				\$ 215,008
(Civic Green)				
Interpretive Garden Nodes	EA	2	5,000	\$ 10,000
Entry Garden	SF	4,420	5.50	\$ 24,310
SUBTOTAL - (Civic Green)				\$ 34,310

Item Description	Unit	Qty.	Unit Cost	Extension
SPECIAL FUNDING ITEMS - Continued				
(Ridgetop Spine)				
Stanbery House Reinterpreted as Play Space (Average 4' Walls)	LF	200	175	\$ 35,000
Site Lighting (Post-top Decorative Lighting)	EA	20	3,500	\$ 70,000
SUBTOTAL - (Ridgetop Spine)				\$ 105,000
(Relocation/Expansion of Stanbery House)				
Note: Approximate cost to make structure useable, not based on a particular use. Once use is identified additional money could be required				
Moving Stanbery House*	EA	1	25,000	\$ 25,000
Upgrading/Modifying Stanbery House*	EA	1	222,000	\$ 222,000
New Stanbery House Additions*	SF	1,280	200	\$ 256,000
New Elevator*	EA	1	35,000	\$ 35,000
Stabilization of Existing Foundation*	EA	1	6,000	\$ 6,000
Demolition of Reminders*	EA	1	6,000	\$ 6,000
Building, Mechanical, & Sprinkler Permits*	EA	1	1,500	\$ 1,500
(Stanbery House Environs)				
Circulation				
Service Drive	SF	2,400	6	\$ 14,400
Sidewalks (Concrete)	SF	2,100	6	\$ 12,600
Vegetation				
New Turf-Seeded	SF	11,330	0.75	\$ 8,498
Trees	EA	4	350	\$ 1,400
Shrubs	SF	6,875	3	\$ 20,625
Stone Terraces	SF	1,000	18	\$ 18,000
Wood Deck	SF	1,750	25	\$ 43,750
SUBTOTAL - (Stanbery House & Environs)				\$ 670,773

Item Description	Unit	Qty.	Unit Cost	Extension
PROJECT GRAND TOTAL				\$ 2,904,461
NOTE:				
This estimate is based on conceptual design.				
Additional design development, and construction detailing is required before				
construction, which will affect the final costs of these items.				
Phasing of the work will affect the cost.				
* Architecture estimates provided by KRA Architects				
NOT INCLUDED:				
Permitting				
Environmental studies or remediation, wetland delineation,				
Traffic Engineering				

Item Description	Unit	Qty.	Unit Cost	Extension
SPECIAL FUNDING ITEMS - Continued				
SUBTOTAL - SPECIAL FUNDING ITEMS				\$ 1,155,747
(Oxford/Corbly Streetscapes, Civic Green, Ridgetop Spine, Stanbery House & Environs				
CONTINGENCY 10%				\$ 115,575
DESIGN, ENG. AND CONSTRUCTION DOCUMENTS FEES 10%				\$ 127,132
CONSTRUCTION CONTINGENCY 5%				\$ 63,566
SPECIAL FUNDING ITEMS GRAND TOTAL				\$ 1,462,019

STANBERY PARK - COST ESTIMATE CATEGORY PLAN

Park Improvements - Trails:

Level 1 Interpretive Trail Signage
Level 2 Trail Surfacing/Interpretive Signage
Level 3 Trail Surfacing/Interpretive Signage
Trailhead Signage
Directional Trail Signage

Park Improvements - Civic Green:

Grading and Tree Preservation
Level 1 Concrete Walk
Roads and Parking
Vegetation
Site Utilities
Site Furnishings

Park Improvements - Ridgetop Spine:

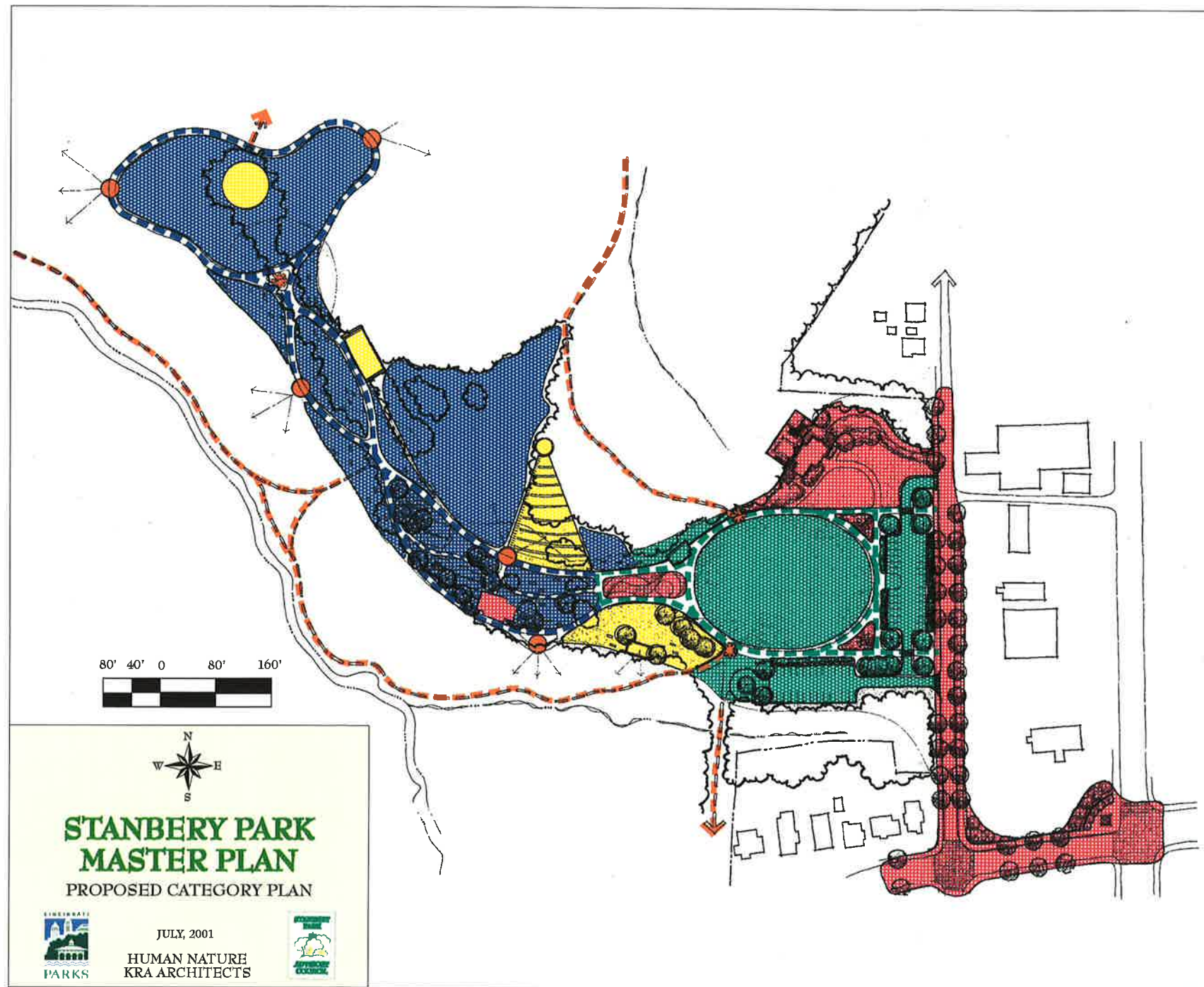
Grading and Tree Preservation
Demo of Existing Asphalt Walk/Drive
Level 1 Asphalt Walk
Relocation/Restoration of Existing Sculpture
Vegetation
Play Environment
Site Utilities
Site Furnishings

Park Improvements - Structures:

Civic Green: New Picnic Shelter with Seat
Walls and Masonry Columns
Ridgetop Spine: Removal of Existing Shelter
New Picnic Shelter at Ridgetop Spine
Amphitheater

Special Funding Items:

Oxford Road Streetscape
Corbly Road Streetscape
Civic Green: Entry Garden
Interpretive Garden Nodes
Ridgetop Spine: Lighting
Stanbery House Reinterpreted as Play Space
Relocation/Expansion of Stanbery House
Stanbery House Environs



STANBERY PARK - PROPOSED PHASING PLAN

Phase 1:

Civic Green Walk (Level 1)
Civic Green Grading and Tree Preservation
Civic Green Vegetation (Trees and Turf)
Ridgetop Playground with Connecting Walk
Directional Trail Signage
Repave / Restripe Ex. Parking/Entrance
Civic Green Site Furnishings
Trailhead Signage

Phase 2:

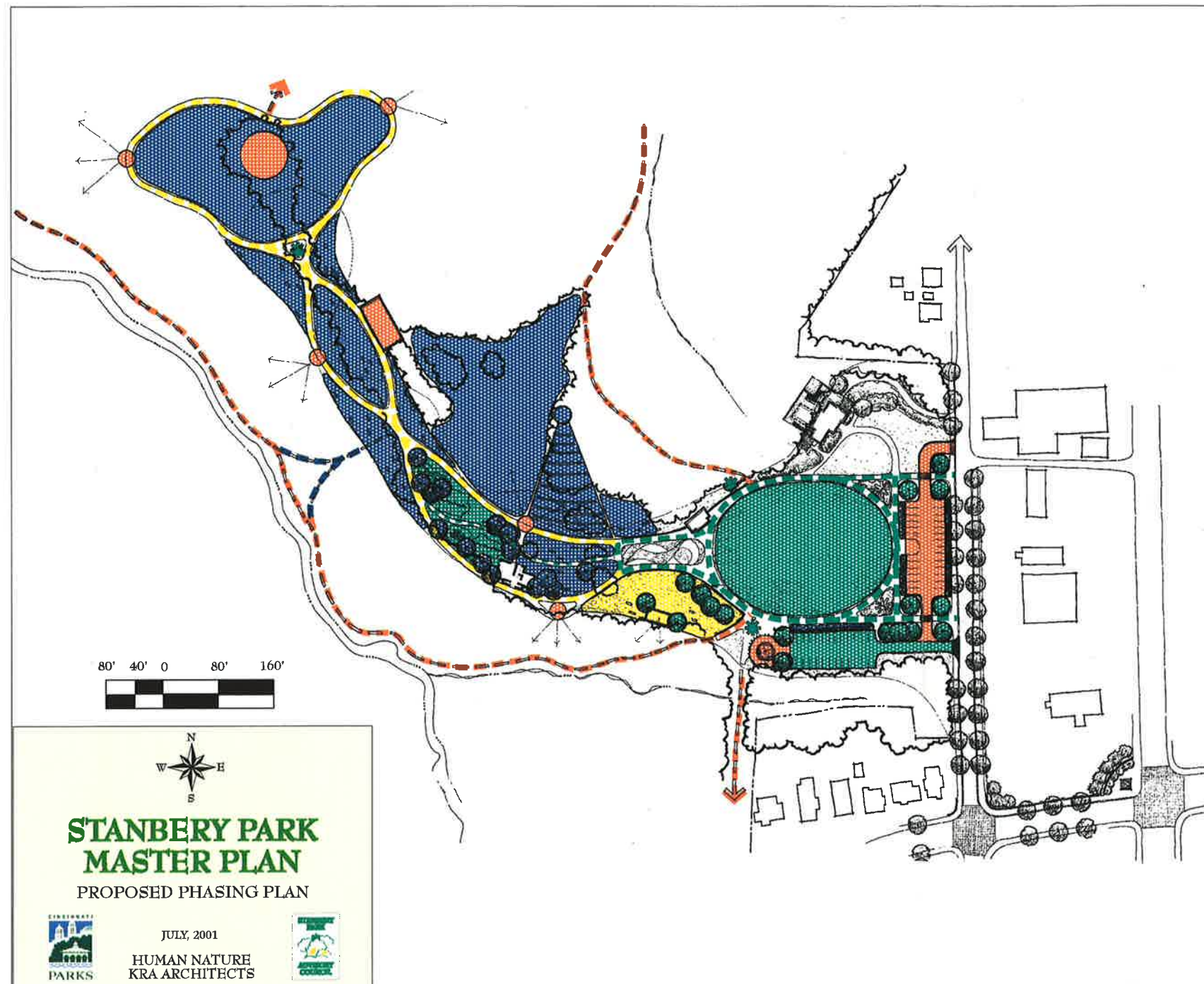
Civic Green Picnic Shelter
Civic Green Utilities (Electric/Water)
Demolition of Existing Ridgetop Walk/Drive
Ridgetop Tree Preservation/Grading
Ridgetop Walk (Level 1)
Ridgetop Drinking Fountain/Waterline
Ridgetop Site Furnishings (1st half)
Sculpture Relocation

Phase 3:

Level 2 Trail Improvements
Level 1 Interpretive Trail Signage
New Parking/Entrance/Turnaround
New Ridgetop Picnic Shelter
Removal of Existing Picnic Shelter
Ridgetop Site Furnishings (2nd half)

Phase 4:

Level 2 & 3 Interpretive Trail Signage
Level 3 Trail Improvements
Civic Green Vegetation (Shrubs)
Civic Green Underground Electric Circuit
Civic Green Site Lighting
Ridgetop Vegetation (Trees, Turf, Meadow)
Ridgetop Electric Service
Amphitheater Development



July, 2001

Stanbery Park Master Plan - Phasing Plan

Phase I

- Civic Green Walk (Level 1)	97,620
- Civic Green Grading & Tree Preservation	6,600
- Civic Green Vegetation (Trees & Turf)	9,105
- Ridgetop Playground with Connecting Walk	91,160 *
- Directional Trail Signage	14,250
- Repave/Stripe Existing Parking/Entrance	6,773
- Civic Green Site Furnishings	12,450
- Trail Head Signage	10,000
Subtotal Phase I	\$ 247,958
10% Contingency	24,796
10% Design/Construction Documents	27,275
5% Construction Contingency	13,638

Phase I - TOTAL

\$313,667

** Private Funding Component*

(*107,700)

Phase II

- Civic Green Picnic Shelter	140,100 *
- Civic Green Utilities	
Electric (primary & load center)	12,000
Water	8,500
Drinking Fountain	7,000
- Demo Existing Ridgetop Walk/Drive	9,560
- Ridgetop Tree Preservation/Grading	20,075
- Ridgetop Walk (Level 1)	77,620
- Ridgetop Drinking Fountain/Water Line	13,000
- Ridgetop Site Furnishings (1st half)	16,100
- Sculpture Relocation	2,500 *
Subtotal Phase II	\$306,455
10% Contingency	30,646
10% Design/Construction Documents	33,710
5% Construction Contingency	16,855

Phase II - TOTAL

\$387,666

** Private Funding Component*

(\$180,389)

Stanbery Park - Phasing Plan (Continued)

Phase III

- Level 2 Trail Improvements	69,720
- Level 1 Interpretive Trail Signage	5,000
- New Parking/Entrance/Turnaround	86,620
- New Ridgetop Picnic Shelter	120,000*
- Remove Existing Ridgetop Shelter	18,000
- Ridgetop Site Furnishings (2nd half)	16,100

Subtotal Phase III	\$ 315,440
10% Contingency	31,544
10% Design/Construction Documents	34,698
5% Construction Contingency	17,349

PHASE III - TOTAL	\$399,031
* Private Funding Component	(\$151,800)

Phase IV

- Level 2 & 3 Interpretive Trail Signage	15,000
- Level 3 Trail Improvements	25,000
- Civic Green Vegetation (Shrubs)	16,026
- Civic Green Underground Electric Circuit	9,750
- Civic Green Site Lighting	70,000
- Ridgetop Vegetation (Trees/Turf/Meadow)	13,843
- Ridgetop Electric Service	20,900
- Amphitheatre Development	100,649 *

Subtotal Phase IV	\$271,168
10% Contingency	27,117
10% Design/Construction Documents	29,829
5% Construction Contingency	14,914

PHASE IV - TOTAL	\$343,028
* Private Funding Component	(\$127,321)

(*) PRIVATE FUNDING INITIATIVE