

NORTH BEND RIVERFRONT PARK

SCHEMATIC MASTER PLAN - JUNE 2016

DRAFT



CONSULTING TEAM



PROJECT PARTNERS



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NORTH BEND RIVERFRONT PARK

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ACKNOWLEDGEMENTS

NORTH BEND RIVERFRONT PARK

We would like to thank all who have attended public meetings, open houses, and workshops for contributing their time and ideas. Further, we would like to extend a special note of thanks to the following individuals whose efforts made the completion of this study possible:

VILLAGE OF NORTH BEND

Honorable Douglas Sammons, Mayor
Rick Schultz, Council Member
Shirley Smith, Council Member
Ron Nunnery, Council Member

VILLAGE OF CLEVES:

Danny Stacy, Mayor
Jan Rouse, Vice Mayor
Michael Flynn, Council Member
Tiffiney Myers, Council Member
Mike Rahall, Administrator

MIAMI TOWNSHIP:

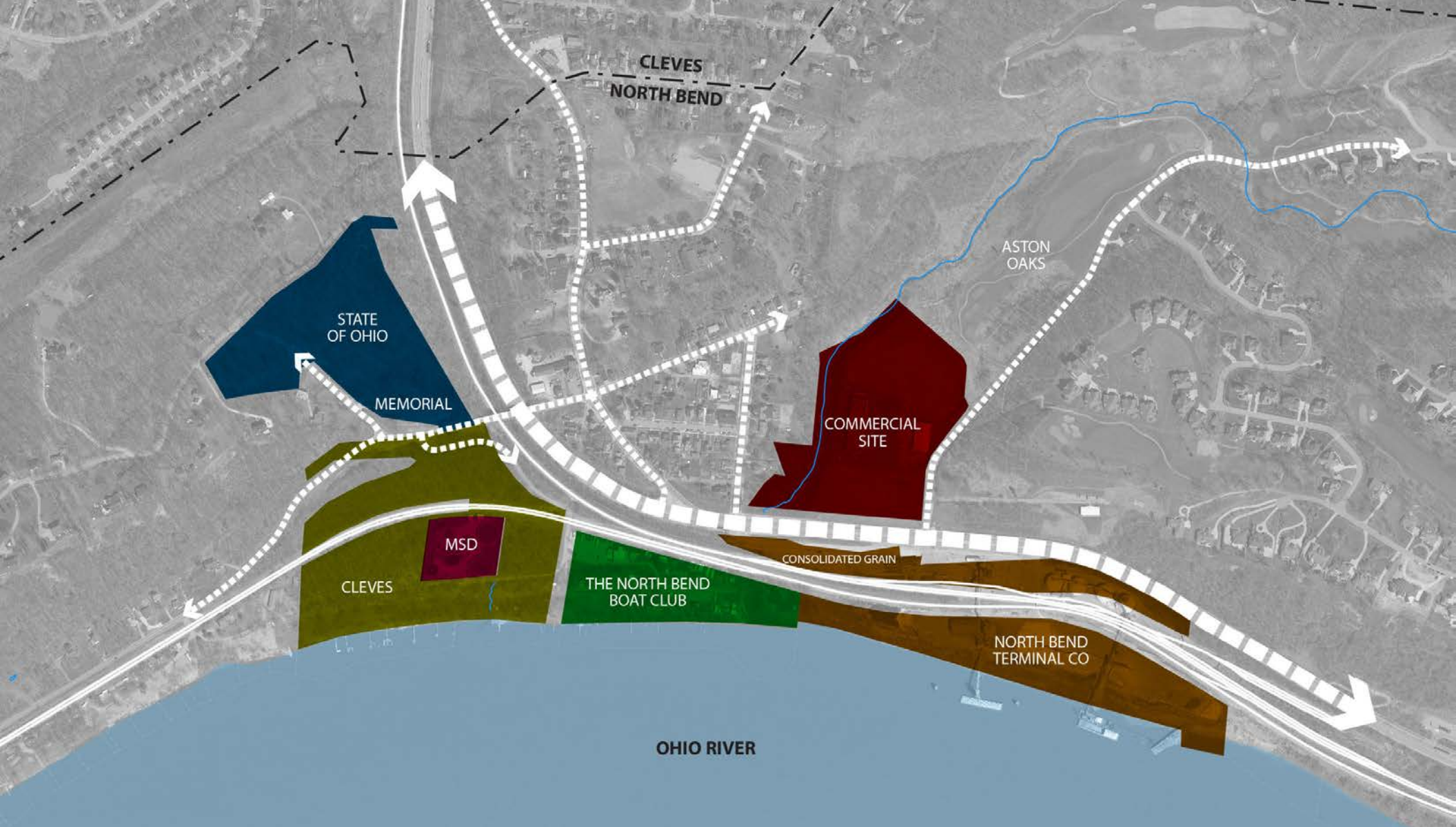
Paul Beck – Trustee

AGENCY REPRESENTATIVES:

Steve Johns – Hamilton County Planning & Development
Stacy Todd – Hamilton County Planning & Development
Bruce Smith, Hamilton County
Barry Strum, Hamilton County Development Corporation

CONTEXT MAP

NORTH BEND RIVERFRONT PARK



PARK DEVELOPMENT PRIORITIES

NORTH BEND RIVERFRONT PARK

1ST PHASE

- Riverfront Promenade
- Restaurant
- Adventure Playground for Adults & Children
- Paths and Trails
- Event Lawn
- Dog Park
- Boat Docks
- Beach Volleyball
- Food Trucks



PARK DEVELOPMENT PRIORITIES

NORTH BEND RIVERFRONT PARK

2ND PHASE

- William H. Harrison Interpretive Center
- 2nd Restaurant
- Convert US-50 into walkable/bikeable Thoroughfare
- Explore Acquiring Consolidated Barge Terminal Site
- “Green Screen” for MSD
- Extend St. Anne’s Drive across Railroad tracks



PARK DEVELOPMENT PRIORITIES

NORTH BEND RIVERFRONT PARK

FUTURE PHASES

- Expand park to the East
- Ferry / Water Taxi to KY
- Mixed Use Development North of US-50



MASTER PLAN

NORTH BEND RIVERFRONT PARK



RAILROAD

RAILROAD

WEST RIVERFRONT

EAST RIVERFRONT

OHIO RIVER

MSD



MASTER PLAN

WEST RIVERFRONT PARK



- Wm. H. Harrison Tomb
- WHH Interpretive Center/Restaurant
- Parking
- Dog Park
- Green Parking
- Play Lawn
- Playscape
- Camping/Picnic
- Passive Rec./Event Staging
- Boat Dock
- Observation Deck
- Event Lawn



OHIO RIVER

MASTER PLAN

EAST RIVERFRONT PARK



- The Village
- Commons/Market Space
- Restaurant Pad
- Game Lawn
- Riverview Restaurant
- Riverwalk
- North Bank Landing

OHIO RIVER



PH 1 PARK CONCEPT

NORTH BEND RIVERFRONT PARK



Interpretive Center



Playscape



Event Lawn



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William Henry
Harrison Tomb

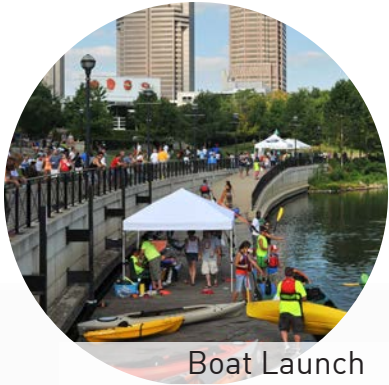
Memorial
Visitor's Center

Railroad

Waterfront Park

PH 2 PARK EXPANSION/ST. ANNE'S GATEWAY

NORTH BEND RIVERFRONT PARK



Boat Launch



Dining/Entertainment

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Waterfront Park

Railroad

Event Lawn +
Restaurant

Boulevard

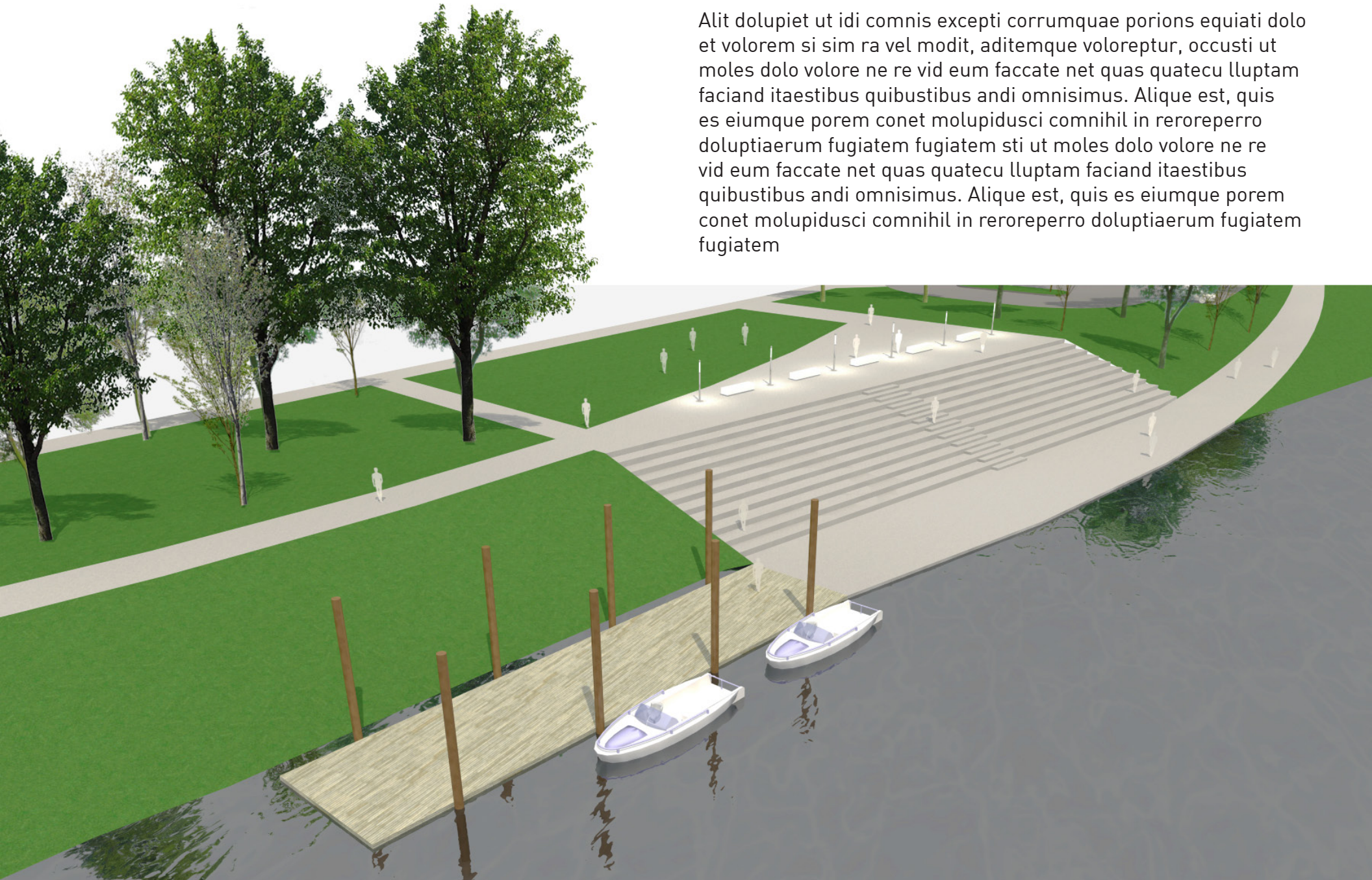
Retail + Office

Residential

RIVER LANDING CONCEPT

NORTH BEND RIVERFRONT PARK

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US 50 TRANSFORMATION CONCEPT

NORTH BEND RIVERFRONT PARK

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Streetscape

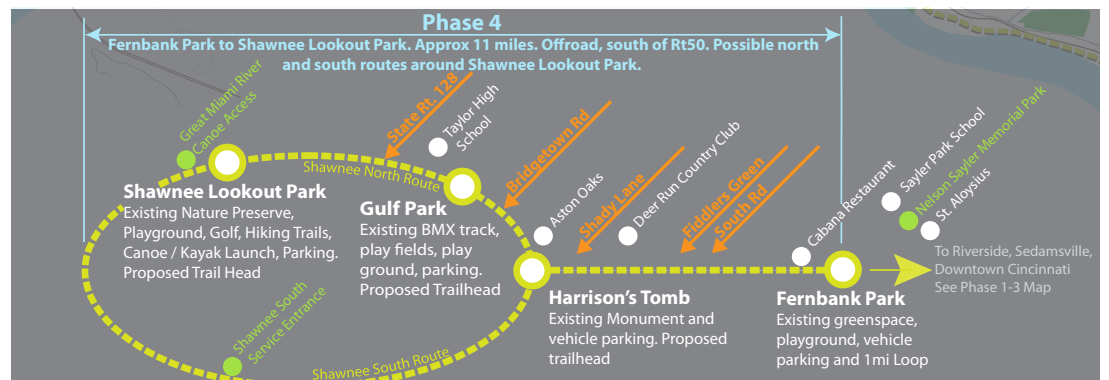
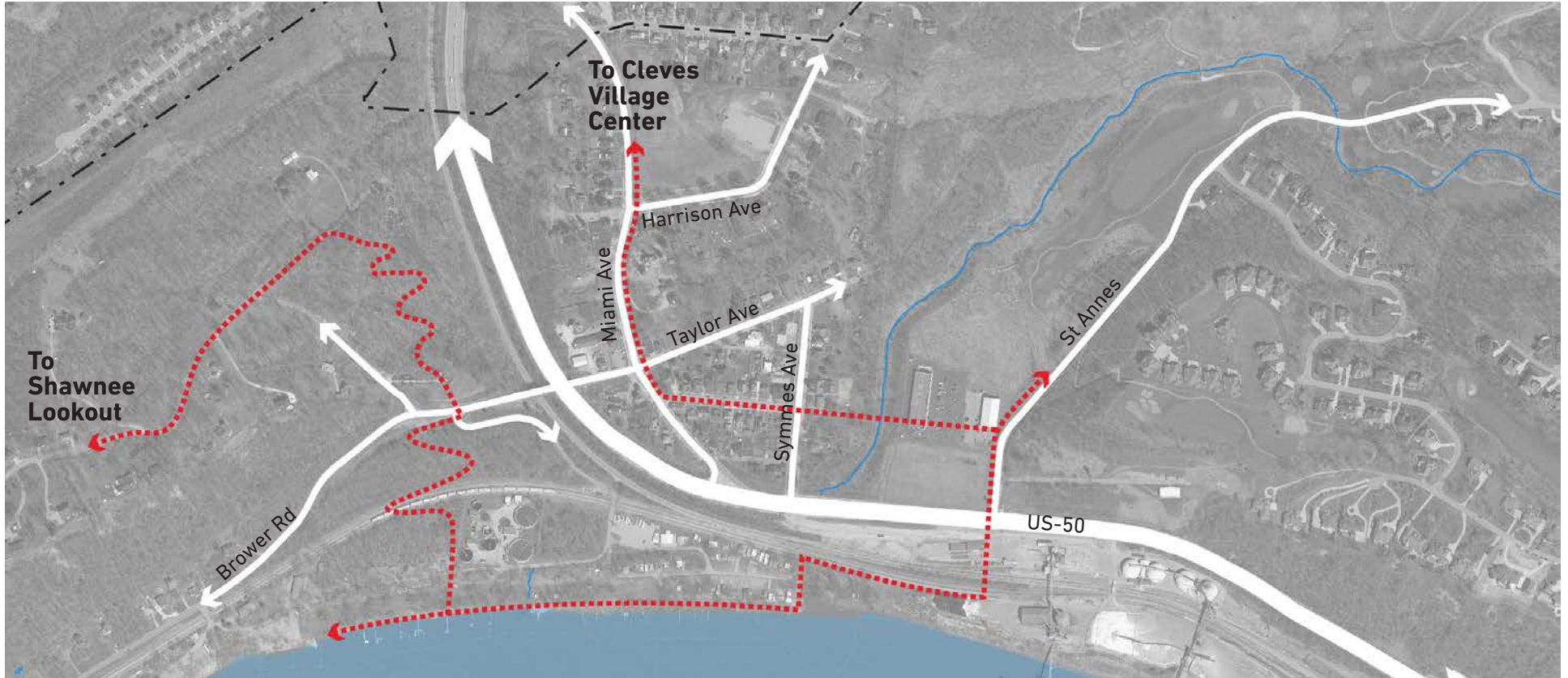


Event Pavilion



FUTURE CONNECTIVITY

OHIO RIVER TRAIL



BUDGET

NORTH BEND RIVERFRONT PARK

	PH 1 PARK WEST	PH 2 PARK EAST	US 50 TRANSFORMATION
Demolition & Site Clearing	\$170,000	\$210,000	\$90,000
Earthwork	\$200,000	N/A	N/A
Pavements	\$1,640,000	\$260,000	\$800,000
Site Amenities	\$1,025,000	\$70,000	N/A
Buildings & Structures	\$850,000	N/A	N/A
Signalized Intersection	N/A	N/A	\$200,000
Landscaping	\$200,000	\$120,000	\$50,000
Site Electrical	\$200,000	\$130,000	\$130,000
Storm Drainage	N/A	N/A	\$45,000
20% Contingency	\$820,000	\$150,000	\$265,000
Lands Acquisition	N/A	\$480,000	N/A
Site Total	\$4,900,000	\$1,420,000	\$1,580,000
	Not Included: Interpretive Center/Restaurant MSD Enclosure Modifications Utility Relocation Soil Exportation Remediation	Not Included: Private Site Improvements Utility Relocation Soil Exportation Remediation	

IMPLEMENTATION STRATEGY

NORTH BEND RIVERFRONT PARK

PA - Primary Administrative Responsibility
 PF - Primary Financial Responsibility
 SF - Supporting Financial Interest
 SA - Supporting Administrative Role
 SM&P - Supporting Marketing & Promotional Interest

RESPONSIBLE PARTNERS
 North Bend, Cleves & Miami Twsp.
 Private Business/Property Owner/Developers
 State of Ohio/OKI
 Federal Gov't & Agencies
 Hamilton County
 ODOT
 Ham. Co. Park District/River West Trail Working Group
 USACE
 Charitable Trusts/Foundations
 MSD/Port Authority/Other Public Agencies

NEAR TERM PRIORITIES

(Next 12-18 months)

Work among project partners to confirm near-term implementation priorities and secure site control of required riverfront land(s).

Work with Hamilton County and ODOT to determine required planning and design process for reconfiguration of US 50.

Approach Consolidated Terminal (& Railroad) to discuss potential for acquisition and/or access easements across St. Annes to expanded park area.

Identify interested operators and developer(s) for dev. of riverfront restaurant, comm. parcels & Aston Oaks "Riverfront Village" site at US 50 & St. Annes.

Coordinate PR and fundraising activities for Riverfront Park and Physical/cultural trail improvements with Ohio River Trail West Advocates.

Solicit interest in dev. of William Henry Harrison Interpretive center/feature(s) with State of Ohio, Federal Officials private funders and foundations.

Complete Preliminary Design, Eng. and phasing strategy for proposed initial park dev. (including floodway modeling and permitting with USACE).

	North Bend, Cleves & Miami Twsp.	Private Business/Property Owner/Developers	State of Ohio/OKI	Federal Gov't & Agencies	Hamilton County	ODOT	Ham. Co. Park District/River West Trail Working Group	USACE	Charitable Trusts/Foundations	MSD/Port Authority/Other Public Agencies
PF/PA					SA/SF					SA/SF
PF/PA		SF/SA		SF/SA	SF/SA	SA				
PF/PA	SF/SA				SA					SA
PA	SF/SA									SA
PA/SF		SF	SF	SF			SA/SF		SF	
PA	SA	SA/SF	SA/SF						SF	
PF/PA								SA/SF		SA/SF

IMPLEMENTATION STRATEGY

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 & Miami Twp.

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 Owner/Developers

State of Ohio/OKI

Federal Gov't & Agencies

Hamilton County

ODOT

Ham. Co. Park District/River
 West Trail Working Group

USACE

Charitable Trusts/
 Foundations

MSD/Port Authority/Other
 Public Agencies

MID - LONG RANGE OBJECTIVES

(Next 2-5 years)

Establish Tax Increment Financing Model as appropriate to fund public improvements at US 50 and Commercial Parcels

Complete fundraising, final design and construction of proposed phase 1 improvements to Cleves Prop.

Establish "first in" programming of events and commercial activities (i.e.: concerts, art fairs, rafting/canoe livery, food trucks, etc).

Complete final design, funding and construction of proposed pedesrian/bike facilities, streetscaping and access improvements to US 50.

Complete preliminary design of phase 2 improvements including rail crossing(s), WHH Interpretive Center & Restaurant Sites.

Acquire expanded riverfront property south of Cleves/Boat Clubparcels

	North Bend, Cleves & Miami Twp.	Private Business/Property Owner/Developers	State of Ohio/OKI	Federal Gov't & Agencies	Hamilton County	ODOT	Ham. Co. Park District/River West Trail Working Group	USACE	Charitable Trusts/Foundations	MSD/Port Authority/Other Public Agencies
Establish Tax Increment Financing Model as appropriate to fund public improvements at US 50 and Commercial Parcels	SA	SA		PA/PF						
Complete fundraising, final design and construction of proposed phase 1 improvements to Cleves Prop.	SA	SA		PA/PF				SA/SF	SF	SF
Establish "first in" programming of events and commercial activities (i.e.: concerts, art fairs, rafting/canoe livery, food trucks, etc).	SA	PA/SF							SF	
Complete final design, funding and construction of proposed pedesrian/bike facilities, streetscaping and access improvements to US 50.	PA/PF						SA/SF	SA/SF		SA/SF
Complete preliminary design of phase 2 improvements including rail crossing(s), WHH Interpretive Center & Restaurant Sites.	PA/PF						SA/SF	SA/SF		SA/SF
Acquire expanded riverfront property south of Cleves/Boat Clubparcels	PA/SF	SA/SF	SF		SF		SA/SF			SA/SF