



Nisbet Park Master Plan

City of Loveland, Ohio

July 2021

Prepared for:



City of Loveland, Ohio

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IN COLLABORATION WITH:



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Executive Summary

The City of Loveland wishes to create a Master Plan for Nisbet Park that establishes a vision for park improvements and a phasing plan for projects and funding. **The City would like to revitalize the park and create a sense of place that improves the overall experience for visitors from inside and outside of Loveland.**

As part of this strategic process, the City of Loveland has partnered with KZF Design for professional planning services for the Nisbet Park Master Plan with sub-consultant Frazer Outdoor Spaces providing landscape architecture services.

Deliverables that were provided throughout the duration of the planning process included analyses of existing conditions, two (2) design concepts with a Preferred Alternative identified, elevations of Gateway Park Features, one (1) Planning-level Cost Estimate of the Preferred Alternative, one (1) Phasing Plan, and the Final Master Plan Report.

PROJECT PROCESS

The Nisbet Park Master Plan was created with the support of the Recreation Board to provide recommendations based on the strengths, opportunities, and dynamics of Nisbet Park and its location within Downtown Loveland that can be executed over time while preserving the overall vision for the park.

The Nisbet Park Master Plan began with an initial data collection and base mapping process leading up to the initial Visioning Session with the Recreation Board. This meeting centered around the identification and discussion of strengths, issues/constraints, and opportunities within the park as well as envisioning what should be included in two design concepts. The consultant team then came up with two concept plans based on the visioning session discussion for the Recreation Board to review.

The two plans were presented to the Board at a review meeting in April where a preferred plan was identified. From there, the preferred plan was finalized, and a cost estimate was created based on the final concept.

EXISTING CONDITIONS

Located within proximity to Historic Downtown Loveland and situated directly on the Little Miami Scenic Trail, Nisbet Park serves as an ideal gathering space while visiting the downtown area. The park currently offers shaded picnic areas, a playground, renovated restroom facilities, access to the Little Miami River, a gazebo for small events, an amphitheater with seating for larger events, and parking.

While the park has many amenities, it lacks a cohesive layout and a unique sense of place. Nisbet Park was developed prior to the conversion of the railroad track to the Miami Trail bike path and prior to the redevelopment of downtown. Activity has dramatically increased in this area. The park needs an update to support and enhance each visitor's experience and community activities.

PROJECT GOALS

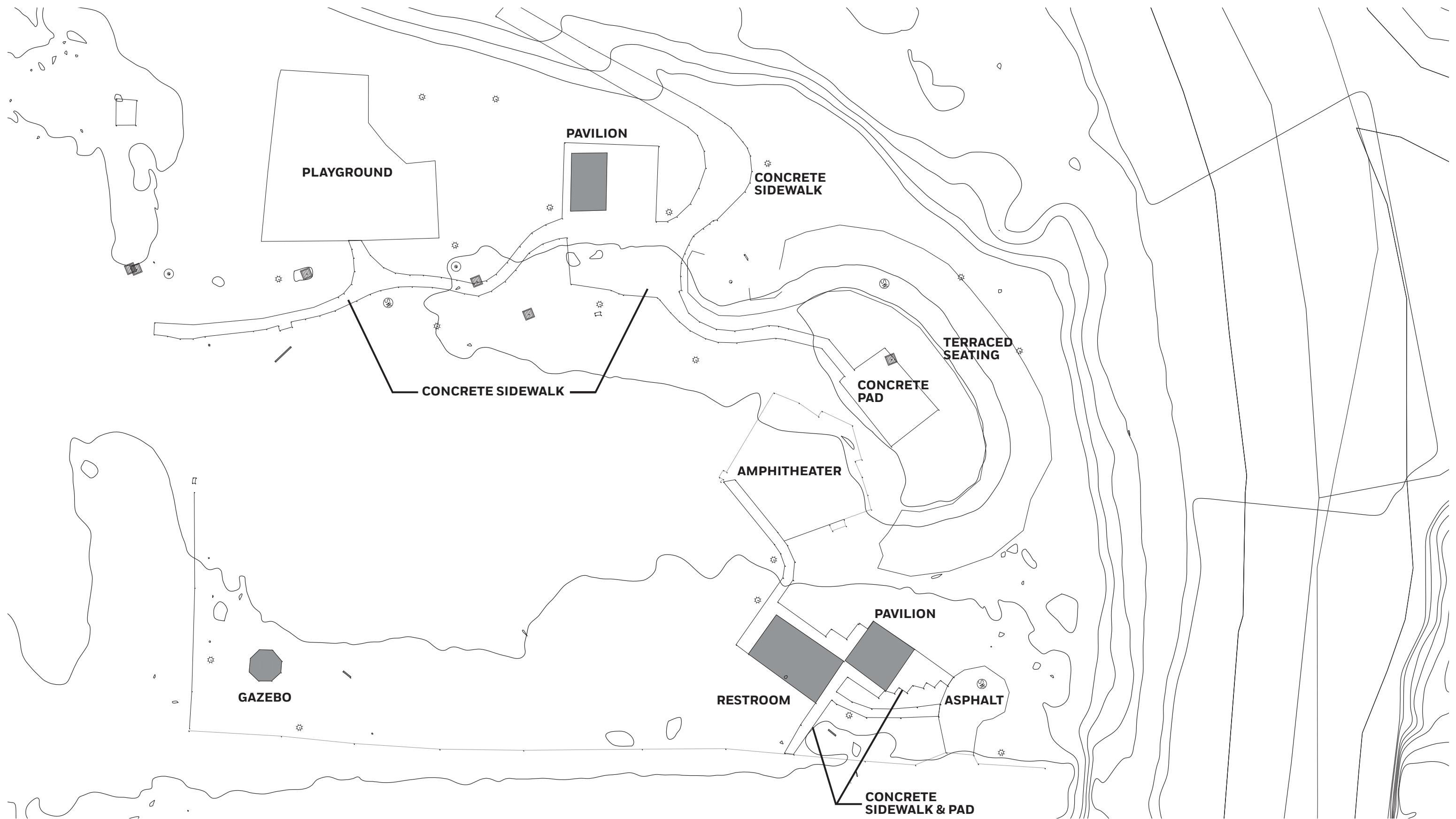
The intent of the Master Plan is to strengthen Nisbet Park's relationship to and a unique sense of place within Historic Downtown Loveland through various park improvements. The following are the goals for the master plan:

- Create a unique sense of place
- Re-orient the amphitheater to face the whole park
- Establish a central focal point
- Create strong gateways into Nisbet Park
- Improve the landscaping
- Update site furnishings
- Provide better access to the Little Miami River
- Create better circulation within Nisbet Park

Nisbet Park's location in the vibrant, historic downtown with direct access to Miami Trail bike path and a National Scenic River makes this park a unique asset not only to the City of Loveland but to the region.



Existing Conditions



Master Plan Program of Requirements



Existing Playground



Existing Concrete Sidewalk



Existing Stage



Existing Terraced Seating



Existing Gazebo



Existing Pavilion by Restroom Facilities

- Maintain restroom facilities
- Improve plaza by restroom facilities
- Create a gateway at Karl Brown Way entrance
- Create a gateway at River entrance
- Maintain pavilion by River entrance
- Create a river overlook
- Improve access to the river
- Maintain playground equipment
- Replace gazebo
- Replace amphitheater with new stage and re-oriented to face park
- Improve outdoor seating
- Maximize open green space
- Create a perimeter path
- Improve circulation
- Clear out honeysuckle at edge of park to improve river views
- Keep landscaping natural with dedicated planting areas for aesthetics

Master Plan Palette



Gateway Element



Swings Overlooking the Little Miami River



Ampitheater Example: Wood and Steel



Ampitheater Example: Fabric



Gazebo Feature



Gazebo Feature



Open Plaza with Outdoor Suites



Outdoor Seating



Gateway Plaza



Living Wall on Existing Restrooms Facade

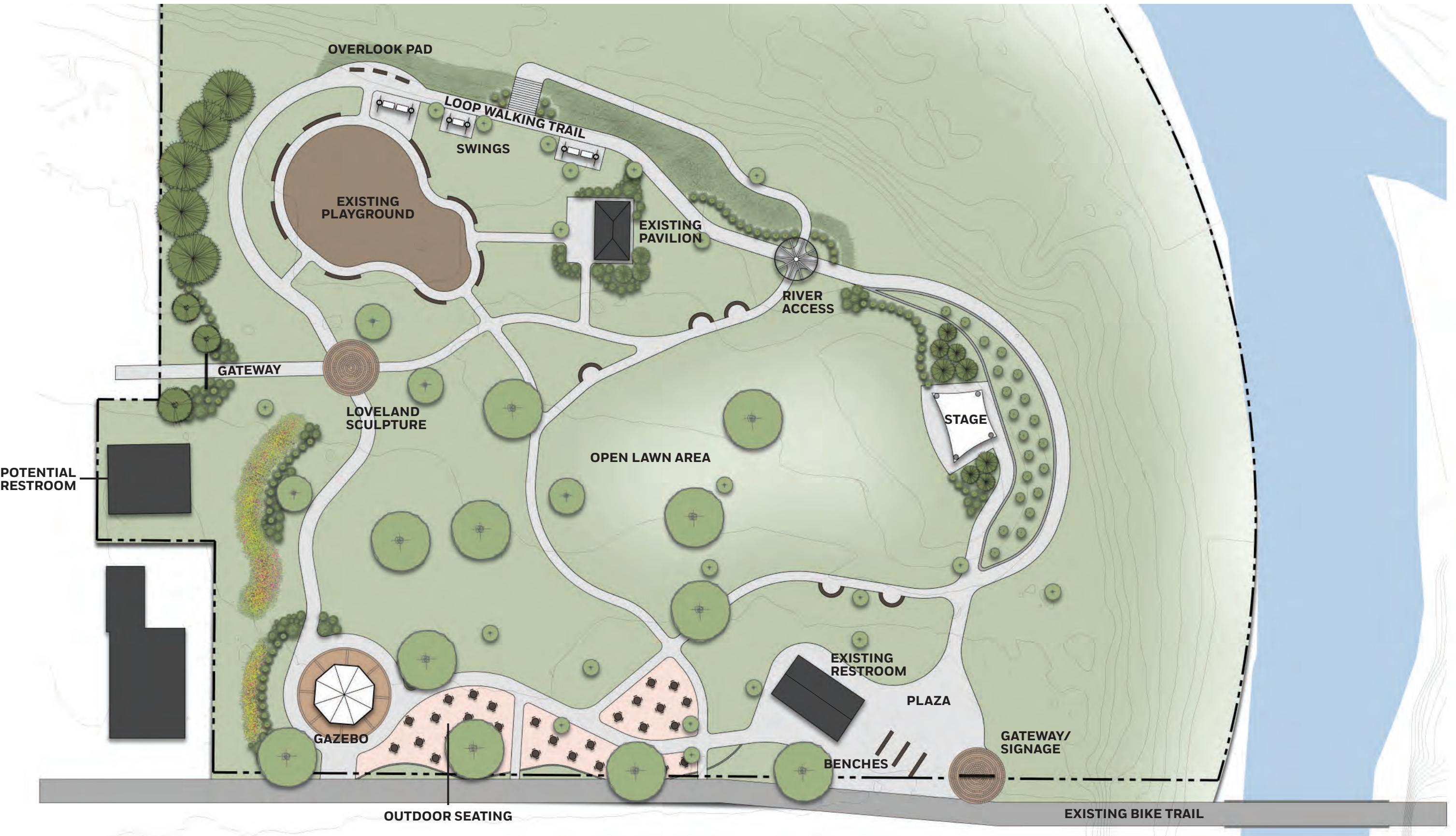


Activity Zones



Access to the Little Miami River

Nisbet Park Master Plan



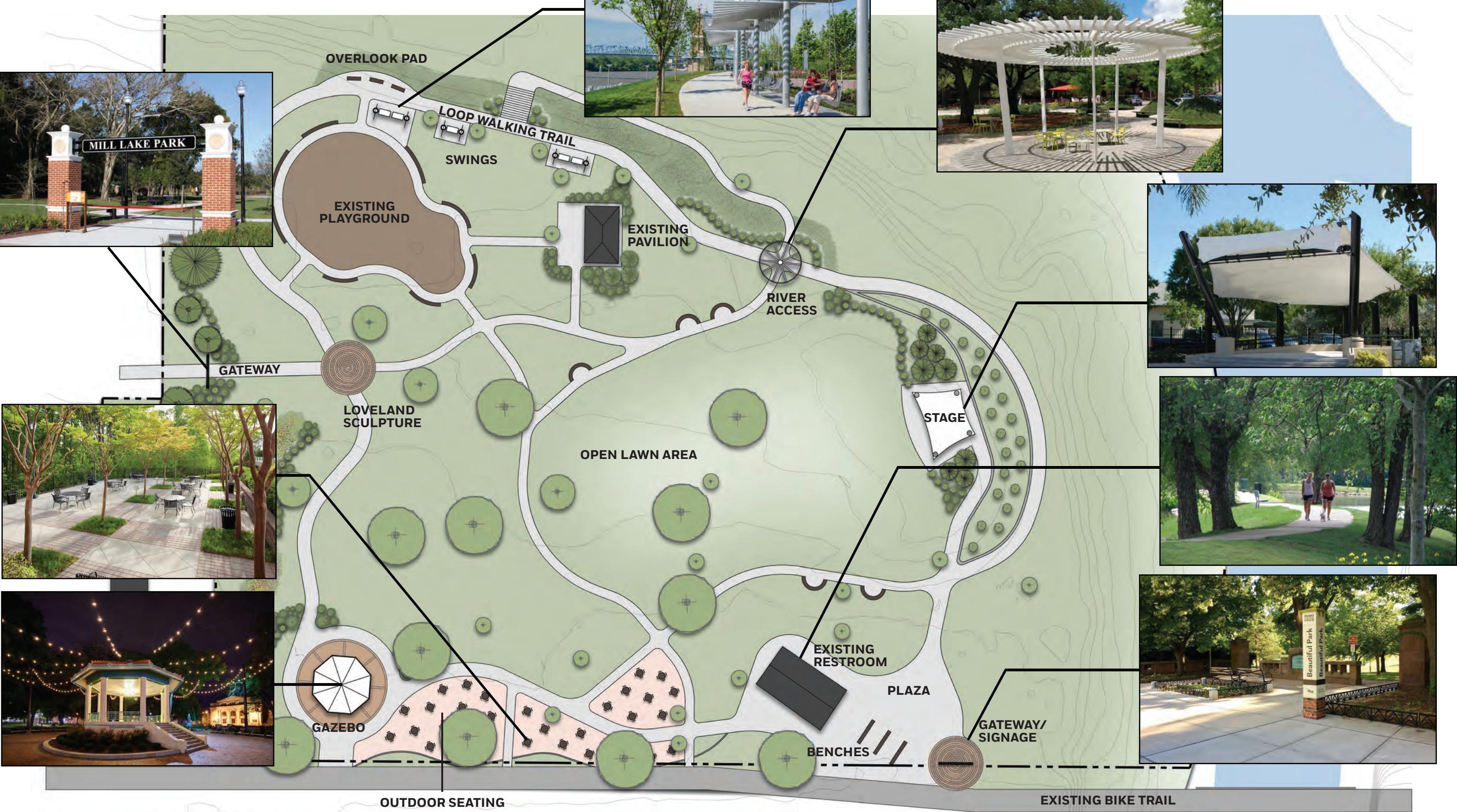
Nisbet Park Master Plan Feature Renderings



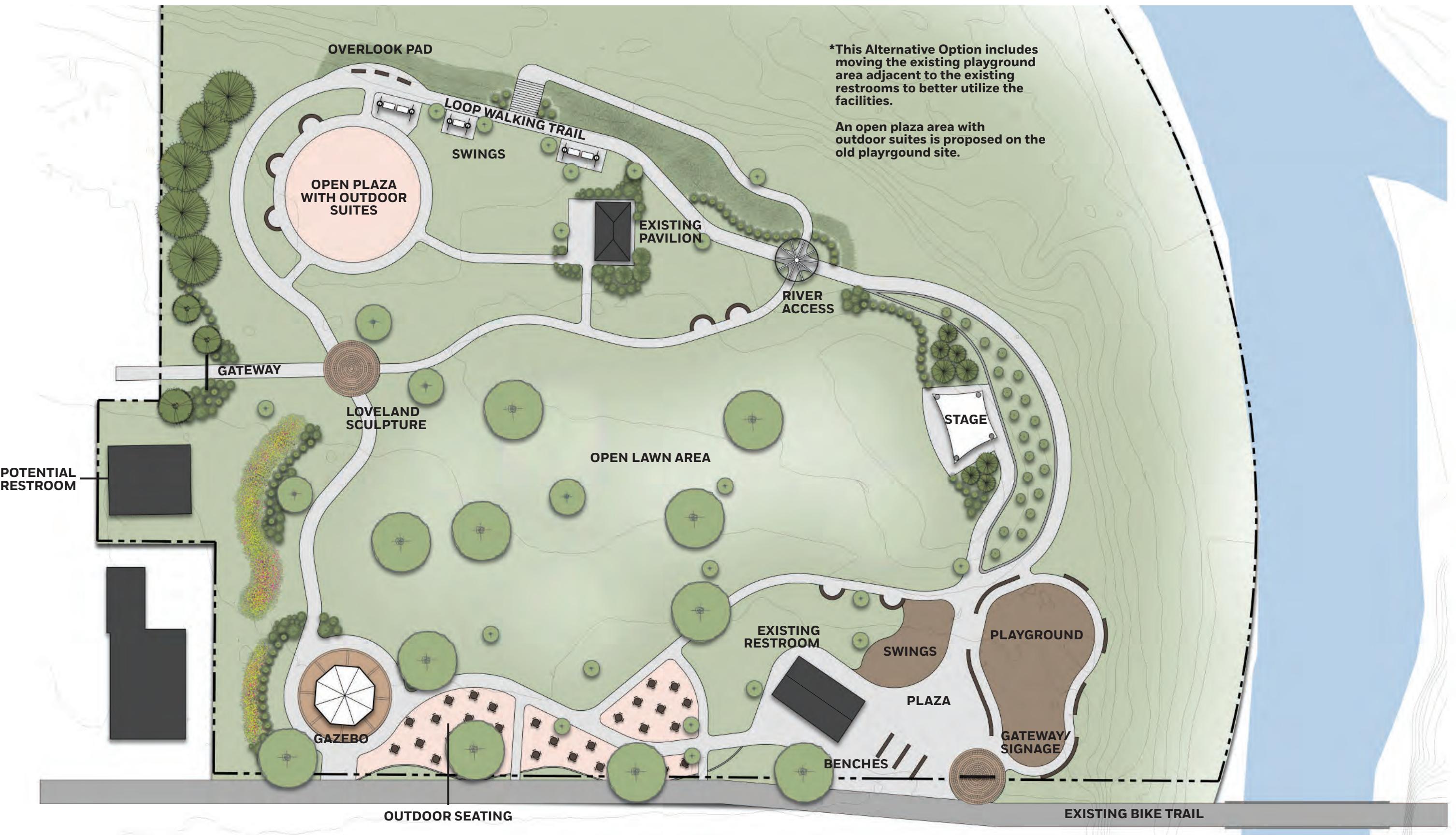
Concepts of major park features were developed to provide guidance for an aesthetic design approach that would compliment the existing styles of Historic Downtown Loveland and the Little Miami Bike Trail. The dark metal matches the downtown street furnishings and lighting fixtures and the stone accents match the new elements of the bike trail south of Loveland Avenue.



Nisbet Park Master Plan



Nisbet Park Master Plan - Alternative Option



Alternative Concept Studied During Master Plan Process



Phasing Considerations and Cost Estimate

While it is recommended to perform all construction work at once to ensure the park is developed in a cohesive way, it is not always realistic in terms of timing and funding. A three phased approach has been developed. The following two pages outline costs by phase. In addition a separate cost has been developed for landscaping.

These estimates are at the Rough Order of Magnitude (ROM) level. The estimate was developed using CostWorks and RS means data.

Gazebo (Potential Phase 1)					
Qty	CSI Description	Unit	Unit Cost	Total Incl. O&P	Notes
1.00	Dome, shell only, interlocking plywood panels, 24' diameter, selective demolition	Ea.	800.00	\$ 800.00	
20.00	Structural excavation for minor structures, bank measure, for spread and mat footings, elevator pits, and small building foundations, common earth, 1/2 C.Y. bucket, machine excavation, hydraulic backhoe	B.C.Y.	34.18	\$ 683.55	
680.00	C.I.P. concrete forms, beams and girders, exterior spandrel, plywood, 18" wide, 2 use, includes shoring, erecting, bracing, stripping and cleaning	SFCA	14.05	\$ 9,554.51	
77.00	Fill, dumped material, spread, by hand, excludes compaction	L.C.Y.	47.20	\$ 3,634.21	
10.00	Structural concrete, in place, slab on grade (3500 psi), 6" thick, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), and placing, excludes finishing	C.Y.	228.94	\$ 2,289.35	
8.00	Column, structural, 6" dia x 12'-0" H, extra strong pipe, incl shop primer, cap & base plate, excludes bolts	Ea.	613.03	\$ 4,904.20	
8.00	Column, structural tubing, rectangular, 6" x 4" x 5/16" x 12'-0", incl shop primer, cap & base plate, bolts	Ea.	482.83	\$ 3,862.60	
800.00	Sheathing, plywood on roof, CDX, 5/16" thick	S.F.	1.76	\$ 1,406.16	
800.00	Asphalt shingles, #30 felt underlayment	SQ	21.16	\$ 16,926.00	
1,264.00	Structural facing tile, standard colors, glazed 1 side, 4" thick, 5-1/3" x 12", 2.3 pieces/SF, 6T series, includes mortar, excludes scaffolding, horizontal reinforcing, vertical reinforcing and grout	S.F.	26.04	\$ 32,914.56	
80.00	Railing, ornamental, aluminum, 3'-6" high, posts @ 6' OC, panelized, fancy	L.F.	103.62	\$ 8,289.40	
452.00	Interior ceilings, wood slats on heavy duty 15/16" t-bar grid, 4"-6" wide	S.F.	32.01	\$ 14,468.52	
85.00	Aluminum gutters, stock units, plain, 5" box, .027" thick	L.F.	9.11	\$ 774.69	
700.00	Brick paving, brick on thick sand bed, laid flat, (4.5 brick/SF), 1" thick sand bed	S.F.	16.87	\$ 11,810.23	
Subtotal				\$ 112,317.97	
Contingencies, at conceptual design stage			10%	\$ 11,231.80	
General Conditions and Site Work Contingency			15%	\$ 16,847.70	
TOTAL				\$ 140,397.47	

New Stage (Potential Phase 2)					
Qty	CSI Description	Unit	Unit Cost	Total Incl. O&P	Notes
1.00	Building demolition, single family single story wood frame house, 3200 S.F., includes 20 mile haul, excludes salvage, foundation demolition or dump fees	S.F.	25000	\$ 25,000.00	Demo existing stage
1,000.00	Excavating, trench or continuous footing, common earth, 3/8 C.Y. excavator, 1' to 4' deep, excludes sheeting or dewatering	B.C.Y.	12.35	\$ 12,352.00	New Stage: footing excavation
25.00	Structural concrete, placing, continuous footing, shallow, direct chute, includes leveling (strike off) & consolidation, excludes material	C.Y.	27.52	\$ 688.00	New Stage: footing concrete
625.00	Concrete block, foundation wall, trowel cut joints, normal weight, solid, 2000 psi, 8" x 8" x 16", includes mortar and horizontal joint reinforcing every other course, excludes scaffolding, grout and vertical reinforcing	S.F.	13.06	\$ 8,160.00	New Stage: foundation wall
150.00	Backfill and compact, by hand, 12" layers, compaction in layers, hand tamp, add to above	E.C.Y.	19.71	\$ 2,956.80	New Stage: infill backfill
40.00	Concrete block, column or pilaster, 2 piece unit, 2000 psi, 20" x 32", includes mortar, vertical reinforcing (#4 bars) and grout, excludes scaffolding and horizontal reinforcing	V.L.F.	158.72	\$ 6,348.80	New Stage: column bases
6.00	Column, structural tubing, square, 10" x 10" x 1/2" x 16'-0", incl shop primer, cap & base plate, bolts	Ea.	2016.00	\$ 12,096.00	New Stage: Steel columns
100.00	Structural steel beam or girder, 100-ton project, 1 to 2 story building, W10x26, A992 steel, shop fabricated, incl shop primer, bolted connections	L.F.	61.44	\$ 6,144.00	New Stage: Steel main beams
450.00	Structural steel beam or girder, 100-ton project, 1 to 2 story building, W8x21, A992 steel, shop fabricated, incl shop primer, bolted connections	L.F.	52.48	\$ 23,616.00	New Stage: Steel beams
1,000.00	Metal roof decking, steel, open type J wide rib, galvanized, over 50 Sq. 4-1/2" D, 16 gauge	S.F.	10.94	\$ 10,944.00	New Stage: metal decking
1,000.00	Gypsum sheathing, weatherproof, 1/2" thick	S.F.	1.75	\$ 1,753.60	New Stage: roof sheathing
12.00	Ethylene-propylene-diene-monomer roofing, (EPDM), 0.40 psf, fully adhered with adhesive, 60 mils	Sq.	276.48	\$ 3,317.76	New Stage: roofing
30.00	Copper gutters, K type, 16 ounce, stock units, 5" wide	L.F.	18.24	\$ 547.20	New Stage: gutters
40.00	Aluminum wire strainers, rectangular, perforated, 3" x 4"	Ea.	10.75	\$ 430.08	New Stage: downspouts
20.00	Structural concrete, in place, slab on grade (3500 psi), 6" thick, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), and placing, excludes finishing	C.Y.	270.08	\$ 5,401.60	New Stage: Slab on grade
1,000.00	Concrete finishing, fresh concrete flatwork, floors, basic finishing for unspecified flatwork, bull float, manual float & manual steel trowel, excl placing, striking off & consolidating	S.F.	1.36	\$ 1,356.80	New Stage: conc floor finish
10.00	Exterior LED fixture, modular, type IV, 120 V, 202 watt, incl lamps	Ea.	2688.00	\$ 26,880.00	New Stage: Lighting
1.00	Power distribution unit, single cabinet, 50 kVA output, 480/208 input	Ea.	13312.00	\$ 13,312.00	New Stage: Power cabinet
800.00	Brick walls, alternate method of estimating by square foot, common brick, 13.5 brick per square foot, 8" thick wall, incl mortar, 3% brick waste and 25% mortar waste, excl scaffolding, horizontal reinforcing, vertical reinforcing and grout	S.F.	35.20	\$ 28,160.00	New Stage: back wall
1.00	Rough grading sites, skid steer & labor	Ea.	75,000.00	\$ 75,000.00	New Stage: Re-grading around old terrace steps
1,400.00	Segmental retaining walls, unit masonry interlocking wall system, 3 plane split, 4" high x 18" wide x 10" deep, includes pins and void fill, excludes base	S.F.	27.52	\$ 38,528.00	New Stage: Retaining wall
1,400.00	Segmental retaining walls, geo-grid soil reinforcement for segmental block wall, 4' x 50'	S.F.	1.11	\$ 1,559.04	New Stage: retaining wall: geo grid
Subtotal				\$ 304,551.68	
Contingencies, at conceptual design stage			20%	\$ 60,910.34	
General Conditions and Site Work Contingency			15%	\$ 45,682.75	
TOTAL				\$ 411,144.77	

Phasing Considerations and Cost Estimate

Sidewalks & Paving (Potential Phase 3)

Qty	CSI Description	Unit	Unit Cost	Total Incl. O&P	Notes
1,200.00	Demolish, remove pavement & curb, remove concrete, rod reinforced, to 6" thick, excludes hauling and disposal fees	S.Y.	26.88	\$ 32,256.00	existing concrete pads and sidewalks
80.00	Demolish, remove pavement & curb, remove bituminous pavement, 4" to 6" thick, excludes hauling and disposal fees	S.Y.	12.928	\$ 1,034.24	Existing pavement
6.00	Underground feeder cable, copper with ground, #8, 3 conductor, type UF	C.L.F.	563.2	\$ 3,379.20	Site: Underground electric
50.00	Excavating, trench or continuous footing, common earth, 3/8 C.Y. excavator, 1' to 4' deep, excludes sheeting or dewatering	B.C.Y.	12.352	\$ 617.60	site work: trenching for underground electric
1,000.00	Brick paving, brick on thick sand bed, laid flat, (4.5 brick/SF), 1" thick sand bed	S.F.	19.904	\$ 19,904.00	Brick paving at entrance
1,000.00	Brick paving, for 4" thick concrete bed and joints add	S.F.	4.544	\$ 4,544.00	Brick paving at entrance
13,000.00	Sidewalks, driveways, and patios, sidewalk, concrete, cast-in-place with 6 x 6 - W1.4 x W1.4 mesh, broomed finish, 3,000 psi, 5" thick, excludes base	S.F.	12	\$ 156,000.00	4' and 6' sidewalk concrete
2,000.00	Base course drainage layers, aggregate base course for roadways and large paved areas, stone base, compacted, 3/4" stone base, to 6" deep	S.Y.	9.408	\$ 18,816.00	4' and 6' sidewalk sub base
500.00	Structural excavation for minor structures, bank measure, for spread and mat footings, elevator pits, and small building foundations, common earth, 1/2 C.Y. bucket, machine excavation, hydraulic backhoe	B.C.Y.	40.32	\$ 20,160.00	excavation for sidewalk
Subtotal				\$ 256,711.04	
Contingencies, at conceptual design stage			20%	\$ 51,342.21	
General Conditions and Site Work Contingency			15%	\$ 38,506.66	
TOTAL				\$ 603,270.94	

Sitework for Plaza, Outdoor Seating and Gateways (Potential Phase 3)

Qty	CSI Description	Unit	Unit Cost	Total Incl. O&P	Notes
2,700.00	Deconstruction of concrete, floors, concrete slab on grade, plain, 4" thick, up to 2 stories, excludes handling, packaging or disposal costs	S.F.	6.3872	\$ 17,245.44	pavers around terrace at the existing stage
120.00	Structural concrete, in place, slab on grade (3500 psi), 6" thick, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), and placing, excludes finishing	C.Y.	270.08	\$ 32,409.60	slabs at pavilion and around restrooms
100.00	Soil preparation, mulching, stone mulch, granite chips, hand spread	Ea.	309.76	\$ 30,976.00	granite chips at table area
15.00	Playground equipment, swings, plain seats, 4 seats, 8' high	SF Flr.	3328	\$ 49,920.00	Swings at \$12,000 each for 3 sets
150.00	Garden house, prefab, wood, selective demolition, excludes foundation	Ea.	2.9824	\$ 447.36	demo existing gazebo
4.00	Post & panel/pylon signage, alum. panel, 3/16" thk., 57" x 36", interlocking, (2) 96" h al. posts	Ea.	3040	\$ 12,160.00	gateway signage
20.00	Clearing & grubbing, tree removal congested area, 12" diameter, aerial lift truck	Ea.	793.6	\$ 15,872.00	tree removal
20.00	LED bollard pole, 6" diameter x 42" H, cast alum, surface mounted, 12W, 5,100K,120V	L.F.	953.6	\$ 19,072.00	Landscape Lighting
200.00	Cast-in-place concrete curbs & gutters, concrete, wood forms, straight, 6" x 18", excludes concrete	Ea.	15.872	\$ 3,174.40	6" concrete mow curb
1.00	Greenhouses, geodesic hemisphere, 1/8" plexiglass glazing, 8' diameter	C.L.F.	8160	\$ 8,160.00	Pergola for River entrance
6.00	Underground feeder cable, copper with ground, #8, 3 conductor, type UF	B.C.Y.	563.2	\$ 3,379.20	Site: Underground electric
50.00	Excavating, trench or continuous footing, common earth, 3/8 C.Y. excavator, 1' to 4' deep, excludes sheeting or dewatering	Ea.	12.352	\$ 617.60	site work: trenching for underground electric
8.00	Site seating, park benches, precast concrete, with backs, wood rails, 8' long	Ea.	1824	\$ 14,592.00	benches around playground
450.00	Soil preparation, mulching, redwood nuggets, 3" deep, hand spread	S.Y.	9.408	\$ 4,233.60	Mulch for new playground
40.00	Brick, column, 36 brick/V.L.F., 16" x 16", includes mortar, excludes scaffolding, grout and reinforcing	V.L.F.	118.4	\$ 4,736.00	gateway signage
30.00	Railing, ornamental, composite metal and wood or glass, 3'-6" high, posts @ 6' OC, hand assembled, fancy	L.F.	544	\$ 16,320.00	gateway signage
Subtotal				\$ 233,315.20	
Contingencies, at conceptual design stage			20%	\$ 46,663.04	
General Conditions and Site Work Contingency			15%	\$ 34,997.28	
TOTAL				\$ 513,293.44	

Site and Facility Total

\$ 1,668,106.62

Landscaping by Phase

Gazebo Planting (Potential Phase 1)			
Type	QTY	Unit Cost	Total
Wildflowers	350 SF	\$ 5.00	\$ 1,700.00
Evergreen Shrubs	13	\$ 45.00	\$ 585.00
Deciduous Shrub	40	\$ 50.00	\$ 2,000.00
Subtotal			\$ 4,285.00
Miami Conservancy Buffer (Potential Phase 1)			
Type	QTY	Unit Cost	Total
Wildflowers	1450 SF	\$ 5.00	\$ 7,250.00
Evergreen Shrubs	11	\$ 45.00	\$ 495.00
Deciduous Shrub	20	\$ 50.00	\$ 1,000.00
Subtotal			\$ 8,745.00
West Entry Gateway (Potential Phase 3)			
Type	QTY	Unit Cost	Total
Ornamental Tree	4	\$ 235.00	\$ 940.00
Evergreen Shrubs	13	\$ 45.00	\$ 585.00
Deciduous Shrub	19	\$ 50.00	\$ 950.00
Subtotal			\$ 2,475.00
Karl Brown Way Parking Lot Screening (Potential Phase 3)			
Type	QTY	Unit Cost	Total
Evergreen Tree	5	\$ 230.00	\$ 1,150.00
Subtotal			\$ 1,150.00
Hillside/River Access Planting (Potential Phase 3)			
Type	QTY	Unit Cost	Total
Evergreen Shrubs	24	\$ 45.00	\$ 1,080.00
Ground Cover	2500 SF	\$ 3.00	\$ 7,500.00
Subtotal			\$ 8,580.00
Picnic Pavilion (Potential Phase 3)			
Type	QTY	Unit Cost	Total
Evergreen Tree	3	\$ 230.00	\$ 690.00
Deciduous Shrub	45	\$ 50.00	\$ 2,250.00
Subtotal			\$ 2,940.00
Amphitheater (Potential Phase 2)			
Type	QTY	Unit Cost	Total
Evergreen Tree	8	\$ 230.00	\$ 1,840.00
Evergreen Shrubs	19	\$ 45.00	\$ 855.00
Deciduous Shrub	9	\$ 50.00	\$ 450.00
Subtotal			\$ 3,145.00
General (Potential Phase 3)			
Lawn Restoration			\$ 25,000.00
Tree Maintenance			\$ 25,000.00
Landscaping Total			\$ 81,320.00

Contact us:

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