

BINGHAM PARK

MASTER PLAN



A PARK FOR ALL



Plan prepared for:



In collaboration with:



Community Task Force:

Councilman Bill Hollander - Metro Council D9
Kyle Etheridge - Metro Council D9
Mike O'Leary - Clifton Community Council
Lt. Alejandro Cabrera - LMPD Division 5
Maria Delgado - American Printing House for the Blind
Martin Monson - Kentucky School for the Blind
Mary Brady - Clifton Heights Community Council
Scott Wegenast - Resident
Will Oldham - Resident
Bill Wright - President, Greater Louisville Council of the Blind
Deb Lewis - VP, Greater Louisville Council for the Blind
Cassandra Culin - Pedestrian & Bicycle Access Committee
The Laundry Basket

This plan was prepared by:



Prime Consultant



Subconsultant

BINGHAM PARK MASTER PLAN

DECEMBER 2020

DRAFT

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INTRODUCTION

CHAPTER 1: INTRODUCTION

INTRODUCTION

8 Plan Summary & Guiding Principles

Equity

Accessibility

Sustainability



ABOUT THIS PLAN

The Bingham Park master plan was led by Louisville Parks and Recreation and supported by the Olmsted Parks Conservancy.

The planning process began in spring 2020 and ran throughout the winter.

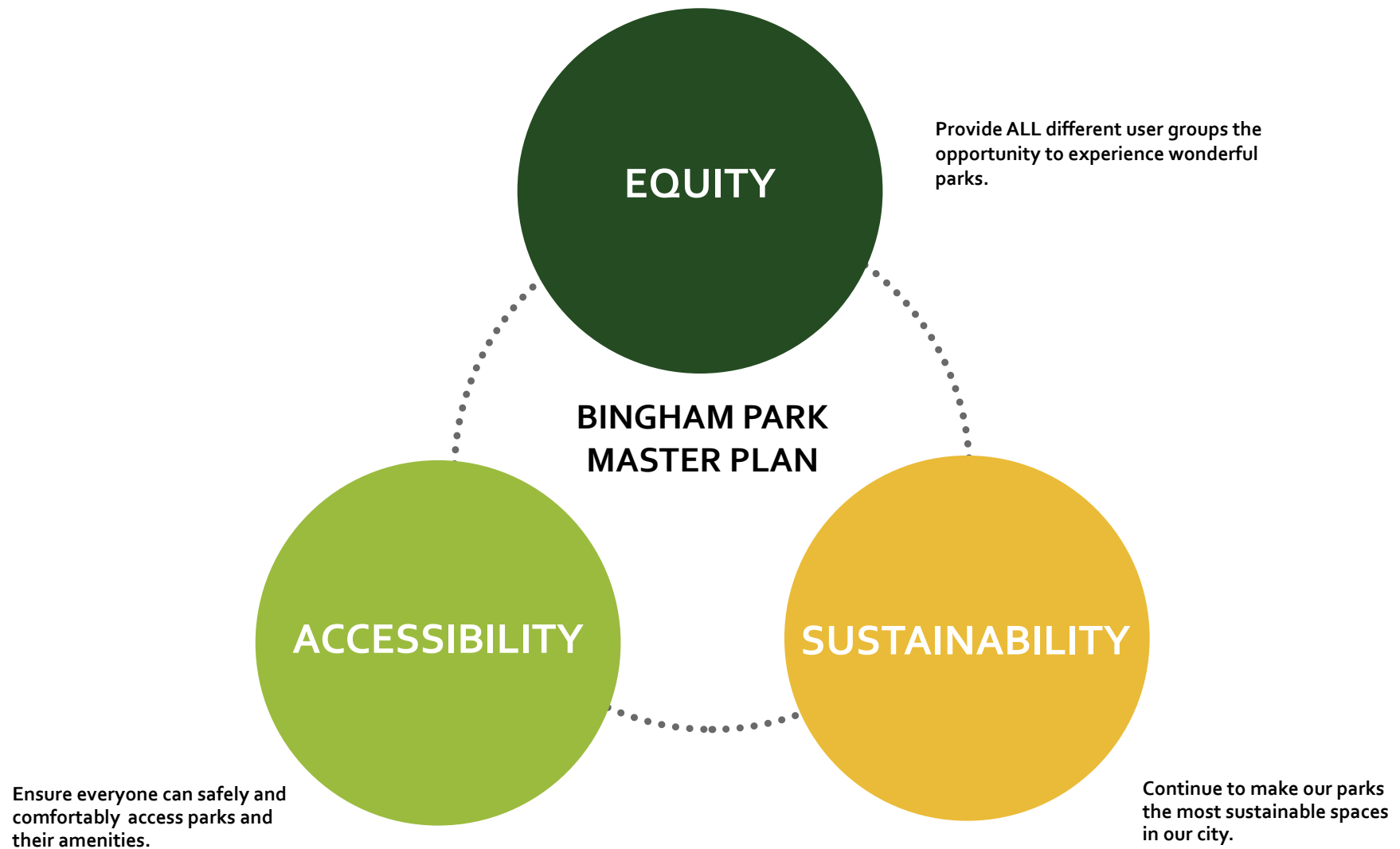
Fundamental to the master planning process is the input received through community engagement. For this plan, engagement included focused on collaboration with a community task force and community engagement captured through on-site conversations, direct text and community surveys.

The plan focused on developing master plan ideas that would include/improve equity, accessibility and sustainability.



The COVID-19 Pandemic required creative ways to engage with the community; a direct text sign shown here.

GUIDING PRINCIPALS



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LEARN

CHAPTER 2: LEARN

LEARN

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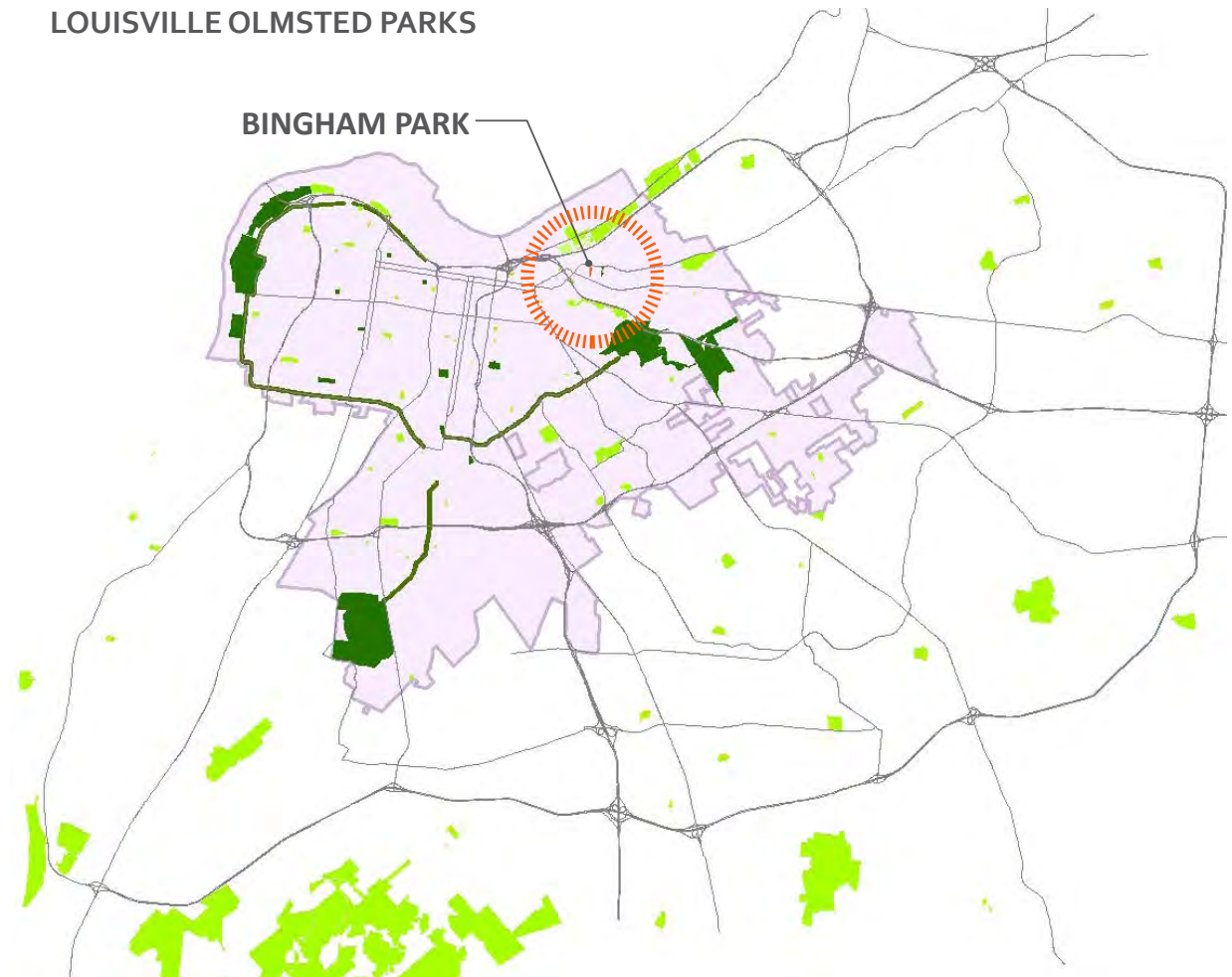


THE PARK SYSTEM

The park system relies on a network of parks and communities interwoven to create destinations and important connections. Typical of Olmsted fashion was the idea that the creation of a park led to the development of an encompassing neighborhood. However, Bingham Park is unique in that the residential community existed prior to the park's creation.

Neighborhood parks, like Bingham Park, are vital to local neighborhoods and provide a walkable destination with features uniquely suited to the needs of a specific community. These spaces often form the backdrop for neighborhood gatherings and festivities, serving as walkable destinations for families with children, for those looking for a quick game of basketball, or even a leisurely walk and rest on a bench. While the neighborhood park is at the smallest scale, they often provide the most personal impact for those who live in the area. Investing in these parks is investing in the individual communities that make up the city.

LOUISVILLE OLMSTED PARKS



- Algonquin Park
- Baxter Square
- Bingham Park
- Boone Square
- Central Park
- Cherokee Park
- Chickasaw Park
- Elliott Park
- Iroquois Park
- Seneca Park
- Shawnee Park
- Shelby Park
- Stansbury Park
- Tyler Park
- Victory Park
- Wayside Park
- Willow Park



Frederick Law Olmsted was inspired by scenic American landscapes, appreciating their natural order. It was this natural movement and character that he wished to emulate in his designs, not just within individual parks but an entire park network.



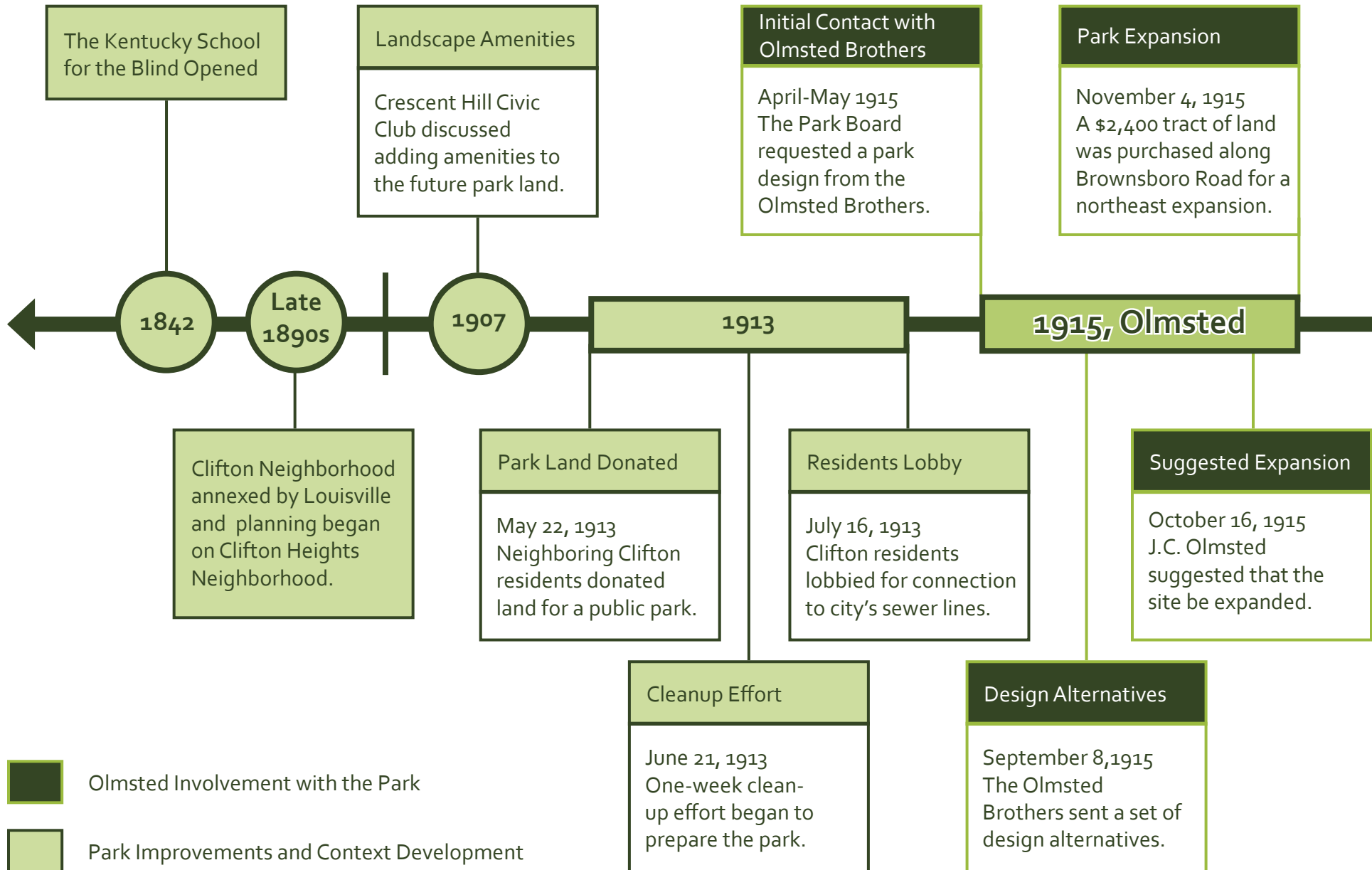
In the fashion “service must precede art,” Olmsted saw the park as the building block for the development of a neighborhood with a strong sense of community. This exemplifies a “build it and they will come” mentality: park first, neighborhood second.

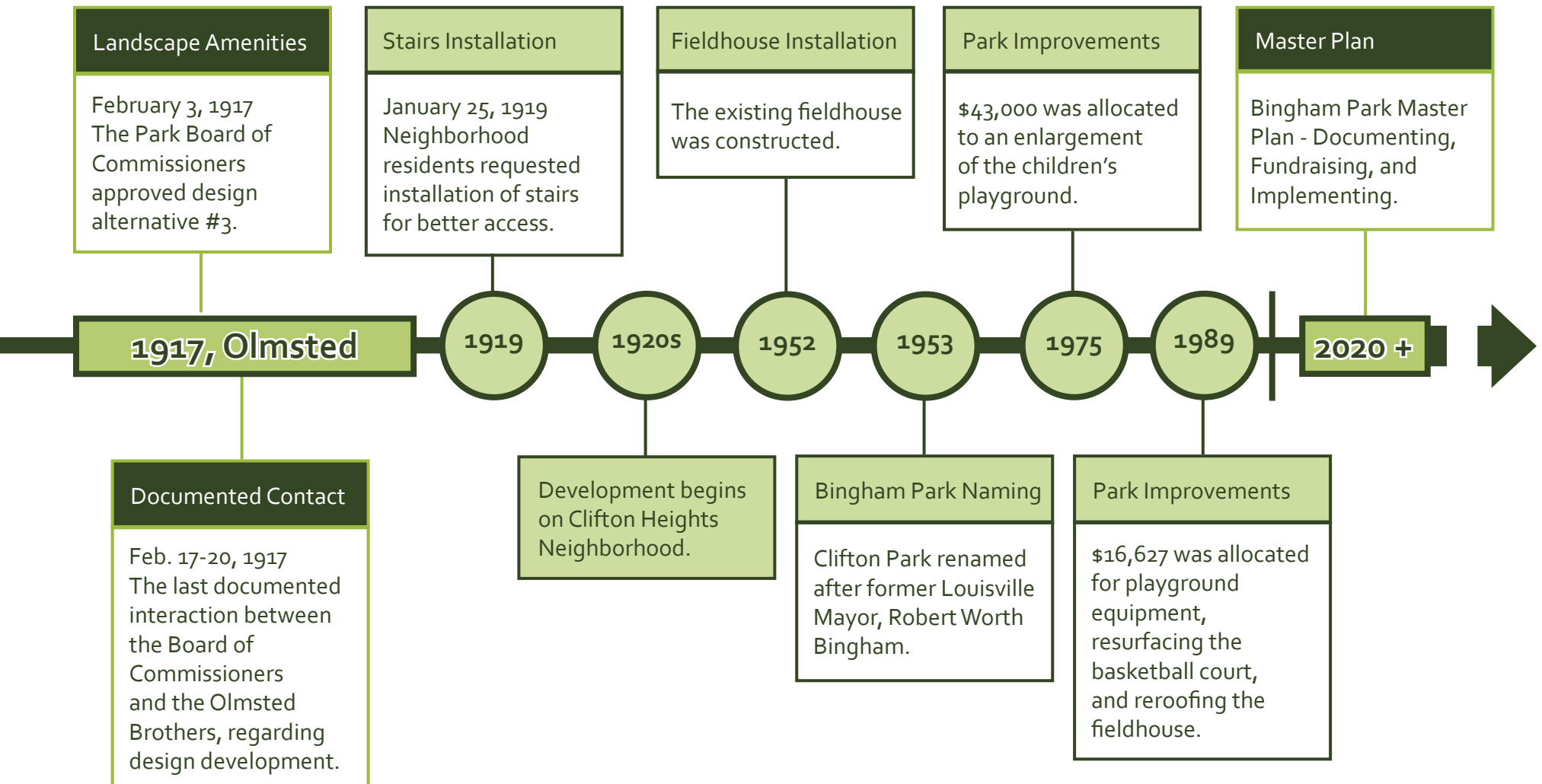


The Bingham Park site is unique in that the Clifton neighborhood existed before the park. Due to topographic challenges, the land was viewed as undevelopable and turned over for public use with the intent of creating a programmable, designed park.

BINGHAM PARK HISTORY

TIMELINE





HISTORIC CLIFTON & CLIFTON HEIGHTS NEIGHBORHOODS CONTEXT

The Olmsted park system created three large parks (Cherokee, Shawnee and Iroquois) along the outer edges of Louisville. Those parks were connected by parkways that were interspersed with smaller, neighborhood-serving parks. The large parks acted as magnets for suburban development as the city grew and gradually enveloped those parks.

The development of Bingham Park occurred in a different manner. Bingham Park is located in Louisville's Clifton neighborhood. Clifton began as a rural community that gradually developed into a working-class neighborhood after the development of the Louisville-Shelbyville Turnpike (Frankfort Avenue) was constructed in the 1830s. The next decade brought the Louisville and Frankfort Railroad, which incentivized industrial uses to utilize Clifton's proximity to transportation and downtown Louisville. By 1842, the Kentucky School for the Blind opened to five students and remains a community fixture today.

By the late 1890s, Clifton was annexed by Louisville. This was the same time period that planning began on

the Clifton Heights Neighborhood. Clifton saw strong residential growth from 1880-1920 and much of the neighborhood's architectural character is shaped by the late Victorian design that was popular at that time. Over time, the proliferation of the automobile as a primary mode of transportation began shaping the neighborhood and Frankfort Avenue became the mixed-use commercial corridor it is today. As a result of the automobile, the 1920s saw the development of the Clifton Heights Neighborhood, as the steep terrain was finally easily accessible.

The park movement in Louisville was well underway during the first growth period of the Clifton neighborhood. As early as 1907, there were discussions of creating landscape amenities by the Crescent Hill Civic Club in the area that would become Bingham Park. By 1913, the Board of Park Commissioners held a special meeting to designate the 7-acres, of largely donated land, to be used as a combination park and playground. The land, while poor for development, possessed an unmistakable scenic beauty that was described as "one of the prettiest strips

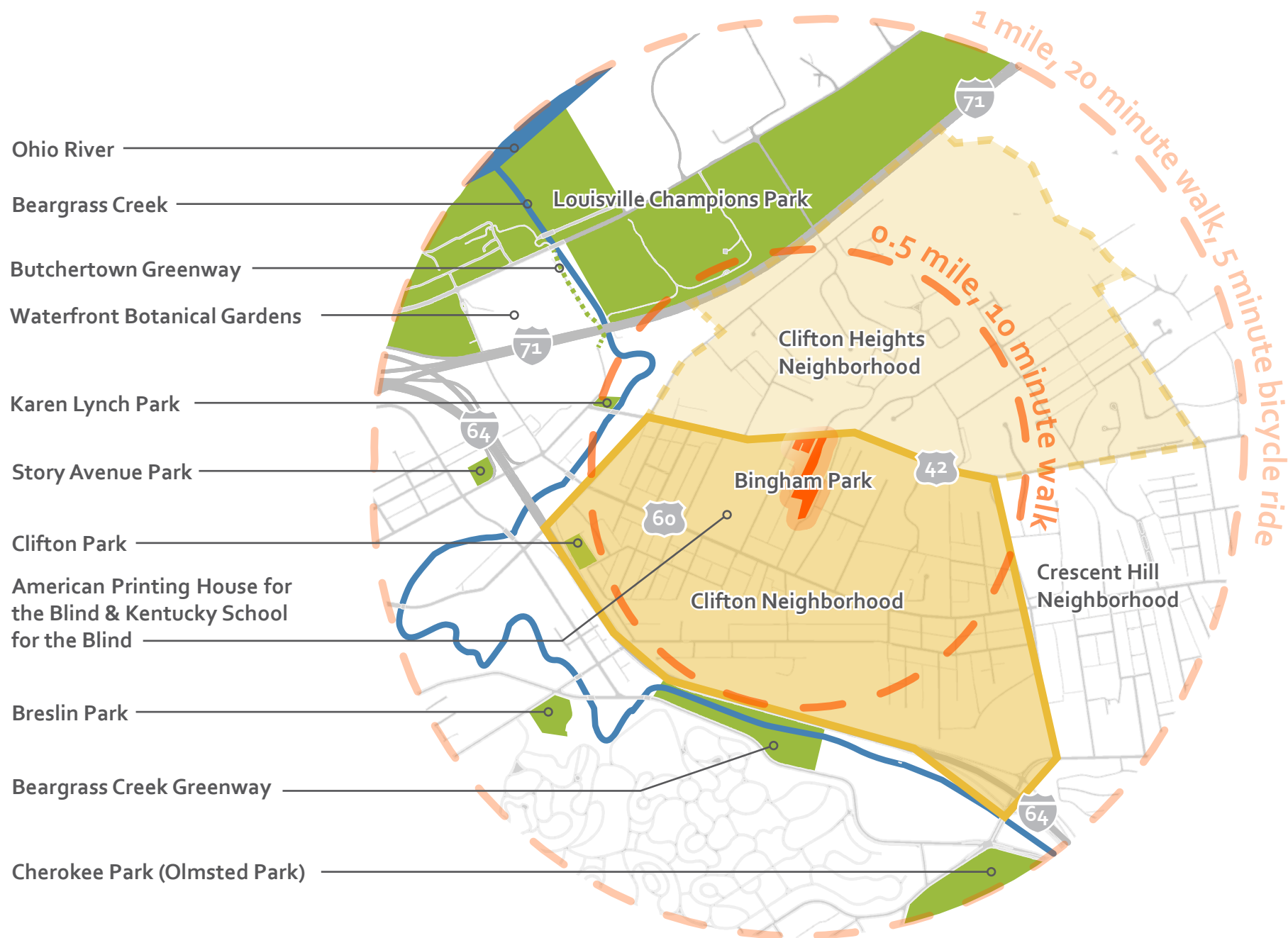
of woodlands within the city limits." It was at this meeting that the Park Board Chairman, John B. Castleman, stated that he wanted the Olmsted Brothers Landscape Architects to be involved in the park design.



RATSTETTER HOUSE



CAMELBACK SHOTGUN



OLMSTED INVOLVEMENT, EARLY PARK DEVELOPMENT

By 1915, the Olmsted Brothers began the early stages of design for the park. John Charles Olmsted, the nephew and adopted son of Frederick Law Olmsted, was running the Olmsted Brothers firm with partner Frederick Law Olmsted Jr. and took an active role in the development of the plans. John Charles Olmsted visited the site in

October of 1915, while in Louisville to design a new road in Shawnee Park. Design concepts for what would become Bingham Park were developed by the Olmsted Brothers (based on communications between John Charles Olmsted and the Board of Park Commissioners), only early grading plans and surveys of the historic

plan were found during the research for this plan. A description of the park program was also outlined in a letter from John Charles Olmsted.

The map below illustrates a comparison between Olmsted's original design intent for the park and modern-day arrangement.



The following information was provided by local Louisville historian, Joanne Weeter, in reference to a letter dated September 8, 1915 by John Charles Olmsted to the Louisville Park Board of Commissioners:

Olmsted's Idea on Park Usage Zones

The Olmsted firm recommended that the park land be used in ways that took advantage of the park's natural terrain and topography. Traveling from the "South or upper end of the valley" Olmsted suggested that areas that were not too steep be used for "very little children." A bit further north he suggested a wading pool "in which the larger children could play." Next, he suggested that the "long, narrow lawn... could be used by children for games not requiring fences or apparatus." He goes on to recommend that the north end of the park, closest to Brownsboro Road, be used by small boys for "base ball [sic]" but these children should only be allowed "a soft ball which cannot be batted very far, and would not seriously hurt anyone who might be hit by it."

Much of the park usage today conforms to the Olmsted firm's recommendations from 1915. The only significant change is that the baseball field has been replaced by a basketball court and a shelter house has been added mid-park.

Land to the West, Adjacent to Haldeman Avenue's Unmade Alley

Olmsted commented that the "...present boundary of the park on that [Haldeman Avenue alley] side being entirely out of harmony with the local topography from the point of view of park design..." appears to relate to the absence of landscape features on the park's perimeter near the alley. An examination of the 1928 aerial photograph bears this out. There are few trees visible in the park adjacent to the alley while other portions of the park appear to be well covered by a tree canopy. One can assume that Olmsted believed that there should be a buffer of trees between the park proper and the utilitarian alley servicing the rear of the houses along Haldeman Avenue. By 1946, aerial photography, while not entirely clear, appears to show a high amount of tree coverage adjacent to the alley, so it would appear that the Olmsted design intent was carried out. This tree coverage remains in place to this day.

Recommendations on plants, trees and shrubs

Olmsted recommended that the steep side slopes of the valley be planted with "ornamental trees fairly far apart so as not to unduly shade the ground." He also suggested that the surface ground should be planted with "vines, rambling roses, shrubbery and in

some places perennial flowers." He goes on to discuss the impracticality and expense of keeping "turf lawn" mowed on the steep side slopes, and suggested instead that vines and shrubbery would not only be beautiful but cost-effective for the City to maintain. As the Olmsted firm recommended, the steep side slopes of the triangular park have been planted with trees. Low planting including vines and shrubbery was to be put adjacent to these trees. The "turf lawn" occupies the central portion of the park and remains suitable for informal recreation.

Stairway access into Bingham Park

The Olmsted firm agreed with area residents that steps were needed to provide access into the park, no doubt because of the of steep park sides, and that these steps should be located on the "newly filled slopes." The reference to the newly filled slopes seems to indicate that significant land contouring had or would in the future take place. While the Olmsted firm recommended using wooden steps, Clifton residents preferred concrete.

All known communications with the Olmsted Brothers regarding Bingham Park ceased in 1917, while park improvement work continued. Since no plans authored by the Olmsted firm appear to exist, analysis is left to the written record provided by the letters from 1915 and 1917 that were penned by the Olmsted's or Olmsted staff members.

PARK PLANS SINCE THE OLMSTED INVOLVEMENT

Since Olmsted's known involvement with Bingham Park from 1915 to 1917, the site has undergone multiple plans for improvement, set out by landscape architects and planners in conjunction with Louisville Metro Parks. These plans addressed required changes to meet neighborhood demands and provide the communities with park amenities that improved user experience.

The imagery in this spread shows snapshots in time - through a series of blue prints - of the efforts to improve Bingham Park from the time of the Olmsted firm's involvement in the early 1900s into the 21st century.

The development of the Bingham Park Master Plan--a concerted effort between the design team of Gresham Smith and Taylor Siefker Williams Design Group, Louisville Metro Parks, and the Olmsted Parks Conservancy--will emulate Olmstedian design while meeting community needs for contemporary living and recreation, as well as a sustainable future.

The following information was provided by local Louisville historian, Joanne Weeter, from articles of the Louisville Courier-Journal:

New Shelter House Built in 1952

In 1952, bids were sought for construction of a shelter house at "Clifton Recreation Park." The structure was estimated to cost \$6500. Walter C Wagner and Joseph H Potts, Architects and Engineers, were awarded the bid, the shelter house was constructed, and it remains in the park today, with little to no discernible change since its construction. Because this shelter house retains historic and architectural integrity and is more than 50 years old, it has been evaluated as a contributing element to Bingham Park and is recommended to be retained. (July 9, 1952, print)

1975 Improvements to Bingham Park

In 1975, \$43,000 was allocated to enlarging the children's play area in Bingham Park. A February 3, 1975, article recounts anticipated improvements:

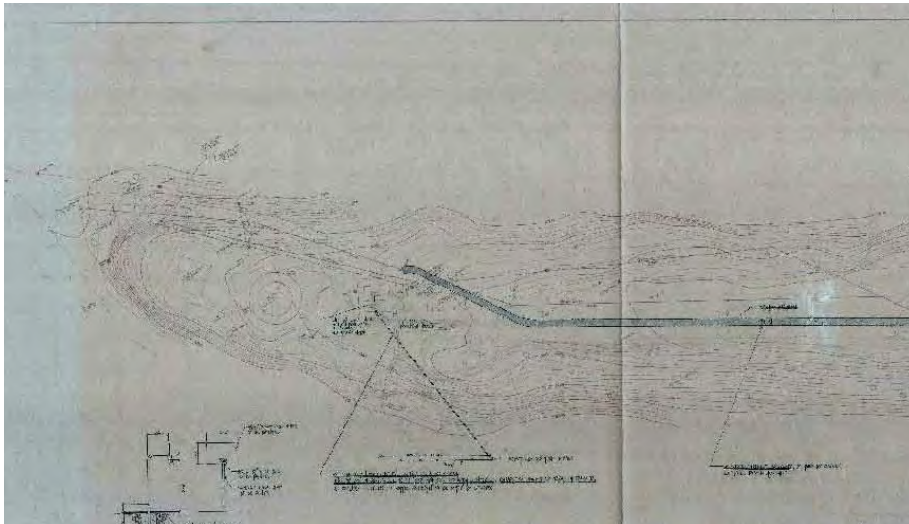
"The 4 acre park will get new playground equipment and the park's basketball courts may be resurfaced later this year. Most of the playground

equipment for preschoolers, including tire swings and a jungle gym, was removed last year by the Metropolitan Park and Recreation Department because it was dilapidated. And there never were any swings or other things for older children, who have few safe places to play in the neighborhood, area leaders say." (February 3, 1975, print)

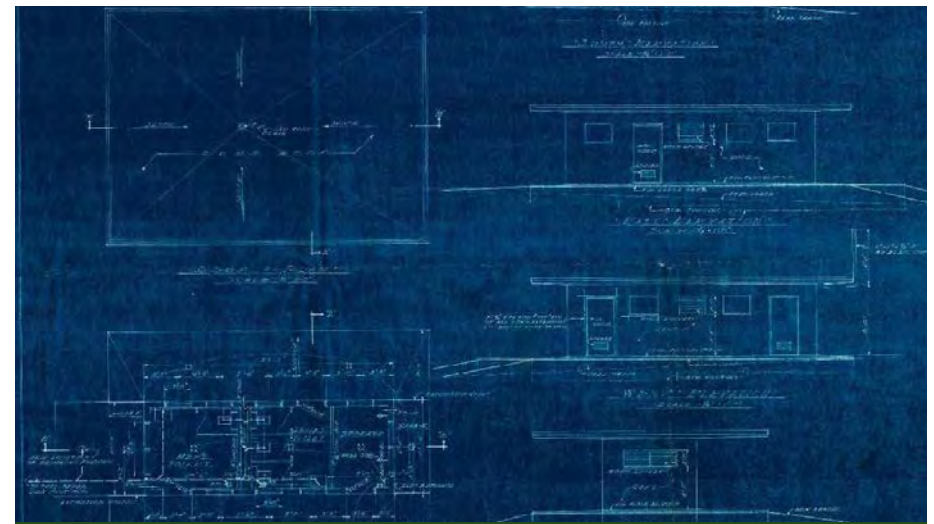
1989 Improvements to Bingham Park

In 1989, yet another allocation of funds was made for improvements to Bingham Park. The article read:

"The Clifton community Council has received \$16,627 through private grants and public donations for playground equipment, which will include a separate set of swings, slides and climbing bars for young and older children. Resurfacing of the basketball courts and reroofing of the park's restroom building was included in the parks department projects that Mayor Jerry Abramson requested in the 1989-1990 city budget." (June 15, 1989, print)



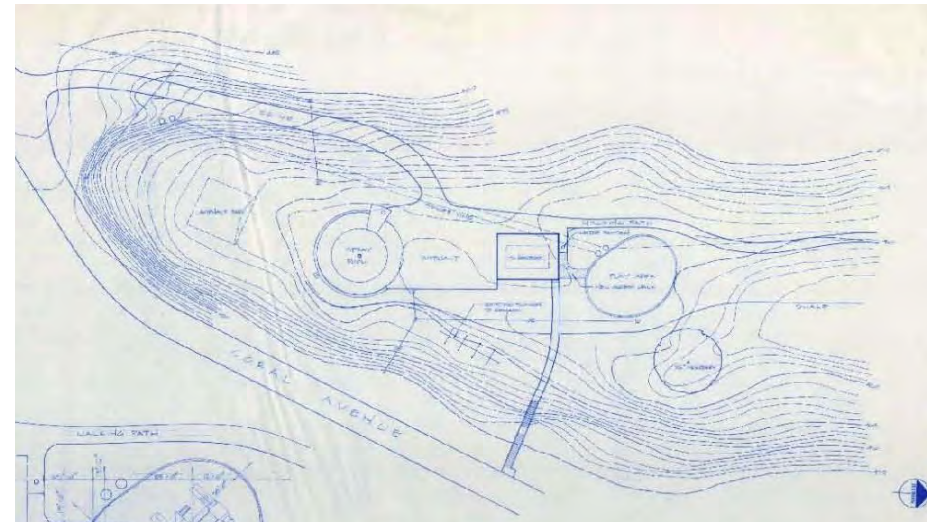
1915 - Park Boundary



1952 - Restroom Building



1979 - Park Improvements



2000 - Park Improvements

BINGHAM PARK EXISTING CONDITIONS

PRESENT DAY CONTEXT

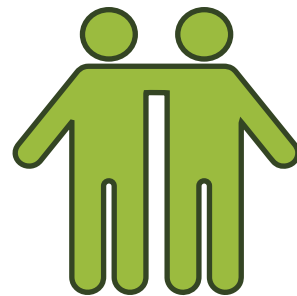
The Clifton neighborhood is comprised of approximately 440 acres that is bound by Brownsboro Road/US 42 to the north, Ewing Avenue to the east, I-64 to the south, and Mellwood Avenue to the west. In 2003, Clifton became a Historic Preservation district to preserve the distinctive character of the neighborhood. The historic context of the neighborhood lends itself to walkability.

Bingham Park is located in the north-central part of the Clifton neighborhood and abuts The Clifton Heights Neighborhood. As a neighborhood park, it is important to have access from residential areas and local destinations to the park. The Trust for Public Land (TPL) has developed a tool (ParkServe) to help identify a snapshot of the population served by each park based on a walkable distance (1/4 mile as defined by TPL). According to TPL, Bingham Park serves 3,744 people. The park serves the families of Clifton: adults (69%), children (16%), and seniors (15%). Given the composition of the neighborhood, 35% of the households served are low-income, 43% middle-income, and 22% high-income.

While the TPL is a helpful resource for planning decisions, it does not represent accessibility challenges and neighborhood context. The context of the park is unique through the relationship of several neighbors, the historic character of the neighborhood, and adjacent roadways. Just two-blocks away, The Kentucky School for the Blind and American Printing House are historic landmarks with a constituency that is visually impaired. There are also physical limitations given the location of the park. As you travel through the

park, from Coral Avenue in the south to Brownsboro Road in the north, there is a change in elevation of about 18 feet. The existing sidewalk on Coral Avenue ends at the parking area and does not fully connect into the park. Brownsboro Road, a busy roadway, presents another obstacle by limiting pedestrian crossings to Haldeman where there is a signalized pedestrian crossing. Park access from Brownsboro Road is also limited, as there is no vehicular access off the roadway.

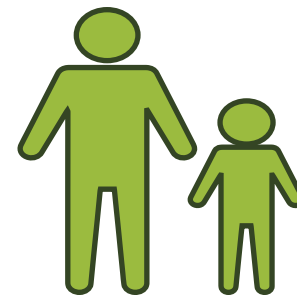
**BINGHAM PARK
SERVES AROUND**



3,744

NEIGHBORS

**OF THOSE 3,744
NEIGHBORS...**



**16% CHILDREN
15% SENIORS**

**THE NEIGHBORS
INCLUDE A LARGE**



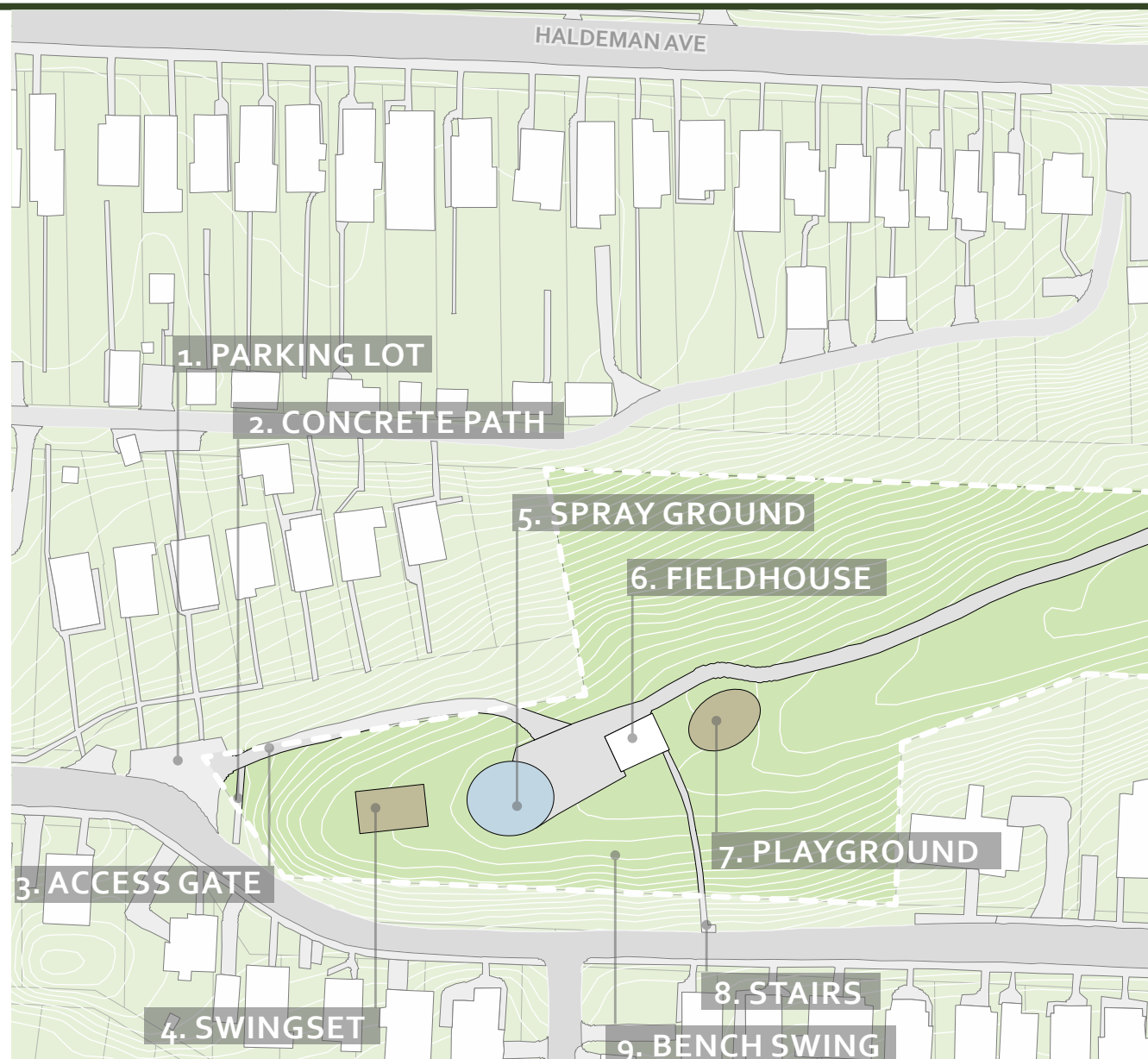
**B L I N D
COMMUNITY**

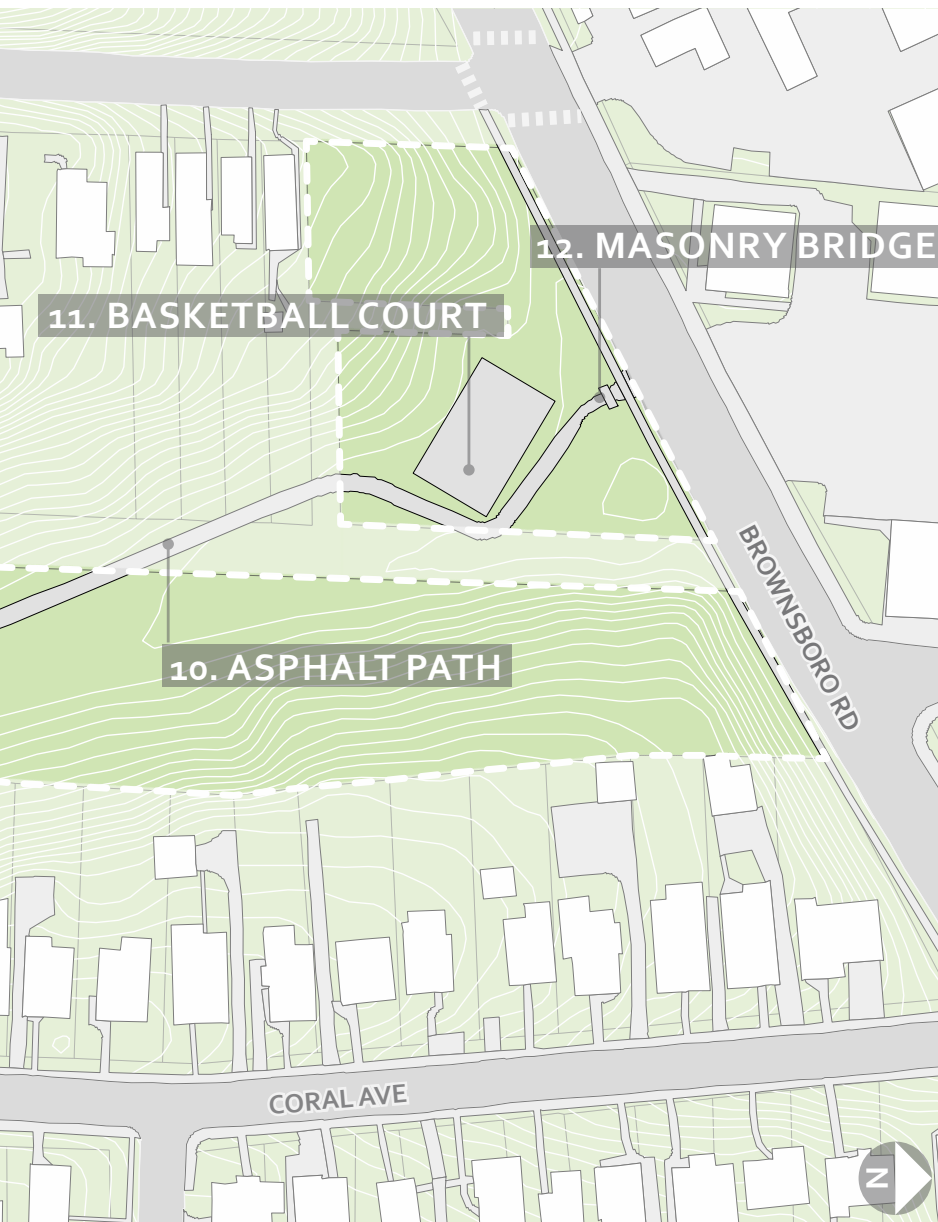


FEATURES & AMENITIES

Most of the features and amenities in Bingham Park are grouped at the southern end of the site, with the northern end being primarily occupied by the basketball court. These are the areas most conducive for such features and amenities, as they are relatively flat, non-wooded spaces where activities can be held. While the connecting path between the southern (Frankfort and Coral Avenues) and northern (Brownsboro Road) portions exists on flat terrain, the narrow pinch of the valley allows for little programmable area outside of the path.

Features such as the asphalt and concrete paths were installed as accessible walks to and through the park. However, maintenance concerns with cracking and dipping on the asphalt path, as well functional concerns of the concrete path (being adjacent to the gravel lot and lacking a connection with a sidewalk along Coral Avenue) makes accessibility of both walks questionable. The playgrounds are not designed for inclusive play, with a raised edge and mulch for the base, both making it impossible for all to access.





AMENITIES LOCATED AROUND THE FIELDHOUSE



WATER FOUNTAIN



LIGHTING



SEATING



WASTE RECEPTACLE

FEATURES & AMENITIES



1

PARKING LOT - gravel lot off Coral Avenue, approximate 8 parking spots



2

CONCRETE PATH - accessibility from Coral Avenue & parking, wood bollards



3

ACCESS GATE - metal swing arm, vehicle entry onto main asphalt path



7

PLAYGROUND - same accessibility issues as swingset (original install 1978)



8

STAIRS - concrete, metal rails, connects to Coral Ave with no sidewalk (1953)



9

BENCH SWING - tucked off stairs at base of the embankment (1985)



4

SWINGSET - mulch base and raised edge make for accessibility issues



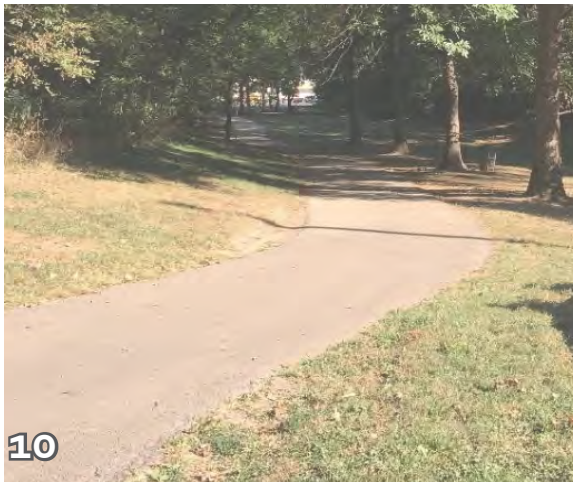
5

SPRAY GROUND - concrete with seat wall along half edge, functioning (1978)



6

FIELDHOUSE - houses restrooms, not designed in "Olmstedian" style (1952)



10

ASPHALT PATH - approximate 8' wide, "accessible" walk through the park



11

BASKETBALL COURT - asphalt surface, wood backboard & metal frame (1979)



12

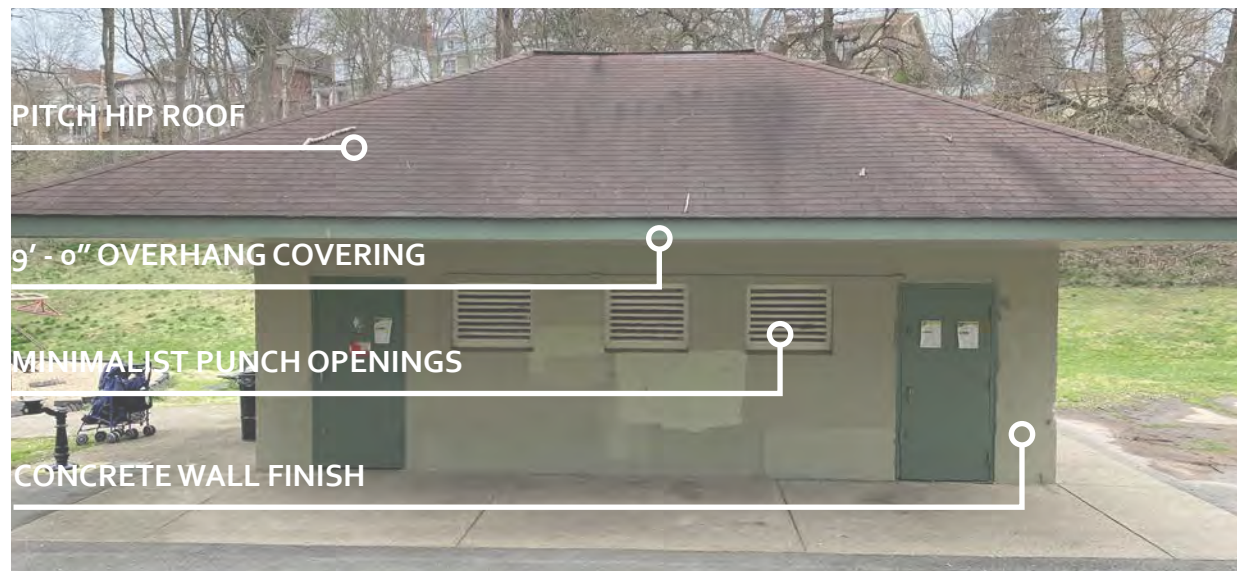
MASONRY BRIDGE - concrete, spans ditch directing runoff to culvert (1979)

ARCHITECTURE

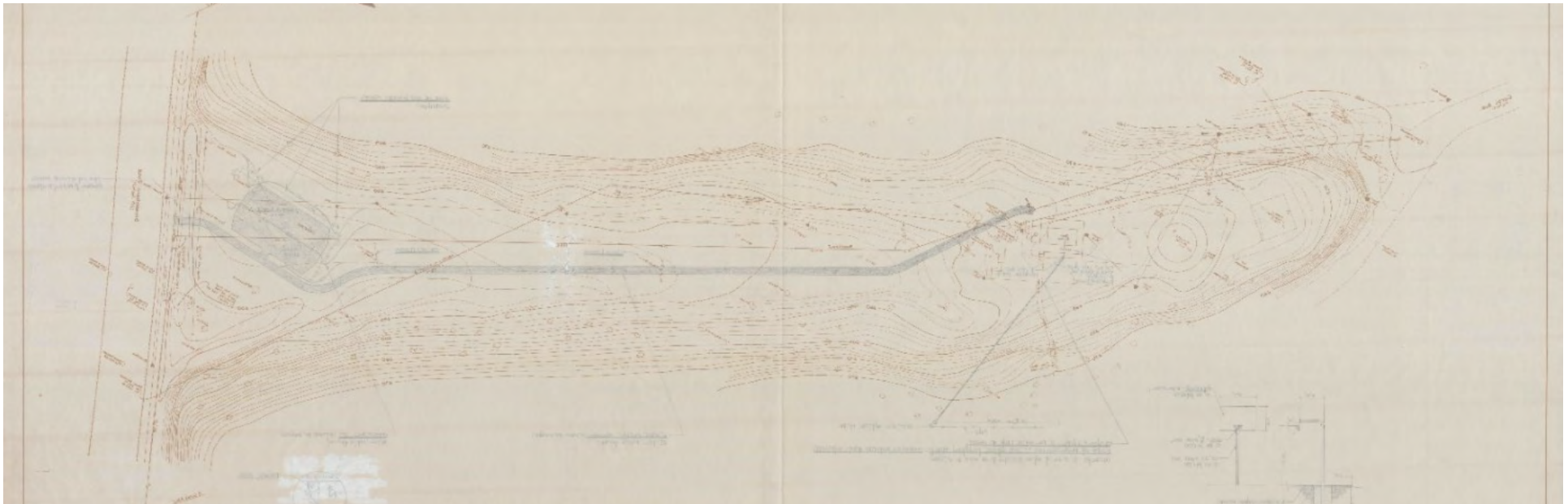
The existing structure for Bingham Park is subtly placed adjacent to the entrance. Its positioning offers a great opportunity for an architectural statement and revitalization to its character. A large overhanging roof extends 9'-0" beyond each of its four walls providing ample coverage below. The interior and exterior finishes are in desperate need of updating. Overall, it is a clean and straightforward design that holds immense potential as a distinguished architectural feature.



EXISTING CONDITIONS: 2020 SHELTER HOUSE



EXISTING CONDITIONS: 2020 SHELTER HOUSE



1979 BINGHAM PARK MASTER PLAN SKETCH

HISTORY

In 1952, bids were sought for construction of a shelter house at "Clifton Recreation Park." The structure was estimated to cost \$6500. Walter C Wagner and Joseph H Potts, Architects and Engineers, were awarded the bid, the shelter house was constructed, and it remains in the park today, with little to no discernible change since its construction. Because this shelter house retains historic and architectural integrity and is more than

50 years old, it has been evaluated as a contributing element to Bingham Park and is recommended to be retained.

Historically, a shelter house is referred to as a *safe* structure that provides covering from exposed and/or exterior elements. The shelter house in Bingham Park does just that. Its location in the master plan provides adequate visibility throughout the park as well as provide sufficient protection

from weather and various outside elements.

Constructed in 1952, the shelter house reflects many design elements of its time period. Marked as the beginning of mid-century modern era, the structure exhibits minimalist details of straight, regulating lines with simple geometries and material finishes. Maintaining these architectural features are vital to the authenticity and integrity of the design.

CIRCULATION

Access: A gravel parking lot off Coral Avenue acts as the primary gateway to the park, serving both motorists and pedestrians. Off-street access along Brownsboro Road acts as a secondary gateway, serving pedestrians. Off-street access along Coral Avenue acts as a tertiary gateway, but steps make it inaccessible with no proper sidewalk connection above.

Connectivity: The site acts somewhat as a thoroughfare between Frankfort Avenue and Brownsboro Road. While the circulation at the park's northern end is strong, with a continuous sidewalk and adjacent signalized intersection with crosswalk at Haldeman Avenue and Brownsboro Road, the connection on the southern end is lacking.

Safety: The fast-moving traffic along Brownsboro Road makes the park's northern edge a concern for user activity, particularly with the number of traffic incidents that have been recorded. The steep drop-off at the southern end along Coral Avenue is concerning for visual approach for both motorists and pedestrians entering/exiting the park.





LEGEND

-  Primary Pedestrian (and Vehicular) Access with Accessible Asphalt & Concrete Paths but No Crosswalk at Coral Avenue
-  Secondary Pedestrian Access with an Accessible Asphalt Path that Connects to the Sidewalk along Brownsboro Road
-  Tertiary Pedestrian Access with a Series of Concrete Steps Not Accessible to All, No Sidewalk Connection at Coral
-  Park User Confluence
-  Lacking Sidewalk Connection
-  Edge Conditions with Concerns (Erosion Along Coral Ave. & Connectivity Along Brownsboro Rd)
-  Primary Park Pedestrian Circulation (From the Parking Lot and South Side of the Neighborhood)
-  Secondary Park Pedestrian Circulation (From Brownsboro Road to Coral/Frankfort Avenues)
-  Tertiary Park Pedestrian Circulation (From the East Side of the Clifton Neighborhood)
-  Locations of Traffic Incidents
-  Locations of Stop Signs
-  Signalized Intersection with Crosswalk and Accessible Ramps
-  TARC Bus Stop Locations

INFRASTRUCTURE

Stormwater: All stormwater runoff from the site reaches a culvert at the northern end that connects to the city's combined storm and sewer system. This system can result in combined sewer overflow (CSO) events during heavy rainfall, which contaminates natural water systems. Bingham Park's close proximity to Beargrass Creek makes the park's runoff a contributing factor in the health of the creek. The site includes two storm sewer manholes for system maintenance, as well as a main line through the southern end of the site that provides function to the restrooms and spray ground.

Utilities: Continuous overhead utility lines exist around the perimeter of the site - along Coral Avenue and Brownsboro Road - with little overhead condition within the park. The few utility poles within the park exist at the periphery, directly tying into the continuous street front lines, and serve overhead light fixtures and security cameras.

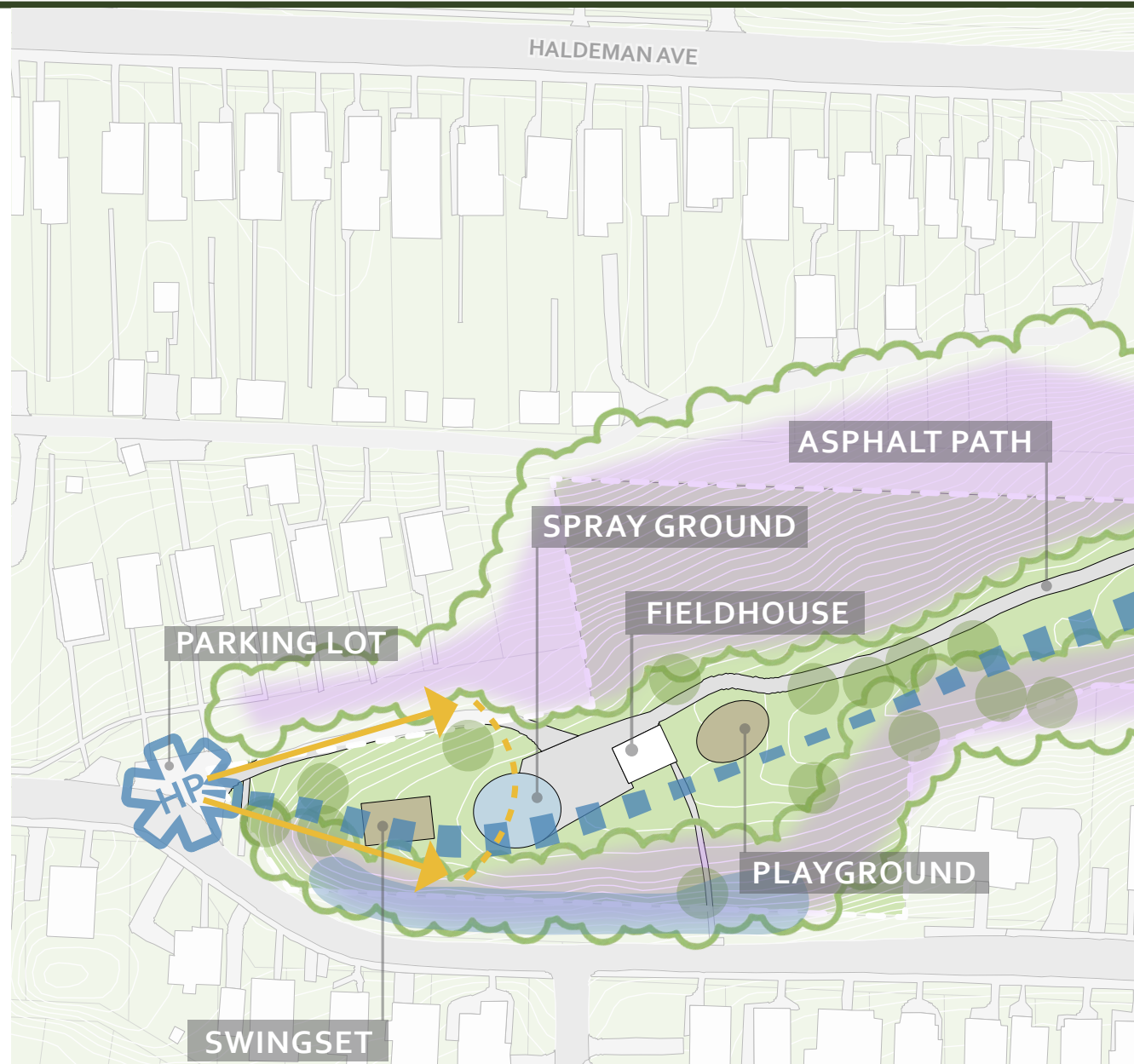


NATURAL FEATURES

Stormwater: The site largely exists as a valley, moving runoff from the southern end to the northern end. The masonry bridge at the north end spans a ditch along Brownsboro Road. Steep embankments at site edges show effects of erosion, particularly noticeable along Coral Avenue, with a section of the embankment currently stabilized with a wooden retaining structure.

Vegetation: The site is densely wooded along the south, east, and west embankments with the north portion opening to a clearing along Brownsboro Road. Invasive species, such as Japanese honeysuckle, were observed in these understory areas and need to be properly eradicated. Any portion of the site not wooded exists as mown turf grass.

Views: Most impactful and unobstructed views into the park occur from the parking lot at the south end, which looks down into the park, and Brownsboro Road at the north end, which looks along the length of the park. Views into the park are largely obstructed by vegetation during warm months. Views out of the park are limited by steep embankments, that have the opportunity to act as a “canvas” for native plantings.





LEGEND



Highest Point



Lowest Point



Masonry Bridge Over Ditch



Viewsheds Into the Park



Area of Erosion Concern



Areas of Steep Side Slopes



Stormwater Runoff Path



Dense Tree & Understory



Storm Water Runoff Path
Looking from South to North

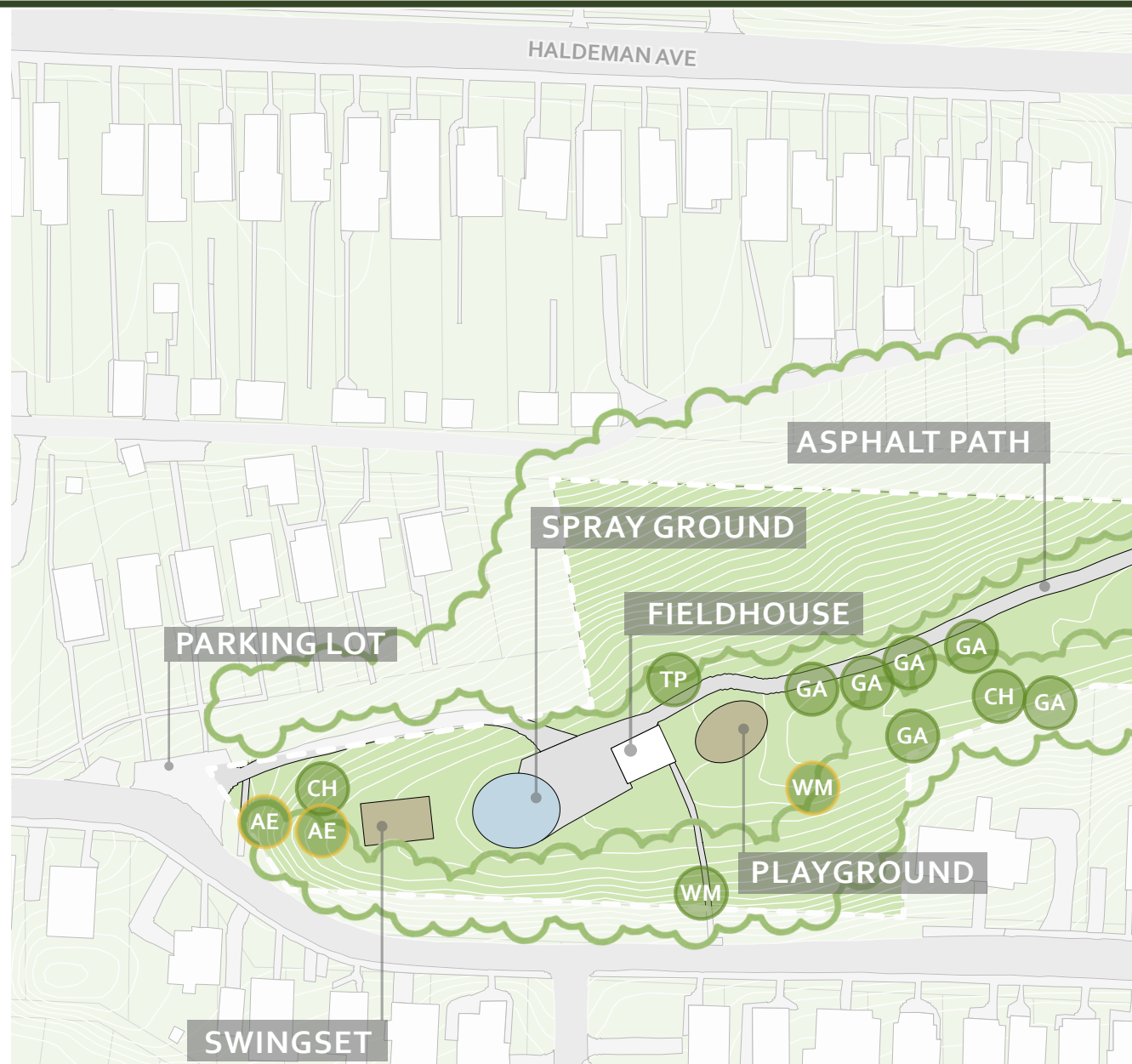


Viewshed into the Park from
the Gravel Parking Lot

TREE INVENTORY

A concise inventory of trees, in close proximity to site amenities and features, identifies many as vulnerable Ash species. As these species continue to be threatened by the Emerald Ash Borer (E.A.B.) insect, there is potential for loss of vegetation in the years to come. All of the tree species identified as such on the map are currently being treated with hopes to save them from insect damage. The loss of such prominent tree specimen would drastically change the overhead canopy and feel of the park.

All trees identified in the inventory are regionally native species, with the exception of the White Mulberry that is native to Asia, and each is associated a degree of "tree health." The health indicator helps with the design process as poor condition trees may be removed in favor of a more functional design. The Ash trees also show a visible pattern in the way they exist in a fragmented lined along the asphalt path. This may reference previous design intent for delineating the path through the valley.



LEGEND

TREE SPECIES

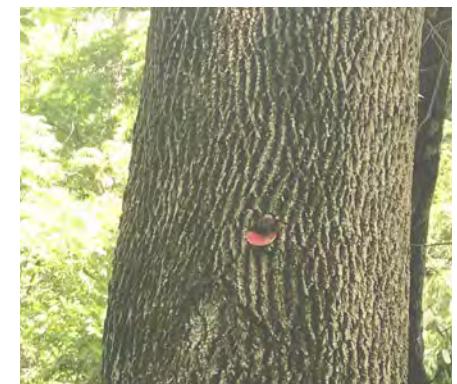
AE	American Elm	WM	White Mulberry
CH	Common Hackberry	GA	Green Ash (All Currently Being Treated for E.A.B.)
TP	Tulip Poplar	CW	Cottonwood

TREE HEALTH CONDITION

	Good		Fair		Poor
---	------	---	------	---	------



Green Ash Trees Lining the Path at Park's South End



Green Ash Trees Currently Being Treated are Tagged

LANDSCAPE CHARACTER ZONES

Fundamental to creating an enjoyable park, is creating great experiences. The Olmsted firm would draw inspiration from the local landscape, ecologies, and history to create these spaces that represented the “genius of place.” Bingham Park is a hidden and scenic piece of land most notably characterized by steep embankments on each side that create long views from Coral Avenue and Brownsboro Road. The embankments are a mix of mostly young trees and underbrush that further reinforce the enclosure created by the natural topography. To examine the parks landscape character, it has been organized into three distinct zones:



“The Bowl” is the space adjacent to the Coral Avenue entrance and is characterized by topography that drops 18 feet and creates an oval enclosure that encompasses the existing playground and spray ground areas. Tree cover wraps the Coral Avenue side, but the vegetation opens up along the park entrance from the parking lot, creating long views across the park. This is also the higher elevation of the park and there are fewer drainage challenges as water moves from the south end of the park to the north where it ties into the municipal drainage network.

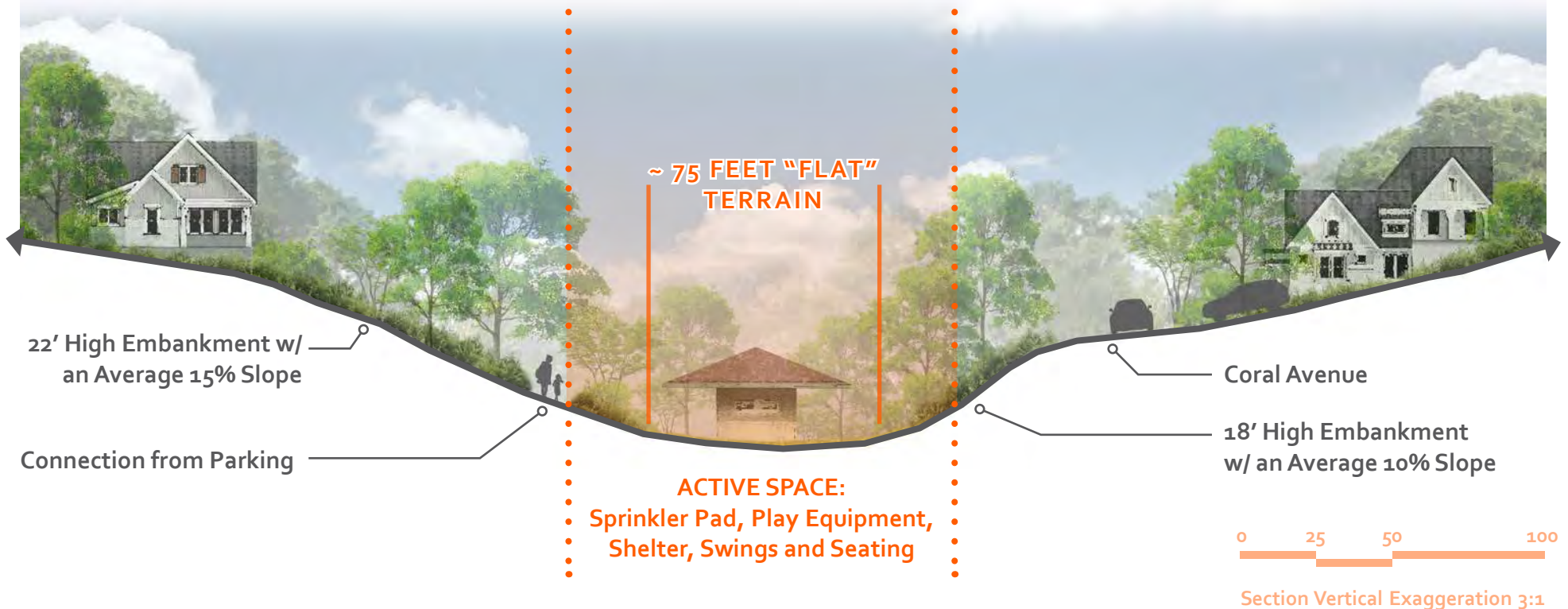
“The Valley” is a narrow strip of flat ground that connects the north end of the park to the south. The topography is distinctly pronounced in this area. A shallow swale parallels the walkway with a few scattered trees along the flat portion of the site. Beyond the trees, a mix of residential housing backs onto the park edge. To the east, some properties utilize a fence to delineate the property edge, while to the west the properties are largely out of view. This narrow space has limited programming opportunity, but is an enjoyable walk.

“The Clearing” is the open space most notably characterized by the topography that funnels open and creates a nice usable piece of ground for the existing basketball court. Scattered trees help define the scale of the space and provide dappled shade for activities. As a park edge, this space provides a secondary entrance with problematic connectivity. Brownsboro Road is posted at 35mph - much faster than a typical park boundary roadway. To cross the road, a pedestrian must activate the crossing to the west at Haldeman Avenue.

LANDSCAPE CHARACTER ZONE, THE BOWL

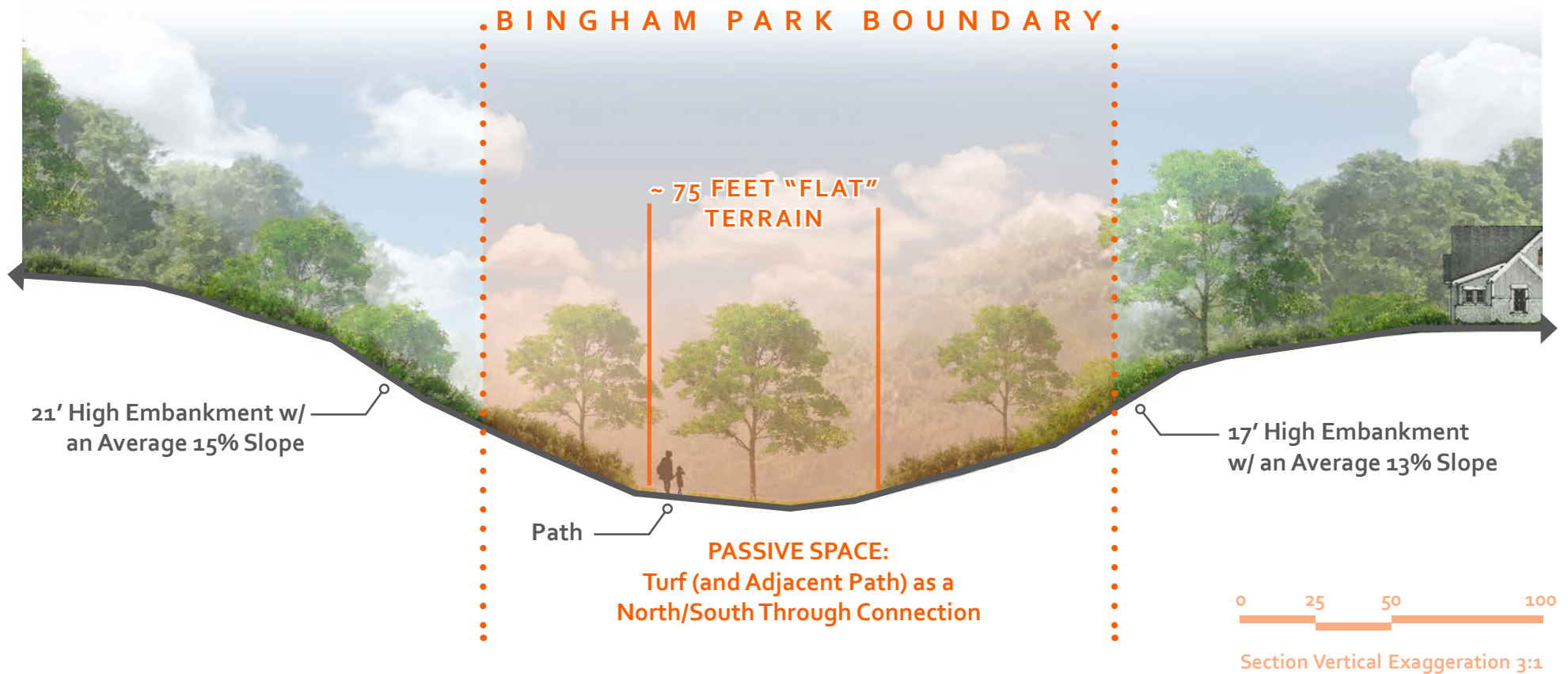


.BINGHAM PARK BOUNDARY.



DRAFT

LANDSCAPE CHARACTER ZONE, THE VALLEY



LANDSCAPE CHARACTER ZONE, THE CLEARING



BINGHAM PARK SITE ANALYSIS

SITE ANALYSIS:

Throughout his career, Frederick Law Olmsted and his firm developed and refined what a designed landscape could be and how it can serve the public to enhance the quality of life. Olmsted wrote prolifically about his thoughts on landscape, society, and individual projects. A noted historian on Olmsted design, Charles Beveridge, summarizes Olmsted design into seven S's:

1. Scenery
2. Style
3. Suitability
4. Subordination
5. Separation
6. Sanitation
7. Service

The overall site analysis will be a product of reviewing the inventory material through the lens of each of these elements.

SEVEN 'S' OF OLMSTED DESIGN



SCENERY

Design of "passages of scenery" even in the small spaces and in areas intended for active use. Creation of designs that give an enhanced sense of space: indefinite boundaries, constant opening up of new views. Avoidance of hard-edge or specimen planting, creating instead designs that have either "considerable complexity of light and shadow near the eye" or "obscurity of detail further away."



STYLE

Designing in specific styles, each for a particular effect. Primarily in the "Pastoral" style (open greensward with small bodies of water and scattered trees and groves) for a soothing, restorative atmosphere, or in the "Picturesque" style (profuse planting, especially with shrubs, creepers and ground cover, on steep and broken terrain), for a sense of the richness and bounteousness of nature, with chiaroscuro effects of light and shade to produce a sense of mystery.



SUITABILITY

Creation of designs that are in keeping with the natural scenery and topography of the site: respect for, and full utilization of, the "genius of the place."



SUBORDINATION

Subordination of all elements, all features and objects, to the overall design and the effect it is intended to achieve. The "Art to conceal Art."



SEPARATION

Separation of areas designed in different styles, so that an "incongruous mixture of styles" will not dilute the intended effect of each: separation of ways, in order to ensure safety of use and reduce distractions for those using the space; separation of conflicting or incompatible uses.



SANITATION

Provision for adequate drainage and other engineering considerations, not simply arranging of surface features. Planning or designs so that they promote both the physical and mental health of users.



SERVICE

Planning of designs so that they will serve a "purpose of direct utility or service;" that is, will meet fundamental social and psychological needs: "So long as considerations of utility are neglected or overridden by consideration of ornament, there will be no true art."

SITE ANALYSIS

Scenery: Design should keep the desired viewsheds and capitalize on the natural edges of the valley, enhancing space via the site's unique topographic change.

Style: Design should maintain open areas, referencing a "pastoral" setting, and use sloped terrain as a canvas for "picturesque" plantings - Olmstedian.

Suitability: Design should embrace the natural topography and the wooded understory, and not force programming.

Subordination: Design should celebrate the movement of stormwater, creating an artful system from high to low points.

Separation: Design should rely on the formation of character zones - The Bowl, The Valley, and The Clearing - to provide purpose and designate use.

Sanitation: Design should focus on the updating of infrastructure and features to provide a safe atmosphere for users.

Service: Design should offer all users an accessible and navigable experience with the rearrangement and addition of features/amenities, enhanced entries, and appropriately programmed spaces.





LEGEND



Poor Pedestrian Connection, Wayfinding, and Sense of Place and "Welcome" at Access Points



Noteworthy Specimen Trees, Some are Vulnerable Species Prone to Emerald Ash Borer with Loss of Canopy - Potential Replacement Solution



Valuable Viewsheds When Considering New Trees and Preserving Existing Trees and Minimal Turf Space



Edge Condition Concerns for Safety



Stormwater Runoff Path, Potential for an Artistic, Daylight System



Erosion Concerns, Opportunity to Use Natural Elements such as Plantings and Boulders



Understory Overrun by Invasive Species, Lacks Native Woodland Perennials/Ephemerals



Outdated Infrastructure, Features, and Amenities



Property/Easement Overlap Issue Between Perceived Park Land and Adjacent Parcels

ENGAGE

CHAPTER 3: ENGAGE

ENGAGE

- 54 Public Engagement Summary
 The Task Force
 Online Survey Highlights
 Direct Text Feedback



COVID-19 IMPACTS

Due to the impacts of the COVID-19 pandemic, the public engagement process for the Bingham Park Master Plan took on a very different look.

Because of the inability to gather in person, the master planning team focused on three specific elements: coordinating virtually with a community task force as appointed by the client team, utilization of an online digital survey, the implementation of informational boards, and a direct-text campaign that allowed park users to communicate directly with the master planning team to offer feedback, insights and ask questions.



The Direct Text campaign resulted in some really interesting discussions with park users!

PUBLIC ENGAGEMENT SUMMARY

TASK FORCE



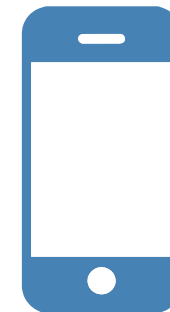
The task force was made up of park neighbors, business community representatives, stakeholders from Louisville Metro Police, and the Kentucky School for the Blind among others.

SURVEY



The digital survey was posted through social media and the Olmsted Parks Conservancy website to collect feedback focused on park needs and programming.

DIRECT-TEXT



Signage was placed throughout the park updating park users on the planning process, providing background information as well as allowing the design team to ask park users questions, and park users to engage in conversation with the design team directly.

THE TASK FORCE

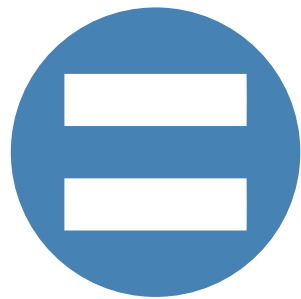
The task force was appointed by the client team in an effort to create a sounding board for the master planning team with a diverse set of backgrounds and interests who live or work near Bingham Park. The role of the task force included the following:

- Provide input, representing a broad community perspective.
- Identify community needs, opportunities and solutions.
- Serve as ambassadors for the master plan process
- Help promote public engagement opportunities
- Help build momentum and see the plan through.

The master planning team met with the task force twice during the master planning phase to discuss park programming as well as master plan alternatives.

“

How do we make Bingham Park more equitable, accessible and sustainable?



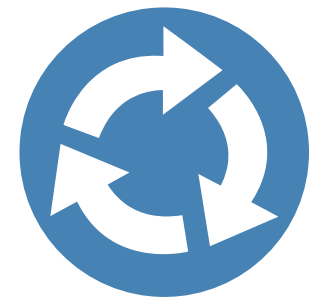
EQUITY

- Improve Methods for Communication with Community
- Host Planned Events/ Programming
- Add Wayfinding/ Educational Signage



ACCESSIBILITY

- Design of Architectural Elements
- Improve Connection to Coral
- Improve Sidewalks/Add Tactile Warnings
- Appropriate Railings/ Guidance Elements



SUSTAINABILITY

- Include recycling receptacles
- Add Bicycle Station
- Promote Native Plantings

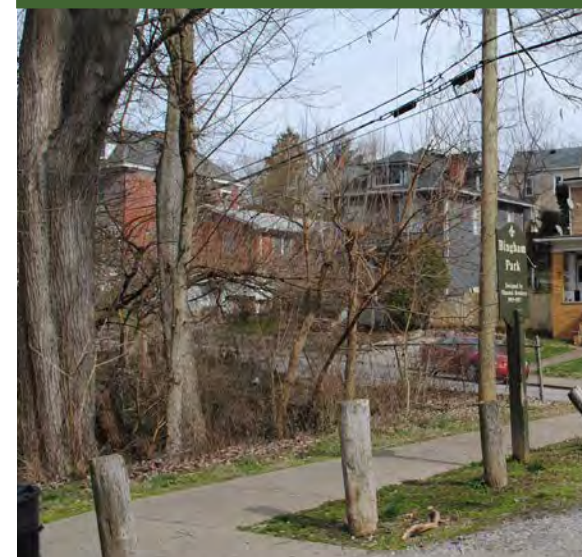
PLAN THEMES FROM TASK FORCE

CATER TO ALL
AGES & FAMILIES

As a true neighborhood park, the task force felt that the plan and design details should reflect the diverse age range and families that use Bingham Park on a day-to-day basis.

IMPROVE
EXISTING
AMENITIES AND
LANDSCAPES

Having seen very few improvements over the past decades, Bingham Park is in need of updates and repairs to nearly every element- from the playground and splash pad to the bathrooms and basketball court. In addition, the tree-covered hillsides have been inundated with invasive plant species that need to be addressed.

IMPROVE
VISIBILITY AND
ACCESSIBILITY

One of the key concerns is accessibility to the park because it has such steep entry points and is bordered by busy roadways with poor sidewalk/crosswalk conditions. General visibility is limited due to the wooded edges and lack of lighting, making people feel less safe. Improving these aspects, especially accessibility for the visually impaired is a top priority.

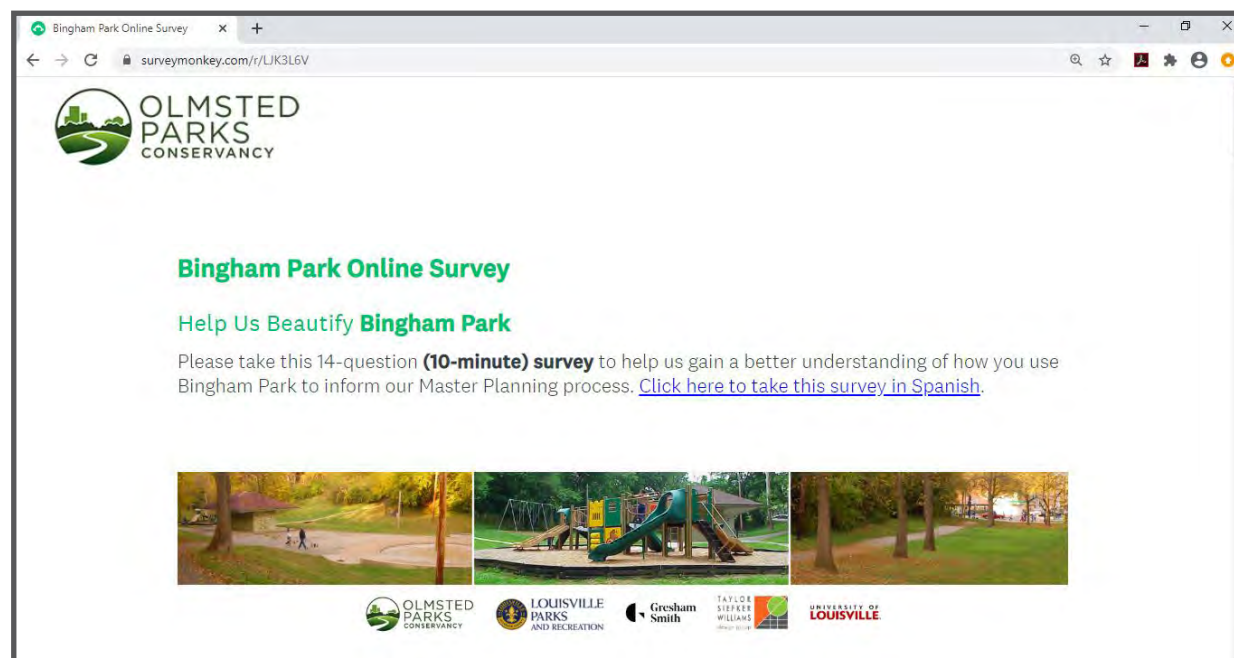
ONLINE SURVEY

The online survey was made available through the Olmsted Parks Conservancy Bingham Park Master Plan website. The survey link was distributed through multiple email networks, including Councilman Hollander's e-newsletter and more.

In general, the survey pointed to the need for park improvements, the fact that many don't feel safe in the park, especially at night, and the need for community programming to activate the park.

+150 SURVEYS TAKEN

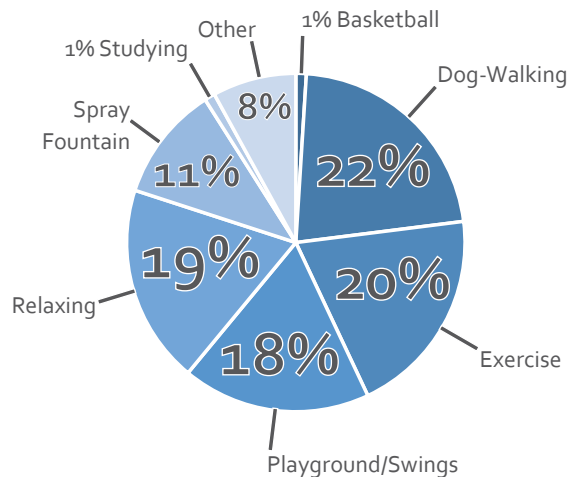
- 72% stated they were from the Clifton neighborhood
- 58% female respondents
- 91% white respondents
- 44% of respondents had children
- Respondents rated the park's physical conditions as fair, 2.4 out of 4.
- 30% of respondents visit the park weekly.
- 20% of respondents don't feel safe in the park.



Screen shot of the online community survey.

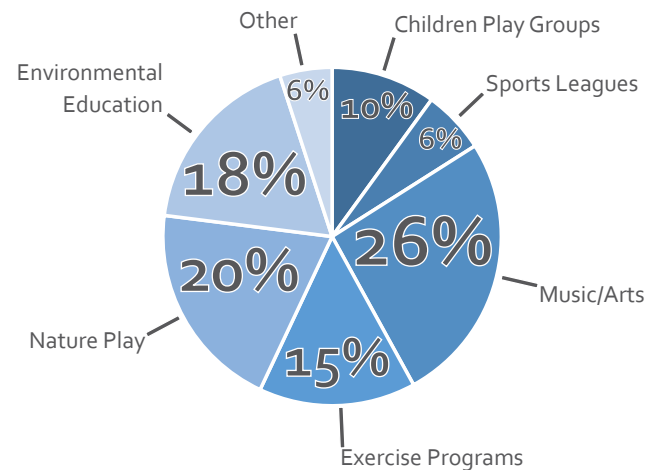
MAJOR THEMES

PARK USE



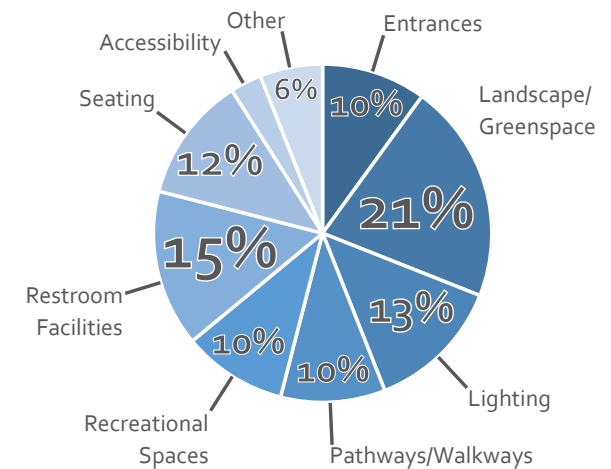
Overall, the top three activities for park users included exercise, dog-walking and relaxing with the playground in a close fourth place. These results mirrored on-site conversations and sentiments from the task force.

PROGRAMMING



Many community members mentioned the desire for programming in Bingham Park. Survey respondents requested music/arts programming, environmental education/nature play and exercise programming as preferred activities.

PRIORITIES



When asked to prioritize improvements respondents focused on the landscape features, restrooms, lighting and seating.

DIRECT-TEXT

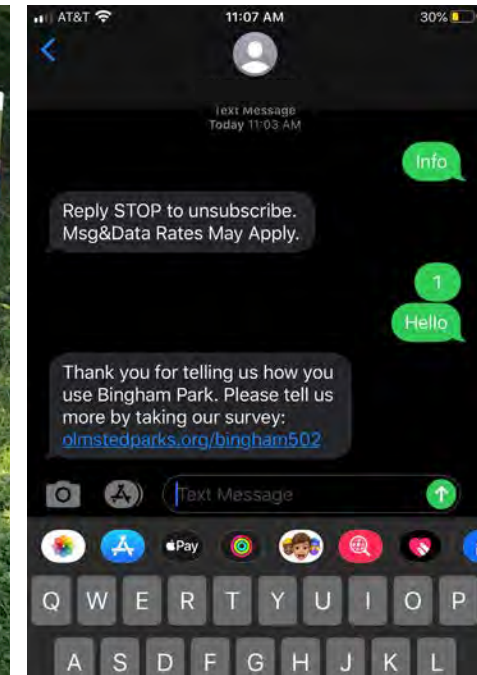
Due to the challenges of the COVID-19 pandemic, the master planning team developed a public engagement strategy involving on-site signage and direct-text technology. This not only allowed park users to learn about Bingham Park's history, but also allowed the design team to ask park users questions, and park users to engage in conversation with the design team directly.

The first direct-text engagement focused on park background and getting user feedback on how they use the park as well as how they would like to see it improved.

Over the period of one-and-a-half months, 26 unique cellphone numbers sent the team text messages and answered the questions. The direct-text engagement also helped drive people to the online survey.




Board installation in Bingham Park; final board with info source and feedback.




Direct-text example


QUOTES FROM THE COMMUNITY




It would be nice to restore the waterway (drainage path)... include more plants and less turf grass. I would like to see use of native plants.




Decrease the amount of pavement to lessen the heat-warming effect and make comfortable for users (pets too).




I would like to see a dog park and small skateboarding features. Also, it would be nice to include murals on the building by local artists.




I would love to see the inclusion of pollinator gardens with native plants.



I am concerned about safety and would suggest fewer areas that are concealed to allow illegal activity. I do not always feel comfortable to enjoy the park.



I would like to see "The Bowl" space improved with a safer splash ground, an updated picnic area, and an updated/clean restroom building.



I would like a new splash pad but would like the old fountain to be kept and restored.

DREAM

CHAPTER 4: DREAM

DREAM

- 64 Alternatives Plan Development
 - Design Process
 - Alternative Plans & Summary
 - Public Feedback on Concepts and Precedent



DESIGN PROCESS

The master planning team utilized the information collected during the research and analysis phase of work in addition to the input received from the online survey, feedback texts and from the task force to develop two distinct plan alternatives.

Each alternative addressed the goals of this process to improve the equity, accessibility and sustainability of Bingham Park.

Draft sketch alternatives were presented to the task force for initial feedback and then refined and posted in Bingham Park for community feedback by way of direct-text.

All of this input was taken into consideration in the development of the final plan.



Early sketch exploring the Bingham Park Master Plan

COMMUNITY FEEDBACK



The draft alternative master plans were posted in the park so park users could provide feedback directly to the design team on their favorite elements.

ALTERNATIVE 1: THE LOOP

The Loop concept is inspired by the original Clifton Park drawings produced by the Olmsted Firm and other Olmsted designs like Robbins Memorial Garden and Jackson Park. These designs build off a main loop with paths pulling off and winding through, creating a formal, yet natural flow through the spaces.

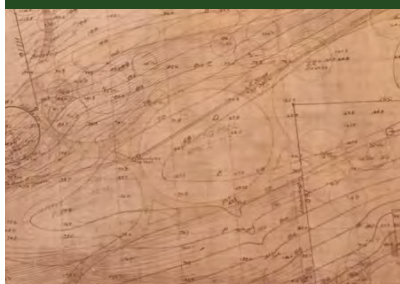
The park experience is improved each step of the way, starting by providing refined entrance features at the three key locations. The main accessible paths and stairway pull visitors into the central loop path, the heart of the design. The main lawn is lined by a new amphitheater for community gatherings, art and events. A new splash pad and revived play area would be moved to the central loop in a sunny location near a new shelter and new restroom. Soft surface trails wind through the wooded landscape, while the drainage ditch is reimagined as an improved feature with beautiful plantings that would convey stormwater during rainstorms. Active uses like outdoor exercise and the basketball court remain on the Brownsboro Road side, with new landscape features and a protective hedge or wall along the roadway to protect users of the basketball court.

CONCEPT PLAN



CONCEPT INSPIRATION

CLIFTON PARK



ROBBINS MEMORIAL



JACKSON PARK



Concept One was heavily influenced by the historic Olmsted drawings for what was known as Clifton Park and other Olmsted Parks that mixed formal and free-flowing path systems.

KEY PLAN ELEMENTS



The master plan is intended to prioritize sustainability, equity and accessibility in Bingham Park. Below is a summary of some of the ways these elements have been integrated into Alternative 1:

SUSTAINABILITY

- Improving the drainage helps to clean stormwater before it enters Beargrass Creek.
- A mix of native/ornamental grasses and pollinator species will be implemented throughout the park, creating meadows and improving water quality on-site in the form of swales and rain gardens.
- Removal of invasive vegetation and restoring woodlands will improve the ecological functions of the park edges.
- Subtle educational landscape features along the stream and woodland areas can be used for environmental curriculum or aspiring biologists to learn about the landscape.

EQUITY

- An improved restroom will provide a much-appreciated community benefit.
- The splash pad will continue to provide a fun, refreshing activity for users.
- An innovative play area and natural landscapes for children to explore and interact with each other. This space can focus on nature play, a more traditional playground, or a hybrid of the two.
- The popular basketball court will be kept and improved along with increased safety along Brownsboro Road.
- Outdoor adult exercise equipment offers workout opportunities while visiting the park.

ACCESSIBILITY

- New ADA entrance paths, safer stairs and seating will prove more accessible park circulation.
- Safety improvements to entrances along Coral Avenue and Brownsboro Road will make pedestrians safer.
- Collaboration with the American Printing House for the Blind and Kentucky School for the Blind will result in detailed design elements, like tactile paving, edges on pathways for canes, and a renewed focus on a multisensory environment.
- New lighting and improved views into the park will make pathways and entrances safer.

ALTERNATIVE 2: THE PROMENADE

The Promenade concept focuses on creating experiences through a network of paths and trails that all feed off the main promenade through the park. This option keeps the restroom facility where it is today, which has impacts on the path layout and accessibility strategies. This concept is inspired by the natural flow and relationship of path networks seen in other Olmsted parks.

The park builds off a main path that meanders through the center of the space, connecting from Brownsboro Road to Coral Avenue. This concept reimagines each of the park's main entrances, and utilizes the topography for an amphitheater. New play features and splash pad frame the restroom, which is made accessible with small looping pathways. Soft surface trails wind through the wooded landscape and the drainage ditch is reimagined with beautiful plantings that convey stormwater during rain storms. Active uses like outdoor exercise and the basketball court remain on the Brownsboro Road side, with new landscape features and a protective hedge or wall along the roadway to protect users of the basketball court.

CONCEPT PLAN



CONCEPT INSPIRATION

FORT TRYON PARK



PROSPECT PARK



LINEAR PARK



Concept Two was heavily influenced by Olmsted parks that integrate multiple path systems and types as well as more linear park experiences from the Olmsted firm.

KEY PLAN ELEMENTS



The master plan is intended to prioritize sustainability, equity and accessibility in Bingham Park. Below is a summary of some of the ways these elements have been integrated into Alternative 2:

SUSTAINABILITY

- Improving the drainage helps to clean stormwater before it enters Beargrass Creek.
- A mix of native/ornamental grasses and pollinator species will be implemented throughout the park, creating meadows and improving water quality on-site in the form of swales and rain gardens.
- Removal of invasive vegetation and restoring woodlands will improve the ecological functions of the park edges.
- Subtle educational landscape features along the stream and woodland areas can be used for environmental curriculum or aspiring biologists to learn about the landscape.

EQUITY

- The splash pad will continue to provide a fun, refreshing activity for users.
- An innovative play area and natural landscapes for children to explore and interact with each other. This space can focus on nature play, a more traditional playground, or a hybrid of the two.
- The popular basketball court will be kept and improved along with increased safety along Brownsboro Road.
- Outdoor adult exercise equipment offers workout opportunities while visiting the park.

ACCESSIBILITY

- The main path is extended with smaller loop paths to provide ADA accessibility to the restroom building.
- Safety improvements to entrances along Coral Avenue and Brownsboro Road will work to make pedestrians safer.
- Collaboration with the American Printing House for the Blind and Kentucky School for the Blind will result in detailed design elements, like tactile paving, edges on pathways for canes, and a renewed focus on a multisensory environment.
- New lighting and improved views into the park will make pathways and entrances safer.

PUBLIC FEEDBACK

The master planning team developed two master plan alternatives along with a series of precedent images to gather feedback from the community on the direction, look and feel of the plan.

In light of the COVID-19 pandemic, the master planning team set up a direct-text line for participants to communicate directly with the team on their design opinions. These images and direct-text line, as well as an online survey, were shared with task force members and community stakeholders for broader distribution, and were also shared via social media.

In addition to dozens of texts for information, the team received feedback from 35 unique phone numbers on the plans and images, which have been summarized on the following pages.



Design precedents were posted in the park so park users could provide feedback directly to the design team on their favorite elements.

CONCEPT ONE - THE LOOP



CONCEPT TWO - THE PROMENADE



When asked which alternative they preferred, direct-text respondents overwhelmingly selected Alternative 1, The Loop, as their favorite.

PUBLIC COMMENTS

While the design team wasn't able to interact in person with the community, the direct-text engagement tool allowed park users to send their specific comments and thoughts.

When respondents selected their favorite alternative, the design team followed up to ask for their reasoning. The following quotes have come directly from the direct-text engagement:

Plan 1 - I liked the play area being by the splash pad, the shelter near the amphitheater not by courts and gym, and the additional path/entrance to the side.

Plan 1 - I like the large, open green space and open view between the splash pad and the play area. (old restroom blocks the view of the park/safety concern)

Plan 1 - I liked where the restroom and shelter were placed and how it gave a nice view down through the park.

Plan 1 - I like the big lawn by the amphitheater, the playground and splash pad together, and I also like the natural pathways running along both sides of the park! Having the amphitheater and play area slightly separated could help with noise control whenever there is a performance.

Plan 1 - I liked the side entrance path from neighborhood

Plan 1 - I liked the main lawn, splash pad, and removing the field house from the middle and putting the shelter and restrooms on the sides.

I was with my 4-year-old, so didn't get to look as thoroughly as I would like. But whichever has the most options for kids would be our pick :)

Plan 1 - I liked that the restroom is not in the middle of the park.

Plan 1 - I liked the more natural attributes. I can't remember the specific plan outlines. I'm excited to see what happens.

Plan 1 - We chose Plan 1 because there are more trails. We want to save the old mulberry on the Coral Ave. side of the playground!

Plan 1 - I like both choices but like the natural path in concept one. Either design will be a great improvement. A gravel path is more difficult for a blind person to navigate

I was really hoping we could have an exercise area because that is what I mostly use the park for. But I was also hoping for a small area of super-smooth concrete with a wall for handball and bouncing other balls off for playing solo.

PRECEDENT FEEDBACK

In addition to asking the community for feedback on the plan alternatives, the design team also provided a series of inspirational photographs to hone in on the look, feel and style of the future park.

A series of nearly 30 images, many from other Olmsted parks were provided to gather feedback on materials, programming and style.

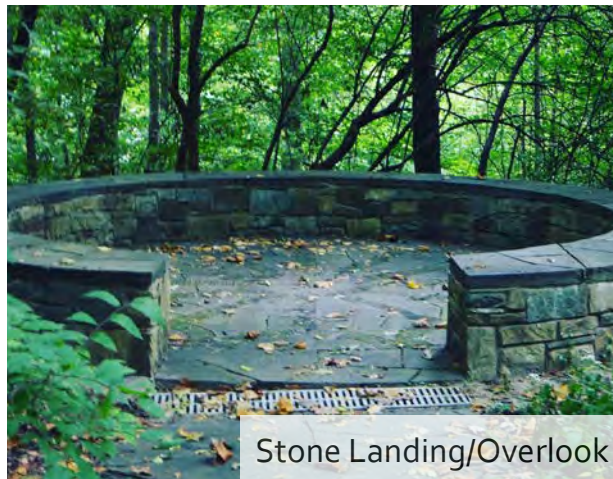
The images included here were the most popular images from the set, and these images will influence the look and feel of the final master plan.



Concrete/Asphalt Paths



Soft Path with Inlaid Stone Steps



Stone Landing/Overlook



Simple Shelter



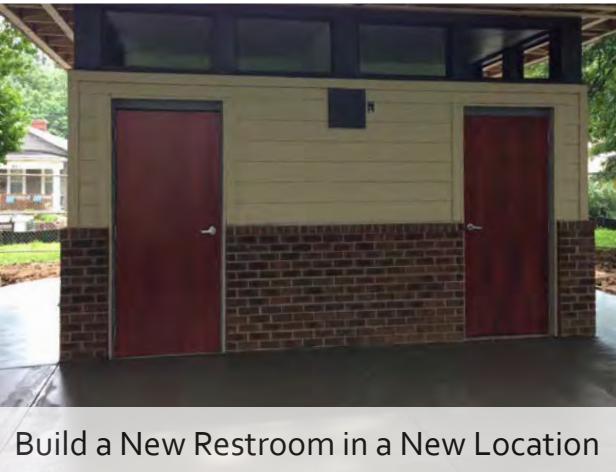
Perennial Pollinator Gardens



Mix of Nature Play and Traditional Play



Rustic Stone Seat Walls



Build a New Restroom in a New Location



Outdoor Exercise Equipment



Simple Spray Ground

GROW

CHAPTER 5: GROW

GROW

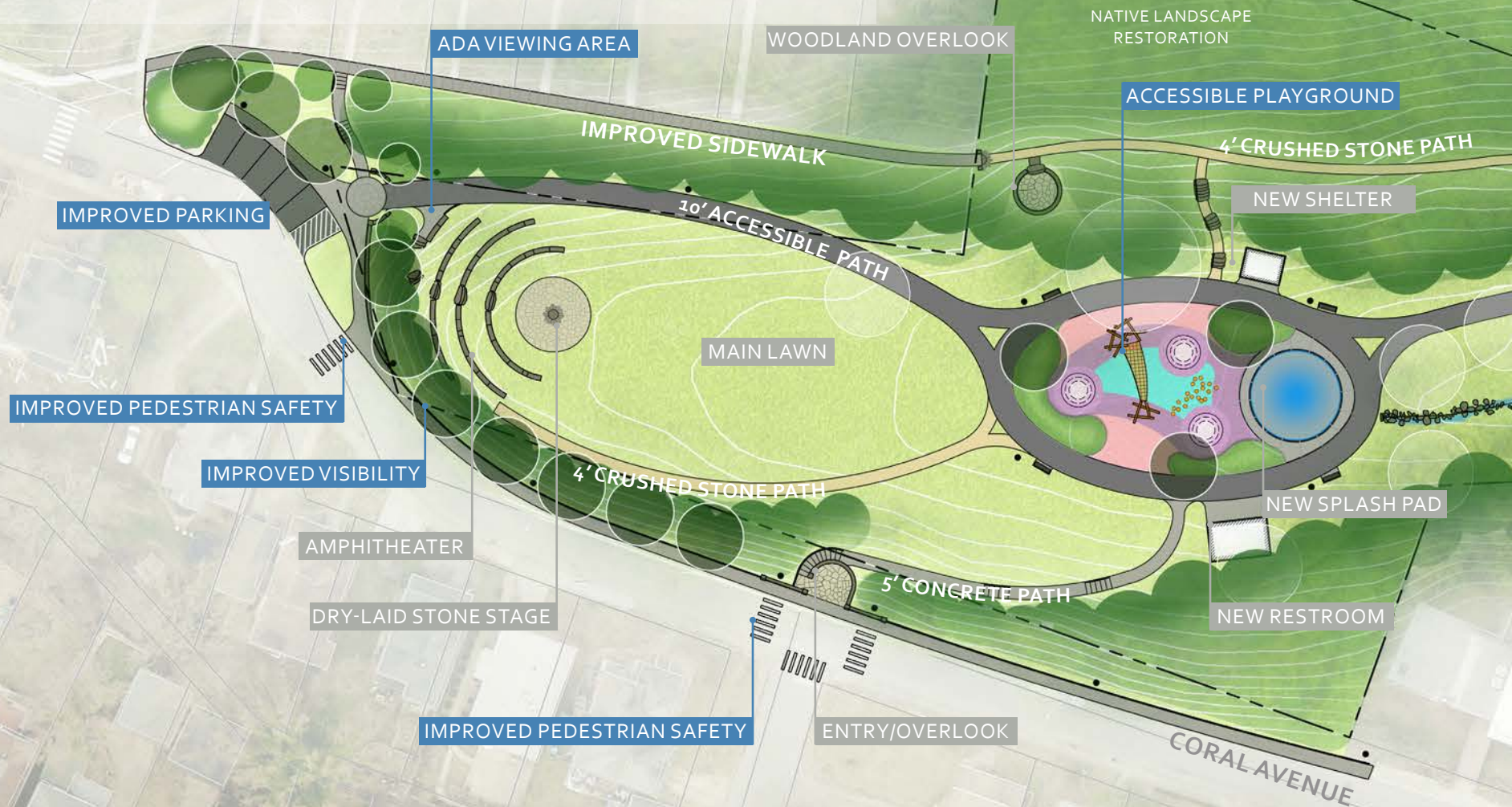
- 78 Master Plan Concept
 - Final Plan
 - Key Features
 - The Bowl
 - The Valley
 - The Clearing
 - Maintenance and Infrastructure Considerations
 - Phasing Considerations
 - Opinion of Probable Cost



BINGHAM PARK MASTER PLAN

The final master plan builds on the original Olmsted Plan from over 100 years ago. Bingham Park will become the linear neighborhood park with dramatic topography and picturesque views as it was originally envisioned.

The Bingham Park plan is organized around a central promenade and three main programmatic areas: the amphitheater, a central playground, and an active play and exercise area.

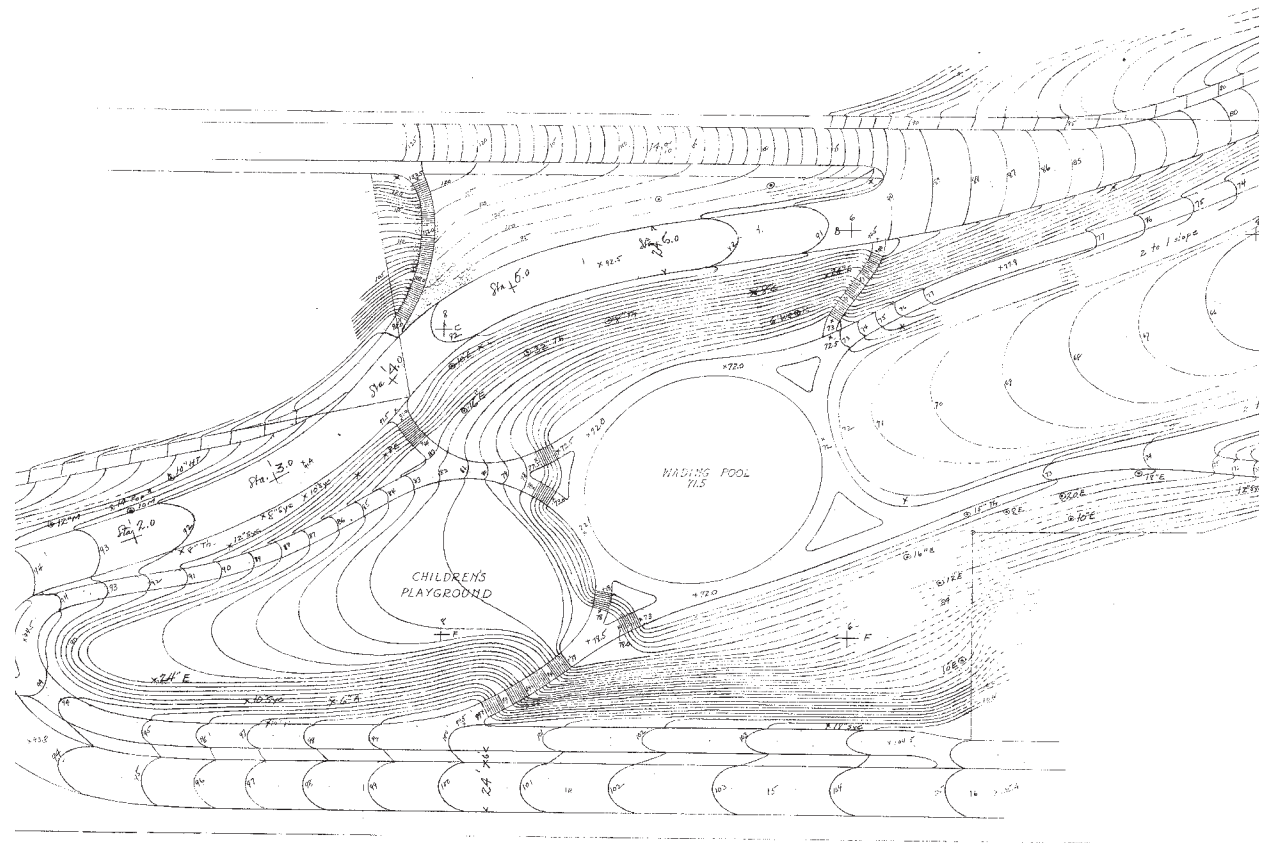




EMBRACING HISTORY

The Bingham Park Master Plan builds upon the original work of the Olmsted Brothers firm and fundamental elements of “Olmstedian” design, while modernizing its features and amenities.

The current layout of the park and its features, which have been implemented incrementally over time and are not in alignment with the original plan, compete with the original historic design. The restroom facility is inappropriately located as a dominating visual presence in the center of the park, breaking up the viewshed in addition to the accessibility and infrastructural challenges this location creates. In addition, the current park will prioritize accessibility as well, modernizing and reevaluating park amenities like restrooms, shelters, lighting and the infrastructure required to serve the park appropriately and to meet community needs.



1915 Grading Plan by the Olmsted Brothers - Landscape Architects

Many design elements from the historic work of the Olmsted Brothers have been incorporated into the Bingham Park Master Plan. The original Clifton Park design, as seen in the 1915 Grading Plan prepared by the Olmsted Brothers, showcases generous walkways around the hillside edge of the park that take advantage of sweeping vistas into and through the center of the park, and the play spaces and wading pool as key features within the “bowl” of Bingham Park as we know it today.

EMBRACING COMMUNITY

EQUITY



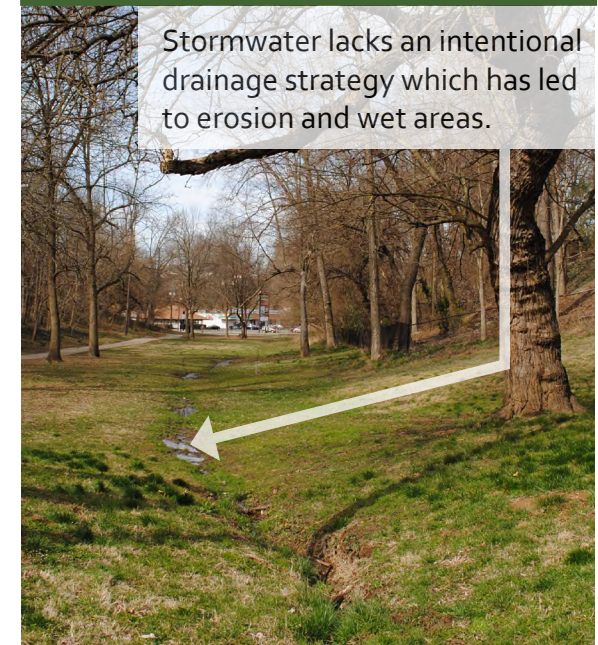
In addition to Bingham Park being a truly multigenerational, open and inclusive public space that serves the diverse neighborhoods around it there was an express need for plan and design details that address the needs of the visually impaired.

ACCESSIBILITY



A key component of being an equitable park is providing excellent accessibility. The Bingham Park Master Plan reimagines how people travel to, around, and through the park. Design details have been incorporated into the plan to help ensure the park is safe and enjoyed by all no matter your age or ability.

SUSTAINABILITY



The community was heard loud and clear about their desire for Bingham Park to be a truly sustainable public space. From improving the landscape and stormwater runoff to providing educational landscape features to create environmental stewards of the future sustainability is woven throughout the park.

THE BOWL

Considered “the Bowl”, the south end of the site acts as the major hub for activity and programming within the park. Users can access the site from two major gateways along Coral Avenue, creating a grand entrance and taking advantage of the site views down into the park. From the Coral Avenue entrances, accessible and secondary paths lead down into the park where a loop encloses the playground and splash pad.

Steep slopes provide ideal vantage points as visitors enter the park and help to frame the site elements, including a dry-laid stone amphitheater placed within the hillside, and a natural playground and resurfaced splash pad framed in the center of the park.

When developing this end of the park, we took inspiration from the original Clifton Park design. Like the Clifton design, the park showcases generous walkways around the hillside edge of the park that take advantage of sweeping vistas into and through the center of the park.



PARK FEATURES

1 - NEW PARKING & CORAL AVENUE GATEWAY

Updated parking layout provides a more defined parking area and helps to frame path networks leading into the park through the main gateway while improving overall pedestrian safety.

2 - NEW CORAL AVENUE ENTRANCE

Framing the new entrance at the Coral Avenue and Emerald Avenue intersection, visitors are greeted with a scenic overlook, looking down into the amphitheater and playground area. The path into the park wraps down around the overlook and gently descends to the promenade loop.

3 - WOODLAND SIDEWALK CONNECTION AND OVERLOOK

A new sidewalk is to replace the existing narrow, broken path that runs along the west side of the park. The sidewalk will extend north into the woodland area, and transition from concrete to a crushed-stone path that winds through the woodlands to the overlook, providing great views into the park.

4 - ACCESSIBLE PROMENADE

From the main gateway, the 10-foot-wide promenade provides an accessible and comfortable path that will guide users into and through the park. The promenade forms an iconic loop that helps to frame the site.

5 - MAIN LAWN

The main lawn provides large, open space for recreational activities along with space for programmed events like local markets and art festivals.

6 - NEW SHELTER AND RESTROOM

The new restroom has been pulled to the east edge of the park and away from the center to provide more active space through the middle of the site. Adjacent to the restroom, a new shelter is placed on the west edge of the park along the promenade loop.

7 - CONNECTION TO NEW WOODLAND TRAIL LOOP

There is an opportunity in the future to provide a connection from the existing Haldeman alleyway down to the Woodland trail loop.

8 - COMMUNITY AMPHITHEATER

A rustic amphitheater is laid into the hillside and can be used for quiet relaxation, local performances or neighborhood events and festivals.

9 - NEW PLAYGROUND AND SPLASH PAD

Tucked into the oval walkway, the play area includes a new accessible splash pad with interactive features and a new playground with structures made of natural materials that challenge all ages and allow a mixture of structured and free play.

LIGHTING

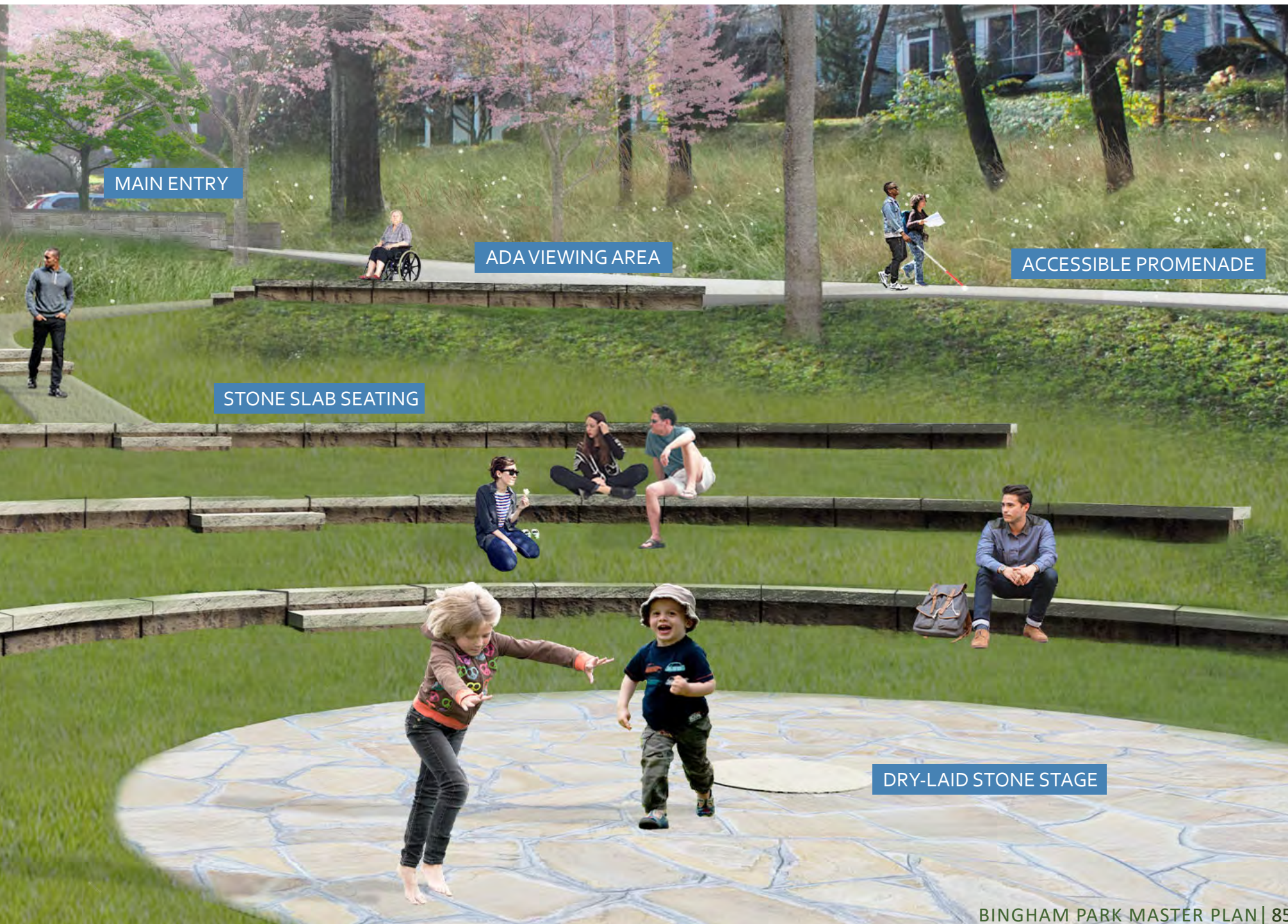
IMPROVED VISIBILITY

NATIVE LANDSCAPE
RESTORATION ALONG HILLSIDE

8 CORAL AVENUE GATEWAY & AMPHITHEATER

A reimagined park entrance from the Coral Avenue parking lot includes a new park gateway, pedestrian safety and visibility enhancements, and an improved ADA-accessible promenade into the park. The topography

showcases dramatic views into the park, accompanied by simple but beautiful landscape improvements, and a small, rustic amphitheater for quiet relaxation, local performances or neighborhood events and festivals.



MAIN ENTRY

ADA VIEWING AREA

ACCESSIBLE PROMENADE

STONE SLAB SEATING

DRY-LAID STONE STAGE



NATIVE LANDSCAPE
RESTORATION ALONG HILLSIDE

DRINKING FOUNTAIN

NEW RESTROOMS

PATH TO CORAL OVERLOOK

NEW SPLASH PAD

9 CENTRAL PLAYGROUND

The reimagined central playground becomes a central feature of the park. Tucked into the oval walkway, the playground includes a new, accessible splash pad with interactive features, and a new playground with structures

made of natural materials that challenge all ages and allow a mixture of structured and free play. The play area is adjacent to a new covered shelter and restroom facility and is surrounded by small but lush pollinator landscape beds.

TACTILE WARNING STRIPS



NATURE PLAYGROUND

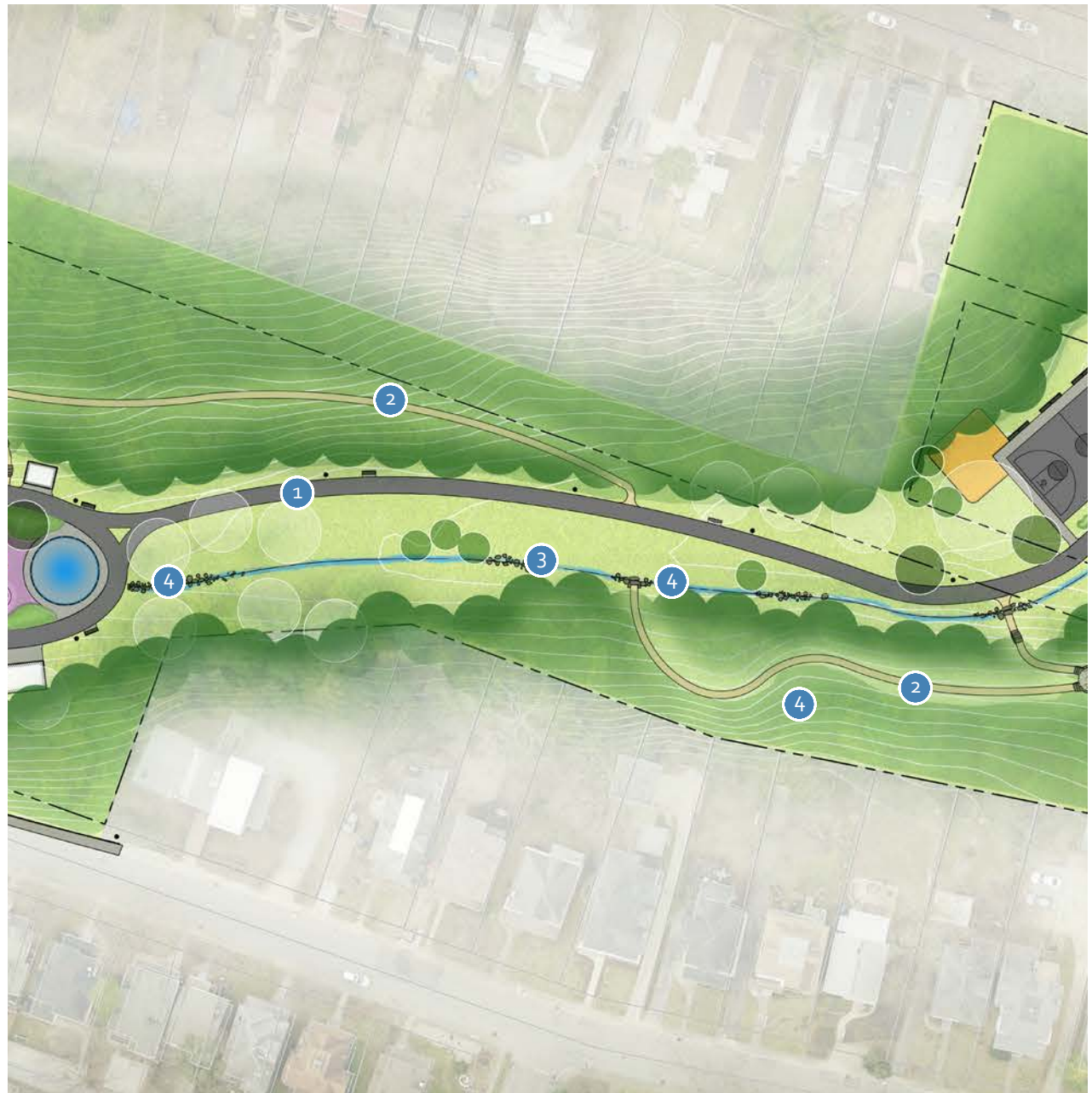
POLLINATOR PLANTING

DEFINED EDGING

THE VALLEY

As the visitor continues north through the park, the valley emerges as a more passive space. With the main promenade winding through the middle of the park, the hillsides frame long views north towards Brownsboro Road. Along with the main promenade, a swale system runs along the east side, following the natural slope of the land and winding through the park. The swale is broken up by sections of river stone and water-friendly planting, promoting stormwater quality and educating the public on the importance of best management practices (BMP's).

Visitors will also find access points to the woodland loop trails that run along both the east and west hillsides of the park. Following the existing topography, the paths wind through the woodland areas with gentle inclines and declines, allowing visitors to surround themselves in nature and enjoy a tranquil moment or two.



PARK FEATURES

1 - THE MAIN PROMENADE

The promenade in this section acts as a connector from the south end to the north end of the park, while providing interesting views through the narrow stretch of the park.

4- ENVIRONMENTAL EDUCATION

Educational signage will be posted in targeted areas throughout the park, highlighting stormwater management practices, pollinator plantings and native landscape restoration.

2 - WOODLAND TRAIL LOOPS

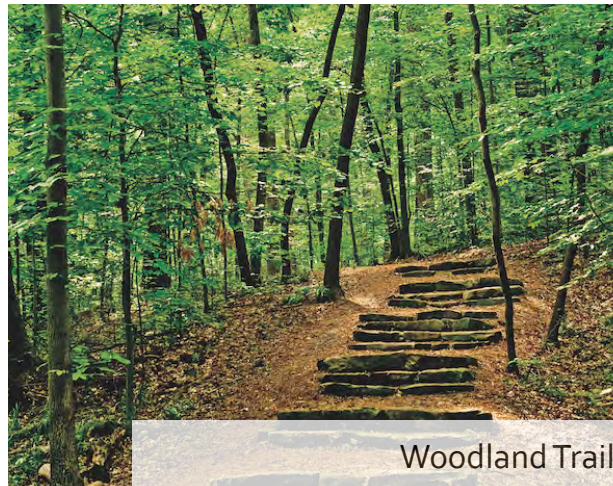
The woodland trails are made of crushed stone and blend in to the natural environment. A simple yet effective way to create new experiences in the park through vegetation and elevation.

3 - SWALE

The natural swale will provide adequate drainage during heavy rain events and provide learning opportunities through signage and up-close exhibits of vegetation and natural stream bed areas.



Main Promenade



Woodland Trail



Environmental Education

THE CLEARING

As the park begins to open up at the north end along Brownsboro Road, the clearing emerges. This area of the park provides the visitors with recreational activities, including an outdoor exercise area and a refinished basketball court. As visitors enter/exit the park along Brownsboro Road, the entrance has been enhanced by a well-manicured landscape to draw attention to the park as well as improved pedestrian safety along the busy road.



PARK FEATURES

1 - NEW BROWNSBORO RD. ENTRANCE

The park entrance along Brownsboro Road has been updated with more refined landscaping accompanied by stone walls to help frame the access into the park.

4 - WOODLAND OVERLOOK

A woodland overlook is located at the top of the woodland trail that winds down toward the promenade, providing ideal views and a passive area to enjoy the surrounding natural environment.

2 - RESURFACED BASKETBALL COURT

The existing court is to remain but will be resurfaced and painted. Additional seating has been placed along the court for those watching or waiting to play.

3 - OUTDOOR EXERCISE AREA

An outdoor exercise area has been placed next to the basketball court offering a designated area for physical activity and exercise.



Resurfaced Basketball Court



Outdoor Exercise Area



Woodland Overlook

MAINTENANCE CONSIDERATIONS

With multiple unique elements within the park, additional maintenance considerations will need to be addressed alongside standard park maintenance typical to other Louisville Metro Parks. These tasks would include weeding and cleaning the stream banks, entry plantings, and pollinator plantings throughout the park. Another task that will be implemented over time is restoring the native landscape within the woodland areas of the park. These areas are overrun with invasive species and through removal and reintroducing native plant material, the park can serve as a glowing example of a rehabilitated natural landscape thriving with native vegetation.

It is recommended that upon completion of the final park design, a park maintenance plan should be created, which will define the maintenance roles and responsibilities between Metro Parks, the Olmsted Conservancy and a Friends of Bingham Park volunteer group. The maintenance plan should define responsibilities, schedule, budget, and frequency of tasks.



December 2019 Bingham Park volunteer invasive plant removal and cleanup event.

INFRASTRUCTURE CONSIDERATIONS

With the slight addition of impervious surfaces and two new structures, there will be a larger impact on stormwater runoff and overall water quality throughout the site. With this in mind, best management practices (BMP) will be further explored and implemented throughout the park through rain gardens, detention, swale systems and other water quality features to combat additional runoff during the design phase.

Based on conversations with the Louisville Metropolitan Sewer District (MSD) reviewing our proposed plan in relation to stormwater, more detail will need to be provided to determine on-site detention requirements. There is the possibility of needing to provide 7,000 cubic feet of storage on-site, which can be met by providing a combination of above ground ponding or underground storage.

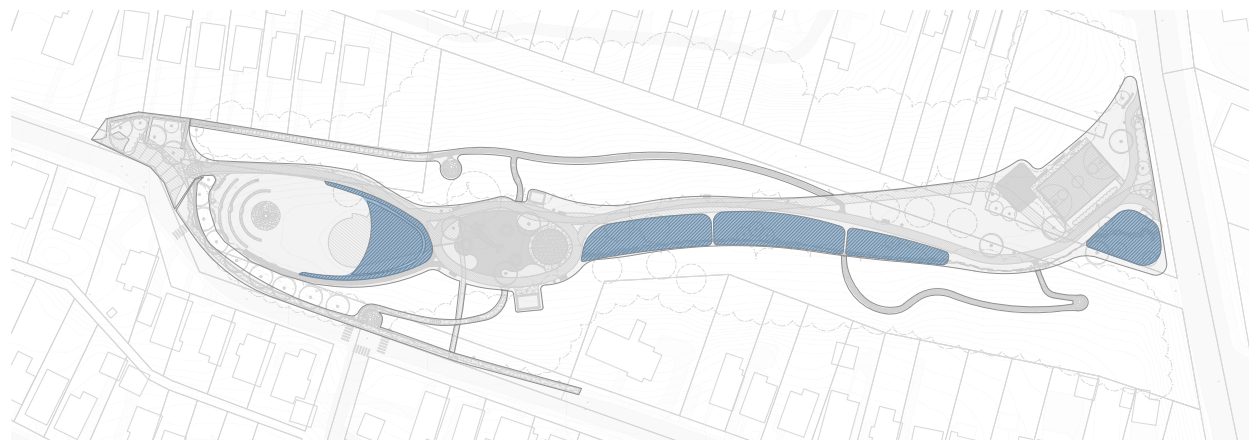
Final decisions on stormwater management will be addressed in the detailed design phase of the overall design process.



IMPERVIOUS SURFACE

TOTAL SITE AREA: 4.39 AC

EXISTING IMPERVIOUS: 0.71 AC
PROPOSED IMPERVIOUS: .84 AC



AREA OF DISTURBANCE

TOTAL SITE AREA: 4.39 AC

TOTAL DISTURBANCE: 2.53 AC
TOTAL DETENTION: .43 AC

PHASING CONSIDERATIONS

Phasing considerations take into account the construction process and requirements of building the park so that it is a true expression of the master plan. Stand alone projects have been identified in the event that construction must be executed in a more phased approach.

The phasing also allows for different fundraising opportunities and/or funding sources to occur. For example, the Woodland Overlook trails and gathering spaces could be constructed from fundraising efforts specific to those features; and/or the Coral Avenue Sidewalk improvement may be a partnership with Metro Public Works.

When reviewing total estimated costs of the project versus the total estimated costs of each phase of the project, it is important to understand that the total estimated cost is less expensive than adding up the total of each phase. The reason is that there is efficiency in completing the project at once versus phasing it out. By completing the project at once there is less redundancy in items such as grading, erosion control, site cleanup and replanting, etc.



MAIN PARK FEATURES AND INFRASTRUCTURE

This phase allows for park improvements to occur, which are fully within the Metro Park boundary and for the most part do not step out of that boundary. It also executes the majority of the park design that is expressed in the master plan so that stakeholders and visitors will fully enjoy the use of the park as designed.

- A New Playground and Splash Pad
- B New Restroom
- C New Shelter
- D Rustic Amphitheater
- E Accessible Path
- F Outdoor Exercise Area
- G Basketball Court Resurfacing



ENTRANCE ENHANCEMENTS

This phase allows for park entrance enhancements to occur, some of which sit within Metro Public Works right-of-way. This could allow for some funding opportunities to be explored. The decorative walls and plantings not only allow for potential fundraising opportunities but also allow "Friends of" groups to take ownership in maintaining.

- A Stone Walls
- B Perimeter Planting
- C Coral Avenue Entry/Overlook path
- D New Parking/Gateway Entrance



ADDITIONAL PATH NETWORKS & FEATURES

This phase allows for park improvements to occur as funds are raised and available. These elements allow "Friends of" groups to take ownership of maintenance, while also allowing for fundraising opportunities (ie., naming rights).

- A New Sidewalk/Woodland trail/Overlook
- B Coral Avenue Sidewalk
- C Woodland trail/Overlook

OPINION OF PROBABLE COST

The cost estimate provided is derived from quantities calculated from the initial site layout. Site elements including walkways, site walls, site furnishings, buildings and structures, play equipment, plant material, etc., were quantified and calculated based on typical unit costs per each individual item.

Additional costs were provided from assumptions based on presumed needs and requirements to be met regarding storm/sewer, site demolition, earthwork, survey, water quality and other construction requirements.

The final cost of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, actual site conditions, final project scope, implementation schedule, continuity of personnel and engineering, and other variable factors.

Bingham Park

Preliminary Opinion of Probable Cost

12/29/2020

General Requirements	\$	70,000
Erosion and Sediment Control	\$	27,400
Site Demolition	\$	47,312
Clear & Grub	\$	15,500
Earthwork	\$	111,200
Storm/Sewer	\$	70,000
Vehicular Drives and Lots	\$	8,800
Walkways, Stairs, Ramps	\$	293,330
Site Walls	\$	127,428
Site Furnishings	\$	42,200
Landscape	\$	73,274
Buildings and Structures	\$	371,000
Signage and Wayfinding	\$	20,000
Site Lighting & Technology	\$	110,000
Play	\$	248,185

Construction Subtotal	\$1,635,629
Contingency (%30)	\$490,689
Construction Total	\$2,126,317

Survey, Geotechnical, Environmental	\$13,000
Construction Documents (6% of construction cost)	\$127,579
Anticipated Permitting Fees	\$16,000
Construction Administration (5% of construction cost)	\$106,316
Total Design	\$ 262,895

MAIN PARK FEATURES AND INFRASTRUCTURE



Construction Total : \$1,717,370

ENTRANCE ENHANCEMENTS



Construction Total : \$137,012

ADDITIONAL PATH NETWORKS



Construction Total : \$262,869

COST ESTIMATE DISCLAIMER

The opinion of probable construction cost ("projected cost") developed by Gresham Smith has been prepared for guidance in project evaluation and implementation from the information available at the time the opinion was prepared. The final cost of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, actual site conditions, final project scope, implementation schedule, continuity of personnel and engineering, and other variable factors.

The recent increases in material pricing may have a significant impact which is not predictable, and careful review or consideration must be used in evaluation of material prices. As a result, the final project costs will vary from the opinions of cost presented herein. Because of these factors, project feasibility, benefit/cost ratios, risks, allowances, contingencies and funding needs must be carefully reviewed prior to making specific financial decisions or establishing project budgets to help ensure proper project evaluation and adequate funding.

The projected cost does not constitute a recommendation concerning financial investment, or project financial or economic feasibility. Gresham Smith makes no warranty, guarantee or representation, whether expressed or implied, concerning the accuracy of any such projected cost.

