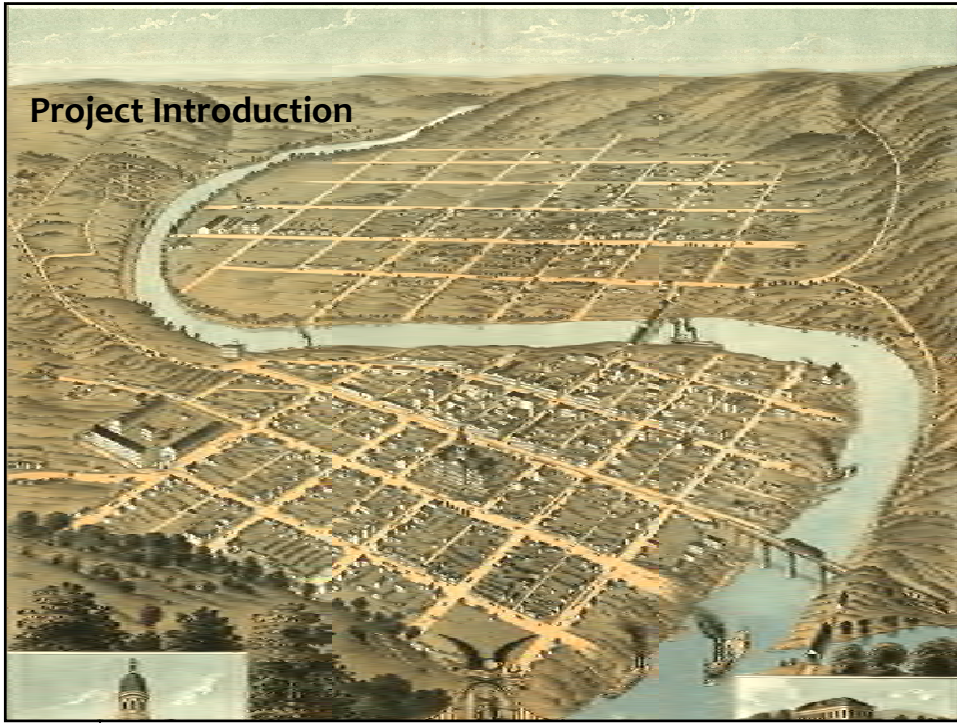




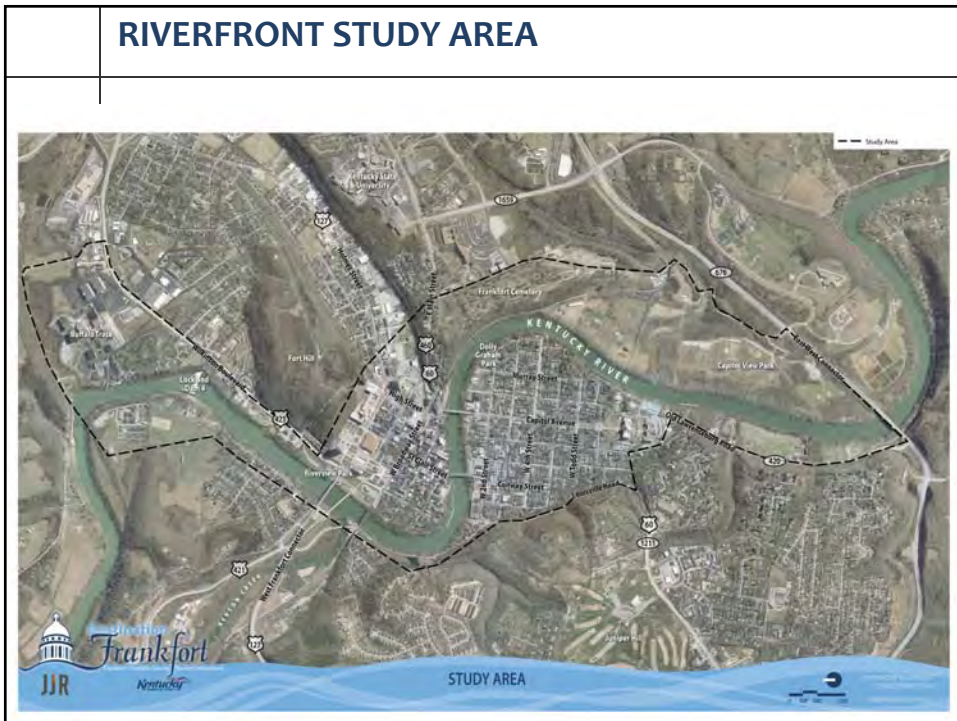
AGENDA	
1	Project Introduction
2	Rediscover the River
3	Making the Vision a Reality
4	Your Role in the River's Future

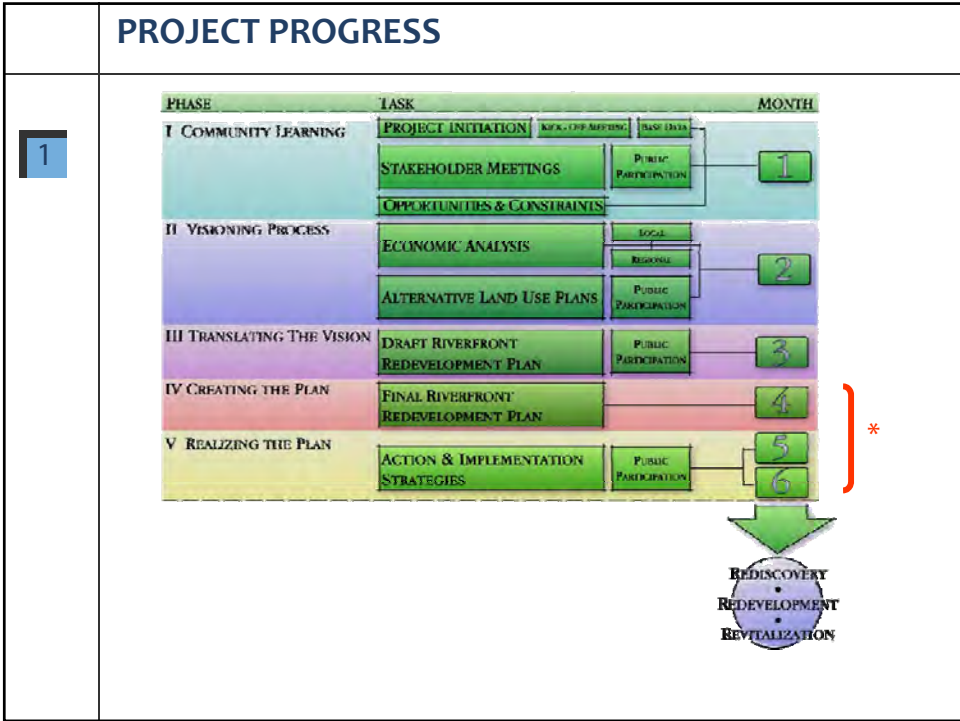
FRANKFORT DEVELOPMENT CORPORATION  
FRANKFORT, KY 40601  
WWW.FRANKFORTKY.COM

# Project Introduction



## RIVERFRONT STUDY AREA





VISION OF RIVER REDEVELOPMENT	
2	<p><b>Critical ingredients for bringing Frankfort back to the Kentucky River</b></p> <ul style="list-style-type: none"> <li>• Create and Strengthen <b>Access</b> to Water</li> <li>• Ensure <b>Quality</b> of Amenities, Activities &amp; Design</li> <li>• Focus on <b>Economic Development</b></li> <li>• Preserve <b>Environmental</b> Quality</li> <li>• Conduct a Community-Wide <b>Conversation</b></li> </ul>



COMMUNITY-WIDE CONVERSATION	
2	<ul style="list-style-type: none"> <li>• 130 interviewed stakeholders</li> <li>• 85 participants at October '08 community meeting</li> <li>• 40+ participants at January '09 community meeting</li> <li>• Steering Committee representing city, county, state, riverfront businesses and residents</li> </ul>

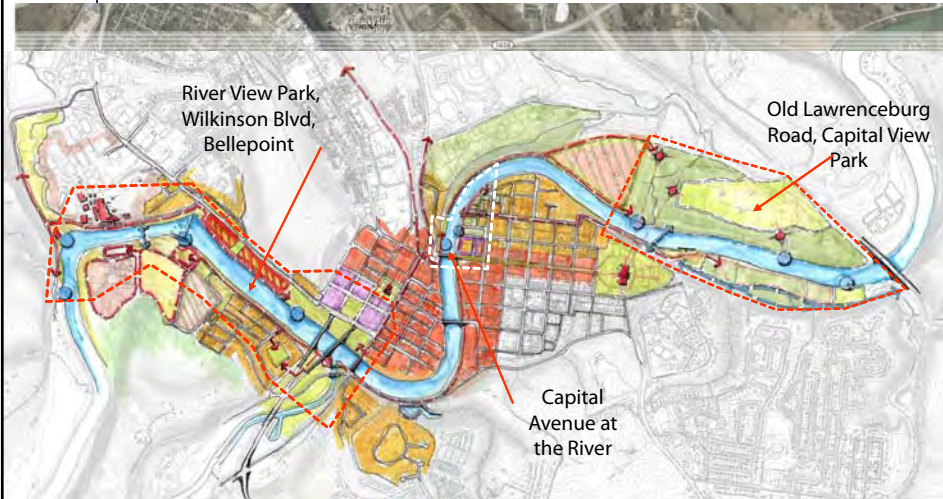


RIVERFRONT OPPORTUNITIES	
2	<ul style="list-style-type: none"> <li>• Public ownership of many riverfront parcels</li> <li>• Plentiful heritage tourism resources</li> <li>• Daytime population influx</li> <li>• River-related event programming</li> <li>• Desire by state government leaders for Frankfort redevelopment and revitalization</li> <li>• Opportunity to partner with Kentucky State University and Buffalo Trace</li> </ul>

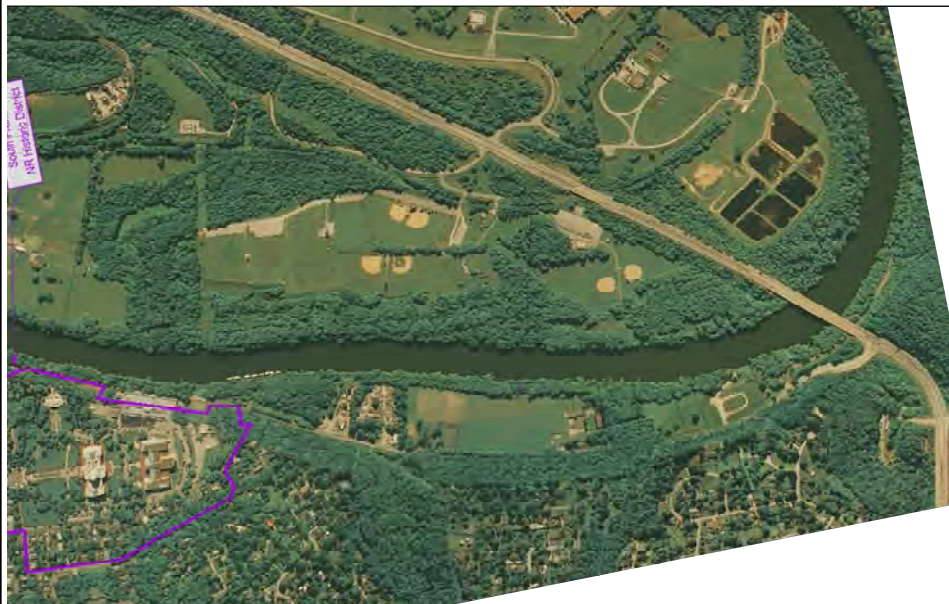


RIVERFRONT DEVELOPMENT VISION	

## RIVERFRONT PRIORITY AREAS



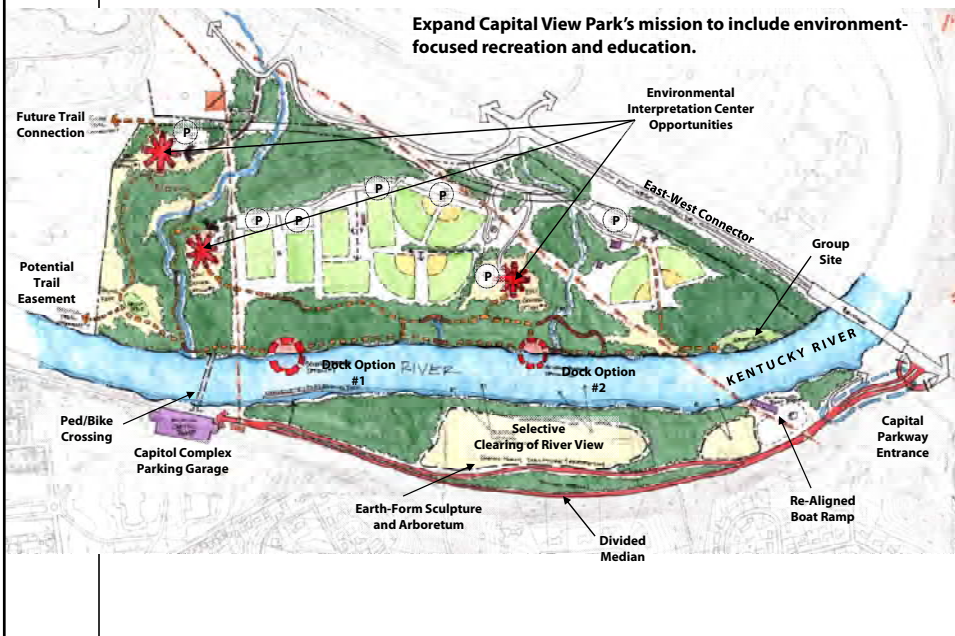
## OLD LAWRENCEBURG/CAPITAL VIEW PARK



## OLD LAWRENCEBURG/CAPITAL VIEW PARK



## OLD LAWRENCEBURG/CAPITAL VIEW PARK



## CAPITAL VIEW PARK

2



*Park boat dock connects park to other educational sites via an environmental science vessel*



*Environmental interpretation center and expanded recreational uses*

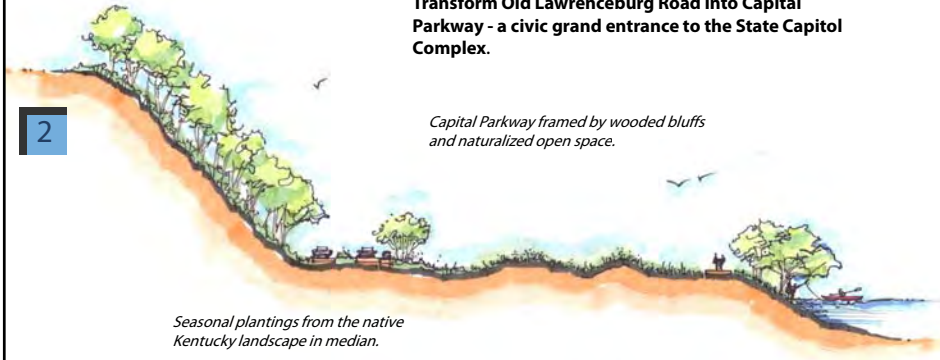


## OLD LAWRENCEBURG ROAD

2

**Transform Old Lawrenceburg Road into Capital Parkway - a civic grand entrance to the State Capitol Complex.**

*Capital Parkway framed by wooded bluffs and naturalized open space.*



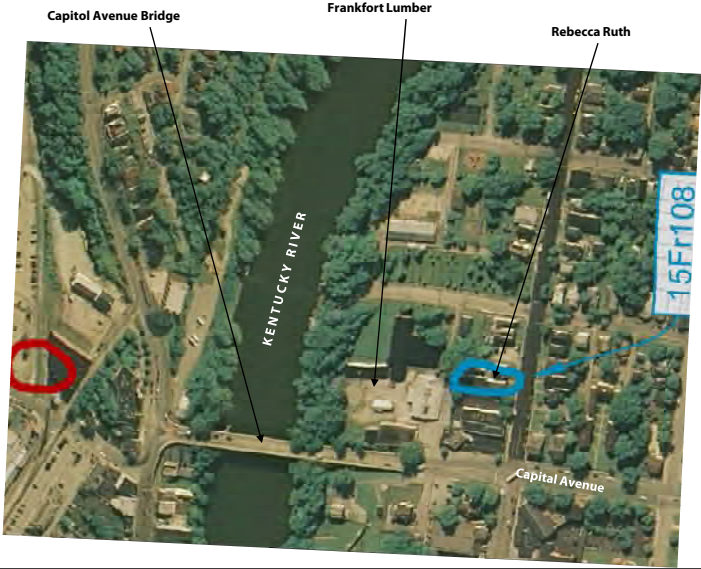
*Seasonal plantings from the native Kentucky landscape in median.*



*Running parallel: a multi-use trail and traditional dry stone walls*

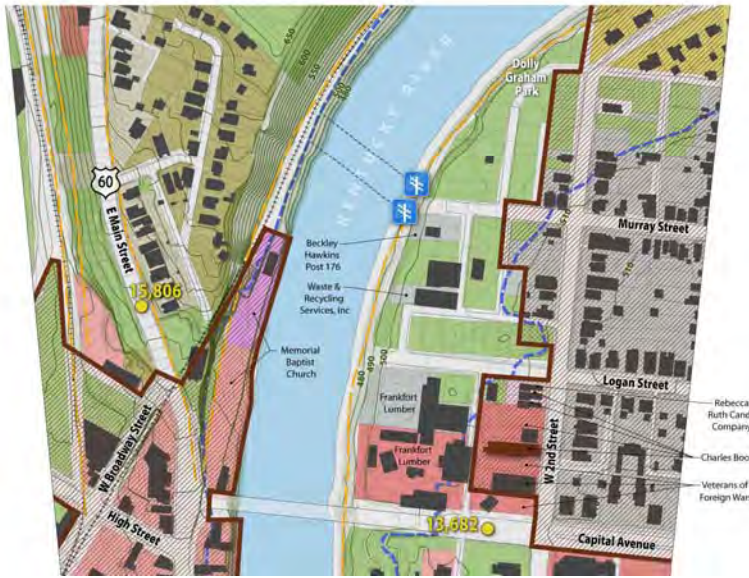


OLD LAWRENCEBURG ROAD	
2	   

KENTUCKY RIVERWALK	
2	

## CAPITAL AVENUE AT THE RIVER


2

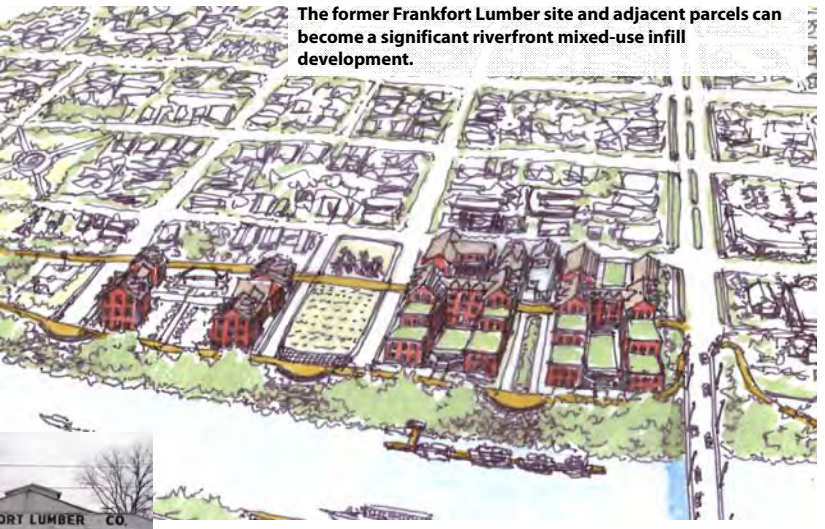



## CAPITAL AVENUE AT THE RIVER

2



	<p><b>CAPITAL AVENUE AT THE RIVER</b></p>
<p>2</p>	

	<p><b>CAPITAL AVENUE AT THE RIVER</b></p>
<p>2</p>	<p>The former Frankfort Lumber site and adjacent parcels can become a significant riverfront mixed-use infill development.</p>  

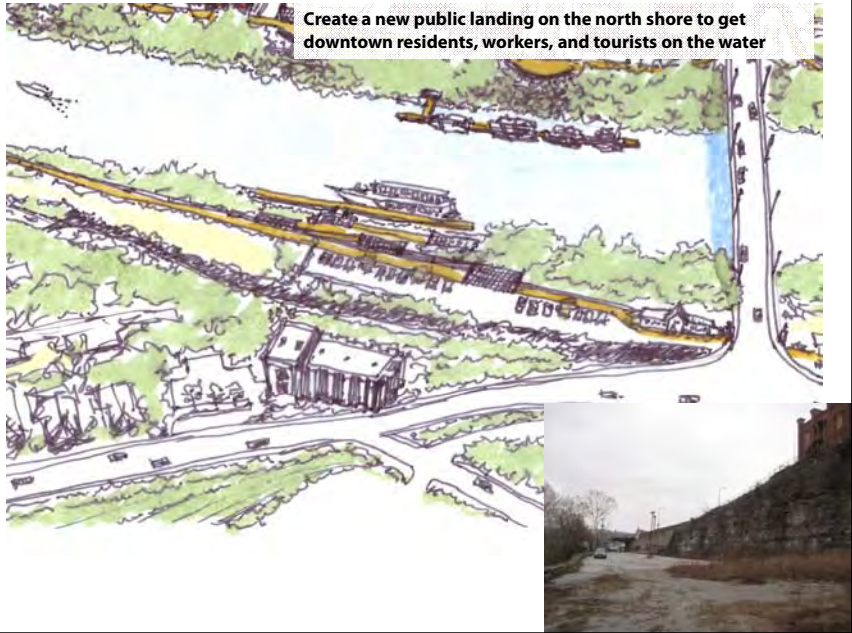
## CAPITAL AVENUE AT THE RIVER



## CAPITAL AVENUE AT THE RIVER



SOUTH FRANKFORT OPEN SPACE	
<p>2</p>	<p data-bbox="899 327 1224 394"><b>Expand South Frankfort neighborhood parks to include community gardens, a dog park, and gathering square</b></p> 

CAPITAL AVENUE AT THE RIVER	
<p>2</p>	<p data-bbox="740 1241 1203 1287"><b>Create a new public landing on the north shore to get downtown residents, workers, and tourists on the water</b></p> 

## CAPITAL AVENUE AT THE RIVER

2

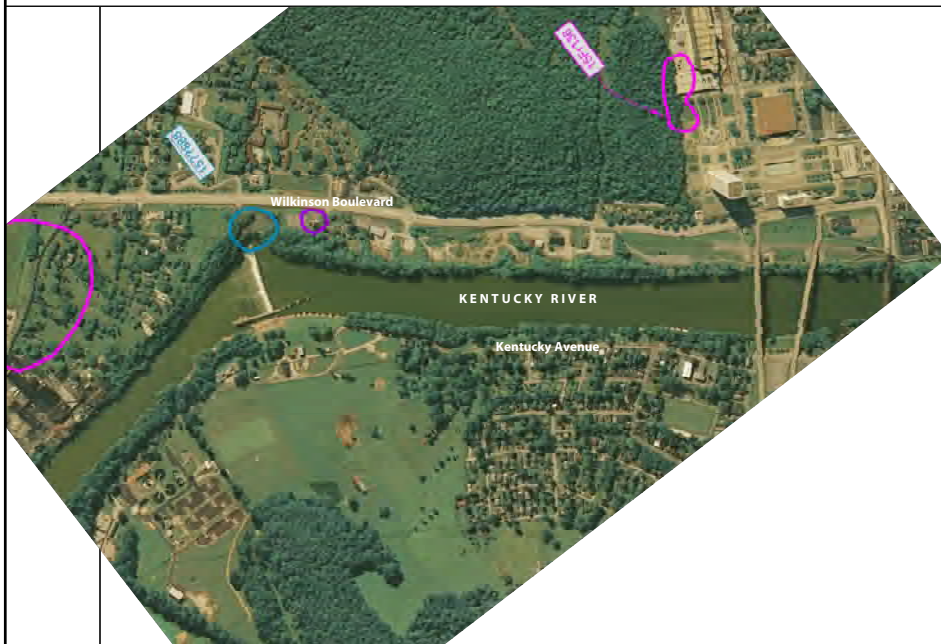


*A northside public marina can host transient slips, a tour boat stop, and seasonal vendors*

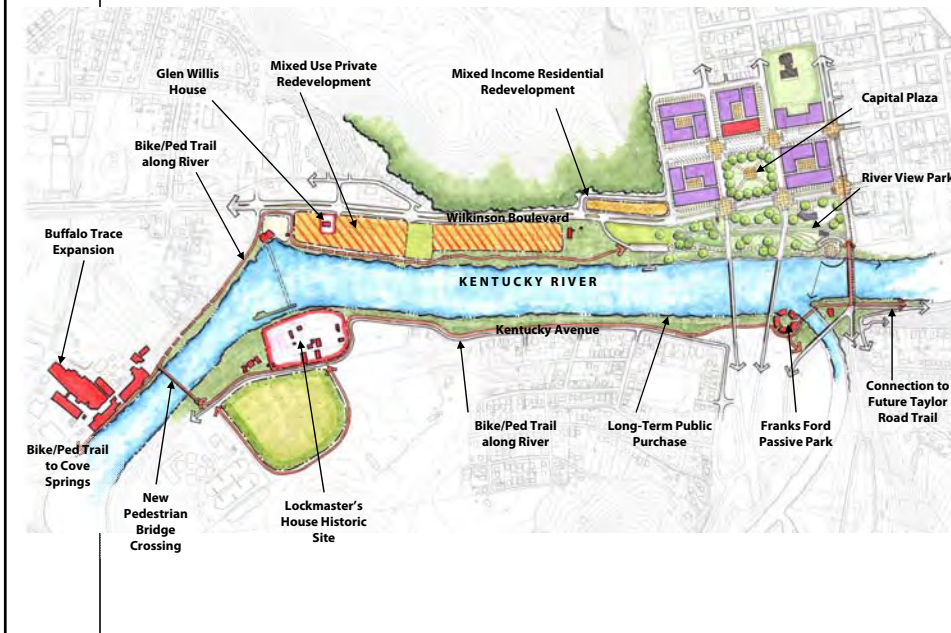


*Red Wing, MN*

## WILKINSON BLVD/BELLEPOINT NEIGHBORHOOD



## WILKINSON BLVD/BELLEPOINT NEIGHBORHOOD



## RIVER VIEW PARK/CAPITAL PLAZA



## RIVER VIEW PARK

2



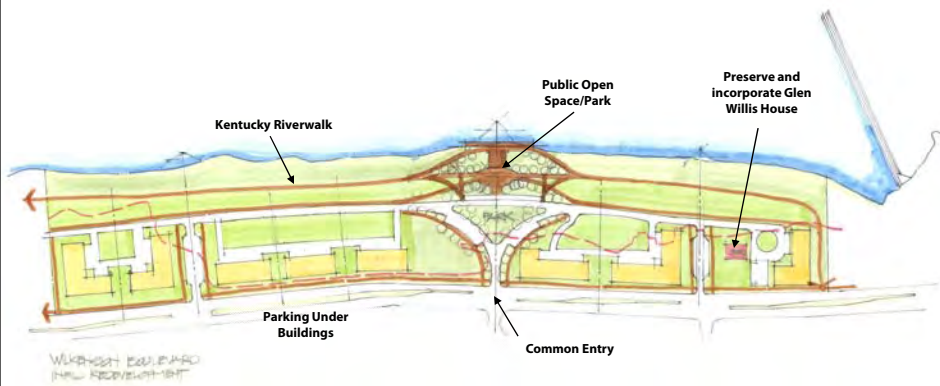
*Example riverfront amphitheaters*



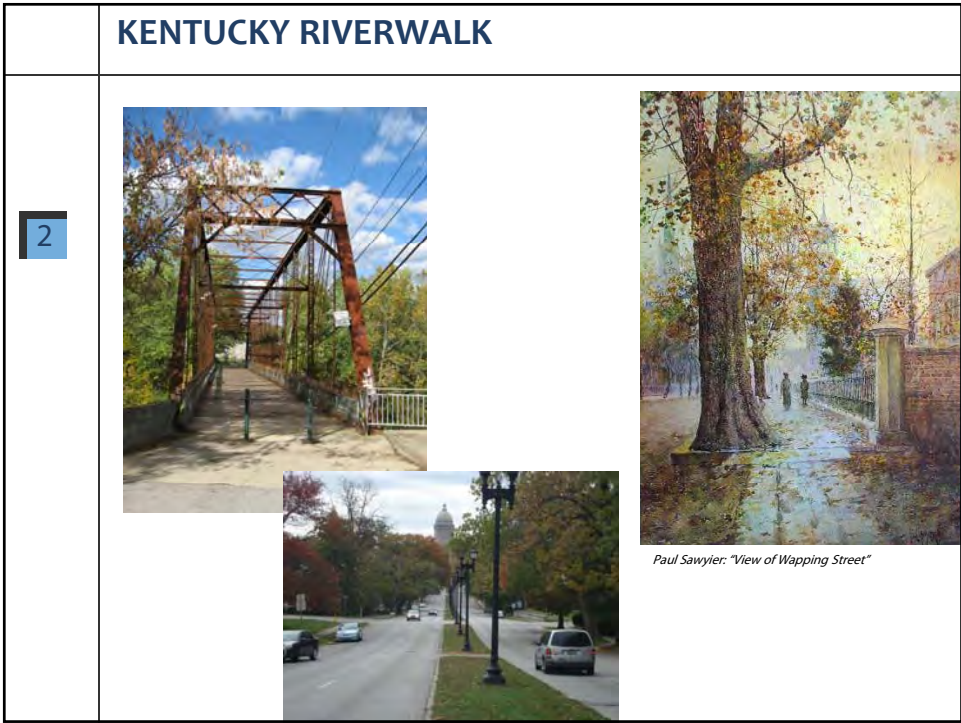
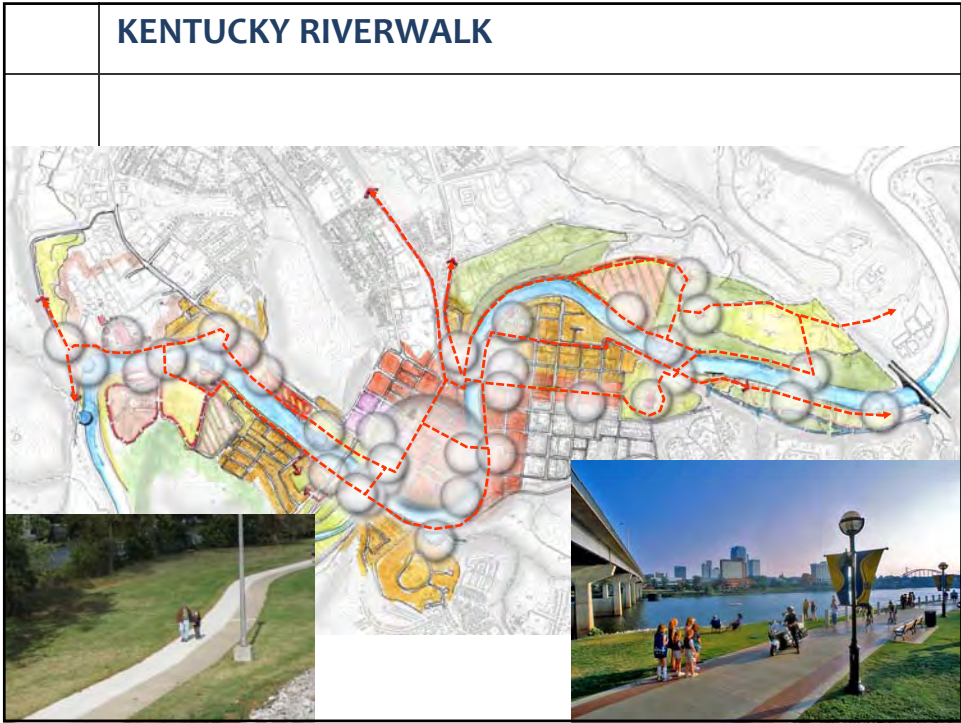
*Structures that can be removed during a flood threat*



## WILKINSON BOULEVARD







	<h2 style="text-align: center;">KENTUCKY RIVERWALK</h2>
<div style="background-color: #0070C0; color: white; padding: 5px; width: 20px; margin: 0 auto;">2</div>	

	<h2 style="text-align: center;">KENTUCKY RIVERWALK</h2>
<div style="background-color: #0070C0; color: white; padding: 5px; width: 20px; margin: 0 auto;">2</div>	<p>Potential pedestrian bridge connections:</p> <ul style="list-style-type: none"> <li>• Capital View Park to the Capitol Complex, or</li> <li>• Buffalo Trace to Lock Tender's House Complex</li> </ul> 

	<b>REDISCOVER THE RIVER</b>	
<b>2</b>	<i>REDISCOVER</i> Downtown	
	<i>REDISCOVER</i> the Capitol	
	<i>REDISCOVER</i> History	
	<i>REDISCOVER</i> Health and Recreation	
	<i>REDISCOVER</i> Water	
	<i>REDISCOVER</i> the Environment	
	<i>REDISCOVER</i> Creativity	
	<i>REDISCOVER</i> Neighborhoods	
	<i>REDISCOVER</i> Riverfront Commerce	
	<i>REDISCOVER</i> Fun	



IMPLEMENTATION	
<b>3</b>	<ul style="list-style-type: none"> <li>• Riverfront redevelopment is a long-term plan that must start today</li> <li>• Implementation is partially extensive planning and partially taking advantage of unexpected opportunities.</li> <li>• Three project categories:               <ul style="list-style-type: none"> <li>• Requiring Public Coordination/Funding</li> <li>• Requiring Public/Private Partnership</li> <li>• Requiring Public Acquisition of Private Property</li> </ul> </li> </ul>

IMPLEMENTATION																																																							
<b>3</b>	<p><i>Capital View Park</i></p> <table border="1"> <thead> <tr> <th>ACTION</th> <th>TASKS TO ACCOMPLISH</th> <th>IMPLEMENTATION PARTNERS</th> <th>POTENTIAL FUNDING SOURCES (see section 4.5)</th> </tr> </thead> <tbody> <tr> <td rowspan="9">A. Develop Park Plan</td> <td>1. Create/Update Property Survey, Map Wetlands</td> <td>City Parks and Recreation</td> <td>D1, D8, D10, D12, O3, O10</td> </tr> <tr> <td>2. Develop Park Program</td> <td>City Parks and Recreation</td> <td>D1, D3, D10, D12, O3, O10</td> </tr> <tr> <td>3. Develop Park Master Plan</td> <td>City Parks and Recreation</td> <td>D1, D3, D10, D12, O3, O10</td> </tr> <tr> <td>4. Layout/Design Trails</td> <td>City Parks and Recreation</td> <td>D2, O5, O3</td> </tr> <tr> <td>5. Develop recreational enhancements/camping</td> <td>City Parks and Recreation</td> <td>D2, O5, O3</td> </tr> <tr> <td>6. Develop Wayfinding and Public Amenity Features Plan</td> <td>City Parks and Recreation</td> <td>D2, O3, O5</td> </tr> <tr> <td>7. Develop Shoreline Enhancement Plan</td> <td>City Parks and Recreation, KDNR</td> <td>A1, A2, A3, D8, O3</td> </tr> <tr> <td>8. Develop Environmental Enhancement Plan</td> <td>City Parks and Recreation, KDNR</td> <td>A1, A2, A3, D8, O3</td> </tr> <tr> <td>9. Develop Operations/Maintenance Strategy</td> <td>City Parks and Recreation, Riverfront Committee</td> <td>O3, O10</td> </tr> <tr> <td rowspan="7">B. Develop Environmental Center Outpost</td> <td>1. Formalize Partnership with KSU</td> <td>Mayor's Office, KSU</td> <td>O3, O10</td> </tr> <tr> <td>2. Define Program and Required Resources</td> <td>City Parks and Recreation, KSU</td> <td>O3, O10</td> </tr> <tr> <td>3. Funding Strategies</td> <td>Commonwealth Finance Administration, KSU</td> <td>O3, O10</td> </tr> <tr> <td>4. Develop Operations Strategy</td> <td>City Parks and Recreation, KSU</td> <td>O3, O10</td> </tr> <tr> <td>5. Develop Site/Access Plan</td> <td>City Parks and Recreation, KSU</td> <td>D1, D9, D10, D3, A2, A3</td> </tr> <tr> <td>6. Develop Architectural Concept</td> <td>City Parks and Recreation, KSU</td> <td>D1, D9, D10, D3, A2, A3</td> </tr> <tr> <td>7. Design and Engineering Plans</td> <td>City Parks and Recreation, KSU</td> <td>D1, D9, D10, O3, O10</td> </tr> </tbody> </table>	ACTION	TASKS TO ACCOMPLISH	IMPLEMENTATION PARTNERS	POTENTIAL FUNDING SOURCES (see section 4.5)	A. Develop Park Plan	1. Create/Update Property Survey, Map Wetlands	City Parks and Recreation	D1, D8, D10, D12, O3, O10	2. Develop Park Program	City Parks and Recreation	D1, D3, D10, D12, O3, O10	3. Develop Park Master Plan	City Parks and Recreation	D1, D3, D10, D12, O3, O10	4. Layout/Design Trails	City Parks and Recreation	D2, O5, O3	5. Develop recreational enhancements/camping	City Parks and Recreation	D2, O5, O3	6. Develop Wayfinding and Public Amenity Features Plan	City Parks and Recreation	D2, O3, O5	7. Develop Shoreline Enhancement Plan	City Parks and Recreation, KDNR	A1, A2, A3, D8, O3	8. Develop Environmental Enhancement Plan	City Parks and Recreation, KDNR	A1, A2, A3, D8, O3	9. Develop Operations/Maintenance Strategy	City Parks and Recreation, Riverfront Committee	O3, O10	B. Develop Environmental Center Outpost	1. Formalize Partnership with KSU	Mayor's Office, KSU	O3, O10	2. Define Program and Required Resources	City Parks and Recreation, KSU	O3, O10	3. Funding Strategies	Commonwealth Finance Administration, KSU	O3, O10	4. Develop Operations Strategy	City Parks and Recreation, KSU	O3, O10	5. Develop Site/Access Plan	City Parks and Recreation, KSU	D1, D9, D10, D3, A2, A3	6. Develop Architectural Concept	City Parks and Recreation, KSU	D1, D9, D10, D3, A2, A3	7. Design and Engineering Plans	City Parks and Recreation, KSU	D1, D9, D10, O3, O10
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	<b>IMPLEMENTATION</b>
<b>3</b>	<p><b>Probable Construction Cost Budgets</b></p> <ul style="list-style-type: none"> <li>• Opinions of probable construction costs for public-sector improvements</li> <li>• Conceptual level with large contingencies</li> </ul> <p><b>Potential Funding Sources</b></p> <ul style="list-style-type: none"> <li>• Each project linked with specific funding sources</li> <li>• Grant and low-interest loans – natural resources, environmental cleanup, Army Corps, US Fish and Wildlife, EPA, other grant sources</li> <li>• Private gifts, local government (e.g. TIF and assessments), private sector</li> </ul>

	<b>IMPLEMENTATION</b>
<b>3</b>	<p><b>Economic Impact Analysis</b></p> <ul style="list-style-type: none"> <li>• Riverfront redevelopment and tourism can recruit residents, retail and office space, and increase municipal tax revenues.</li> <li>• Capital Avenue at the River Redevelopment Scenario <ul style="list-style-type: none"> <li>• Introduce 248 new jobs and 278 new residents</li> <li>• Spending power of new residents will support over \$4 million in retail and restaurant spending</li> </ul> </li> <li>• Wilkinson Boulevard Redevelopment <ul style="list-style-type: none"> <li>• Residential redevelopment scenario - 192 new residents</li> <li>• Office redevelopment scenario - space for nearly 600 new jobs</li> </ul> </li> </ul>

<b>RIVERFRONT STEERING COMMITTEE</b>	
<b>3</b>	<p><b>Riverfront Development Committee will lead and coordinate all implementation efforts.</b></p> <ul style="list-style-type: none"> <li>• Joy Jeffries, co-chair</li> <li>• Rodney Simpson, co-chair</li> <li>• Kathy Carter</li> <li>• Todd Cassidy</li> <li>• Ed Council</li> <li>• Dr. Kimberly Holmes</li> <li>• Gippy Graham</li> <li>• Jerry Graves</li> <li>• Leslie Isaacs</li> <li>• Phillip Kring</li> <li>• Glenn Mitchell</li> </ul> 

<b>IMPLEMENTATION</b>	
<b>3</b>	<p><b>Critical Partners</b></p> <ul style="list-style-type: none"> <li>• City</li> <li>• County</li> <li>• State</li> </ul> <p style="margin-left: 150px;">} Capital Development Committee</p> <ul style="list-style-type: none"> <li>• Federal government</li> <li>• Nonprofit groups – existing groups plus a new “Friends of the River” organization</li> <li>• Private sector</li> </ul>

<b>IMPLEMENTATION</b>	
<b>3</b>	<p><b>Other Community Implementation Partners</b></p> <ul style="list-style-type: none"> <li>• Arts Community</li> <li>• Buffalo Trace Distillery</li> <li>• Capital Community Economic/Industrial Development Authority (CCEIDA)</li> <li>• Kentucky Department of Fish and Wildlife Resources</li> <li>• Kentucky Department of Natural Resources</li> <li>• Downtown Frankfort, Inc. (DFI)</li> <li>• Frankfort Chamber of Commerce</li> <li>• Frankfort Plant Board</li> <li>• Kentucky Heritage Council</li> <li>• Kentucky River Authority (KRA)</li> <li>• Local Education Institutions – especially KSU</li> <li>• Neighborhood Associations</li> <li>• River Businesses</li> <li>• Tourist Destinations</li> <li>• U.S. Army Corps of Engineers</li> <li>• WalkBike Frankfort</li> </ul>

<b>IMPLEMENTATION HAS ALREADY BEGUN</b>	
<b>3</b>	<p><b>Good ideas can't wait</b></p> <ul style="list-style-type: none"> <li>• KSU Downtown Campus with Environmental Science Boat</li> <li>• Renovating and Opening Lock and Dam #4</li> <li>• Buffalo Trace HomePlace efforts</li> <li>• Paul Sawyer Museum in the Old Catholic Church</li> <li>• Tourism Trolley</li> <li>• River Tour Boat</li> </ul>



	WHAT'S NEXT?
4	<ul style="list-style-type: none"><li>• This is not JJR's riverfront vision and is not JJR's plan – its <i>our</i> vision</li><li>• Successful implementation of this plan will rely on the entire Frankfort community</li><li>• Efforts led by and coordinated by the Riverfront Development Committee</li></ul>



	<b>WHAT'S NEXT?</b>
4	<ul style="list-style-type: none"><li>• What should be high priority projects?</li><li>• What can your group or organization do to support the plan?</li><li>• What can you as an individual do to support the plan?</li><li>• How can you assist the efforts of the Riverfront Development Committee?</li></ul>

