

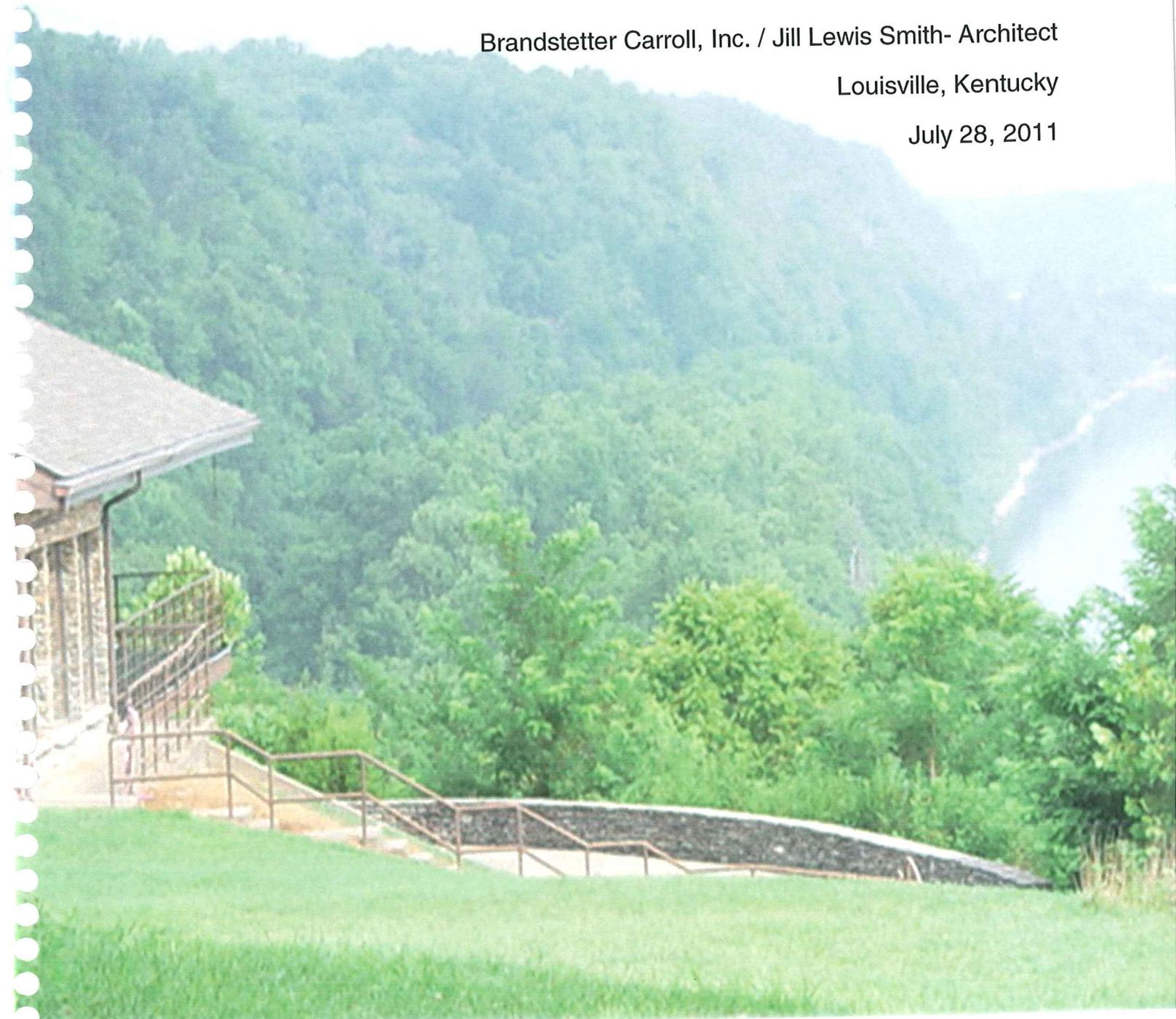
Otter Creek Park Facilities Feasibility Study

Prepared by

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**Kentucky Department of
Fish and Wildlife Resources**





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TAB 1



Executive Summary

Background

In June 2010, Gov. Steve Beshear and then Louisville Mayor Jerry Abramson announced that Otter Creek Park will be reopened in 2011 as an outdoor recreational area operated by the Kentucky Department of Fish and Wildlife Resources (KDFWR). As part of the vision for this Park the KDFWR realized the potential for multiple usages for both the public and for the training of KDFWR personnel.

In December 2010 physical inspections and assessments were initiated as to the condition of all facilities including buildings, signs, electricity, water, gates, roadways, parking areas, trails and access points to Otter Creek and the Ohio River. Since the 2008 closure, there has been minimal maintenance at the facility that also experienced severe damage from the 2009 ice storm.

In July 2011, Brandstetter Carroll, Inc. / Jill Lewis Smith – Architect was hired to conduct a feasibility study to determine the best and potential uses of the existing facilities to allow for both public and KDFWR uses. The buildings that were reviewed are as follows: the Conference Center; Cabins 1-3, 5, 6, 7, 9 and 10, Van Buren Cabin, Haven Hill Cabin and the five bunk houses now located at Camp Tecumseh. These facilities will be used by the public or the law enforcement training program and some will have the potential for dual use throughout the year.

Summary Recommendations

Conference Center

The primary goal of the study is to determine how the Conference Center can be used as the main building for the training of law enforcement cadets. Based on the onsite review of this building, it has been determined that with some renovation the Conference Center can be used for the training program. The space is sufficient enough to accommodate the expected 10-15 trainees on an annual basis. An additional goal of the KDFWR is to use this building for the upcoming training class scheduled to begin in December 2011. This particular class will have 25 trainees. It is possible to meet this goal with just minor renovations. Once the initial class has concluded its training, renovations needed to bring the building up to current building code requirements and to allow for permanent accommodations for both the training program



and for public use should begin. This building has great potential for future multi-functional use and can become a great asset to the Park's overall mission. It is strongly recommended that this building is renovated in order to return it to its rightful position within the Park.

Van Buren Cabin

The Van Buren Cabin is one of two large two-story Cabins in the Park that are provided to handle large groups or families. This Cabin is in good condition but does need renovation in order to correct its deficiencies. This Cabin can be used as a multi-functional building that accommodates both the general public as well as the law enforcement training program. Although originally thought by the KDFWR to be the Cabin of choice for this use, it has been found by virtue of this study that it should not be the primary building used for housing. It can most certainly be used for that capacity, but the Haven Hill Cabin is better suited for that purpose. It is recommended that the Van Buren Cabin be renovated and continue to be used for housing of large groups. The necessity to undertake a limited or complete renovation is a determination that must be made by the KDFWR.

Cabins 1, 2, 5, 6, 7, 9 & 10

All of these noted Cabins are in poor to fair condition, and whether they are demolished or renovated is a determination that must be made by the KDFWR. All of the Cabins have one thing in common that tips the scales in favor of demolition. The presence of mold throughout the buildings is so prevalent that, even if the surface mold can be eliminated, the total extent of the mold cannot be determined unless destructive investigation is undertaken. The odor of the mold may never be eliminated and that alone will cause repeat rental of the Cabins less likely as the odor is not an acceptable circumstance for this type of amenity. It is the recommendation of this study that these Cabins be demolished and if the KDFWR wishes to maintain Cabin rentals for the future. New Cabins can be constructed or the Cabins at Camp Tecumseh can be renovated and placed on these sites. If not, then the sites should be allowed to return to natural woods.



Cabins 3A, 3B, & 3C

All of these Cabins are identical and are in good shape. They will require very little work to be used by the general public as rental Cabins. Additionally, these Cabins can be used during the law enforcement training program. They can be used to house instructors or female trainees as the case may be and as determined by the KDFWR. It is the recommendation of this study to make the necessary minor repairs to all three Cabins and then bring them online for continued use.

Haven Hill Cabin

The Haven Cabin is one of two large two-story Cabins in the Park that are provided to handle large groups or families. This Cabin is in good condition but does need renovation in order to correct its deficiencies. This Cabin can be used as a multi-functional building that can accommodate both the general public as well as the law enforcement training program. Originally, the KDFWR did not include this Cabin in the scope of the study. However, when the consultant began the onsite review, this Cabin was observed and subsequently reviewed for possible use. Upon completion of the assessment of this Cabin, it is recommended that the Haven Hill Cabin be the primary facility used for housing of the trainees taking part in the law enforcement training Program. Although renovation will be necessary for future use of the building, it can now be used with just minor work. This building can be readied for the upcoming law enforcement training that is to be held this December. The necessity to undertake a limited or complete renovation at this time is a determination that must be made by the KDFWR.

Bunk House Cabins @ Camp Tecumseh

The five bunk house Cabins at Camp Tecumseh are in very good shape considering the lack of activity and maintenance. Although these Cabins are without any utilities with the exception of lighting, they have great potential for future uses to replace some of the Cabins which this study has recommended to be demolished. The configurations of how these Cabins could be used are as varied as the ideas put forth. It is recommended that all five of these Cabins be retained and renovated to create a new and expanded purpose. Once the Cabins have been removed from Camp Tecumseh it is recommended that the remaining buildings at the camp be demolished as they are in very poor shape and that the site be allowed to return to woods.



Conclusion

Structures which have been recommended to be saved are those that can be done so at a reasonable cost. It must be recognized that once these buildings have been renovated and brought back online for public and law enforcement training program use, they can never be left unattended, unmaintained, or unsecured. Buildings are machines that need to be operated regularly in order to fulfill their intended purpose. Shutting down a building for a season will only invite deterioration. Interior and exterior maintenance is essential in order for a continued life and use of these buildings. All the buildings can be used for multifunctional purposes. If it is within the mission of the Park to provide these types of facilities, then it is a worthwhile effort to undertake the necessary renovations and to promote the Parks' assets throughout the region.

TAB 2



Introduction

In July 2011 Brandstetter Carroll, Inc. / Jill Lewis Smith- Architect of Louisville, Kentucky was selected to prepare a feasibility study to determine the usability of a number of the existing buildings within Otter Creek Park. Those buildings include:

- The Conference Center
- Van Buren Cabin
- Rental Cabins 1- 3, 5-7, 9 & 10
- Haven Hill Cabin
- Bunk House Cabins @ Camp Tecumseh

The primary goal of the study is to determine if and how these buildings can be used by the law enforcement training program. In addition to that proposed use, the study will also determine if these buildings can be used by the general public as well.

The study will provide an assessment of each of the buildings noted above to determine the existing conditions, renovation costs, viability for continued use, suitability for the law enforcement training program, and possible use by the general public.

Recommendations will be made based on the assessment of each buildings and the consultant will advise the KDFWR on the best use or disposition of the buildings. It will be the role of the KDFWR to make the ultimate decision as to whether the recommendations will be carried out as described. All of the buildings can be renovated but the cost of such and the proposed use will be the determining factors if the structures are to remain viable.

The implementation of the proposed renovations can be conducted in a phased approach but it must be recognized that a protracted implementation will result in more deterioration of the buildings and eventually the tipping point will be reached from considering renovation to considering demolition.

It is the consultant's understanding that Otter Creek Park is unique in terms of the normal mission of the KDFWR. The premise of being the caretaker of the Park and its entire infrastructure demands a complete understanding of the demands of such a facility. Roadways, water lines, sanitary sewers, electrical power lines, buildings, campgrounds, and public visitors require a commitment unlike any other facility of this size and complexity.

TAB 3