



**DUGAS COMMUNITY PARK
MASTER PLAN
2024**

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Dugas Community Park was established with the mission of providing education and recreational opportunities for residents and visitors of Scottsville, Kentucky. The 2024 Dugas Community Park Master Plan aims at increasing the educational and recreational opportunities within the park, while also providing increased social, commercial, and cultural opportunities through the sprawling and tranquil open space environment.

Increased equestrian, bicycle and pedestrian trails along with new campground areas and riparian buffering along streams highlight many of the passive recreational opportunities planned for the park. New building structures are proposed for the park that will provide venues for local vendors, allow for overnight accommodations, establish group meeting spaces and offer additional learning opportunities. Reimagining the existing features of the park may allow us to see the park with a whole new perspective. By renovating existing facilities into event spaces and allowing us the zipline and swing through the vast tree canopies will give us new and exciting ways for how we experience the property.

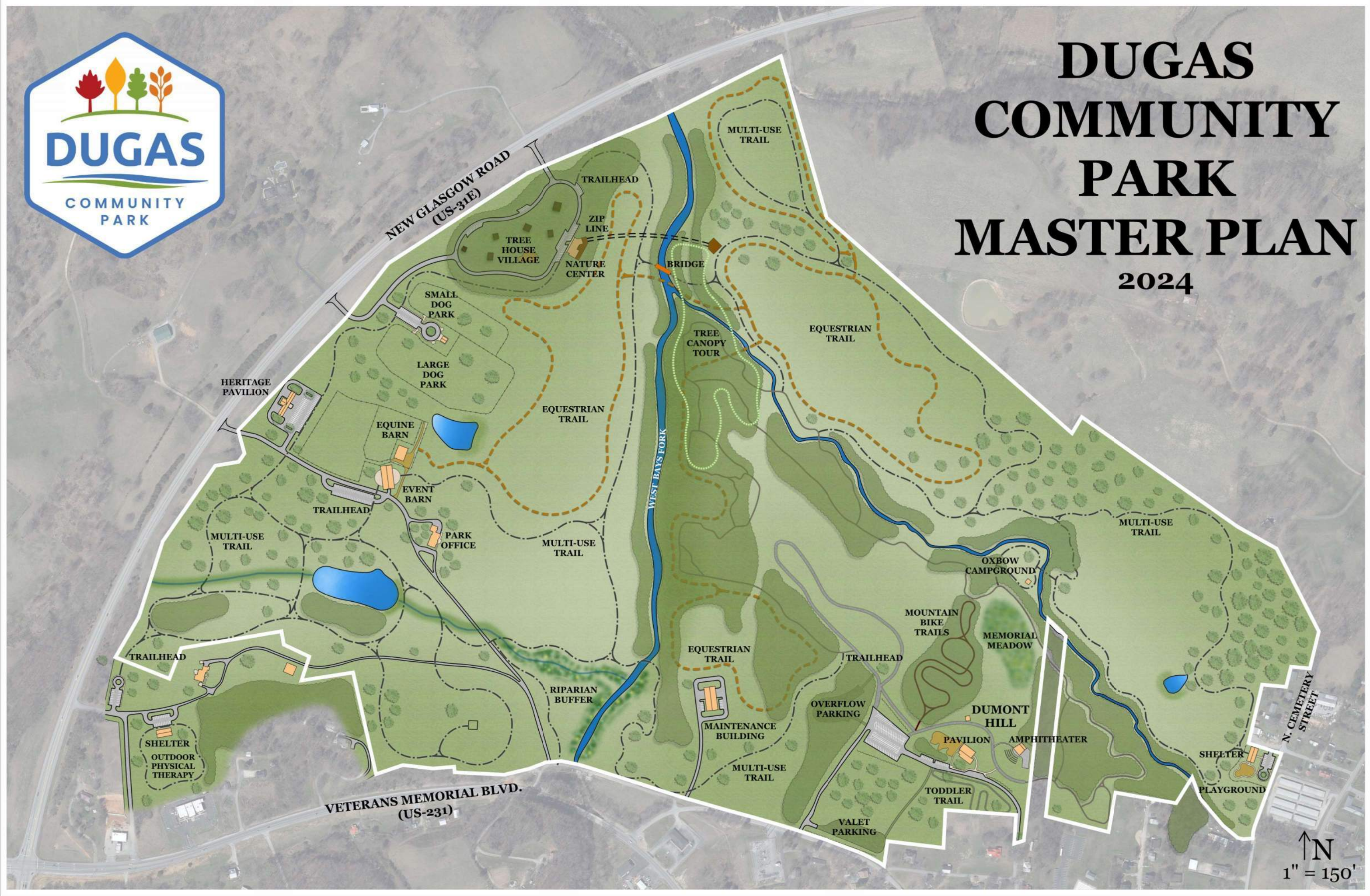
While new features will expand the methods for how to experience the park, the vast open spaces and preservation of Dumont Hill remain cornerstones of Dugas Community Park mission. Protecting the natural landscapes and historical landmarks ensures the park will carry out its purpose for both current and future generations.

This Master Plan will serve as the guide for growth and design decisions that will shape the 312-acre property for years to come.

EXECUTIVE SUMMARY



DUGAS COMMUNITY PARK MASTER PLAN 2024



↑ N
1" = 150'

Dugas Community Park is a serene natural haven spanning across rolling hills, dense woodlands, and open meadows, offering walking, biking, equestrian, and fitness trails that wind through diverse landscapes.

The multi-use walking trails will meander through shaded forest paths, alongside babbling creeks, and past scenic overlooks that offer breathtaking views of the property. Benches and picnic areas will be strategically placed for hikers to rest, read, or simply enjoy the surrounding tranquility.

For cyclists, there will be designated dirt path mountain bike trails near Dumont Hill. The trails will vary in difficulty from paths on gentle topography for beginner cyclist up to more adventurous trails that will challenge even the most experienced mountain bikers. Winding through the trees, these paths will offer a thrilling yet scenic ride, with various difficulty levels for all abilities.

The equestrian trails will be expansive, cutting through tall grasses, wooded groves, and alongside winding streams. These wider, softer trails are designed for leisurely horseback rides, offering riders plenty of open space and quiet spots to enjoy the serenity of nature with their horses. Equestrian rest areas will include water troughs and hitching posts for convenience.

A fitness trail with open-air shelter will be located near Dell Hall Drive. The fitness trail with outdoor physical therapy stations will be a dynamic, multi-purpose path that encouraging both physical activity and outdoor enjoyment. As you walk along the trail, you will encounter a series of exercise stations spaced evenly throughout the course. Each station is strategically placed to offer a break from walking while promoting strength, flexibility, and cardiovascular fitness. These stations are equipped with durable, weather-resistant physical therapy equipment designed to engage different muscle groups and fitness goals.

The trails throughout the park will be interconnected yet well-marked to ensure easy navigation and safe passage, with maps and signage at key points. With its diverse trail system, the park invites everyone—from hikers, walkers, runners, and bikers to equestrians—to experience the beauty of the outdoors at their own pace.

Estimated Costs:

Natural Equestrian and Biking Trails are estimated to cost between \$10 and \$15 per linear foot to install.

Paved Walking Trails are estimated to cost between \$50 and \$75 per linear foot to install.

A Pedestrian Bridge over West Bays Fork Creek is estimated to cost between \$200,000 and \$300,000.

Outdoor Physical Therapy Equipments is estimated to cost between \$50,000 and \$75,000.

TRAILS



The Heritage Pavilion is designed to be a vibrant, open-air farmer's market that exudes a welcoming, community-oriented atmosphere. Located along New Glasgow Road for maximum visibility, the market will be housed beneath a beautifully crafted wooden pavilion with high beams and rustic charm, reminiscent of traditional marketplaces of old. Local farmers, artisans, and vendors will gather here to showcase a diverse array of fresh, organic produce, handmade crafts, artisanal cheeses, baked goods, and farm-to-table delicacies.

Visitors will be greeted by the warm aroma of fresh baked goods, the lively chatter of merchants, and colorful stalls overflowing with seasonal fruits and vegetables. The Heritage Pavilion will emphasize sustainable agriculture and locally sourced goods, offering everything from heirloom tomatoes and freshly picked herbs to handcrafted soaps, pottery, and local honey.

The Heritage Pavilion won't just be a place to shop; it's a gathering space for families, food lovers, and artisans to celebrate the bounty of the region and the traditions that connect people to the land.

Estimated Cost:

The Heritage Pavilion is estimated to cost between \$1,250,000 and \$1,750,000.



HERITAGE PAVILION

DUGAS COMMUNITY PARK

SCOTTSDALE, KENTUCKY

The old maintenance barn will be restored and transformed into a stunning event venue, capturing the perfect blend of rustic charm and modern elegance. Once used for housing the equipment, vehicles and tools needed to maintain the property, the barn's original structure will be carefully preserved, with its weathered wood beams, exposed rafters, and towering ceilings lending a sense of history and character to the space.

As guests approach the barn from the newly installed parking areas, they will be greeted by the sight of its large, repurposed barn doors flanked by decorative lighting. The exterior, adorned with aged wood siding, will exude a warm, inviting atmosphere that sets the tone for any event. Large outdoor patios, gravel pathways, and lush lawns will surround the venue offering ample space for outdoor gatherings, cocktail hours, or wedding ceremonies.

Inside, the barn's original architecture will be highlighted by high ceilings with massive, hand-hewn wooden beams. String lights will hang from the rafters, creating a soft, romantic ambiance that transforms the rustic space into an elegant setting for weddings, parties, or corporate events. The barn's large windows and open doors will allow natural light to pour in during the day, while in the evening, the glow of interior and exterior lighting gives the space a magical, intimate feel.

The main event space will be expansive and versatile, allowing for customizable seating arrangements, whether it's long banquet tables for a family-style meal or round tables for a more traditional reception. A built-in stage will be installed for live music or speeches. The barn will be equipped with modern amenities like heating and air conditioning, restrooms, and catering facilities to ensure guests' comfort.

This old barn will be transformed into a stunning event venue, offering a perfect combination of rural nostalgia and modern sophistication, providing a unique and memorable setting for any celebration.

Estimated Cost:

The Event Barn is estimated to cost between \$700,000 and \$1,100,000.



EVENT BARN

DUGAS COMMUNITY PARK

SCOTTSVILLE, KENTUCKY

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The Dog Park will be a pet-friendly oasis, offering distinct areas for dogs of all sizes to run, play, and socialize in a safe environment. Divided into separate sections, the park will feature a small dog park, a large dog park, and a cozy pavilion for visitors to relax and gather.

The small dog park will be a fenced-in area specifically designed for smaller breeds, with smaller agility equipment like low ramps and tunnels. Canopy trees will provide a cool canopy, and benches will be placed for owners to sit comfortably while watching their pups enjoy the space. The size-appropriate features ensure that small dogs can play freely without the worry of being overwhelmed by larger, more energetic dogs.

Next door, the large dog park will be an expansive field where bigger, more active dogs can run at full speed, chase after balls, or play with their canine friends. It will be equipped with larger obstacles like elevated platforms, jumping hoops, and long tunnels for dogs to explore. The open space will be perfect for high-energy activities, and the terrain is to be varied, with a mix of grassy areas and natural terrain for dogs to enjoy. Water stations and shaded rest areas will ensure both dogs and their owners can stay cool and hydrated.

At the center of the dog park will be a small pavilion with picnic tables, seating, and views of both the small and large dog areas. The pavilion will serve as a great gathering spot for dog owners to socialize, host events, or simply relax while keeping an eye on their pets. It will also be the perfect spot for dog-themed events, training classes, or even casual meetups. With ample play areas, plenty of trees for shade, and dog-friendly amenities, this dog park will be the perfect community hub for pets and their people alike.

Estimated Cost:

The Dog Park is estimated to cost between \$350,000 and \$650,000.



DOG PARK

DUGAS COMMUNITY PARK

SCOTTSVILLE, KENTUCKY

The Nature Center, located along the edge of the “Pretty Woods”, will serve as both an educational hub and a gateway to exploring the natural beauty of the surrounding environment. Nestled among trees, wildflowers, and native vegetation, the center is designed to blend harmoniously with its surroundings, featuring large windows, natural stone, and wood elements that reflect the landscape.

As you approach, a welcoming entrance will open into a bright and airy lobby filled with nature-themed exhibits, interactive displays, and information about local wildlife, plants, and ecosystems. The Nature Center will have exhibit halls showcasing everything from local bird species and their nests to the park’s geological and cultural history, complete with samples of rocks and fossils. For children, there will be hands-on exhibits like touch tanks with local fish or reptiles and sensory stations where they can explore animal tracks, tree bark textures, or the calls of native birds.

Outside the Nature Center, a native plant garden will greet visitors, filled with pollinator-friendly flowers, educational signage, and benches for quiet reflection. The large wooden deck at the rear of the Nature Center overlooking the low-lying areas near West Bays Fork will provide picturesque views of the property. The large deck will be perfect for hosting community programs, nature talks, or outdoor classes.

Whether it’s through interactive exhibits, outdoor activities, or simply providing a peaceful place to observe nature, the Nature Center will be a vital community space that fosters a deep appreciation for the environment, conservation, and the beauty of the park’s natural surroundings.

Estimated Cost:

The Nature Center is estimated to cost between \$1,80,000 and \$2,500,000.



NATURE CENTER

DUGAS COMMUNITY PARK

SCOTTSVILLE, KENTUCKY

The Tree House Village will be a magical getaway nestled within a lush, old-growth “Pretty Woods”, offering visitors the unique experience of renting private tree houses that seamlessly blend with nature. Each tree house will be carefully crafted to sit among the towering trunks of Oak, Walnut, Cherry and Poplar trees, both elevated high above the ground as well as located on the ground.

The tree houses themselves will vary in size and style, catering to different groups—from cozy, romantic one-bedroom retreats for couples to spacious multi-room structures perfect for families, company retreats and educational gatherings. Constructed with natural materials, the tree houses will feature large windows and balconies that offer breathtaking views of the surrounding landscape. Inside, rustic wooden interiors are complemented by modern comforts like plush beds, kitchenettes, and bathrooms, all designed to provide a cozy yet adventurous stay. The tree houses will even boast skylights, allowing guests to stargaze from the comfort of their bed.

The elevated tree houses will be placed on sturdy platforms that create the illusion of floating among the leaves. Accessible by wooden walkways, rope bridges, or spiral staircases that wind around the trees, these structures will feel like a hidden sanctuary suspended in the canopy. The ground level houses will be strategically spread throughout the wooded area, connected by well-maintained, winding paths that meander through towering trees and lush undergrowth.

Whether you're seeking a peaceful escape, a team-building adventure, or a romantic retreat, the Tree House Village will offer an enchanting blend of comfort and wild beauty, where you can immerse yourself in nature and wake up to the sounds of birdsong and the gentle rustle of leaves.

Estimated Cost:

The Tree House Village is estimated to cost between \$850,000 and \$1,150,000 for infrastructure improvements.

Each structure is estimated to cost between \$250,000 and \$500,000.



TREE HOUSE VILLAGE

DUGAS COMMUNITY PARK

SCOTTSVILLE, KENTUCKY

The Tree Canopy Tour will be an exhilarating adventure that will let visitors experience the forest from an entirely new perspective—high above the ground, among the treetops. Set within a dense, mature woodland filled with towering trees and lush vegetation, the tour will feature a series of platforms, rope bridges, and zip lines that allow participants to explore the forest canopy while suspended in the air.

The journey begins at the Nature Center, where trained guides provide safety instructions and gear, including harnesses and helmets. From there, adventurers will zip line across the meadows to the starting point.

The canopy tour itself will be an exciting blend of scenic observation and thrilling heights. A network of elevated walkways, rope bridges and wooden footpaths connect platforms built around the trunks of majestic trees. These walkways will provide stunning views of the forest below, allowing participants to see the vibrant ecosystem from a bird’s-eye view. The platforms will serve as resting points where guides will share information about the surrounding flora and fauna, the history of the forest, and the environmental importance of preserving such habitats.

The Tree Canopy Tour will be a perfect blend of adventure, education, and nature appreciation, offering a rare opportunity to explore the forest from a perspective usually reserved for the creatures that live among the treetops. It will be an unforgettable way to connect with the beauty and complexity of a wooded landscape.

Estimated Cost:

The Tree Canopy Tour is estimated to cost between \$350,000 and \$550,000 .



TREE CANOPY TOUR

DUGAS COMMUNITY PARK

SCOTTSDALE, KENTUCKY

Dumont Hill located within the Park is the site of a Union Army encampment during the Civil War in the fall of 1862. As such, it is now listed on the National Register of Historic Places and shall be preserved. This portion of the park has many walking paths that have historical points of interest along its path, such as monuments, memorials, or information kiosks. These markers help visitors engage with the history of the site, allowing them to learn more as they explore the park.

In addition to the historical aspects of Dumont Hill, new community gathering amenities have been built in this area of the park. The park amphitheater is a unique blend of historical reverence and modern community space, designed to honor the past while serving as a place for reflection, education, and gathering. The stage is modest but versatile, designed for everything from historical reenactments and lectures to full concerts, performances, or community events. Nestled within a gently sloping hillside, the amphitheater is thoughtfully integrated into the landscape, ensuring it complements the natural beauty and historical significance of the site. With a capacity of up to 2,000 people, the amphitheater is a central focal point of the entire park.

The Pavilion is another gather space within Dumont Hill. Its open-air wooden structure has a rustic yet elegant aesthetic, harmonizing with its natural surroundings. The structure has an open ceiling that creates an inviting atmosphere. The Pavilion can host events of up to 140 people and is equipped with family restrooms and a prep kitchen area. The dual-sided fireplace offers a wonderful and peaceful ambiance when gathered with friends and family.

Whether hosting living history events, musical performances, or educational programs, Dumont Hill serves as both a cultural venue and a solemn reminder of the past, creating a meaningful connection between modern visitors and the legacy of those who traveled this land before us.



DUMONT HILL

DUGAS COMMUNITY PARK

SCOTTSVILLE, KENTUCKY

The Oxbow Campground will offer a truly immersive and back-to-basics outdoor experience, allowing campers to reconnect with nature in its purest form. Unlike modern campsites that often come equipped with amenities like electricity, water and sewer, the Oxbow Campground will be all about simplicity and self-reliance, providing an opportunity to embrace the solitude and quiet beauty of the natural surroundings.

The Campground will be located in a more remote area of the park, accessible only by hiking. The journey to this campsites adds to the adventure, with campers carrying all of their gear—tents, sleeping bags, food, and supplies—in backpacks. Once settled in, campers will enjoy the raw beauty of the park with nothing but the sounds of rustling leaves, birdsong, or the nearby flow of water as their backdrop. Without the distractions of modern technology or nearby crowds, the Oxbow Campground allows for total immersion in nature.

The Campground will encourage visitors to practice 'Leave No Trace' principles, meaning campers must pack out everything they bring in, leaving the area exactly as they found it to protect the delicate natural environment. This level of care deepens the connection to the land and fosters a strong respect for the natural world.

For those seeking a raw and tranquil outdoor experience, the Oxbow Campground will offer the ultimate escape, combining adventure, self-reliance, and the serene beauty of an untouched wilderness.



OXBOW CAMPGROUND

DUGAS COMMUNITY PARK

SCOTTSDALE, KENTUCKY

The many swales, creeks and streams throughout the property will be enhanced by adding riparian buffers along the banks of these waterways. A riparian buffer, which is a vegetated area along the edges of the creek, will act as a natural barrier between the land and the water, protecting the waterway from runoff, erosion, and pollution, while providing vital habitat for wildlife.

The transformation will begin with the strategic planting of native grasses, shrubs, and wildflowers along the banks of the waterway. The buffer zone will extend 50 to 100 feet on either side of the water, creating a lush, vibrant transition area between the water and the surrounding landscape. The plants chosen for this buffer are often native species that thrive in wet or moist conditions, ensuring that they not only enhance the environment but are also easy to maintain.

The wildflowers will add a burst of color to the creekside, with species like black-eyed Susans, coneflowers, milkweed, and goldenrod attracting pollinators such as bees, butterflies, and birds. These colorful blooms will thrive alongside native grasses like switchgrass and sedges, which help stabilize the soil and prevent erosion by holding the creek bank in place with their deep root systems. Together, the grasses and wildflowers will slow down surface runoff, filtering out sediments and pollutants before they reach the creek, improving water quality and reducing the risk of flooding downstream.

In addition to the visual beauty of the riparian buffer, the area will quickly become a thriving habitat for local wildlife. Birds build nests in the shrubs, amphibians and insects find shelter in the dense vegetation, and small mammals may forage along the creek's edge. Aquatic species like fish and frogs benefit from the improved water quality and the shaded, cooler waters provided by the buffer.

By adding the riparian buffers, the swales, creeks and streams will become a healthier, more sustainable ecosystem, while the wildflowers will provide seasonal beauty and a connection to the natural world, benefiting both the environment and the community.

Estimated Cost:

The Riparian Buffers are estimated to cost between \$200 and \$450 per linear foot of stream.



RIPARIAN BUFFERS

DUGAS COMMUNITY PARK

SCOTTSDALE, KENTUCKY

Along the western edge of the park near Cemetery Street will be a community shelter and playground. This is intended to be an open and inviting space that will enhance community interaction and outdoor enjoyment.

The shelter will be a spacious, open-air structure, with wooden beams and a metal roof, providing ample shade and protection from the elements. It will have picnic tables and benches, making it an ideal spot for family gatherings, birthday parties, or community events. The shelter will be equipped with restrooms, ensuring convenience for visitors. Surrounding the shelter, well-maintained landscaping includes native plants and colorful flowers, creating a welcoming atmosphere.

Adjacent to the shelter, will be an all-ages playground. It will boast a range of play equipment, including swings, slides, climbing structures, and spinning disks, all made from safe, durable materials. The playground will be designed with safety in mind, featuring a mulch surface to cushion falls.

Throughout the playground, benches will be placed for parents to relax while keeping an eye on their little ones. Shaded areas with trees or canopies will provide relief from the sun, making it a comfortable spot for everyone.

The combination of the shelter and playground will create a vibrant hub for community gatherings and outdoor fun. Families can enjoy picnics under the shelter while kids play nearby, fostering connections and creating lasting memories in a space that brings the neighborhood together.

Estimated Cost:

The Shelter & Playground is estimated to cost between \$600,000 and \$800,000.



SHELTER & PLAYGROUND