

ROSE RUN GREENWAY

PHASE II MASTER PLAN



DECEMBER 2018 | NEW ALBANY OH

PROCESS OVERVIEW

DEVELOP A MASTER PLAN FOR ROSE RUN II AND THE VILLAGE HALL BLOCK

In June 2018, the City of New Albany began a six-month master planning process for the Village Hall Block and the adjacent section of Rose Run tributary. Located in the Village Center, the block is bounded by Village Hall Road to the south, High Street to the east, Dublin Granville Road to the north, and Main Street to the west. This block currently contains Village Hall, the Police Station, a municipal parking lot, and Founders Cemetery. This block also contains a segment of Rose Run running east to west generally parallel to Dublin Granville Road. While most of the property is publicly owned, all of the Dublin Granville Road frontage is privately owned and a few parcels on Main Street are privately held.

This document is a summary of the planning process and its recommendations. It should serve as a guide for future public and private investment and development.

SITE TOUR



WORKING GROUP

REPRESENTATIVES OF CITY COUNCIL

COLLEEN BRISCOE
MATT SHULL

CITY STAFF

JOE STEFANO, CITY MANAGER
JENNIFER CHRYSLER, DIRECTOR OF COMMUNITY DEVELOPMENT
ADRIENNE JOLY, DIRECTOR OF ADMINISTRATIVE SERVICES
STEPHEN MAYER, DEVELOPMENT SERVICES MANAGER

NACO

TOM RUBY

MKSK

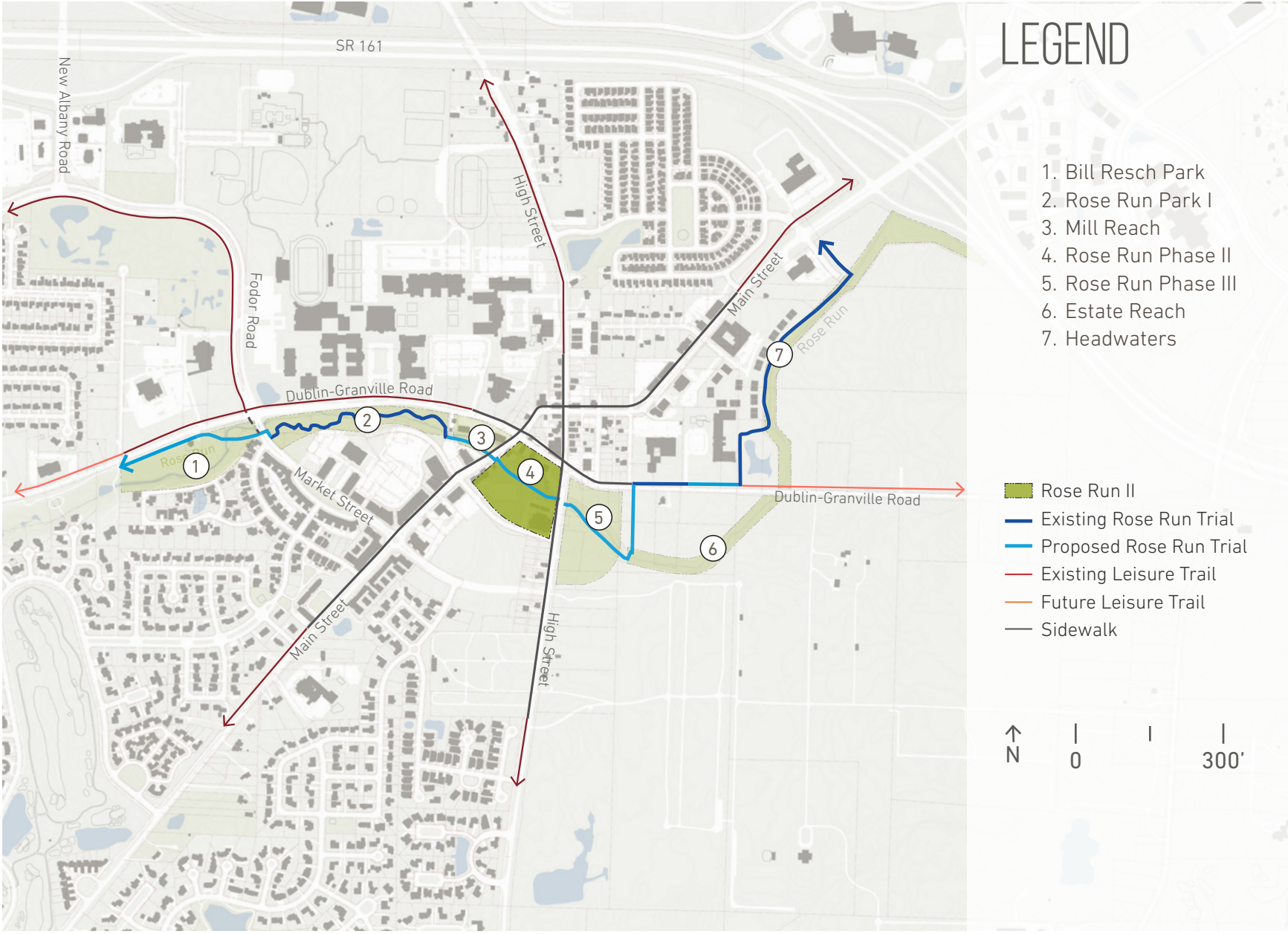
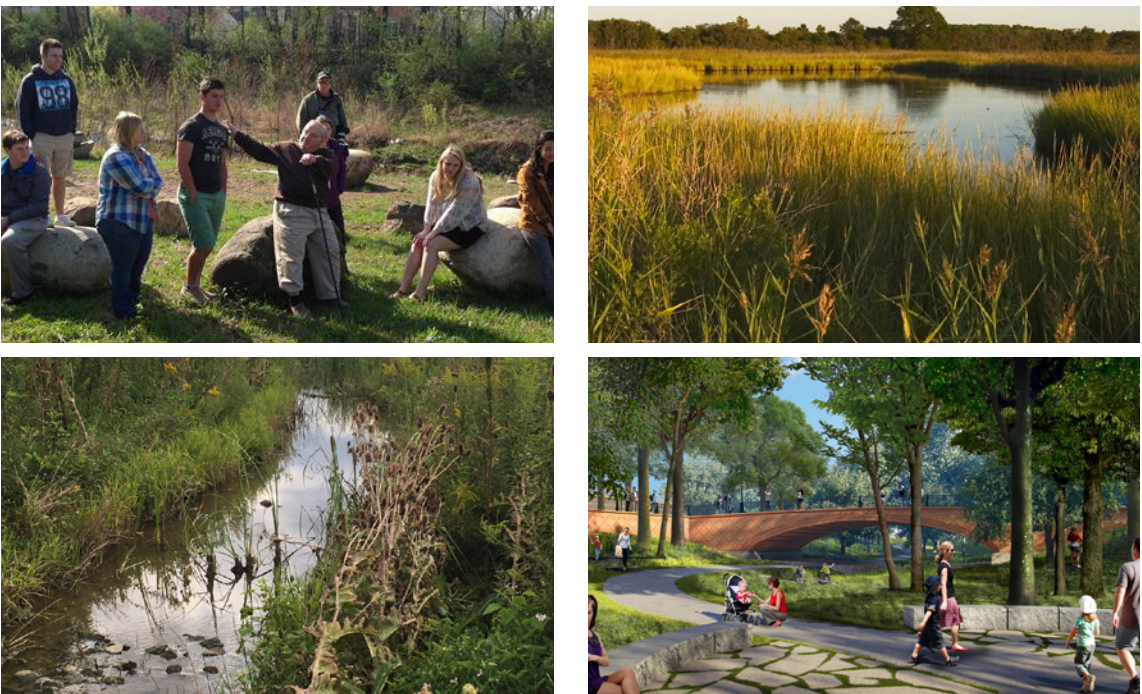
CHRIS HERMANN
JEFF PONGONIS
ARON FRAIZER
DANIEL BIER



ROSE RUN CORRIDOR CONTEXT

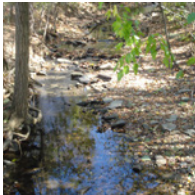
THE ROSE RUN GREENWAY CORRIDOR IS **THE SIGNIFICANT NATURAL FEATURE** FOR THE VILLAGE CENTER AND IS THE “CENTRAL PARK” OF NEW ALBANY

Since the city’s original Strategic Plan, the Rose Run Corridor has been identified as a critical natural feature for the city and the Village Center. It serves as an east-west spine through the Village Center and the goal is for it to serve as an environmental laboratory, outdoor living room, and community connection rather than a divide. Over the years, steady progress has been made on that vision. In the early 2000’s, the original trail system and bridges were constructed and served the community well for many years. The central area between the Learning Campus and Market Square is now entering a new phase with upgrades to the trails, a new signature bridge and gathering areas between the campus and library, and an emphasis on outdoor spaces. Dubbed “Rose Run I,” this phase is now under construction and will be transformative for the Village Center. Just to the east, Bill Resch Park has been developed into an outdoor classroom and is used by the New Albany School District for environmental classes. North of Dublin-Granville Road, the headwaters of Rose Run have been restored and a pedestrian easement has been established that allows for future trail extension through this area. The Village Hall block is the next logical place to focus the City’s efforts along this corridor for multiple reasons that are detailed in the following pages.



PROJECT OBJECTIVES

The following are project objectives that guided the development of the Rose Run II plan:



1. CONTINUE THE DEVELOPMENT OF THE [ROSE RUN GREENWAY CORRIDOR](#) AS THE CENTRAL PUBLIC PARK FOR THE VILLAGE CENTER AND CITY.



2. DEVELOP [A PLAN FOR FOUNDERS CEMETERY](#).



3. STUDY RELOCATING THE [COMMUNITY GARDENS](#).



4. DETERMINE AND ACCOMMODATE THE [ADMINISTRATIVE BUILDING NEEDS](#) OF THE CITY AND ADDRESS [PARKING NEEDS](#).



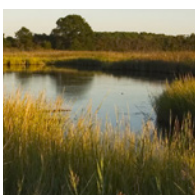
5. DETERMINE THE LONG-TERM FACILITY NEEDS OF THE [POLICE DEPARTMENT](#) WITHIN THIS BLOCK.



6. [STRENGTHEN THE CONNECTIVITY](#) BETWEEN MARKET SQUARE, THE HISTORIC VILLAGE CENTER, AND ROSE RUN.



7. ENABLE [COMPLEMENTARY DEVELOPMENT](#) ALONG DUBLIN GRANVILLE ROAD.



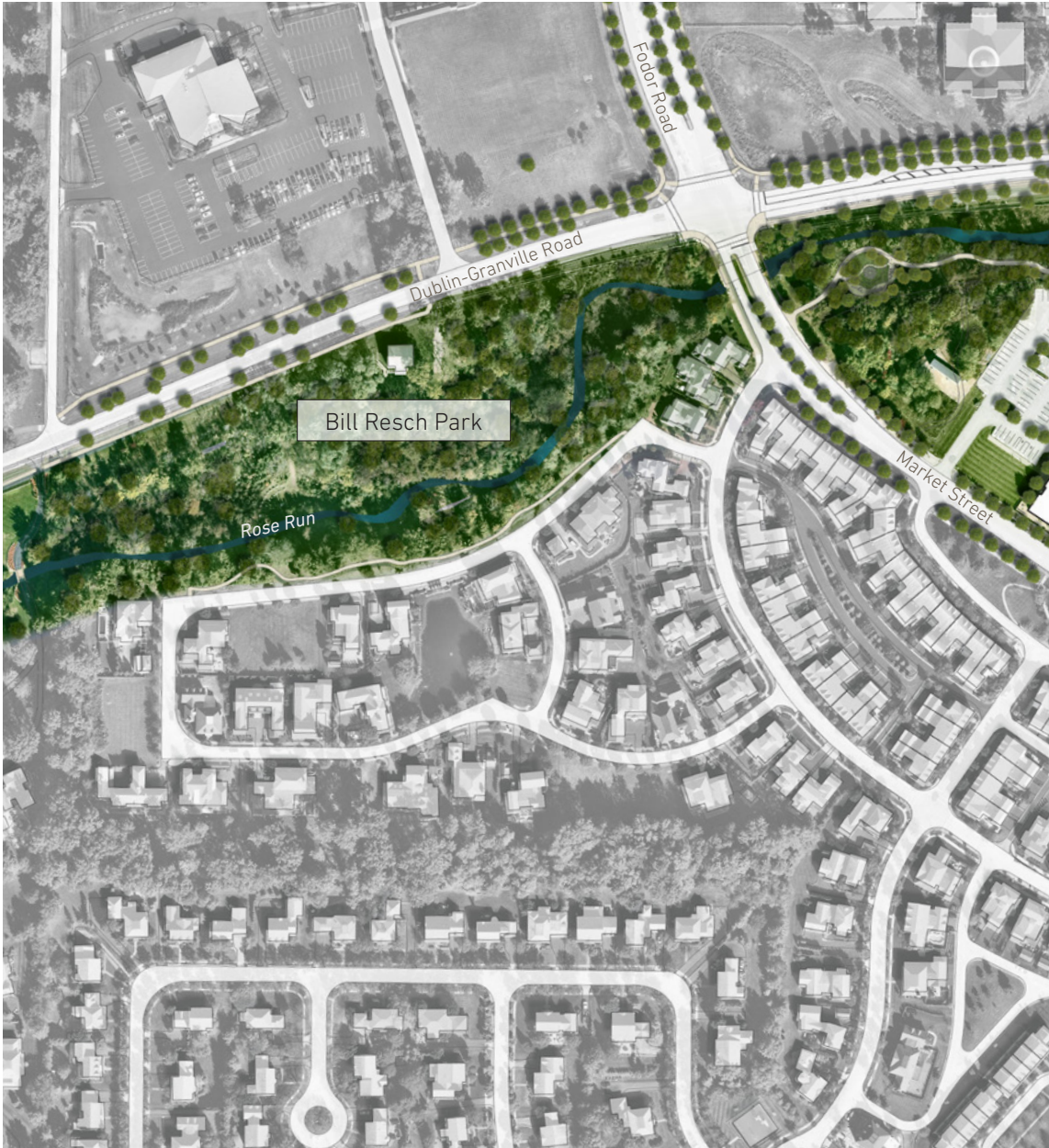
8. PLAN FOR [FUTURE AREA STORMWATER](#) COMPENSATION/MANAGEMENT.

The following pages describe how this plan achieves the objectives for Rose Run Phase II.

MASTER PLAN

ROSE RUN GREENWAY MASTER PLAN

The master plan shown to the right represents the vision that resulted from this process. This places the Rose Run Phase II plan within the context of the Rose Run corridor along Dublin-Granville Road. This includes Bill Resch Park and trails, Rose Run Phase I (under construction), and Phase II. The regional “stormwater preserve” proposed east of High Street would serve the area and allow for a Market Street extension to 3rd Street, as is also shown.



MASTER PLAN

ROSE RUN II & VILLAGE HALL BLOCK MASTER PLAN



LEGEND

THE VISION FOR ROSE RUN PHASE II CONSISTS OF THE FOLLOWING SIGNIFICANT COMPONENTS, WHICH ARE FURTHER DESCRIBED IN THE FOLLOWING PAGES.

- 1. FOUNDERS CEMETERY
 - 2. MUNICIPAL PARKING LOT
 - 3. COMMUNITY GARDENS
 - 4. VILLAGE HALL DROP-OFF
 - 5. THE GLEN
 - 6. LOCUST SQUARE
 - 7. STORMWATER PRESERVE
 - 8. PHELPS HOUSE CORNER
 - 9. ROSE RUN I TRAIL
- CONNECTION & MAIN STREET IMPROVEMENT AND INFILL

N ↑ 1" = 100'

ROSE RUN II & VILLAGE HALL BLOCK MASTER PLAN BIRDSEYE VIEW



PROJECT OBJECTIVES

CONTINUE THE DEVELOPMENT OF THE **ROSE RUN GREENWAY** CORRIDOR AS THE CENTRAL PUBLIC PARK FOR THE VILLAGE CENTER AND CITY.

One of the primary and most important elements of this master plan is to continue the extension of the Rose Run Greenway through the Village Center and build on the momentum of Rose Run I. A similar approach to extending the Rose Run Greenway is recommended for Phase II. This includes thinning the overgrown underbrush to create a more open and transparent park-like setting allow easier access and visibility to the creek. This also involves identifying undesirable trees and removing and replacing them with desirable, native tree species. A series of paths are proposed throughout the greenway to allow pedestrian circulation along the run and throughout the site. An extension of the Rose Run Trail is also proposed to connect this segment of the Rose Run Greenway between Main Street and High Street. In total, this adds two acres of additional community parkland to the Rose Run Greenway, extending and expanding this asset for the community.

2.0 ACRES



NEW COMMUNITY PARK ADDED TO ROSE RUN

740 LF



ROSE RUN TRAIL EXTENSION

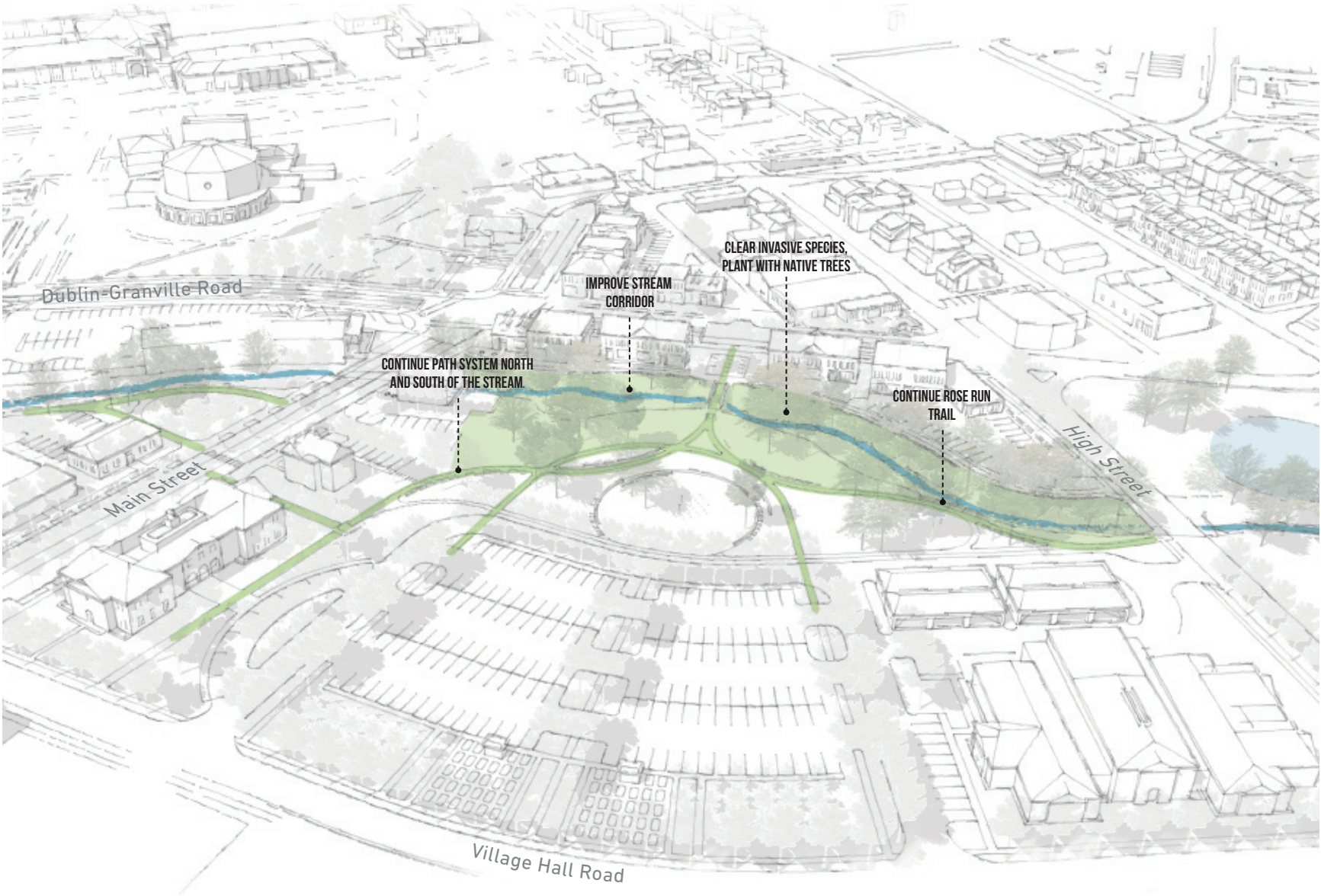
1200 LF



NEW PATHWAYS



EXTENDING ROSE RUN GREENWAY



PROJECT OBJECTIVES

DEVELOP A PLAN FOR FOUNDERS CEMETERY.

Founders Cemetery History

The Village of New Albany was founded when William Yantis and Noble Landon platted it in 1837. The original plat for the town did not set aside land for a cemetery. In 1854 and 1855, William Yantis, Jesse Kohn and Elizabeth Arnold sold small, adjacent sections of their lots to the Plain Township Trustees and a 0.568 acre cemetery was created for area residents. Because of its proximity to the Rose Run Creek, the cemetery was plagued by flooding. By the late 1870's, residents decided the area needed a larger, more accessible cemetery which was less prone to flooding. In 1881 Maplewood Cemetery was formed. Source: Cemetery Restoration Advisory Board Report and Recommendation

Founders Cemetery Master Plan

For decades the cemetery and its headstones have been in disrepair, but over this past summer, the Cemetery Restoration Advisory Board had the head stones repaired and re-erected. This plan continues the effort to define this area and honor this place and the founders of New Albany. To further denote this significant area for the City, this plan calls for a circular, iconic low stone wall and pathway design to inscribe and honor the area with the majority of the headstones.

1854 - 1870



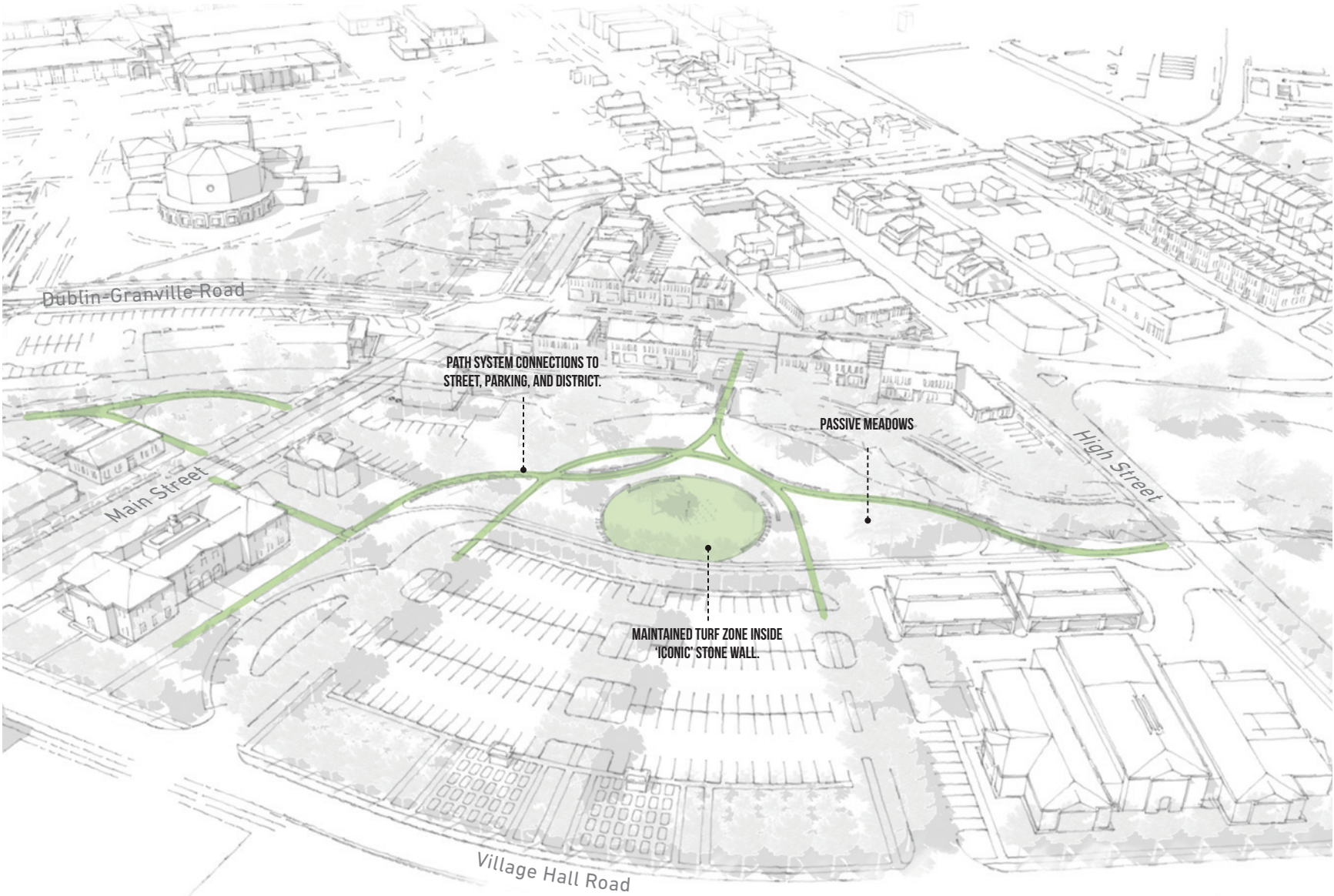
ACTIVE CEMETERY
0.2 ACRES

Proposed signature wall treatment



Inscribe cemetery with low stone wall to highlight and separate, but appropriately honor and incorporate into park setting.

HONORING FOUNDERS CEMETERY



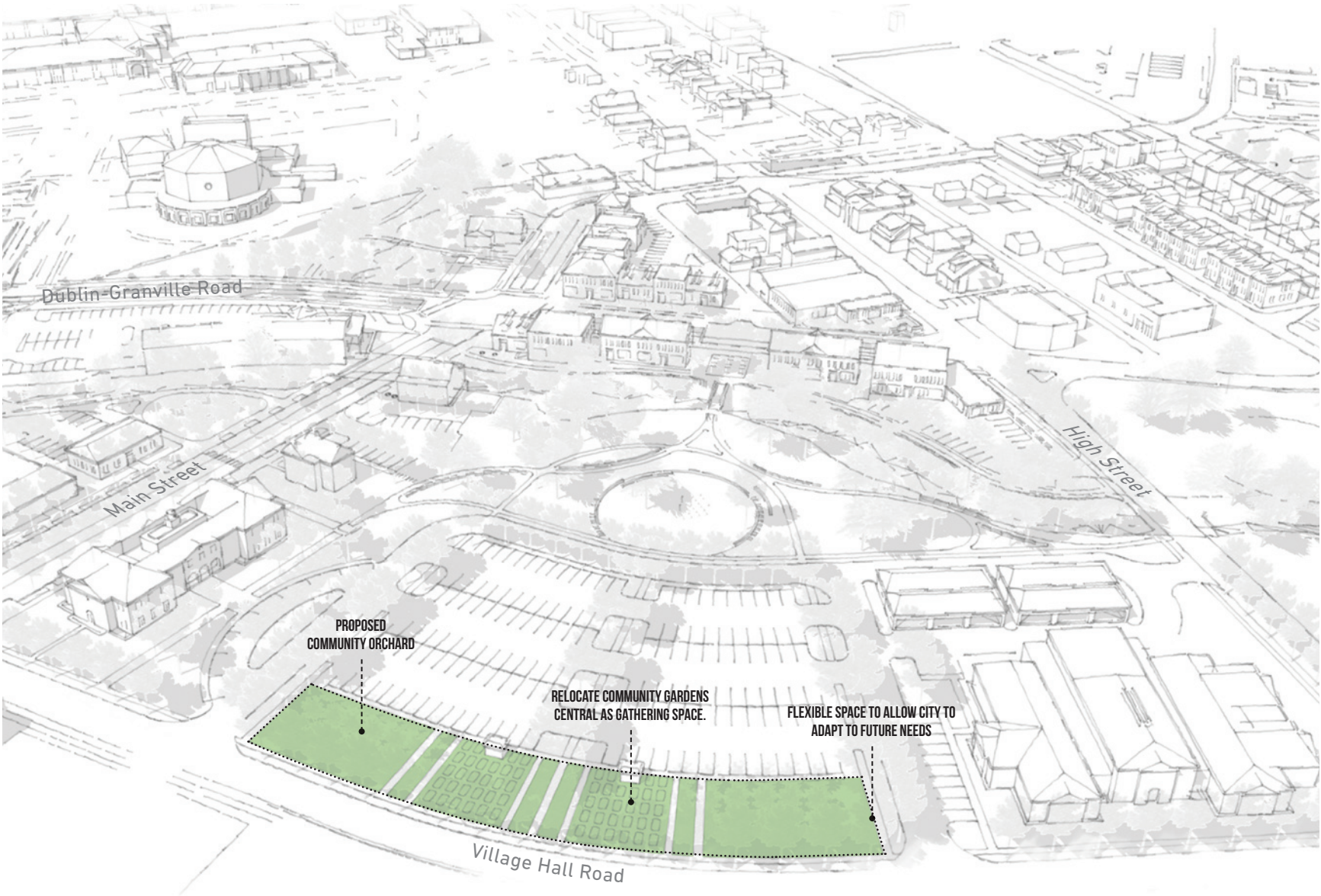
PROJECT OBJECTIVES

STUDY RELOCATING THE COMMUNITY GARDENS.

As New Albany already experiences, community gardens are great assets to cities and are an activating use for village centers. The New Albany Community Garden has been serving the residents of New Albany since 2011. With the proposed expansion of the Village Hall municipal parking area, the community gardens will need to be relocated. This plan recommends that the garden's remain between Village Hall and the Police Station, but be closer to and parallel Village Hall Road. This accomplishes several objectives. It provides for the expansion of the municipal parking lot. This also brings the gardens to a more visible location for the community. In addition, this location creates a nice landscape screen to the new parking lot. The design of these gardens has been thoughtfully laid out to allow for the most flexibility for the future needs of the City. The proposed community gardens are 8,000 sq. ft., about 2,000 sq. ft.. more than the existing gardens. The new gardens are envisioned as a bit more formal than the current gardens with crushed stone walks and edged beds.



NEW COMMUNITY GARDENS



PROJECT OBJECTIVES

DETERMINE AND ACCOMMODATE ADMINISTRATIVE BUILDING NEEDS OF THE CITY AND ADDRESS PARKING NEEDS.

One of the objectives of this master plan is to determine the size and location of any future administrative building needs of the city. While an exact square footage future need has not been expressed, this plan builds in flexibility for the city to add administrative space when it is needed.

This flexibility is created by relocating the community gardens parallel to Village Hall Road between Village Hall and the Police Station. These gardens are sized to allow them to be replaced by an additional bay of parking or for expansion of a municipal building, if either are desired at some point in the future

Also, as the Village Center continues to develop, the parking demand will continue to grow. The Village Hall Block is located in the heart of the Village Center and is strategically located between Market Square and the Historic Village Center. This parking lot is sized to meet the daily needs of the City Administration and the Police Department as well as to assist with current and future commercial parking needs of the area. This parking will specifically support the proposed commercial development that this plan proposes between Rose Run and Dublin Granville Road.

This plan is also designed to be flexible and incorporate a one-story parking deck. If parking demand requires additional parking, such a deck could fit within the proposed parking lot footprint and circulation. Using the existing grade change on the site, the parking deck would operate as two independent parking plates with two different access points. The parking deck alternative works with both options of keeping the community gardens and a city administrative building.

As part of the optimization of this block, this plan includes a revised Village Hall drop-off.

The new stormwater run off created by the new municipal lot would utilize the proposed stormwater ponds. If the project is phased and the new parking lot is done prior to the stormwater ponds pervious pavers could be used to meet the stormwater demands.



PARKING OPTIONS

201 SPACES
PROPOSED MUNICIPAL PARKING

93 SPACES
EXISTING SPACES (VILLAGE HALL & POLICE)

108 SPACES
NEW SPACES

356 SPACES
PROPOSED SPACES WITH DECK OPTION

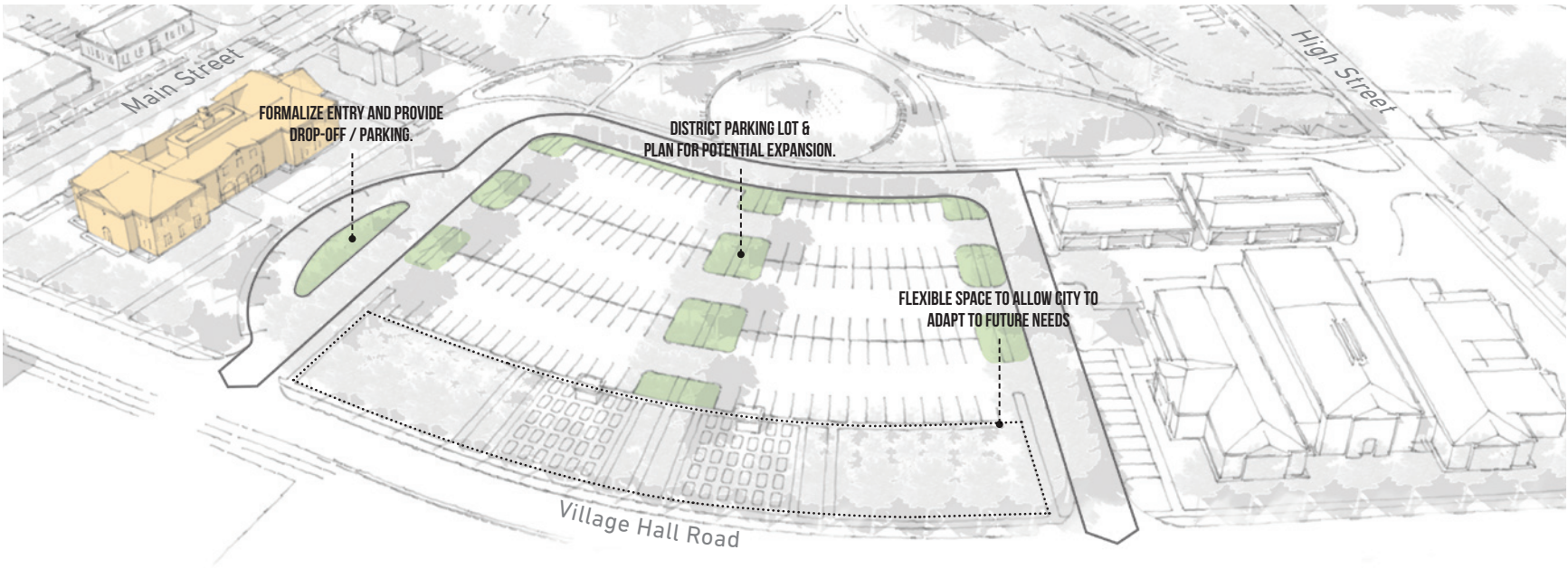
OPTIONS WITH FLEX SPACE

40,000 SF
ADDITIONAL ADMINISTRATIVE SPACE
(2 STORIES)

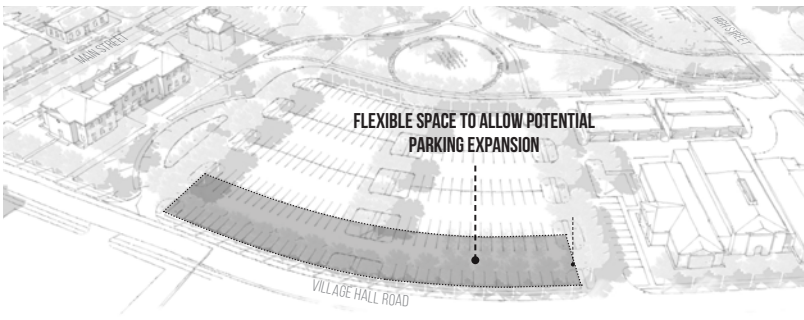
OR

62 SPACES
ADDITIONAL PARKING SPACES

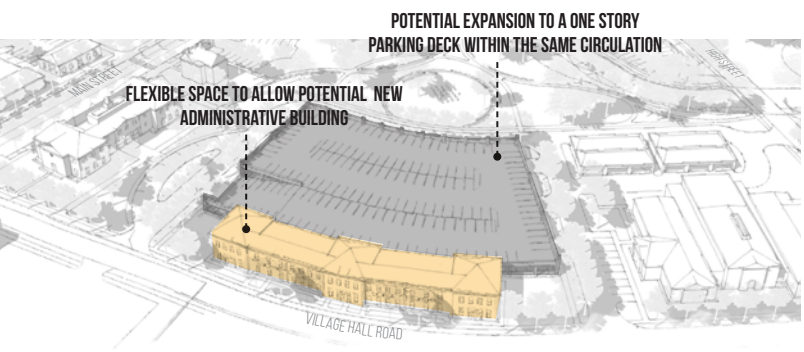
ACCOMMODATING ADMINISTRATIVE BUILDING AND PARKING NEEDS



ALTERNATIVE 1



ALTERNATIVE 2



PROJECT OBJECTIVES

DETERMINE THE LONG-TERM FACILITY NEEDS OF THE **POLICE DEPARTMENT** TO INCLUDE EXPANDED SPACE NEEDS WITHIN THIS BLOCK.

This plan incorporates the needs of the Police Department. While the existing facility has plenty of space for department needs, there is a desire for additional covered parking for cruisers and city vehicles. Six additional covered spaces are proposed in the Master Plan. These have been located just to the north of the existing garages. No modifications have been made to the overall site layout, circulation, or access to the department.

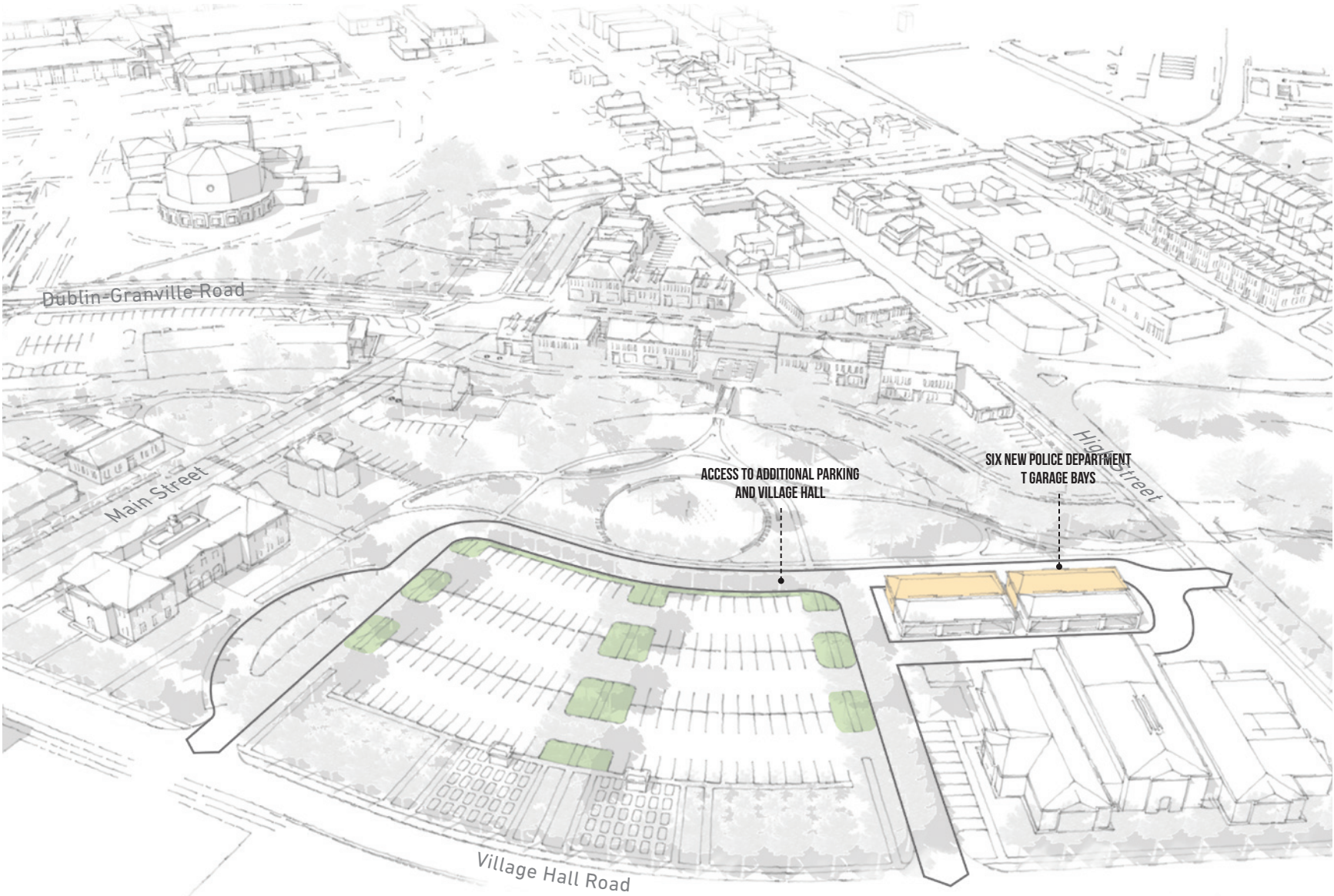
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PROPOSED NEW POLICE DEPT. GARAGES



ADDRESSING POLICE DEPARTMENT NEEDS



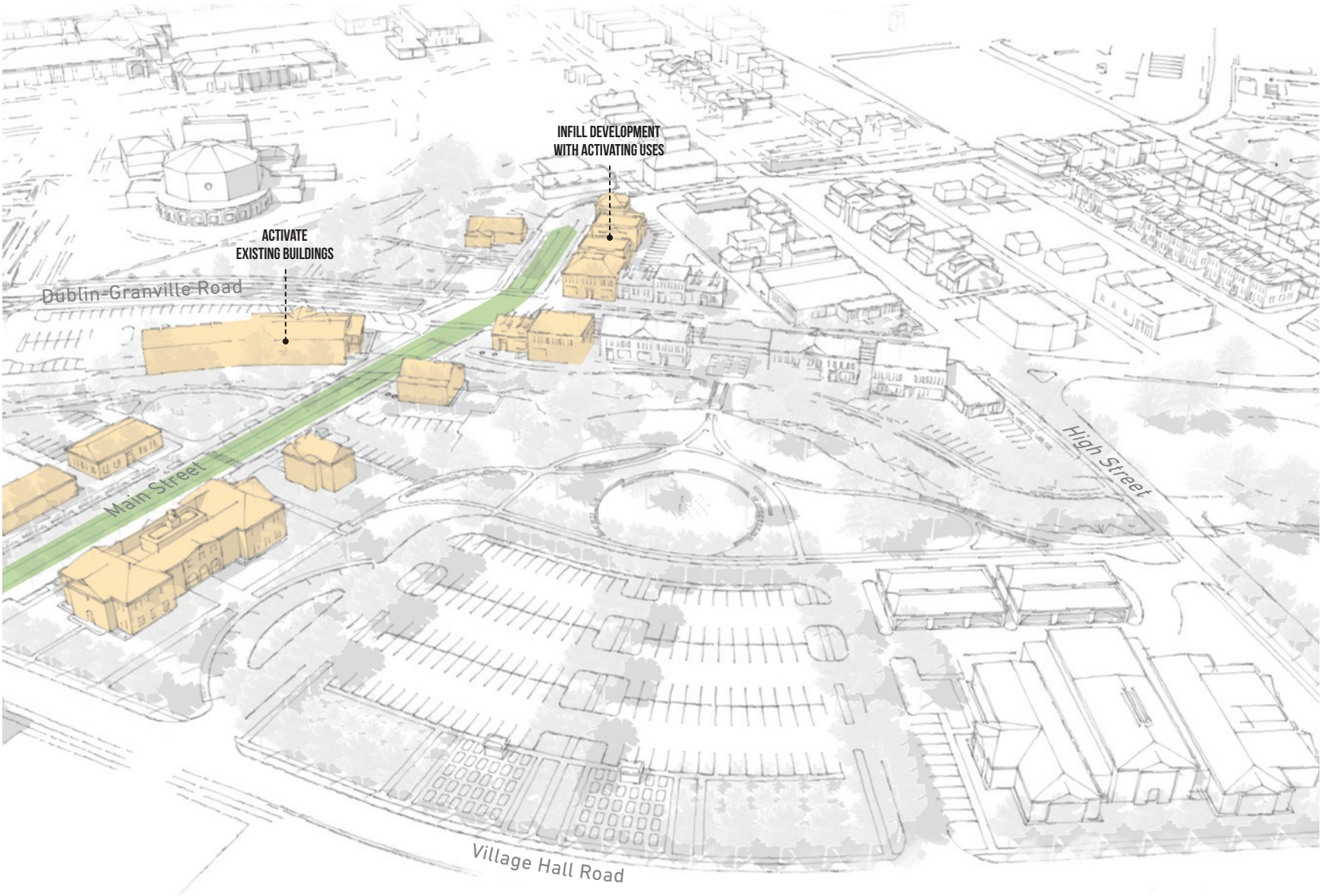
PROJECT OBJECTIVES

STRENGTHEN THE CONNECTIVITY BETWEEN MARKET SQUARE, THE HISTORIC VILLAGE CENTER, AND ROSE RUN.

Main Street is the spine of the city and the Village Center and all efforts should be focus to improve and activate this corridor. Any existing that is not active steps should be taken to improve it. New development should be encouraged to have active edges on Main Street. Although Rose Run is an asset for the Village Center it has pushed development back from it and its floodplain. Thoughtful steps should be take to minimize this gap in activity.



ACTIVATE MAIN STREET



PROJECT OBJECTIVES

ENABLE COMPLEMENTARY DEVELOPMENT ALONG DUBLIN-GRANVILLE ROAD.

A quick parking demand analysis was preformed to determine the potential impact of the proposed development. The areas that were studied was the blocks on either sides of Dublin Granville Road between Main Street and High Street. The parking demand was calculated using a mixed use rule of thumb of 3 parking spaces per 10,000 square feet of development. Using the proposed development shown in the master plan plus the existing building stock that will remain a parking demand of 160 spaces was determined. This assumes an average of 1.5 stories of new development. Existing parking to remain, and new parking from the master plan show the parking total for this area is 111, 49 spaces short of the estimated demand. If access is made easy this shortage can be made up at the municipal lot, which will have a surplus of parking.

54,000 SF
TOTAL POTENTIAL BUILDINGS

20,000 SF
EXISTING BUILDINGS TO REMAIN

34,000 SF
POTENTIAL NEW BUILDINGS

160 SPACES
TOTAL PARKING DEMAND

24 SPACES
EXISTING PARKING TO REMAIN

87 SPACES
PROPOSED PARKING

49 SPACES
ADDITIONAL NEEDED

Parking Assumes 3 Parking Spaces Per 1,000 Sf Of Development



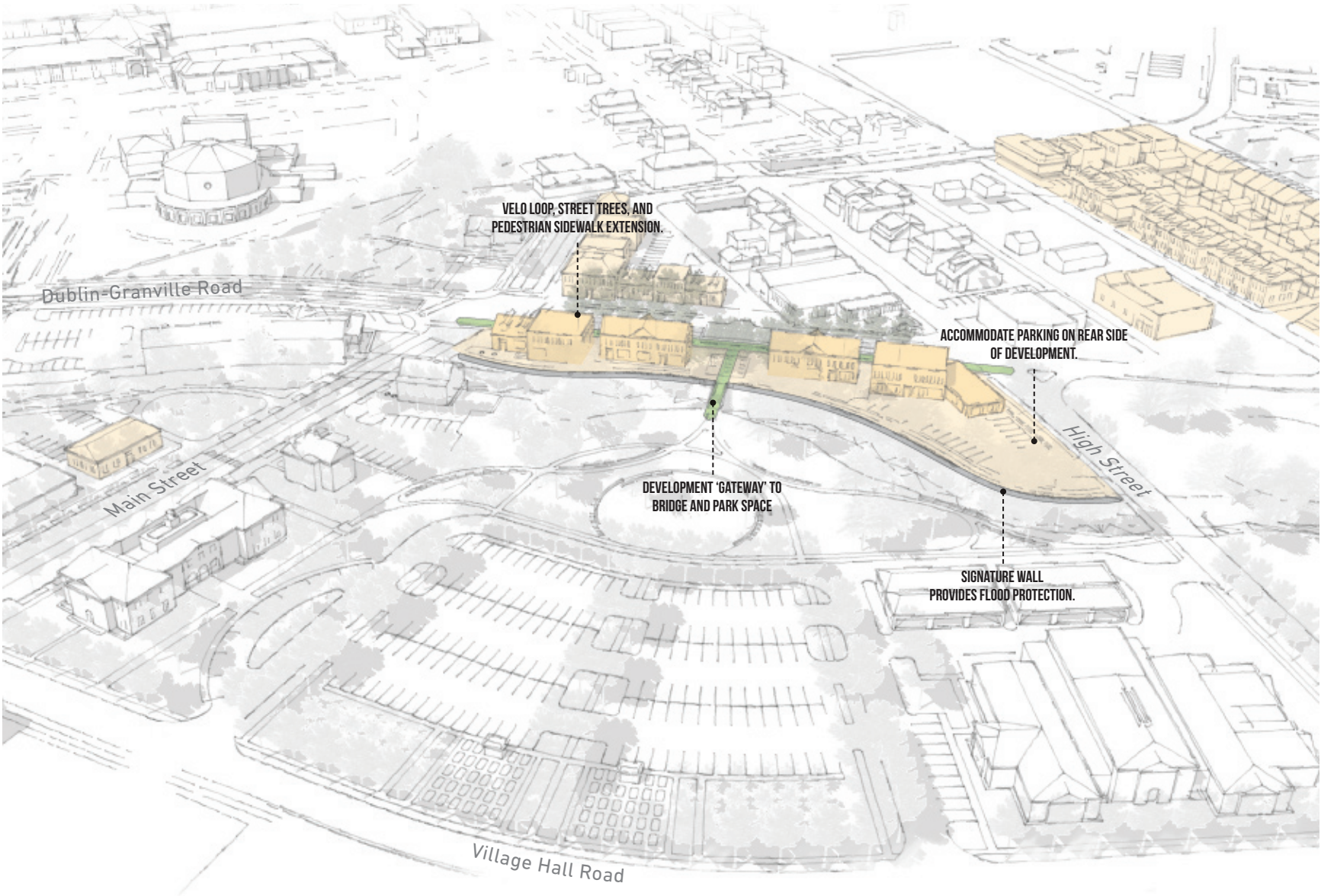
PROJECT OBJECTIVES

ENABLE COMPLEMENTARY DEVELOPMENT ALONG DUBLIN-GRANVILLE ROAD.

While many of the elements of this master plan are focused on public and municipal improvements, one important objective is to encourage further private redevelopment of the Village Center. To allow the area along the south side of Dublin Granville Road and immediately north of Rose Run to be redeveloped, a wall should be constructed to raise the area out of the floodplain. This wall would parallel Rose Run about 20 feet from the waterway centerline, between Main Street and High Street. This low stone wall should be a defining signature element for this segment of the Rose Run Corridor and the Historic Village Center. It allows for doubling the development potential of this block. A public way or easement should be located on the north side of the wall to provide pedestrian movement along the Rose Run corridor; and private development should be encouraged to have active facades on both the Dublin Granville Road side and the creek side of the site. This new development block has limited opportunity for enough on-site parking to support it, though a small lot is proposed on the east end of the site and on-street parking is proposed along Dublin Granville Road. Additional, off site parking will be needed to meet the demand, this demand can be met in the proposed expanded municipal parking lot. If built at two stories this new development site could provide around 25,000 sq. ft. of new mixed-use commercial space.



ENABLING PRIVATE DEVELOPMENT/REDEVELOPMENT



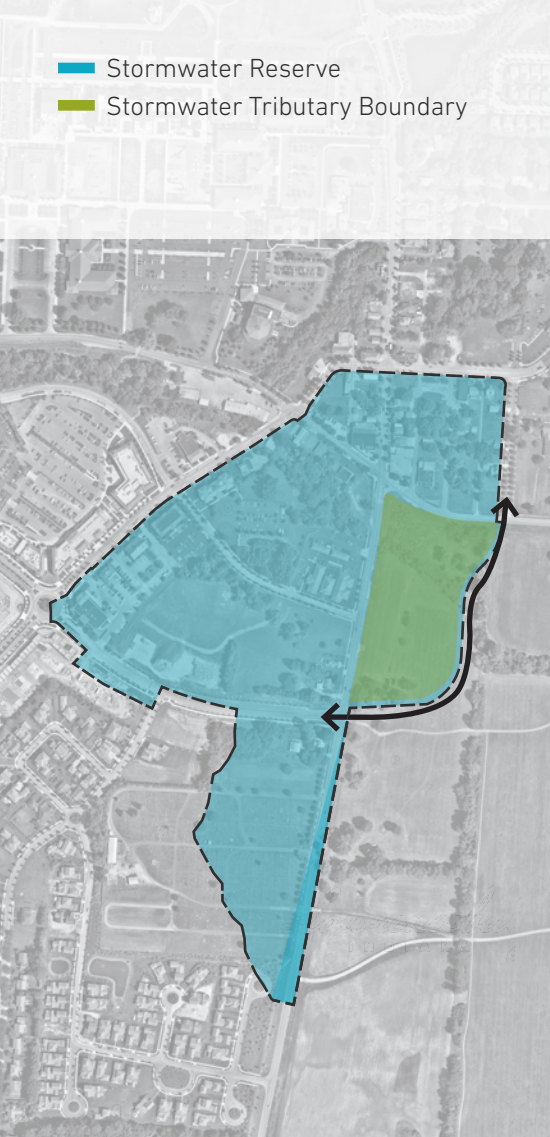
PROJECT OBJECTIVES

PLAN FOR FUTURE AREA STORMWATER COMPENSATION/MANAGEMENT.

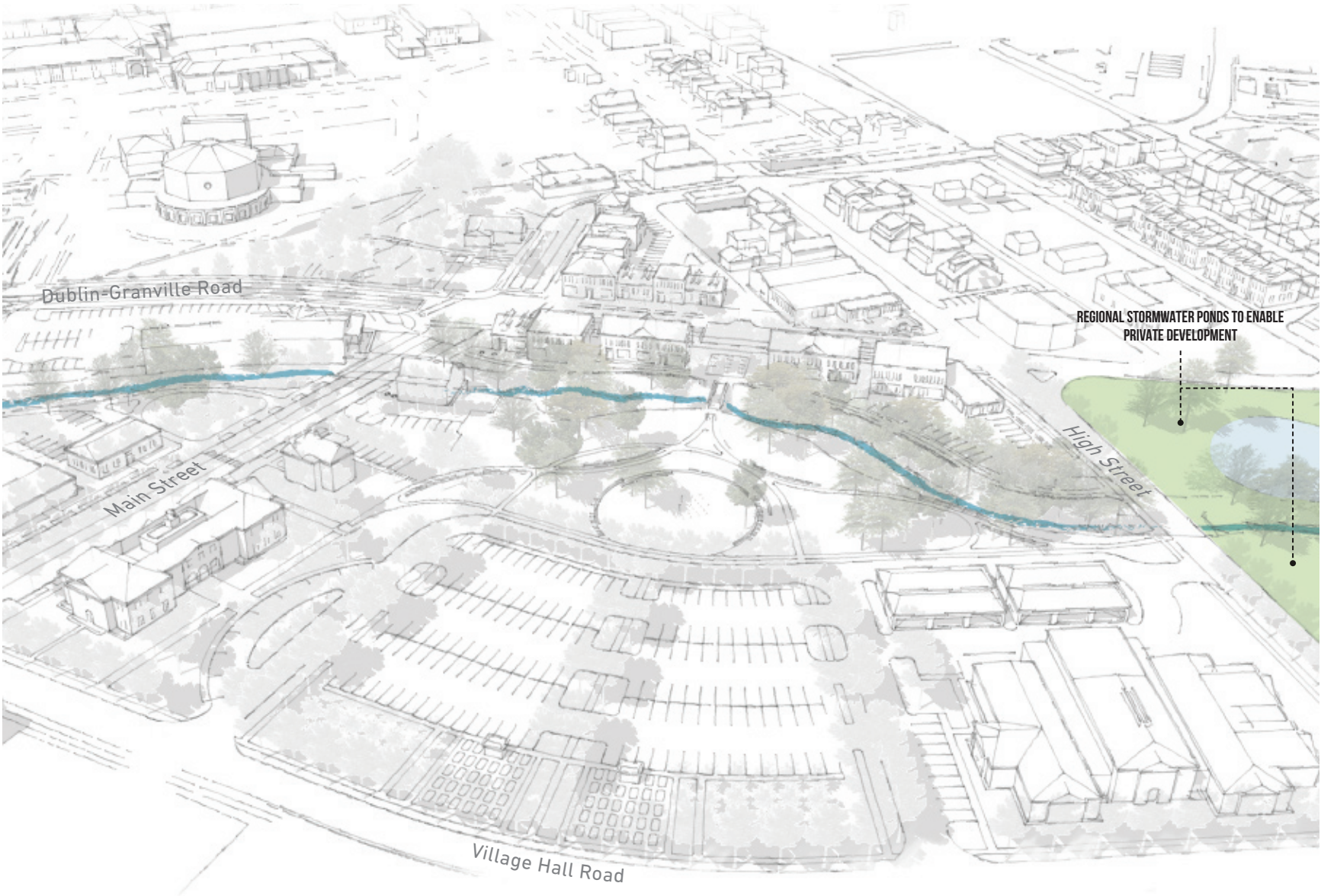
Another enabling element for Rose Run improvements and encouraging appropriate development and redevelopment is creating a regional stormwater compensation area. These ponds would enable this block and larger portions of Village Center to develop. An area just to the east of the Village Hall block has been identified as an ideal location for stormwater management. The extent of this block would be created by a proposed extension of Market Street to connect with Third Street. Further study is necessary to finalize a design. Conceptual engineering identifies a need of approximately 12 acres of capacity to accommodate the vision proposed in this plan. Additionally, ponds would likely be needed on both sides of Rose Run in the reserve area highlighted in green on the map.

7.0 ACRES
STORMWATER PRESERVE

12 AC/FT.
STORMWATER CAPACITY



ADDRESSING AREA STORMWATER COMPENSATION

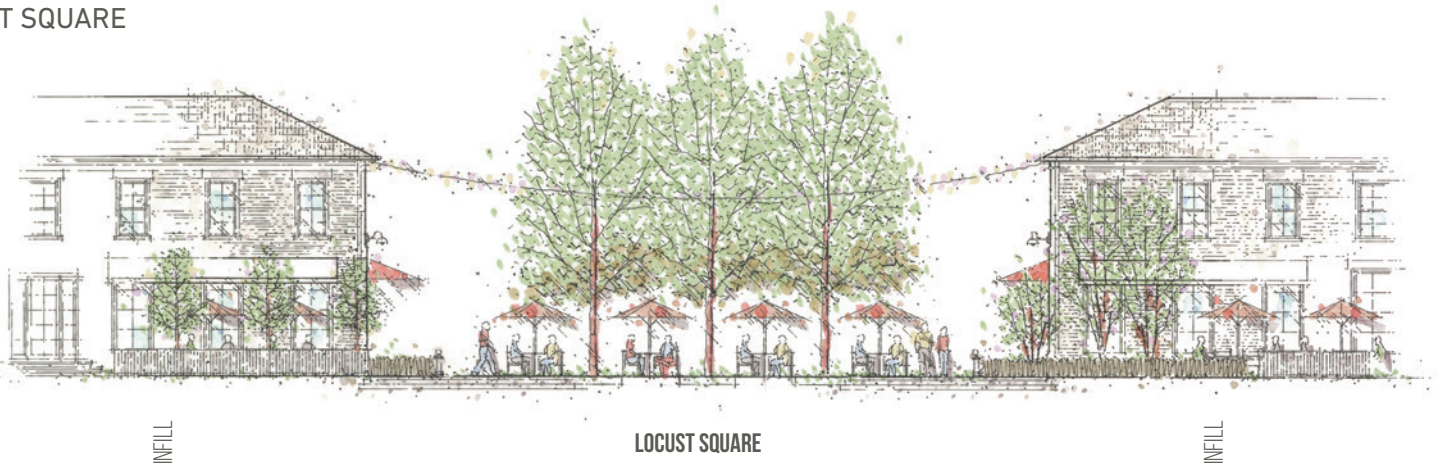


SITE CROSS SECTIONS

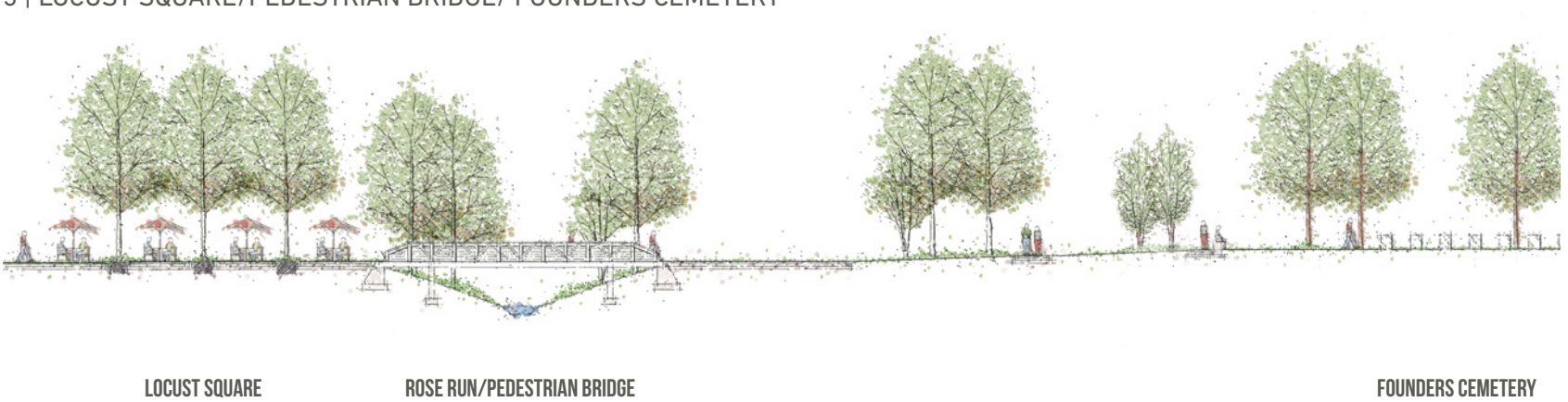
1 | DUBLIN-GRANVILLE ROAD/ROSE RUN



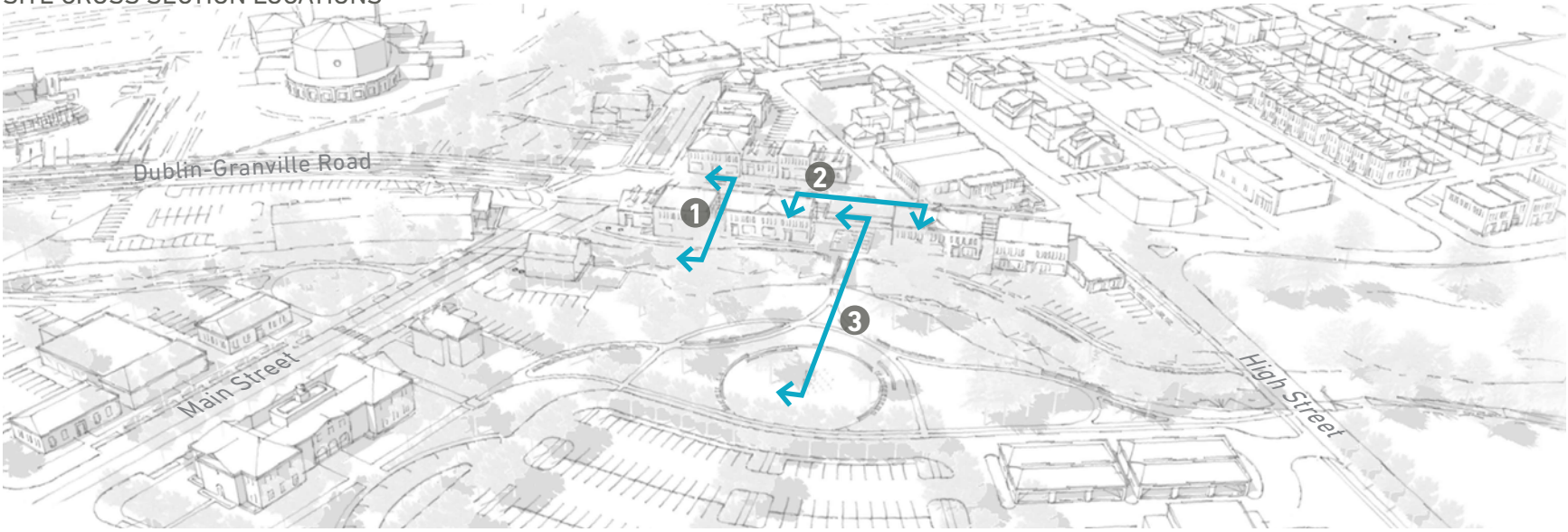
2 | LOCUST SQUARE



3 | LOCUST SQUARE/PEDESTRIAN BRIDGE/ FOUNDERS CEMETERY



SITE CROSS SECTION LOCATIONS



PROBABLE COST

To aid in future budgeting and phasing decision-making, a planning level cost estimate was developed. This estimate is divided into discreet potential projects that can be implemented in phases and over a period of time.

Project Areas	Cost
Founder's Grove	\$2,100,000
Parking Lot and Gardens	\$2,300,000
Locust Square	\$1,000,000
Wall and Walk	\$1,000,000
Dublin Granville Road Streetscape	\$1,900,000
Retaining Ponds	\$1,200,000
Police Garage Addition	\$600,000
2019 Opinion of Cost Sub Total	\$10,100,000
General Project Conditions	\$700,000
Construction Manager General Conditions	\$1,000,000
2019 Opinion of Cost Total	\$11,900,000

1.0 M

LOCUS SQUARE

- Primary Hardscape (Brick) Plaza
- Drainage
- Sanitary
- Lighting
- Site Furnishing
- Tree Planters
- Landscape and Irrigation

2.3 M

PARKING IMPROVEMENTS

- New Municipal Lot
- New Formalized Drop Off
- Drainage
- Lighting
- Site Furnishing
- Landscape Improvements
- New Community Gardens
- Village Hall Sidewalk Updates

\$350,000 TO \$700,000

PERVIOUS BRICK PAVEMENT OPTION

- Pervious Pavement System (50% to 100% of overall lot))

1.0 M

WALL AND WALK

- Low Stone Wall
- Concrete Walk
- Drainage
- Landscape and Irrigation
- Lighting
- Site Furnishing

0.6 M

POLICE STATION IMPROVEMENTS

- Additional Covered Cruiser Parking

1.2 M

STORMWATER PONDS

- Excavation and Grading
- Drainage
- Walks
- Site Furnishings
- Landscaping and Irrigation

1.9 M

DUBLIN GRANVILLE ROAD STREETScape

- New Curbs
- Addition of on Street Parking
- New Streetscape (Brick Sidewalks)
- Lighting
- Site Furnishing
- Drainage
- Buried Utilities
- Velo Loop
- Landscape and Irrigation

2.1 M

FOUNDER'S GROVE

- Trail Network
- Rose Run Trail
- Drainage
- Improved Vegetation
- Lighting
- Site Furnishings
- Stone Walls



