ROSE RUN GREENWAY CORRIDOR

New Albany, Ohio

A River Corridor Conceptual Enhancement Plan

Prepared for: The New Albany Community Foundation • Prepared by: MSI

November 2003

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Planning Process

The plan was created under the guidance of the Rose Run Greenway Corridor Steering Committee, a group of volunteers that generously donated their time and effort to the project. The Steering Committee included members of the greater New Albany community including representatives of Village Council, Planning Commission, Architectural Review Board, Parks Advisory Board, Township Trustees, Joint Parks District, New Albany Community Foundation, New Albany Company, Village Administration and interested citizens.

Public meetings were held at the Village Hall on:

May 7, 2003
June 11, 2003
July 23, 2003
August 27, 2003
November 19, 2003

At these meetings, the plan concepts were presented, discussed and eventually refined through the collaborative efforts of the Steering Committee and the Planning Team. Members of the public attended these meetings and participated in the planning process.

After receiving the endorsement of the Steering Committee, the Rose Run Greenway Corridor Study was presented to the Village Planning Commission, Village Architectural Review Board and the Village Council.

Rose Run Steering Committee

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Phil Burgel
Don Cameron
Nancy Ferguson
Eileen Hull
Jeremy Hull
Brian Jones
Neil Kirby
Craig Mohre
Bill Resch
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I. Introduction

A. Background

The Rose Run Greenway Corridor Study is an overdue exploration of the defining natural elements of the New Albany Village Center. The Rose Run stream has formed the physical, visual, and emotional heart of the community throughout both its early history and during the more recent changes in the Village. Initially serving as the southern border to the commercial district, the Rose Run stream has emerged as the defining linkage between the different components of the Village core. The traditional center of the Village is anchored by the eastern portion of Rose Run and its tributaries. The school campus overlooks the center portion, benefiting through its use in natural studies efforts as well as aesthetic enjoyment. The new commercial area of Market Street, including the public library, is tied to the corridor across from the school campus. The new location of the Historical Society and the recently acquired Rose Run II parkland encompass the western end of this greenway corridor, linking the entire Village Center into the nearby residential neighborhoods.

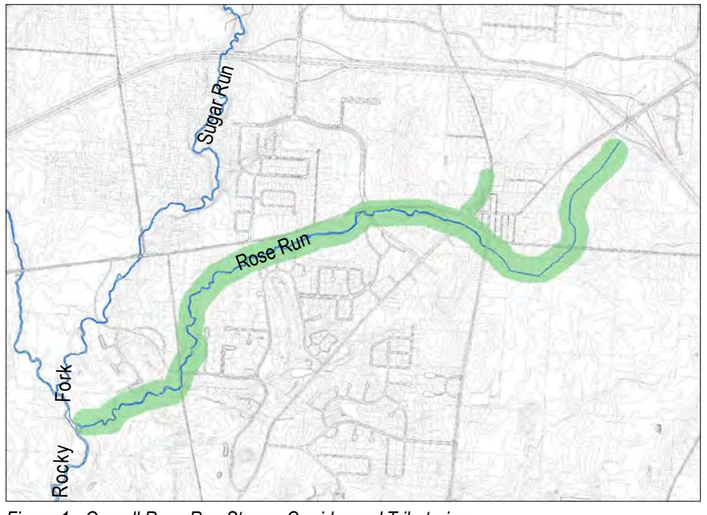


Figure 1 - Overall Rose Run Stream Corridor and Tributaries

The overall Rose Run stream corridor begins in the Village Center and extends to the west, feeding into the Rocky Fork Creek just south of the confluence with the Sugar Run. The entire stream corridor is 4.1 miles long, including two northern tributaries to the primary stream. The Rose Run is part of the larger Rocky Fork Creek watershed, carrying stormwater for 1,856 acres. Development has impacted the stream corridor to varying degrees along its length, having associated impacts on its stormwater capacity.

Rose Run Greenway Corridor study area.

Rose Run Greenway Corridor study area looking northeast.

This study investigates the Rose Run Greenway Corridor throughout the core of the Village. The study area encompasses an area beginning with the newly acquired Rose Run II at the west, proceeding through Rose Run I, the Village Center Park area, and through the Founder's Park area on the east. (See Figure 3) This study area stretches generally along Dublin-Granville Road from west of Market Street to High Street.

This study was undertaken in response to several factors. On the positive side, the overall concept for a lasting recreation and visual amenity became stronger with the acquisition of additional public land within the greenway corridor. The original Rose Run park was previously acquired and improved with pathways as part of an earlier grant and improvement project . In 2002 an additional 6 acres were acquired as the result of an another grant, making up the Rose Run II portion of the plan. This area is located to the west of the existing Rose Run park area. Finally, the Plain Township Historical Society was able to acquire the Ealy House and a portion of the surrounding land, tying into the newly purchased ground. Combining these civic elements, the makings of an impressive park amenity was born. At the eastern end of the greenway corridor there exists additional opportunities. The Old Burying Ground, New Albany's first major cemetery, will anchor Founders Park. This is located directly to the east of the Post Office and the Village Hall, two additional civic uses that tie nicely into the corridor parkland. At the eastern end of the corridor, the site of the current police station will soon be vacant with the relocation of the police department to a new facility. As this parcel extends across the Rose Run stream, this would be an excellent site for future acquisition by the Village.

The opportunities that exist due to the existing natural features of the corridor and the public ownership of significant parcels are primarily what has driven this planning effort. There are several negative factors that have strengthened interest in the Rose Run corridor, as well. Foremost among these factors is the increasing concern over the stormwater capacity of the stream. Flooding along the corridor has become an increased concern as more development takes place in the Village. While flooding issues are not new to the Rose Run, the size and scope of the effects increase as more development takes place in the proximity. As new development occurs, efforts are underway to improve the management of stormwater, but it will be a cumulative process. Major contributors to the reduced stormwater capacity are the overbuilt stream edges and partial channelization of the stream. Throughout the corridor, the impacts of past development mistakes are evident. As portions of the corridor redevelop, are recreated as parkland or are part of infrastructure improvements, these mistakes must be reversed. The concepts developed in this study seek to improve the entire corridor in this regard. Further stormwater study will be needed in the development of specific plans as park development proceeds.

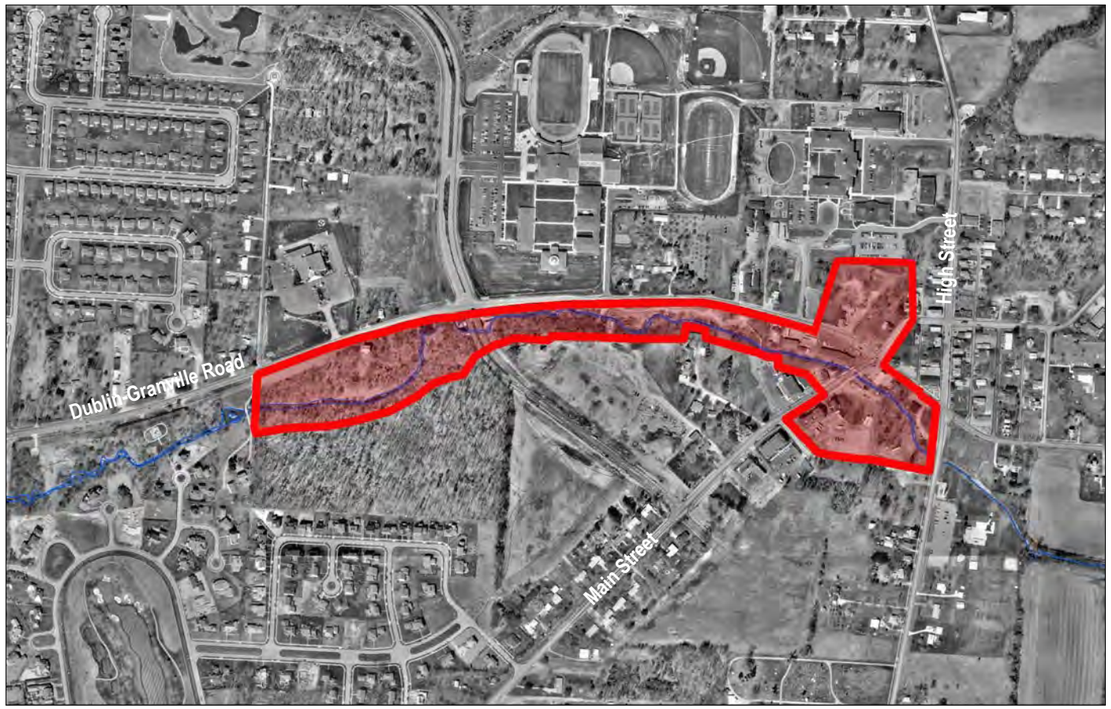


Figure 2 - Rose Run Corridor study area.

Plan Goals

- To preserve and enhance the natural elements of the Rose Run Greenway Corridor
- To lessen impacts of past poor development decisions on the riparian corridor
- To improve stormwater capacity and stormwater management practices along the riparian corridor
- To complete natural and pedestrian linkages throughout the Rose Run Greenway Corridor
- To develop a park amenity to serve Village residents and visitors
- To attract visitors to the Village Core parks and businesses

Figure 3 - Rose Run Corridor sub areas.

Study Area Key

1. Rose Run II
2. Dublin-Granville Road/Market Street Intersection
3. Rose Run I
4. Village Center Park
5. Founders Park

B. History

The Rose Run Greenway Corridor plays heavily into the history of New Albany. As the primary natural feature in the community, the Rose Run became the counterpoint of development in the emerging Village to the crossroads intersection of Main Street and High Street. Dublin-Granville Road, one of the primary thoroughfares in the northern part of the county, ran along Rose Run from the western edge of the Village through the core of the community. In the early 20th Century, bedrock from the Rose Run stream floodplain, adjacent to the 1860 Ealy Home, was quarried to be used for construction of the rock base of Main Street and Dublin–Granville Road. The Ealy Home still stands, now serving as home to the Plain Township Historical Society. The quarry used for the bedrock was located in the portion of the corridor referred to in this plan as Rose Run II. The quarrying operation created a low area which, along with and old mill dam, created "Crystal Lake", shown in the historical photos here. The trees surrounding the lake were logged using the power generated from the old mill dam that still exists on the site in a crumbling state. The area filled with sediments over the ensuing years resulting in the surface vegetation and a layer of mud that now hide the old lake “quarry” bed. The stream in this location has taken an unnatural course due to the remaining vestiges of this quarry and the dam has reduced potential floodplain. As this plan examines the opportunities for Rose Run II, the options of restoring the natural stream and of rebuilding the quarry lake are explored.

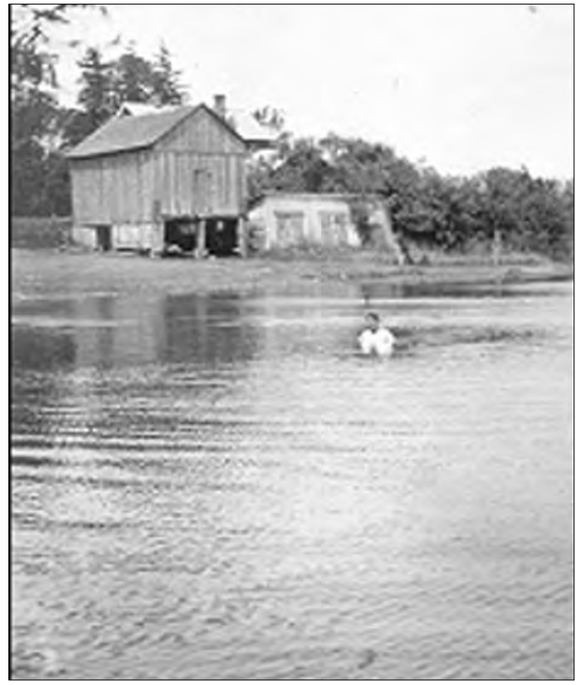
Progressing to the east, the natural state of the stream has remained largely intact through the Rose Run I portion of the corridor. Immediately adjacent to Dublin-Granville Road leading into the Village Core, this portion of the stream largely avoided development over the history of the Village. Now preserved as the first link in this park corridor, this natural greenspace provides the transition from the rural aspects of the outlying areas into the Village-scale development of the core. Because of the location in the heart of the Village, it is not surprising that Rose Run I was developed in conjunction with the larger educational needs of the Village, adjacent to the school campus and the public library.

Moving along into the Village Center, the history of the Rose Run Greenway Corridor becomes more entwined with the development history of the Village. As a defining element of the early Village, businesses often located along its corridor capturing the benefits of access to the stream as well as the activity of the Dublin-Granville Road/Main Street intersection. Over the years, this development continued literally on the banks of the stream and nearby. Several early structures still remain nearby and several others have been developed over the past thirty years. This has had an impact on the stream corridor and the associated floodplain. Options for improving this condition are explored in this plan.

The final significant historical element along the Rose Run Greenway Corridor is the Old Burying Ground. This original Village cemetery is located on the southern side of the corridor, behind the Village Hall. This important site in the story of the Village hold the gravestones of many early residents . As such, it is suggested as the centerpiece of the Founders Park portion of this master plan.

Boating in New Albany’s Crystal Lake circa 1944

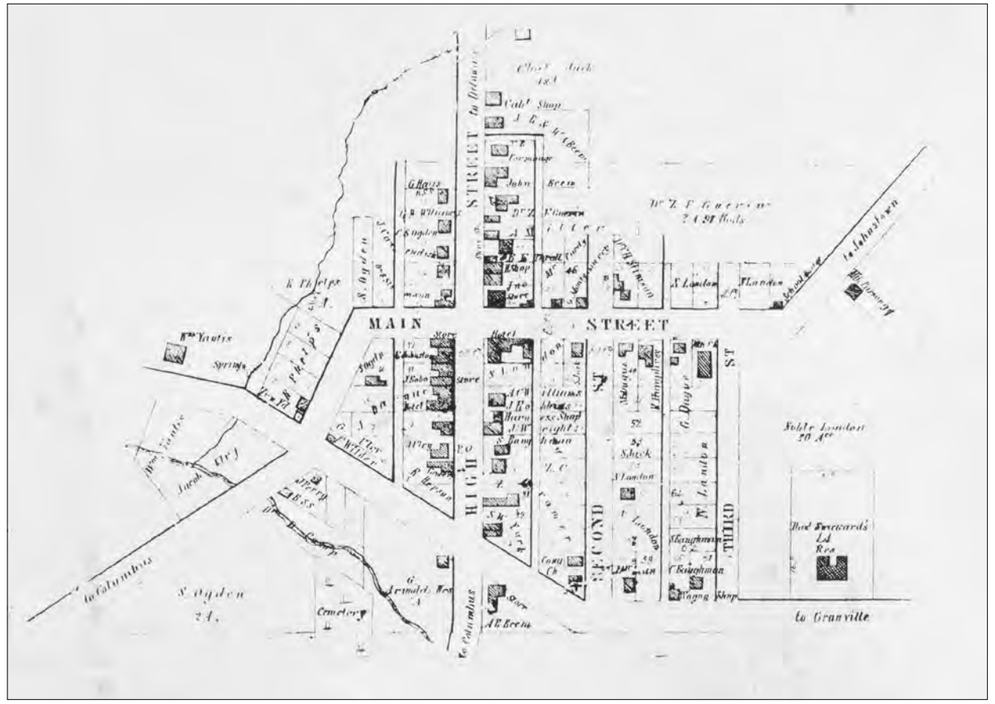
Along the entire corridor, the impacts of history on the stream, both good and bad, are felt. While the corridor remains a significant linkage throughout the Village, past development has largely ignored the importance of the natural character of the stream channel. The important elements of a well-preserved natural environment remain, creating a thread around which this community is built. This, however, often clashes with impacts that previous development has had, both impacting the natural environment of the corridor and limiting the access to the stream. In turn, this limits the ability to complete the linkages necessary for a successful Village core. This plan attempts to link the Village's past to a vision for the future of the Rose Run Greenway Corridor.



Charles Doran wading in Crystal Lake in New Albany's Village Center circa 1930.

Fishing on the Rose Run Channel between the Campbell Swimming Hole and Crystal Lake.

Children on the wooden Ealy House entrance steps.

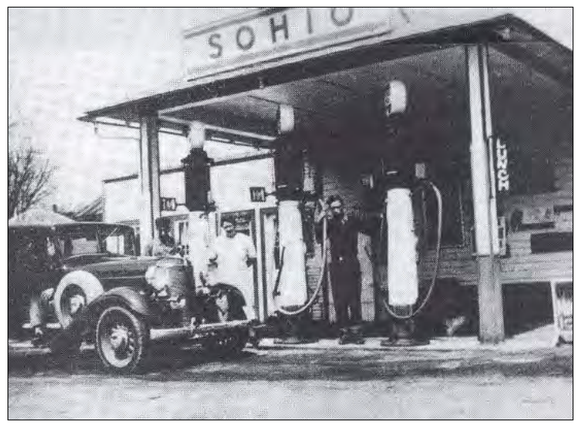


1856 plat of the Village of New Albany.

Southwest elevation of the 1860 ealy house.

West side of High Street in the late 1800's.

Panoramic view of Crystal Lake.



Early Village Center filling station.

II. Existing Corridor

Before exploring the opportunities along the Rose Run, it is important to understand the nature of the corridor as it exists today and has been impacted by the past. This will inform us of the valuable elements to be saved and improved upon, as well as the areas where special attention will be needed in the future.

A. Vegetation

Figure 4 - Existing Riparian Vegetation.

The great strength of the Rose Run corridor is the quality and quantity of its existing vegetation. The natural areas that encompass the majority of the corridor serve as a true greenspace link throughout the Village core. In particular, the portions surrounding the Ealy House in Rose Run II and running through the existing Rose Run I Park are completely wooded, providing a natural shade canopy for the stream. The portion of the Rose Run Corridor adjacent to the Old Burying Ground is also well vegetated with both wooded portions and grassed floodplain.

The challenging portions of the corridor regarding vegetation are clear. At the intersection of Main Street and Dublin-Granville Road, the development has altered the river corridor, both changing the shape and alignment of the stream as well as removing the tree canopy along the stream. Should redevelopment occur on these parcels in the future, it is vital that the floodplain be protected and restored to a vegetative state. In addition, opportunities exist in locations (such as the old police station) for the Village to acquire existing developed sites and restore the vegetative state of the corridor.

The value of this vegetative corridor is clear from the environmental standpoint. Additional trees and shade the stream, keeping the stream at a proper temperature. Other vegetation prevents erosion along stream banks and provides habitats for a variety of animals.

Existing stream edge west of Main Street - impacts of existing structures on stream channel.

Existing poor stream edge at the Market Street bridge.

Existing poor stream edge just east of Main Street.

Figure 5 - Proposed Riparian Vegetation.

The aesthetic value of the corridor is vital, as well. In the rapidly changing Village of New Albany, having a greenspace link defining the Village Center creates an identity and a centerpiece for the Village heart. It also presents a framework for current and future development in the Village Center.

Existing corridor vegetation.

B. Hydrology

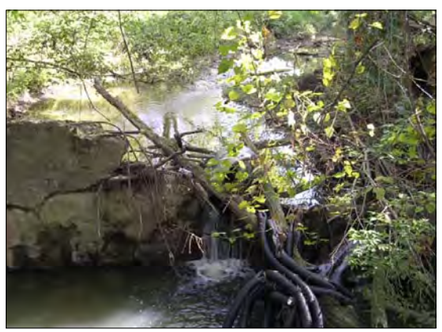
Figure 6 - Current Hydrological Points of Pressure.

The Rose Run corridor served as the historical backbone of development in the original village. Early businesses located along the Rose Run to take advantage of the water source and the power that it could provide. Behind the Ealy House, a dam was built to capture power used for logging the site and operating the shallow stone quarry. At the center of the Village, numerous structures emerged over the early decades, taking advantage of the corridor and access to the main thoroughfare through the area. This was Dublin-Granville Road, which evolved along this corridor, becoming the primary east-west route through northern Franklin County.

The result of this development pattern was a general modification to the stream corridor that took place over time. These modifications were invariably alterations away from the natural course and nature of the stream in favor of the built environment. These impacts are felt throughout the corridor including the Ealy House dam and the intersection bridge at Market Street. The impacts are most strongly evidenced near the Dublin-Granville / Main Street intersection where structures have been sited practically in the stream corridor. These pressure points are indicated in the above diagram by yellow arrows. While generalized, these arrows illustrate the repeated points at which the stream corridor has been impacted for the worse of the course of the Village's history.

The result of these changes are clear. The stream banks have been modified with fill, concrete walls have been constructed, and concrete "rip-rap" has been used to divert the natural stream course. The result is serious from both an overall environmental viewpoint and a short-term practical one. Environmentally, the natural stream corridor does not function property due to portions of misaligned streambed, lost vegetation, and stream channelization. The cumulative impact of these pressures has been a serious decline in the overall stream quality.

Flooding impacts on the Rose Run Corridor, May 15, 2003 - photo of the Main Street / Dublin-Granville Intersection looking northwest.



Remnants of the old mill dam behind the Ealy House.

End of culvert from north tributary to Rose Run.

Channelized Rose Run stream east of Main Street.

Figure 7 - Potential Hydrological Changes.

As a practical matter, the more dramatic impact of these pressure points is flooding and diminished stormwater drainage. The Rose Run corridor and its tributaries are sensitive to flooding based on the soils and geography of the area. The relatively flat topography of the Plain Township coupled with the clay based soils and shallow bedrock, place a large amount of drainage acreage into few, relatively small stream corridors. There corridors run at a consistent but low rate for much of the year, but are counted on to carry immense stormwater demands during high impact storms. As such, past development and continued development in the Village only places more pressure on these systems. The associated photos show the impacts of this development pattern, as the Rose Run corridor can become over-capacity with the proper confluence of storm events. As a Village, there has been a vigilance to improve these stormwater impacts as new development occurs. This has mainly occurred upstream and downstream of the Rose Run corridor in the hydrological system. It will be important moving forward that any changes occurring along this corridor seek a remedy to these problems by rectifying past mistakes and recreating proper environmental and hydrological solutions as part of park or private redevelopment.

The diagram above indicates basic hydrological modifications that would improve the stream corridor. Further scientific study will be needed to determine the exact nature and design of these changes, but they will be discussed at greater length in the descriptions of conceptual plans for the different portions of the corridor.

Fundamentally, this study proposes to restore natural stream courses by removing streambed and bank obstructions, de-channelizing the corridor back to its natural state, and re-vegetating stream banks.

Rose Run south of the Ealy House - portion of quality stream away from dammed area

Portion of quality Rose Run stream

C. Pedestrian Circulation

Figure 8 - Existing Trail Network.

A hallmark of New Albany has become a commitment to the pedestrian/ bikeway trail system throughout the community. Over the past decade, a sturdy skeleton of trails have been established throughout the community, but the next phase of this development is now needed. In prioritizing the most significant connections needed in the community, it is clear that links throughout the Village Center and the school campus are key. Pathways are under construction or have recently been completed for several important linkages here. In particular, the Market Street / Dublin-Granville intersection will be signalized with crosswalks. These walks will lead to new pathways along the school campus and into Wexner Park.

With these steps underway, it is clear that the Rose Run corridor becomes the next important link in the trail system throughout the Village Center. This park plan naturally lends itself to this concept due to its linear nature. Also, the center portion of the corridor already has a completed trail system built as part of the initial Rose Run park project. This existing trail is indicated above as the orange line on figure 8. As shown, this trail currently ends at Market Street on the west and behind the post office to the east. One of the most vital elements of this plan for the overall corridor will be to create trail linkages stretching throughout the entire park and linking into existing trail systems and sidewalks in the Village Center.

At the western end of the Rose Run corridor, the intent is to connect to the existing trail along Dublin-Granville road. This trail extends along the playground area located two properties to the west of the Rose Run II. In order to create a connection, it will be necessary to acquire an easement from the neighboring property owners.

Challenging area for future trail linkage - Market Street / Dublin-Granville intersection looking east.

Missing trail connection along Dublin-Granville Road.

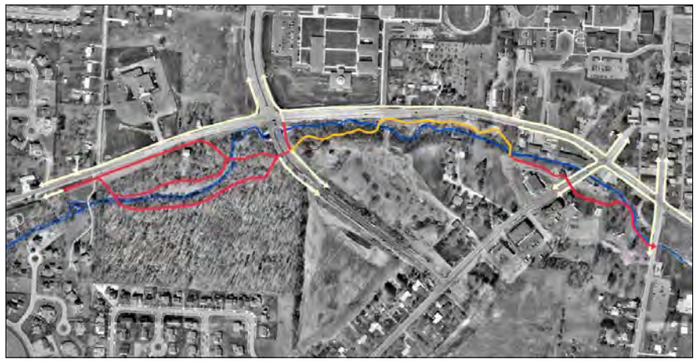
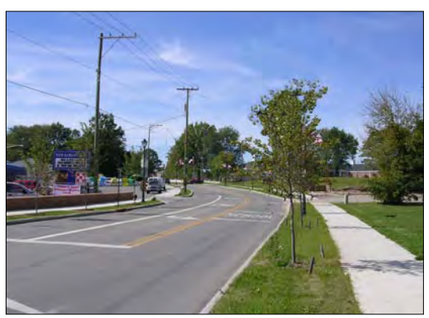


Figure 9 - Proposed Trail Network

In the parkland surrounding the Ealy House, a pattern of paths are proposed to allow enjoyment of this natural area while providing a linkage for the overall trail system.

A key area for connectivity will be on Market Street. A pedestrian bridge is already planned for the eastern side of the vehicular bridge as part of adding a crosswalk system to the intersection. In future improvements, connectivity should similarly be made to the western portion of the intersection. As shown in the photos, there is a limited area in which to access the corner due to the proximity of the stream to the roadbed. During the specific design of the park elements here, consideration during future stream restoration should consider potential pathway connections here. These potential solutions are further addressed as part of the conceptual plan descriptions.

Existing trail connection in Rose Run Phase I



Existing sidewalk in the Village Center.

Existing trail connection in Rose Run Phase I.

Existing trail connection in Rose Run Phase I.

III. Plan Elements

A. Rose Run II

The Rose Run II Park is a primary element in the Rose Run Greenway Corridor Plan vision. Significant both in terms of land area and park potential, Rose Run II will serve as the anchor to this recreational and educational greenway.

Almost the entire park is in a relatively natural state. Other than the portions immediately surrounding the Ealy House, the remaining portions of the site are all in woodland or stream floodplain. This presents an obvious opportunity to extend our recreation corridor, while incorporating educational opportunities into the design. The recreation here will be largely passive, but opportunities are identified in our schemes to have highly utilized park elements such as pathway and boardwalk connections.

This area is unique for several reasons. The current "natural" state of the park is heavily influenced by changes made to the stream corridor and the surrounding land over the past century. Regarding the stream corridor, the biggest of these changes was the creation of Crystal Lake and its associated dam. This was a man-made feature resulting from the quarrying of bedrock to be used in the early Village Roads and encompassed a large area just north of the current stream location. The installation of a dam at the western end of the lake was needed to maintain a sufficient water level for recreational use and to power a water wheel. While these changes were useful at that time, the result has had a detrimental impact on the quality of the stream in this area as well as the capacity of the floodplain. Initially, much of the floodplain was reduced by construction of the dam. The associated fill dirt leading to the constructed dam and bridge sliced directly through the larger floodplain area. Then over time, the dam eroded and the man-made lake bed began to fill with sediment. The result is a large silt area where the stream runs along a course of least resistance created by the lake. This course is at the southern edge of the old lake bed instead of in a gently meandering course typical throughout most of the remaining natural portions of the corridor. The combination of this stream course, along with the silt deposits and the remaining portions of the dam, make this portion of the stream relatively stagnant, supporting much less aquatic life than other nearby portions of the corridor.

Rose Run II Photo Key.

1.) View of Healthy Stream Corridor with riparian edge.

2.) Existing wooded preserve on the south side of Rose Run.

3.) Historic 1860's Ealy House.

4.) New Keswick town home development on Market Street.

Rose Run II - Concept A

The primary element in this concept is redevelopment of Crystal Lake. This would require rebuilding the dam and removing accumulated silt to create this water feature. This would have to be an engineered lake, likely requiring installation of a waterproof liner in order to maintain sufficient water levels. Recreating this lake would provide a recreational amenity associated with the Rose Run Corridor and establish a focal point for the development of this park. The primary drawback to recreating Crystal Lake will likely be the overall impact on stormwater capacity in this portion of the corridor as well as continuing a change to the natural stream corridor that impacts the overall nature and function of the watercourse. If the lake were constructed at previous levels, including restoration of the damn, much of the floodplain capacity would be lost due to continual storage of water on the site. There is another option that would build the lake at a lower level to maintain this capacity, however this would require significant construction, greatly impacting the natural state of the majority of Rose Run II.

In the conceptual plan, this area is accessed by a boardwalk pier. This pier would be a true park amenity, creating a beautiful vantage point from which to observe the lake while also providing a platform for educational efforts in the park.

As in the other concept for this area, a key to the plan is the installation of recreational trails throughout. In addition to creating path circuits within the park, this system will provide linkages to the larger trail system throughout the Village Center. The key trails here are those located along Dublin-Granville Road and along the lake.

Use and development of the park will integrate with the Ealy House restoration by the Plain Township Historical Society. This will occur in several ways, the most practical of which is the creation of shared parking to serve both the Ealy House and the park.

Figure 10 - Crystal Lake and Campbell Fishing Hole location diagram.

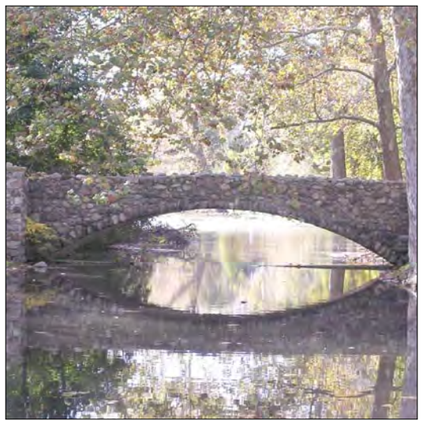
Spring blossoms at the apple orchard surrounding Crystal Lake.

View of Crystal Lake looking northwest toward the village center.

Fishing from the Mill Dam.

View of Mill Dam, 1860 Ealy Home and two barns circa 1920.

Figure 11 - Rose Run II Concept A.



Plan Elements

- *Restored Crystal Lake.* Recreating the man-made lake will improve provide recreational opportunities along the corridor while creating interesting character and a possible destination spot.

- *Circular internal path network.* This network will provide access throughout the park while creating a recreational amenity for walking and biking.

- *External pathway linkages.* This pathway network will tie into the greater trail system, providing important links in the Village Center trail system. This plan contemplates a connection to the southwest corner of Market Street and Dublin-Granville, likely requiring modifications to that area and creative bridging efforts.

- *Lake pier.* Further access for recreation and study will be provided by this very attractive park amenity. The extended lake pier would also serve as a visual amenity from the rear of the Ealy House.

- *Ealy House integration.* The plan shares use with the Ealy House restoration by the Plain Township Historical Society , benefiting the entire Village through this symbiotic relationship. This includes provision of a shared parking area accommodating the needs of both uses.

Rose Run II - Concept B

The solution proposed in this concept is the restoration of The Rose Run stream. This would involve removing the remaining portion of the dam and allowing the stream to create a more natural watercourse. One such meandering course is shown in the illustration, but the exact nature of this restored stream channel would be determined through a thorough restoration process. The conceptual plan also illustrates a significant marshy floodplain. This area increases the current floodplain capacity by reverting it to a condition prior to the dam construction. In the conceptual plan, this area is accessed by a raised boardwalk. As indicated in the accompanying photos, this boardwalk would be a true park amenity, creating a beautiful trail through the natural environment. In addition, it could provide a platform for educational efforts in studying the stream corridor.

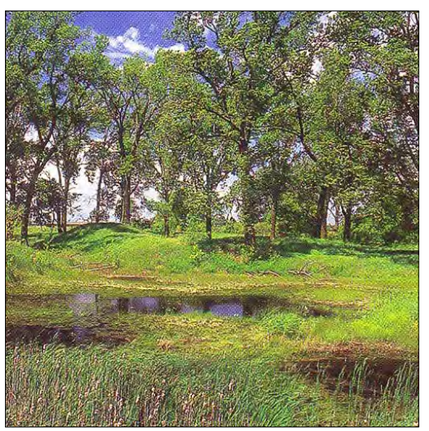
Key to the plan for this largely passive park is the installation of recreational trails throughout. In addition to creating path circuits within the park, this system will provide linkages to the larger trail system throughout the Village Center. The key trails here are those located along Dublin-Granville Road and along the stream. Opportunities to create architecturally elegant bridges are plentiful here, further defining the integration of the Village Center with this natural environment.

Use and development of the park will integrate with the Ealy House restoration by the Plain Township Historical Society. This will occur in several ways, the most practical of which is the creation of shared parking to serve both the Ealy House and the park. On an aesthetic level, the preservation of the Rose Run II area will serve as an ideal backdrop and counterpoint to the Ealy House.

Figure 12 -Rose Run II Concept B.

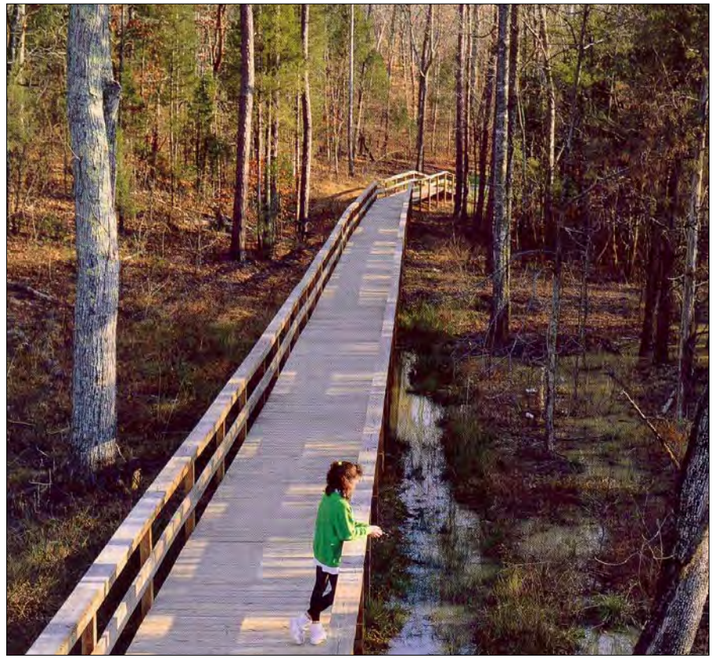
Woodland boardwalk example.

Wetland boardwalk example.



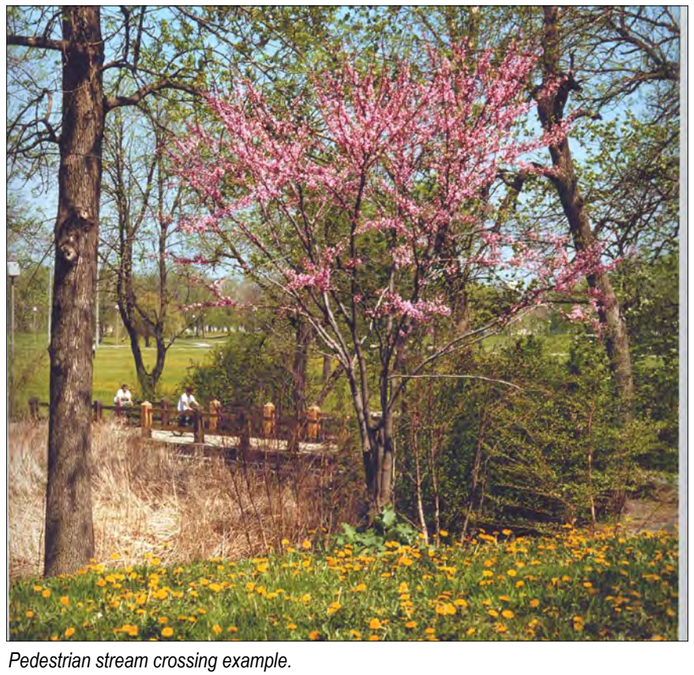
Marshy floodplain example.

Pathway integration with floodplain and water edge example.



Marsh woodland boardwalk example.

Overlook gazebo example.



Pedestrian stream crossing example.

Plan Elements

- *Restored stream channel.* Recreating the natural stream corridor will improve the character and quality of the Rose Run and have positive stormwater impacts by integrating with a larger floodplain and slowing water speed.

- *Restored floodplain.* Removing the remnants of the old dam and the associated earth fill, the original floodplain capacity will be restored. This will have positive impacts on stormwater capacity and the natural character of the stream corridor.

- *Circular internal path network.* This network will provide access throughout the park while creating a recreational amenity for walking and biking.

- *External pathway linkages.* This pathway network will tie into the greater trail system, providing important links in the Village Center trail system. This plan contemplates a connection to the southwest corner of Market Street and Dublin-Granville, likely requiring modifications to that area and creative bridging efforts.

- *Wetland boardwalk system.* Further access for recreation and study will be provided by this very attractive park amenity. This type of crucial park element will create a destination for trail users while connecting the network in a highly functional manner.

- *Boardwalk overlook.* This could be the focal point of wetland study efforts in the park.

- *Ealy House integration*. The plan shares use with the Ealy House restoration by the Plain Township Historical Society , benefiting the entire Village through this symbiotic relationship. This includes provision of a shared parking area accommodating the needs of both uses.

B. MARKET STREET/DUBLIN-GRANVILLE ROAD INTERSECTION

Existing Elements

The Market Street / Dublin-Granville Road intersection, while a small portion of the plan, plays a major role in the success of the Rose Run corridor for the Village. This intersection serves as a blocker to the inter connectivity of the corridor and integration of the school campus into the southern half of the Village Center. This is due to a lack of pedestrian facilities and safe pedestrian movements at the intersection. Through diligent efforts of the Village administration, a traffic signal has been installed at the intersection, the first step in the remedy for this difficult crossing. Next, the Village plans to extend the path/sidewalk network that currently dead-ends along Market Street up to the intersection. The western terminus of the path from Rose Run I also currently ends nearby. When extended, this pathway system will reach to the intersection. Since no pedestrian facilities are available on the existing bridge over the Rose Run, a separate pedestrian bridge will be constructed to the east of the Market Street bridge.

This plan proposes an extension of the pathway system in Rose Run II to connect with the western side of the intersection. This would require construction of a second pedestrian bridge to the west of the Market Street bridge. An additional connection along Dublin-Granville Road is proposed, which might require a creative solution to allow access in the limited space between the stream corridor and the roadway. This might require construction of a bridge/boardwalk system for a small portion of the pathway.

Figure 13 - Market Street/Dublin-Granville Road Intersection Concept A

Figure 14 - Market Street/Dublin-Granville Road Intersection Concept B

Plan Elements

- *Full pedestrian access.* The intersection provides full pedestrian access at this signalized intersection.
- *External pathway linkages.* This pathway network will tie into the greater trail system through the use of Village Center sidewalks, providing important links in the Village Center trail system.
- *Integration with new and existing park designs.* This intersection will create a link to both the larger trail system and to the separate portions of the Rose Run park.

Boardwalk/Bridge pedestrian access example along a stream corridor.

C. Village Center Park

A. Village Center North

Village Center North Park is the centerpiece of the revitalized Village Center. Its location marks the historic Village crossroads and will serve as the daily visual connection to the Rose Run Greenway Corridor for many traveling the primary thoroughfares of New Albany. The key to Village Center North is the combination of park development with the Village built environment. This plan proposes reuse of the Phelps House located on the site and private construction of mixed use development bordering the park.

The design intent for the park is as a public gathering place, focused on the built environment of the revitalized Village Center. This combination of open gardens and redeveloped structures enhances the character of the redeveloped Village Center. One of the primary features driving the design of this park is the impact of flood routing on the site. A northern tributary of the Rose Run Stream runs through this site, with a portion having been placed in an underground culvert. Even with this substantially sized culvert in place, a great deal of flood routing occurs on the surface of the site, flowing across from north to southeast and across Dublin-Granville Road. Due to this development restriction, the southeast portion of the site is very difficult to use for any type of built development, necessitating the open park approach.

The western portion of the site is located on high ground, however. This portion is well-suited to development and would complement park development and Village Center uses well. While future development concerns will determine the exact nature of the uses here, the site could well support mixed-use development, placing more active café-type uses along the pedestrian frontage and placing residential uses along the park.

The reuse of he Phelps House could also play a key role in the identity of this park. If reuse were accomplished, this historic piece of the Village Center fabric would remain as a link to the past. Ideally, a civically oriented user would be found to further cement the relationship of public uses along the Rose Run Corridor. This use could perhaps be tied into public art or sculpture gardens on this site or within Founders Park.

Plan Elements

- *Urban Village Center parkland.* The geographical center of the Village is strengthened through the physical and visual impact of a formal public space.
- *Protected flood routing.* The southeast corner of the site remains open, both for a visual Village Center park amenity, but also to protect flood routing through the site.
- *External pathway linkages.* This pathway network will tie into the greater trail system through the use of Village Center sidewalks, providing important links in the Village Center trail system.
- *Protection for northern tributary*. The remaining natural portion of the northern Rose Run tributary will remain unchanged, protected by this combined parkland and development scheme.
- *Phelps House integration.* The plan shares use with a hoped Phelps House restoration, benefiting the entire Village through this symbiotic relationship.

Phelps House

Figure 15 - Village Center North concept.

Urban park/residential development example.

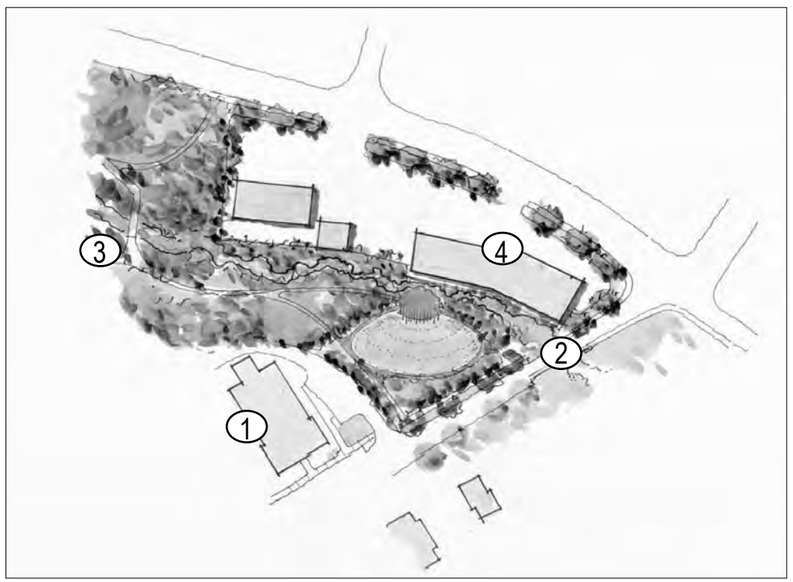
B. Village Center South

Village Center South is a key link in the Rose Run Corridor. This area is a point of constriction as development has encroached on the stream corridor. This concept proposes an initial reconnection through the pathway system. The Rose Run pathway currently ends just west of the Post Office. New pathways are intended across Main Street and in Founders Park, the Village Center South portion of the corridor can provide the link between these two areas as well as to the sidewalk system throughout the Village Center.

The initial option for this park area indicates a pathway linkage along the stream floodplain. Due to these floodplain limitations, this concept considers redevelopment of the southern side of the corridor in a manner sensitive to the stream.

As development has encroached on the stream, there has also been a break in the vegetated edge to the riparian corridor. Concept B contemplates park use for a larger section of this area. Reutilizing adjacent areas would allow a reconnection of the vegetated edge to the corridor as well as the pathway linkages. In addition, community amenities might be accommodated such as the small performance amphitheater indicated in that concept.

1.) Existing Post Office on Main Street.



Village Center South photo key.

2.) The Main Street Bridge over Rose Run

3.) The eastern end of the existing Rose Run trail.

4.) View of the New Albany Mill at the corner of Main Street and Dublin-Granville Road.

Figure 16 -Village Center Concept A.

Figure 17 -Village Center Concept B.

Park architectural element example.

Village scale amphitheater example.

Plan Elements

- *Key pathway linkages*. This pathway location will provide a needed link in the overall pathway system of the corridor. In addition it will tie into the greater trail system through the use of Village Center sidewalks.

- *Improved stream corridor/floodplain*. Reuse of the south side for development or park would result in open flood plain. The opportunity also exists to recreate an improved vegetated edge to the riparian corridor.

- *Civic feature*. Use of the south edge of the corridor as parkland would allow development of a civic park feature such as the amphitheater suggested in the conceptual plan.

E. Founders Park

Founders Park is the civic heart of the Rose Run Greenway Corridor. Incorporating the Village Hall and the Old Burying Ground, Founders Park will anchor the eastern end of the corridor.

The design intent for the park is a combination of formalized urban park space focused around a restored Old Burying Ground and a naturalized stream corridor. Like other developed portions of the stream corridor, structures have encroached on the stream and portions of it have been channelized. This has reduced the stormwater capacity of the stream and increased the rate of flow, adversely impacting locations throughout the corridor. More significantly, the development along Dublin-Granville has occurred in an auto-oriented fashion, conflicting with the goal for a pedestrian-friendly Village Center with traditional architecture.

It is the long-term goal of this design to incorporate the frontage along Dublin-Granville Road into the overall design of the park. Relocating the existing service station to another site within the Village will allow restoration of the stream and floodplain and re-vegetation of the corner. In addition, the service station could locate to an auto-oriented site near the freeway, allowing a substantial increase in business services that are unavailable on the limited downtown site. The additional structure along Dublin-Granville Road is the current Village police station. With construction of a new station planned elsewhere in the Village, the site could soon be available for inclusion in Founders Park.

With both of the sties along Dublin-Granville included, Founders Park would become the eastern anchor of the Rose Run corridor and the central civic gathering place in the Village. In either scheme, there exists opportunities to improve the condition and character of the stream and adjacent public ground.

Figure 18 - Founders Park Concept A.

New Albany Village Hall.

Displaced headstones at the Old Burying Ground.

Existing natural vegetation.

Figure 19 - Founders Park Concept B.

Plan Elements

- *Restored stream channel.* Recreating the natural stream corridor will improve the character and quality of the Rose Run and have positive stormwater impacts by integrating with a larger floodplain and slowing water speed.

- *Restored Old Burying Ground.* This historic cemetery would serve as the centerpiece to this civic gathering place. This integration of park feature and Village history would serve the theme of Founders Park well.

- *Circular internal path network.* Internal pathways will link park features while framing significant public elements in the park.

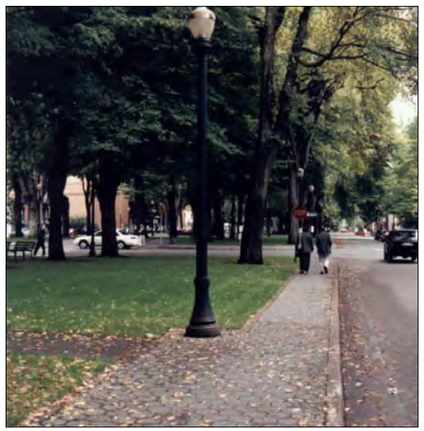
- *External pathway linkages.* This pathway network will tie into the greater trail system, providing important links in the Village Center trail system. This plan contemplates a pedestrian bridge connection over the stream to complete this linkage.

- *Shared parking.* The existing Village Hall parking could provide for park events and daily use.

- *Village Hall integration.* A true civic heart to the Village is created with the Village Hall as the activity center for Founders Park. This will be one of the most visible and accessible parks to all residents on a daily basis, due to this relationship.

Village promenade example.

Pedestrian stream crossing example.



Formalized park streetscape edge example.

Figure 20 - Rose Run Corridor Master Plan.

Figure 22 - Village Center Civic Core Master Plan.

IV. Prioritization & Cost

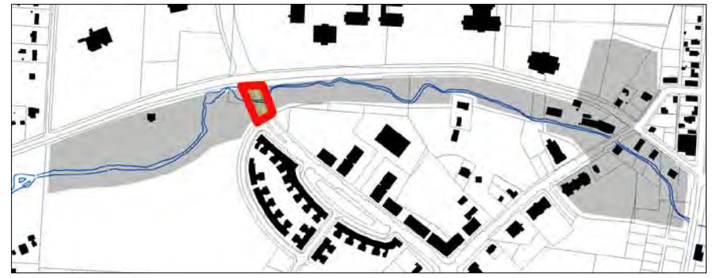
Prioritization Results
August 27, 2003 Meeting

Rose Run II

	Number of Votes	% of all Votes	Subarea Total
Option A - Crystal Lake	26	24%	
Option B - Stream reconstruction	43	39%	
			63%

Market Street Intersection

Number of Votes	% of all Votes	Subarea Total
16	15%	
		15%



Founder's Park

	Number of Votes	% of all Votes	Subarea Total
Option A - N. of Rose Run	9	8%	
Option B - S. of Rose Run	9	8%	
			16%

Village Center Park

Number of Votes	% of all Votes	Subarea Total
7	8%	
		8%

Table 1 - Prioritization Results

General Cost Estimate*

Rose Run II

Estimated Cost
$1,100,000 - 1,500,000

Land Needed
Partial

Market Street Intersection

Estimated Cost
$250,000 - 325,000

Land Needed
No

Founder's Park

Estimated Cost
$350,000 - 500,000

Land Needed
Partial

Village Center Park

Estimated Cost
$200,000 - 400,000

Land Needed
Yes

TOTAL **$1,900,000 - 2,725,000**

* Estimated cost does not include land acquisition

Table 2 - General Cost Estimate

V. Next Steps

Implementation Strategies

In order to encourage the realization of the Rose Run Greenway Corridor Plan, implementation aspects have been addressed. The implementation process is not strictly linear in the case of this conceptual plan, but must occur based on conditions such as park uses, land ownership and the timing of public funding and any public/private partnerships that form. The steps to realize this plan are not constrained by occurring in a particular order or time frame, but should all follow the most important aspect of this plan – to restore and reconnect with the Rose Run Stream Corridor.

Park Improvements: Overall park improvements rely on the successful development of a cohesive Village Center trail system. In addition, park design must consider the stream corridor and floodplain, striving to improve the natural condition of this focal feature.

The prioritization exercise undertaken in this planning process indicated that improvements to the Rose Run II Park are of the highest interest. Likely due to its size and condition as well as the relationship with the Ealy House and the Village control of the property, improvements to Rose Run II were clearly favored. Further study will be required to determine the long-term park design to be implemented here. A phased approach is certainly possible with improvements around the Ealy House and initial pathways fairly easy to accomplish. More ambitious plan elements will be the stream treatment, the boardwalk elements and the bridged stream crossings.

Founders Park will be the civic heart of the Village. This park could integrate all of the ideas guiding the vision for the Rose Run Greenway Corridor. These include restoration of natural features, creation of public gathering areas, integration of cohesive corridor linkages, and creating a connection to history.

Village Center Park will require a coordinated public/private partnership to determine the best approach. The potential for development associated with the park north of Dublin-Granville Road could serve to help reinvigorate the Village Center while creating a civic front door for the park.

The following concepts should guide park development throughout the corridor:

- Focus on the natural stream corridor. This will include further investigation of the environmental impacts of various park development approaches during detailed design along the corridor.
- Provide passive recreation opportunities. Trails and boardwalks are the most vital feature of these parks, which should provide access to other elements of interest to create destination areas as civic gathering spaces.
- Provide access to the stream corridor and surrounding natural features.
- Integrate the history and culture of each site into the final park design.

Stream Improvements: Stream and floodplain restoration efforts are central to the conceptual plans for the corridor and the success of this vision. In all portions of the corridor, there are opportunities to improve the condition of the stream. The benefits could be twofold, both increasing the health and quality of the stream while improving the capacity of the stream to handle stormwater in the Village Center and downstream.

As any portions of the corridor are redeveloped, whether as parkland or buildings, the stream corridor and floodplain must be protected. As changes occur along the corridor, there will be the opportunities to improve past mistakes resulting in incremental improvements to the greenway. This incremental approach will be necessary in portions of the corridor most seriously impacted by development. Changes will only occur over time as improved development patterns emerge and the parkland connection is strengthened. In particular, the following principles should guide all streamside efforts:

- Floodplain must be protected. This will include reclamation of lost floodplain where possible.
- Stream channel should be restored. This will include development away from the floodway and a reversal of channelization that has occurred in the past.

Trail Improvements: The trail system is central to the park design for the entire corridor. Creating a strong trail linkage throughout this system will be vital for the success and accessibility of the park. The trail improvements must link into the overall system, which is nowhere more important than in the Village Center.

Trail efforts throughout the corridor should include:

- Connections to all existing trails. Existing trails adjacent to the parks are ready and waiting to be connected, creating the larger Village Center pathway network.
- Connections throughout the parks. There should be a primary pathway connector through all portions of the park, creating an easy linkage that feeds the additional park paths.
- Internal pathways where possible. This will include loops paths in individual parks to encourage recreation and improved park accessibility.

Future Land Acquisition: This plan indicates potential park development on parcels that are now privately owned. This plan represents an ambitious vision for the Rose Run Greenway Corridor that will only be achieved should the Village acquire these parcels in the future. However, the plan still works well with the land already under Village ownership including Rose Run I Park, Rose Run II Park, Village Hall, and the Old Burying Ground. In addition, the corridor incorporates or borders on compatible civic uses including the Plain Township Historical Society in the Ealy House, the public library and the post office.

This plan proposes no time frame for land acquisition, but only that the Village consider purchase of any identified parcels should they become available. A variety of methods should be considered for funding of this land acquisition including grant sources for greenspace acquisition. This method was successful in securing funding for both the Rose Run I and Rose Run II park ground.

The following ideas should guide any future land acquisition:

- The Village should consider purchasing any privately held land adjacent to the stream corridor should it be offered for sale in the future.
- Grants and other funding mechanisms should continue to be pursued for vacant corridor parcels currently available for purchase.
- Public/private cooperation should be pursued in redevelopment of adjacent parcels.