



## Council Minutes – Council Retreat and Capital Projects Workshop

September 11, 2020

### CALL TO ORDER:

Mayor Spalding called to order the Council Retreat and Capital Projects Workshop on September 11, 2020 at 9:58 am at the Heit Center for Healthy New Albany, 150 West Main Street, New Albany, Ohio and via Zoom Webinar stream. Staff attending (in whole or in part) were City Manager Joseph Stefanov, Administrative Services Director Adrienne Joly, Community Development Director Jennifer Chrysler, Deputy Development Director Mike Barker, Engineering Manager Ryan Ohly, Public Service Director Mark Nemec, Development Services Manager Stephen Mayer, Police Chief Greg Jones, Public Information Officer Scott McAfee, and Clerk of Council Jennifer Mason.

MKSK staff were also present: Andrew Overbeck, Jeff Pongonis, and Karla Salmons.

### ROLL CALL:

The following Mayor/Council Members answered Roll Call:

Mayor Sloan Spalding	P
CM Colleen Briscoe	P
CM Marlene Brisk	P
CM Michael Durik	P
CM Chip Fellows	P
CM Kasey Kist	P
CM Matt Shull	P

### ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE.

### 2020 WORKSHOP RECAP and PRESENTATIONS BY STAFF:

*Clerk's Note – Staff members made presentations from the PowerPoint presentation attached hereto. Minutes reflect conversations with and questions from council.*

Council was asked what they were excited and proud about and what they were worried about. Their responses included the following. Council expressed excitement about or pride for: Rose Run Park, Rose Run 2, Vets Memorial, the IDEA team and positive social inclusion steps, community communication, the New Albany community response to COVID-19 and the COVID Task Force, data sharing, the parks presentation, neighborhood parks, community gathering places, assuring accessibility at parks, the business park, diverse business and income sources, the city and police department working together, the police department which received high survey ratings, the public service department, the administration department, staff's quick response times and anticipating the next thing, staff's ability to adjust to council's vision – using Taylor Farm Park as an example, Harlem Road leisure trail, Market Street expansion, the amphitheater/Rose Run/McCoy Center/school playground area – central park planning, and building more parks. Council expressed

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concern or worry about: COVID-19 impacts, economic/revenue changes, traffic, school-related traffic even on the split schedule due to COVID, adapting to COVID-related changes, people upset by the recent elections and the pandemic, social volatility and unrest, uncertainty about how people will respond to an incident.

Director Joly and City Manager Stefanov recapped last year's Capital Projects Workshop, themes and council priorities, and council's ranked results.

Council and staff discussed leisure trails, who maintains them, whether the city should have a greater or lesser role, and what standard of maintenance was satisfactory. They discussed right-of-way versus easements, home owners' associations' (HOA) responsibilities and how the city didn't know if they had plans for trail maintenance. Council praised the recently rebuilt paths by Fenway and around the country club area. Council discussed gaps in trail connections. Council Member Kist asked and City Manager Stefanov replied that some leisure trails may rollover to city ownership, but most remained with the HOA to be maintained in perpetuity. City Manager Stefanov stated staff could follow up with the HOAs to learn their plans for path upkeep.

Director Joly recapped the city's sustainability efforts. Council discussed creating a sustainability advisory group, like the Parks and Trails Advisory Board. Council talked about savings through solar panels, the 30-year typical life span of panels, and gas versus electric heat - which depended on building size.

Staff reviewed potential future planning projects, including the Old High School Feasibility Study, the Taylor Farm Concept, the Parks Framework Plan, and the Veteran's Memorial Concept.

Council and staff discussed the assessment of the old high school. One potential use was as a business incubator space. Council and staff discussed the status of the building - which was structurally sound, the mechanicals, asbestos remediation, and the need for fire protection. The current school system did not have a use for the building at this time. The space could be renovated to hold events. The gym was 5,000 square feet. The estimated cost of renovation was in the \$4 million to \$7.5 million range. A new \$31,000 square foot building could cost \$6.5 million. Council and staff talked about code compliance and interior versus exterior spaces.

Council Member Brisk looked at it less an event center and more as a community center with kids groups and senior activities. If the timing was right, she would support investing in it now. Mayor Spalding thought the city was initially looking at a business incubator. Council Member Fellows noted it was a historical building in a historical district. Council and staff discussed potential funding of this project, but did not see it as an immediate need, partners could be brought in to share in the investment, and it would take time to work on the financial piece of the project. Council Member Durik expressed that the project could have a big impact on many groups and wanted to be sure it would benefit everyone, not just groups with money. City staff had not priced out each planning

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option. Council Member Kist did not want to see redundant spaces, for example, repeating what was at Healthy New Albany. Council Member Shull liked an emphasis on history.

Council and staff discussed plans for Taylor Farm including parking and trails.

MKSK staff presented the Parks Frameworks Plan and the Vets Memorial Concept Study

*Clerk's note: the PDF format slides are attached to these minutes. Minutes reflect conversations with and questions from council.*

#### Parks Framework Presentation

Council Member Durik asked and Mr. Overbeck answered that 60%-70% of residents were within a 10 minute walk of a park. Council Member Brisk asked for more information about the city's wetland parks. Ms. Salmons replied that the wetland area park at Kitzmiller was not yet constructed.

Council Member Kist asked and Ms. Salmons replied that they were focusing on trees rather than architecture for shade at neighborhood parks. Council Member Brisk stated that the city wanted residents to visit other parks. She preferred calling these "pocket parks" versus "neighborhood parks." Council Member Shull suggested "pocket city parks."

Council Member Fellows talked about how, previously, homeowners were sensitive to what park equipment looked like - they wanted the equipment to blend and not be bright colors. Ms. Salmons stated that this framework plan was general, not prescriptive. More options could be selected later.

#### Veterans Memorial Concept Study

Council and staff discussed First Responders Park which was close to, but separate from, Veterans Memorial, honoring them in different ways. Site selection was important. Currently, both were included on the existing memorial. Connectivity between Rose Run Park and Veterans Memorial continued the "green ribbon" of park land, opened the existing area of Rose Run 2 up. There were challenges to connecting Rose Run Park and Rose Run 2.

Council Member Fellows expressed concern about maintaining and keeping clean a shallow pool, like the one proposed for Veterans Memorial, and asked the cost. Mr. Pongonis stated the designers had not gotten that far into considering it. Council Member Brisk asked if the tone of Veterans Memorial would include picnicking or other activities. Mr. Pongonis answered that it would be okay to have casual uses outside of the wall. The park was intended to be quieter and more contemplative than Rose Run Park. Council and staff discussed potential costs, amenities, phases, and access points. Council all agreed it was a nice park concept

Director Chrysler described the resident focus group that worked with MKSK and staff on the park. The focus group talked about what a veterans' memorial meant to them and to the community - the

September 11, 2020

meaning of various elements. Director Chrysler described how this design came out of that discussion instead of a collection of data and features. The MKSK team brought those ideas to life.

Council expressed interest in constructing First Responders Park more quickly as there were programming possibilities for it. It was across from the Phelps House. Council liked the location and programmable elements.

Council Member Briscoe expressed concern about kids biking around Veterans Memorial. Kids were not quiet, and in such a big space - may not think of the park as a veterans' memorial. Mayor Spalding noted that the focus group wanted the space to be interactive, but Council Member Briscoe had a valid point. Director Chrysler replied that the park was close to the school campus and that the community focus group liked the opportunities for activity – that the area would be activated. The challenge was how to marry active space and contemplative space. Ms. Salmons stated the intent was for the park to be used all the time, not just on specific days. Different spaces in the park offered different opportunities. The Hero's Walk was more personal. Periphery spaces were quieter.

Council and staff discussed parking for this area, parking garages, pedestrian access, and the possibility of Wi-Fi access at the park. Director Joly and City Manager Stefanov reminded everyone that this was just discussion of a concept. There was still a lot of work to do, and more would evolve.

#### **BREAK FOR LUNCH**

#### **Capital Process at a Glance**

Director Staats reviewed where capital funds came from, the percent of city funds involved, and the funding since 2017.

Council Member Fellows asked and Director Staats confirmed that the city received revenue from construction at the business park. During COVID, construction was still ongoing. Projections showed that the city would be ahead of where they had been in previous years due to businesses coming online and abatements falling off. However, the city was still budgeting assuming zero increase because of the uncertainty of COVID-related revenue changes and state-wide lawsuits about income withholding. Council and staff further discussed current laws related to income tax revenue, unemployment levels, the city's economic agreements, trends in flexible employment location, and types of employment suited for work-from-home versus the types that were not. They further discussed corporate changes related to how they spaced workers, reevaluating types of work spaces, productivity, keeping office workers engaged with company culture. Director Chrysler told council that staff was sending out a survey to industry clusters to collect more data.

Council and staff discussed conservative budgeting, the amount of uncertainty due to COVID, extension of corporate losses over time, federal interest rates, the rules for when an employee paid income tax to the city versus elsewhere, potential refunds, and RITA's expectations. The Finance



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Department was learning more about these situations and creating modeling to better forecast financial impacts. Director Staats told council RITA was helping the city with projections.

Council and staff talked about the various classes of office space and what was attractive for development. They further discussed CRA agreements, claw back provisions, and pilot payments. Many companies in New Albany were outperforming their benchmarks. It would take a significant decrease for them to be in danger of not meeting their requirements.

Looking to 2021

City Manager Stefanov reviewed the status of city funds with council. Council and staff discussed funds that helped insulate the city from future costs, how the city created allowed for flexibility by putting money into funds or not to “weather the storm,” the 65% carry-over balance, and keeping some monies in the General Fund to allocate to projects. City Manager Stefanov wanted to prioritize the most impactful projects.

**PROJECT DISCUSSION AND PRIORITIZATION EXERCISES:**

Council and staff discussed capital projects, including the Market Street extension, US62/SR161 Gateway, the Taylor Farm acquisition, Taylor Farm improvements, and Rose Run 2. Council and staff discussed the cost of projects now versus future costs, how much of the US 62/SR161 project was capturing in 2020 versus 2021, and the gross cost of projects minus grants. Council and staff talked about working with the Joint Parks District on some projects.

Council and staff discussed annual maintenance projects, including the 2021 Street Program, the 2021 Sidewalk Program, the Pocket Park Master Plan, and trail improvements.

Staff talked about ways to spend capital funds including (1) transformational projects, (2) series of smaller projects, and (3) new project(s). Council and staff discussed how much council had to spend – which largely depending on the strategy. Other funds were available. Council and staff clarified what was already budgeted for versus what still needed funding to happen.

Council and staff discussed capital resources, funding for pocket parks and working with HOAs to improve them. They talked about projects they could finish soon and see completed versus waiting. Council Member Briscoe wanted to save \$1.5 million for transformational projects. Council Member Durik wanted to save \$1 million going forward and \$500,000 for parks and trails. Mayor Spalding wanted to save \$1.5 million for Rose Run 2 and destination parks. *Clerk's note: multiple council members spoke at once.*

**BREAK**

Council and staff went through the listed initiatives, including IDEA, Sustainability Advisory Group, city pick-up of trash costs, utility aggregation, fiber to homes, and Village Center beautification.



## Council Minutes – Council Retreat and Capital Projects Workshop

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*Clerk's note: See the attached memo dated September 25, 2020 to read the prioritization exercise results.*

### OTHER BUSINESS:

NONE.

### ADJOURNMENT:

With no further comments, Council Member Shull moved and Council Member Brisk seconded to adjourn the September 11, 2020 Council Retreat and Capital Projects Workshop meeting at 3:30 pm

### ATTEST:

  
Jennifer H. Mason, Clerk of Council

  
Sloan Spalding, Mayor

03AME 21  
Date



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TO: Joseph Stefanov, City Manager

CC: Senior Staff

FROM: Adrienne Joly, Administrative Services Director

DATE: September 25, 2020

RE: 2020 Capital Workshop Summary

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City Council met on September 11, 2020 for their annual capital budget workshop. The workshop is an opportunity for city staff to present updates on current capital and planning projects, review the city's financial outlook and get input from city council on their priorities for the upcoming year.

The day began with council reflecting on the city accomplishments that they were most proud of in 2020, what they are looking forward to in 2021 and what concerns they have for the community in 2021. Many council members mentioned the opening of Rose Run Park as an accomplishment. They also were proud of how the city adapted to the COVID-19 pandemic, mentioning the July 4<sup>th</sup> parade as a highlight. City staff, the success of the business park and the city police force were also listed as items that the council members are proud of. The Veteran's Memorial, upgrading city parks and the Rose Run II project were some of the things that council was looking forward to. Most every council member listed the financial impact of COVID-19 and the current civil unrest in the country as concerns moving forward.

The rest of the morning included a recap of last year's workshop that resulted in council determining their top focus areas for 2020 as 1) the Village Center 2) Recreational Amenities 3) Maintenance and 4) Sustainability. Staff gave presentations on the trail condition assessment, sustainability efforts, the Old High School Feasibility study and Taylor Farm phase I improvements. Following those presentations, MKSK presented updates on the Parks Framework Plan and the Veteran's Memorial concept. In general, all of the projects were well received. There was a tremendous amount of excitement about the direction that the Parks Framework Plan was heading and in the concept presented for the Veteran's Memorial within the overall Rose Run II project.

The focus shifted in the afternoon to education about the projected fiscal outlook for 2021 and an implementation strategy for capital projects in the near term given the current economic uncertainty. The Finance Director provided background information on the city's revenue and fund structure. The City Manager presented a strategy for the 2021 capital budget, allocating funding towards projects, maintenance and planning. Council discussed the strategy and endorsed the following items.

### 2021 Capital Strategy

Item	Category	Funding Amount
Market Street Extension	Project	\$7.15M
US62/SR161 Gateway	Project	\$500K (local funds)
Taylor Farm Acquisition	Project	\$1.75M
Taylor Farm Phase 1 Improvements	Project	\$500K
Street Maintenance Program	Maintenance	\$1.2M
Sidewalk Repair Program	Maintenance	\$200K
Trail Repair Program	Maintenance	\$500K*
Park Upgrades	Maintenance	\$500K*
Rose Run II Design (includes Vets Memorial and regional ponds)	Planning/Design	\$1M
Rose Run II construction	Savings	\$1M

\*Council wanted \$500K added to either the Trail Repair Program or Park Upgrades

To complete the day, council did a prioritization exercise on initiatives that they would like the city to undertake. Each council person who has identified an initiative in the past year, gave a short description of its purpose and goals. Following that discussion, council ranked each item. The final order of the initiatives are below. Knowing these priorities will assist city staff in developing budgets for next year.

1. IDEA board
2. Fiber to homes
3. Sustainability
4. Utility aggregation
5. Village center beautification
6. Pickup of trash costs

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# 2021 CAPITAL WORKSHOP

September 11, 2020



## *Order of* BUSINESS

### PRESENTATION OVERVIEW

1. Introduction
2. Recap of 2020 priorities
3. 2020 capital project updates
4. Lunch
5. Fiscal Outlook
6. Looking to 2021
7. Council Initiatives



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# INTRODUCTION

*Capital projects that make a positive community impact*

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## INTRODUCTION



- What one city accomplishment are you most proud of in 2020?
- What one thing are you most excited about as we head into 2021?
- What is your biggest concern for 2021?

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## 2020 WORKSHOP RECAP

What are the top three priorities the city should focus on in the next five years?

childrens park  
 senior activity bury powerlines  
 veterans memorial  
 trail connectivity  
 improve streetscapes road connections  
 rose run 2 extension of market st parking  
 traffic and parking youth recreation  
 connectivity recreation facility  
 rose run 2 retail  
 senior activities field space  
 solar

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## COUNCIL PRIORITIES

VILLAGE CENTER

RECREATIONAL  
AMENITIES

MAINTENANCE

SUSTAINABILITY

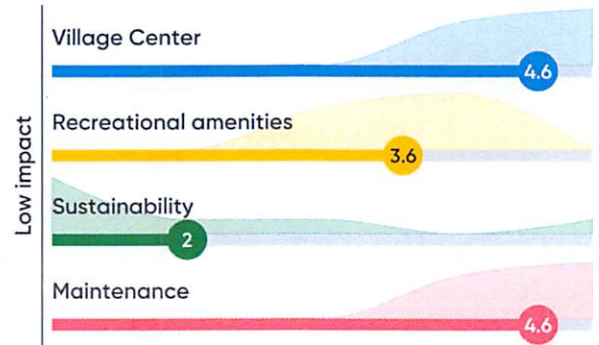


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## 2020 WORKSHOP RECAP

Rate the impact each Council Priority will have on the community?



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## 2020 WORKSHOP RECAP

### What was the workshop's outcome?

Council's priorities and project ranking led to a list of planning and capital projects that were implemented in 2020.

- \* Capital Projects
  - \* Street Name Sign Updates
  - \* Market Street Extension Design
  - \* US62/SR161 Gateway
  - \* Taylor Farm Acquisition
  - \* Amphitheater Contribution
  - \* Streetlight Conversion
- \* Maintenance
  - \* Street Pavement/Maintenance
  - \* Sidewalk Replacement
- \* Planning Projects
  - \* Old High School Feasibility Study
  - \* Taylor Farm Concept
  - \* Parks Framework Plan
  - \* Veteran's Memorial Concept



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## PROJECT UPDATES

### Under Construction

Several previously funded projects either continued construction or were completed in 2020.

- Traffic Signal Interconnection
- Service Department Expansion
- Main Street Utility Burial



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## PROJECT UPDATES

### Strengthening the Local Economy

Business Park capital projects utilize different funding sources and their timing is tied to economic development projects. These 2020 projects built critical infrastructure to support the expansion and diversification of the local economy.

- Blacklick Creek Trunk Sewer Part 2B
- Mink Pressure District Water Main and Harrison Road Storm Sewer Improvements
- Jug St Waterline Extension & Booster Station

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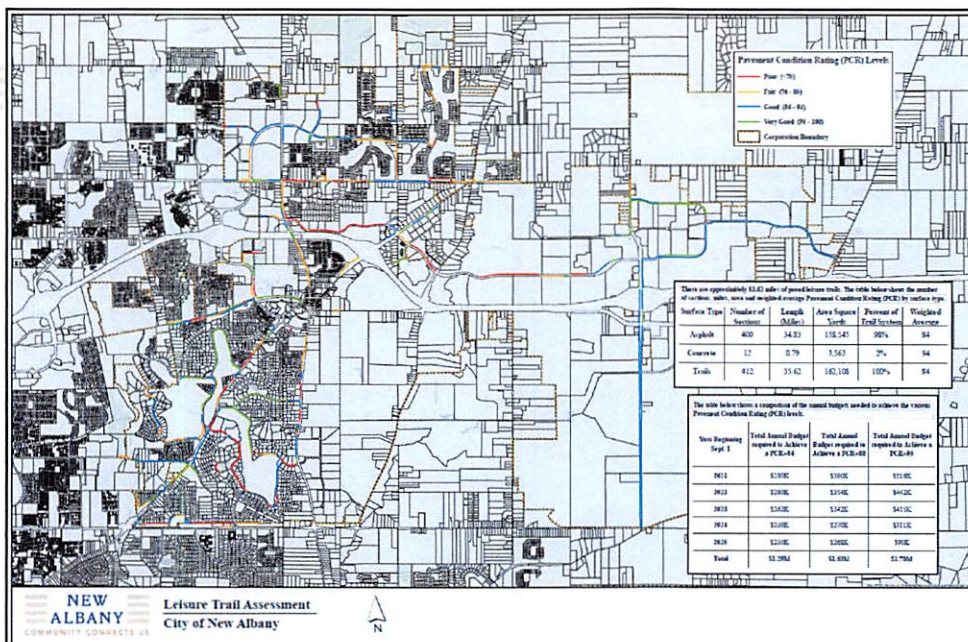
## PROJECT UPDATES

### Maintenance

Leisure trail assessment completed to determine condition of trail network

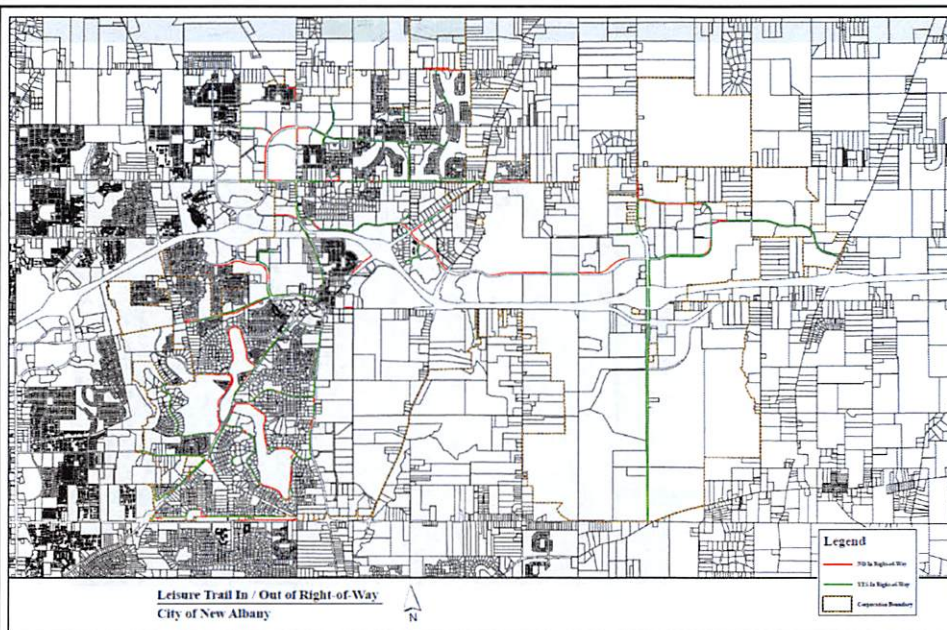


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## PROJECT UPDATES

### • Sustainability

- Engage New Albany Recommendations
  - Work to provide more convenient and sustainable renewable energy supply choices to the NA community
  - Promote the use of solar and geothermal systems and adjust city regulations to appropriately permit them within the community
  - Communicate to and educate the public about the city's sustainability initiatives
  - Complete a Sustainability Action plan to advance subcommittee's work and measure progress

### • Implementation Ideas

- Create a Sustainability Advisory Board
- Renewable Energy Project
  - Install solar panels on the Service Department
  - 470 panels
  - \$238,850 estimated cost
  - 16.4 year payback period
  - Structural evaluation of roof needs to be performed

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## PROJECT UPDATES

### Planning Projects

A number of council's priorities required additional study and evaluation.

- Old High School Feasibility Study
- Taylor Farm Concept
- Parks Framework Plan
- Veteran's Memorial Concept



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## PROJECT UPDATES

### Planning Projects

An evaluation of the re-use potential of the historic NAPLS high school building.


Two part assessment to determine


- Programming options
- Estimated costs



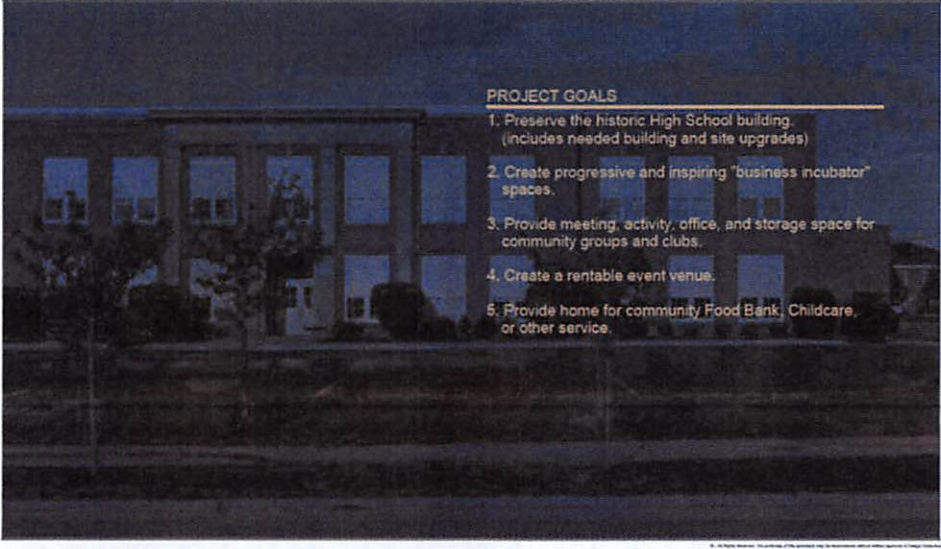
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New Albany Innovation Center  
Introduction  
Sheet Issue Date: 2020-04-27



**PROJECT GOALS**

1. Preserve the historic High School building.  
(includes needed building and site upgrades)
2. Create progressive and inspiring "business incubator" spaces.
3. Provide meeting, activity, office, and storage space for community groups and clubs.
4. Create a rentable event venue.
5. Provide home for community Food Bank, Childcare, or other service.







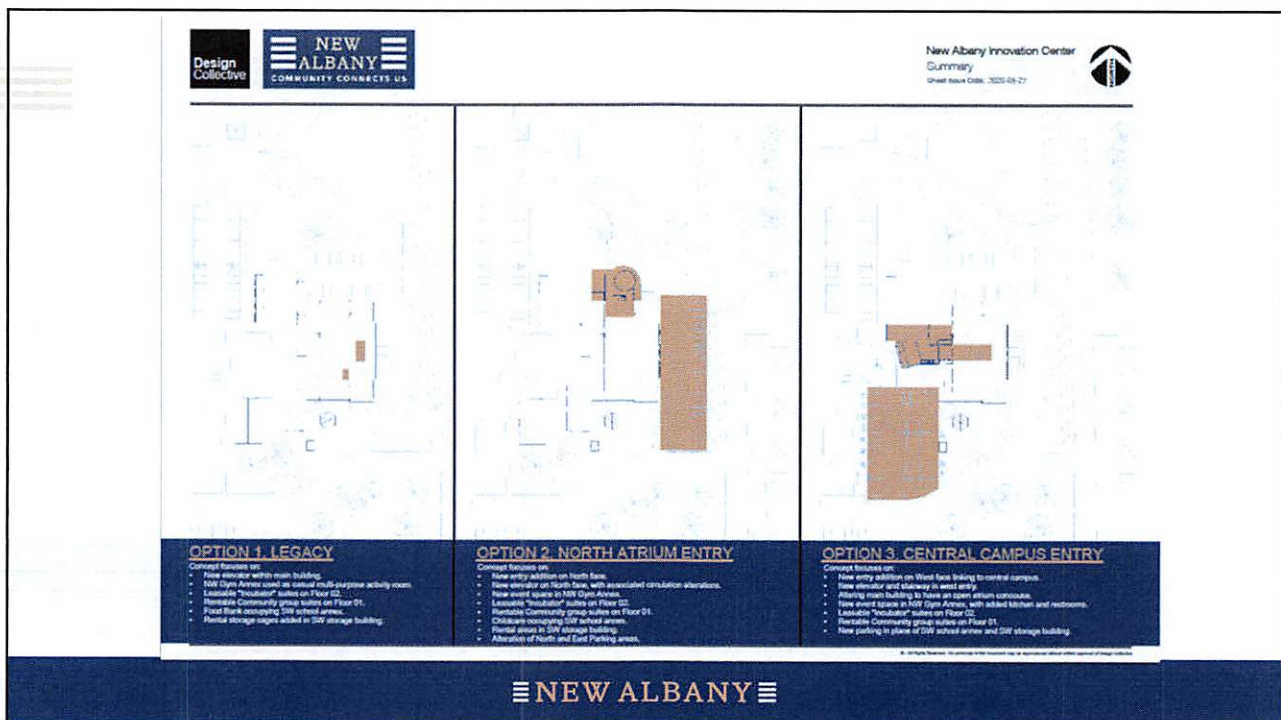
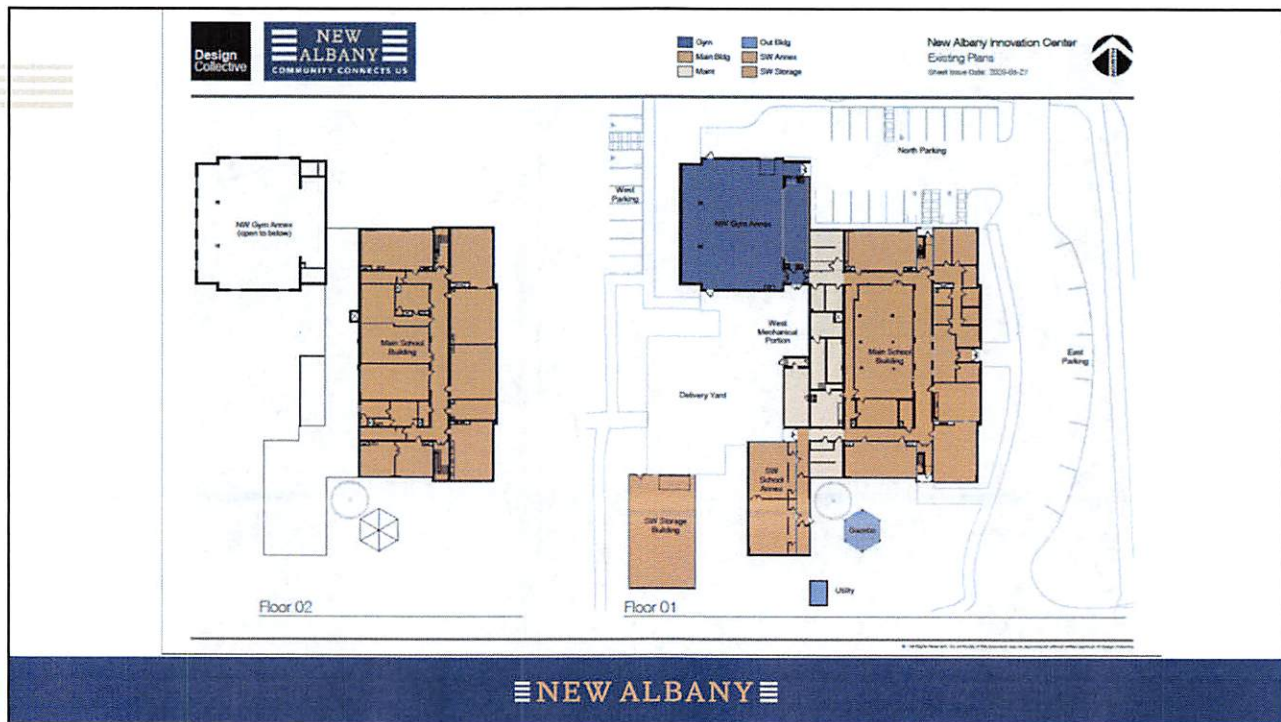


New Albany Innovation Center  
Site  
Sheet Issue Date: 2020-04-27



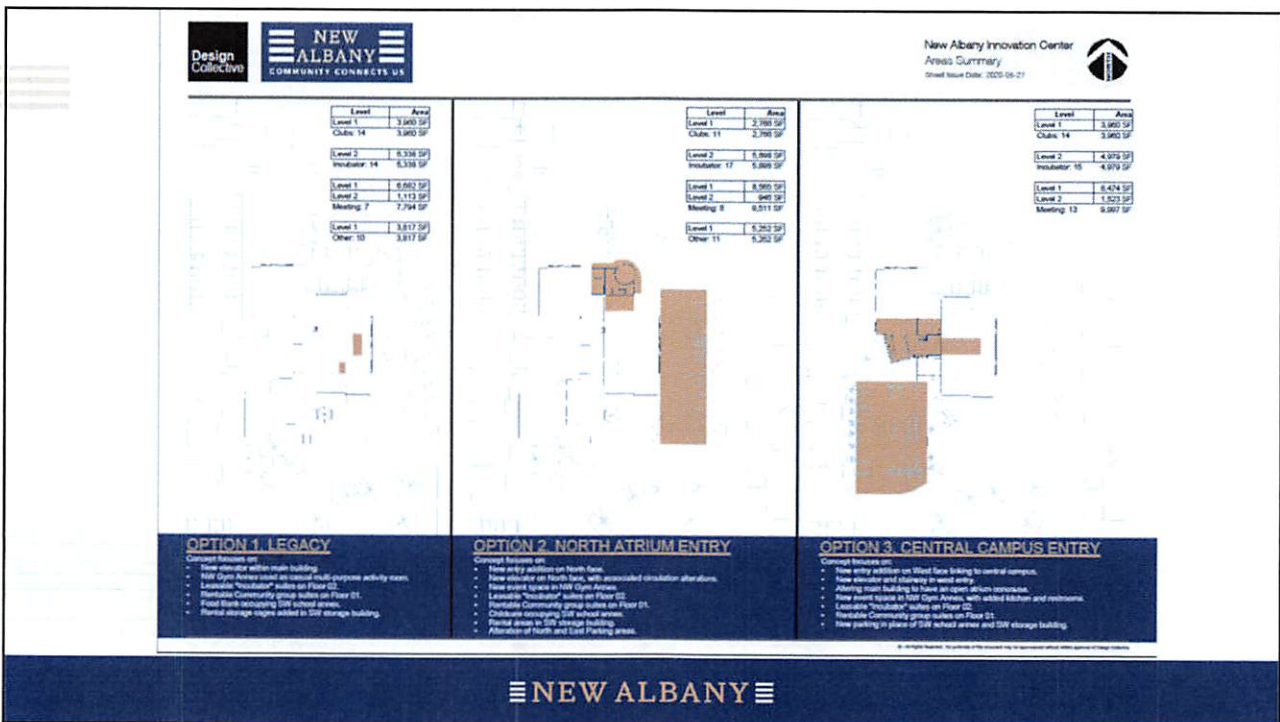
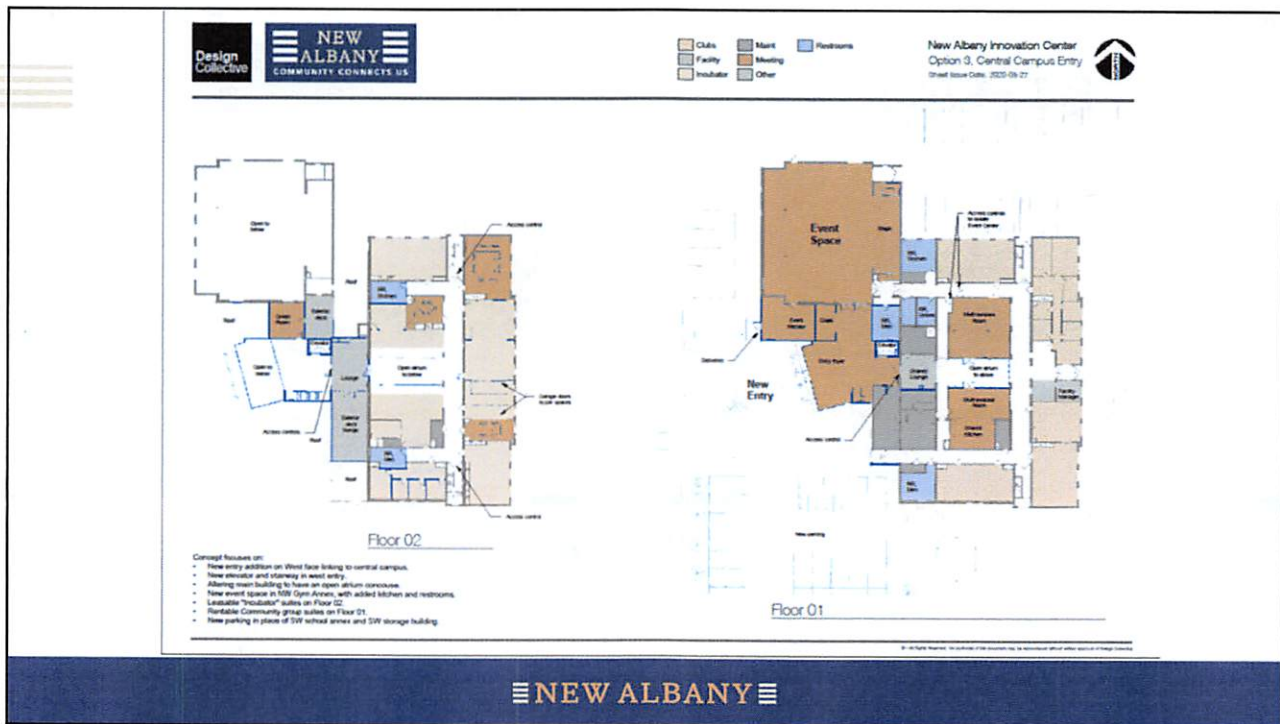















## PROJECT UPDATES

### Taylor Farm

- **Acquisition**

- Budgeted for in 2020
- Will probably occur in Q1 2021

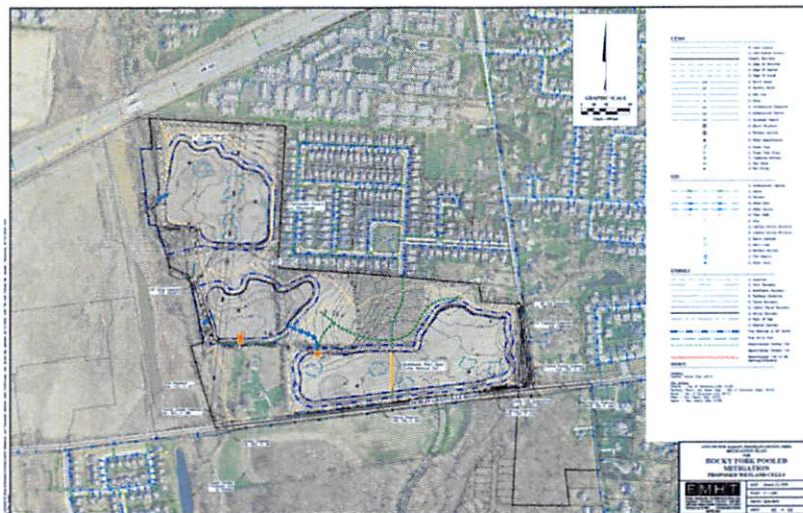
- **Phase 1 Improvements**

- Approx. 2.5 mile trail network with multiple loops and paths
- Improved access along Harlem Road
- Enhanced plantings at key sight corridors
- Estimated cost - \$500,000



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## PROJECT UPDATES



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## PROJECT UPDATES

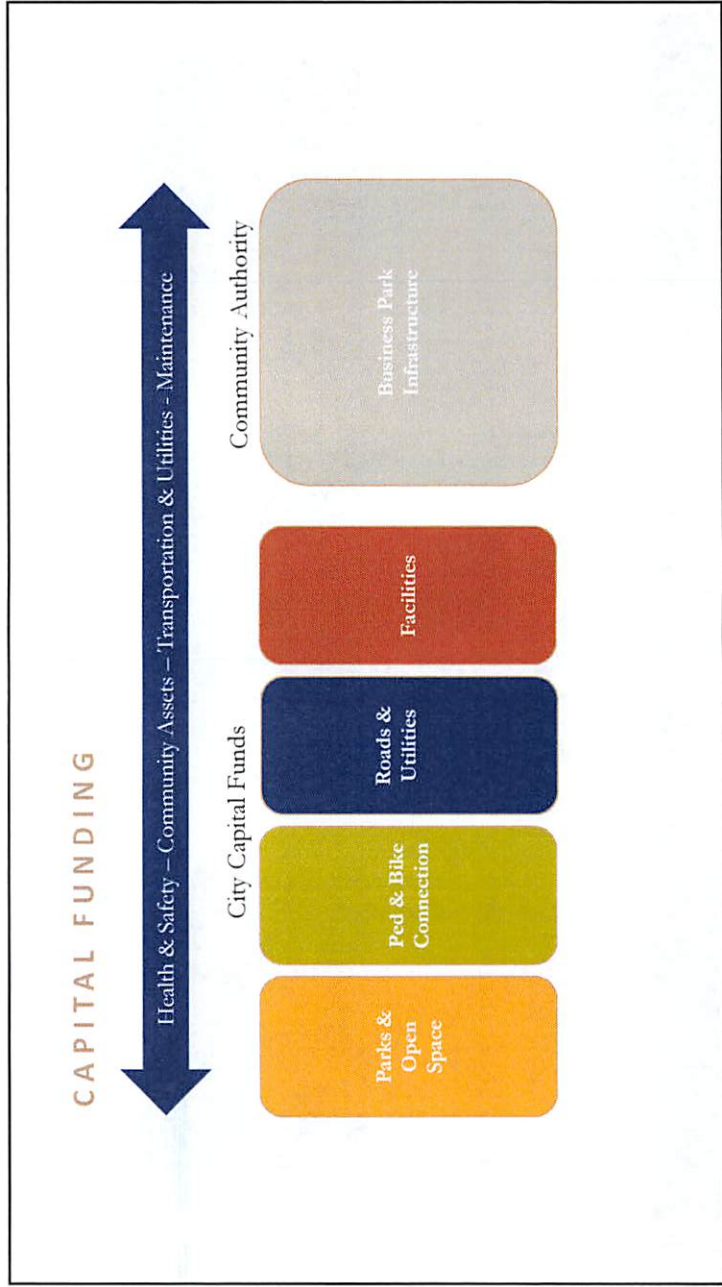
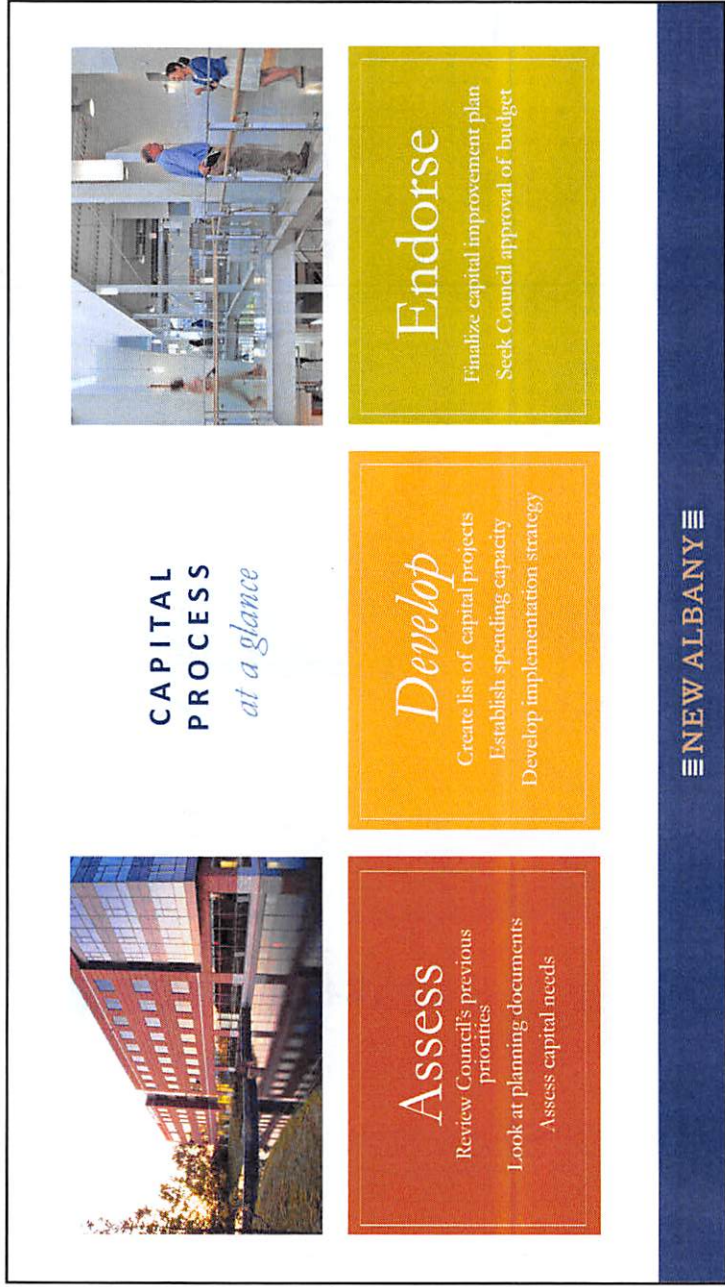
- MKSK presentations

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## Lunch

- 30 minutes

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## DISTRIBUTION OF REVENUE



## DISTRIBUTION OF REVENUE

### *Income Tax*



85%

#### GENERAL FUND

Funds operations and provides for transfers to capital and other funds above the 65% fund balance reserve



12%

#### CAPITAL IMPROVEMENT FUND

Funds provide for general capital improvement projects within New Albany.



3%

#### PARK IMPROVEMENT FUND

Funds provide for park and trail improvement projects within New Albany.

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**CAPITAL  
FUNDING since  
2017**  
*at a glance*

**\$11.8 million**

**GENERAL**  
Capital/Infrastructure Projects  
budgeted for 2020

**\$21.8 million**

**BUSINESS PARK**  
Infrastructure Projects  
budgeted for 2020

**\$15.3 million**

**GENERAL**  
Capital/Infrastructure Projects  
from 2017 to 2019

**\$44.3 million**

**BUSINESS PARK**  
Infrastructure Projects from  
2017 to 2019

**\$22.4 million**

**TIF**  
Capital/Infrastructure Projects  
from 2017 to 2019

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**LOOKING TO 2021**

**FISCAL OUTLOOK**

**2020 Budget & Financial Impact of COVID-19**

- 2020 General Fund Balance
  - \* \$7.5 million excess reserve remains
  - \* \$2.0 million projected addition to balance (Pre-COVID)
  - \* \$780 thousand projected addition to balance (Adjusted for COVID)
- 2020 Income Tax Projections
  - \* \$22.0 million (Pre-COVID)
  - \* \$21.5 million (2019 Actual)
  - \* \$20.7 million (Adjusted for COVID)
    - \* Individual – Delay/Loss of \$287 thousand
    - \* Net Profit – Loss of \$706 thousand
    - \* Withholding – \$0 loss



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## LOOKING TO 2021

### FISCAL OUTLOOK

#### Income Tax Revenue – Then & Now

- Significant increases year after year since 2017
  - \$4 to \$5 million per year in total
  - 11% to 16% increase each year
- 2021 and beyond
  - Net Profit & Individual most impacted (up to 46% loss from 2019)
  - Withholding moderate growth
  - 2021-2022 estimated to be substantially impacted
  - 2025 approaching Pre-COVID income tax levels
  - Looking to the “Great Recession” (2008-2012)

*Even with the uncertainty of the effect of COVID-19, the City is well positioned to plan for and undertake critical capital projects.*

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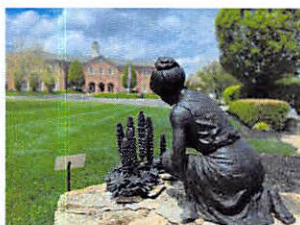
## LOOKING TO 2021

### WHERE CAN WE MAKE THE BIGGEST IMPACT?

Ensure financial stability

Build upon council's previous priorities

Advance impactful projects that address community needs, promote economic development and enhance quality of life

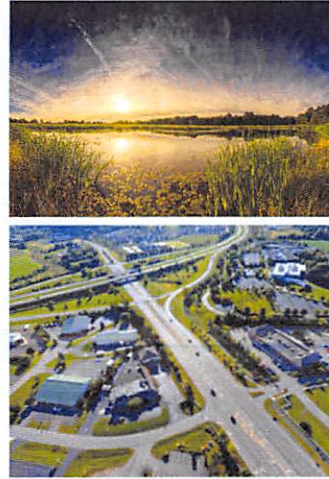


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## LOOKING TO 2021

### IMPLEMENTATION STRATEGY- PROJECTS

- Market St Extension
  - \$7,150,000
- US 62/SR 161 Gateway
  - \$6,000,000
- Taylor Farm Acquisition
  - \$1,750,000
- Taylor Farm Improvements
  - \$500,000



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## LOOKING TO 2021

### IMPLEMENTATION STRATEGY- ANNUAL MAINTENANCE

- 2021 Street Program
  - \$1,200,000 (Capital & Street Fund) per year
- 2021 Sidewalk Program
  - \$200,000 per year
- Pocket Park Master Plan
  - \$500,000 (Sumption, Lambton, & Byington)
- Trail Improvements
  - \$325,000 per year



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## LOOKING TO 2021

### IMPLEMENTATION STRATEGY- PLANNING/DESIGN

- Rose Run II
  - \$1,000,000



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## LOOKING TO 2021

### CAPITAL RESOURCES

Based on funding of the implementation strategy, a \$4M general fund transfer and revenue projections, these are the estimated amount of money that would be available to work with over the next three years.

- 2021 - \$1.5 million
- 2022 - \$2.5 million
- 2023 - \$3.5 million
- 2024 & 2025 - TBD

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## CAPITAL SPENDING OPTIONS

*discussion***TRANSFORMATIONAL**

Save excess revenue to fund a transformational project, such as Rose Run II, in future years.

**SERIES OF SMALLER PROJECTS**

Spend the money on a series of smaller projects that are from the ranked list of council priorities.

Example: skate park, dog park, etc.

**NEW PROJECT(S)**

Fund a new project

Example: Service Department solar panels

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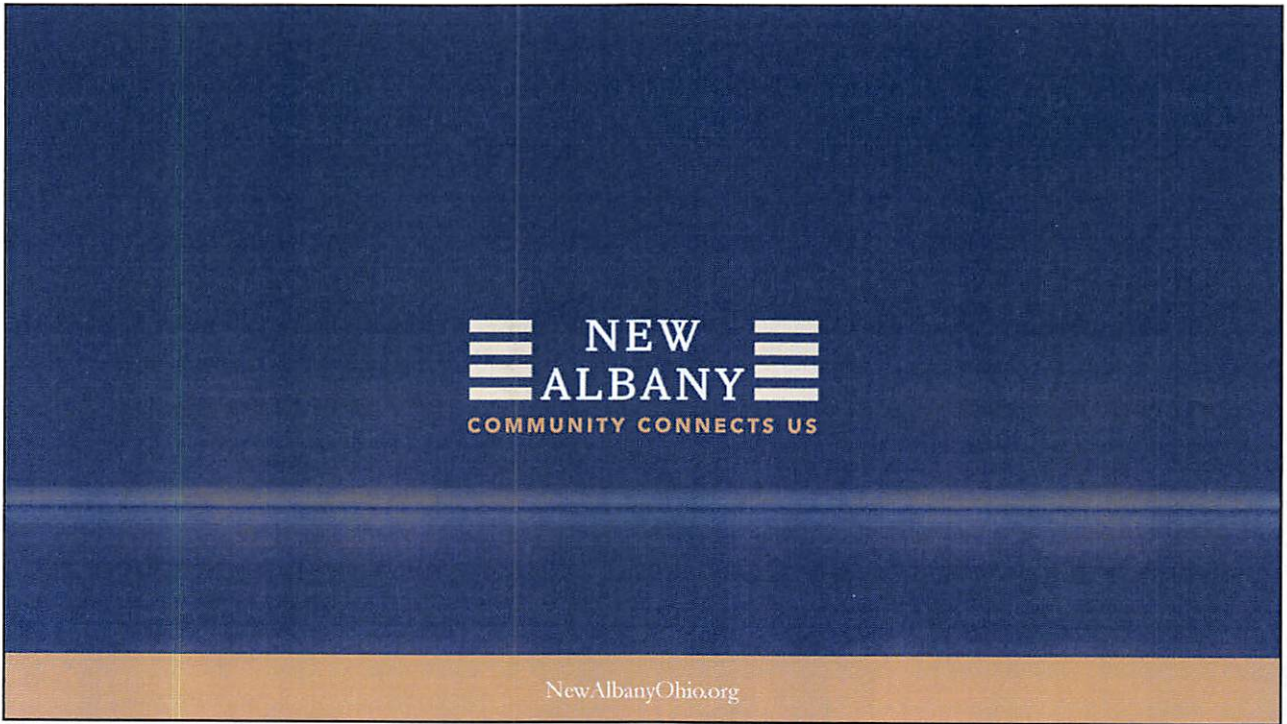
**LOOKING TO 2021**

- **COUNCIL INITIATIVES**

- **New ideas that will require resources (staffing, additional study, management)**

- IDEA (Sloan and Marlene)
- Sustainability Advisory Group (Kasey)
- City pick-up of trash costs (Colleen and Matt)
- Utility Aggregation (Kasey)
- Fiber to homes (Colleen)
- Village Center beautification (Chip)

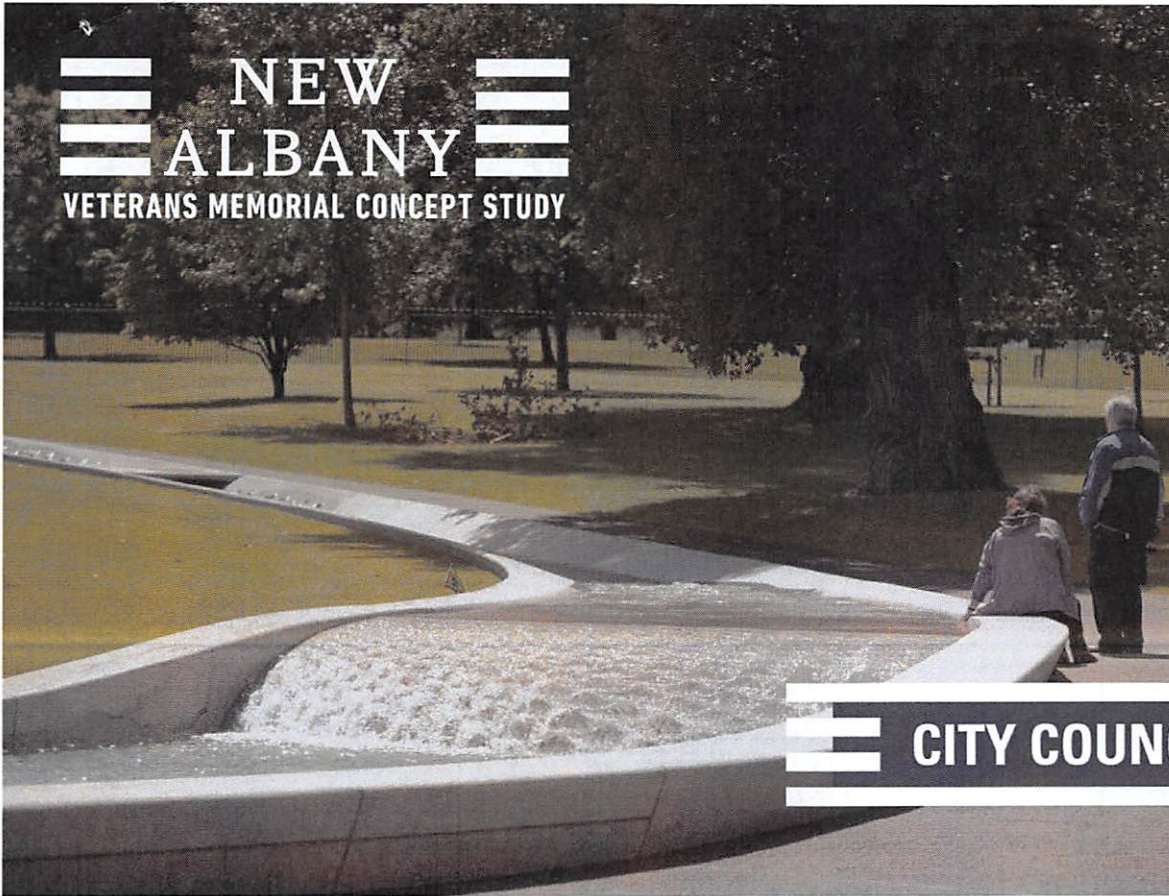
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## VETERANS MEMORIAL CONCEPT STUDY

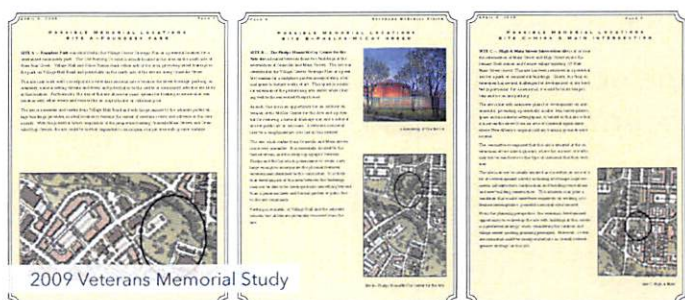


## CITY COUNCIL RETREAT

September 11, 2020

### PROJECT PURPOSE

- Current Veterans Memorial has served its useful life.
- Desired by the community for some time.
- Past efforts haven't been pushed to completion.
- Will add richness to the existing green space network.





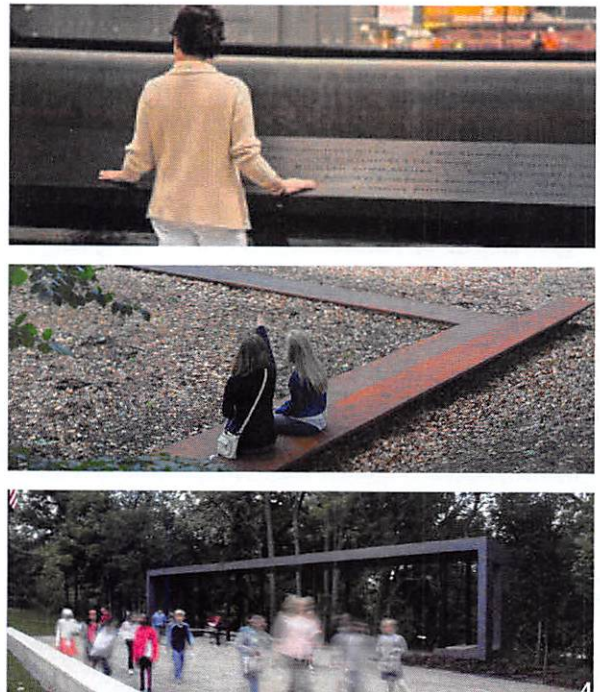
## OUR PROCESS

- Benchmarks & Best Practices
- Focus Group
- Location & Program Assessment
- Draft Concept Plans
- Refinement of Singular Concept



## FOCUS GROUP INPUT

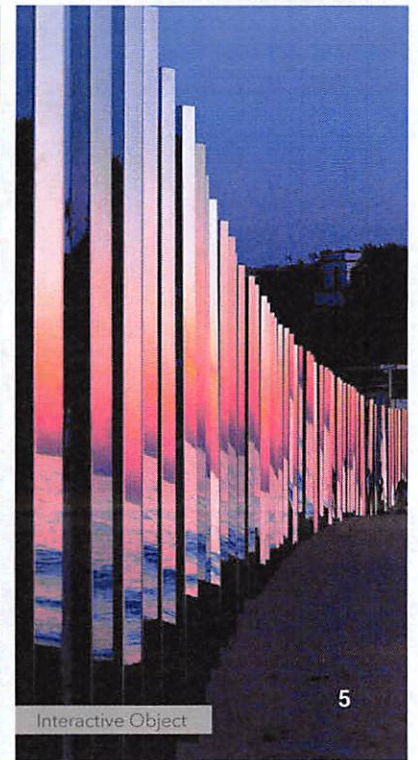
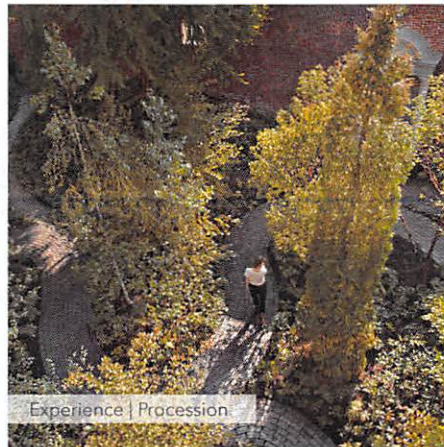
- Acknowledge local and national veterans.
- Educate young people about service.
- Honor the family that support veterans.
- Provide space for contemplation.
- Honor the physical and emotional toll carried by the veteran.
- Reference journey from civilian, to serviceman, to veteran.
- Connect to the greater history of New Albany.





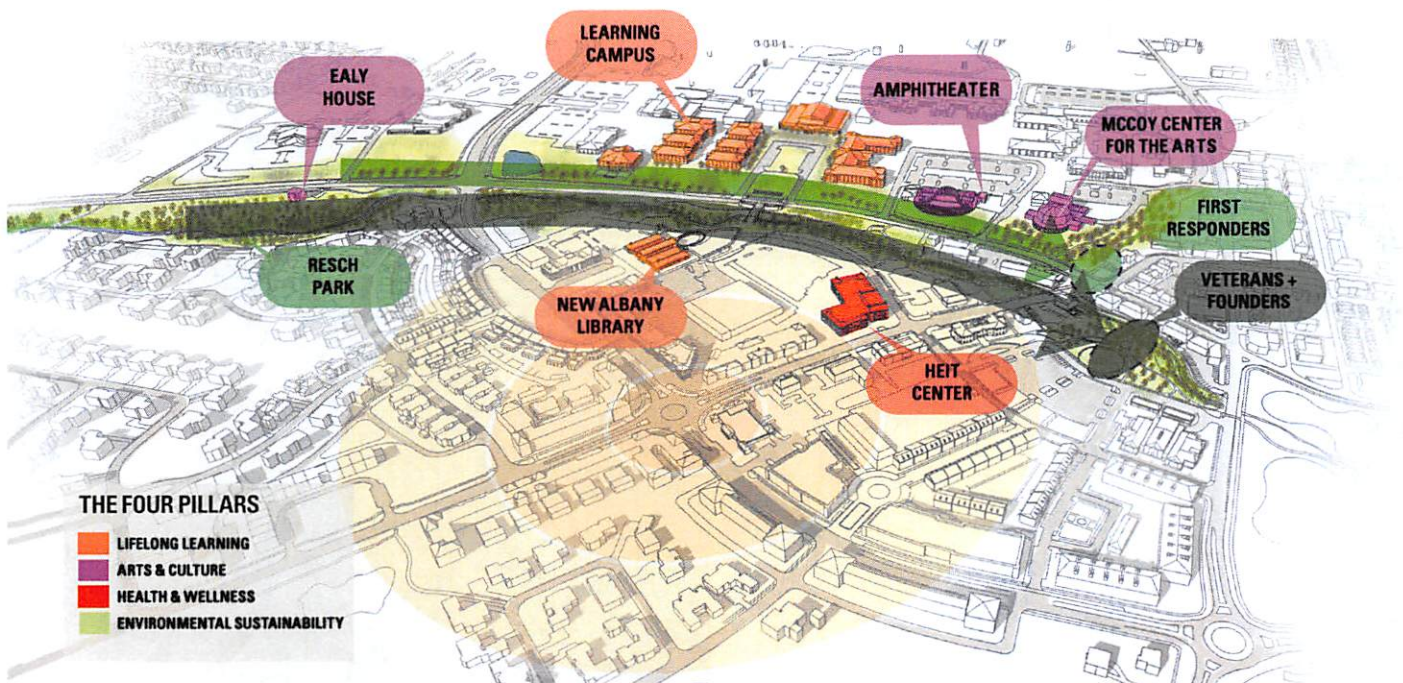
## LOCATION + PROGRAM ASSESSMENT

- Tying site to program and program to site.
- Types of memorial.
- Refine memorial's purpose and whom its honoring.
- How does this new site fit within future New Albany development.



5

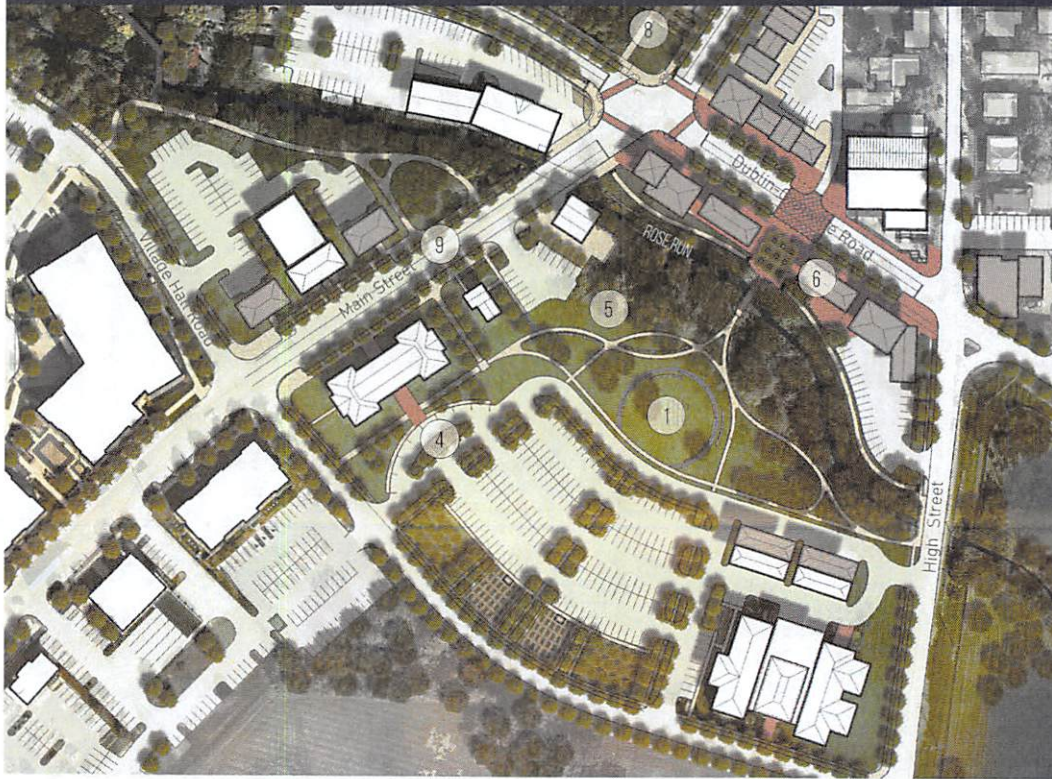
## SITE SELECTION : WHY HERE?



6



## ROSE RUN II: REFRESHER



### LEGEND

THE VISION FOR ROSE RUN PHASE II CONSISTS OF THE FOLLOWING SIGNIFICANT COMPONENTS:

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

7

## PROJECT GOALS

- Occupy a prominent location.
- Evoke a sense of honor and education.
- Support a variety of program ranging from public gathering to personal reflection.
- Create new types of meaningful experience in the robust downtown core.
- Allow narratives about Community Founders, Military Veterans, and First Responders to be recognized for their unique community value.
- Spur development along Dublin Granville Road with new park amenities.



8

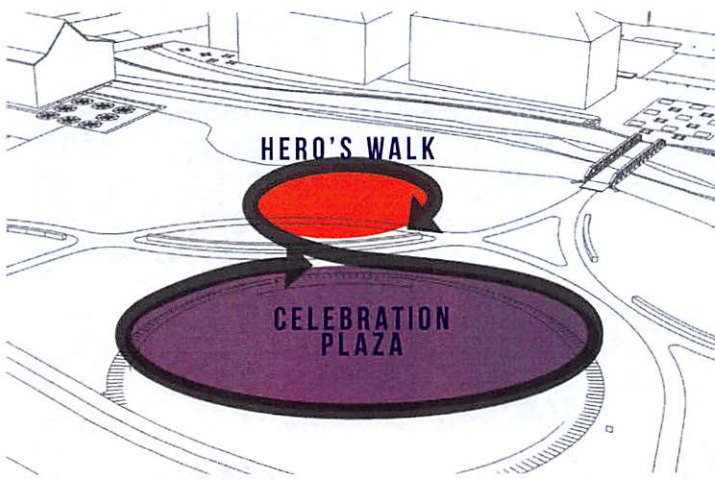




## NARRATIVE

### THE SERVICEMAN'S JOURNEY

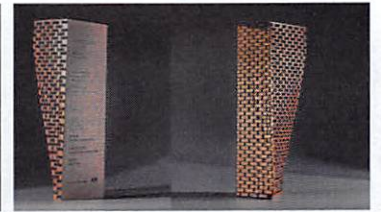
A SERIES OF SPACES THAT FOCUS ON THE SERVICEMAN'S JOURNEY FROM HOME TO BATTLE AND BACK.



WATER



LIGHT



PATH





## HYBRID CONCEPT: COMMENTS FROM STAKEHOLDERS



**CONCEPT A: WATER & FORM**

- » LIKE OVERALL SPATIAL CONCEPT BEST
- » APPRECIATE INCORPORATION OF WATER FOR THOSE IN THE NAVY
- » WANT GREATER VISIBILITY AND CONNECTION TO PUBLIC PLAZA



**CONCEPT B: LIGHT ELEMENTS**

- » LIKE THE IDEA OF LIGHT ELEMENTS IN THE WOODLAND
- » CEMETERY AND VETERANS MEMORIAL FEEL TO CONNECTED
- » MEMORIAL ELEMENTS FEEL TOO DISPERSED, IDEAL TO CONNECT WITH A CENTRAL GATHERING SPACE



**CONCEPT C: CONTEMPLATIVE PATH**

- » LIKE THE IDEA OF A PROCESSIONAL WALK ATTACHED TO NARRATIVE
- » DOESN'T HAVE ENOUGH PROMINENT GATHERING SPACE
- » WOULD BE GREAT IF COMBINED WITH CONCEPT A

11

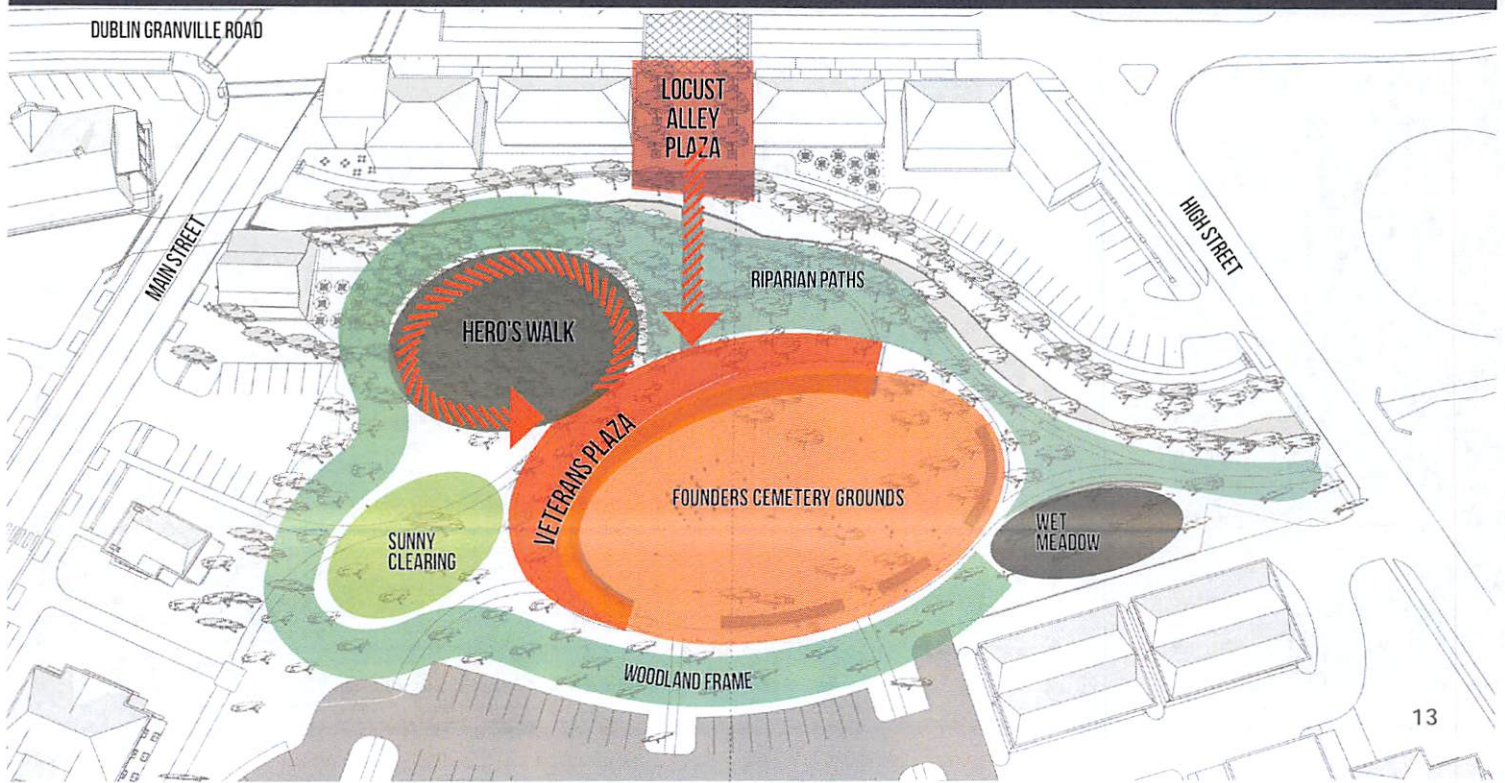
## OVERALL SITE: VETERANS MEMORIAL



12



## SITE PROGRAM



13

## VETERANS MEMORIAL PLAZA



Stone Water Feature



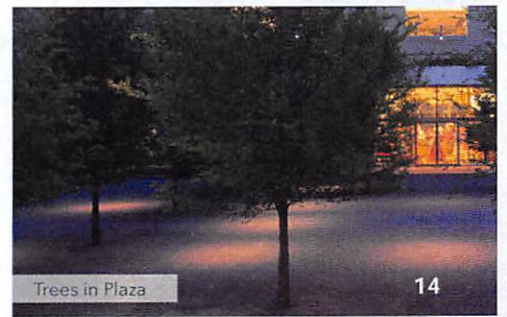
Memorial Representation



Water Runnel



Structured Groves

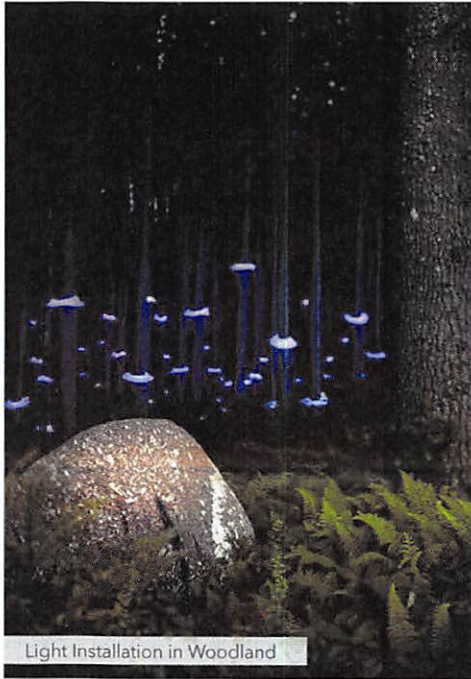


Trees in Plaza

14



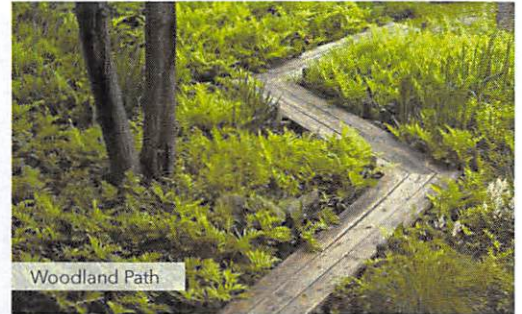
## HERO'S WALK



Light Installation in Woodland



Light Installation Representation



Woodland Path



Contemplative Moment

15

## OVERALL SITE: VETERANS MEMORIAL



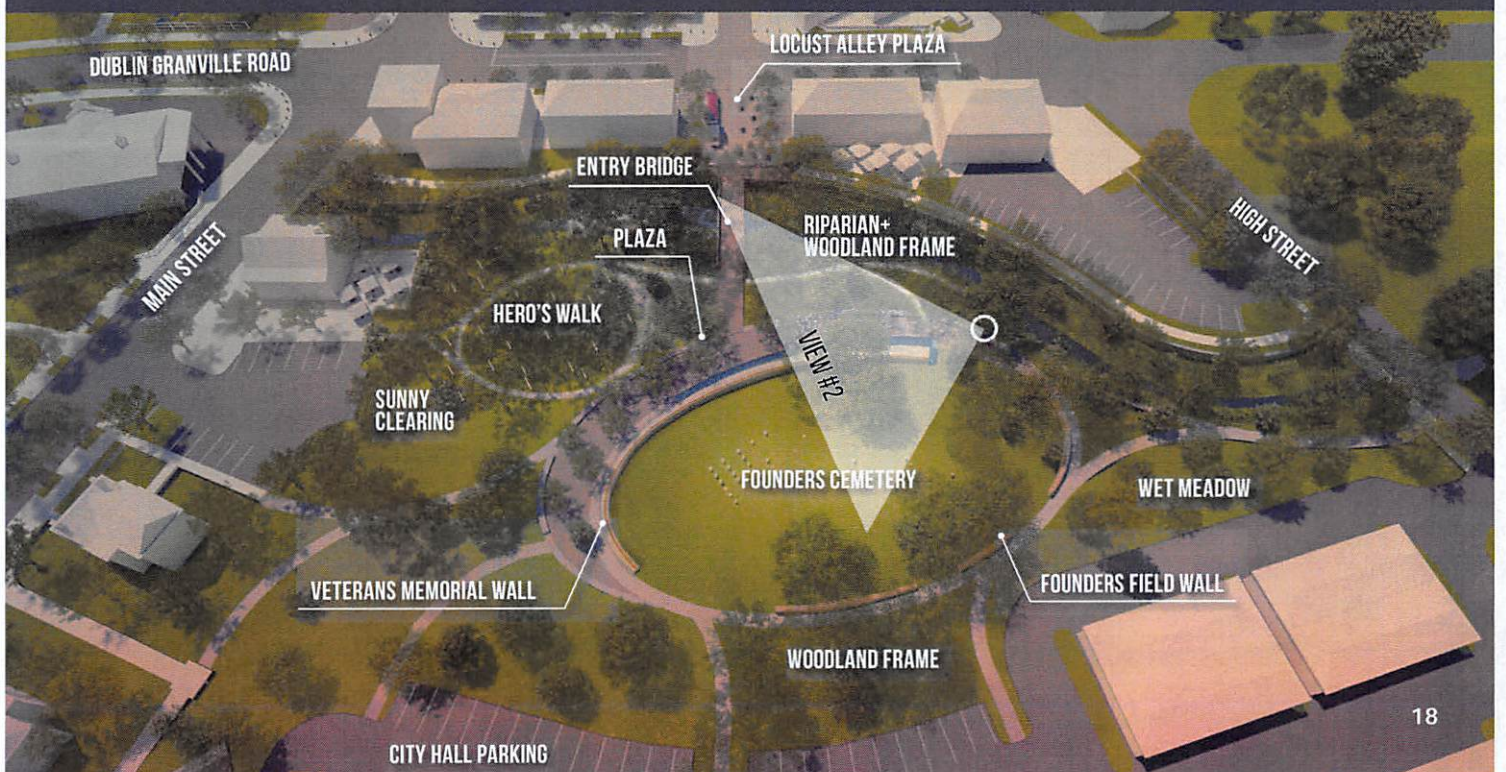
16



## VIEW #1: VETERANS MEMORIAL WALL | LOOKING SOUTH

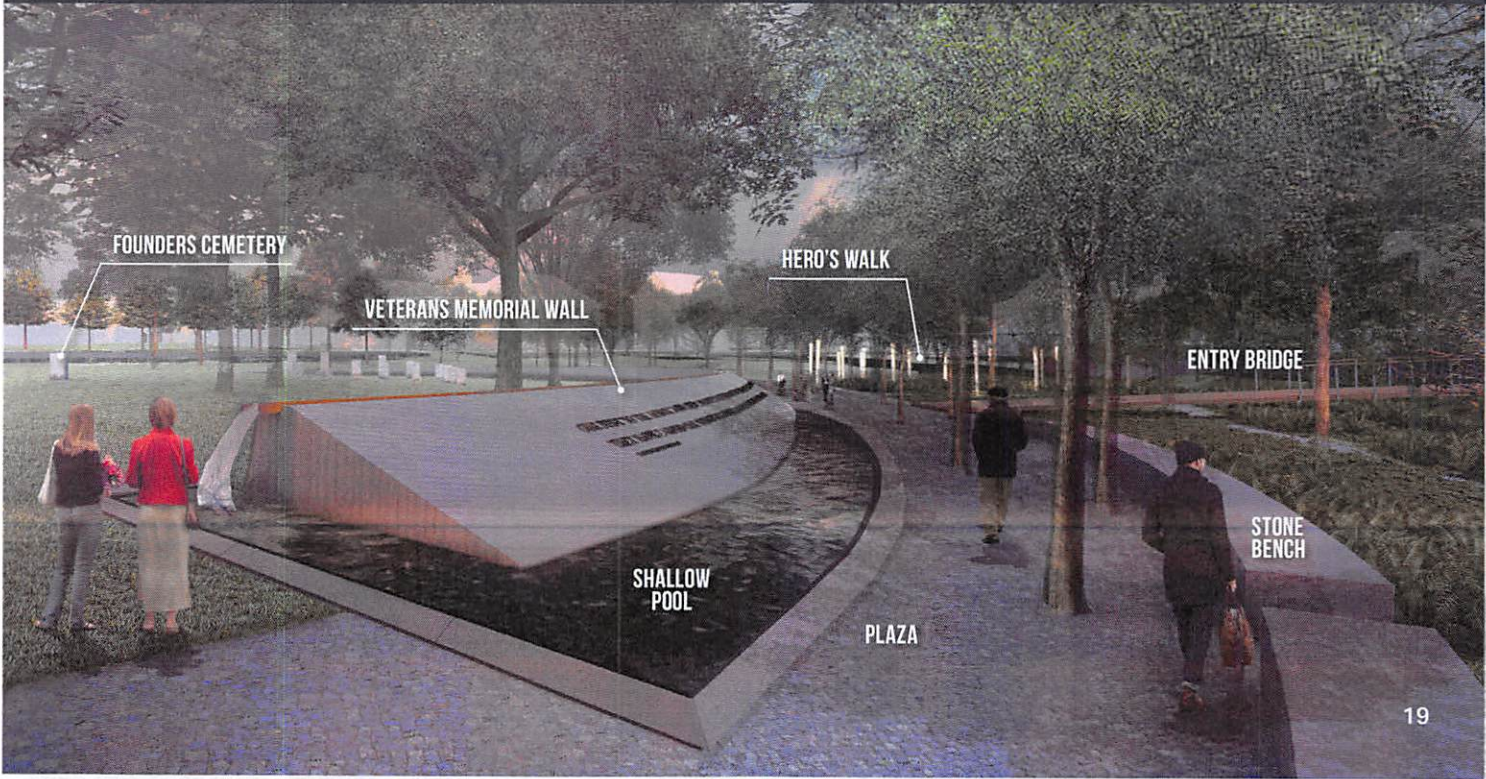


## OVERALL SITE: VETERANS MEMORIAL





VIEW #2: VETERANS MEMORIAL WALL | LOOKING EAST



OVERALL SITE: VETERANS MEMORIAL





## VIEW #3: VETERANS MEMORIAL PLAZA | LOOKING NORTHEAST

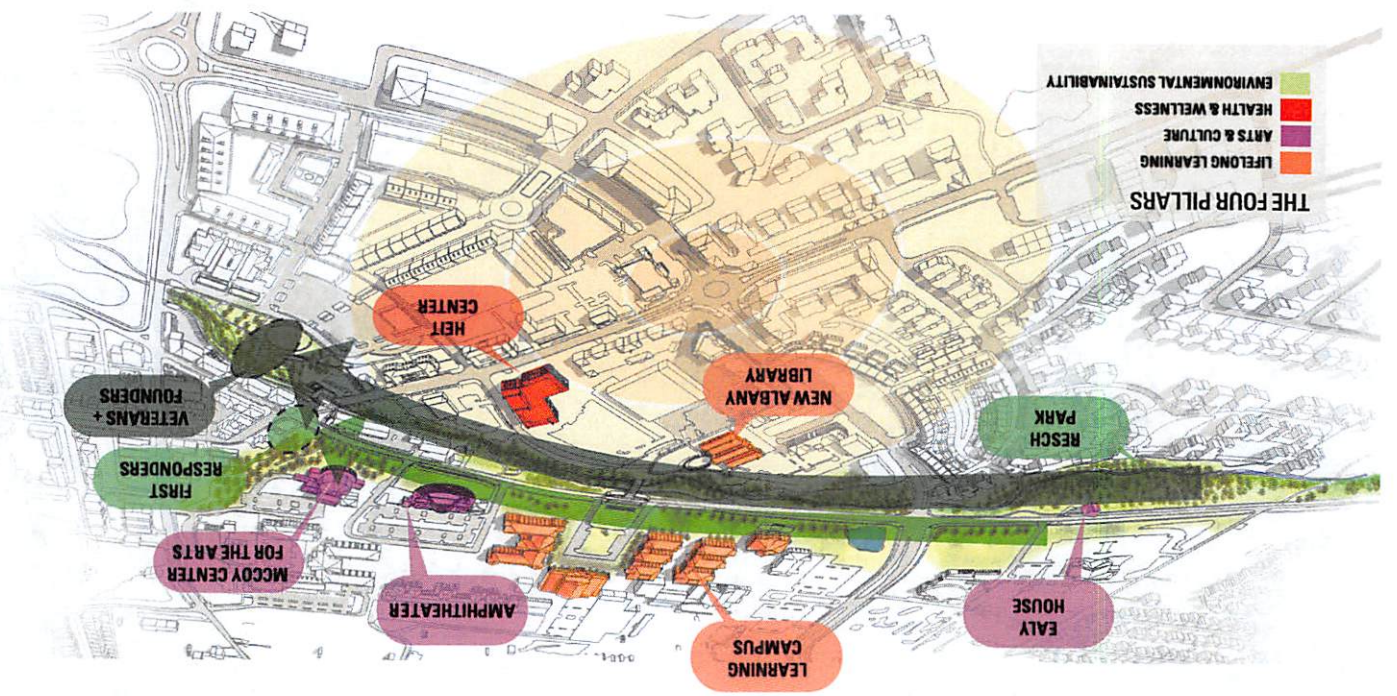


## OVERALL SITE: VETERANS MEMORIAL





- THE FOUR PILLARS**
- ENVIRONMENTAL SUSTAINABILITY
  - HEALTH & WELLNESS
  - ARTS & CULTURE
  - LIFELONG LEARNING



# FIRST RESPONDERS PAVILION



# VIEW #4: FOUNDERS FIELD ENTRY | LOOKING NORTH



## FIRST RESPONDERS PAVILION



25

## FIRST RESPONDERS PAVILION



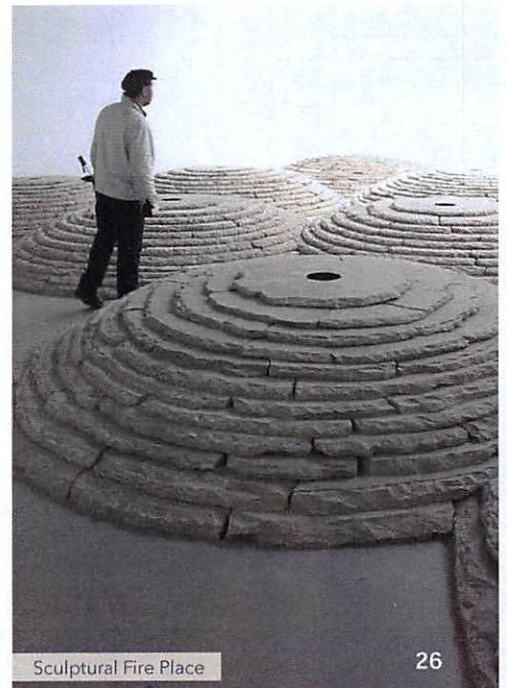
Open Pavilion



Community Hearth



Terraced Lawn



Sculptural Fire Place

26

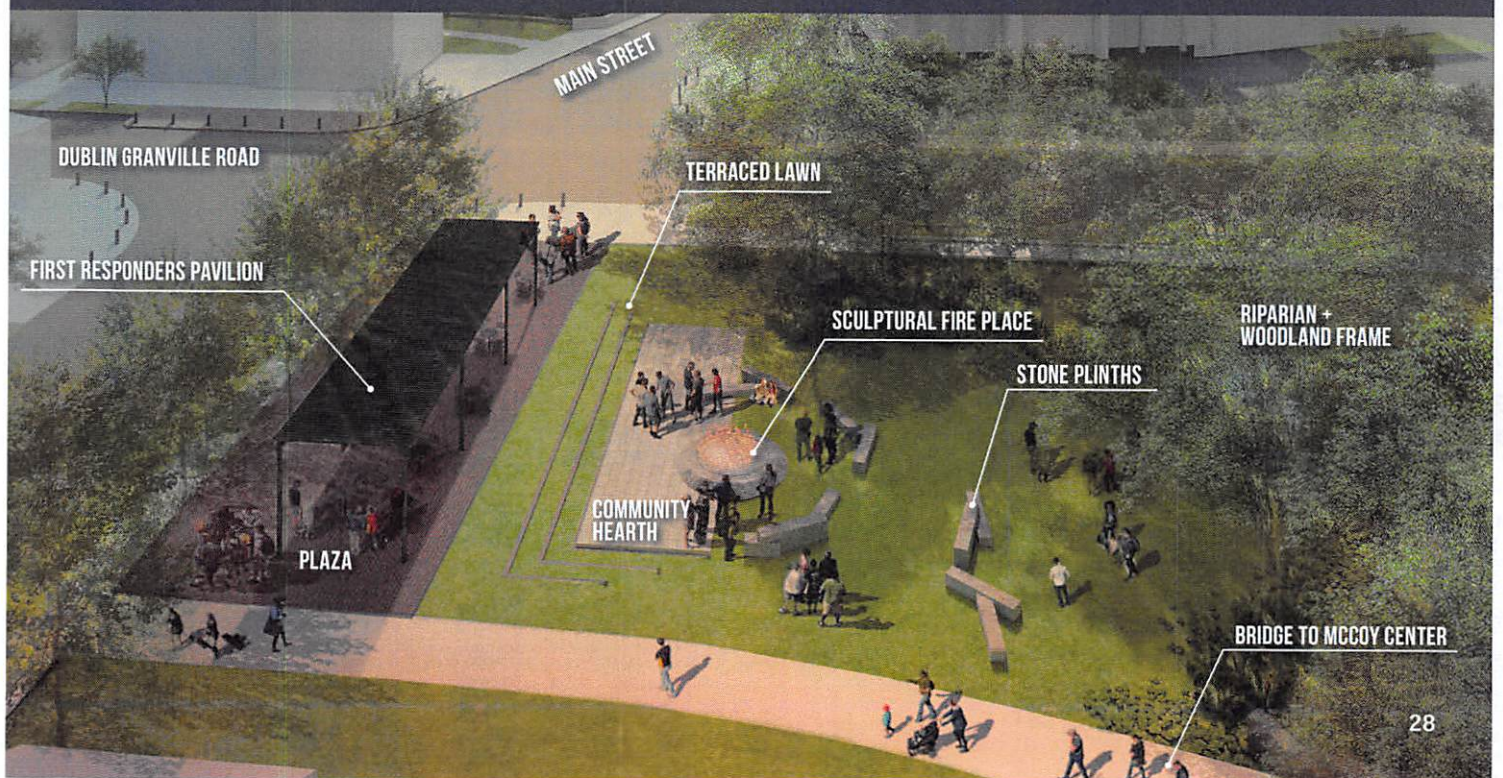


## FIRST RESPONDERS PAVILION



27

## VIEW #1: FIRST RESPONDERS PAVILION | LOOKING SOUTH



28



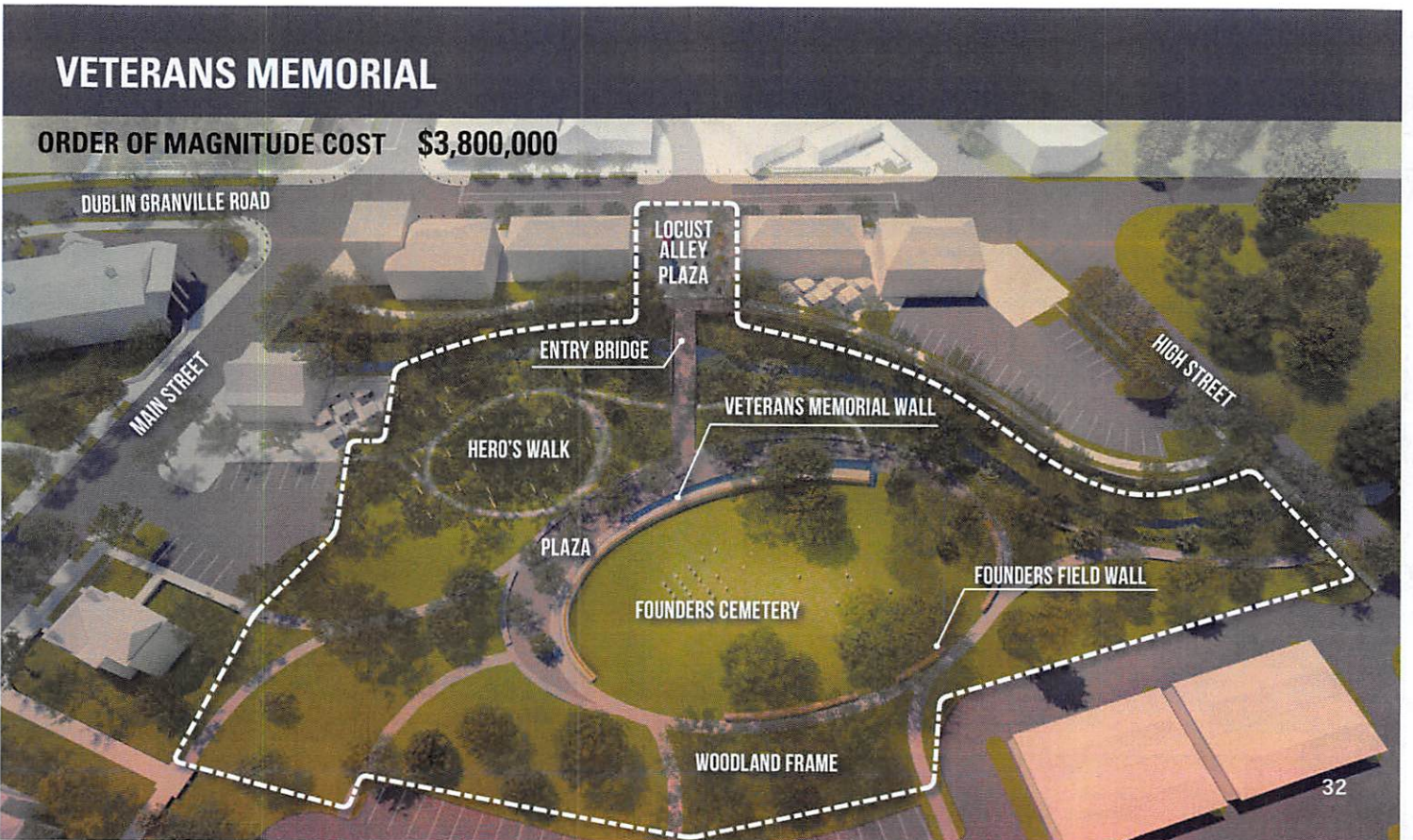
## FIRST RESPONDERS PAVILION



## VIEW #2: PAVILION PLAZA | LOOKING EAST



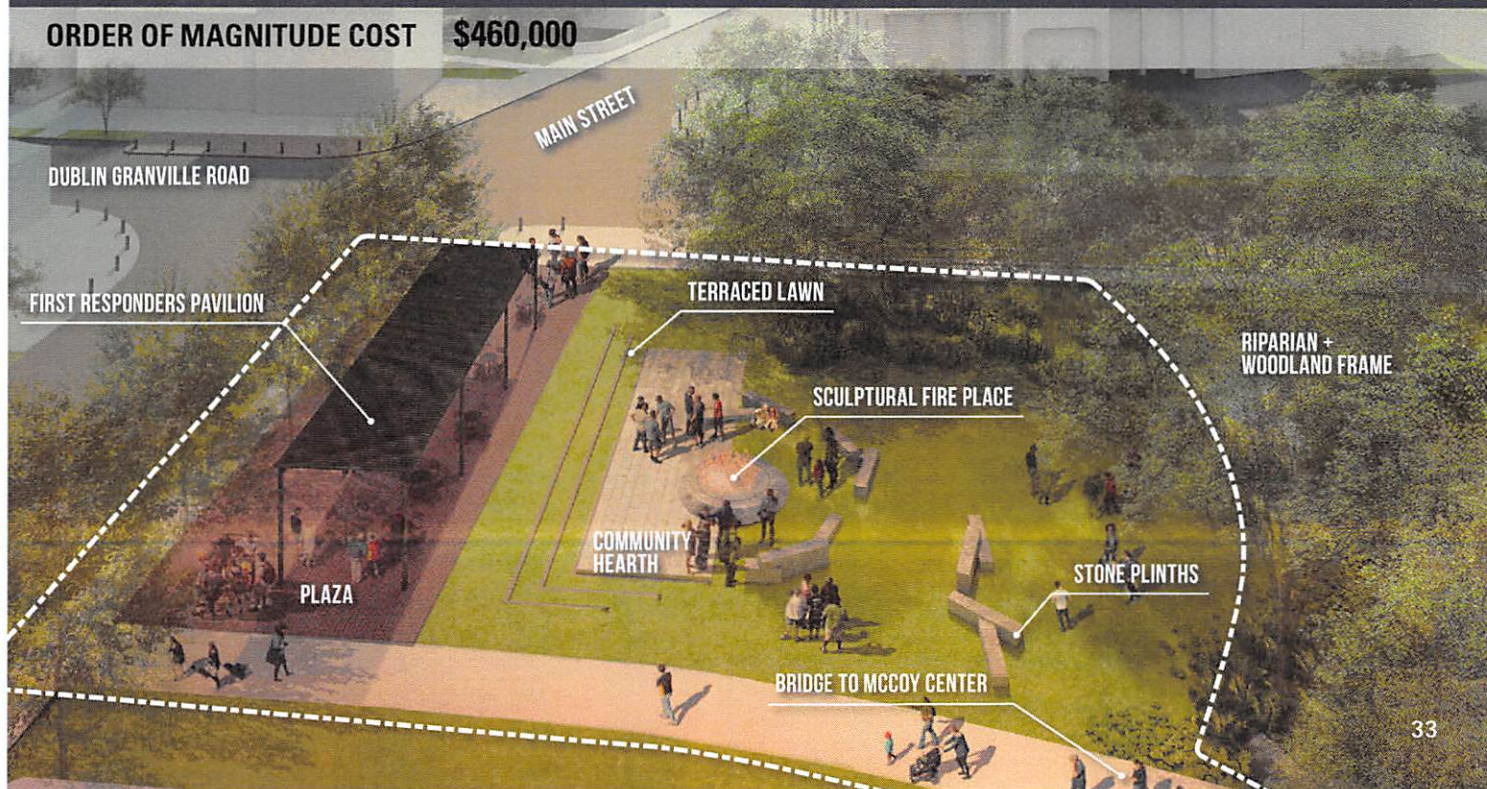






# FIRST RESPONDERS PAVILION

ORDER OF MAGNITUDE COST \$460,000

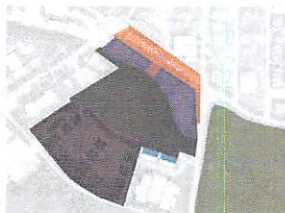




# ROSE RUN II

## ORDER OF MAGNITUDE COST

Project Areas	Cost
Founders 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



### \$1.0 M LOCUST SQUARE



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

### \$1.0 M WALL AND WALK



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

### \$2.1 M FOUNDERS GROVE



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

### \$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 PREVIOUS BRICK PAVEMENT OPTION



### \$1.9 M DUBLIN GRANVILLE ROAD STREET SCAPE



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

### \$0.6 M POLICE STATION IMPROVEMENTS



- Additional Covered Cruise Parking

### \$1.2 M STORM WATER PONDS



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





# NEW ALBANY

PARKS FRAMEWORK PLAN



## CITY COUNCIL RETREAT

September 11, 2020

## BACKGROUND

### WHY A PARKS PLAN?

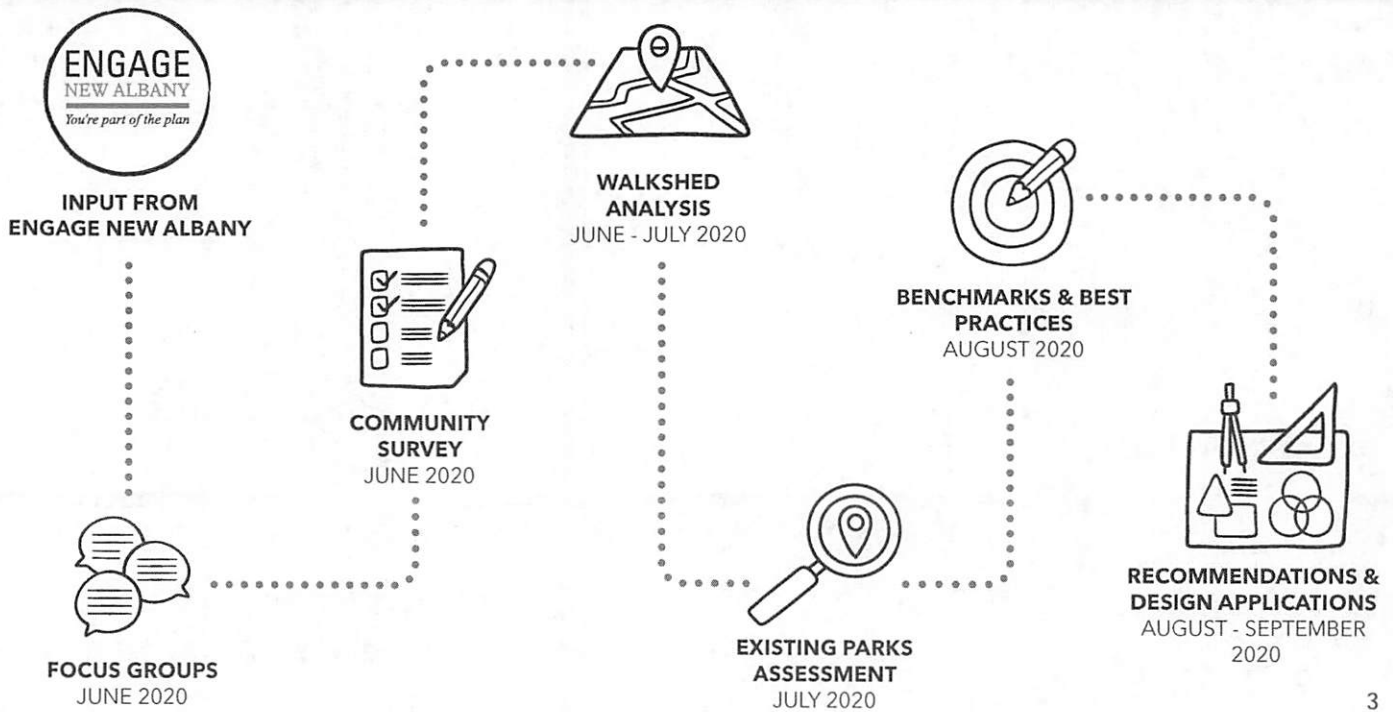
- **Engage New Albany** highlighted the **need for the existing New Albany public parks to be examined and studied** for potential improvements.
- Agreements with subdivision HOAs mandate **neighborhood parks be reassigned to City ownership 20-25 years post-construction.**

### PLAN OUTCOMES

- Park system hierarchy
- Park improvement strategy
- Order of magnitude costs



## OUR PROCESS



3

## COMMUNITY OUTREACH OUTCOMES

731

Engage New Albany parks-related community comments or answers to survey questions

443

community survey responses

2

focus group meetings via Zoom

84%

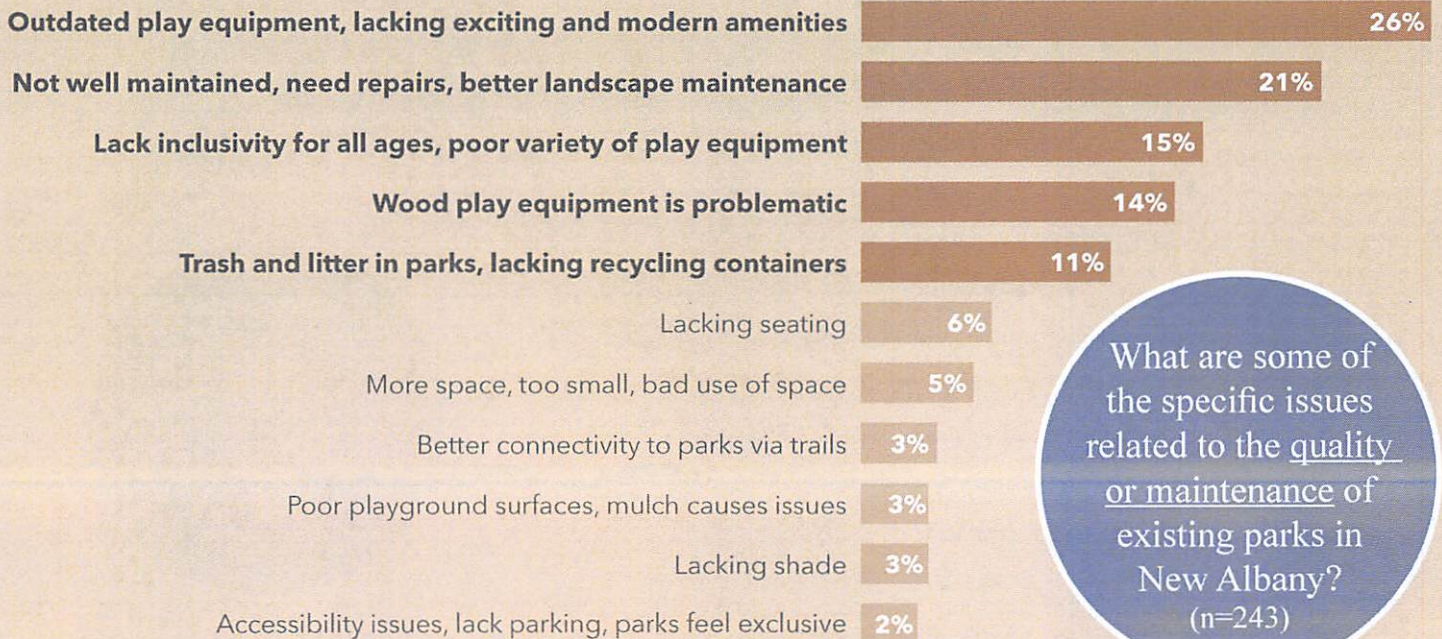
of community survey respondents agree that **parks** are very important to the overall quality of life in New Albany

76%

of community survey respondents agree that **natural open space** is very important to the overall quality of life in New Albany

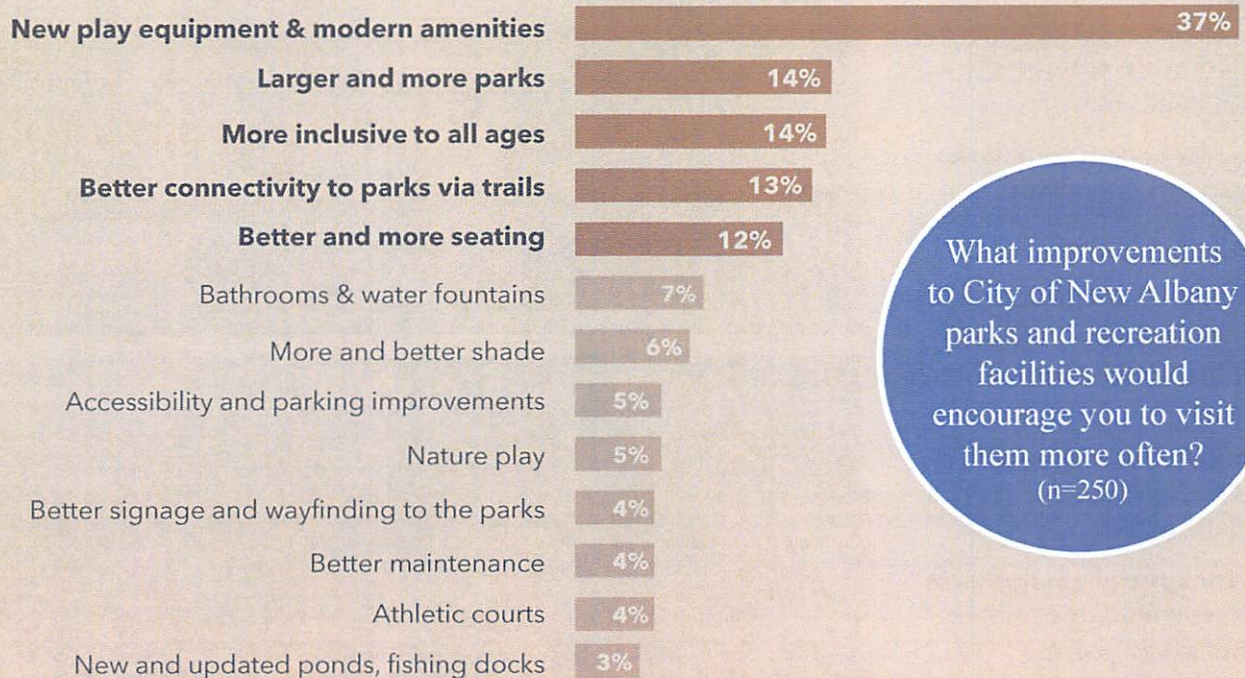


## COMMUNITY OUTREACH OUTCOMES | COMMUNITY SURVEY (Q6)



5

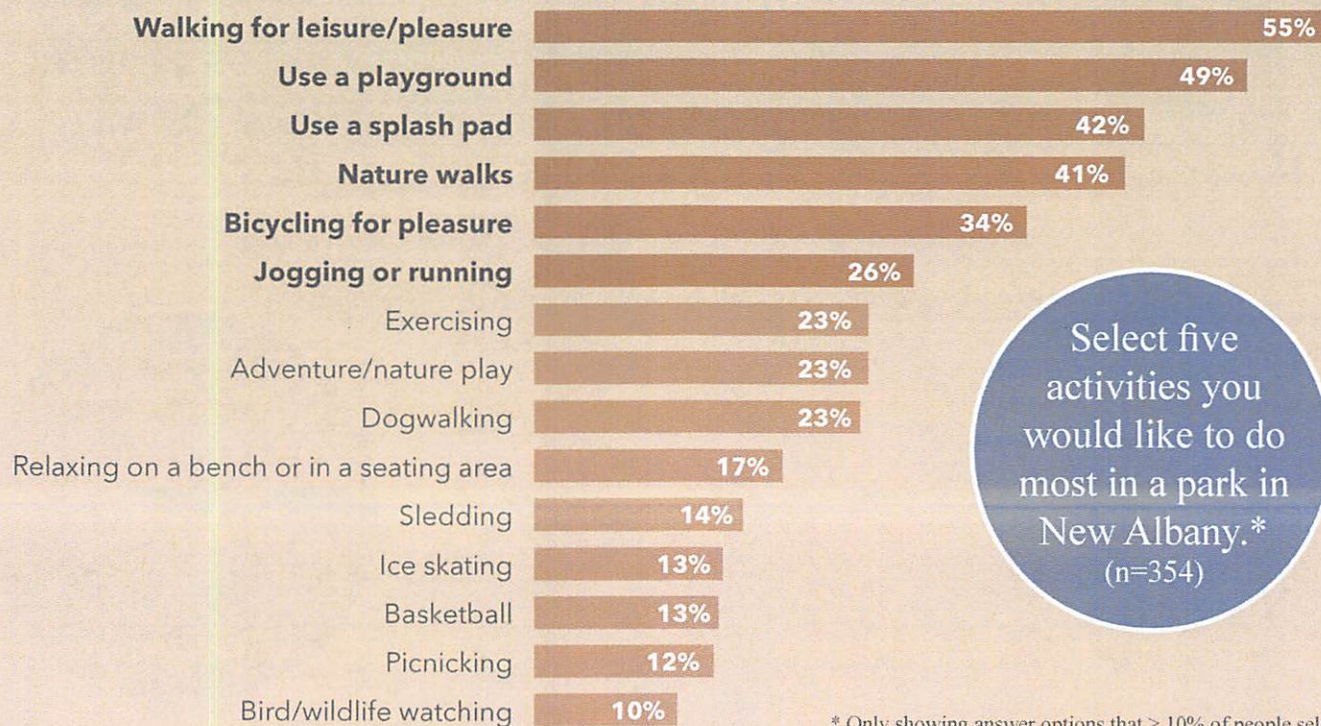
## COMMUNITY OUTREACH OUTCOMES | COMMUNITY SURVEY (Q9)



6



## COMMUNITY OUTREACH OUTCOMES | COMMUNITY SURVEY (Q12)



## COMMUNITY OUTREACH OUTCOMES | COMMON THEMES

### ISSUES:

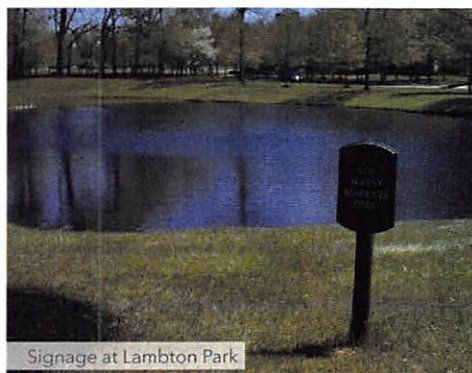
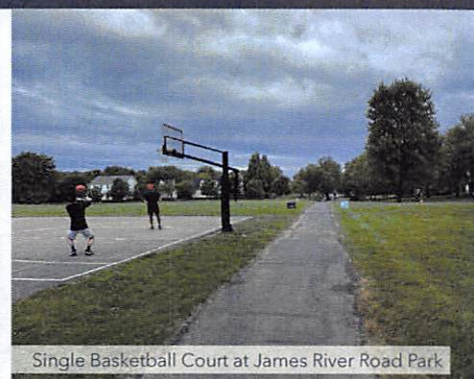
Lack of **creature comforts** (shade, seating, picnic tables)

Play equipment is **aging, lacks variety, is not accessible** for people with disabilities, **serves a limited age range (3-5 yo)**

Parks **do not feel welcoming** for all people, they **feel exclusive** to the neighborhoods where they are located

**Lack of active recreation** options in City parks (skate park, basketball courts)

**Desire for special amenities in parks**, but limited due to park sizes and lack of parking

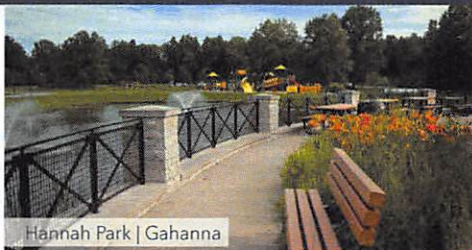




## COMMUNITY OUTREACH OUTCOMES | COMMON THEMES

### ISSUES:

Residents are **traveling to nearby communities to enjoy destination playgrounds** and parks that offer more variety and experiences for a wider age range



Hannah Park | Gahanna



Millstone Creek Park | Westerville



Wildwood Park | Granville



Friendship Park | Gahanna



Hanby Park | Westerville



Emerald Fields | Dublin

## COMMUNITY OUTREACH OUTCOMES | COMMON THEMES

### OPPORTUNITIES:

**Enhance and upgrade neighborhood parks**

- Play equipment for broad age range
- Accessibility and inclusive play
- Seating and gathering spaces for all
- More shade

**Build a destination park** so residents don't have to leave the community

Add **basketball courts and skate park** to provide active recreation for teens

**Complete leisure trail connections**

**Enhance mid-size parks** with more amenities



Play Equipment at Byington Park



Aging seating at Lambton Park



Signage at Lambton Park



Wooden Playset at Scarlocken Green Playground



# WALKSHED ANALYSIS PROCESS & FINDINGS

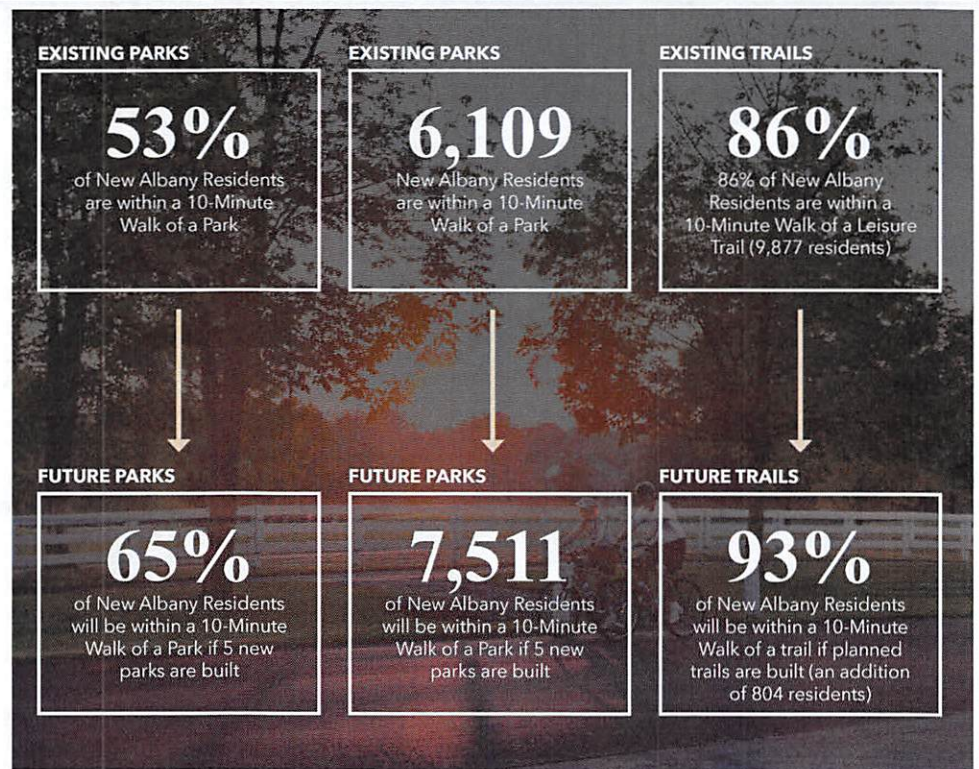
## OUR PROCESS:

Completed a 10-Minute Walkshed Analysis to determine:

- The percentage of residents within a 10-minute walk of a park
- The percentage of residents within a 10-minute walk of a trail
- The impact of partner park facilities on the amount of residents within a 10-minute walk of a park, which proved to be insignificant.
- The impact adding future parks and planned trails has on the amount of residents within a 10-minute walk of a park or trail.

Our results are shown to the right, and represent a snapshot of current and potential access.

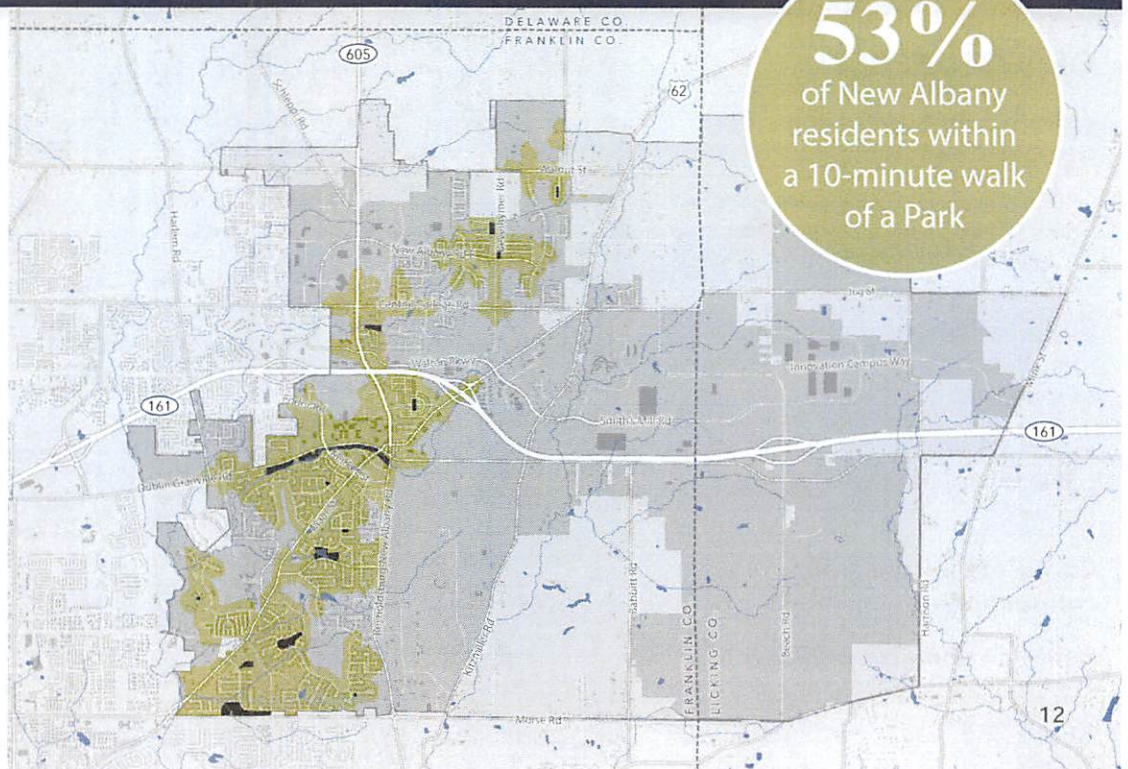
To achieve positive impacts of trails for park walkshed, existing trail gaps need to be completed.



## WALKSHED ANALYSIS FINDINGS

### LEGEND

- Existing City Parks (with public access)
- 10-minute Park Walkshed
- Corporate Boundary
- Study Area Boundary
- Rivers & Streams

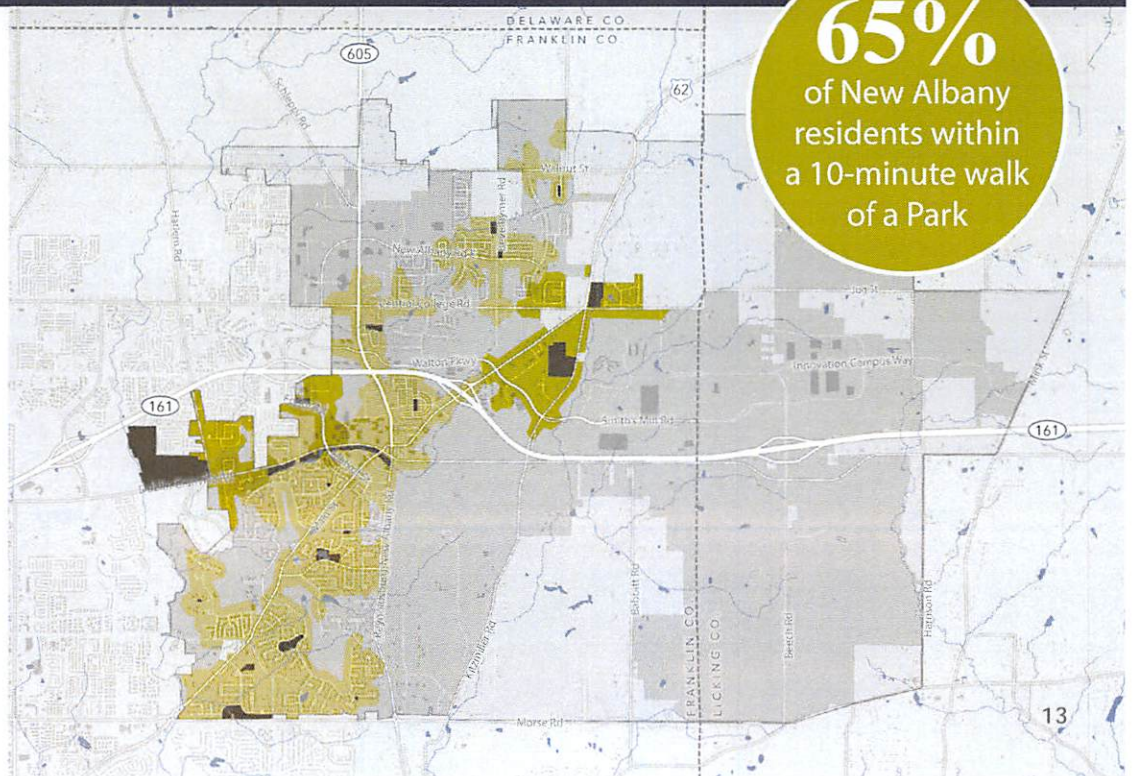




## WALKSHED ANALYSIS FINDINGS






### LEGEND

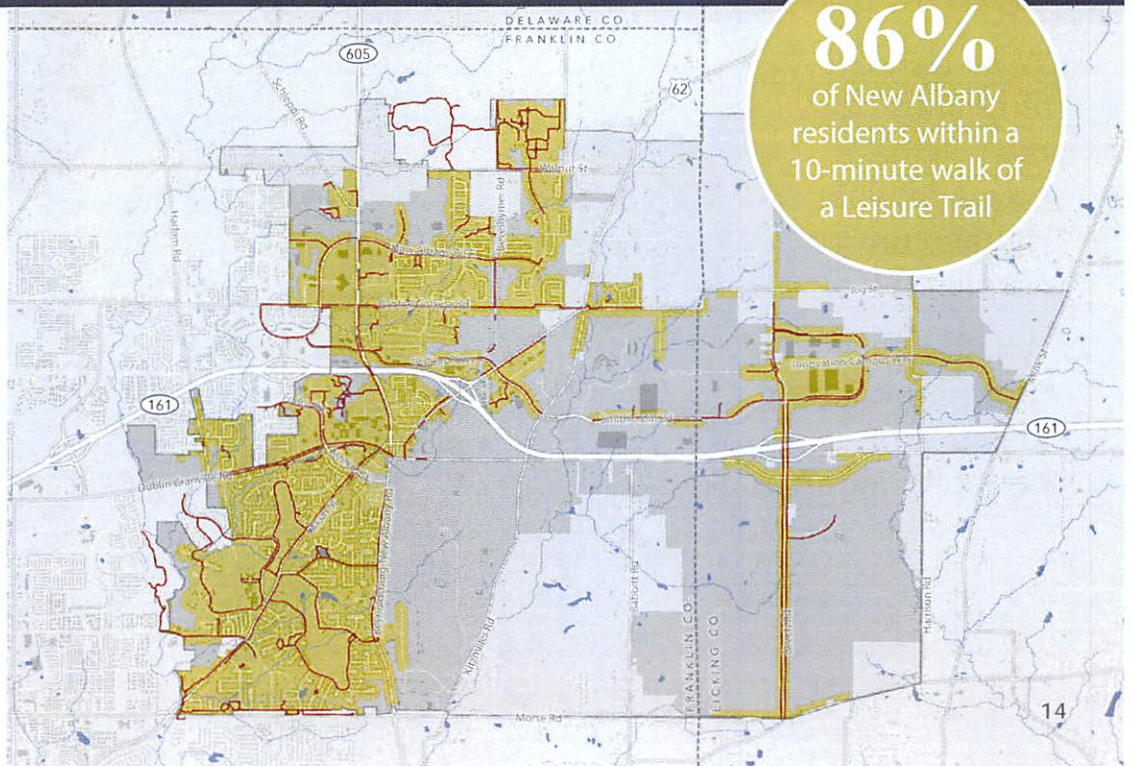
-  Existing and Future City Parks
-  Existing 10-minute Park Walkshed
-  Future 10-minute Park Walkshed
-  Corporate Boundary
-  Study Area Boundary
-  Rivers & Streams



## WALKSHED ANALYSIS FINDINGS

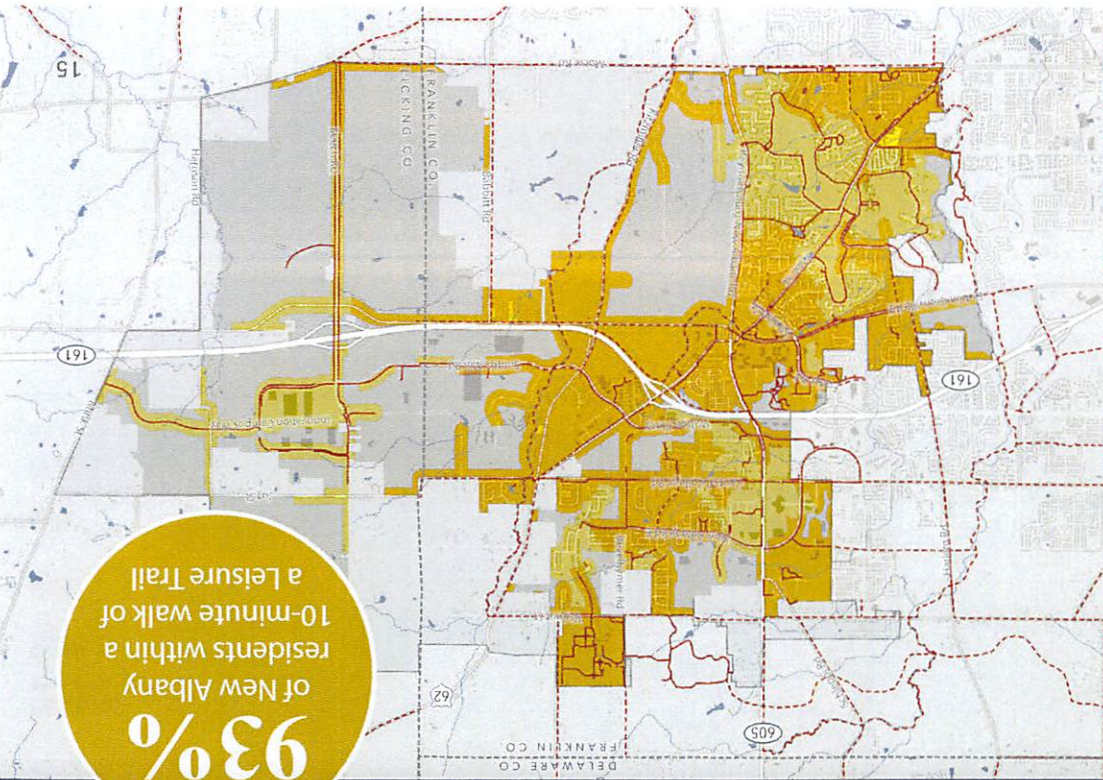
### LEGEND

-  Existing Leisure Trails
-  Existing 10-minute Leisure Trail Walkshed
-  Corporate Boundary
-  Study Area Boundary
-  Rivers & Streams

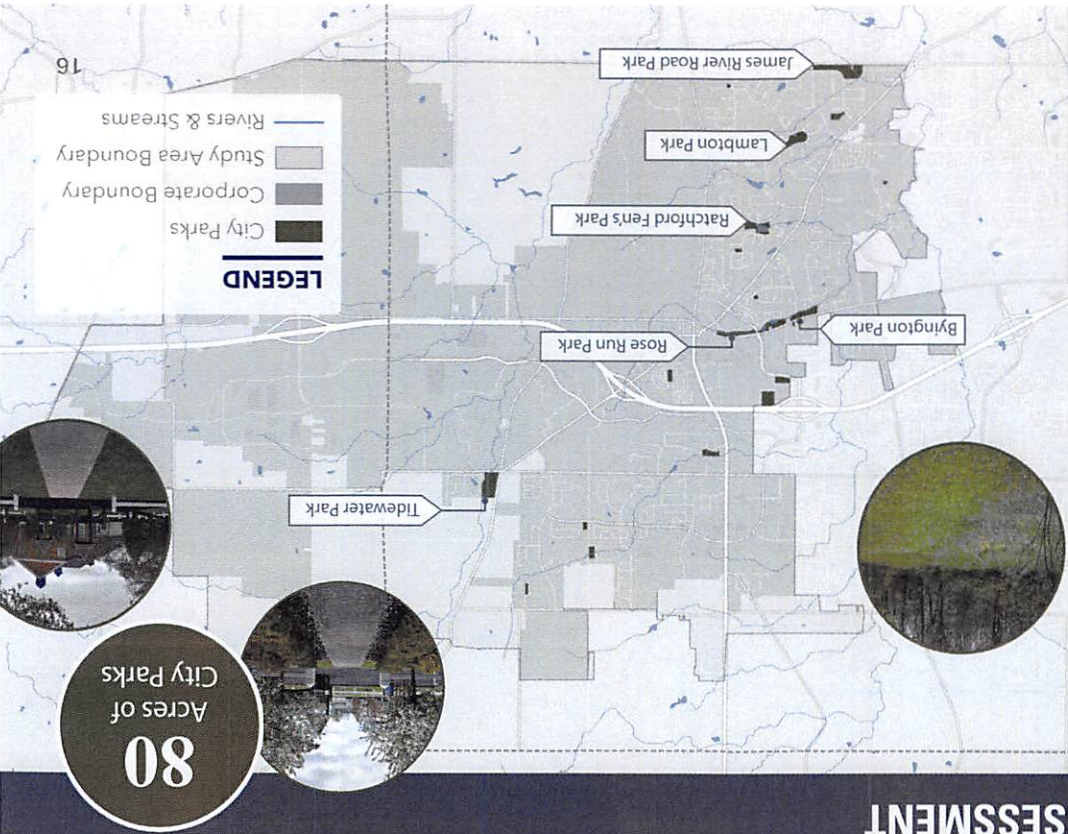




## WALKSHED ANALYSIS FINDINGS



## EXISTING PARKS ASSESSMENT



1. What park amenities does the City have now and what is their current condition?
2. What are the deficits within the current park offerings?



## EXISTING PARK ASSESSMENT

	Park	Size (acres)	Transfer Date	Amenities
1	Scarlocken Green Playground	1.20	—	play equipment, swing set, pavilion, open green space
2	Millbrook Farm Playground	0.50	—	play equipment, swing set, open green space
3	Sumption Drive Playground	0.85	8/8/2020	play equipment, swing set, open green space
4	The Enclave Playground	0.75	—	play equipment, swing set
5	Windsor Playground	2.10	8/3/2024	play equipment, swing set, pavilion
6	North of Woods Playground	0.30	12/15/2022	play equipment, swing set
7	Upper Fenway Playground	0.30	—	play equipment, swing set, open green space
8	Ebrington Playground	0.40	—	play equipment, swing set
9	Lambton Green Playground	3.00	10/12/2020	play equipment, swing set, open green space
10	Planters Grove Playground	1.30	8/12/2011	play equipment, swing set, open green space
11	Tiverton Playground	0.25	—	no traditional play equipment, climbing bars, tire swing, picnic table
12	James River Road Playground	0.20	11/13/2014	play equipment, swing set, basketball court
13	Byington Park	6.10	—	linear open green space
14	James River Road Park	13.50	11/13/2014	very large, linear open green space
15	Lambton Park	3.40	7/17/2017	large central pond, open green space, leisure trails
16	Ratchford Fen's Park	7.80	11/26/2012	large central pond, leisure trails
17	Rose Run Park	8.00	—	leisure trails, Rose Run creek, nature play
18	Swickard Woods	8.70	—	open green space, Safety Town
19	Tidewater Park	3.00	12/13/2005	central pond with fountain, open green space

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## RECOMMENDATIONS + DESIGN APPLICATIONS



## RECOMMENDATIONS: BIG PICTURE

1. Upgrade **Neighborhood Playgrounds.**
2. Enhance **Neighborhood Parks.**
3. Improve Access to **Parkland Preserves.**
4. Create Regional, All-Day **Destination Parks.**

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## PARK HIERARCHY



### NEIGHBORHOOD PLAYGROUNDS

Hyperlocal parks anchored by playgrounds, but with comfortable amenities for residents of all ages.



### PARKLAND PRESERVES

Preserved areas that prioritize ecological conservation and provide an opportunity to connect with nature.



### NEIGHBORHOOD PARKS

Parks nestled in neighborhoods that provide community-wide benefits and distinctive recreation amenities.



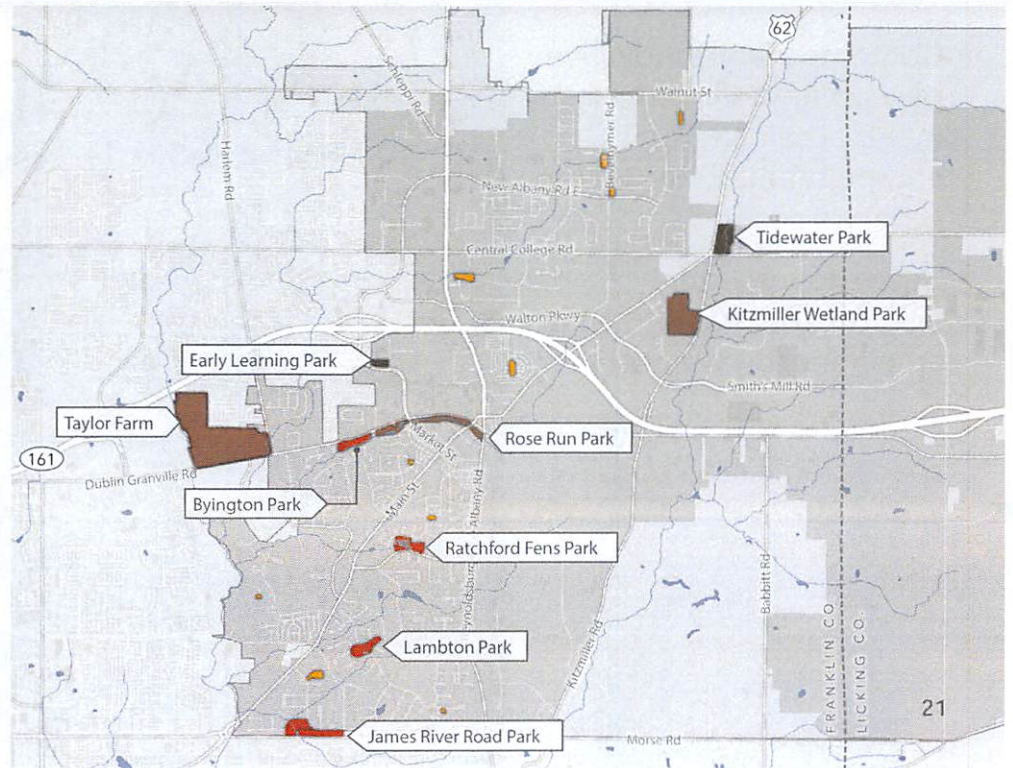
### DESTINATION PARKS

Unique parks with a variety of amenities purposefully designed to bring people together from across the region to connect and play.

20



# PARK HIERARCHY LOCATIONS

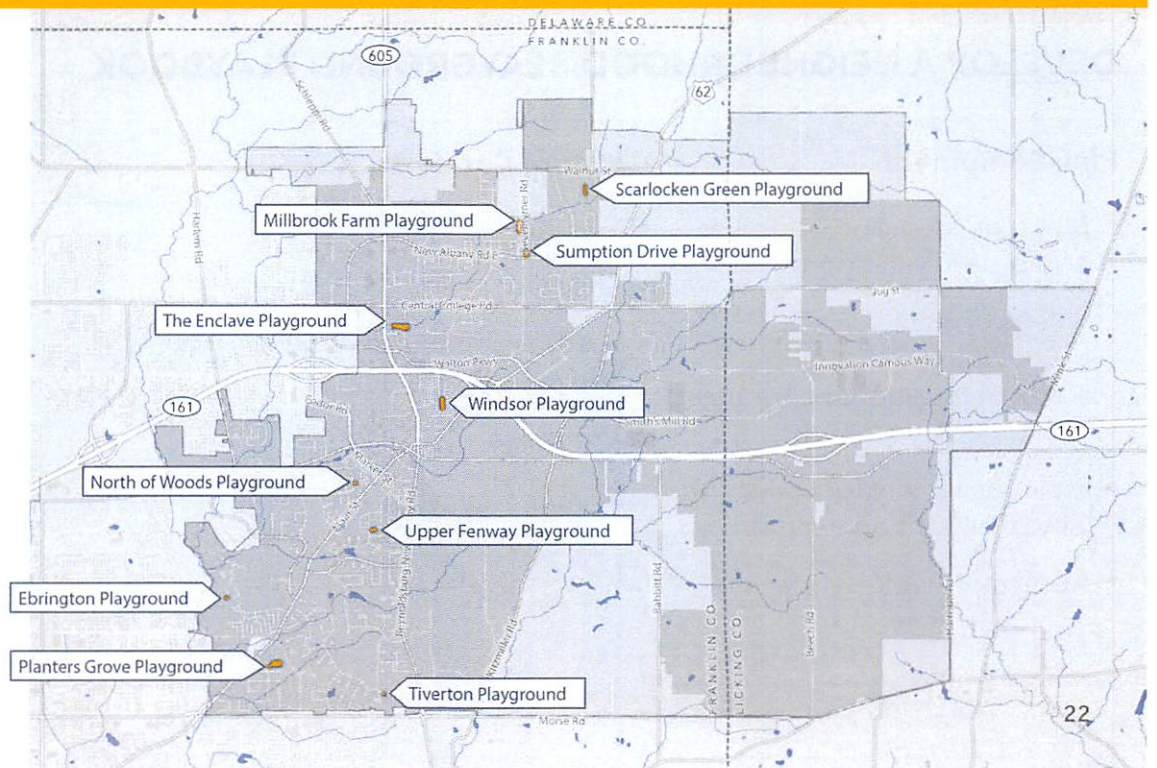


## NEIGHBORHOOD PLAYGROUNDS | LOCATIONS



### LEGEND

- Neighborhood Playgrounds
- Corporate Boundary
- Study Area Boundary
- Rivers & Streams

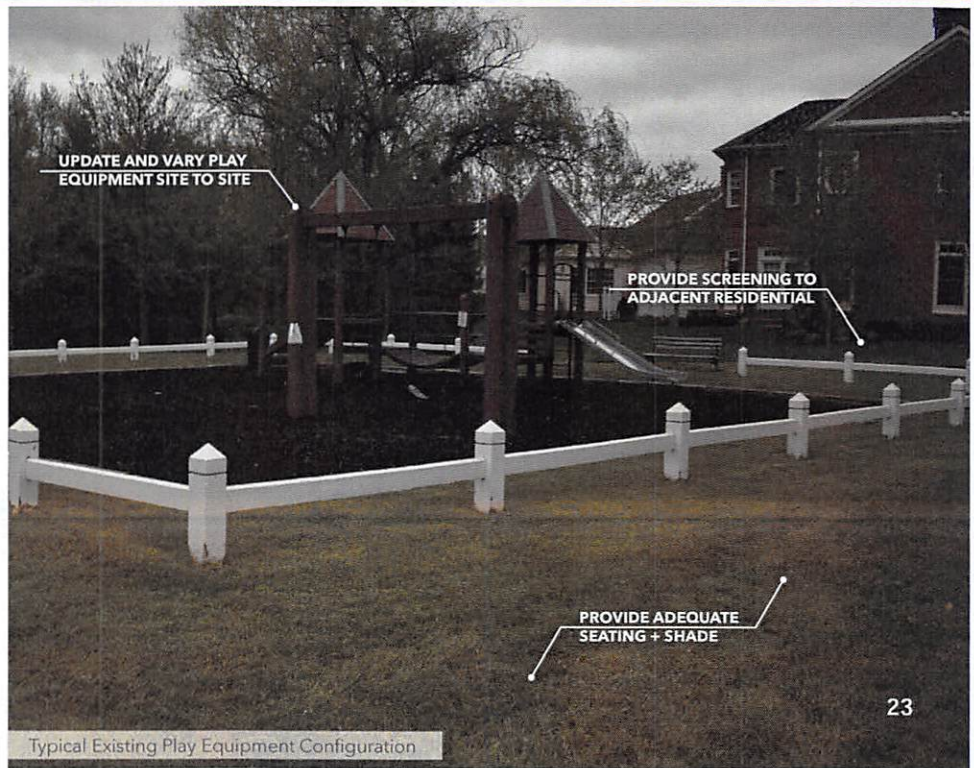




## NEIGHBORHOOD PLAYGROUNDS | RECOMMENDATIONS



- Contemporary, innovative play equipment with material selection complementing New Albany's aesthetic
- Caters to younger children, but has amenities for all ages
- Adequate future open space dedication required within future development



Typical Existing Play Equipment Configuration

## NEIGHBORHOOD PLAYGROUNDS | PROGRAM SIZE RANGE: 0.2 — 2.1 ACRES



### DEVELOP A NEIGHBORHOOD PLAYGROUND PLAYBOOK

#### Play Equipment

- Menu of pre-approved play equipment selections
  - » Appropriate scale
  - » Colors and finishes
  - » Mix of traditional play and nature play elements
- Provides variety for users and City oversight on aesthetics
- Appropriate play surfacing

#### Creature Comforts

- Seating
- Shade or shade structure
- Natural screening from adjacent residential

#### Awareness

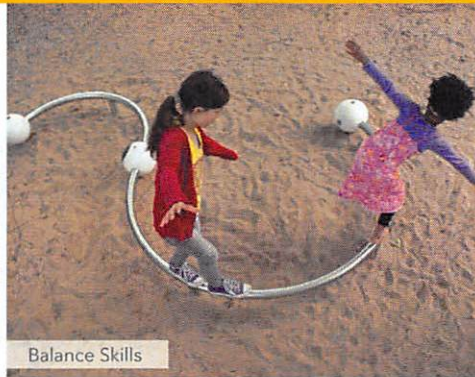
- Community-wide understanding every park is for all



## NEIGHBORHOOD PLAYGROUNDS | PROGRAM ELEMENTS



Contemporary Play with Rural Nod



Balance Skills



Upgraded Shade + Seating



Inclusive + Accessible Play

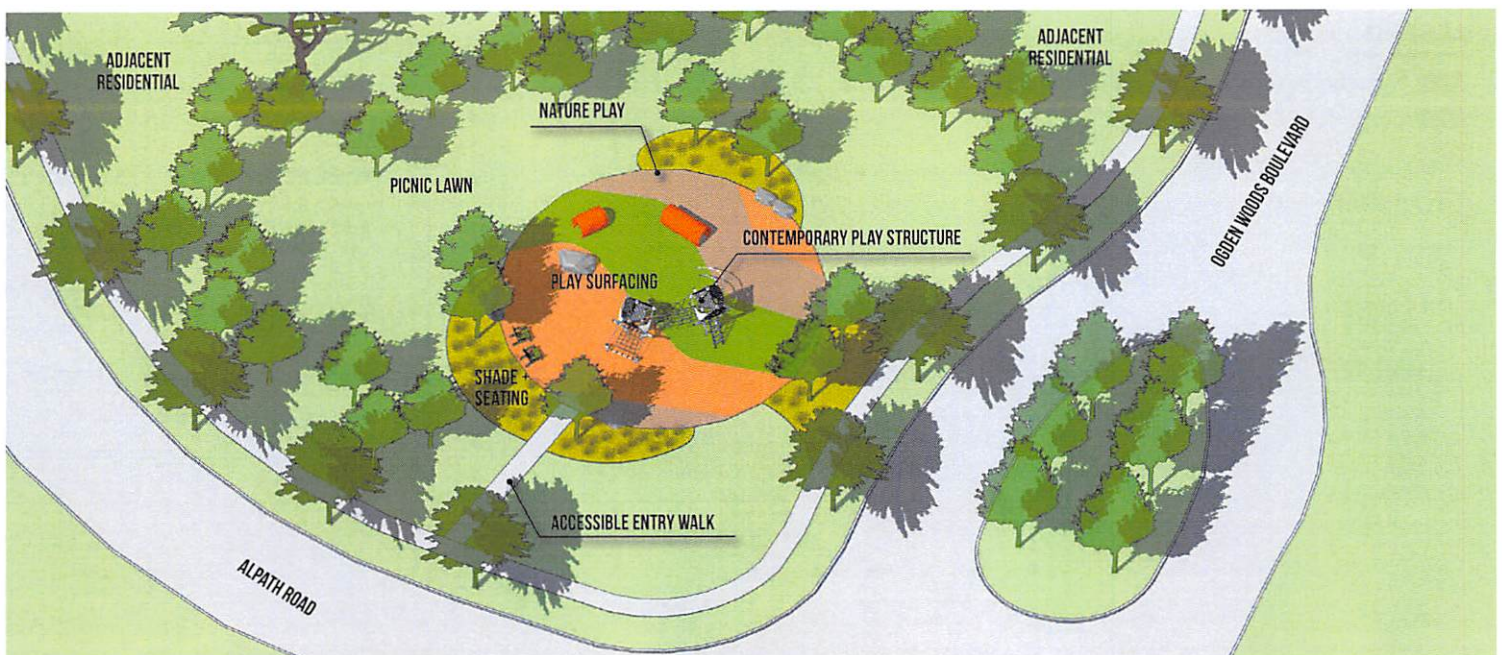


Small Gathering Spaces



Active Climbers + Slides

## NEIGHBORHOOD PLAYGROUNDS | SAMPLE APPLICATION NORTH OF WOODS

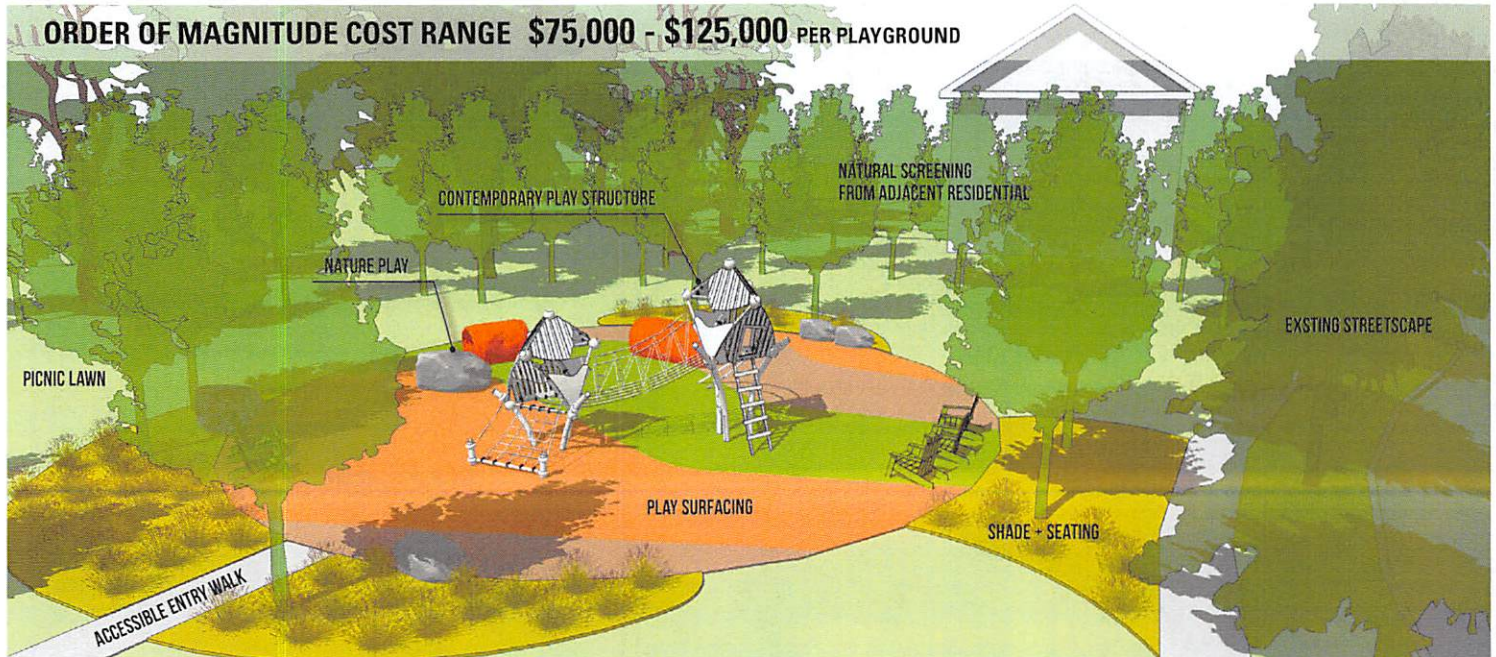




## NEIGHBORHOOD PLAYGROUNDS | SAMPLE APPLICATION NORTH OF WOODS



ORDER OF MAGNITUDE COST RANGE \$75,000 - \$125,000 PER PLAYGROUND



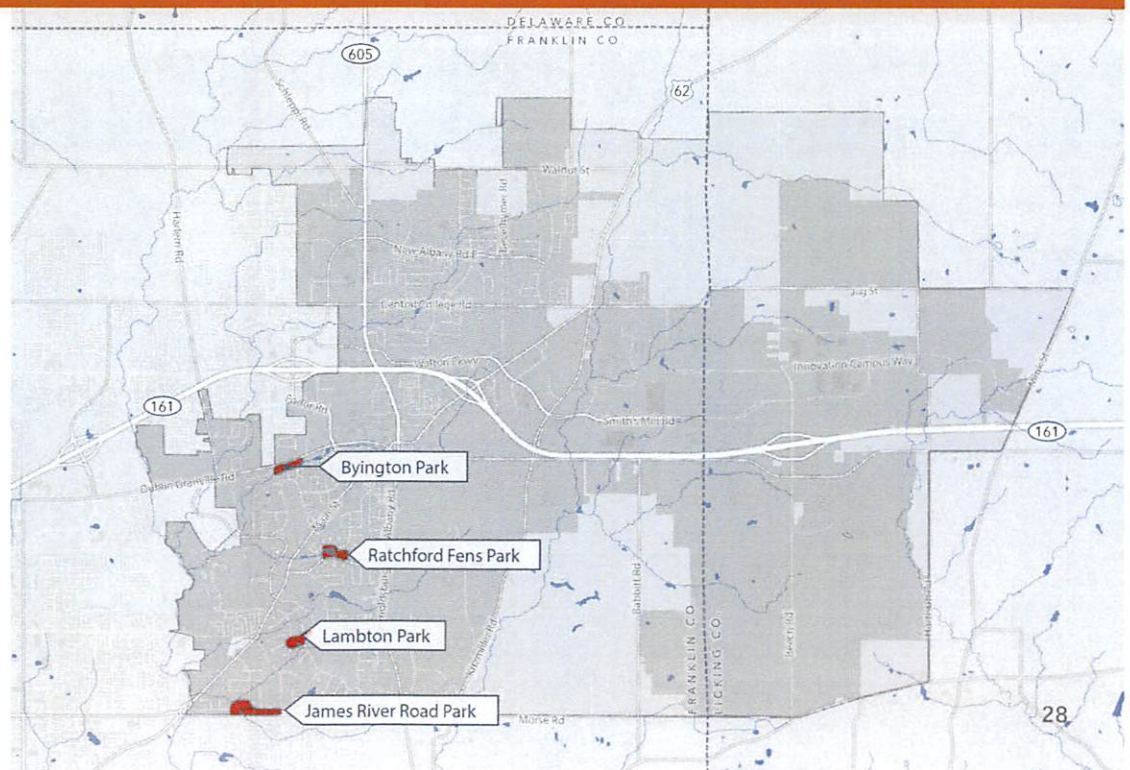
27

## NEIGHBORHOOD PARKS | LOCATIONS



### LEGEND

- Neighborhood Parks
- Corporate Boundary
- Study Area Boundary
- Rivers & Streams



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## NEIGHBORHOOD PARKS | RECOMMENDATIONS



- Enhance existing amenities
- Add new program elements to amplify existing unique programs
- Highlight community-wide reach, not just neighborhood
- Update play equipment
- Add supplemental amenities for all ages and encourage longer stay



## NEIGHBORHOOD PARKS | PROGRAM SIZE RANGE: 3.4 — 13.5 ACRES



### ENHANCE EXISTING PARK AMENITIES

#### Water Activity

- Belvedere
- Fishing platform

#### Frame Picturesque Moments

- Gazebo
- Benches
- Council ring
- Open lawn

#### Sport Activity

- Add or upgrade sport courts

#### Natural Amenities

- Add or upgrade existing trails through mature wooded areas

#### Play Equipment

- Neighborhood playground playbook

#### Creature Comforts

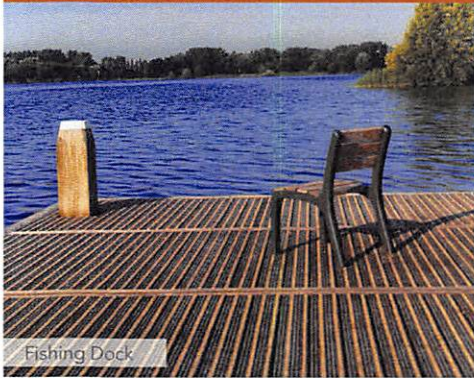
- Seating
- Shade or shade structure
- Picnic tables

#### Awareness

- Wayfinding
- Community-wide understanding park is for all



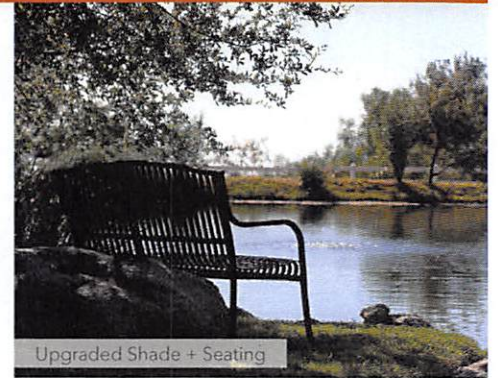
## NEIGHBORHOOD PARKS | PROGRAM ELEMENTS



Fishing Dock



Belvedere



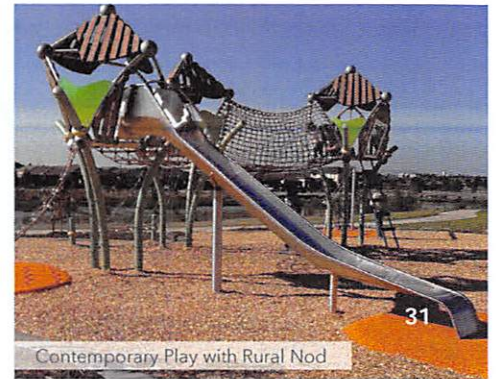
Upgraded Shade + Seating



Upgraded Sport Courts



Small Gathering Spaces



Contemporary Play with Rural Nod

31

## NEIGHBORHOOD PARKS | SAMPLE APPLICATION LAMBTON PARK



32



## PARKLAND PRESERVES | LOCATIONS



### LEGEND

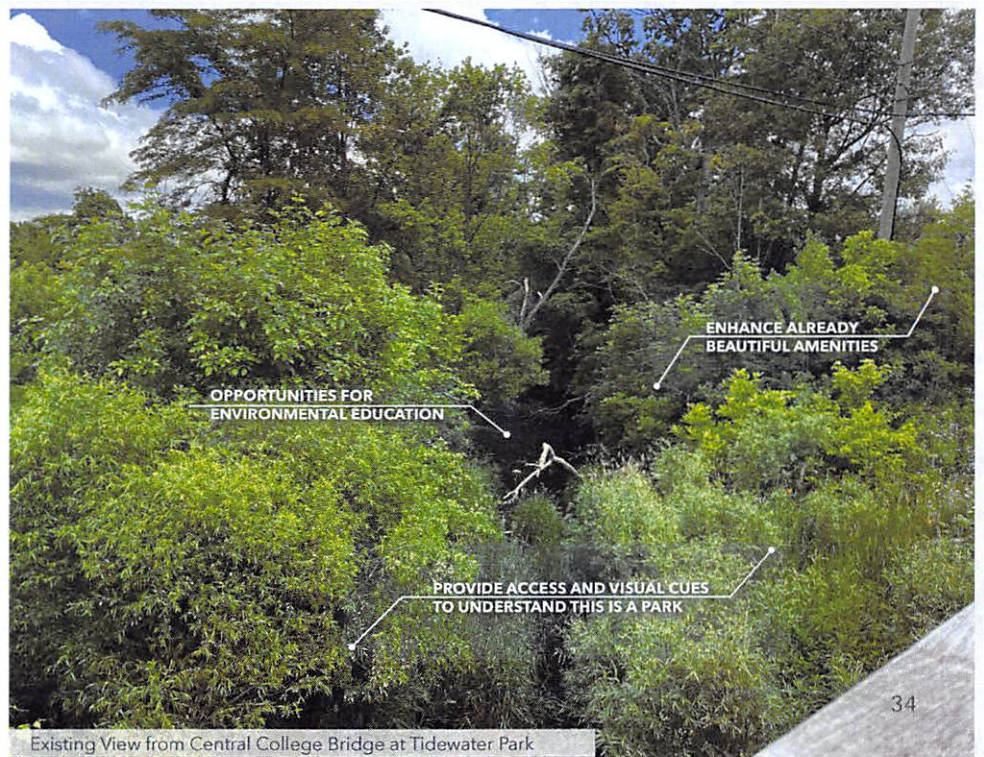
- Parkland Preserves
- Corporate Boundary
- Study Area Boundary
- Rivers & Streams



## PARKLAND PRESERVES | RECOMMENDATIONS



- Provide physical access with clear visual cues at entrances and throughout the park
- Respond to and highlight physical changes in the landscape with appropriate trail materials and different program elements
- Add educational interpretive signage
- Manage and maintain City-owned forests and natural open spaces
- Improve the quality of City-owned natural resources



Existing View from Central College Bridge at Tidewater Park





## INVITE RESIDENTS TO EXPERIENCE NATURE

### Access

- Ample parking
- Clear, visible trail heads
- Trail material change where applicable: asphalt, boardwalk, mown, etc.
- Overlook at water's edge

### Education

- Series of educational signage types: tree identification, wetland knowledge, etc.
- Updated outdoor classroom

### Maintenance

- Provide mown buffer between "wild edge" and trail
- Compose and adhere to a best practices maintenance manual for all natural areas
- Regularly scheduled invasive plant removal

### Creature Comforts

- Benches along trail
- Picnic tables

### Awareness

- Wayfinding and access
- Clarify that this is a park

## PARKLAND PRESERVES | PROGRAM ELEMENTS



Educational Overlook



Bicycle Access



Wetland Boardwalks



Mown Meadow Trails



Playful Environmental Interactions



Leisure Trails



## PARKLAND PRESERVES | SAMPLE APPLICATION

TIDEWATER PARK



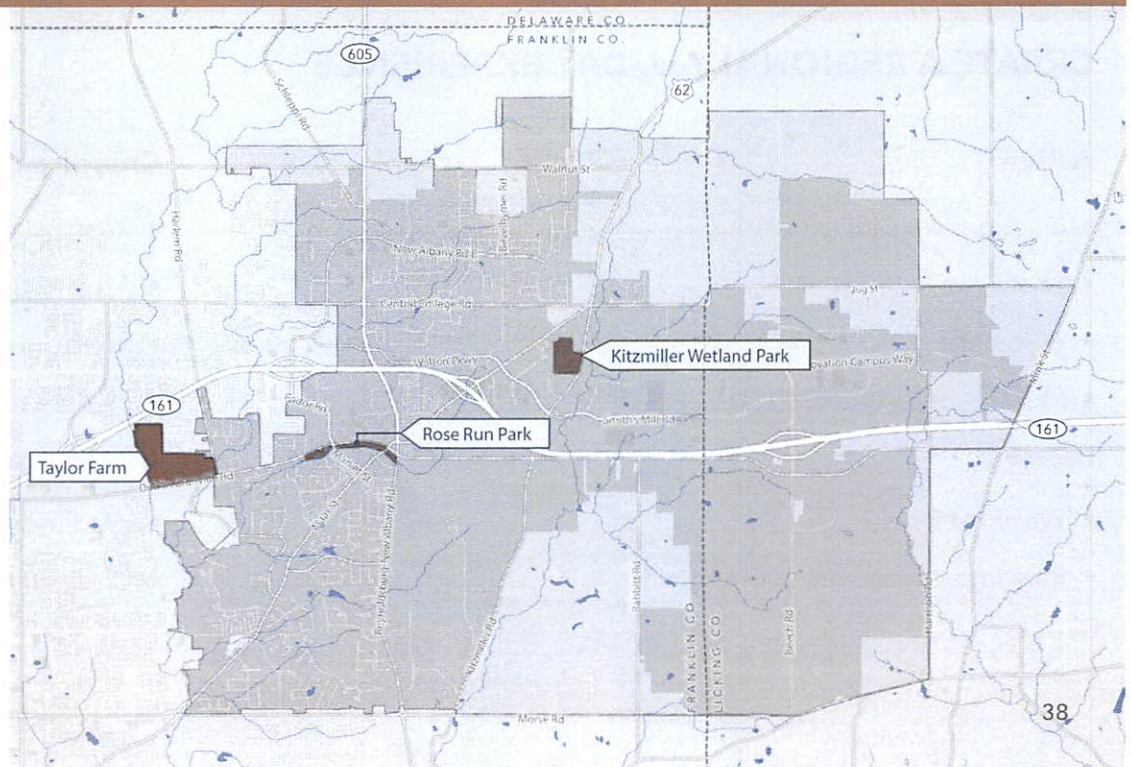
37

## DESTINATION PARKS | LOCATIONS



### LEGEND

- Destination Parks
- Corporate Boundary
- Study Area Boundary
- Rivers & Streams



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## DESTINATION PARKS | RECOMMENDATIONS



- Create a regional, multi-program, all-day park attracting all New Albany residents and others from Central Ohio
- Select strategic, community-central sites with clear, easy access
- Provide amenities capable of catering to large gatherings at various sizes (ie: weddings to community festivals)
- Continue to improve Rose Run as the City's central green space



Example: Millstone Creek Park, Westerville, Ohio

## DESTINATION PARKS | PROGRAM

SIZE RANGE: ±20 — ±98 ACRES



### CREATE A REGIONAL ALL-DAY EXPERIENCE

#### Active

- Destination playground
- Skate park
- Splash pad
- Flexible sport fields (turf)

#### Passive

- Wetland preserves
- Stream access and overlooks

- Trails
  - » Improved
  - » Unimproved
  - » Boardwalks

- Open lawn

#### Large Gatherings

- Event center (100-250 people)
- Civic spaces
- Festivals

#### Creature Comforts

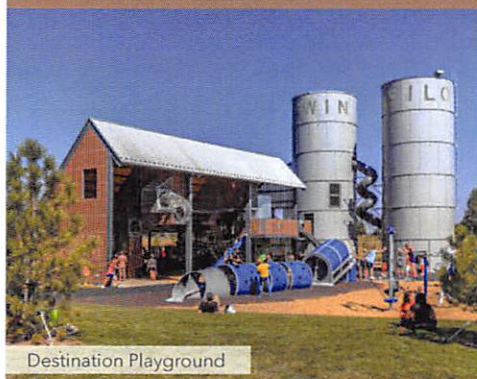
- Restroom facilities
- Ample parking
- Shade structure
- Picnic tables

#### Awareness

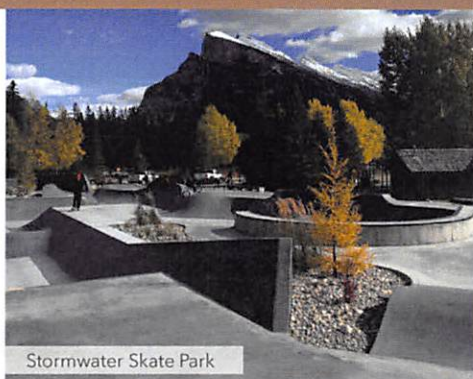
- Wayfinding
- Clear, visual park access



## DESTINATION PARKS | PROGRAM ELEMENTS



Destination Playground



Stormwater Skate Park



Splash Pad



Wetland Boardwalk



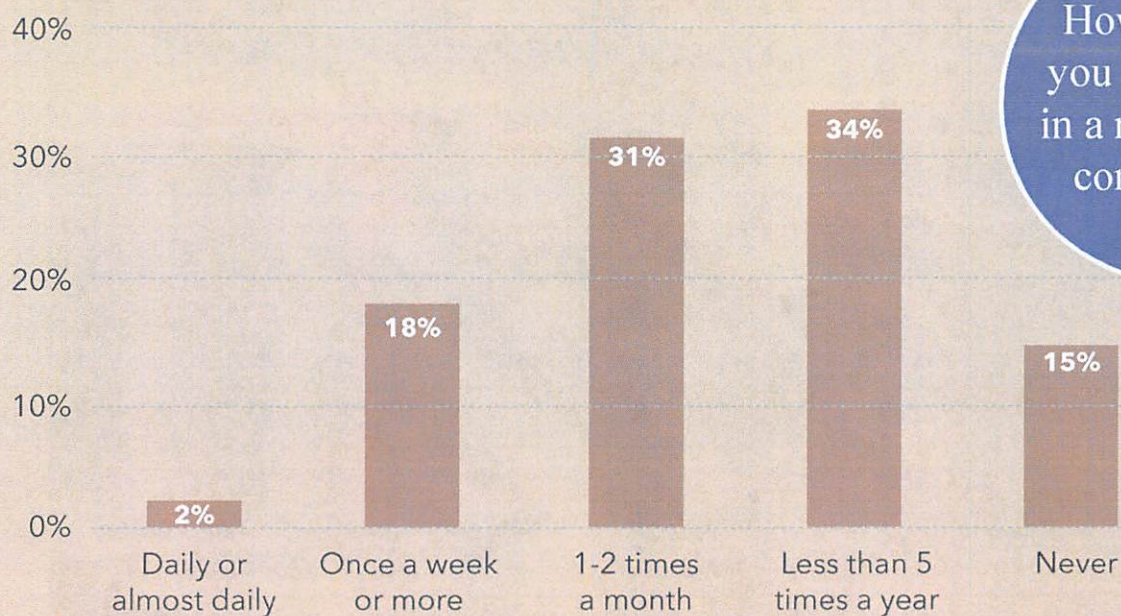
Large Event Capabilities



Restroom Facilities

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## DESTINATION PARKS | COMMUNITY OUTREACH INPUT



How often do you visit a park in a neighboring community?  
(n=354)

42

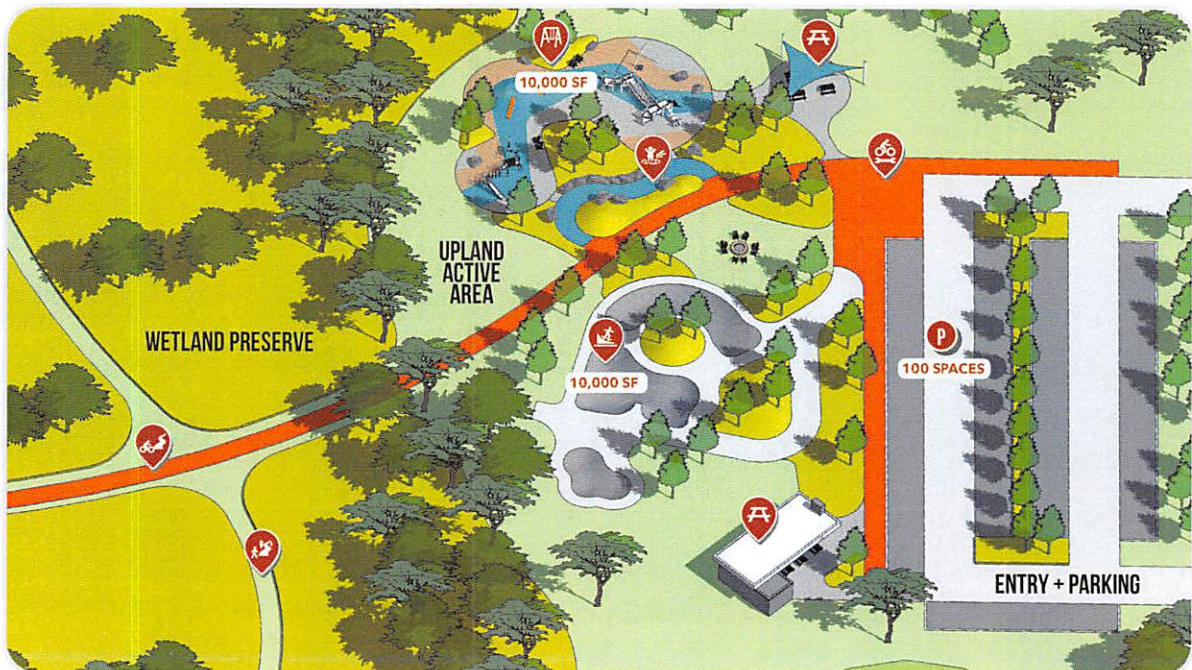


## DESTINATION PARKS | SAMPLE APPLICATION KITZMILLER PARK



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## DESTINATION PARKS | SAMPLE APPLICATION: ENLARGEMENT AREA



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## RECOMMENDATIONS RECAP

1. Upgrade **Neighborhood Playgrounds.**
2. Enhance **Neighborhood Parks.**
3. Improve Access to **Parkland Preserves.**
4. Create Regional, All-Day **Destination Parks.**

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**NEXT STEPS**



# COMPLETE PARK FRAMEWORK DOCUMENT

## WHAT IS NEXT?

### Individual Park Explorations

- All typologies

### Order of Magnitude Costs

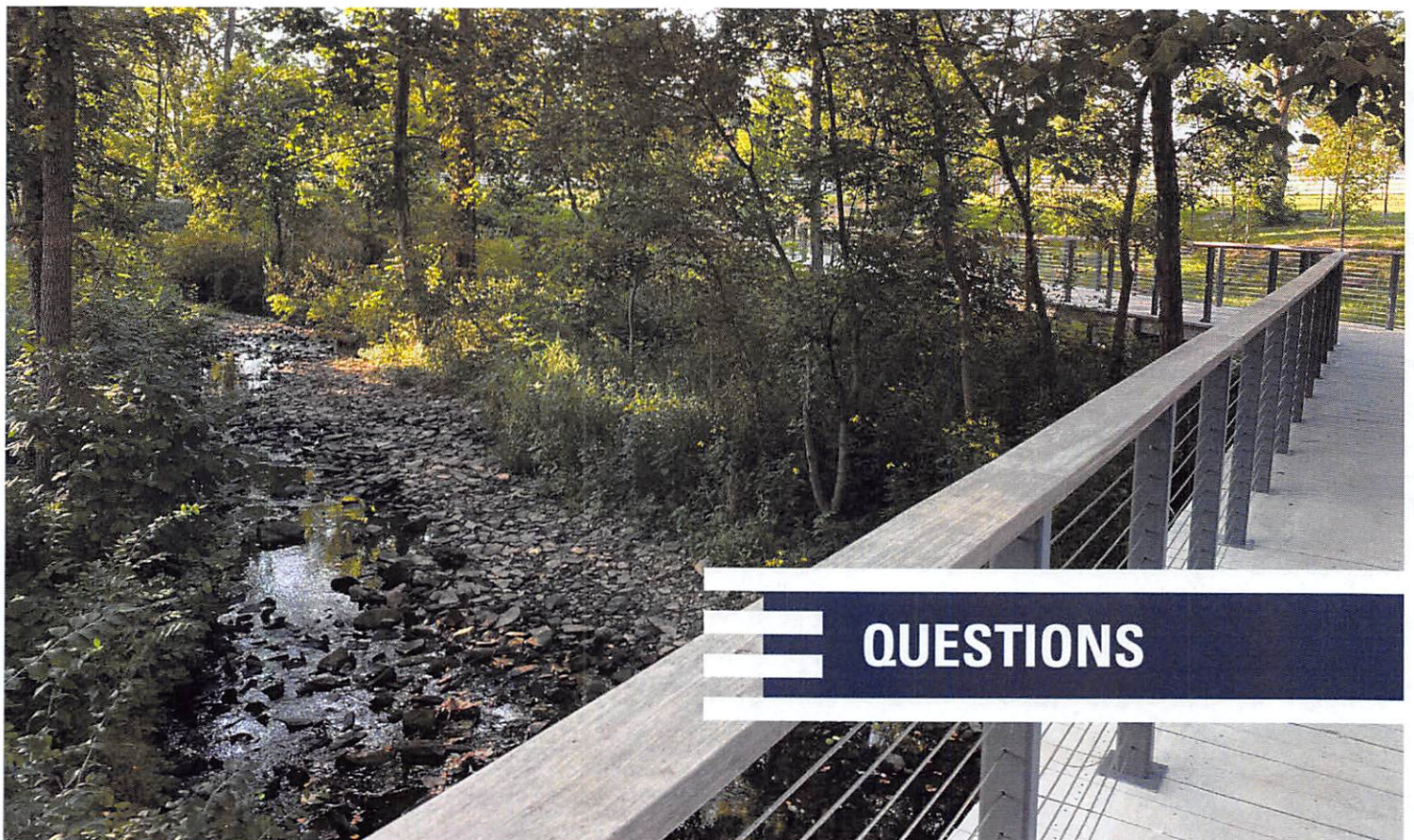
- Capital expenses

### Compilation of Document

### Presentation to City Council



Ratchford Fens Park



QUESTIONS