



## Council Minutes – Regular Meeting

February 4, 2025

### **CALL TO ORDER:**

Mayor Spalding called to order the New Albany City Council Meeting of February 4, 2025 at 6:30 p.m. at the New Albany Village Hall, 99 West Main Street, New Albany, Ohio. Staff attending were City Manager Joseph Stefanov, Law Director Benjamin Albrecht, Finance Director Bethany Staats, Deputy Director of Finance Morgan Joeright, Administrative Services Director Adrienne Joly, Police Chief Greg Jones, Development Director Jennifer Chrysler, Public Service Director Ryan Ohly, Deputy Public Service Director Steve Mayer, Economic Development Manager Sara Zeigler, Planning Manager Chris Christian, and Clerk of Council Jennifer Mason.

### **ROLL CALL:**

The following Mayor/Council Members answered Roll Call:

Mayor Sloan Spalding	P
CM Marlene Brisk	P
CM Michael Durik	P
CM Chip Fellows	A
CM Kasey Kist	P
CM Matt Shull	P
CM Andrea Wilttrout	P

Clerk of Council Jennifer Mason told council that Council Member Fellows was traveling for business and requested to be excused.

### **ACTION ON MINUTES:**

Clerk Mason reported that she clarified Council Member Shull’s statement on page 9 of the January 21, 2025 minutes to state that council was not in favor of third-party-organized pickleball tournaments reserving the courts, but still supported city-sponsored tournaments. Council adopted the January 21, 2025 meeting minutes as amended by consensus.

### **ADDITIONS OR CORRECTIONS TO THE AGENDA:**

City Manager Stefanov requested to add an executive session for pending or imminent litigation. Clerk Mason reported that staff requested to move the Parks and Trails Sign Branding discussion from the City Manager’s Report to Hearing of Visitors after the Rose Run 2 presentation to accommodate visiting presenters. Mayor Spalding moved to move the sign branding discussion up and to add an executive session pursuant to ORC 121.22(G)(3) for pending or imminent litigation. Council Member Kist seconded and council voted with 6 yes votes to move the Parks and Trails Sign Branding discussion to Hearing of Visitors and to add an executive session pursuant to ORC 121.22 (G)(3) for pending or imminent litigation.

### **HEARING OF VISITORS:**

#### **Proclamation: 2024 OSHAA Division II State Champion Boys Soccer Team**

Mayor Spalding welcomed and congratulated the New Albany High School Boys Soccer Team for winning the Division 2 State Championship. Coach Ulry introduced players Wyatt Butler, Drew Tebbutt, and Ben Biggs and described the teams involved training program. The team finished 6<sup>th</sup> and 4<sup>th</sup> in the country and 2<sup>nd</sup> national polls. Mayor Spalding recognized the team for their effort and specially recognized Wyatt

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Butler, the goal keeper, for his amazing feats. Council Member Kist praised Mr. Butler for the game shutout. Coach Ulry talked about how Mr. Butler’s performance promoted team confidence. Mayor Spalding read the proclamation aloud.

Rose Run 2 Presentation

Administrative Services Director Adrienne Joly and Jeff Pongonis, Principal Landscape Architect and Urban Planner at MKSK, presented the attached slides. Director Joly reviewed the project chronology and wanted direction from council on 3 key points: a pavilion component, programmatic elements and location for Vets Memorial, and the parking structure. Mr. Pongonis reviewed prior and current site plans, with the new plan including more land and changes along Dublin-Granville Road. Vets Memorial plans included the Gold Star Statue and Memorial Grove. He reviewed possible programmatic elements including a proposed pavilion, social seating options, and nature and stream engagement.

Mayor Spalding asked and Mr. Pongonis replied that the kiosks shown were examples from different parks.

Mr. Pongonis reviewed the parking expansion concepts based on Village Hall and the police department building capacity. Current parking demand was 95 spaces. Director Joly described near-term parking demand being about 110.

Council Member Brisk asked and Mr. Pongonis answered the 160-space parking number included the expansion of Village Hall, the police department expansion, and park visitors. New surface lots could accommodate 142 and 18 new spaces at police department, bringing the total to 160. A second concept was for underground parking with 160 below and 18 spaces above for the police department, equaling 178 spaces.

Council Member Kist asked and Director Joly answered that the demand for city parking included 10 visitor spaces and additional visitor spaces for people coming to Village Hall for meetings. Mr. Pongonis confirmed there was capacity built in for visitors.

Mr. Pongonis compared schemes for surface and underground parking. The benefit of underground parking was that Founders Field and Vets Memorial would get separate areas in the park. He talked about park frontage and acres for each scheme. The surface parking would be next to a landscaped promenade leading into the park. There would be parking along Village Hall Road. Plantings would screen the surface lot. For underground parking, there would be a stair tower and an elevator. He reviewed the considerations for each option and noted, with underground parking, there would be another 400 feet of park frontage on Village Hall Road, allowing access to the park on all sides of the block. Director Joly stated this was a good way to look at the long-term implications of these decisions, the practical considerations, and meet the principles of the Veterans Memorial focus group. The city wanted to make Vets Memorial accessible to the community and part of the Rose Run corridor. She hoped construction would be able to start by the end 2025.

Council Member Kist supported the project.

Council Member Durik stated the underground parking created opportunity for green space and focus on the park, which was a plus. He was not in favor of moving Vets Memorial down and liked it further north with the founder’s cemetery. Extra green space could be used as park space, instead of memorial space so visitors wouldn’t be sitting in the middle of the cemetery. He was in favor of the underground parking, which could expand above-ground 20 years from now. He wondered about having a large pavilion on the northwest corner since it was the main

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intersection in town. He suggested moving some elements down and let the corner just be an entry point into the park.

Council Member Kist stated, regarding pavilions, bathrooms were a must. People loved the bathrooms at Taylor Farm Park. People with kids at Rose Run Park went to the Heit Center or Starbucks for restrooms. He liked the shade structure and the idea of a fire pit, but cautioned that structures should not become overbearing. If there were a place for food, ice cream, or coffee trucks to hook up to power, a permanent kiosk to serve people wouldn't be needed. He liked the northwest corner entrance serving as a gateway to the park since that area saw more traffic. If money were no object, he would go with underground parking to preserve park space, but at what cost? Director Joly stated underground parking cost an additional \$12 million. Council Member Brisk stated that was a lot of money.

Council Member Wiltrout felt the underground parking was beautiful, but expensive, and wasn't sure if that's where she would invest when there was a surface parking solution. Director Joly stated both presented options fit in the previous budget which included the police department expansion and a 4-story parking option. Taking out the police department expansion, the surface lot option was estimated at \$30 million and the underground parking option was estimated at \$42 million. Council Member Durik thought a surface lot should be looked at first rather than starting from a 4-story parking garage budget.

Council Member Brisk loved having the greenspace above the garage, but not the cost. She wanted cost information and more details on the pavilion. She agreed restrooms were needed and likely accounted for the majority of pavilion cost. There were additional expenses that needed focus, such as rent payments to house city staff at private building locations. \$12 million could go towards other solutions.

Director Joly replied the pavilion was estimated at \$1 million as covered space with restrooms. Nothing had been designed. Village Hall currently had 15,000 square feet. The Village Hall expansion would bring the total square feet to 29,000, and that project was estimated to be \$7-\$10 million. The city's rented space in the Red Roof building was ~20,000 square feet. They did a fit test, everyone would fit in Village Hall with the expansion. Village Hall could get a public wing with a training room, conference room, and restrooms. The employees coming back were included in the 160-space parking number.

Council Member Wiltrout favorably recalled a pavilion in another city. She felt the city needed more gathering spaces. Having a central place with bathrooms was important and added value to the project.

Council Member Brisk didn't think the \$1 million pavilion cost was an obstacle.

Council Member Shull thought both presented options were phenomenal. He asked and Director Joly replied that a first responders memorial was not part of this plan. Council Member Shull liked the idea of a pavilion and felt having bathrooms in the northwest corner was a great location since the city had a lot of events at the amphitheater and McCoy Center. Building out the Historic Village Center would make that northwest corner of the park development more important. He liked the underground parking, and was perhaps more open to it than his peers, however, if Village Hall could be expanded without taking away Rose Rune 2 park space, he didn't know if he could support underground parking.

Council Member Shull recalled a previous discussion regarding moving Vets Memorial up a bit. He liked the social seating concepts. If the project went with surface parking, was there a way to create gathering spaces similar

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to those at Rose Run Park on the bridge and by the library, and not give up memorial elements? He recalled the Party in the Park in the 1980's and, if ice cream trucks could be brought in, the city could give that space a festive, small town feel. Mr. Pongonis responded they wanted to be respectful and quiet along memorial elements. There was an opportunity for a variety of seating options and energy along Dublin-Granville Road. Council Member Shull agreed the space north of Rose Run Creek would be a good spot for that.

Council Member Kist looked at this parcel and understood there would be development and parking needs south of Village Hall Road, however, much of that wasn't known yet. Instead of spending \$12,000,000 on underground parking to preserve 1 acre on the parcel, maybe go south of Village Hall Road and build a collective parking structure there. He understood that would require partnership with a developer. Everyone liked the idea of the underground parking and extra green space, but not the price tag. Council Member Wiltrout stated surface parking would still be needed, even if the city went that route. Maybe the city could find a partner down the road.

Council Member Brisk recalled conversations about Worthington's pocket parking lots. Director Joly talked about the New Albany parking study which had different solutions for the different downtown districts. This project bridge Market Square and the Village Center and would meet some parking needs after development. When looking at future development, the parking here would be more centrally located.

Mayor Spalding thanked MKSK who had been working on this for years. This project had gone through many locations and designs. He clearly heard the underground parking cost was a lot and that money could be used for the Village Hall and police department expansions. If there were additional resources, council could take a fresh look at parking. He suggested going back to the initial Veterans Memorial focus group to get their input as they brought a lot to the table. Director Joly agreed they provided the framework for this project.

Director Joly heard a consensus around a restroom, a shaded structure north of the creek, surface parking as shown with the promenade and additional seating there, and Vets Memorial grouped with the cemetery. She recalled that focus group members were interested helping to provide more information, like public signs, and would continue to help with those aspects.

#### Parks and Trails Sign Branding

Deputy Public Service Director Steve Mayer stated MKSK and Holden Ellis partnered to provide cohesive park and trails sign plan options. Holden Ellis was a brand strategy group that specialized in visual identity. Abby Shump-Kanicki and Jared French from Holden Ellis did the branding work. Branding would let people know when they were on a New Albany trail or in a New Albany park, as well as where they were in relation to other New Albany parks and the Village Center. It would be a tool for staff and developers to stay consistent going forward. He hoped to get consensus from council out of 3 branding options.

Council Member Shull asked and Deputy Director Mayer confirmed the city's pocket parks would use the new signs.

Jared French, Partner and Creative Director at Holden Ellis presented the attached slides. He praised New Albany's strong branding. He reviewed ID signage, map signage, directional signage, regulatory signage, interpretive signage, and place-based signage. He showed where some of these types of signs existed around Taylor Farm and Rose Run Parks, and there were dozens within each park. Mr. French described New Albany's brand personality on various sliding scales and specifically studied the park signs within the brand. There was more opportunity for distinction between parks. He reviewed 3 concepts and described the brand narrative for

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each. They wanted a message, voice, and tone to resonate throughout the parks and to provide differentiation from the city’s core brand. Concept 1 was monolithic with the same brand concepts as the core brand. Concept 2 provided some distinction, but tied back to the core New Albany brand. It included a custom badge for parks and used icons to identify the parks. It used the brand logo and colors and pulled in secondary colors from city’s approved palette. This concept still fit squarely within the New Albany brand. He reviewed iconography examples. The icons could be used in city communications. Concept 3 built a distinct sub-brand for parks and had more space for differentiation. It created a “Parks of New Albany” brand. They took the fence concept and tied in natural elements. They added a darker green color for a natural feel. The design would carry across the park ecosystem. They created additional badges for this concept and showed how those could extend to other communications. Icons from Concept 2 could also be have custom fonts and colors. For all 3 concepts, their goal was to create a messaging and a visual system that would apply to all parks across New Albany. They created cohesion and gave each park a flavor/brand experience, in addition to making it easier to produce future signs.

Council Member Shull didn’t favor any one concept, but wanted to combine elements. He liked the color scheme in Concept 1 and the leaf icon in Concept 3. He could get confused by separate icons for each park and was not sure if it would register with people. He liked having an identifier, but leaned more towards Concept 3 and was open to the green color.

Council Member Wiltrout asked about the goal and what the city wanted citizens to feel going in and out of the parks. She had lived in Chicago and loved the consistent wayfinding signs throughout city. She liked the idea of a tree icon. Concept 2 might lose the New Albany feel. She loved the badge collecting idea. She would stick with the New Albany core font and colors in Concept 1 and add in badges for sub-branding within the park, but make it “very New Albany” upon first glance. She wanted to keep the New Albany fence logo and core colors throughout the signage.

Council Member Durik agreed with the comments on icons and agreed with the tree in Concept 3 as a uniform badge for parks. In Concept 2, a new logo would have to be created with each new park addition. It would be simpler to have something that identified all New Albany parks. He wanted to stay with core New Albany colors and for the fencing icon to be consistent with the current city brand. The tree logo would signify a city park. He like the simplicity of Concept 1 and the simple brand approach compared to marketing parks with their own icons.

Council Member Brisk loved Concept 3 with the New Albany parks using the same logo, maybe more New Albany core colors and less of the green. She agreed on having the same icon for all parks. She loved the phrase “Parks of New Albany” which told you where you were. New Albany had always been concerned with high quality and sophistication, but she questioned if that approach came across as too formal for a park. She liked Concept 3 for this reason.

Council Member Kist didn’t mind the monolithic theme of Concept 1. He preferred using New Albany core colors. Council Member Kist liked having a single park logo. He liked a combination of Concept 1 and Concept 3 and using traditional New Albany logos. Council Member Brisk agreed with using the traditional brand colors.

Council Member Shull pointed out that New Albany Parks & Recreation recently rebranded. Their “parks and recreation” words were the focal point and the “New Albany” lettering was smaller. If Concept 3 was used, the design and colors would need differentiation from New Albany Parks & Recreation. Council Member Durik agreed. Council Member Wiltrout liked blue for city parks and the phrase “Parks of New Albany” for sophistication and distinction.

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Mayor Spalding remembered former City Communications Director Scott McAfee and the amazing the process, thought, and vision that went into the immediately recognizable New Albany brand. Mayor Spalding didn't want to lose that visual impact. He loved the colors in Concept 1, the icon in Concept 3, and a unique font for the park names. Each park name could use a larger, more playful font to have it stand out from the city's name.

Mr. French appreciated the feedback and would work with their team on adjustments. Deputy Director Mayer stated, as the plan progressed, council would receive updates. He summarized the consensus of the group as agreeing on the tree icon and traditional colors. This would inform the future design.

### **BOARDS AND COMMISSIONS:**

**PLANNING COMMISSION:** Council Member Wiltout reported that the PC approved the final plat for phase 1 of the Hamlet at Sugar Run development. There were 3 new streets called: Resch Boulevard, Huston Loop, and Tilia Alley. Huston Loop was named for the early 1900s landowners. Tilia Alley was named after a native tree. This plat established the road network. There was currently no connectivity to the western adjacent properties. Council Member Kist asked for the status of the request for a potential hotel use. Council members discussed which subarea a hotel could be located in. Council Member Wiltout responded that the developer was considering other, non-hotel, commercial development uses as well. Council Member Wiltout asked and Planning Manager Christian responded that the developer would not need to add an artery to the approved road network.

The PC approved the final plat for Ganton Parkway phase 4. The road alignment between Ganton, Dublin-Granville, and Kitzmiller roads would avoid the 5-point intersection. The project would work around the large grade change at Dublin-Granville and Kitzmiller roads.

The PC informally reviewed the TMD zoning requirement for a 300-foot setback requirement for buildings over 65 feet high. PC members discussed changing the setback to only apply to flagship projects of over 500-acres. Mayor Spalding asked and Deputy Director Mayer responded that the proposed new code requirement for buildings over 65 feet high was a 100-foot building and pavement setback. That distance still exceeded what was typical in the city's limited general employment (L-GE)-zoned districts. The blanket application of the 300-foot setback disincentivized smaller project developers.

The PC informally reviewed 2 code sections regarding floodplain requirements. City code chapter 1155, covering flood damage reduction, was vague and prohibited new development in flood hazard areas found on largely outdated maps. The PC was proposing to align New Albany city code with the state model code. City code chapter 1171, covering landscaping riparian area protection, would change to implement minimum federal floodplain development standards. Council Member Shull asked and Council Member Wiltout confirmed that the new floodplain requirements applied to both the Franklin and Licking County portions of the city. She clarified that floodplain requirements were not new, but were proposed to be reduced.

**PARKS AND TRAILS ADVISORY BOARD:** No meeting.

**ARCHITECTURAL REVIEW BOARD:** No meeting.

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**BOARD OF ZONING APPEALS:** Council Member Shull reported the BZA approved a variance to eliminate the requirement to install rooftop equipment screening at 9360 Innovation Campus Way. The city had missed the requirement during initial meetings and, upon discovery of the oversight in March of 2024, the applicant estimated the cost to install screening at \$250,000 which the applicant felt was prohibitive. The applicant provided case law to support their request.

**SUSTAINABILITY ADVISORY BOARD:** No meeting.

**IDEA IMPLEMENTATION PANEL:** Council Member Wiltrout requested volunteers to make soup for the upcoming SOUPer Supper event. Council Member Durik suggested inviting local restaurants and hotels participate in the future.

**CEMETERY RESTORATION ADVISORY BOARD:** Clerk Mason reported that CRAB members reported back on the touching Wreaths Across America ceremonies at New Albany's 2 historic cemeteries. CRAB members at the ceremonies worked together to make sure there were enough wreaths, bows, flags, and floral stands on site. They hoped to have more attendees to honor the war veterans in the coming years. The CRAB members discussed the November 2024 council meeting visit and looked forward to the fencing, lighting, and landscaping plan for Wagnor Cemetery. CRAB Member Diana Jacobs visited the Ohio History Connection and obtained a copy of the Wagnor Historical Marker application to support the board's efforts to correct the marker. The CRAB spent time on the New Albany Cemetery Historical Marker application for submission by the May 1 deadline. There would be at least 2 more meetings to update the marker application.

**PUBLIC RECORDS COMMISSION:** No meeting.

**CORRESPONDENCE AND COMMUNICATIONS:**

NONE

Mayor Spalding called for a 5-minute break. The council meeting broke at 8:06 pm.

The council meeting resumed at 8:13 pm.

**SECOND READING AND PUBLIC HEARING OF ORDINANCES:**

**ORDINANCE O-03-2025**

Mayor Spalding read by title AN ORDINANCE TO APPROVE THE FINAL PLAT AND ACCEPT RIGHT-OF-WAY DEDICATION FOR SECOND STREET, THIRD STREET, HAWTHORNE ALLEY, AND FOUNDERS AVENUE AND VACATE AN UNNAMED PUBLIC ALLEY AS REQUESTED BY THE CITY OF NEW ALBANY.

Deputy Public Service Director Steve Mayer described the new street network, including an extension of Second Street, Third Street, the creation of Founders Avenue, and a new east-west public alley named Hawthorne Alley. The streets would be residentially-sized and the alleys would be 18 feet wide. The plat matched the development agreement approved by city council on December 3, 2024. The development agreement committed the property owner to dedicate all of the right-of-way contained in the plat at no cost to the city in exchange for the city's commitment to install infrastructure. The property owner was dedicating about 40% of their property to the city

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for public streets and alleys. The public street pattern followed the recommendations in the Engage New Albany Strategic Plan. The proposed street pattern could also be found in the city’s 1997 strategic plan, making the proposed street network the recommended outline for nearly 30 years. The Planning Commission approved the proposed final plat on December 16, 2024.

Mayor Spalding recalled public concern about future development and traffic in this area. The developer and city had spent time considering road connections to prevent traffic issues. The Market Street extension to US-62 would redirect some of the traffic away from the area.

Council Member Shull noted that council had discussed metered street parking to alleviate business parking concerns.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Mayor Spalding moved to adopt the ordinance. Council Member Kist seconded and council voted with 6 yes votes to approve Ordinance O-03-2025.

**ORDINANCE O-04-2025**

Mayor Spalding read by title AN ORDINANCE TO APPROVE THE FINAL PLAT MODIFICATION FOR LOT 19 IN THE HAWKSMOOR SUBDIVISION AS REQUESTED BY TREVOR ARNOLD.

Deputy Public Service Director Mayer stated the subject property was surrounded by a combined tree preservation zone, no-build zone, and drainage easement. The southern property line was adjusted in 2018, but the easement, preservation zone, and no build zones were not updated. All of the changes were on the same property. The Planning Commission recommended approval of the plat revision in November of 2024.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Wiltrout moved to adopt the ordinance. Council Member Durik seconded and council voted with 6 yes votes to approve Ordinance O-04-2025.

**INTRODUCTION AND FIRST READING OF ORDINANCES:**

**ORDINANCE O-05-2025**

Mayor Spalding read by title AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 28.10+/- ACRES OF LAND GENERALLY LOCATED TO THE SOUTHEAST OF AND ADJACENT TO STATE ROUTE 161/BEECH ROAD INTERCHANGE, FROM OFFICE CAMPUS DISTRICT (OCD) TO INFILL PLANNED UNIT DEVELOPMENT (I-PUD) FOR AN AREA TO BE KNOWN AS “BEECH INTERCHANGE SOUTHEAST ZONING DISTRICT” AS REQUESTED BY MJB HOLDINGS LLC, C/O AARON UNDERHILL.

Planning Manager Chris Christian stated the subject property was currently zoned Office Campus District (OCD) and the applicant proposed to rezone it to Infill Planned Unit Development (I-PUD). It would be broken up into Subarea A and Subarea B. Both subareas allowed for retail uses. Subarea B allowed for general employment uses



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that were similar and compatible to other commercial uses in the immediate area. The proposed text was similar to adjacent zoning districts. Retail uses would have to go through the final development plan process and were subject to approval by the Planning Commission (PC). The general employment uses would follow the regular permitting process and not require PC review. The proposed uses were consistent with the strategic plan recommendations for the area and the zoning text was compatible with the future land use plan.

Mayor Spalding set the ordinance for second reading at the February 18, 2025 council meeting.

**ORDINANCE O-06-2025**

Mayor Spalding read by title AN ORDINANCE TO AMEND CHAPTER 1115.07 OF THE PLANNING AND ZONING CODE OF THE CITY OF NEW ALBANY CODIFIED ORDINANCES AS REQUESTED BY THE CITY OF NEW ALBANY.

Planning Manager Chris Christian stated this amendment applied to the city’s conditional use code and was in response to developer feedback. The current code stated conditional use approvals expired after 1 year, while final development plans expired after 2 years. The amendment would allow conditional use plan approvals to run the length of their associated development plans. If new construction was needed as part of a conditional use approval, the applicant would have 2 years to execute it before expiration. If a conditional use was needed for an existing building and no construction was needed, applicants would have 1 year to start the conditional use before expiration.

Planning Commission (PC) members had expressed confusion regarding the code’s conditional use violation process. Deputy Clerk Christina Madriguera assisted in revising and clarifying the code’s language. The changes received the PCs’s approval.

Mayor Spalding set the ordinance for second reading at the February 18, 2025 council meeting.

**READING AND PUBLIC HEARING OF RESOLUTIONS:**

NONE

**COUNCIL SUBCOMMITTEE REPORTS:**

Subcommittee creation discussion

Regarding a potential pickleball subcommittee, Council Member Kist stated that Law Director Benjamin Albrecht advised that council subcommittees were considered public bodies with numerous requirements. Council Member Shull stated his interest in a pickleball subcommittee was for council to provide input to New Albany Parks & Recreations regarding the city courts. Mayor Spalding asked and Council Member Shull agreed that a council representative to New Albany Parks & Recreation could fulfill this communication role. Council Member Shull stated the New Albany Parks & Recreation staff could set the price for court rental fees. Mayor Spalding proposed the creation of a revenue sharing agreement with Parks and Recreation for pickleball-related proceeds. Finance Director Bethany Staats agreed. Mayor Spalding stated that agreement could formalize and clarify the responsibilities and expectations of each party. Council Member Shull stated New Albany Parks had revenue sharing agreements with other sports organizations and had expressed willingness to create a similar agreement with the city. There was currently already a management agreement with the city. Council Member Shull asked and Law Director Albrecht confirmed that the management agreement could be amended to include a revenue sharing agreement.

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Mayor Spalding noted that council subcommittees elevated the importance of group topics and formalized them. Council members also desired ways to gather information with less than a quorum of council. Mayor Spalding asked and Clerk Mason responded that council had discussed creating subcommittees for community events, executive transition, and safety. Mayor Spalding asked council if he could discuss the proposed topics with the city manager and law director and make a recommendation at the next meeting. Council indicated their agreement.

**REPORTS OF REPRESENTATIVES:**

- A. Council Representative to MORPC: No meeting.
- B. Council Representative to Joint Parks and Recreation: No meeting.
- C. Council Representative to New Albany-Plain Local Schools (NAPLS): Council Member Kist reported that a school board retreat meeting was being held that evening. He would provide an update at the next council meeting.
- D. Council Representative to Plain Township: No report.

**REPORTS OF CITY OFFICIALS:**

- A. Mayor: No report.
- B. Clerk of Council: Clerk Mason polled council regarding the Courtyards by Marriott on Forest Drive liquor permit request and council members did not object. Clerk Mason asked and council members agreed to hire the horses and carriage for Founders Day and to rent golf carts for the Independence Day parade. Clerk Mason informed council that Community Program Administrator Abbey Brooks requested the mayor or council name an Independence Day Grand Marshal for 2025 by March 1. Council could create a process for future selections. Clerk Mason reminded council to RSVP for the Innovate New Albany Brick House Blue grand opening on March 6.
- C. Finance Director: No report
- D. City Manager: No report.
- E. City Attorney: No report.

**POLL FOR PUBLIC COMMENT:**

NONE

**POLL FOR COUNCIL COMMENT:**

NONE

**EXECUTIVE SESSION:**



**Council Minutes – Regular Meeting**

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Mayor Spalding moved that council go into executive session pursuant to Ohio Revised Code 121.22(G)(3) for conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action. Council Member Shull seconded and council voted with 6 yes votes to go into executive session at 8:37 pm.

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Shull seconded and council voted with 6 yes votes to come out of executive session and resume the regular meeting. Council resumed the regular meeting at 9:03 pm.

**OTHER BUSINESS:**

NONE

**ADJOURNMENT:**

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Durik seconded to adjourn the February 4, 2025 regular council meeting at 9:04 pm.

ATTEST:

  
Jennifer H. Mason, Clerk of Council

  
Sloan T. Spalding, Mayor

  
Date



# ROSE RUN PARK

PHASE II

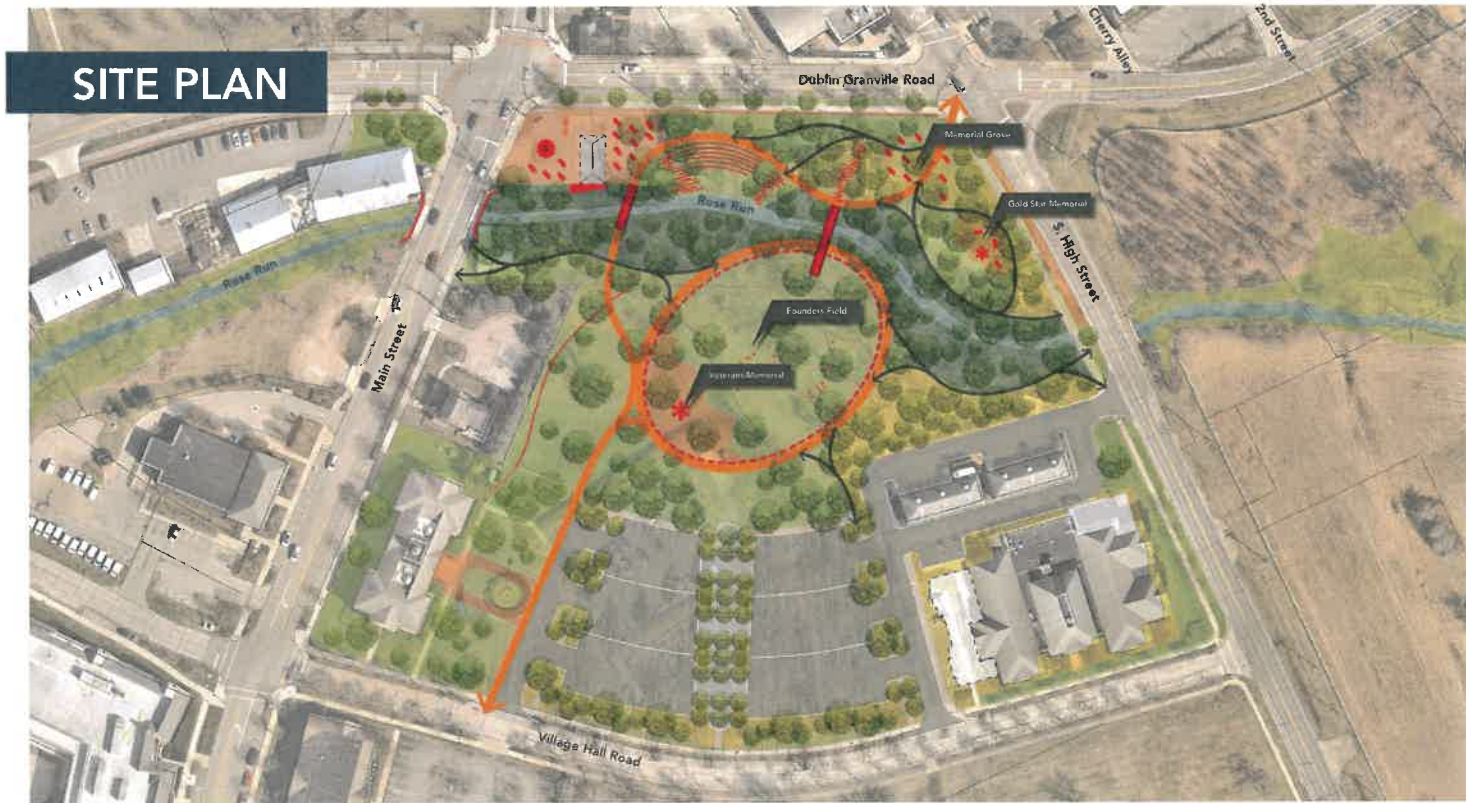


## AGENDA

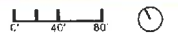
- Park Program
- Parking Review
- Parking Design Schemes
- Next Steps



**MKSK**  
February 4th, 2025



**SITE PLAN**



**MKSK**  
February 4th, 2025

# PARK PROGRAM



Veterans Memorial

# PARK PROGRAM



Gold Star Statue

Memorial Grove

# PROPOSED PROGRAM

## Signature Program Architectural Elements

- Meeting house
- Comfort Facilities
- Open-Air Pavilion
- Cafe
- Micro-mobility Hub
- Food-truck + Dining Space

## Passive Program Things to view...

- Fountain
- District Marker
- 'Gold Star' Statue
- Public Art
- Rain Gardens
- Environmental Storytelling

## Engaging Program Active Programming

- Small Performance Platform
- Vendor Kiosk
- Ice Rink
- Hammock Grove
- Swings + Benches
- Social Seating
- Large Community Table
- Council Ring
- Fire Pits
- Yard Games
- Picnic Lawn
- Stream Access
- Cultivated Gardens
- Tree Grove
- Overlook
- Plaza

- Promenade
- Boardwalks
- Signature Crossing

# PROGRAM PRECEDENTS



Pavilion



Social Seating

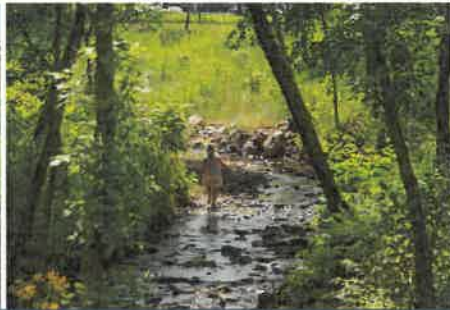




# PROGRAM PRECEDENTS



Stream Engagement



Riparian Restoration

# POTENTIAL FACILITY EXPANSION



## PARKING REVIEW

### Existing Parking

Village Hall Lot ..... 68 Spaces

Police Station ..... 27 Spaces

**Total ..... 95 Spaces**

On-Street Parking ..... 32 Spaces (Main Street and Village Hall Road)



# PARKING REVIEW

## Parking Demand

Existing Parking.....	95 spaces
Near-term Parking Demand.....	110 spaces
Long-term Projected Parking Demand.....	160 spaces



# PARKING REVIEW

## Proposed Parking Provision

Surface Parking .....	142 Spaces
Police Station .....	18 Spaces
<b>Total Parking Provision.....</b>	<b>160 Spaces</b>

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On-Street Parking..... 37 Spaces (Main Street, Village Hall Road, and South High Street)



# PARKING REVIEW

## Proposed Parking Provision

Underground Parking.....160 Spaces

Police Station.....18 Spaces

**Total Parking Provision.....178 Spaces**

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On-Street Parking ..... 37 Spaces (Main Street, Village Hall Road, and South High Street)



# PARKING DESIGN SCHEMES



Surface Parking



Underground Parking



# UNDERGROUND PARKING



Projected Parking Demand  
160 Spaces  
Parking Provision  
178 Spaces

Park Street Frontage  
1,320 L.F.  
Park Acreage  
5.74 Acres



# BIRDSEYE VIEW



Surface Parking



Underground Parking

# STREETSCAPE VIEW ONE



Surface Parking



Underground Parking

# STREETSCAPE VIEW TWO



Surface Parking



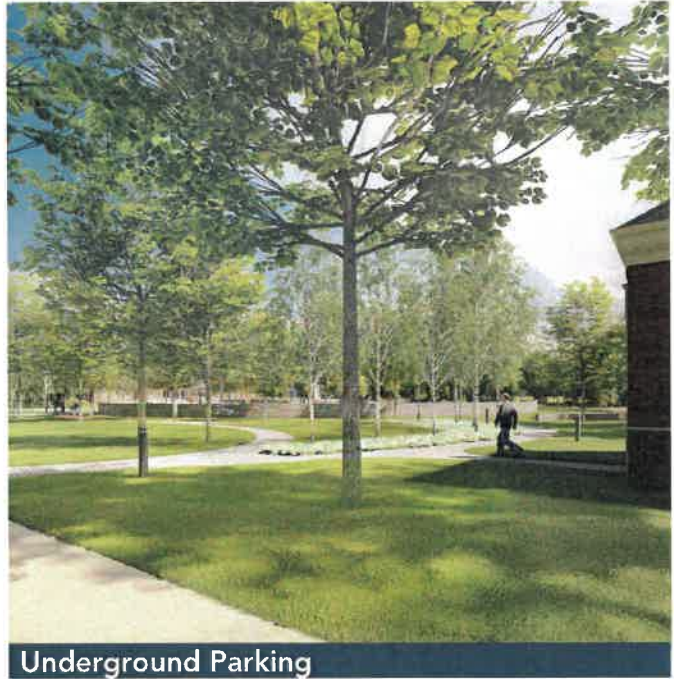
Underground Parking



# STREETSCAPE VIEW THREE



Surface Parking



Underground Parking

# PARKING DESIGN SCHEMES



Surface Parking



Underground Parking





# CONSIDERATIONS

## Surface Parking

- » **Clear and intuitive wayfinding** from parking lot to Village Hall, the park, and the Police Station
- » The presence of a parking lot with the park **diminishes its visual quality**
- » **Limited direct connection** between the park and Village Hall Road
- » Accelerated construction timeline for **quicker project completion**
- » Lower long-term maintenance requirements
- » Village Center Code prohibits this type of parking lot, **requiring Architectural Review Board approval**

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## Garage Parking

- » Expanded public r/w **frontage enhances park accessibility**
- » **Police parking can be designated separately** from public park for improved organization
- » Higher initial capital investment
- » Enlarged passive open space for greater community use
- » Enhanced visual prominence of Veterans Park
- » **Improved linkage** between the Historic Village Center and Main Street retail
- » Provides **direct open access** and high-quality frontage for new development south of Village Hall Road
- » **Preserving greenspace** in-light of future Village Center development enhances long-term community value



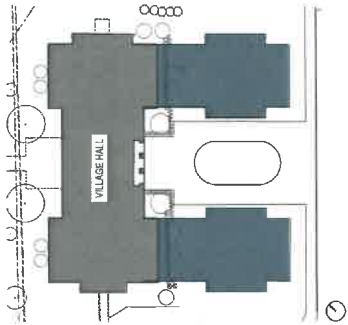


# FACILITY EXPANSIONS

## Village Hall

Existing Building  
» 16,000 S.F.

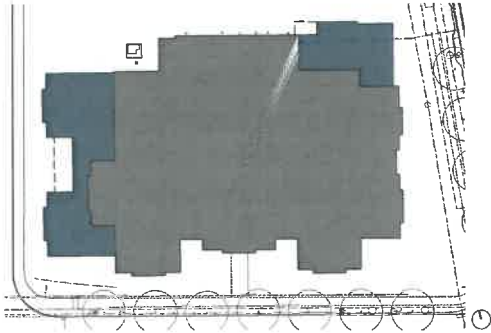
Proposed Expansion  
» 13,000 S.F.



## Police Department

Existing Building  
» 19,800 S.F.

Proposed Expansion  
» 5,400 S.F.



# UNDERGROUND PARKING

VIEW ONE



# UNDERGROUND PARKING

VIEW ONE



**UNDERGROUND PARKING**  
VIEW TWO



**UNDERGROUND PARKING**  
VIEW THREE



**SURFACE PARKING**  
BIRDSEYE VIEW



**SURFACE PARKING**  
VIEW ONE



**SURFACE PARKING**  
VIEW TWO



**SURFACE PARKING**  
VIEW THREE



# NEW ALBANY PARKS

***New Albany***  
*Parks Signage and Sub-Brand*  
FEBRUARY 2024

# SIGN TYPES & LOCATIONS

## ID Signage

Identifies a location, lets users know they have arrived to their destination, and can serve as landmarks.

### Primary ID

- Large scale
- Viewed from vehicle
- Identifies Park

### Secondary ID

- Smaller
- Viewed by pedestrians
- Identifies Park

### Tertiary ID

- Smaller
- Viewed by pedestrians
- Identifies other elements - a place within a place

Examples:



## Map Signage

Maps help users orient themselves within the space, as well as relative to the greater region

### Primary Map

- Viewed by pedestrians
- Detailed (miles, times...)
- May include info about park, rules of use, and ID elements

### Secondary Map

- Smaller
- Viewed by pedestrians
- Less detail/additional info

### Site vs System

- Site maps show park and points within it
- System maps show how park connects to greater parks system

Examples:





## Directional Signage

Helps users get to destinations and make decisions on how to move within the space.

### Primary Directional

- Viewed by pedestrians
- Taller, may serve as landmark
- Located at key decision points

### Secondary Directional

- Smaller
- Viewed by pedestrians
- Less info
- Located along paths

### Vehicular Directional

- Large scale
- Viewed from vehicle
- Can be combined with vehicular ID

Examples:



## Regulatory Signage

Focused on safety and liability concerns, establishes rules and proper/safe use of space.

### Primary Regulatory

- Viewed by pedestrians
- More info/detailed
- Can be combined with ID and/or map signage

### Secondary Regulatory

- Smaller
- Viewed by pedestrians
- Less info, statement-like

Examples:



## Interpretive Signage

Creates a narrative which positively contributes to a user's experience through stories, information about the environment, history, culture, poetry, etc.

Can exist in many forms, opportunity for engaging graphics

Examples:



## Place-Based Signage







Signage and other elements that don't follow typical signage format and branding. Specific to a unique location and/or purpose.

Examples:



# Taylor Farm Park







Proposed Signage Locations

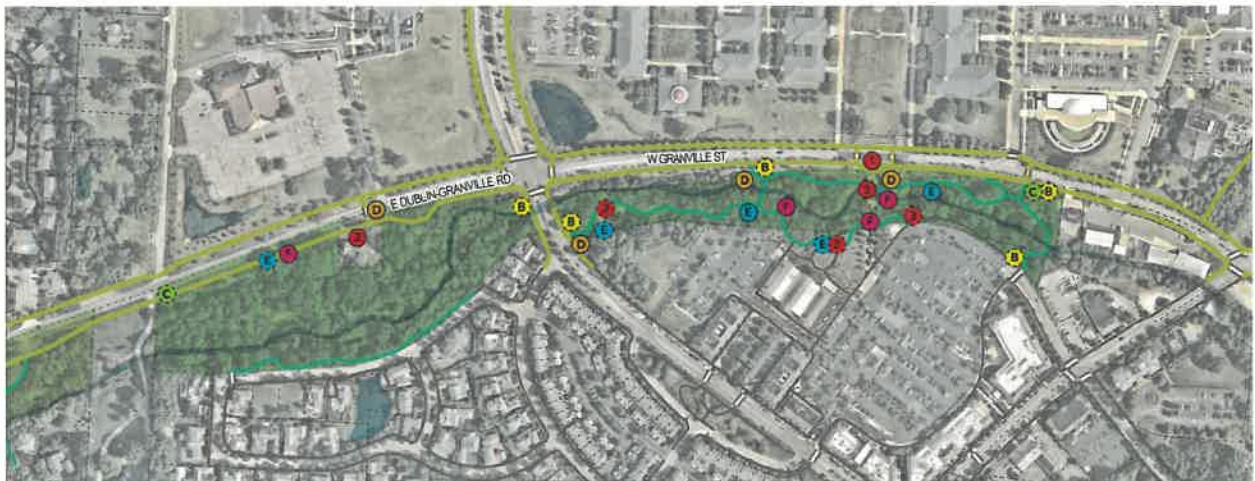
<p><b>A ID</b> 10</p> 	<p><b>B Directional</b> 13</p> 
<p><b>C Map</b> 5</p> 	<p><b>D Regulatory</b> 16</p> 
<p><b>E Interpretive</b> 4</p> 	<p><b>F Place-Based</b> 8</p> 



# Rose Run Park

Proposed Signage Locations

<p><b>A ID</b> 6</p> 	<p><b>B Directional</b> 5</p> 	<p><b>C Map</b> 2</p> 	<p><b>D Regulatory</b> 4</p> 	<p><b>E Interpretive</b> 5</p> 	<p><b>F Place-Based</b> 4</p> 
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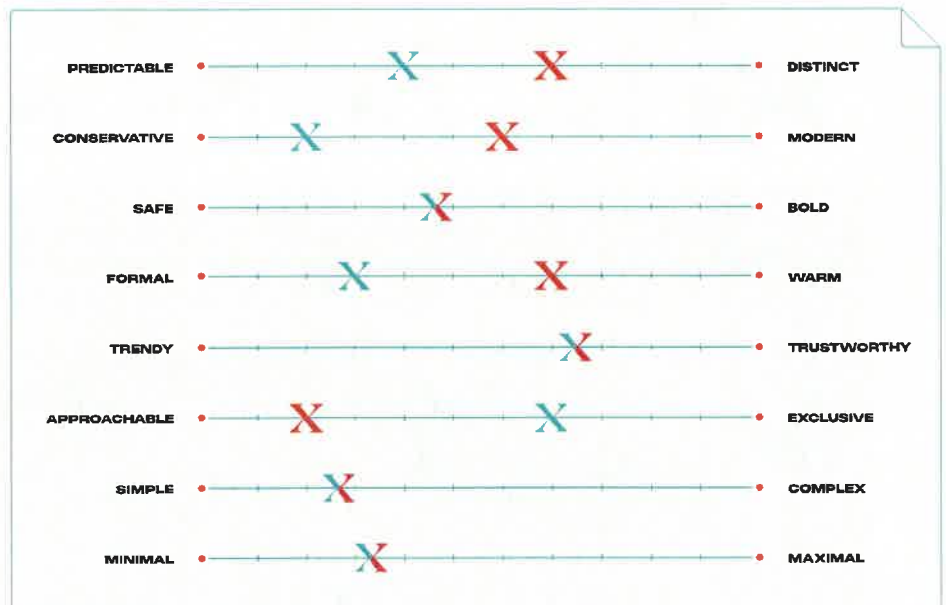
# PARKS BRANDING

HOLDEN X ELLIS

## BRAND PERSONALITY RESULTS

X - *New Albany*

X - *Parks Sub-brand*



## CONCEPT 01



## CONCEPT 02



## CONCEPT 03



# MESSAGING

# BRAND NARRATIVE

*We are 2157 acres of wide-open spaces. Old trees that were here long before us. And flowing streams that tumble over beds of rock.*

*We're miles of winding trails, scenic vistas, playgrounds and places to gather.*

*We're New Albany Parks. Where people come to explore, recharge and connect. Not only with nature, but also with each other.*

*It's time to let the outside in.*

MESSAGING

HXE

# VOICE & TONE

## X ADVENTUROUS

*Encourages exploration.*

*We present opportunities for adventure at every turn. We encourage exploration. And invite audiences to embrace their sense of discovery. We use language that motivates people to get out there and experience the range of possibilities that define the parks. From the solitude of a quiet moment to finding inspiration in unexpected places.*

## X ESSENTIAL

*Key community component.*

*It's important to reinforce the vital role our parks play throughout the community. Help audiences understand the many ways in which the parks connect us all. Whenever possible, incorporate facts and figures to highlight the scope and scale of the park's resources and amenities. Demonstrate how the parks enhance health and well-being.*

## X REJUVENATING

*Opportunities to recharge.*

*The parks offer unprecedented opportunities to recharge. Highlight how time spent in the parks can be invigorating. Share the benefits of a five-mile run, or an early morning walk. Remind audiences how an hour of playground time can change their entire day. Or how it changes everything to simply spend time outside.*

MESSAGING Voice & Tone

HXE

# CONCEPT 01



## CONCEPT 01



## CONCEPT 02



## CONCEPT 03



≡ NEW ALBANY ≡  
TAYLOR FARM PARK

Long Name

≡ NEW ALBANY ≡  
RATCHFORD FENS

Short Name

≡ NEW ALBANY ≡  
ROSE RUN

Park Name Only

≡ TAYLOR FARM PARK ≡



NEW ALBANY PARKS

It's time to let  
the outside *in*.

NEWALBANYOHIO.ORG/PARKS

NEW ALBANY  
TAYLOR FARM PARK

- Playground
- Wetlands
- Community Gardens
- Boardwalks



The Taylor Farm site, which had been a farm dating back to the 1800s, is a nearly 100-acre tract of land bounded by the Rocky Fork Creek, Dublin-Granville Road, Hatlem Road and the State Route 161.

Open Daily:  
DAWN – DUSK

For concerns about rules violations, contact  
City of New Albany (614) 855.3913

NEWALBANYOHIO.ORG/PARKS

Explore our  
NATIVE FLORA

Cardinal Flower

Cardinal flower is a species of flower in the family, which has a bright red color and is native to the eastern United States. It is a member of the Malvaceae family and is known for its vibrant red color and long, tubular shape.



11 July 2018

NEWALBANYOHIO.ORG/PARKS



ROSE RUN

# CONCEPT 02

## CONCEPT 01



## CONCEPT 02



## CONCEPT 03





Taylor Farm Park

≡ NEW ALBANY ≡



Taylor Farm Park

≡ NEW ALBANY ≡



Rose Run Park

≡ NEW ALBANY ≡



TAYLOR FARM PARK  
≡ NEW ALBANY ≡



ROSE RUN PARK  
≡ NEW ALBANY ≡



TAYLOR FARM PARK  
PLAYGROUND



TAYLOR FARM PARK  
BOARDWALK



ROSE RUN  
RAINES CROSSING



ROSE RUN  
FRIENDS CIRCLE



LOCAL FAUNA



LOCAL FLORA



LEISURE TRAILS

CONCEPT 02 Icon Style

HXE

NEW ALBANY PARKS



ROSE RUN PARK  
NEW ALBANY



*It's time to*  
**LET THE  
OUTSIDE IN.**

[NEWALBANYOHIO.ORG/PARKS](http://NEWALBANYOHIO.ORG/PARKS)

CONCEPT 02 Brand Art

HXE

# NATIVE FLORA



## Cardinal Flower



LEARN MORE

Cardinal flower is a perennial plant that produces 3 foot tall red flower spikes mid-summer through early fall attracting hummingbirds and butterflies all the while.

Some parts of the plant are toxic, so be considerate of kids and pets when exploring.



Rose Run Park  
CITY OF NEW ALBANY

See the world in

NEW ALBANY, INDIANA

CONCEPT 02 Brand Art

# Welcome to TAYLOR FARM PARK



The Taylor Farm site, which had been a farm dating back to the 1800s, is a nearly 100-acre tract of land bounded by the Rocky Fork Creek, Dublin-Granville Road, Harlem Road and the State Route 161.

Open Daily:  
DAWN - DUSK

- PLAYGROUNDS
- WETLANDS
- BOARDWALKS
- COMMUNITY GARDENS



TAYLOR FARM PARK  
CITY OF NEW ALBANY

For more information visit us online, contact  
CITY OF NEW ALBANY (514) 955-3913

HXE

# CONCEPT 03



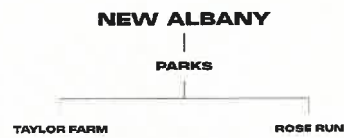
**CONCEPT 01**



**CONCEPT 02**



**CONCEPT 03**





CONCEPT 03 Logo Variations



CONCEPT 03 Brand Art



Name without "Park"



**RATCHFORD FENS**  
Parks of New Albany

Name with "Park"



**TAYLOR FARM PARK**  
NEW ALBANY

Name Centered



**ROSE RUN**  
Parks of New Albany

CONCEPT 03 Park Logo Lockups

HXE

**NATIVE FLORA at RATCHFORD FENS PARK**

*Cardinal Flower*

Cardinal flower is a perennial plant that produces 3 foot tall red flower spikes mid-summer through early fall attracting hummingbirds and butterflies all the while.

Some parts of the plant are toxic, so be considerate of kids and pets when exploring.

LEARN MORE

RATCHFORD FENS  
Parks of New Albany

**TAYLOR FARM PARK**  
NEW ALBANY

**Playground  
Wetlands  
Community Garden  
Boardwalks**

The Taylor Farm site, which had been a farm dating back to the 1800s, is a nearly 100-acre tract of land bounded by the Rocky Park Canal, Dublin-Granville Road, Harlem Road, and the State Route 161.

NEWALBANYOHIO.ORG/PARKS

Let the outside in.

**Parks**  
of New Albany

CONCEPT 03 Brand Art

HXE



CONCEPT 01



CONCEPT 02



CONCEPT 03



**THANK YOU.**

