

Ferris-Wright Park



Guided Tours by Dublin Heritage Interpreters

Dublin Heritage Interpreters welcome the community to Ferris-Wright Park for FREE guided tours through this historic parkland, including ancient earthworks and what is said to be the first framed house in the area. Learn more about Ferris-Wright Park and join us on one of our open house dates!

Open House Dates

The Interpretive Center is open to the public for enjoyment on these dates:

- Saturday, **July 22** | 10 a.m. to noon
- Sunday, **July 23** | 1-3 p.m.
- Saturday, **Aug. 12** | 10 a.m. to noon
- Sunday, **Aug. 13** | 1-3 p.m.
- Saturday, **Aug. 26** | 10 a.m. to noon

English



- Sunday, **Aug. 27** | 1-3 p.m.
- Saturday, **Sept. 9** | 10 a.m. to noon
- Sunday, **Sept. 10** | 1-3 p.m.
- Saturday, **Sept. 23** | 10 a.m. to noon
- Sunday, **Sept. 24** | 1-3 p.m.

Help Bring History Alive

If you have a passion for history, nature and sharing knowledge with the community, consider becoming a Dublin Heritage Interpreter. Based at Ferris-Wright Park, this group of volunteers is highly trained to share stories of “Dublin is Home,” including three earthworks as well as a restored farmhouse that is said to have been the first framed house in Dublin. **Contact** volunteer@dublin.oh.us to get involved.

About Ferris-Wright Park

Located at the northeast corner of Emerald Parkway and Riverside Drive, Ferris-Wright Park (4400 Emerald Parkway) preserves and showcases ancient earthworks, an 1800s farmhouse and natural features that are significant parts of Dublin’s history. The land surrounding the park has been home to many over the years, from indigenous peoples thousands of years ago to some of Dublin’s first settlers.

Ferris-Wright Park contains three earthworks (two circles and a square) that were constructed by the Hopewell culture. The park is also home to the Interpretive Center located inside the historic Ferris family farmhouse. The center honors the past through interactive stations that tell the stories of the park’s inhabitants throughout the years.

The Hopewell Culture

The [indigenous peoples of the Hopewell era](#) were known for building **earthworks – precise geometric shapes that hold meaning and purpose** – in the Ohio Valley. The name Hopewell comes from the family on whose land these earthworks were first noticed in Ross County, Ohio, in the 1800s.

The Hopewell culture lived, hunted, fished and farmed in what is now Ohio and other parts of eastern North America around 100 BCE to 400 AD. They were an advanced egalitarian society with an interaction sphere that imported exotic materials from places such as the Great Lakes, the Gulf of Mexico and the Rocky Mountains, often using these materials to create intricate art and ceremonial pieces. This distinguishes the Hopewell culture from most of its contemporary societies worldwide based on its many accomplishments in architecture, art, math and astronomy.



Ferris Farmhouse

Early settlers explored the Ohio region in the 1800s, drawn by abundant natural resources like rich soil, water and game.

The first farmers in the Dublin area tilled and plowed the land with horse-drawn iron equipment. Wheat, hay and perhaps alfalfa were among the first crops to be planted, but corn, potatoes, beans and other vegetables provided annual sustenance for the families.

Wright Run Creek, which runs through Ferris-Wright Park, irrigated early farms. Waterways, like the nearby Scioto River, were used for milling and other industries that brought prosperity to Dublin.

Joseph Ferris came to Ohio in 1818, eight years after Dublin was platted as a village. Ferris cleared the land for farming and built his farmhouse in 1820. It is said that his house was the first frame house in the area. Others were log houses or log cabins. Josephine Holder Wright, the last resident of the house, lived in the home for most of her 96 years. It was her wish that this park be persevered for future generations to understand the many people that have lived on this land.

Their sophisticated understanding of geometry and astronomy is demonstrated in their ceremonial earthworks, which were places for marriage ceremonies, honoring relatives and neighbors who died, making alliances, celebrating, feasting and hosting sacred games. Today, few of these ceremony spaces remain intact. Many have been damaged or cleared away for farming and development.

The three earthworks at Ferris-Wright Park are the northernmost earthworks in the Scioto Valley. The tallest mound once stood 5 feet tall and the others were approximately 3 feet. After the Hopewell era, culture and society in the Scioto Valley underwent dramatic periods of change that led to the development of modern Native American tribes. The Wyandot had an active presence in the area. Today, the Wyandotte Nation continues to offer guidance and support in interpreting the park's indigenous history.

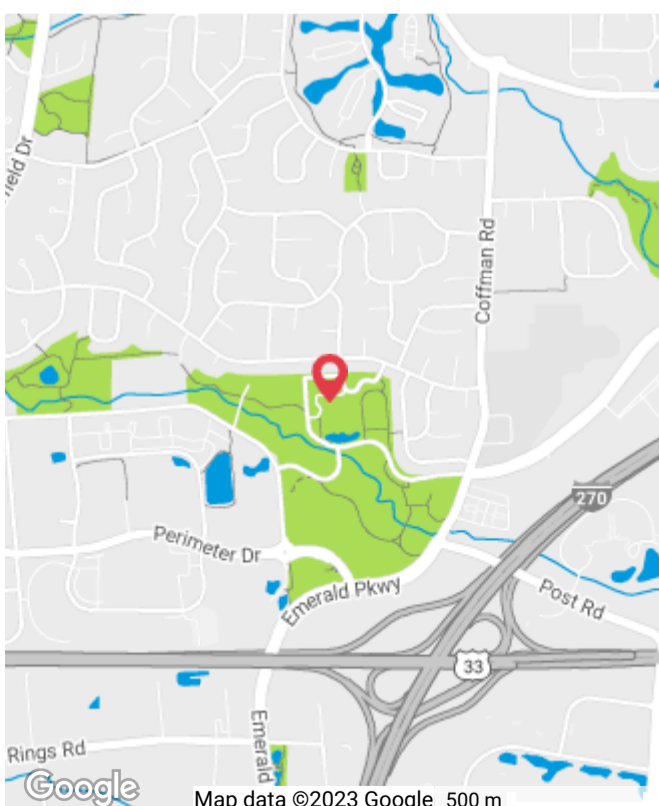
Archaeological Discoveries

The earthworks in Ferris-Wright Park were explored by local farmers and villagers for many years before being professionally excavated in 1890, 1922 and 1961. The artifacts retrieved during these digs helped archeologists better understand the peoples of the Hopewell culture.

The Ohio State University Department of Anthropology led archeological digs at the site in 2013, 2014 and 2016, discovering artifacts such as prehistoric stone tools and historic pottery. They also uncovered modern debris dating from a few years ago to their oldest find – a Clovis point, which is a type of North American prehistoric tool – dating to around 13,000 years ago.

Ohio Valley Archaeology also led geophysical surveys in and around the site, creating a clearer picture of the earthworks.


Today, visitors may explore the restored home during open house hours and discover exhibits about the park's history.



- ▼ Facilities
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- ▼ DCRC Rules
- ▼ Hours
- ▼ Contact Parks & Recreation
- ▼ Tell Dublin

Dublin, Ohio, USA

5555 Perimeter Drive
Dublin, Ohio, 43017

 City Hall Hours
Mon – Fri: 8 a.m. – 5 p.m.

 Phone: 614.410.4400

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- > Applications & Permits
- > Financial Reporting
- > Zoning Code & Maps
- > Taxation
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- > New Residents
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- > Dublin City Schools
- > Dublin Chamber of Commerce
- > Dublin Arts Council
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Resolution 31-18

Accepting the Lowest and Best Bid for the Waterline Replacement – Phase 4 Project.

Ms. Alutto introduced the Resolution.

Mr. McDaniel stated this is a continuation of the three previous phases and part of the ongoing program to replace waterlines. This phase will replace existing two-inch or three-inch water lines with new six-inch ductile iron water lines, including fire hydrants and other associated appurtenances, in six separate locations: Dunskeath Court, Springburn Drive, Macewen Court, Balloch Court, Havington Court and Ketchum Court. This work will also include the re-connection of existing residential water services, the installation of six new fire hydrants, and associated milling and repaving of the plan-designated pavement surfaces of these cul-de-sacs affected by the work.

Vice Mayor Amorose Groomes asked about the total number of phases for this program. Mr. Hammersmith stated that there are several more waterline repairs anticipated. Vice Mayor Amorose Groomes stated that the expectation is that the new lines would last longer than the existing lines that are being replaced. Mr. McDaniel confirmed that is correct.

Mr. Keenan stated that he understands there are some drainage issues on Leven Links Court with water flowing into a particular resident's basement through the window during a recent rain event. Is that a drainage issue or simply the result of the large amount of rain experienced?

Mr. Hammersmith responded that he spoke to the City's Risk Manager and it appears to be run off and gutters that overflowed, resulting in this issue.

Vice Mayor Amorose Groomes stated that the situation may warrant curb and gutter at some point to facilitate proper drainage.

Vote on the Resolution: Ms. Fox, yes; Ms. Alutto, yes; Mr. Keenan, yes; Ms. De Rosa, yes; Mr. Reiner, yes; Vice Mayor Amorose Groomes, yes; Mayor Peterson, yes.

Resolution 32-18

Accepting the Lowest and Best Bid for the City Hall Restroom Renovations Project.

Ms. Alutto introduced the resolution.

Mr. McDaniel stated that this project is driven by the need for full compliance with ADA and Building Code standards; enhancing privacy by realigning the entrances to create a buffer from the main lobby; providing more space for shelves/cubbies for placement of items such as handbags, briefcases, and umbrellas; and updating the flooring, fixtures and finishes.

Vote on the Resolution: Mr. Keenan, yes; Vice Mayor Amorose Groomes, yes; Mr. Reiner, yes; Ms. Fox, yes; Ms. Alutto, yes; Mayor Peterson, yes; Ms. De Rosa, yes.

OTHER

• Park Naming (Holder-Wright Earthworks)

Mr. Earman stated that this park is scheduled to open to the public in August. It has been known as the Holder-Wright Earthworks for decades due to the archaeological digs that have taken place on the property. This is a unique opportunity for an interpretive education site. There are many unique characteristics of the property such as:

- Dublin's first framed farmhouse;
- Hopewell Indian burial grounds;
- Wright Run; and
- Waterfalls, caves, etc.

The master planning for the park began in 2011, and there have been many public input sessions. The park is located along Emerald Parkway with an entry point from Emerald Parkway. There have been multiple phases, and the phase under construction at this time is the visitor orientation space. There is an eastern trail system, and it is hoped that a western trail system can be added later through land acquisition. At the western edge

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of the park is the Ferris Cemetery marker. He highlights this factor as the City's naming policy specifies incorporating the history and names of the people who lived on or worked the land. Staff received an official request from the Holder family who have asked the City to consider removing the Holder name and replacing it with the Ferris name. The Ferris family was the original owner and constructor of the farmhouse. The suggestion was made to name the park the "Ferris-Wright Park," which is consistent with the family's request and the history of the land.

Ms. Fox clarified that the western trail land is not yet owned by the City. If the City does acquire that property in the future, would that create an issue with the name, given that more property owners would then be involved?

Mr. Earman responded that there are several attributes to the park for which other significant names could be incorporated, i.e. the Ferris House and the burial mounds themselves.

Mr. Keenan stated that the original landowners were actually the Hopewell Indians. He hopes that would be carried forward in some way as the mounds are such an important part of the interpretive center.

Mr. Earman suggested the name be the Ferris-Wright Park and Hopewell Earthworks.

Mr. Reiner stated that this is one of the furthest northern of the Hopewell sites. He recalls that OSU archaeologists identified bones on the site. Is it possible to have those returned so they can be part of an exhibition?

Mr. Earman stated that staff has reached out regarding those findings, but unfortunately, the location of those findings was not well documented. There is ongoing research taking place in order to tell the story and allow the story to evolve.

Mr. Keenan added that Ed Lentz is an historian who writes for the *Columbus Dispatch*. Perhaps he could be of assistance. He is a great resource as he has done a lot of research on this.

Mr. Reiner stated he is hopeful that OSU still has in their possession the five or six skulls that were removed from what is called the "Devil's Pit" on the land.

Vice Mayor Amorose Groomes stated that she believes some of these artifacts may still be intact locally. She recalled a donation to the Columbus Zoo. As a child, she recalls finding arrowheads on this property. She will provide Mr. Earman with some names of people to contact in this regard.

Mr. Earman added that the family members have been very generous. They have also been working with a local firm named ROTO on interpretive design.

Vice Mayor Amorose Groomes stated that this property is of tremendous value. She asked about the detached garage on the property and whether or not it has been razed.

Mr. Earman stated it has been razed.

Vice Mayor Amorose Groomes asked if the "Ferris-Wright Park" could be a temporary name until all the land is assembled.

Mr. Earman responded that it is Council's decision regarding naming.

Mr. McDaniel stated he understands the idea that it may be a temporary name until all of the parkland is assembled.

Ms. De Rosa asked if Mr. Earman had heard any objections to this recommendation for the name of "Ferris-Wright Park."

Mr. Earman responded that he has not.

Ms. Fox stated that it is important for those driving by the park to know that the Hopewell Indian mounds are located in this park. She asked how the archaeological digs are done so that there is nothing in the dirt moved that needs to be marked in some way. Mr. Earman stated that there is a process involved and that all the dirt that has been moved for construction has been "fine-tooth combed."

Mr. Earman added that Tom Holton of the Dublin Historical Society is present tonight and may like to comment.

Mr. Holton stated that he supports the naming of the park as "Ferris-Wright Park," as it reflects ownership of the land. He added that the Krumm Mound, near the Dublin Arts Council building, has been identified by the archeologists as going back to the 1800's. It has been called Krumm Mound because it is on what was at one time the Krumm

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property. The Davis Mound by Martin Road is on the Davis property. These mounds are identified by where they are located, and therefore to call this one the "Hopewell Mound" would be incorrect. The Ferris-Wright Mound would be more accurate, or perhaps the "Hopewell Mound at the Ferris-Wright Park." He believes it is important to have a name for awareness purposes by the public. He has been following the research and the development of the park through the years.

Ms. Alutto agreed that the Hopewell Earthworks needs to be noted on the park sign.

Mayor Peterson moved to name the park "Ferris-Wright Park" with some reference to the Hopewell Mound or Earthworks on the signage.

Mr. Keenan seconded the motion.

Vote on the motion: Ms. De Rosa, yes; Mayor Peterson, yes; Ms. Fox, yes; Vice Mayor Amorose Grooms, yes; Mr. Reiner, yes; Ms. Alutto, yes; Mr. Keenan, yes.

- **Follow-Up – Development Plan/Site Plan – Riverside Crossing Park, East Plaza, Phase 1**

~~Ms. Rauch stated that staff is bringing forward the proposed design solutions in response to some questions that were raised previously by Council. No formal action is requested of Council at this meeting.~~

~~Mayor Peterson moved that this item be removed from the table for purposes of discussion.~~

~~Mr. Reiner seconded the motion.~~

~~Vote on the motion: Ms. De Rosa, yes; Ms. Fox, yes; Mr. Reiner, yes; Mr. Keenan, yes; Vice Mayor Amorose Grooms, yes; Ms. Alutto, yes; Mayor Peterson, yes.~~

~~Ms. Rauch stated that in terms of process, the Basic Plan Review was approved in late 2016; City Council approved the Site Plan in August 2017; and in May 2018, the Development and Site Plan was presented to City Council. At that time, the application was tabled in order to address some concerns expressed by Council. At tonight's meeting, staff is seeking Council feedback. There will be another public input session in July, and this matter is tentatively scheduled for Council consideration at the August 13 City Council meeting.~~

~~Mr. Earman stated that the items that Council brought forward at the previous hearing are outlined in a presentation. He shared a video that reflected the items discussed at the May 7 meeting.~~

~~A timeline of public engagement is summarized in a memo that was provided to Council:~~

- ~~• January 2013, a Joint Work Session between City Council and Planning and Zoning Commission, presentation by consultant of key public projects including the new river park;~~
- ~~• March 2013, early stage planning concepts were shared at the State of the City;~~
- ~~• September 2013, Joint Work Session between City Council and Planning and Zoning Commission to review progress of the plan;~~
- ~~• October 2013, public forum held at OCLC to gather broad input regarding the BSD River Corridor Plan, share early planning ideas and seek citizen input;~~
- ~~• March 2014, State of the City, preliminary renderings of the initial park concepts were presented;~~
- ~~• In 2015, the Master Plan was developed and shared at the annual HOA meeting;~~
- ~~• In 2016, the State of the City, Open House, display at the DCRC and an online comment period were the tools of communication used regarding the park master plan; and~~
- ~~• The Master Plan for the park was adopted by City Council on May 23, 2016.~~

~~Mr. Earman shared the video developed by Chris Kimbrel of MKSK.~~

~~Mr. Kimbrel provided narrative to the video and explained each view.~~

~~Vice Mayor Amorose Grooms inquired about the seat wall near Riverside Drive, specifically what will be on the top of that wall.~~

~~Mr. Kimbrel responded that it would be a battered stone veneer.~~

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

OCTOBER 26, 2016

The Architectural Review Board took the following action at this meeting:

**5. Holder Wright Earthworks
16-054ARB**

**4729 Bright Road
Building and Site Modifications**

Proposal: Building and site modifications for the Holder Wright Earthworks site located between Bright Road and Emerald Parkway, east of Riverside Drive.

Request: Review and approval of an Architectural Review Board application for a designated property located outside of the Historic District and under the provisions of Zoning Code §153.170, Appendix G, and the *Historic Dublin Design Guidelines*.

Applicant: Dana L. McDaniel, City Manager, City of Dublin; represented by Matt Earman, Director of Parks and Recreation

Planning Contact: Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

MOTION: Mr. Musser moved, Mr. Rinaldi seconded, to approve a request for Building and Site Modifications with two conditions:

- 1) That the applicant continue to work with Engineering on the coordination of any required improvements related to Emerald Parkway and the park entrance drive; and
- 2) That the applicant provide additional detail regarding the required tree replacements, which can be handled with the building permit.

VOTE: 5 – 0

RESULT: This request for Building and Site Modifications was approved.

RECORDED VOTES:

David Rinaldi	Yes
Thomas Munhall	Yes
Everett Musser	Yes
Jane Fox	Yes
Shannon Stenberg	Yes

STAFF CERTIFICATION



Jennifer M. Rauch, AICP, Planning Manager

Ms. Rauch said approval is recommended with two conditions:

- 1) That the mechanical equipment located west of the new addition will need to be screened to meet Code, subject to Planning approval; and
- 2) That the applicant should work with Engineering to ensure the proposed development meets the stormwater management requirements and any floodplain management requirements are satisfied.

The Chair invited public comment. [Hearing none.]

Ms. Rauch pointed out the additional future parking area, which will be visible from Rings Road.

Jane Fox said she loved the design as it was very pretty. She inquired about the handrails.

Rolando Martinez, 1398 Goodale Boulevard, Columbus, Ohio 43212, said he is one of the principals with Berardi. He explained they are trying to incorporate the steel truss element in the railing and it will be painted similarly in a Cherokee Red. He said wrought iron presents maintenance issues, especially in high traffic areas where they will need to put down a lot of salt in the winter.

Motion and Vote

Ms. Fox moved, Mr. Musser seconded, to approve a request for Building and Site Modifications with two conditions:

- 1) That the mechanical equipment located west of the new addition will need to be screened to meet Code, subject to Planning approval; and
- 2) That the applicant should work with Engineering to ensure the proposed development meets the stormwater management requirements and any floodplain management requirements are satisfied.

The vote was as follows: Mr. Munhall, yes; Mr. Rinaldi, yes; Ms. Stenberg, yes; Mr. Musser, yes; and Ms. Fox, yes. (Approved 5 – 0)

5. Holder Wright Earthworks 16-054ARB

4729 Bright Road Building and Site Modifications

The Chair, David Rinaldi, said the following application is a request for building and site modifications for the Holder Wright Earthworks site located between Bright Road and Emerald Parkway, east of Riverside Drive. He said this is a request for a review and approval of an Architectural Review Board application for a designated property located outside of the Historic District and under the provisions of Zoning Code §153.170, Appendix G and the *Historic Dublin Design Guidelines*.

Jennifer Rauch presented an aerial view of the site, which is outside of the Historic District but one of the twelve properties on Appendix G that fall under the ARB's purview. She said the 18.8-acre site is surrounded on the north and east sides with single-family residential, the southern side with the last phase of Emerald Parkway, and the north is undeveloped land. She said there is a creek that runs through the middle portion of this site with tree stands as well as additional trees at the perimeter. She noted the earthworks that exist on the site. She reported the single-family house on the property was repurposed and incorporated into the park design.

Ms. Rauch said the proposal includes construction of a restroom facility, parking lot, pathways, pedestrian bridge, and landscaping/mounding. She noted the vehicular entrance at Emerald Parkway, which will continue to be worked out with Engineering. She said the parking area has 34 spaces that lead up to the plaza and restroom facility. She said the restroom facility and the plaza is oriented towards the north providing direct access and visibility to the pedestrian bridge. She indicated the grading up behind this facility is to make it appear as it was buried into the ground to mimic the earthwork design.

Ms. Rauch said the proposed plans incorporate stone veneer instead of the previously proposed concrete masonry units along the exterior entrance wall to the restroom facilities, which matches the seat wall material. She explained a retaining wall extends down from the upper portions of the buildings creating a wing design effect on either side of the building entrance made of a wood-texture-stamped concrete with a stone cap. She said the roof design and surrounding mounding were revised to discourage visitors from climbing up the grade and standing on top of the roof. She said the height of the retaining wall was lowered and plant materials are included in the mounding behind the wall. Additionally, she said a seating wall is located on either side of the building entrance and is incorporated in the retaining wall made of stone veneer with a stone cap to match the columns on the pedestrian bridge.

Ms. Rauch stated the proposed pedestrian access bridge is shown north of the restroom area, connecting to the northern portion of the site. She said the proposed bridge design includes: stone columns at the end of the railing that run across the bridge; railing stained timber with wire mesh integrated into the structure; and a stone column material that matches the stone used in the restroom area.

Ms. Rauch noted the applicant has provided a landscape plan showing a tree removal summary for the site and landscape details for the proposal. Additional detail she said is needed regarding the required replacements, which can be handled with the building permit.

Ms. Rauch said approval is recommended with two conditions finding that all the criteria are met:

- 1) That the applicant continue to work with Engineering on the coordination of any required improvements related to Emerald Parkway and the park entrance drive; and
- 2) That the applicant provide additional detail regarding the required replacements, which can be handled with the building permit.

The Chair invited public comment. [Hearing none.]

Jane Fox asked if the stone was real or applique stone. Ms. Rauch answered it is a stone veneer, which is cast stone. Ms. Fox asked why we are not requesting true stone when Dublin has two quarries. Ms. Rauch said there is not a Code requirement that insists on true stone. Ms. Fox said she would encourage any construction in the Historic District to use real stone. She said in this instance, we are portraying excavation into the earth but the structure is not of the earth, it is concrete. She said this is a reverent site and believes the experience calls for real stone. She indicated she loves the concept that the restroom is buried beneath the earth, which gives the sense there is a hidden element to the site. She said she loves the design on the floor but asked if a medallion or image that speaks to what is in the mound can replace the water fountains and move the water fountains off to each side. She said the proposal currently focuses on the water fountains.

Tom Munhall asked how deep the cuts/impressions are, assuming the concrete is poured and then stamped. Shawn Krawetzki answered the depth will vary but deep enough to catch light and show shadow.

Mr. Munhall stated he liked the softening effects the applicant applied since the original proposal. He indicated he agreed with Ms. Fox's point about moving the fountains and putting something else in its place as the focal point but he would not make it a condition of approval.

Everett Musser asked if using a true stone alternative was due to cost. Mr. Krawetzki said cost is a factor. Mr. Munhall questioned the sustainability of this product over 10, 20, or 30 years. Mr. Krawetzki said he did not anticipate an issue from a maintenance standpoint.

Ms. Fox said she cannot envision the product from just a picture and would need to see the real product sample. Mr. Krawetzki said they inquired about the cast concrete "wood" and the product was not available. She asked if he has actually seen the cast concrete with the wood stamp. Mr. Krawetzki answered he has seen versions of it. He said it would depend on the form and he has not seen this particular company's form.

Ms. Rauch said the applicant provided a lot of images of the product as well as where it has been used before.

Mr. Krawetzki said through the specification process, they will be able to select a product that is more realistic.

Shannon Stenberg inquired about staining of the concrete. Chad Knight, CT Consultants, said the concrete for the drum itself is smooth with a subtle color and the textured walls have a color and then either a surface stain or a hardener is applied to give it depth that gets into the nooks and crannies. He said part of the problem like that is it is very specific so as part of the construction documents we will require a match of the concrete itself.

Ms. Stenberg said safety was an issue discussed at the last meeting and asked if Police had been contacted to see if this is acceptable. Ms. Rauch said staff did not have the Chief formally review these plans. She said the site lines have been improved and the restroom facilities will be locked after dark; a motion sensor light will be triggered if anyone is there. Mr. Knight added if the police officers see either of the two lights on, they can investigate.

Ms. Fox inquired about the rooftop garden area. She asked if the intent was to hide the structure itself as the greenery grows. Mr. Krawetzki said it will grow higher than is shown in the illustrations. Mr. Knight added it will fill out over time.

David Rinaldi said he is really pleased that we live in a community where they take a restroom facility and turn it into a piece of artwork. He indicated this is wonderful and it is only a small part of the park; there are going to be other structures out there.

Mr. Musser said he agreed; he is pleased with the great modifications. Ms. Stenberg agreed.

Motion and Vote

Mr. Musser moved, Mr. Rinaldi seconded, to approve a request for Building and Site Modifications with two conditions:

- 1) That the applicant continue to work with Engineering on the coordination of any required improvements related to Emerald Parkway and the park entrance drive; and
- 2) That the applicant provide additional detail regarding the required replacements, which can be handled with the building permit.

The vote was as follows: Mr. Munhall, yes; Ms. Fox, yes; Ms. Stenberg, yes; Mr. Musser, yes; and Mr. Rinaldi, yes. (Approved 5 – 0)

Communications

Jennifer Rauch asked if everyone was comfortable with the dates proposed for the meetings in 2017/2018.

Motion and Vote

Mr. Munhall moved, Ms. Stenberg seconded, to approve the meeting dates as presented. The vote was as follows: Mr. Rinaldi, yes; Ms. Fox, yes, Mr. Musser, yes; Ms. Stenberg, yes; and Mr. Munhall, yes. (Approved 5 – 0)

Ms. Rauch reminded the Board they are meeting with the PZC on November 3, 2016. She said the objective is to gain informal reviews from both the Board and the Commission regarding Phase 1 of the Riverside Park Basic Plan Review.

Jane Fox requested reports from the Stakeholder meetings hosted on a monthly basis by Donna Goss, Development Director.

The Chair adjourned the meeting at 8:23 pm.

As approved by the Architectural Review Board on November 16, 2016.

**3. Holder Wright Earthworks
16-054ARB**

**4729 Bright Road
Building and Site Modifications**

VOTE: 4 – 0

RESULT: This request for Building and Site Modifications was tabled.

RECORDED VOTES:

David Rinaldi	Yes
Thomas Munhall	Yes
Everett Musser	Yes
Jane Fox	Absent
Shannon Stenberg	Yes

STAFF CERTIFICATION


Jennifer M. Rauch, AICP, Planning Manager

**3. Holder Wright Earthworks
16-054ARB**

**4729 Bright Road
Building and Site Modifications**

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Jennifer Rauch presented an aerial view of the site, which is outside of the Historic District but one of the twelve properties on Appendix G that fall under the ARB's purview. She said the 18.8-acre site is surrounded on the north and east sides with single-family residential, the southern side with the last phase of Emerald Parkway, and the north is undeveloped land. She said there is a creek that runs through the middle portion of this site with tree stands as well as additional trees at the perimeter. She noted the earthworks that exist on the site. She reported the single-family house on the property was repurposed and incorporated into the park design.

Ms. Rauch referred to the overall master plan of what this park could look like. She said plans change as the plan is moved forward with the different phases and noted the specific section of the property being addressed tonight.

Ms. Rauch said the proposal includes construction of a restroom facility, parking lot, pathways, pedestrian bridge, and landscaping/mounding. She noted the vehicular entrance at Emerald Parkway, which will continue to be worked out with Engineering. She said the parking area has 34 spaces that lead up to the plaza and restroom facility. She pointed out the multi-use path as well as the current path at the end of Jenmar Court but that has been reworked after meeting with the neighbors and interested residents to provide additional screening to mitigate the noise from Emerald Parkway going into this neighborhood. She said there is no lighting within the parking lot as the park area is meant for dawn to dusk activity. She said minimal light fixtures will be requested for the restroom facilities in terms of safety in case anyone was there after hours. She noted the bridge element across the creek adjacent to the plaza. She said the restroom facility and the plaza is oriented towards the north providing direct access and visibility to the pedestrian bridge. She indicated the grading up behind this facility is to make it appear as it was buried into the ground to mimic the earthwork design. She reported Staff had concerns about the potential reorientation due to safety concerns. She explained that if anyone is doing a drive-by in this parking lot for safety concerns, one cannot see around the corner of this mound. She said there are significant concerns about the design of the facility, especially about the materials and the colors, therefore, modifications were requested. She said the proposed facility shows retaining walls on either side of the central portion of the entrance to the facility made of concrete with a wood texture design finish. She added the seating portion of the retaining wall has the limestone veneer with a stone cap. She said overall this does not fit within the soft natural character that is out there on the site. She focused on the proposed pedestrian bridge that shows the same stone columns that would match the seating wall on the restroom facility with wire mesh in front of stained railings to provide security as one transverses the creek.

Ms. Rauch said approval is recommended with eight conditions:

- 1) That the applicant incorporate a different mix of materials for the restroom facility to soften the design and blend with the surrounding natural and historic areas;
- 2) That the applicant use a high-quality stained wood paneling, or equivalent material in place of the proposed concrete masonry units shown along the entrance wall to the restroom facilities;

- 3) That the roof design and surrounding mounding be reviewed to discourage opportunities for visitors to climb up the grade and stand on top of the roof;
- 4) That the building entrance be relocated to face the parking area for security reasons;
- 5) That the plans be revised to incorporate lighting on or around the proposed building for safety purposes;
- 6) That a softer material choice be incorporated for the retaining wall and the design be a stepped design;
- 7) That the applicant continue to work with Engineering on the coordination of any required improvements related to the Emerald Parkway and the park entrance drive; and
- 8) That the applicant provide a tree removal, preservation and replacement plan, and a landscape plan with the building permit that meets Code.

Matt Earman, Director of Parks and Recreation, introduced himself. He reported the City went through a restructuring last year and created the Parks and Recreation Department. He said with the retirement of Fred Hahn and the departure of Laura Ball have resulted in a transition and new roles. He indicated he and Shawn Krawetzki have taken this project on while assuming these new roles.

David Rinaldi asked what the Parks and Recreation Department thought of the recommendations for the changes of materials and orientation. He indicated we could have a different project if this application were approved with these conditions.

Mr. Earman said he thought the conditions could be managed and agreed upon; none of the conditions are serious enough to go outside the character of the design. He said he was concerned with re-orienting the building itself as it would take away the ceremonial effect of it. From a safety standpoint, he questioned whether visibility could be provided in an alternative manner; aesthetics are a lot less of a priority than the safety of the public.

Mr. Rinaldi asked for their recommendations for softening the concrete and retaining wall design so it would be limited to masonry or concrete.

Chad Knight, CT Consultants, said it would depend on how the building was reoriented and the new configuration. He said the original design was to provide the appearance of a mound being excavated for exploratory purposes. He said they will reconsider the design and remember it is a structure for restroom facilities. He said they will consider bringing down the scale of the eight-foot-tall walls to a more pedestrian level. He explained the wood texture on the walls was the initial attempt at softening the appearance. He said the concrete color in the renderings is not accurately reflected; there is a series of different colors to look like if one was cutting into a mound, the different colored layers of the earth would be illustrated.

Mr. Rinaldi said he liked the design. He asked if the backside is meant to be accessed to which Mr. Knight answered it was not.

Everett Musser said he liked the design, too. He asked Staff if the recommendation for the entrance to be turned was so that it could be visible from the parking lot. Ms. Rauch answered yes.

Mr. Rinaldi asked if the restrooms would be locked like other facilities to which Ms. Rauch answered affirmatively.

Mr. Rinaldi said he did not understand what was being accomplished by rotating the facility. He said if anything inappropriate was going on, it would always be hidden by the mound itself.

Tom Munhall said with all these conditions and a total re-work of the design it would be difficult to vote on project they have not yet been presented.

Ms. Rauch said if the Board finds the design is appropriate, they have the ability to approve the proposal and eliminate any of the conditions they do not agree with.

Mr. Munhall indicated the proposal seems to be at the discussion stage and not ready for a vote this evening. He inquired about timing.

Mr. Earman said the applicant will do whatever it takes to get this right, no matter how long it takes. He added the capital funds are available this year for construction to begin so they intend for this to be available for bid and under contract by the end of the year but if that does not happen, he can certainly work with the finance department to encumber those funds.

Mr. Rinaldi asked if the application was approved with the conditions identified, if Parks would work with Staff to meet the conditions. Ms. Rauch answered in the affirmative but offered the Board the option to table the case if they did not agree with Staff's recommendations or conditions.

The Chair called for public comments.

Don Spangler, 3614 Jenmar Court, said his home is next door to this public parking lot and restroom. He said this is not what they planned on and initially thought this was a horrible thing to be placed here but over time with discussions with the City, they have been able to get many of the elements softened with the addition of trees and mounding. He indicated that noise from Emerald Parkway currently is not that bad; everything they have seen with this project is good. He said they like the building in the position proposed. He said he does not want to see the doors to the restrooms but the mound will help and he does not want to see a lot of light. However, he said he had suggested that the walking path route be changed due to the way the snow is plowed and produces mounding and drifting. He said a lot of people use the path and would expect a lot more to use it once this earthworks project is completed.

Tom Holton, 5957 Roundstone Place, suggested adding warmer colors to the project to tie into the theme of the earthworks. He suggested the use of information kiosks at the plaza to help prepare people for what they are about to encounter at the site.

Randy Roth, 6897 Grandee Cliffs Drive, said he is very excited about all of this. He said the City has been great to work with on this. He said he resides behind the Spanglers' home. He asked that the evergreen lines be extended to provide visual protection year round. He asked if permeable pavers could be used for the parking lot instead of piping water directly into the creek that runs through his backyard, which they are trying to rehabilitate in many ways. He reported the neighbors have been working with the City's Green Team to restore natural flora and fauna. He said a 100-foot setback is not needed to protect a creek but 10 - 20 foot strip of natural vegetation is needed. He said he hopes any blasting would not be as extensive as to what was done to complete Emerald Parkway because it caused a lot of damage to his home.

Mr. Musser inquired about the drainage of the stormwater from the parking lot and where the detention areas are located.

Dave Parkinson, CT Consultants, said the stormwater and sediments will be captured and taken to a stormwater detention, two-bay facility and then after there is a controlled release back to the stream. He said the detention area is west of the restroom facility.

Mr. Musser asked if permeable pavers had been considered for the parking lot. Mr. Parkinson said the City has had turnover of staffing during this project and his company has experienced turnover as well so since he did not start with the project, he cannot speak to the history of the project. He said pavers for the parking lot are not in the plans now and is uncertain if it was evaluated during the development of the plan. He said cost would be a consideration when installing permeable pavement versus the traditional/conventional method of conveying and treating stormwater.

Mr. Musser said using permeable pavers would eliminate any detention areas. Mr. Parkinson said not all stormwater is generated at the parking area, some is generated at the roadways and the patio area at the front.

Mr. Rinaldi asked if the City would consider using permeable pavers for this project. Mr. Earman said they are not part of this project because of the soils on site. He said the City has permeable pavement in two of its parks currently; they have been experimenting with the life span of that product and the maintenance aspect is on-going.

Mr. Munhall said he was not ready to vote on this as he needs to see the changes being proposed. Mr. Musser agreed.

Mr. Rinaldi said he finds the facility to be designed properly but if the City believes rotating the building is a safer option than he is not opposed.

Mr. Earman said this can be taken back to the risk department and discuss any concerns the risk manager may have. He indicated there may be some creative ways to adjust the retaining walls to give it the visual effect we are looking for without changing the orientation of the building itself to keep the ceremonial type aspect to the project. He offered to bring back alternatives for the Board's consideration.

Mr. Rinaldi agreed the earth-tone colors would be more appropriate and really likes the concept of the design as it fits the site very well.

Shannon Stenberg requested a better rendering of the wood texture design for the concrete to show the softening effect they expect it to provide. Mr. Earman said a better illustration could be provided at the next meeting.

Mr. Musser inquired about the security issue. Mr. Earman reported that as a result of public input sessions, the perception of public safety was considered. He said from a visibility standpoint, it is nice to see all four sides of a structure and in this case it would be the circumference of the structure as police do their patrols.

Mr. Spangler said he is not in favor of lighting but if it is a necessity, he suggested motion-sensor lighting. He said if the police drive by at 3 am and the light is on, they would know to check the facility. Mr. Rinaldi said there is a perfect soffit to provide minimal light that would not spill out beyond what is necessary.

Ms. Stenberg emphasized the site should not be so visible from the houses on that street.

Mr. Munhall indicated the City has done a great job with this so far and will continue to do a great job to address these concerns to help the residents.

Motion and Vote

Mr. Munhall moved, Mr. Musser seconded, to table a request for Building and Site Modifications. The vote was as follows: Ms. Stenberg, yes, Mr. Rinaldi, yes; Mr. Musser, yes; and Mr. Munhall, yes. (Tabled 4 – 0)

RECORD OF ORDINANCES

Ordinance No. 34-10

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE ACQUISITION OF 21.49 ACRES OF LAND LOCATED AT 4279 BRIGHT ROAD, AUTHORIZING THE CITY MANAGER TO EXECUTE A REAL ESTATE PURCHASE AGREEMENT, AND APPROPRIATING FUNDS THEREFOR (HOLDER PROPERTY).

WHEREAS, a goal of City Council is to continue to acquire parkland for recreation, open space and preservation of natural and man-made features; and

WHEREAS, the Holder-Wright Works, an ancient man-made landform that has critical archaeological importance, is located on this land; and

WHEREAS, the Community Plan recommends the Holder-Wright Works be preserved; and

WHEREAS, funding for the acquisition of the property has been programmed in the City's Capital Improvements Program; and

WHEREAS, it is necessary to amend the annual appropriations measure to provide adequate funding authorization for the acquisition of the property.

NOW, THEREFORE BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, 6 of the elected members concurring, that:

Section 1. The City Manager is hereby authorized to execute the Real Estate Purchase Agreement and any related closing documents related to the acquisition of the property located at 4279 Bright Road as identified on the attached Exhibit.

Section 2. There be appropriated from the unappropriated balance in the Parkland Acquisition Fund the amount of \$1,500,000 to account number 402-0210-780-2510 for the acquisition of 4729 Bright Road.

Section 3. The Ordinance shall take effect and be in force in accordance with Section 4.04(b) of the Dublin City Charter.

Passed this 27th day of September, 2010

Timothy A. Lecklider
Mayor - Presiding Officer

ATTEST:

Anne C. Clark
Clerk of Council