




City of Dublin

Office of the City Manager

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Memo

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Date: April 14, 2016
Initiated By: Matthew Earman, Director of Parks & Recreation
Re: Scioto Riverside Park Master Plan Update

Background

In preparation for the City Council work session scheduled for Monday, April 18, 2016, staff has prepared up-to-date information regarding the draft Master Plan for the Scioto Riverside Park (attached).

As you will recall, on Monday, March 28, 2016 the Parks and Recreation, Planning, Engineering and Community Relations staff held a community "Open House" to share the final draft of the Scioto Riverside Park Master Plan and solicit public input on that plan. The evening's session was designed to provide one last formal opportunity for residents to view the components of the Plan prior to it being submitted to City Council for review and consideration for adoption in the near future.

The session was formatted as an "open house" to allow residents to explore proposed projects and plans depicted on the various graphics and renderings, learn about the projected costs to implement the plan, understand some of the project's phasing considerations and learn about the three-year planning process that led up the session held on March 28.

City Council authorized the River Corridor Framework Planning effort in early 2013, with the expectation that this planning effort would establish the early stage conceptual planning and design framework for the many public infrastructure/park projects and the private development opportunities that were under consideration within this important area of the Bridge Street District. This Framework plan was publicly unveiled and commented upon at a well-attended community workshop at the OCLC Conference Center in October of 2013, at which time the Scioto Riverside Park concept plan (including the pedestrian bridge), the location of the proposed Riverside Drive and the SR 161-Riverside roundabout projects, as well as the first concepts for private redevelopment within the river corridor were all presented, and public input was obtained. Soon after that public session, City Council authorized the Administration to move forward with preliminary engineering for the key roadway and infrastructure improvements (including the pedestrian bridge) as well as to advance the planning of the river corridor park itself.

From that initial Framework Planning effort, an extraordinary array of private development (representing hundreds of millions of dollars in private investment) and major public infrastructure projects are now under construction, with many first phase improvements being completed this year. The park's final planning and implementation have been, by necessity, following behind

these other projects, in part because a substantial portion of the new park area (especially on the east side of the Scioto River) will not be available for construction until the existing Riverside Drive is removed from service later this year. Finalizing the Master Plan for this park will facilitate the City's ability to better advance the design of key phase 1 park improvements (such as the plazas at either end of the pedestrian bridge), as well as help inform future capital planning decisions of the City for possible future phases of the park.

A summary of the overall public engagement opportunities for the park's planning to date is as follows:

- Joint Council/Planning Commission Workshop – January 2013
- Young Professionals Interview Series – September 2013
- City Council Workshop – September 2013
- Public Forum at OCLC Conference Center – October 2013
- 2014 State of the City Address – March 2014
- Homeowners Associations Public Input Session – April 2015
- Renderings and Draft Master Plan Feedback Online – 2013 to April 2016
- Final Proposed Master Plan Community Open House – March 2016

Information from each of these public engagements has continued to inform the planning of the park and resulted in supplementary modifications and refinements to the original park design, its amenities, the park's programming and the park layout to ensure the desires and needs of the community have been fully considered.

Summary

The most recent public input session held on March 28 was well attended with an estimated 150-200 people visiting the Open House and contributing feedback to the latest park renderings and conceptual designs. Just prior to this session, the draft master plan was also posted on the City's website and on display at the Dublin Community Recreation Center for additional public comment and input. As a result, staff has received extensive feedback, which has been overwhelmingly supportive of the Master Plan. Highlights of the feedback received from the online survey, the March 28 Open House and Recreation Center displays include the following:

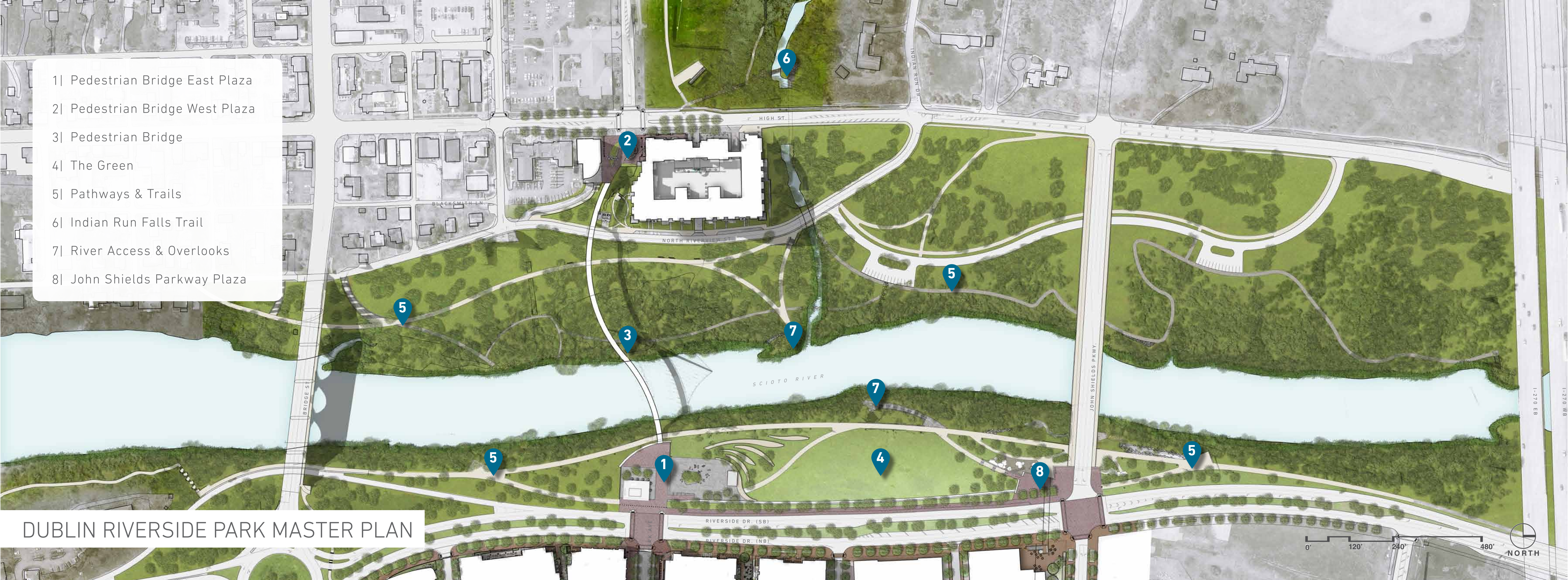
- The majority of people providing feedback were either somewhat familiar or very familiar with the park design.
- The vast majority of the comments received (over 90%) were generally positive regarding the park plan, with many expressing excitement in anticipation of the new park.
- Programming requests such as small concerts, recreational programs and river canoe/kayak trips were prominent.
- Many comments received were in favor of constructing an ice rink on the east plaza.
- Providing access to the river for kayaking/canoeing, climbing opportunities, access to the natural features and preservation of natural areas were generally favorable.
- Most concerns about the new park were related to perceived parking, vehicular and pedestrian traffic and access issues.
- Multiple concerns about the ability to maintain the pedestrian bridge during ice and snow events were received.
- ADA accessibility to the variety of amenities was questioned.
- Other concerns were related to the cost, construction and length of time it will take to complete the project(s).

As discussed at the March 2016 City Council retreat, staff and our lead consultant team will be prepared to present to Council the final draft version of the Scioto Riverside park master plan at the April 18th Council work session for your feedback, comments and questions.

Based upon the feedback from that work session, staff intends to soon thereafter present the plan (with whatever modifications Council so directs at the work session) to City Council for formal adoption. The formal adoption of the master plan is not intended to limit in any fashion the ability of the City to amend the park plan as Dublin begins to implement the park improvements. Approving the master plan does, however, establish a coherent planning and financial framework within which the final design of certain phase 1 components of the park can move forward, and for which well-informed future project phasing and capital programming can be properly considered. Attached is a copy of the draft Master Plan for your reference.

Recommendation

Information only. No action is being requested from City Council at this time.



DUBLIN RIVERSIDE PARK MASTER PLAN

Park Context: The Heart of the Bridge Street District

Through early community planning for the Bridge Street District, the Scioto River corridor through Historic Dublin was identified as the focal point for initial public investment. The invaluable community assets of the river and historic core offered the foundation for both expanded civic space within the heart of the community and for seminal private investment within the Bridge Street District.

The proposed Riverside Park was one of a core group of public space and public infrastructure projects that was identified in early 2013 as having the potential to best leverage quality private development and provide the greatest community benefit within the emerging Bridge Street District. The park was selected as one of these catalytic projects due to the demonstrated and measured ability of high quality urban parks to provide a wide and sustainable range of benefits to their surrounding communities. Like all great urban green space, the Riverside Park has the potential to demonstrate:

- A positive increase in adjacent real estate value and incentive for private development
- Economic development value through the creation of lifestyle amenities that lead directly to talent attraction and retention
- Indirect economic benefit through ecosystem services (reduced air temperature, pollutant removal, reduced runoff, improved water quality, energy conservation, aquifer/groundwater protection, erosion control, emission control, and flood control)
- Community marketing collateral and visitor attraction qualities
- Health and wellness benefits through recreation-based preventative health opportunities
- Social fabric building through community events and activities

Public Conversation: Park Master Plan Development

Over the past three years, there has been significant public dialogue and community input regarding the development of the Riverside Park and surrounding context. The public forums are outlined below and began in early 2013 with initial studies of the park extents and the interface between park, public streets and future private development. Through multiple community opinion surveys and recent public meetings, the major features of the park have started to come into focus. The desire for more access to the Scioto River and natural parkland is a significant theme in both survey results and first-hand conversations with local residents, and this preference creates the overarching approach to park design and planning.

Public Engagement

- 2013 January & March – City Council & Planning Commission Joint Work Sessions
- 2013 May through August – Community Interviews
- 2013 September – City Council Work Session
- 2013 October – Public Meeting
- 2015 April – HOA Annual Meeting
- 2016 March – Public Meeting

Park Master Plan: Park Features & Activities

All features of the proposed Riverside Park work together towards the major transformative move of enhancing, restoring and rediscovering the great natural amenity at the heart of the Dublin Community: the Scioto River. The planning for the Riverside Park envisions increased recreation, scenic, and education opportunities along the riverfront while providing protection for sensitive natural features and enhancing ecological systems. The major features of the Riverside Park are outlined and briefly described below:

- Pedestrian Bridge:** Iconic pedestrian and bicycle crossing that serves both a critical transportation link and a regional destination, featuring the scenic Scioto River corridor.
- Bridge Landings & Plazas:** Centers of park activity and events at the interface between neighborhood, park and river. These plazas provide the opportunity for active park programming (i.e., lunchtime concerts) and seasonal activities i.e., ice skating).
- The Green:** Flexible lawn space for festivals, events, passive recreation and leisure. The Green is the central feature of the park on the east side of the Scioto River and creates the setting for a wide range of park and community activities.
- Pathways & Trails:** Recreation and immersion in nature within the park as well as connections to the community and larger river system.
- Indian Run Falls:** Creative and sensitive access to one of the most dramatic natural features in the region.
- River Access & Overlooks:** Providing views and direct access to water's edge for fishing, canoeing, kayaking, exploring and education.



1 | PEDESTRIAN BRIDGE EAST PLAZA





1 | PEDESTRIAN BRIDGE EAST PLAZA





2 | PEDESTRIAN BRIDGE WEST PLAZA





3 | PEDESTRIAN BRIDGE





3 | PEDESTRIAN BRIDGE







5 | PATHWAYS & TRAILS





6 | INDIAN RUN FALLS TRAIL





7 | RIVER ACCESS & OVERLOOKS



Opinion of Probable Cost

- **Pedestrian Bridge East Plaza**
\$8,400,000
- **Ped Bridge West Plaza**
\$1,000,000
- **Pedestrian Bridge**
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- **East Open Space & Event Lawn**
\$4,000,000
- **West Open Space**
\$3,000,000
- **Indian Run Connection**
\$2,500,000
- **John Shields Parkway Plaza**
\$3,700,000
- **East Bluff Climbing Access**
\$700,000
- **East River Access**
\$1,000,000
- - - **Construction Cost Shared Between Park, Pedestrian Bridge & Private Development**

