



RESOLUTION 2024-36

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A WORK AUTHORIZATION WITH MKSK PARKS MASTER PLAN AGREEMENT TO INCLUDE BENNETT FARM.

WHEREAS, City of Powell is committed to enhancing its park system and improving community facilities, as outlined in the Powell Parks, Recreation and Facilities Plan; and

WHEREAS, the Bennett Farm Property, a 32-acre parcel formerly used as a sheep farm and located adjacent to Arbor Ridge Park, presents an opportunity to expand park space, incorporate city facilities, and improve trail connectivity along Powell Road; and

WHEREAS, MKSK, in partnership with City's ongoing Parks Master Plan, has proposed a comprehensive study to evaluate the potential uses for the Bennett Farm Property, engage city leadership and the Powell community, and develop conceptual plans that align with both city needs and community input; and


WHEREAS, the proposed study will be conducted in three phases: understanding the site, conceptual planning, and finalizing a preferred conceptual plan, with a total fee of \$67,160.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF POWELL, COUNTY OF DELAWARE, STATE OF OHIO, AS FOLLOWS:

Section 1: That the City Manager is hereby authorized and directed to execute a work authorization with MKSK to include the Bennett Farm in the Parks Master Plan.

Section 2: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of Council and that all deliberations of Council and any of the decision-making bodies of the City of Powell, which resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Powell, Delaware County, Ohio.

Section 3: This Resolution shall be in full force and effect immediately upon adoption.

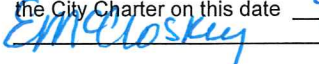


Tom Counts
Mayor
9/3/24
Date



Elaine McCloskey
City Clerk
9/3/24
Date

EFFECTIVE DATE: September 3, 2024

This legislation has been posted in accordance with the City Charter on this date 9/4/2024


City Clerk

WORK AUTHORIZATION



PROJECT NAME: Bennett Farm Property Conceptual Planning - Powell Parks, Recreation and Facilities Plan
additional service

PROJECT NUMBER: c21904.01

DATE: 7/25/2024

TO: Grant Crawford

PHONE: _____

FAX: _____

EMAIL: gcrawford@cityofpowell.us

PROJECT MANAGER: Blythe Price

EMAIL: bprice@mkskstudios.com

PRINCIPAL: Andrew Overbeck

EMAIL: aoverbeck@mkskstudios.com

DESCRIPTION OF WORK AUTHORIZATION:

Building on our work on the Powell Parks, Recreation and Facilities Plan, MKSK will study the Bennett Farm Property to determine potential city and community desired uses. This 32-acre former sheep farm is adjacent to Arbor Ridge Park and offers the ability to add to park space, house potential city facilities, and provide needed trail connectivity along Powell Road. MKSK will engage both city leadership and the Powell community to determine the range of desired uses, the ultimate capacity of the site, and future uses that meet both city needs and the needs expressed by the community. We will also take into account other active studies being conducted by the city that could have an impact on this property.

MKSK will work with a City Working Group in a series of meetings to understand the site and its potential, develop and vet conceptual plans, and select a preferred alternative. We will also conduct two Community Open Houses to share site opportunities and constraints and receive feedback on desired uses and a preferred conceptual plan.

Our team is comprised of MKSK (Planning and Design services) and EMH&T (Survey and Site Assessment) and we will perform the tasks in the detail outlined below. No other professionals have been included on the team at this time; should additional consultants be needed to address site issues that will need to be arranged as an additional service to this authorization.

This process is divided into three major tasks.

1_UNDERSTANDING

At the outset of the project the MKSK team will perform the following tasks to inform the conceptual planning for Bennett Farm:

- Existing conditions analysis
- Site Visit/Tour and Site Asset Inventory
- Record Survey:
 - Review of prior documents provided by Powell for this site
 - Research available records, right-of-way plans, plats, etc. to retrace boundary of site
 - Deliver a plat of survey of the site (metes and bounds is not included)
 - Survey will meet or exceed Ohio administrative code 4733-37
 - Record contours from county / state sources
- Limited Topo:
 - Two full field days for crew
 - Topo will be for areas as directed by the city
 - This will be a spot check of specific areas on the site (no clearing will be done as part of this task)
- Wetland/Stream Preliminary Investigation:
 - Review existing soils, USGS topography, National Wetland Inventory maps, floodplain maps, and historical aerial photographs to determine the location of mapped wetland/stream features.

Conduct a field investigation to determine the potential location and extent of waters of the United States, including streams and wetlands.

Prepare a letter report summarizing our findings. This information does not constitute a formal delineation, but will provide baseline information on the presence of potential wetlands and streams. Review of prior documents to provide feedback that may vary from the field review. Includes a virtual meeting to discuss findings.

Meetings

- City Working Group meeting #1: Discuss initial city ideas in terms of needs, desired uses and program for the site; align this process with other city planning initiatives/processes; review site survey initial findings and opportunities and constraints
- Community Open House #1: Review existing conditions, site constraints and opportunities, solicit community ideas and feedback

Deliverables

- CAD basemap (this document will be for planning purposes only)
- Asset Diagram
- Opportunities and Constraints Diagram
- Plan Alignment (how Bennett Farm fits into various city plans and initiatives)
- Meeting materials
- Summary memo of input

Timeframe

Months 1 and 2

2_ CAPACITY AND CONCEPTUAL PLANNING

The MKSK team will take the information and input gathered in task one and conduct additional site analysis to inform concept development. We will create site diagrams and use benchmark examples based on desired uses to test feasibility of ideas. We will then create conceptual plans (hand drawn) for up to 3 scenarios to illustrate the possible uses for the site.

Meetings

- City Working Group meeting #2: Review site concepts and determine desired program direction to inform a preferred conceptual plan
- Community Open House #2: Review preferred conceptual plan with the community

Deliverables

- Site analysis diagrams
- Benchmarking
- Conceptual Plan Alternatives (up to 3)
- Meeting materials
- Summary memo of input

Timeframe

Months 3 and 4

3_PREFERRED CONCEPTUAL PLAN

The MKSK team will prepare a preferred conceptual plan based on the feedback from the City Working Group and the community. The final rendered conceptual plan will be accompanied by preliminary estimates of probable cost and a summary narrative outlining next steps and addressing how the ideas for Bennett Farm will impact other ongoing planning processes and initiatives.

Meetings

- City Working Group meeting #3: Final review

Deliverables

- Preferred Conceptual Plan
- Preliminary estimates of probable cost
- Summary presentation and "look book" document (less than 20 pages)

Timeframe

- Month 5

FEE (inclusive of expenses)

- MKSK – \$46,860
- EMH&T – \$20,300

COMPENSATION:

Project Fee	\$67,160	_____	Hourly	<input checked="" type="checkbox"/>	Lump Sum
Additional Services Fee	_____	_____	Hourly	<input type="checkbox"/>	Lump Sum
Project Expenses	included in fee _____				
Total Project Fees	\$67,160	_____			

AUTHORIZATION:

Partner:	_____ <u>Ab</u> _____	Date:	07/25/2024
Client:	_____	Date:	_____

