



Griggs Boathouse At Duranceau Park

Purpose Statement

The purpose of this document is to consolidate and summarize the information pertaining to the Griggs Boathouse Project. Our goal is to ensure that everyone interested in the development of this project have clear and concise information on where we are in regards to any decisions that are being made and how we got here.

Background & History

Duranceau Park was the selected location based on recommendations from the Griggs Waterways Task Force, adopted in 1995. The Task Force comprised of stakeholders and reservoir residents recommended a new rowing facility be re-located outside the Indian Village Camp. Below is a timeline of the last 23 years:

- 1985 GCRA began leasing space and rowing out of Indian Village (Wyandot Lodge).
- 1993 CRPD approved a conceptual plan for Duranceau Park which included discussion of a rowing facility. Other sites included Fishinger Bridge on the west side. The Taskforce voted in Sept. 1993 to approve a concept for a rowing facility in Duranceau Park.
- 1994 Discussion regarding facility at Dam Keeper's house. Citing safety with rowers crossing the road with shells, this location was dismissed.
- 1995 Waterways Task Force Recommended moving adult rowing out of Indian Village.
- 1998 OSU Women's Rowing began leasing boat space in Indian Village in the fall.
- 1999 Moody Nolan Architects was hired to design a facility in Duranceau Park to potentially house CRPD, GCRA, OSU, and the two High School Rowing programs. The intention was to use this design to seek grant funding.
- 2000 CRPD applied for ODNR grant using Moody Nolan design and estimate, but it was not funded and the project was put on hold. OSU, GCRA and High School Crews continue to look at funding opportunities.
- 2004 High School crews move to the east side of the river due to space restrictions and user conflicts.
- 2006 OSU Athletics offered to fund project by raising donations. Discussions resurrected with City and GCRA. Columbus Recreation and Parks agreed that:
 - OSU would fund the cost of the design and construct the boathouse. GCRA be partner in fund raising.
 - OSU and GCRA will lease space from City. OSU lease payment will be the consultant cost and construction cost of boat house for 40 years; GCRA existing lease will be upgraded with new facility at time of occupancy.
 - CRPD needs 1 Bay for Youth Program storage

- OSU would lease 3 bays and GCRA would lease 2 bays
- 2007 Lease negotiations over several months with City Attorney's office, CRPD and OSU. Legislation approved in June.
Fall: Schooley Caldwell Architects retained for programming, design and construction documents of new boathouse using Moody Nolan plan as a base line.
Late 2007 – Early 2008: Discussions with leadership of Civic Associations of Riversgate and Scioto Trace whose leadership agreed to share information with residents.
- 2008 Discussions with several Park users and sharing of information.
March 13: Public Meeting (Residents angered at late notice via mail). Presentation and survey.
May 6: Public Meeting resulting in decision to form working committee with representatives of surrounding residential communities and stakeholders to look at alternate sites.
Working Committee Meetings: held on June 4th, June 25th, July 9th, July 23rd, and concluding on August 28th with CRPD decision to remain in Duranceau Park based on site evaluations.

The schematic drawings were presented to the neighboring communities in March and May 2008. During these spring meetings, objections were expressed regarding the loss of green space and traffic concerns. In response, the Columbus Recreation and Parks formed a working committee of stakeholders and residents to explore other sites in comparison with Duranceau Park.

The committee met five times from June through August 2008 and explored seven other sites on the Reservoir. Of the eight total sites analyzed, the area directly across from Duranceau Park near the historic Dam Keeper's House was the only other feasible option due to utilities, flood elevation and existing river usage. After the sites were examined and compared, the City determined that the west bank (Duranceau Park) remains the best location based on four important factors: Safety, Environment, Cost and Current and Projected use. At that point a letter was mailed to residents and stakeholders of the decision to commence with the development in Duranceau Park.

Safety Factors

Safety was a significant concern during the evaluation of Duranceau Park and the site near the dam keeper's house. The City deemed Duranceau Park a safer site for the following reasons:

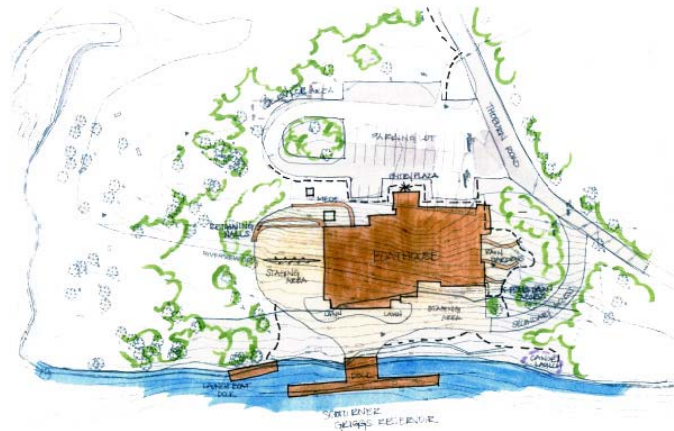
- It allows the new public canoe and kayak launch site to be a safer entry point into the river for the general public.
- The dam keeper's house location requires boathouse users to carry their craft across a road used by motor vehicles within the park. At the Duranceau Park site, there is no road between the boathouse and the river.
- Upon launching, the dam keeper's house location would place boathouse users between the public boat ramps and the public marina. Safety concerns about this area have current city code prohibiting rowing in this portion of the river. While city code is not unchangeable, it does not alter the safety concerns presented by the motor boat use in this area.
- High school rowing does launch south of the marina lots on the East side of the river. However, Sergeant Gordon, head of the CPD Griggs Reservoir Patrol, confirms that the safety concerns near the dam keeper's house are magnified because:



- ◇ Drivers are inherently less attentive to dangers when traveling along a straight stretch of road (as runs by the dam keeper's house) and more aware of danger when negotiating a turn (as exists by the high school rowing launch).
- ◇ The dam keeper's house location rests between the park's Nottingham entrance and the public marina and shelter house parking lot, resulting in significantly more traffic than exists by the high school launching site which sits south of all parking structures within the park.
- ◇ These concerns led Sgt. Gordon to strongly recommend reconsidering the launching of boats from the site near the dam keeper's house given the current road configuration.

Environmental Factors

- Plant material will be impacted on both banks of the river. The total number of trees impacted is greater on the east bank at the site studied: 49 larger, significant trees will need to be removed in comparison to the 35 trees on the west bank. Trees outside the footprint of the proposed facility would be retained, including a densely wooded area between Scioto Trace and the boat house. At either site, trees will be replaced one for one.
- 2.5 acres of open green space will be disturbed by the construction of the boat house in Duranceau Park (3.5 acres at the east location). By utilizing the existing parking, the environmental impact to the site is reduced. The east bank will require some parking and road expansion for drop off and pick up, as well as service. Although there are parking lots on the east bank, these are located to the north and south and will require safe access to the facility. The Dam Keeper's House, although restored on the exterior, remains vacant and has potential future use and may also require additional parking. 2800 c.f. of storm water storage will be required with boat house development on the east bank.
- Griggs Reservoir area and banks are predominantly bedrock under the surface. Duranceau Park will take less bedrock excavation than the east side. The bedrock is closer to the surface on the east side of the reservoir, and will require more costly excavation and utility installations. Due to the grades, the existing boathouse design must be modified to accommodate the grades and bedrock again increasing the overall cost of the project.



WEST SITE PLAN

Griggs Reservoir Boathouse
Site Study - July 2008
Columbus, OH

 SchooleyCaldwell Associates
ARCHITECTS ENGINEERS PLANNERS INTERIORS DESIGNERS LANDSCAPE ARCHITECTS
300 Mission Boulevard
Columbus, Ohio 43215
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Use Factors

- The area proposed for the boathouse is on the west bank of Duranceau Park used predominantly for walking and fishing, as well as a dog exercise area. Bank growth obscures the majority of the view to the river and there is no ADA access to the bank, although many use the roadway parallel to the reservoir for walking. There is currently no public launch for canoes and kayaks anywhere along Griggs Reservoir. The underutilized parking lot next to the river occasionally has some police issues and Sgt. Latta, 1st Shift Vice Section Supervisor for CPD, stated that Duranceau is definitely one of the parks that they regularly enforce. In the past two years they have made 9 public indecent arrests and 7 under age consumption arrest at Duranceau. He believes that several hundreds likely occurred, but they didn't have sufficient evidence to prove guilt. The central area of the park (play and shelter) and the north open area will not be impacted by construction.
- Indian Village Day Camp is one of the fastest growing programs offered by the department. Programs focus on outdoor education and the environment. They include everything from nature hikes, fishing, boating and local culture. 1,486 children ranging in ages from pre-school thru early teens participated over ten weeks in the summer of 2007. In 2008 over 1,500 attended our outdoor education programs at the camps. We also offer a counselor in training program. Location of the boathouse in Duranceau Park will allow the department to continue to expand and enhance its boating program including safe boating, canoeing and kayaking and allows for future expansion by utilizing the current GCRA lodge for overnight camping opportunities. The department has partnered with GCRA to offer opportunities for youth from Columbus to learn to row and we will look to continue these opportunities. Locating the boathouse inside the Indian Village Day Camp gates will take open space currently utilized for many of the outdoor education programs and activities. The proposed boathouse just outside the camp on the west bank allows staff to walk campers to the facility and creates a safer environment to access the river, launch the boats and generally get in and out of the water.

Park Elevation



River Elevation



Lower level: Boat Bays Only

Cost Factors

The project was budgeted at \$5,000,000 (July 2008). August study of the east side by the consultants estimated an additional \$835,000 would be needed due to additional site work, pavement, excavation and utilities. East site concerns:

- Parking and road access needed (15,000 additional s.f. pavement)
- Shallow bedrock to bring utilities through. All utilities on east side of Riverside Drive with exception of storm sewer.
- Additional 500 c.y. excavation required.
- Additional architect and engineering expenses to adjust the building to the east side.

Note: Actual construction cost (Duranceau Park) with contingency and allowances (bid 10/10/08)) \$5,138,826.00 which will have a positive economic impact for the construction industry in the City of Columbus.

Frequently Asked Questions

Safety

Will Vehicular traffic increase in the park?

There should be no significant traffic changes in the park, based on an independent traffic study by the transportation firm of Trans Associates, contracted by the City at the request of the community. Traffic studies (counts and speed) were recorded in May and June 2008. It was determined that the new location would not increase traffic, as the majority of the park traffic is current park users. However, it was concluded that Thoburn Road could be widened or pedestrian improvements made and Rivers Gateway (shore road) should be closed to vehicles regardless of new construction. The City will consider these future improvements with public input.

How will the boat house impact pedestrian safety in the park?

Rowing programs are currently in place and using Duranceau Park for parking and walking from Indian Village Camp to launch their shells. The shelter area and playground parking will be less used by rowers with the relocation of the boat house to the west bank, utilizing the existing under used parking lot. Improved paths are included in the construction documents to separate pedestrians from the road west of the boathouse.

Have there been any issues or reported incidents with rowing through the cove area near the Scioto Boat Club?

No, there have been no reports of incidents by the SBC cove over a decade. In fact, SBC has just requested a permit and installed rowing docks that will require their rowers to pass this cove, similar to all other rowing traffic on the river.

- Locating the boat house NORTH of the cove reduces potential conflicts as Indian Village Campers, GCRA and OSU will not cross the cove.
- At the recommendation of Sgt. Gorden, Marine Police, brush on the bank will be removed to insure better visibility.

Environment

How many trees are to be removed in Duranceau Park?

35 live trees vs 49 live trees on the East. Invasive honeysuckle, predominant on the west side of the river will be removed.

Is water quality impacted?

Facility was designed to meet all EPA regulations for water run off and usage requirements. The watershed department has been part of the planning of the building at every stage. Utilizing the existing parking lot and road reduces the impact of pervious pavement (the east bank location would require 15,000 sf of additional roadway and parking).

Cost

What is the cost of the boat house?

The Ohio State University as part of their lease agreement is funding the design and construction of the boat house. The total cost, including consultant fees is \$5.4 million
 Design Fees: \$434,000 + \$15,000 (for east side study)
 Construction Cost: \$5,138,826
 Traffic Study (by CRPD):\$11,350
 Tenants of the building will be responsible to pay operating expenses (utilities, management and capital) per square footage used as part of a monthly lease payment.

What and why is there an increase in cost if the building is moved to the east side?

Cost increase is estimated by Schooley Caldwell at an additional \$835,000 by the additional paving and excavating the East site would require. Also, additional costs for redesign of the building for the new site and inflationary increases created by the construction delay of relocating the building would all add to the costs of moving the building.

Current Use

Will Columbus Recreation and Parks rent the building to outside groups?

Renting the building is a viable option for Columbus Recreation & Parks. Rental revenue can offset operating costs incurred for CRPD programs, as well as allow the public to use the building regardless of rowing. The city is willing to discuss concerns on this issue with the local community.

Will competitions and regattas be staged from Duranceau Park?

No, all regattas are held by city permit. The city will not allow regattas to be staged in Duranceau Park

How many rowers will be using the building?

Approximately 85 OSU rowers and 120 GCRA members will use the building. This is the same use that currently exists in the park. Indian Village Camp participants will also boat from the new facility after a short walk from the camp.

- OSU rowing occurs weekday early mornings during fall, winter and spring quarters. They also row Sunday afternoons in the spring. They do not row in the summer.
- GCRA are adult rowers on a drop in basis spring through fall.
- Indian Village Camp rowing occurs throughout the summer as part of outdoor education programs.
- The facility is designed at capacity for the existing use. Other OSU Crew teams and High School teams will not be relocated to this building.

How much access will the public have to this site?

The public will have increased access to the site than is currently available. The project will enable disability access to the shoreline and picnic area that does not currently exist.

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Frequently Asked Questions cont.

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The area around the building will not be fenced, enabling the community to access picnic tables green spaces south of the building and the shoreline virtually the entire length of the site.

Will the public be able to access the building?

Public access to the building can be obtained through building rental. There has been some discussion of allowing neighborhood groups to schedule meetings in the building free of charge. Rental of the multi-purpose room is limited and will only be rented off peak hours.

Will OSU have control and use of the facility for a “party house”?

No, the building will belong to the City of Columbus. Special events will need to be scheduled through the city’s Recreation and Parks Department, Permit office.

Will traffic for the park be increased with the new boat house?

The building does not create any new rowing programs, nor is it designed with the ability for the current programs to increase in scope. It is possible that enhanced programming at the Indian Village and/ or the rental of the building could increase the number of people coming to utilize the park.

The facility will remove open green space and passive recreation from non-rowers, why was proportionate use a factor in the location of the boathouse on the west side?

Proportionate use is a factor in the boathouse location, and was the main reason for the formation of the alternate site committee which formed this summer. The facility will also contribute a new amenity that allows the public to be able to access the reservoir for canoeing and kayaking which it has not been able to do in the past.

Does the facility change the water use on the reservoir?

The Duranceau Park location provides for the least amount of water use change of any of the proposed sites. The no wake zone which currently extends just south of the Duranceau site will have to be extended approximately 300’ north of the new launching dock.

What site improvements will there be?

Improvements will add handicap access to the riverfront along the project site. Improved lighting to discourage/ eliminate the undesirable deviant behavior currently reported at that location. Picnic facilities will be improved and additional landscaping, including the replacement of all trees. Pedestrian path from the playground area will be separated from the existing road for safety. A public boating launch site will be available for canoes and kayaks.

What future park improvements are planned?

- A traffic study was completed for the park as part of

the project. Identified was a conflict between pedestrians and vehicles on park roads, particularly the one way road along the shoreline from Fishinger Road. In discussions with the Division of Power and Water, the City jointly recommends closing the road to vehicles. This will be a public process and will have separate meetings as the City works towards pedestrian safety and water quality

- The City will work with Norwich Township on Thoburn Road Improvements.
- Indian Village Camp with the removal of rowing programs from the west lodge will look at renovation of the building and grounds to support overnight camping.

Why is there no limit on rowers in the current lease with OSU and GCRA?

Since the building design only accommodates the current number of rowers from OSU and GCRA it did not seem vital to incorporate limits on rowers. The boat bays cannot support more boats than are currently on site at Indian Village Camp. This is an issue that the city could investigate more.

Location

Why was relocating the rowing programs not considered at Hoover or O’Shaughnessy Reservoirs?

GCRA has been located on the Scioto for 24 years; their membership is largely from the local area. Ohio State has been rowing on the Scioto for 10 years; travel time from campus is a prime concern for the athletic department. Moving the programs would be detrimental to their organizational goals and missions.

Griggs Reservoir, due to the bedrock shore line, straight and narrow waterway is highly desirable to rowers. Hoover is a larger wider waterway and is susceptible to rough water conditions in high winds.

How close is the proposed building to residential homes?

The closest property line is 140 yards of wooded park from the building. All but three homes are at least 200 yards from the project site.

Why can’t GCRA and OSU row from the High School rowing location on the east side of the reservoir?

In 2003 the problems associated with having 400 rowers operating in the same location (Indian Village) led to the current separation of rowing sites. Regrouping the four entities will yield a similarly difficult condition. Additionally, the flood elevation at the high school location is problematic for OSU’s practice requirements in the spring.

Why is Indian Village Camp not an option for the boat house?

The 1995 Waterways Task Force recommendation still holds today. Park improvements have been implemented in

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Frequently Asked Questions cont.

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Duranceau (shelter and playground) from Griggs Management Plan.

- A large benefit of moving the rowing out of the Indian Village Camp is the reduction of adult use within the camp. Placing the building within the camp eliminates open space used for outdoor education programming. Additionally, the placement of the building within the Indian Village will also place the project closer to residential homes than the proposed location.

Legal

What are the terms of the lease?

OSU will lease approx. 50% of the building for 40 years. Their lease payment is to be paid up front through design services and all construction costs of the building. They are also required to pay monthly operating costs for the percentage of building they use. GCRA will enter into a new lease agreement with the City of Columbus for their shared space and boat bays. They will also be required to help pay for the monthly operations.

Is the lease of public property legal?

Yes. The Director of Recreation and Parks has the authority to enter into lease agreements with non profit groups. The lease was approved by Columbus City Council and drafted by the City Attorney's Office. This differs from the Ohio Revised Code which does not apply to the City of Columbus, who has home rule jurisdiction.

Is the City subsidizing private clubs/rowing?

No city funds are going towards the construction of this project. The buildings users will be paying all usage and maintenance fees associated with operating the building.

GCRA was involved with some of the survey work for the east side. Is this a conflict of interest?

A GCRA member who is a civil engineer contacted a surveyor to do some of the preliminary work to identify sewer lines and

elevations for the east side sites being considered for the project. No one has disputed the accuracy of this initial work. All of the cost estimates for comparison between the site by the dam keepers house and the Duranceau park site was compiled by Schooley Caldwell Architects and the engineers they contracted.

Construction

Where and how much area will be used for the boat house?

2 ½ acres on the West side (3 ½ acres if moved to the east side due to additional roadway and parking requirements) would be required for the site renovations and the building construction.

Can the building size be reduced?

The building's footprint is dictated by the boats and storage needs of the groups using the building. Reducing the building size would create a project which would be inadequate for its current users. The boat house was designed to use high quality materials matching the surrounding area. It is designed to be built into the hillside, one story building on the park side, two-story building on the water side.

What is the construction schedule?

Breaking ground February 2009 with one year construction.

How will construction impact the park and use?

Construction traffic will not be permitted to utilize the one way road from Fishinger along the shore line to lessen any conflicts between vehicles and pedestrians. All traffic will enter and exit from Dublin Road on Thoburn. Construction will occur during the week only. Per all of City Construction contracts, the contractor is required to repair any and all damage incurred during operations. The construction area will be fenced for safety. Columbus Recreation and Parks have had previous construction at Indian Village Camp (lodge renovation) and park improvements (playground, shelter, walks) with no adverse effect. There will be some inconvenience and we will work with residents and the

In Closing

The best site for placement of a rowing and boating educational facility, by all consideration is the current proposed site in Duranceau Park. This site affects the least number of park visitors, has less environmental impact and maintains use as it exists today on west bank. This site does not expose users to crossing the road carrying boats, nor does it require the Department to transport children from Indian Village Camp to utilize the boathouse. The dock and launching will be safer than any other proposed site as the west shoreline is designated for rowers. The boathouse will not bring in additional traffic during normal operations and after hour activities will be rental groups limited by the size of the multi-purpose room capacity, which will not exceed the size of the parking lot.

There will be a final public hearing on January 13th, 2009 at 5:30 pm in City Council Chambers at 90 W. Broad Street, Columbus, OH 43215. All are welcome to attend.

Griggs Reservoir is a regional recreational facility for all citizens to use.