



GAHANNA CREEKSIDE REIMAGINED

CO-CREATE THE FUTURE

March 23, 2026

Strategic Plan Priorities



GOAL 1: Elevate our Unique Places

Advance the Creekside District as a Vibrant Area

- A.1 Enhance visibility, access, and engagement with the Big Walnut Creek.
- A.2 Attract and support businesses that reflect community interests and market demand.
- A.3 Promote the creation of vibrant, usable spaces for dining and entertainment.
- A.7 Improve walkability and pedestrian safety within Creekside District.
- A.8 Develop streetscape design standards to be implemented throughout the district

Foster inclusive, accessible, and well-maintained parks.

- B.2 Develop and maintain modern, well-kept infrastructure in parks & recreation spaces.
- B.3 In line with the Parks master Plan, develop inclusive public spaces that are welcoming and designed for community gathering and connection.
- B.6 Enhance access to and visibility of waterways throughout the city.

Strategic Plan Priorities



GOAL 3: Connect our Community

Foster an engaged and inclusive community.

- B.4 Increase the number of inclusive, community-wide events that bring people together in all seasons.

GOAL 4: Celebrate our Identity

Strengthen placemaking efforts.

- B.3 Identify underutilized areas within the City and develop innovative strategies to transform them into vibrant, functional spaces.

TRAIL IMPROVEMENTS

- Improved ADA Access to Upper Plaza
- Reconstructed Retaining Wall
- Improved Views of Mill Race

UPPER PLAZA

- Waterproof Garage Structure
- Upgraded Plaza Utilities
- Replace Existing Red Brick
- Landscaping & Softscapes
- Lighting & Integrated Furniture
- Shade Structures

LOWER PLAZA

- Improved ADA Access
- Lagoon Redesign
- Removal of Water Wall
- Improved Performance Areas
- Amphitheater Seating
- Interactive Water Feature
- Landscaping & Softscapes
- Lighting & Integrated Furniture
- Upgraded Plaza Utilities

FLOOD MITIGATION (PUBLIC)

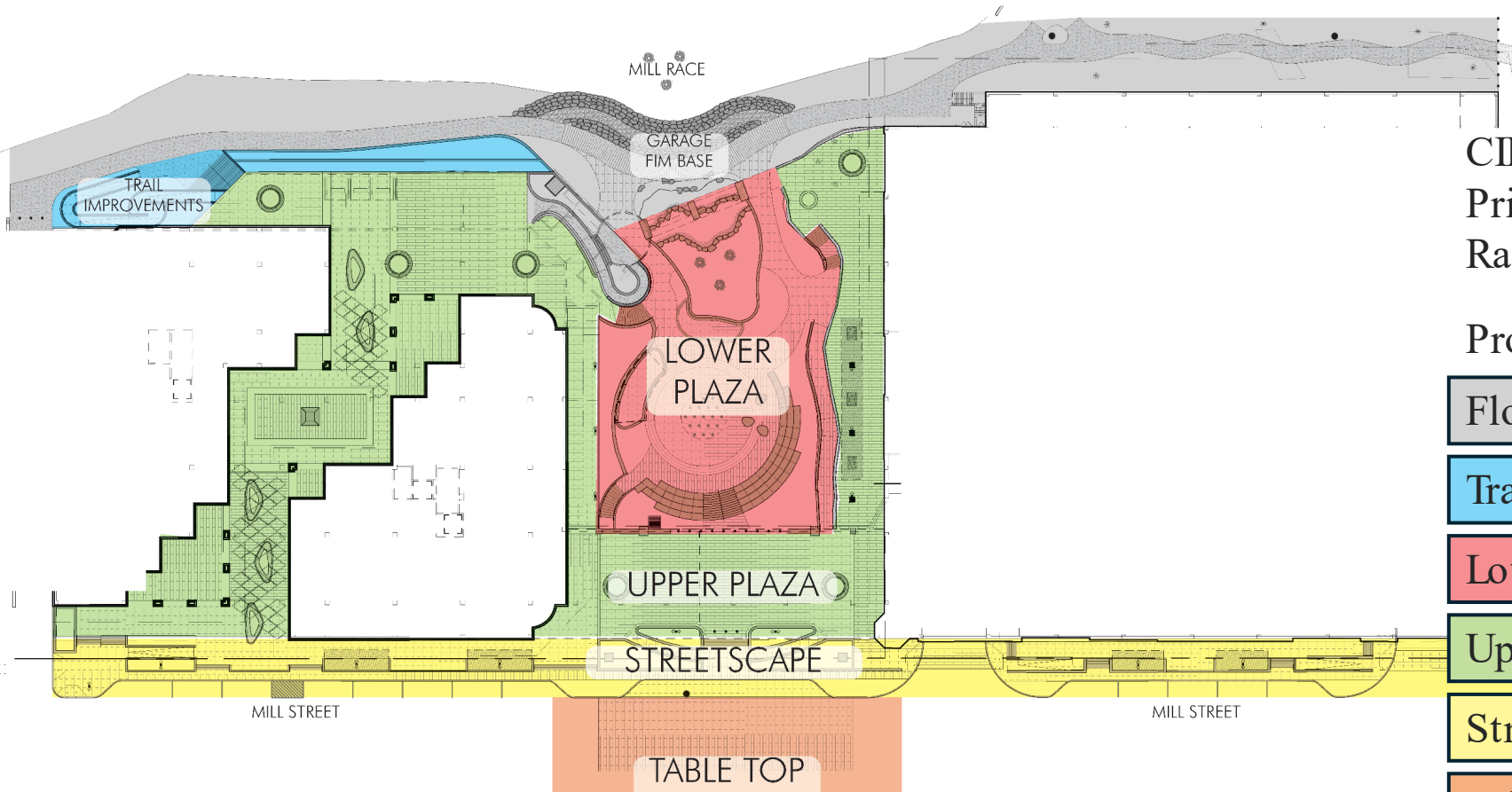
- Creekbank Clay Liner & Sealing
- Creekbank Erosion Control
- Garage Flood Barrier
- Temporary Flood Wall System
- Improved ADA Access
- Pedestrian Bridge Reconstruction
- Lower Waterfall Redesign
- Creek Access & Trail Improv.
- Landscaping & Softscapes
- Lighting & Integrated Furniture

STREETSCAPE

- Improved ADA Access
- Established Design Standard
- Replace Existing Red Brick
- Landscaping & Softscapes
- Lighting & Integrated Furniture

TABLE-TOP

- Mill Street Traffic Calming
- Assists with ADA Access
- Unifying Design Feature



CIP Phase: Actionable
 Priority I: Imperative*
 Rank: 1

Project Estimates:

Flood Proofing – \$5.8M- \$6.1M
Trail Improv. - \$0.95M- \$1.02M
Lower Plaza - \$6.8M- \$7.2M
Upper Plaza - \$6.5M- \$7.0M
Streetscape – \$1.09M- \$2.05M
Table-Top – \$0.97M- \$1.03M
Total Project: \$22.8 – \$24.3M



Creekside Reimagined

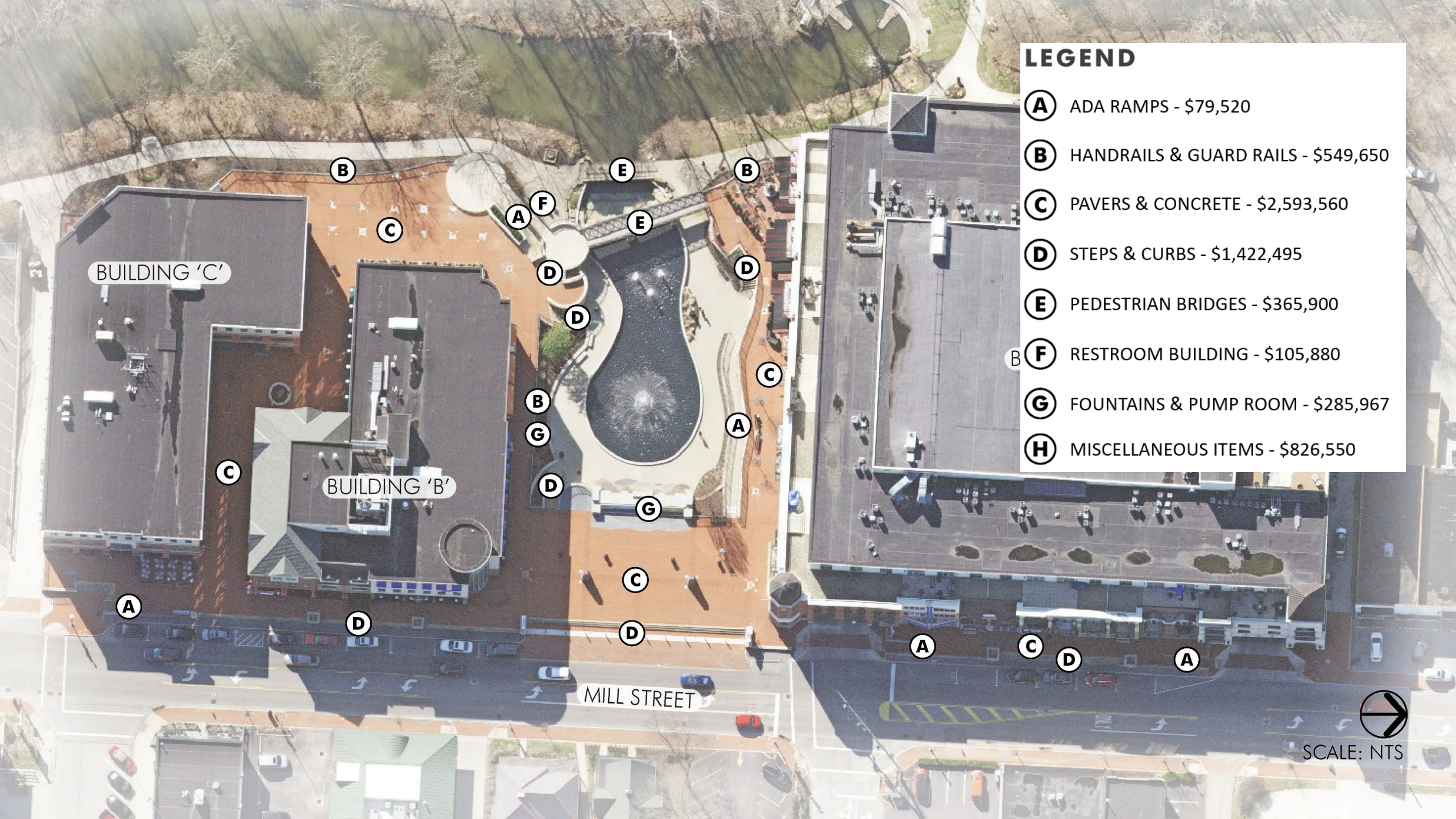
Creekside Flood Improvements and Plaza Enhancements

Gahanna, OH

November 4, 2025

ESTIMATE SUMMARY

WORK DESCRIPTION	BUILDING A FIM	GARAGE FIM BASE	TRAIL IMPROVEMENTS	LOWER PLAZA	UPPER PLAZA	STREETSCAPE	TABLETOP	CUMULATIVE TOTAL
BUILDING A FLOOD IMPROVEMENTS - PRIVATE	\$1,217,042	—	—	—	—	—	—	\$1,217,042
GARAGE FLOOD IMPROVEMENTS - PUBLIC	—	\$1,057,241	—	—	—	—	—	\$1,057,241
PERMANENT EROSION CONTROL AT CREEK	—	\$716,500	—	—	—	—	—	\$716,500
CREEKBANK LANDSCAPE IMPROVEMENTS	—	\$160,784	—	—	—	—	—	\$160,784
BOULDER OUTCROPPINGS AND LOWER PATH	—	\$70,360	—	—	—	—	—	\$70,360
PEDESTRIAN BRIDGE RESTORATION	—	\$206,267	—	—	—	—	—	\$206,267
PUBLIC RESTROOM REPAIRS	—	\$55,000	—	—	—	—	—	\$55,000
TIERED RETAINING WALL	—	—	\$206,359	—	—	—	—	\$206,359
BIKE PATH ACCESS TO UPPER PLAZA	—	—	\$376,276	—	—	—	—	\$376,276
LOWER PLAZA (BRIDGE TO WATERWALL) LANDSCAPE IMPROVEMENT	—	—	—	\$3,983,733	—	—	—	\$3,983,733
LOWER PLAZA (BRIDGE TO WATERWALL) SITE FURNISHINGS	—	—	—	\$134,647	—	—	—	\$134,647
UPPER PLAZA RESTORATION (WATERPROOFING AND PAVERS)	—	—	—	—	\$1,416,055	—	—	\$1,416,055
UPPER PLAZA LANDSCAPE IMPROVEMENTS	—	—	—	—	\$1,891,027	—	—	\$1,891,027
UPPER PLAZA SITE FURNISHINGS	—	—	—	—	\$665,884	—	—	\$665,884
MILL STREET TABLETOP	—	—	—	—	—	—	\$591,766	\$591,766
STREETSCAPE IMPROVEMENTS	—	—	—	—	—	\$1,059,489	—	\$1,059,489
STREETSCAPE SITE FURNISHINGS	—	—	—	—	—	\$115,935	—	\$115,935
SUB-TOTAL:	\$1,217,042	\$2,266,153	\$582,635	\$4,118,380	\$3,972,965	\$1,175,424	\$591,766	\$13,924,366
DESIGN AND ESTIMATING CONTINGENCY (15%):	\$182,556	\$339,923	\$87,395	\$617,757	\$595,945	\$176,314	\$88,765	\$2,088,655
ESCALATION TO START OF CONSTRUCTION (SPRING OF 2026) (8%):	\$111,968	\$208,486	\$53,602	\$378,891	\$365,513	\$108,139	\$54,442	\$1,281,042
SUB-TOTAL BARE CONSTRUCTION COST:	\$1,511,566	\$2,814,562	\$723,633	\$5,115,028	\$4,934,423	\$1,459,876	\$734,973	\$17,294,062
CM'S FEE (6%):	\$90,694	\$168,874	\$43,418	\$306,902	\$296,065	\$87,593	\$44,098	\$1,037,644
CM'S OVERHEAD & GENERAL CONDITIONS (15.75%):	\$238,072	\$443,294	\$113,972	\$805,617	\$777,172	\$229,931	\$115,758	\$2,723,815
CM'S CONSTRUCTION CONTINGENCY (15%):	\$226,735	\$422,184	\$108,545	\$767,254	\$740,163	\$218,981	\$110,246	\$2,594,109
BASE CONSTRUCTION BUDGET:	\$2,067,066	\$3,848,914	\$989,568	\$6,994,801	\$6,747,823	\$1,996,381	\$1,005,076	\$23,649,630
BUILDING PERMITS ALLOWANCE (.95%):	\$19,637	\$36,565	\$9,401	\$66,451	\$64,104	\$18,966	\$9,548	\$224,671
BONDING EXPENSE (0.75%):	\$15,503	\$28,867	\$7,422	\$52,461	\$50,609	\$14,973	\$7,538	\$177,372
PAYMENT & PERFORMANCE BONDS (0.75%):	\$15,503	\$28,867	\$7,422	\$52,461	\$50,609	\$14,973	\$7,538	\$177,372
TOTAL PROJECT BUDGET:	\$2,117,710	\$3,943,212	\$1,013,813	\$7,166,174	\$6,913,145	\$2,045,292	\$1,029,700	\$24,229,046
CUMMULATIVE PROJECT BUDGET		\$6,060,922	\$7,074,734	\$14,240,908	\$21,154,053	\$23,199,345	\$24,229,046	



LEGEND

- (A)** ADA RAMPS - \$79,520
- (B)** HANDRAILS & GUARD RAILS - \$549,650
- (C)** PAVERS & CONCRETE - \$2,593,560
- (D)** STEPS & CURBS - \$1,422,495
- (E)** PEDESTRIAN BRIDGES - \$365,900
- (F)** RESTROOM BUILDING - \$105,880
- (G)** FOUNTAINS & PUMP ROOM - \$285,967
- (H)** MISCELLANEOUS ITEMS - \$826,550

BUILDING 'C'

BUILDING 'B'

MILL STREET



SCALE: NTS

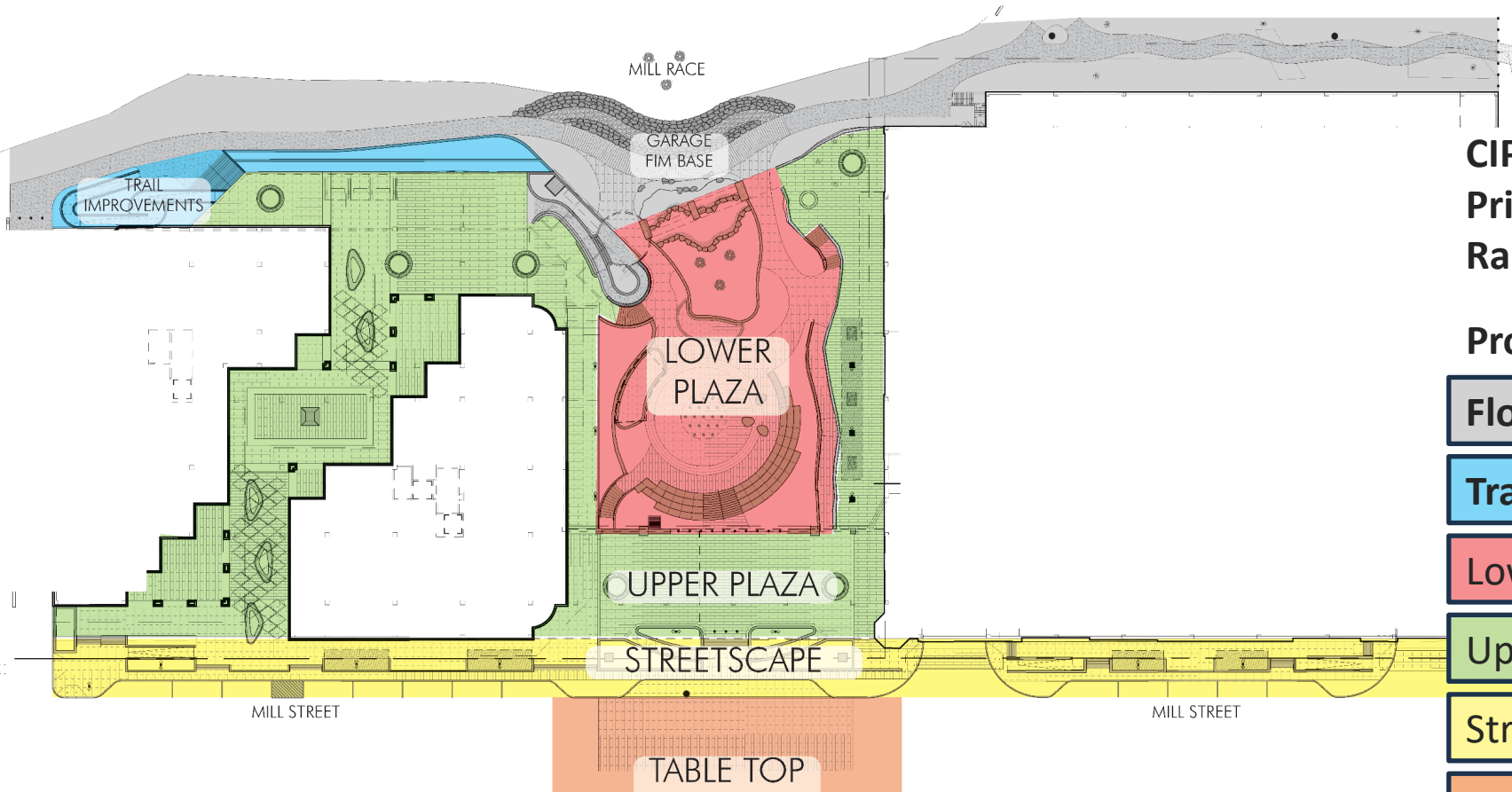
POTENTIAL PROJECT COSTS

SAFETY & MAINTENANCE ITEMS +/- \$6,229,365.00

FIM ITEMS +/- \$5,606,05.00

PROJECT TOTAL +/- \$11,835,670.00





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August 11, 2025