



CITY OF POWELL

BENNETT FARM PARK MASTER PLAN

February 2026

ACKNOWLEDGMENTS

This plan was developed with the support of the City of Powell community who shared their time, energy, and ideas throughout the planning process. We would like to give a special thanks to the passionate and dedicated individuals who shaped this plan.

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01 INTRODUCTION & BACKGROUND

INTRODUCTION

Plan Purpose

The Bennett Farm Conceptual Plan establishes a community-driven vision for transforming the historic Bennett Farm property into a future City of Powell park. The plan outlines how the site can balance recreation, nature, and heritage through thoughtful design and programming. It serves as a roadmap to guide future investments, partnerships, and phased development, ensuring that Bennett Farm becomes a lasting community asset that reflects Powell's values and strengthens the city's parks and open space and trails network.

Plan Process

The planning process took place over an eight-month period and was guided by collaboration between the Consultant Team, city staff, and the community. The Consultant Team worked closely with city staff, meeting four times to review

analysis, concepts, and design alternatives. During the process, two public comment opportunities were offered, supported by an online component to reach a wider audience. These opportunities invited residents to share their ideas, preferences, and feedback for the future of the property.

Following the last open house, the community and city staff reached consensus on a preferred conceptual design that will serve as a resource for final design development, inform the City's Capital Improvement Plan, and support future funding opportunities through grants and donations. This plan summarizes the site analysis and engagement outcomes and concludes with the preferred conceptual design for Bennett Farm.



Understand:

- Existing Conditions Analysis
- Site Visit, Tour & Asset Inventory
- Record Survey
- Limited Topographic Review
- Preliminary Wetland & Stream Investigation
- City Staff Meeting #1
- Community Open House #1, April 29, 2025
- Input Summary Memo



Capacity & Conceptual Planning

- Site Analysis Diagrams
- Peer Community Benchmarking
- Conceptual Plan Alternatives
- City Staff Meeting #2 & 3
- Community Open House #2, September 23, 2025
- City Staff Meeting #4
- Input Summary Memo



Preferred Conceptual Plan

- Preferred Conceptual Plan
- Preliminary Estimates

Bennett Farm



Bennett Farm

Powell Rd.

Arbor Ridge Park

Connect

Bennett Pkwy.

Creek

Treestand



02 SITE ANALYSIS

SITE HISTORY

The story of Bennett Farm is deeply tied to Powell's agricultural roots and the evolution of its surrounding landscape. The farm was first established around 1855, when John Lowry purchased the land and began farming what would eventually grow to nearly 300 acres. For more than fifty years, the Lowry family worked the land, contributing to the area's early agricultural identity.

Following John Lowry's death in 1905, the farm changed hands in 1908, when it was purchased by Marion Crane, a local farmer and landowner. In 1925, Crane willed the property to Lettie Decker and her daughter Naomi, marking the beginning of a new era for the farm. A few years later, Naomi married Willard Bennett.

The Bennett's continued to care for and live on the property, preserving its pastoral character as the surrounding area began to develop. After Naomi's passing in 1969, Willard later married Marjorie S. Harris in 1970, and upon his death in 1991, Marjorie inherited 32 acres of the original Bennett Farmstead. Marjorie remained a devoted steward of the land for over three decades, cherishing its history and maintaining its rural charm amid a changing community.

When Marjorie Bennett passed away in 2023 at the age of 97, she left behind a legacy of care and connection to the land. In 2024, the City of Powell purchased the remaining 32-acre property, beginning the next chapter in Bennett Farm's long and storied history as it transitions from private farmland to a cherished public park.



Aerial photo looking north along Powell Road, showing Bennett Farm and the surrounding landscape



ett



Inside the Bennett Farm Barn, workers stacking hay, highlighting daily farm activities



Herd of Sheep returning to the Barn



Feeding time at Bennett Farm with Marjorie Bennett



Sheep inside Bennett Farm Barn

SITE SURVEY ANALYSIS

Overview

A detailed site survey and analysis of Bennett Farm was conducted to better understand the property's existing conditions and guide the conceptual design process. The survey evaluated programmable versus non-programmable areas, identifying opportunities for recreation and community use while documenting environmental constraints and key site features.

The survey revealed several significant elements shaping the site's development potential. Utility lines run along the northern and western property boundaries, with a central sanitary sewer easement, a 15-inch communications pipe buried between 10 and 28 feet deep crossing the site. A gas main also runs parallel to the south side of Powell Road, extending across the property frontage.

The survey identified six existing structures, including a farmhouse, barns, and outbuildings concentrated in the northeast and north-central portions of the property, identified on the following page.

EMH&T conducted a focused topographic survey to capture precise elevation data and surface features, including ground elevations, drainage patterns, and existing site elements such as driveways, fences, and mature trees. Using this data, a digital terrain model (DTM) was created to generate accurate topographic maps and site control sheets. These findings provided the foundation for the conceptual planning process ensuring that future design decisions respect Bennett Farm's natural systems while accommodating community amenities and access improvements.

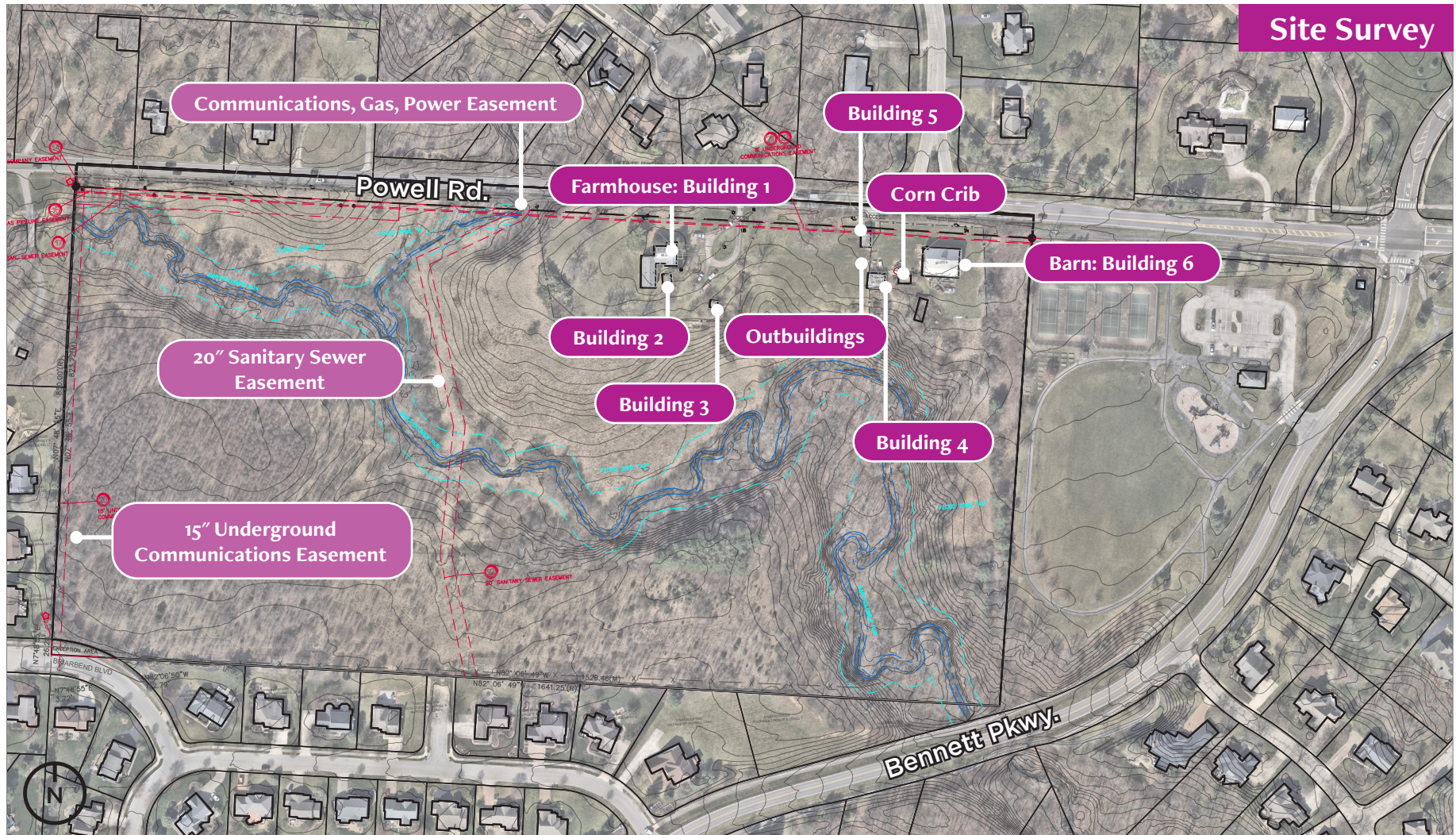


Farmhouse: Building 1



Barn: Building 6

Site Survey

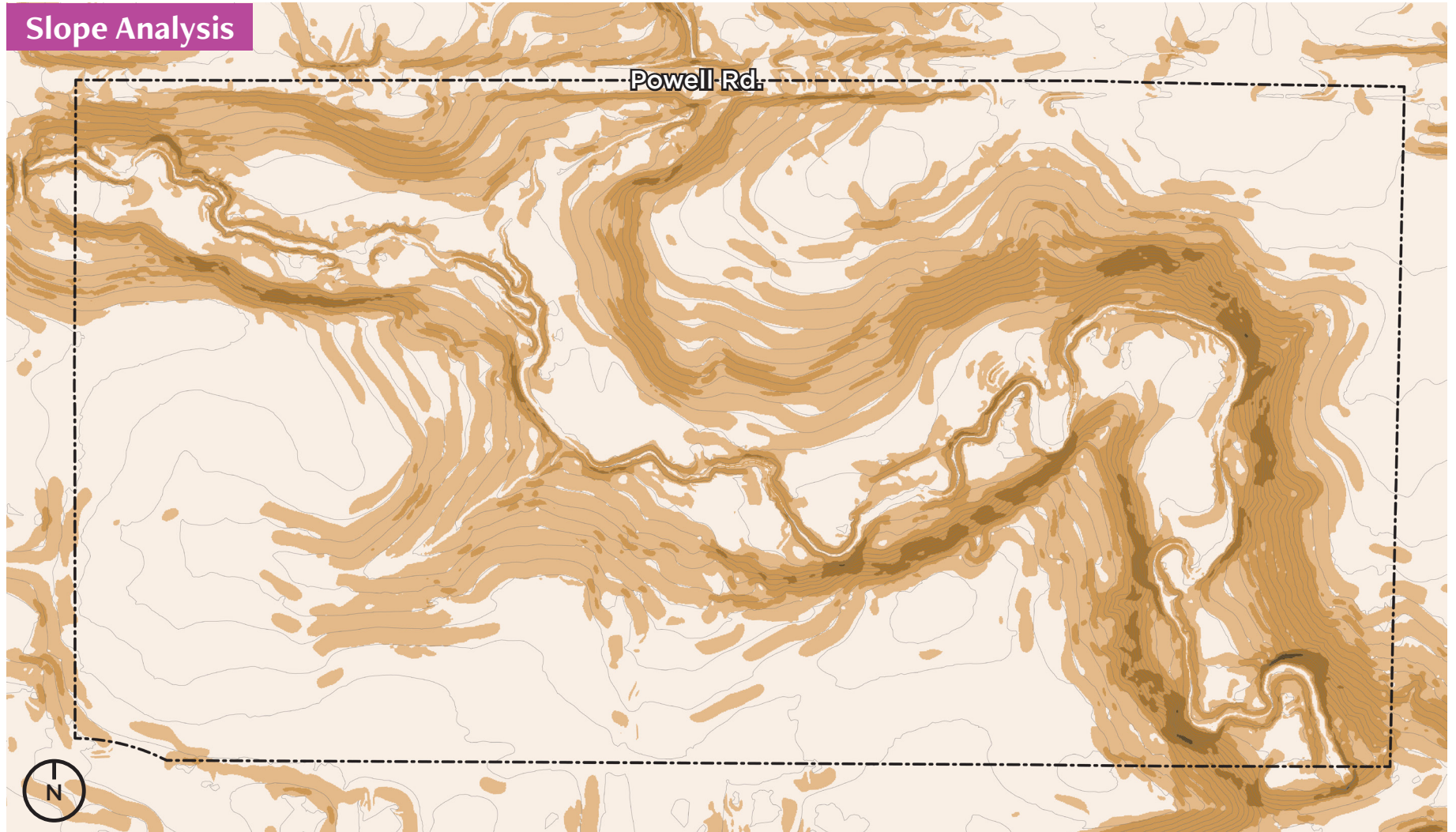


The site survey and analysis identified key natural and built features including utilities, streams, wetlands, and existing structures that shape the opportunities and constraints for Bennett Farm’s future design. This data forms the foundation for balancing recreation, conservation, and community access within the conceptual plan.

Legend

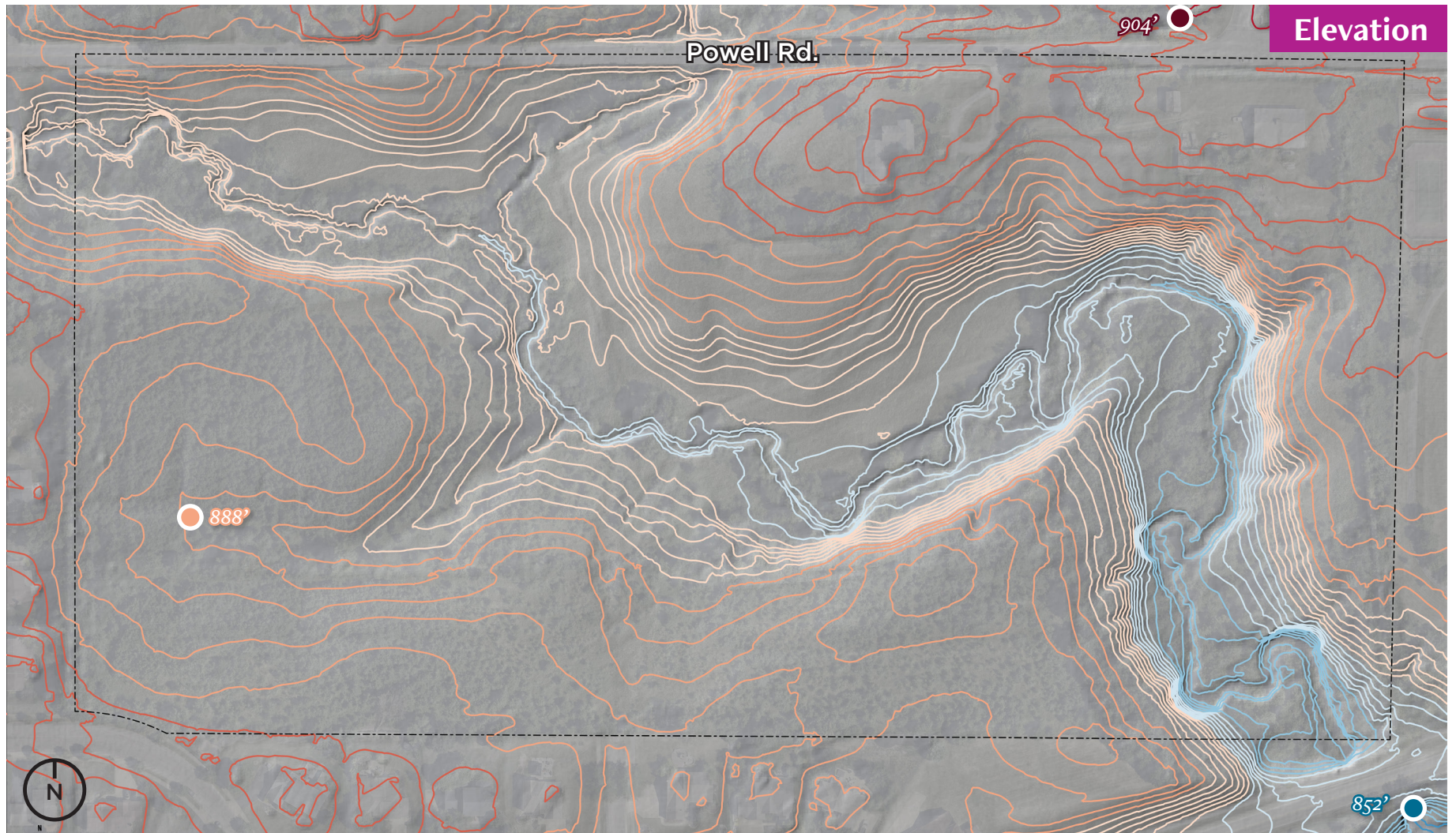
- Park Boundary
- Easement(s)
- Structures

Slope Analysis



Legend

- 0 - 2% Slope:** Relatively "flat", suitable for parking, multi-use programming, building sites, and accessible pathways.
- 2 - 5% Slope:** With minimal earthwork suitable for parking, building site, and accessible pathways.
- 5 - 15% Slope:** Advanced trails and beginning mountain biking, basic open lawn optimal for an amphitheater
- 15 - 33% Slope:** Sledding/winter opportunities, more challenging trails, advanced mountain biking, and structured/tiered amphitheater.
- 33% Slope and above:** Limited programming.



The Bennett Farm property sits between roughly 850–900 feet above sea level, with higher elevations to the north and flatter terrain to the west. Grades generally slope eastward, directing stream flow and anticipated groundwater movement toward the east/southeast. The on-site stream flows west to east, with the Olentangy River located just under one mile east of the property.

Legend

- Highest Point
- Mid Point
- Lowest Point

ENVIRONMENTAL ASSESSMENT

Overview

EMH&T conducted a preliminary investigation in November 2024, to identify streams, wetlands, and other environmental features across the Bennett Farm property. Their fieldwork confirmed three streams, including the jurisdictional Bartholomew Run—two storm-related erosional features, and three marginal wetland areas. These findings help define the site’s environmental constraints and inform future coordination of the site. The findings are provided below, and a corresponding map is included on the following page. The full report is located in Appendix A.

Findings

EMH&T’s preliminary investigation identified three streams, two erosional features, and three marginal wetland areas within the study area. The approximate limits of these features are shown on the Environmental Site Analysis Map.

Streams

- + **Stream 1 (Bartholomew Run):** A perennial stream flowing southeast through the site and a direct tributary to the Olentangy River. It is expected to be jurisdictional under USACE oversight.
- + **Stream 2:** An intermittent, relatively permanent stream entering from the north and joining Stream 1. This stream is also likely jurisdictional.
- + **Stream 3:** An ephemeral stream originating onsite and flowing south to Stream 1. This Stream is not relatively permanent, therefore it is likely non-jurisdictional.

Erosional Features

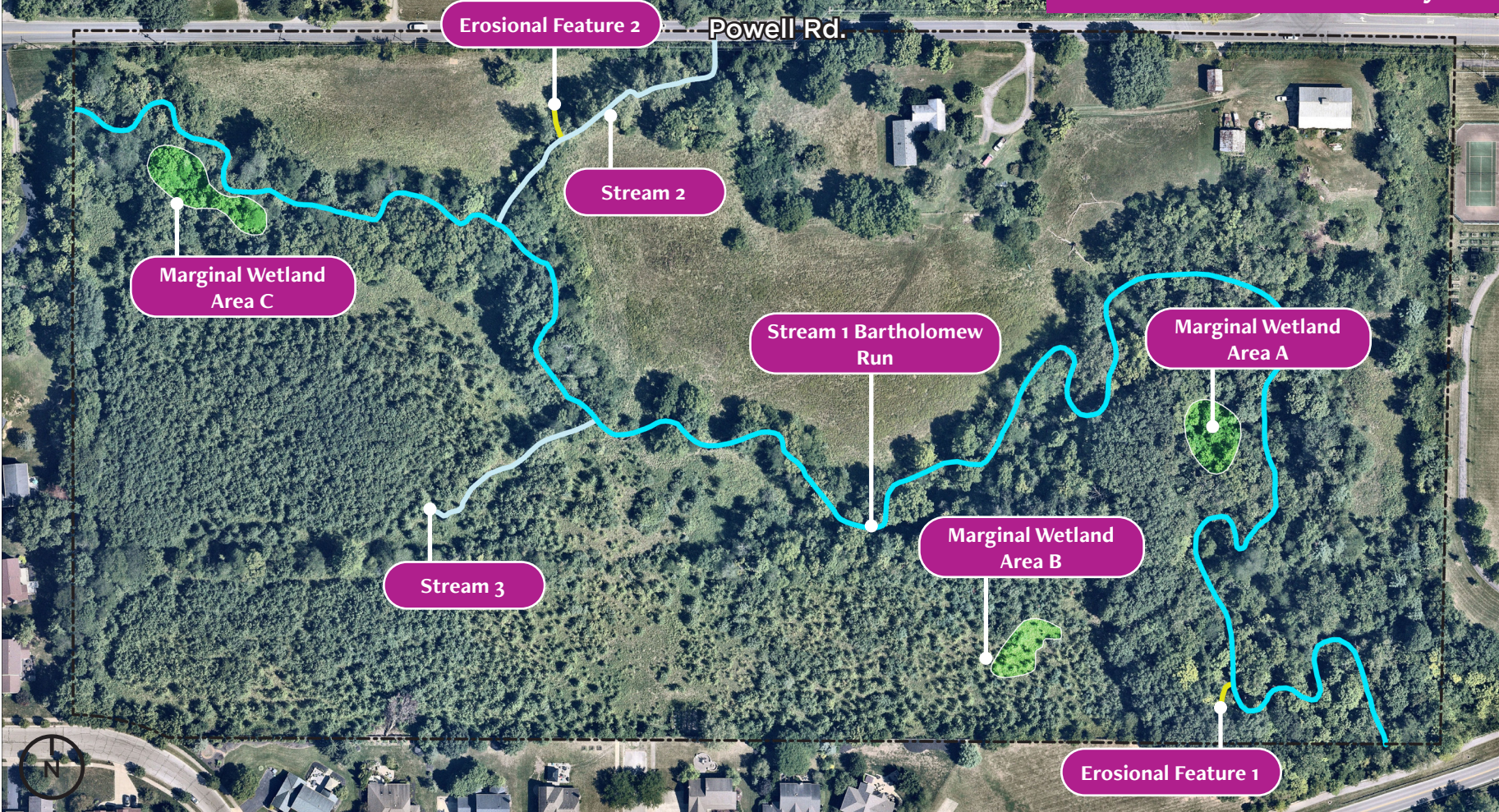
Two Erosional Features are located within the study area. Extreme precipitation events have caused erosional washes to be formed as the water moves down the

gradient of the study area. The Erosional Features do not have defined ordinary high water marks (OHWM) and only exhibit flow following significant precipitation events. Such features are excluded from federal jurisdiction under the Revised Definition of “Waters of the United States” (WOTUS) (88 FR 3004 (b)(8)).

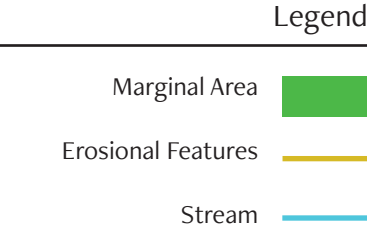
Marginal Wetland Areas

Three marginal wetland areas are located within the study area. These areas did not appear to meet all three required wetland indicators (hydrophytic vegetation, signs of hydrology, and hydric soils). While they are unlikely to qualify as jurisdictional wetlands, further data collection and a formal Waters of the U.S. investigation may be needed to confirm their status with USACE.

Environmental Site Analysis



This environmental site analysis map highlights key natural features on the Bennett Farm property, including streams, erosional areas, and marginal wetland zones, mapped over aerial photography to show their extent, connectivity, and influence on future planning and design.



Major Tree Stands & Invasive Species

Over the past two decades, Bennett Farm has seen significant changes in tree cover and vegetation patterns. In 2002, mature tree canopy was largely concentrated along stream corridors and the eastern ridgeline, with open lawn and meadow areas clearly defined. By 2009, grazing processes helped maintain these open areas, keeping volunteer species* in check and allowing meadows and pastures to remain largely free of encroaching trees and shrubs.

By 2014, evidence of volunteer and invasive tree and shrub species became apparent, slowly spreading into previously open areas. This trend accelerated over the next decade, and by 2024, unchecked volunteer and invasive species had fully colonized areas south of Bartholomew Run, significantly reducing open space and altering the farm's natural landscape. These changes highlight the ongoing need for active vegetation management to preserve the farm's open character and ecological balance.

**Volunteer species: Plants that grow on a site naturally without being intentionally planted. They self-seed or sprout from existing plants, often appearing in areas where soil, light, and moisture conditions allow them to thrive.*



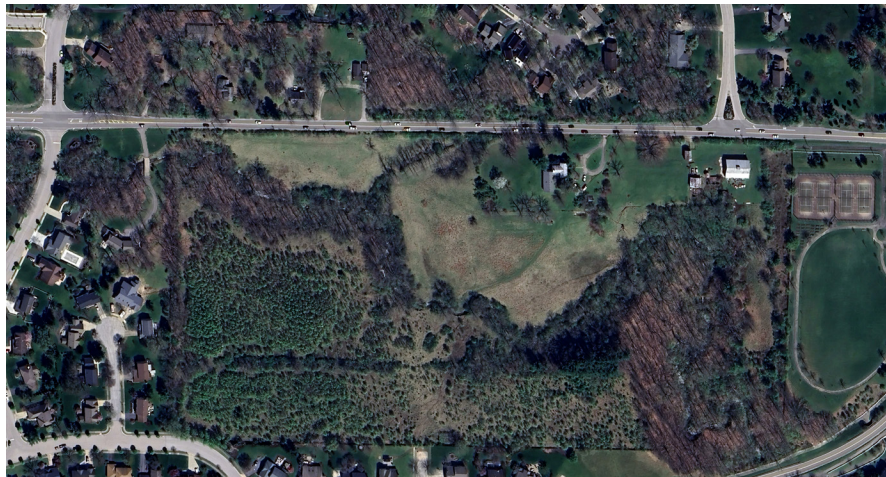
2002: Mature tree canopy focused on stream corridors and ridgeline to east



2009: Mature tree canopy remains defined as grazing processes keep lawn/meadow free of volunteer species



2014: Evidence of volunteer and invasive tree and shrub species slowly starting to take over the previously observed open lawn/meadow areas



2024 - Evidence of unchecked volunteer and invasive tree and shrub species completely inhabiting the area south of Bartholomew Run

Invasive Plants

Invasive plants are species that are non-native to an area and can outcompete native vegetation, often altering habitats and ecosystems. When non-native plants become invasive, they can lead to a loss of biodiversity and diminish the overall health of an ecosystem.

The Ohio Department of Natural Resources has identified 43 invasive species throughout the state. Some of the most prolific invasive plants in Ohio include Amur honeysuckle, Japanese stiltgrass, and the Callery pear tree.

There are various control methods to remove and mitigate the spread of invasive plants, depending on the type and quantity. These techniques include using predator species or plant diseases that target a particular invasive species, mechanical removal (by hand or with digging tools that remove the entire root system), cutting or mowing, suffocating the infested area, or the use of herbicides. The control methods selected often depend on their cost, efficiency, environmental impacts, and what resources are available to the individual or group conducting the removal effort.

Human behavior also plays an important role in preventing the spread of invasive species. Prohibiting the sale of known invasive plants and educating people on how to prevent the spread are some ways that human behavior can be modified to raise awareness and encourage good environmental stewardship.

Source: Ohio Department of Natural Resources, D.C. Department of Energy and Environment

BUILDING AUDIT

Overview

A site tour of Bennett Farm was conducted on January 24, 2025, to familiarize the Consultant Team with the property and assess the condition of the existing buildings and structures. Each structure on-site was evaluated in detail; a full building assessment can be found in Appendix B. A brief narrative of each building, along with recommendations, is summarized below.

Main House

The main house at Bennett Farm is a wood-framed structure originally built in 1901 and renovated in 1988. Reuse of the house would require compliance with the 2019 Ohio Building Code for a change of occupancy from residential to commercial. However, due to the building's overall condition and the substantial cost of renovation, demolition is recommended.

Main Barn

The main barn at Bennett Farm was built circa 1901. Due to its condition, renovation of the existing building for occupancy is not recommended. Instead, historical elements such as original timbers and structural components should be salvaged and incorporated in the construction of a new Community Event Barn elsewhere on the site.

Other Structures

The remaining buildings at Bennett Farm show signs of structural failure, water and weather damage, or are too small to serve a functional purpose. While these buildings are unsalvageable for reuse, they could be retained on-site as historical artifacts to interpret the farm's heritage. These structures include:

- + Two-Story Barn
- + Two-Car Garage
- + Open Garage
- + Shed
- + Feed Crib
- + Yard Maintenance Shed



Main House



Two-Story Barn



Feed Crib



Shed



Main Barn



Two-Car Garage

SITE ANALYSIS SUMMARY

The analyses above, provide a clear pictures of Bennett Farm's conditions and opportunities. These findings inform potential site improvements, which are illustrated in Chapter 4, beginning with the Program Opportunities Map.

Bennett Farm offers the opportunity to connect with Arbor Ridge Park, creating a larger, continuous park network. The site's northern edge could support a multi-use trail linking downtown to the park and beyond, while its topography provides scenic views, overlooks, and trail opportunities. Key natural features, including stream corridors and ravines, should be protected and enhanced through invasive species management. The existing barn structure could be repurposed, and both passive and active recreation can be integrated into the natural setting to provide a range of visitor experiences.

Site Observations

The following site observations highlight key natural features and landscape character areas, as illustrated in images on the following page.

1. Rolling meadow north of the site framed by a forested ridgeline to the south.
2. Stands of evergreens dispersed along the northern ridgeline uphill from Bartholomew Run.
3. Bartholomew Run traverses the property east/west. The stream is fairly narrow allowing for crossings to connect the north and south portions of the site.
4. Successional growth of invasive trees such as Callery Pear off Gardner Drive.
5. Evergreens line the south ridgeline providing a panoramic view north toward the meadow and existing buildings along Powell Road.



1. Rolling Meadow and Forested Ridgeline



2. Evergreen Stands along Northern Ridgeline



3. Bartholomew Run



3. Bartholomew Run



3. Bartholomew Run



4. Invasive Species Growth



5. Panoramic View of Meadow and Buildings

03 ENGAGEMENT

APPROACH + OVERVIEW

Engagement Approach

Community engagement was the foundation of the Bennett Farm Planning Process. This effort began following the completion of the City of Powell's Parks and Recreation Master Plan engagement, building on the lessons learned and community input from that process. Inclusive engagement was a priority throughout this planning effort to create a shared vision for the property's future. The Consultant Team and city staff worked diligently to promote the engagement opportunities to all community members, recognizing that broad participation was essential to shaping the recommendations for Bennett Farm.

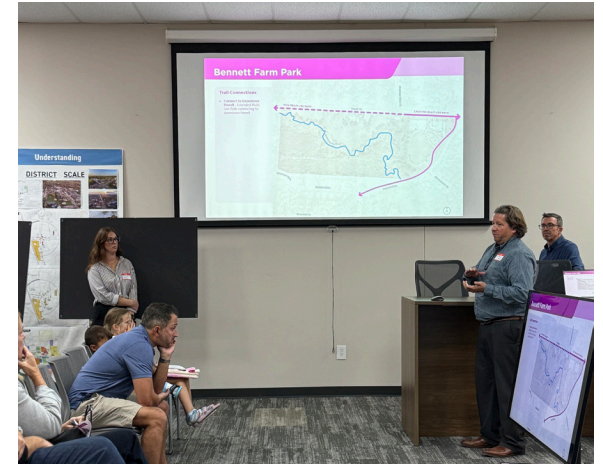
Engagement Overview

Throughout the planning process, two engagement events were held. The first meeting, held in spring 2025, provided an overview of the project's key findings and site observations and gathered

feedback on the community's vision for Bennett Farm. The second open house, held in fall 2025, revisited key takeaways from the first round of engagement and introduced early conceptual design elements, highlighting site opportunities and constraints.

At the first open house on April 29, 2025, approximately 70 community members attended a brief presentation from the Consultant Team that introduced the site, outlined the planning process, summarized site analysis findings, and identified initial opportunities. Following the presentation, attendees reviewed display boards and provided input on the types of amenities they would like to see incorporated into the future park. An online survey was also made available following the meeting and received 145 responses.

The second open house was held on September 23, 2025, with more than 60 community members in attendance. This event



Open House #2

summarized results from the first engagement round and presented a framework organizing the site into three components: passive amenities, active amenities, and the existing Arbor Ridge Park. Following the presentation by the Consultant Team, draft conceptual design boards were unveiled, and community members were invited to provide feedback on elements they supported, potential changes, and features they felt were missing from the conceptual designs.

Engagement Themes

The following themes emerged based on community feedback:



Trails and Connectivity: Residents strongly expressed interest in creating a trail network that offers a variety of experiences. Community members supported incorporating soft-surface walking paths, paved multi-use trails, and opportunities for mountain biking. Many emphasized the importance of connecting Bennett Farm to nearby neighborhoods, parks, and regional trail systems.



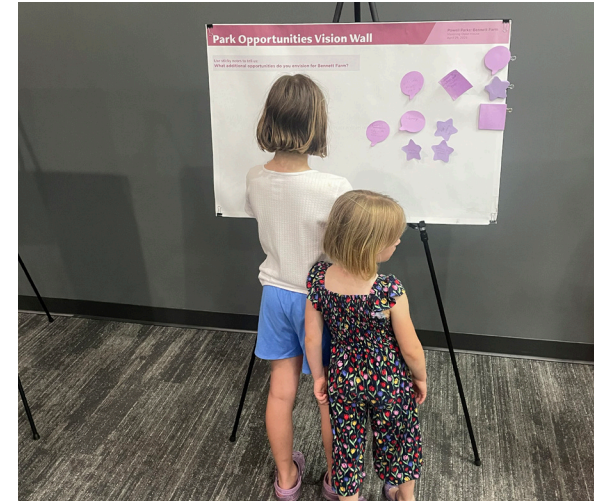
Event and Community Gathering Spaces: The community would like Bennett Farm to serve as a flexible destination for events and programming. Feedback highlighted the desire for spaces that could host community events, educational programs, restrooms, or small structures that interpret or reflect the history of the former farm buildings. Participants noted that these gathering spaces should feel welcoming and support a wide range of activities.



Recreation and Play Opportunities: Residents are interested in new recreational amenities that complement, rather than duplicate, existing facilities in Powell. Suggestions included activities not currently available elsewhere in the community, such as unique play features, outdoor fitness opportunities, or specialized recreation elements. The emphasis was on creating memorable, multi-generational experiences.



Natural Features and Habitat Enhancement: Participants want the plan to celebrate and protect Bennett Farm's natural character. Comments focused on preserving ponds and wooded areas, creating overlooks, restoring prairie landscapes, and incorporating water-focused features. Many community members emphasized enhancing ecological health while providing low-impact ways for visitors to enjoy the site's natural beauty.



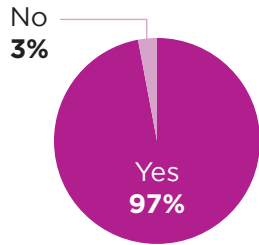
Open House #1



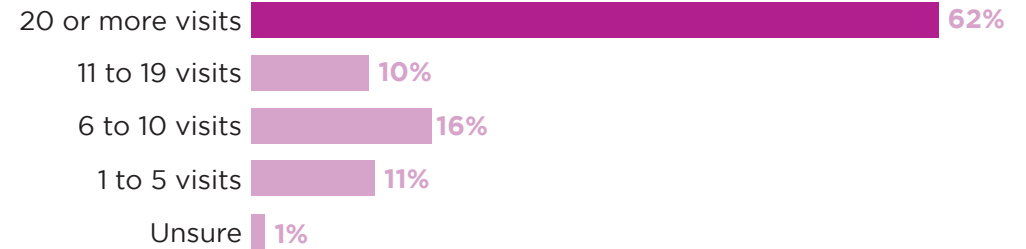
Open House #2

ENGAGEMENT RESULTS

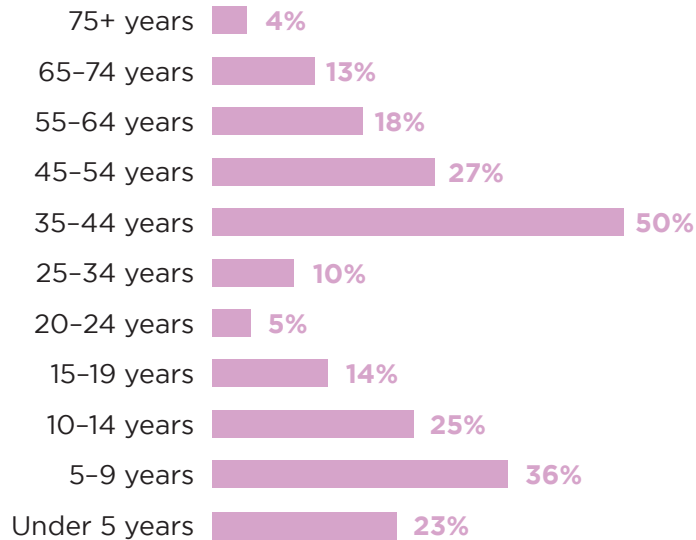
Have you or a member of your household visited any parks or recreation facilities offered by the City of Powell in the past year? (n = 203)



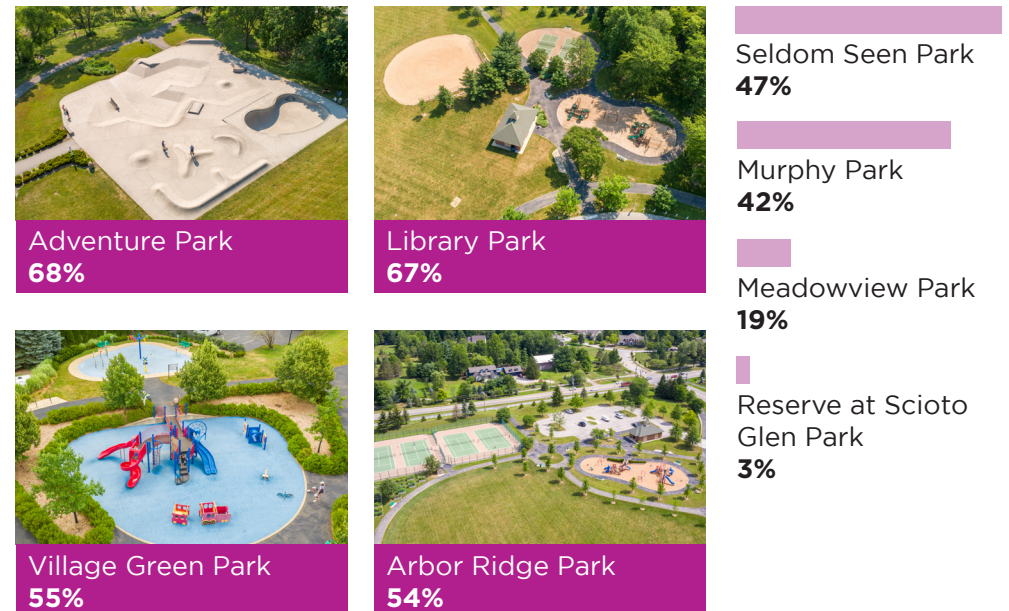
How often did you or any member of your household visit a City of Powell park or recreation facility during the past year? (n = 196)



Including yourself, how many people in your household are in the following age groups? (n = 191)



Which City of Powell parks or recreation facilities do you visit on a regular basis? (n = 187)



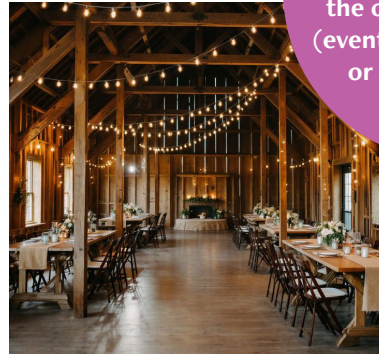
What **facility** components would you like to see at Bennett Farm Park? (n = 203)



Tree House
47%



Prairie
35%



Barn (Event Space)
28%

Top three responses

In total, 68% of respondents selected reuse of the barn from the options provided (event space, class site, or general reuse)

"Make it reflect the natural beauty of our town. Gardens, walking trails, and ponds would be lovely."

"The barn at Bennett Farm could open up possibilities for community events."

What **additional** components would you like to see at Bennett Farm Park? (n = 202)

"I like the idea of creek play, or an accessible creek for kids."

"Include trails to get to downtown Powell from Arbor Ridge Park."



Nature Play
45%



Soft Surface Trail
36%



Dog Park
34%

The majority of respondents expressed a strong desire for trails, supporting a range of options such as soft surface trails, paved trails, and bike trails

Top three responses

04 RECOMMENDATIONS

THE BENNETT FARM PLAN

Vision

Bennett Farm will become a vibrant community destination that blends Powell’s agricultural heritage with outdoor recreation, natural exploration, and meaningful gathering spaces. The vision is to honor the site’s history while restoring its natural systems, expanding trail connectivity, and offering unique amenities that provide residents of all ages with opportunities to learn, play, and connect with nature.

The recommendations for the Bennett Farm Plan were shaped through a combination of site analysis, community engagement, and an understanding of Powell’s broader parks and recreation goals.

The Consultant Team, in collaboration with city staff, developed these recommendations through a comprehensive process that included city workshops, public open houses, online surveys, on-site investigations, environmental analysis, and a review of current and future recreation needs in Powell. Together, these insights and community priorities informed the creation of the conceptual plan for Bennett Farm.

This chapter explores site opportunities and findings, connecting them to community aspirations with a set of strategic recommendations for the future Bennett Farm park. Recommendations address site-wide improvements, amenity concepts, circulation and trail connections, natural resource enhancements, and strategies that support phased development aligned with community expectations.

Each recommendation is implementation-focused, identifying improvements the City of Powell can pursue independently or

through partnerships as the site evolves. The Implementation section, located at the end of this chapter, further outlines priorities, sequencing, and opportunities to coordinate these efforts with regional and community partners.

Powell Parks Plan Themes:

The themes established in the Powell Parks and Recreation Master Plan—Connect, Engage, Diversify, Identify, and Develop—provide an important foundation for the Bennett Farm Plan. While the Bennett Farm site is unique in its history, scale, and natural character, these system-wide themes continue to guide how the site can best serve the community.

- + **Connect:** Prioritize seamless connections between parks, neighborhoods, and regional networks to enhance accessibility and encourage movement throughout the area.
- + **Engage:** Offer diverse programming opportunities that cater to a wide range of age groups, fostering inclusive and enriching park experiences.
- + **Diversify:** Design each park to offer a unique set of amenities, ensuring variety and catering to different community needs across the park system.
- + **Identify:** Create parks that reflect and enhance their distinct identity, providing a sense of place and purpose for each location.
- + **Develop:** Establish programs that are flexible and scalable, supported by adequate staffing and facilities, with room for growth to meet future community needs.

Recommendations

Building on the vision and site analysis, this chapter presents a detailed look at the conceptual plan for Bennett Farm.

It highlights key site opportunities, observations, and the story of barn reuse as a central design element. Before introducing the final conceptual plan, this chapter breaks down the site into major components and explains the intended flow and experience of the park that informed the overall layout.

The recommendation in this plan are intended to guide the ongoing development of Powell's park system, ensuring Bennett Farm evolved in a way that meets community needs while creating a welcoming, inclusive, and accessible environment for all visitors.

The park concepts and recommendations were shared with the public during the second community meeting on September 23, 2025. Attendees had the opportunity to provide feedback on the proposed designs, noting elements they valued and offering additional suggestions. The resulting concept reflects input from both city leadership and the broader community, providing a balanced and forward-looking vision for the future of Bennett Farm.

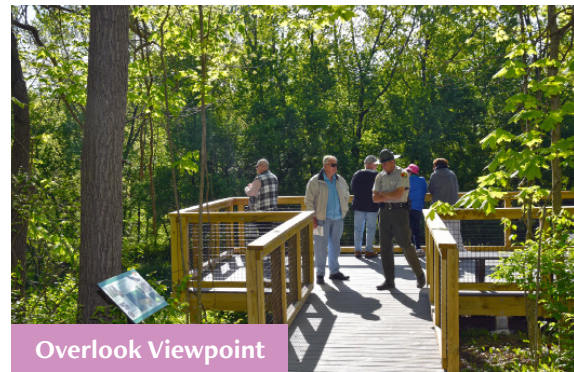
PROGRAM OPPORTUNITIES

Early in the planning process, the Consultant Team conducted a detailed review of Bennett Farm's natural features, existing conditions, and surrounding context. This analysis along with the community input helped identify a series of opportunities that shape how the site can evolve into a meaningful community asset. The Program Opportunities Diagram illustrates these initial insights, highlighting key landscape features, connection points, and potential areas for recreation. The list below summarizes the primary opportunities identified and corresponds directly to the diagram on page 35.

- + Nature Trails
- + Outdoor Classrooms
- + Nature Play / Educational Components
- + Barn Reuse - Rental facility
- + Disc Golf
- + Mountain Bike Trails
- + Amphitheater
- + Sledding Hill
- + Dog Park
- + Community Gardens
- + Connection to Arbor Ridge Park
- + Recreation Adventure Play
- + Overlook Viewpoints
- + Tree House
- + Walking Bridge
- + Event Space / Fire pit
- + Water Feature



Nature Play



Overlook Viewpoint



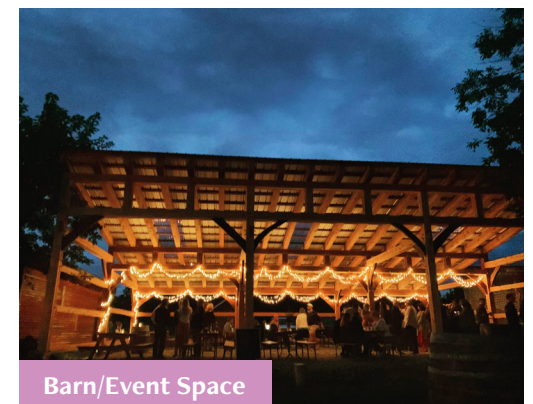
Recreational Adventure Play



Community Gardens

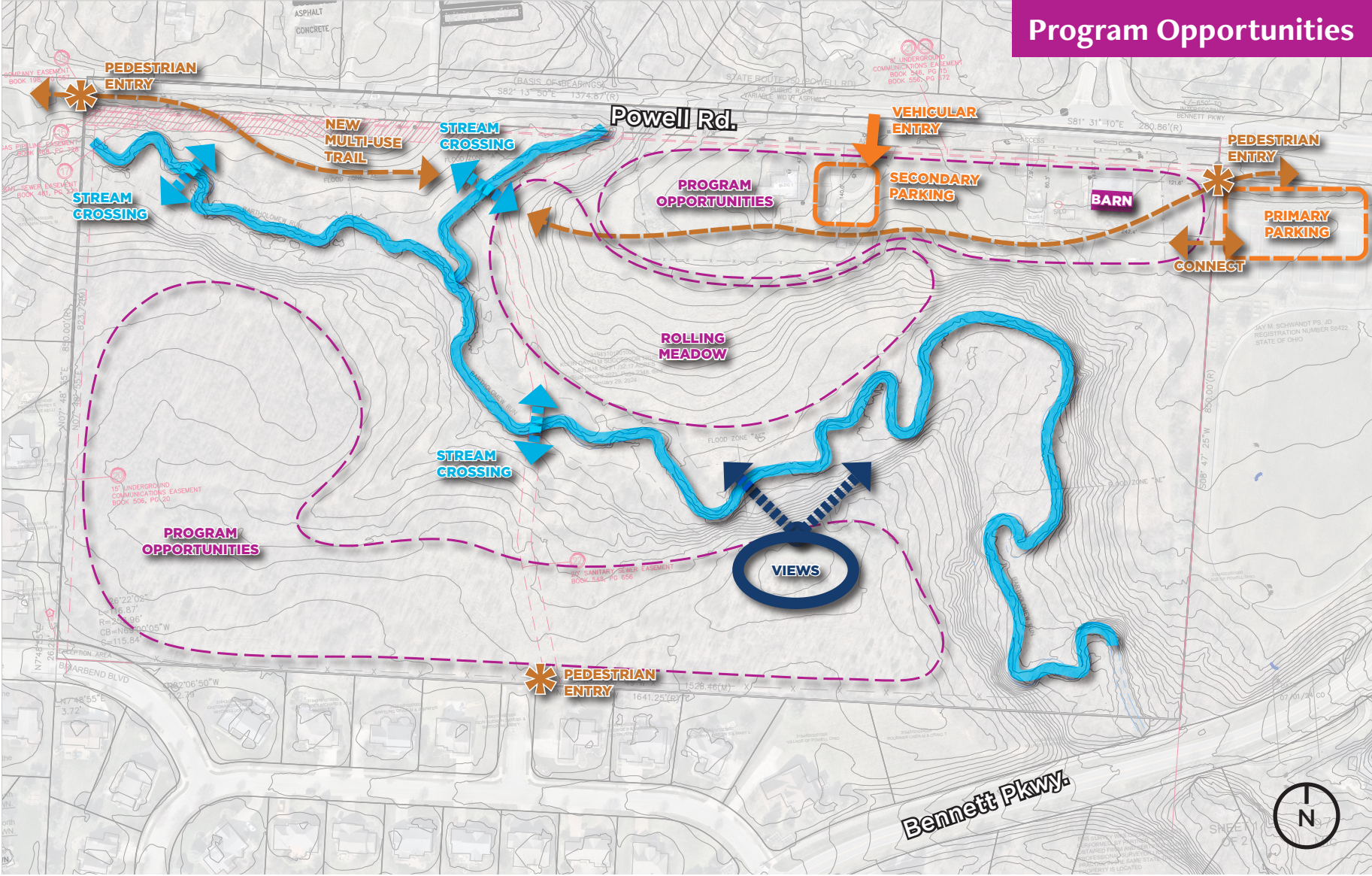


Nature Trails



Barn/Event Space

Program Opportunities



REUSE OF HISTORIC BARNES

The Barn at Bennett Farm

The barn at Bennett Farm was constructed in circa 1901 and originally served as part of the farm's operational complex. Over time, as the site's agricultural use declined, the barn began to deteriorate. Today, the structure exhibits significant wear, including rotting timber, missing or damaged window glass, and general structural degradation.

While the barn is not currently suitable for reuse in its existing condition, the heavy timber frame remains largely intact. This frame could potentially be carefully dismantled and preserved for reuse in new applications.

The Reuse of Barns

Historical barns are valued for their architectural character, craftsmanship, and cultural significance. Across Central Ohio and nationwide, a number of barns have been preserved and refitted for new uses within park and community settings.

Adaptive reuse allows the historic form and aesthetic to remain visible while supporting contemporary functions such as event spaces, community centers, or interpretive exhibits.

Successful barn reuse often incorporates:

- + Retention of the original timber frame and structural elements to preserve historic character.
- + Open floor plans that can accommodate flexible programming.
- + Sensitive updates to roofing, siding, windows, and accessibility features to meet current safety and building code standards.

When thoughtfully applied, these strategies allow historic barns to maintain their architectural and cultural significance while supporting new, functional uses for the community.



Everal Barn & Homestead at Heritage Park
Westerville, OH



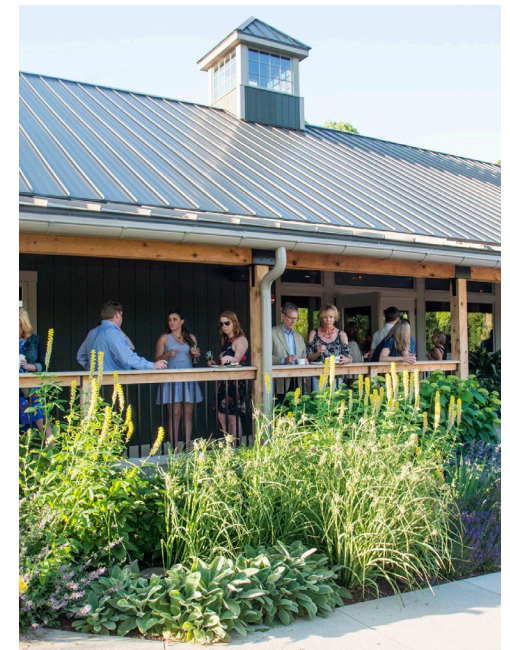
Amelita Mirolo Barn at Langston Park
Upper Arlington, OH

Historical Barn Relocation + Restoration

200-year-old, hand-hewn timber frame barn serves as a venue for outreach and education programs for the community

The historic Wells Barn at Franklin Park Conservatory in Columbus is an expansion of a 200 year old barn structure, relocated from Richland County. The space is now an 8,000 square foot facility that provides a dedicated space for the Conservatory's expanding outreach and education programs such as gardening, cooking, art, and wellness classes, as well as a space to accommodate conferences, lectures, performances, and other events.

The historic barn at Bennett Farm has the potential to offer more than 3,200 square feet of community event and education space. It's existing structure can be reclaimed and relocated on site to maximize views, circulation and programming.



SITE CONTEXT

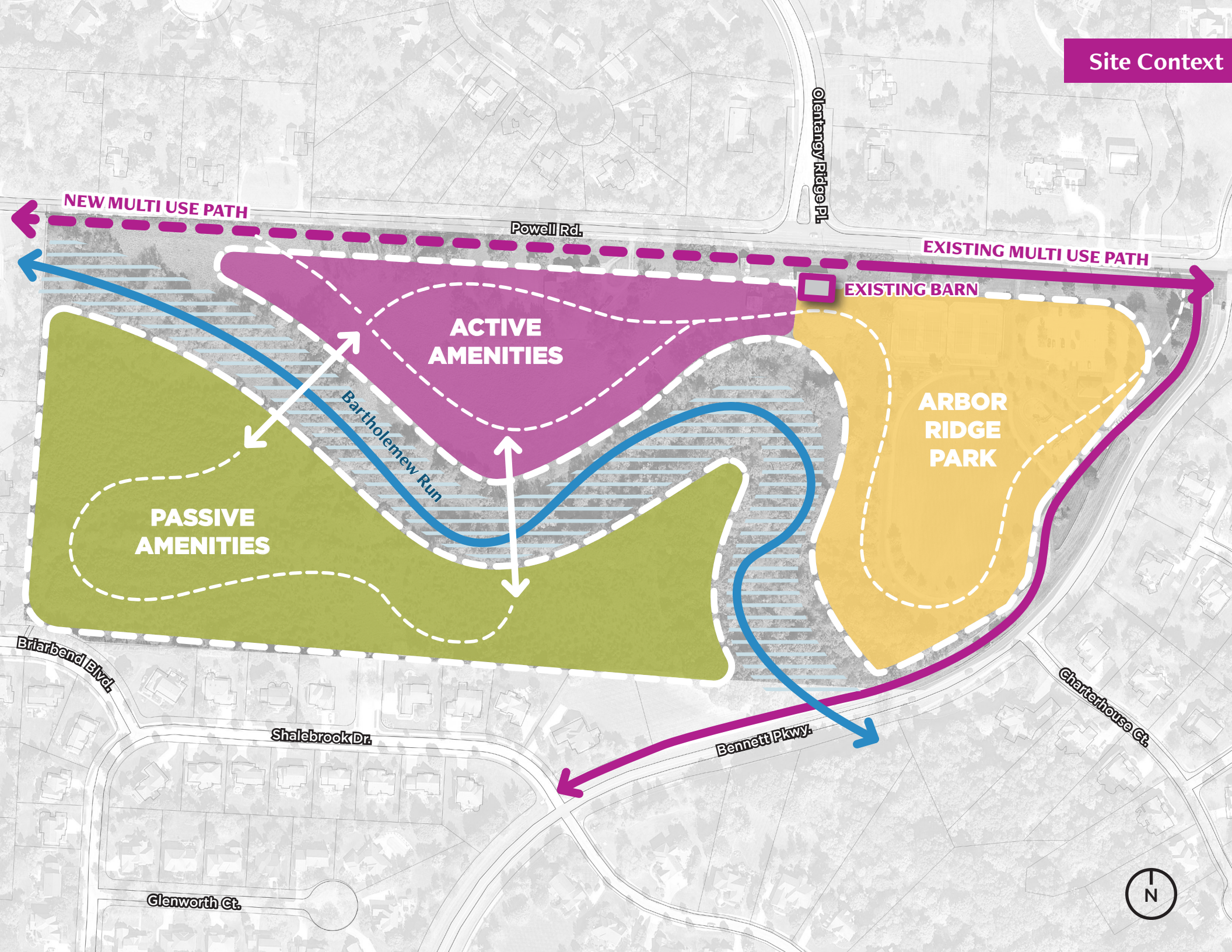
The Site Context Diagram illustrates how Bennett Farm can be thoughtfully organized into three distinct yet complementary areas: Passive Amenities, Active Amenities, and incorporate the existing Arbor Ridge Park. This framework highlights the natural transition across the site—from the more open and activity-focused spaces along the frontage to the quieter, nature-oriented areas toward the back of the property.

By understanding how the character of the land changes from north to south, the plan creates opportunities to place the right amenities in the right locations, balancing recreation, gathering spaces, and ecological preservation. This structure helps ensure that Bennett Farm functions as a cohesive park while offering diverse experiences that reflect both community priorities and the site's unique features.

The Site Context Diagram on page 39 :

- + Create a seamless experience between Bennett Farm and Arbor Ridge Park
- + Extend the multi-use path west providing access to Bennett Farm and connect to downtown
- + Restore the barn and create a new community asset to anchor the park
- + Protect and accentuate natural and environmental areas
- + Add walking trails and provide access to unique sites and views
- + Add needed amenities and activities to both parks





NEW MULTI USE PATH

Powell Rd.

EXISTING MULTI USE PATH

EXISTING BARN

ACTIVE AMENITIES

ARBOR RIDGE PARK

PASSIVE AMENITIES

Bartholemew Run

Briarbend Blvd.

Shalebrook Dr.

Bennett Pkwy.

Charterhouse Ct.

Glenworth Ct.

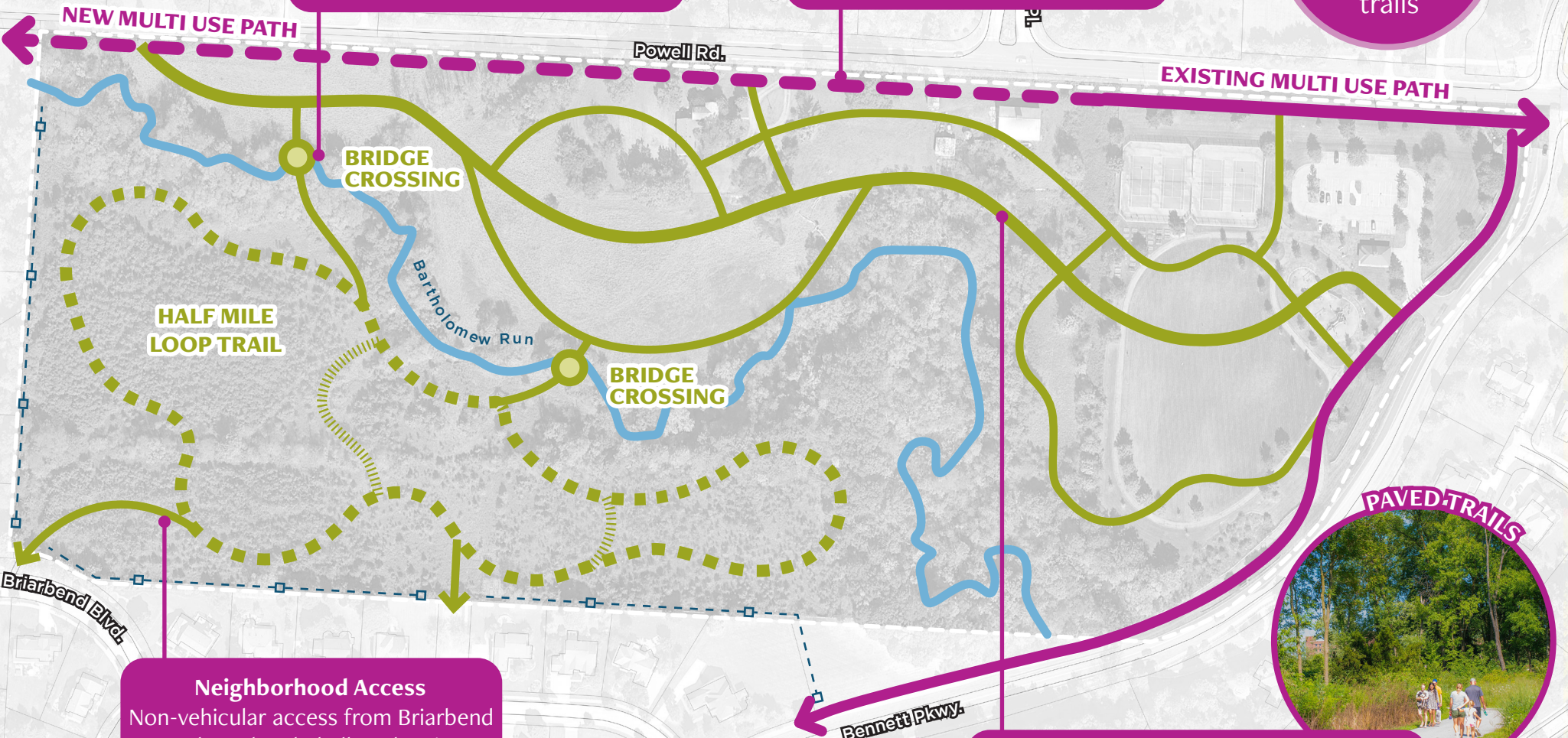


Trail Connections

2.5
miles of trails

Connect Over Bartholomew Run
Two bridge crossings lead to more trails and a trail loop on the other side of the Run

Connect to Downtown Powell
Extend Multi-Use Path connecting to downtown



Neighborhood Access
Non-vehicular access from Briarbend Boulevard and Shelbrook Drive

Connect Arbor Ridge + Bennett Farm
Early-phase paved trail to connect both parks north of Bartholomew Run

- Legend**
- Bridge crossing
 - Primary Path - Paved
 - Secondary Path - Paved
 - Primary Path - Paved or Natural Surfacing
 - Secondary Path - Natural Surfacing or Mown
 - Fencing



Access + Parking

Park Road
Extend the park entry road from existing Arbor Ridge Park entrance at Bennett Parkway

NEW MULTI USE PATH

EXISTING MULTI USE PATH

45 spaces

40 spaces

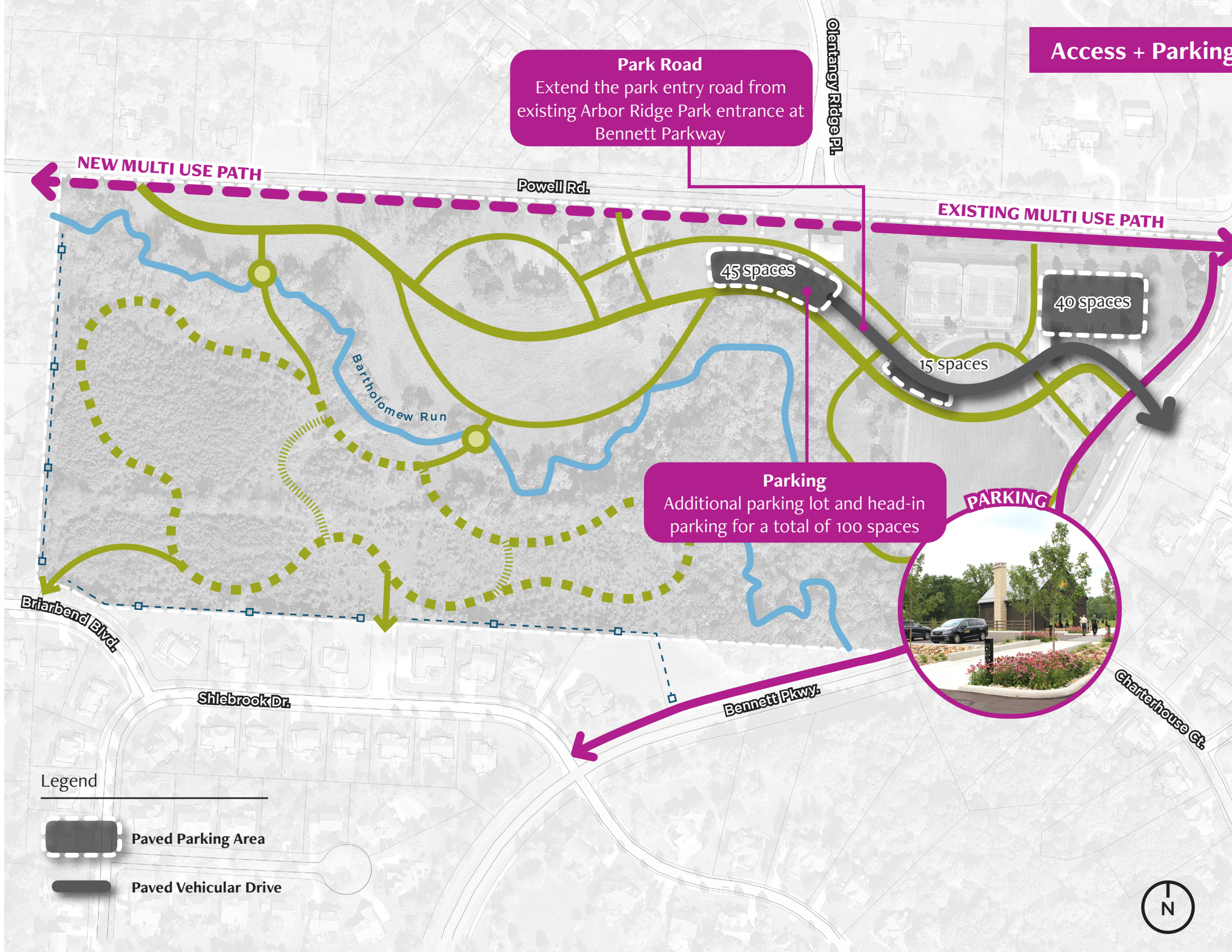
15 spaces

Parking
Additional parking lot and head-in parking for a total of 100 spaces

PARKING



- Legend
-  Paved Parking Area
 -  Paved Vehicular Drive



CONCEPTUAL PLAN

The conceptual plan for Bennett Farm shown on the following page highlights the recommendations for future improvements and enhancements to the site. The plan builds on the assessment of existing conditions, identified key opportunities, and provides a visual representation of proposed updates that respond to the unique character and history of the farm. The conceptual recommendations are intended to guide the continued development of Bennett Farm.

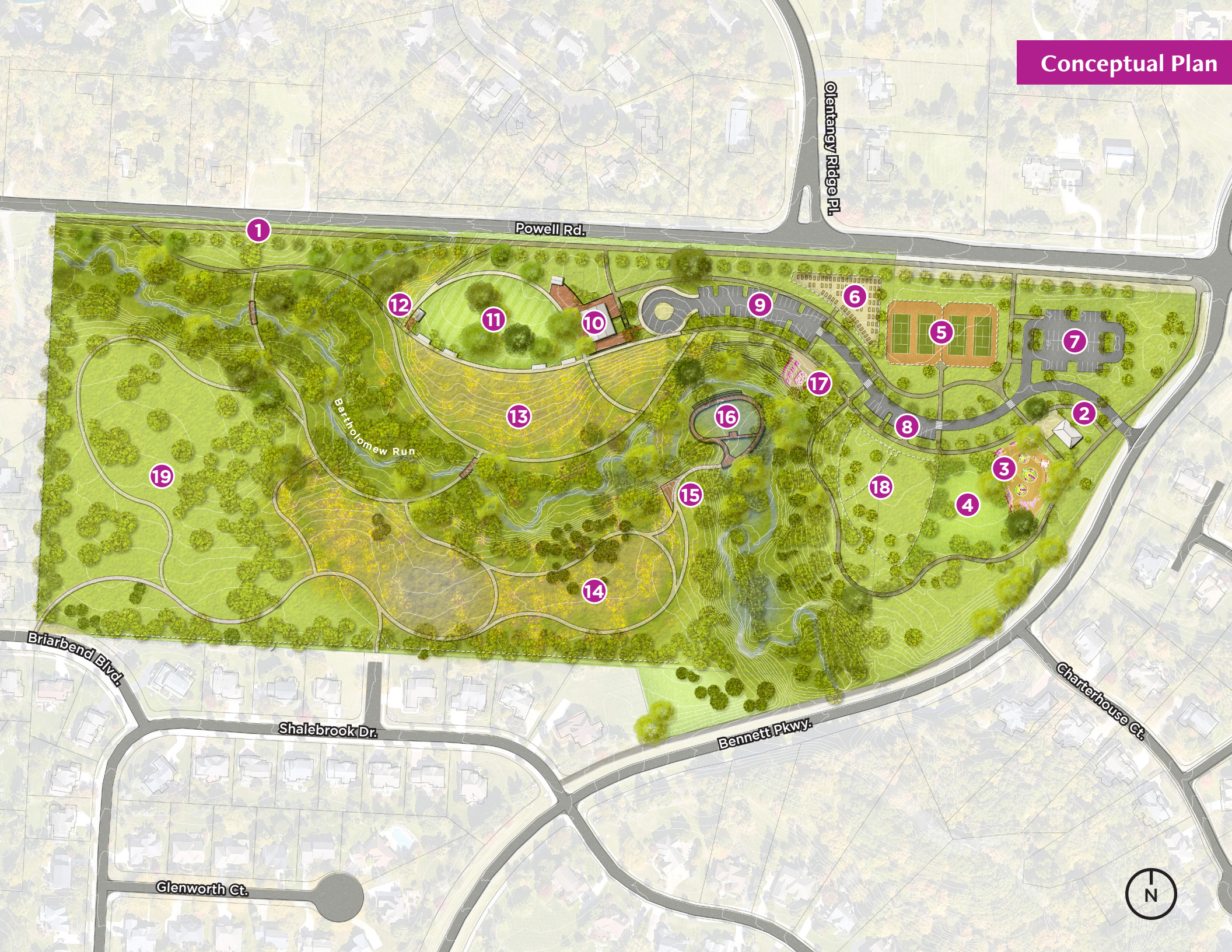
Feedback from city leadership, staff, and the community has informed the preferred concept, ensuring that the proposal aligned with public priorities while supporting practical site operations. The numbered recommendations below correspond directly to elements shown on the conceptual plan on the following pages. Conceptual plan elements are shown on pages 44-47.

Planned & Potential Amenities

1. Shared Use Path Extension
2. Relocated and updated restroom facility
3. Updated and expanded playscape
4. Central lawn
5. Preserved existing tennis courts
6. Expanded community gardens
7. Existing parking (40 spaces)
8. Incorporate head-in parking along park entry drive (12-15 spaces)
9. Additional parking on Bennett Farm property with drop-off loop (45 spaces)
10. Community Event Barn from salvaged existing barn structure (3,200 sf)
11. Event lawn with meadow overlook swings
12. New restroom facility
13. Rolling meadow
14. Flat meadow
15. Overlook
16. Wetland boardwalks
17. Play hill
18. Potential dog park
19. Potential mountain biking + trail area



Conceptual Plan



1

12

11

10

9

6

5

7

2

17

8

3

4

16

15

18

14

19

Powell Rd.

Olatangy Ridge Pl.

Bartholomew Run

Briarbend Blvd.

Shalebrook Dr.

Bennett Pkwy.

Charterhouse Ct.

Glenworth Ct.



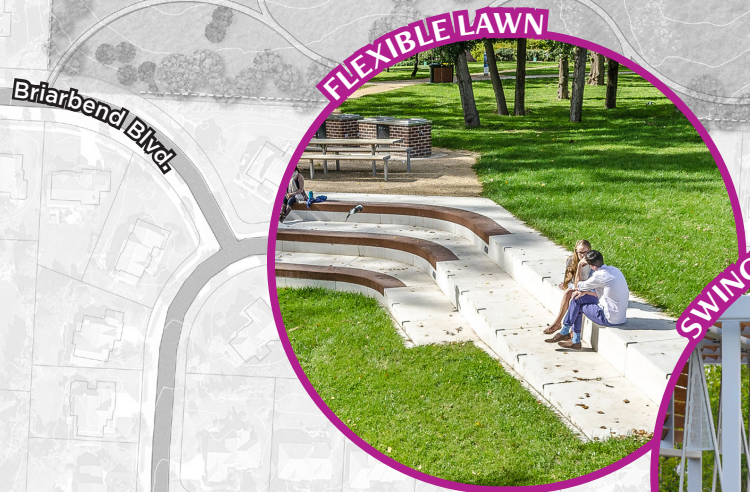
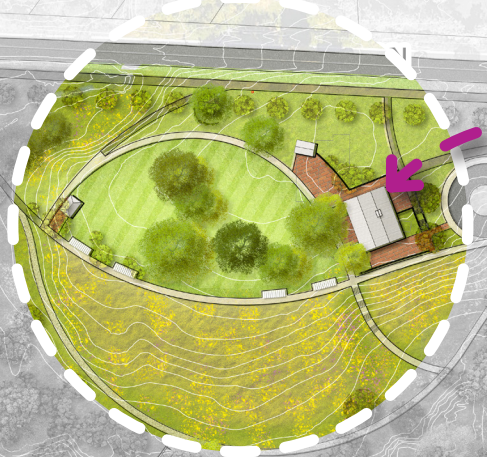
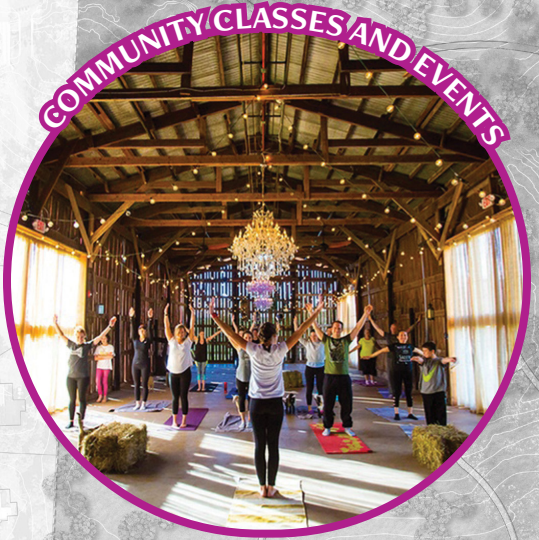
Education/Event Barn, Event Lawn, + Play

Existing barn structure to be relocated and repurposed as community event and education space (3,200 SF)

Olantangy Ridge Pl.

Powell Rd.

Updated and expanded playground and nature play hill (2 acres)



Briarbend Blvd.



Bennett Pkwy.



Glenworth Ct.

Variety of Trail Types

Over 2 miles of trail including paved, gravel, and boardwalk areas

NEW MULTI USE PATH

EXISTING MULTI USE PATH

PAVED TRAILS



OVERLOOK

BOARDWALK

MOWN PATHS



BOARDWALK



OVERLOOK

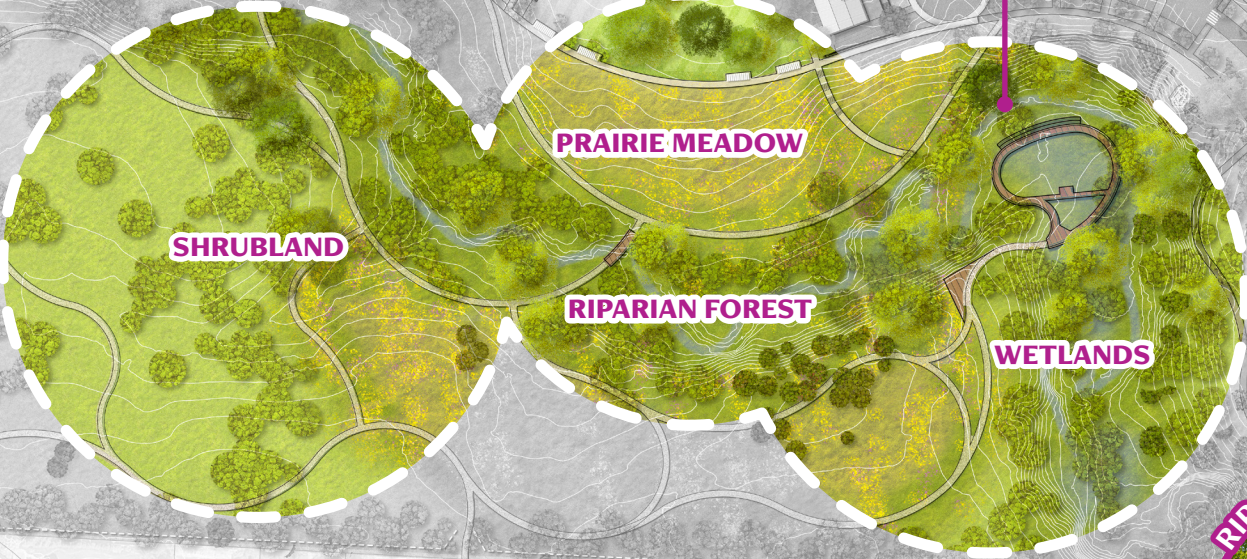


ACCESSIBLE TRAILS



Prairies and Natural Features

24 acres of restored meadows, shrubland, wetlands, and forested edge



PRAIRIES + FORESTED EDGE



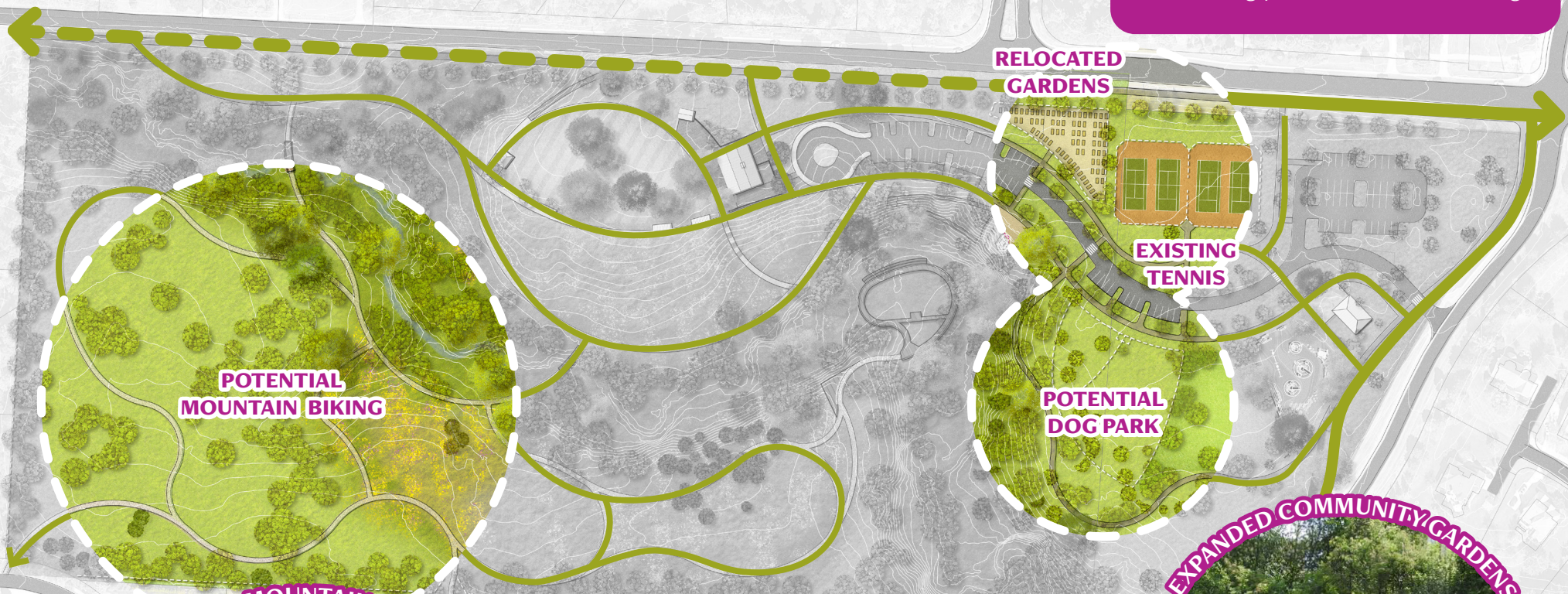
RIPARIAN FOREST



WETLANDS

New and Improved Amenities

Including expanded community gardens, tennis, dog park, and mountain biking



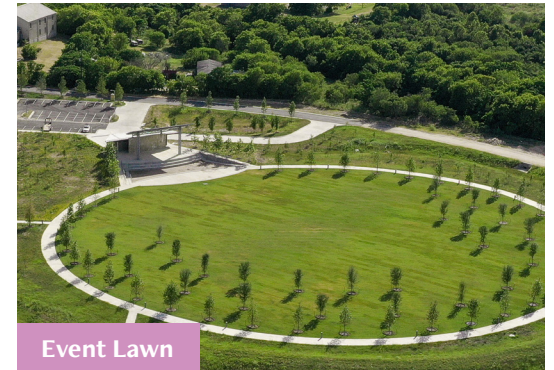
POTENTIAL PHASE 1 - NORTHERN SITE IMPROVEMENTS

The northern portion of Bennett Farm presents opportunities for early, high-impact improvements that can be implemented while the remainder of the site is developed. These Phase 1 initiatives focus on enhancing accessibility, activating key areas for public use, and preserving historic and existing site features.

Phase 1 improvements are intended to create immediate value for the community by providing functional amenities, supporting active and passive recreation, and establishing connections that will integrate seamlessly with future site development. Early implementation of these elements allows Bennett Farm to begin serving residents while longer-term plans are advanced.

The following items represent proposed Phase 1 improvements, corresponding directly to features illustrated on the conceptual plan:

1. Shared Use Path Extension
2. New restroom facility
3. Event lawn with meadow overlook swings
4. Community Event Barn from salvaged existing barn structure (3,200 sf)
5. Additional parking on Bennett Farm property with drop-off loop (45 spaces)
6. Expanded community gardens
7. Incorporate head-in parking along park entry drive (12-15 spaces)
8. Preserved existing tennis courts
9. Existing parking (40 spaces)
10. Relocated and updated restroom facility



Potential Phase 1



Olantangy Ridge Pl.

Powell Rd.

Bartholomew Run

Briarbend Blvd.

Shalebrook Dr.

Bennett Pkwy.

Charterhouse Ct.

Glenworth Ct.



IMPLEMENTATION

Overview

This plan outlines a roadmap for the City of Powell, and implementation is the process through which the recommendations become reality. The implementation matrix on the following page provides a catalog of recommended improvements for Bennett Farm and is intended to serve as a practical guide for city staff, residents, and City Council as they prioritize and execute these projects.

Implementation is not a single action but a continuous process of collaboration, evaluation, and adaptation. Its success relies on ongoing coordination among city departments, elected officials, boards and commissions, community organizations, and private stakeholders, all working together toward shared goals.

The implementation matrix includes a summary of each recommended improvement, as well as high-level estimate of costs. It is designed to help users:

- + Understand the scope and sequence of potential projects.
- + Identify early opportunities for “quick wins” as well as longer-term initiatives.
- + Consider resource needs, including potential partnerships, grant opportunities, donations, and volunteer support that may be required to complete specific projects.

By providing a structured approach, the matrix supports informed decision-making and ensures that Bennett Farm improvements are implemented efficiently, strategically, and in alignment with community priorities.



Preliminary Estimate of Probable Cost

Site Improvements	Cost
Demolition and Clearing	\$355,000
Earthwork+ Stream Restoration and Wetlands	\$1,000,000
Utilities and Stormwater	\$3,000,000
Vehicular Pavements and Curbs	\$752,850
Trails - North of Stream	\$1,297,500
Trails South of Stream	\$781,250
Bridges	\$500,000
Walls, Fencing, Furnishings	\$395,750
Overlooks, Boardwalks	\$1,312,500
Landscape Restoration (Meadows, Lawn, Trees)	\$1,100,000
Total	\$10,494,850

Architecture	Cost
East Restroom (Replace Arbor Ridge Restroom)	\$812,000
West Restroom (Adjacent to Event Lawn)	\$1,000,000
Community Event Barn (w/Relocated Barn Structure)	\$3,250,000
Pavilion and Shade Shelters	\$435,000
Swinging Benches	\$87,500
Total	\$5,584,500

Site Amenities	Cost
Complete Dog Park (w/Artificial Turf)	\$700,000
East Traditional Playground	\$750,000
Hillside Playscape	\$400,000
Total	\$1,150,700

Grand Total \$17,924,350

NEXT STEPS

The conceptual plan presented in this document represent a starting point for the improvements of Bennett Farm. Moving from concept to reality will require a series of additional design and construction steps to ensure that the final built improvements meet functional, aesthetic, and operational goals. The following outlines the general process the City of Powell will follow to advance these concepts, from initial schematic design through construction and project completion.

Park Design & Construction Process

- + **Schematic design** – This phase of the design process takes the conceptual park plans and reconciles them with existing conditions. The phase typically begins with in-depth data collection and site analysis, works to confirm the desired program of the space, then refines the conceptual design to reflect this new information. If other expertise is needed (i.e. structural engineering, electrical engineering), those consultants would be engaged during this phase. Deliverables may include diagrammatic plans, a project narrative, and a high-level cost estimate.
- + **Design development** – This stage of the design process results in a more detailed set of drawings and specifications of materials and other technical information. During this phase, the design team works together to finalize the site layout, translating the schematic design drawings into a basic technical drawing set. Basic details may be added to help communicate the design intent. A more detailed cost estimate is typically included in this phase as well.
- + **Construction documentation** - This phase of the design process uses the drawings and specifications created in the design development phase and adds more details that would enable a contractor to price and build a project. The resulting deliverable is a detailed set of construction documents that would be provided to contractors during project bidding. A final cost estimate is typically included in this phase as well.
- + **Project bidding** – During project bidding, the project owner (in this case the City of Powell) would typically release an RFQ or RFP for construction of the park project to select a contractor based on their qualifications and/or proposed quotes.
- + **Construction administration** – During construction administration, the design team monitors the construction process on a regular basis to ensure the final built project reflects the approved designs.



Bennett Farm Conceptual Plan 53

