



To: Members of Dublin City Council
From: Marsha I. Grigsby, City Manager 
Date: December 6, 2013
Initiated By: Terry Foegler, Director of Strategic Initiatives/Special Projects
Re: Bridge Street District – Scioto River Corridor Project Update and Community Engagement Report

Background

At the September 16, 2013 City Council Workshop for the Bridge Street District's *Scioto River Corridor Framework Plan*, Council members expressed a desire to ensure the City fully engages the public as part of the planning/design process for both the planned public improvements and the emerging private development plans contemplated for the Scioto River Corridor. Council also requested that the Planning and Zoning Commission be fully engaged in the early stages of the development review process as the projects proposed in the Scioto River Corridor move forward.

This memorandum provides an overview of these public engagement efforts since September, a summary of the public comments received to date on both the public and private projects, and recommendations for ongoing community engagement and advancing the public and private development projects in the Scioto River Corridor area of the Bridge Street District.

Community Forum

The Bridge Street District Scioto River Corridor Community Forum was held at the OCLC Conference Center on the evening of Tuesday, October 22, 2013. The purpose of the Forum was to provide the community with an update on the ongoing planning and preliminary design of the programmed public improvements in this area, as well as to present an early introduction to the planning for the emerging private development projects proposed in the Scioto River Corridor. Equally important, a major goal of the Forum was to provide an initial opportunity for public comments and feedback on the concepts and plans.

The Forum included:

- An overview of the Bridge Street District vision and the rationale for the Scioto River Corridor focus area from Terry Foegler;
- Brief plan overviews for the public improvements and riverside parks from Darren Meyer of MKSK;
- Proposed plans for the Bridge Park mixed-use development on the east side of Riverside Drive from developer Nelson Yoder of Crawford Hoying and lead designer David Manfredi of Elkus Manfredi; and
- Plans for the North Riverview project on the west side of the Scioto River presented by Gerry Bird of OHM Advisors.
- The presentation slides are provided as attachment (*Attachments 10a-10d*).

A preliminary summary of the Community Forum with event statistics was previously provided to Council as an Information Only item for their November 4, 2013 meeting (*Attachments 1, 1a, and 1b*). This event summary included attendance, social media statistics, media coverage, data from the audience feedback survey conducted during the Community Forum presentation, and a preliminary set of responses to “frequently asked questions” raised during and following the event.

Community Feedback

Audience Survey

The City hired Saperstein & Associates to conduct a third party audience survey with the primary objective of engaging the attendees in the presentation and obtaining immediate, general audience feedback before and after each portion of the presentation. The responses should not be considered a representative sample of the opinions of all Dublin residents and/or other stakeholders, but rather serve as an effective indicator of the opinions of those who attended the meeting. Saperstein & Associates’ complete analysis of the survey responses is attached, with highlights indicating that:

- One in three attendees were very familiar with the Bridge Street District vision, and over half were somewhat familiar.
- Two thirds of the attendees were very enthusiastic about the Bridge Street District, and only 6% were not enthusiastic.
- Approximately 93% of attendees age 35 or younger responded that they were “very enthusiastic” about the Bridge Street District, along with 62% of attendees over age 54.
- A strong majority of attendees believed that the plans and projects presented were consistent with the goals and vision for the Bridge Street District.

Saperstein & Associates conducted a truly representative survey of the entire Dublin community earlier this year, which included questions regarding the Bridge Street District. Refer to *Attachment 2* for additional information about the 2013 Dublin Community Survey’s Bridge Street questions and responses. The results of the Forum audience survey were generally consistent with those of the broader Saperstein 2013 Dublin Community Survey.

Post-Community Forum Feedback

Following the Community Forum presentation, participants were invited to submit written comments with additional feedback on the presentations. The presentations and survey questions were also posted to the City’s website for additional feedback in the weeks following the event. The comment cards have been transcribed (*Attachment 3*), as well as additional comments submitted following the event (*Attachment 4*).

A total of 87 online surveys have been completed to date since the Community Forum. A few findings to highlight include:

- Most respondents are very enthusiastic (78%) about the Bridge Street District, and are also very enthusiastic about the vision for the Scioto River Corridor (82%).
- A strong majority believe that the concepts presented for the riverfront park are consistent (94%) with the goals of the Bridge Street District.

- A majority believe that the private development concepts presented by both Crawford Hoying and Gerry Bird reflect the goals of the Bridge Street District (86% and 91%, respectively).

A more detailed analysis of the post-forum online survey responses, with a comparison to the feedback received at the Community Forum on October 22nd, is included within the attached table (*Attachment 6*). The online survey also included two open-ended questions allowing survey takers to clarify their earlier survey responses and/or submit additional thoughts and comments on the concepts presented at the Community Forum. The complete set of responses, which include responses to several open-ended questions, are attached (*Attachment 5*). A few sample responses are provided below.

What excites you most about the Bridge Street Scioto River Corridor project?

- "It looks like an excellent development, designed to position Dublin as THE tech and event center suburb in central Ohio."
- "The urban type setting and walkability factor (reminds me of Naperville, IL)."
- "Finally recognizing the river's presence, as well as park space and open areas that could potentially be used for gatherings such as concerts and smaller events like a farmers market or art fair."
- "The density and use of mixed use."
- "A place you can walk around, sit on the grass, enjoy the weather and see Mother Nature, not concrete. Restaurants and shops will add to the experience."
- "The whole concept/idea will revitalize the areas, improve home values and make this area a desirable place to visit."
- "It appears to be oriented toward a younger crowd. Hopefully we can keep kids who grew up in Dublin to stay here."
- "My goal is to retire and live in Dublin for the rest of my life. I envision spending my retirement days with my bike and cross country skis and I like the idea of going down to the Bridge Street Corridor to meet people, have a cup of tea, kayak, work part time in a shop or restaurant. I also would very much like to see this project to look similar to Grafton Street and St. Stephens park in Dublin Ireland - it will be excellent for Dublin schools economy!"

What concerns you most about the Bridge Street Scioto River Corridor project?

- "I am extremely disappointed in the positioning of Riverside Dr. I feel it is unnecessary to make that substantial of an investment to only move it slightly. I feel the park is too small and will be of no significant value. I am also disappointed with the apartment development. Why are we focusing on apartments with this prime real estate? I feel this needs to be re-visited with high end condos facing the river and park and move any apartments closer to Sawmill Rd. This will also assist with traffic flow in moving some of that density closer to the Sawmill/1270 exit."
- "Cost. Taxes are already so outrageous for living in Dublin. While this is a nice idea, taxes cannot increase."

- “The architectural design is box like. Flat roof lines are unappealing and do not provide a pleasing soft line to look at and does not fit in with the historic Dublin architecture. Parking is a concern. It appears there may be ample parking for dwelling residents but not for visitors to the businesses or other visitors who just want to go to the park along the river. There should be ample parking available for visitors on both sides of the river. Remembering back to when I was younger and living in an apartment complex the residents really did not co-mingle. We set up a volley ball net and played on weekends and got a lot of singles to join in. That same group would get together for cookouts and other gatherings. The point is the green space does not appear to reflect the approach where residents can get together and co-mingle. The design seems to be to draw the residents to go to bars, restaurants, coffee shops, etc. and not the green space.”
- “Maintaining Dublin character.”
- “Traffic and parking. As a resident of Waterford Village, crossing 161/Bridge Street as a pedestrian in order to reach the north side of the district is often unnerving itself even in the current state.”
- “Traffic. Some form of public transportation is going to become critically important in the near future.”
- “Other developments such as Gahanna's Creekside struggle to maintain tenants, economic viability. How will this project succeed and will it fulfill its promise? What will be the price range for condos and apartments?”
- “Make sure there is enough parking for everyone.”

The concerns raised through the survey questions and comments related to a broad range of topics, but it is clear that the most frequently cited issues include:

1. The impact of any new development on the regional transportation network.
2. The ability to provide adequate public and private parking to serve new and existing development.
3. Whether the proposed riverfront park is sized adequately to serve as a community centerpiece.
4. The City's ability to pay for the proposed public improvements.
5. How the Bridge Street District in general and the Scioto River Corridor in particular will impact the Dublin City School District, in terms of number of increased service demands and property tax increases.
6. Maintaining Dublin's character through architecture and development character.

These and other concerns will help inform the City's ongoing planning efforts and will also be addressed through ongoing community education and communication strategies, as described below.

Community Education and Public Engagement Strategy

The following summarizes staff's recommended future Community Education and Public Engagement Strategy:

- Staff will continue to inform the community of Bridge Street District project and planning updates through a variety of methods, including public hearings for individual project

approvals. Ongoing updates are also made to the City's Bridge Street District web page to ensure that the latest news is available. Periodic eNews notices are also sent for those who have shown interest in the Bridge Street District.

- Ongoing media relations efforts led by Community Relations will continue to update the community and broader region on Bridge Street District development plans and progress.
- Staff is also maintaining an updated "Frequently Asked Questions" section of the Bridge Street District web page to allow people who are interested to find out the latest information and to remain informed.
- In addition to a series of "Frequently Asked Questions" and eNews updates to interested individuals, Staff plans to provide a series of informational videos to clarify some of the questions that are asked most frequently or have generated significant feedback in the community, including the issues summarized above. These brief videos could include topics such as the river park (including the rationale for its size and dimensions), vehicular traffic, pedestrian and bicycle circulation, a general overview of the Bridge Street District Vision, the roundabout at State Route 161/Riverside Drive, etc.
- As many of the proposed projects in the Bridge Street District are likely to generate significant community interest, additional informal reviews before the Planning and Zoning Commission (or the Architectural Review Board, where applicable) should be anticipated. These informal reviews would occur prior to the formal application review process for projects of significant scale and involving greater degrees of public participation, either in terms of financing and/or public improvements. There will likely be other public and private projects of such significance that they will warrant additional dedicated community forums. As these projects are brought before the City, Staff will make City Council aware of recommended opportunities for public review and feedback.
- Staff will reach out to local community groups and organizations and make them aware of Staff's availability to attend meetings to present and discuss the City's Bridge Street District plans and activities.
- Staff will provide regular updates and/or topical presentations at City Council meetings regarding issues and activities in the ongoing planning and implementation of the Bridge Street District Vision and the Scioto River Corridor.

Private Development Project Status

Planning and Zoning Commission Review

As requested by City Council at its September 16 Workshop, Crawford Hoying Development Partners presented their Bridge Park mixed-use development proposal (east of Riverside Drive) to the Planning and Zoning Commission at the Commission's meeting on Thursday, November 14, 2013. The applicant requested informal review and non-binding feedback from the Commission on the project concept and architectural character as they continue to refine their development proposal before making a formal application submittal.

The applicant presented many of the same exhibits presented at the Community Forum held on October 22, 2013. The application submitted was focused only on the properties within their

proposal on the east side of the river, as the applicant is still developing concepts and assembling land for their proposed development sites on the west side of the river. The Commission expressed general support for the potential Bridge Park mixed-use development and made a number of suggestions for the applicant to address as part of its next formal submission. The Commission's approved meeting minutes are *Attachment 7*.

Impact of Development Agreements on Development Review Process

Obviously, a project of the scale and breadth of the proposed Bridge Park development will require development agreements with the City in order to be feasible. Staff believes it is important that at least the framework for such agreements, including key elements such as Tax Increment Financing structures and infrastructure partnership terms, should be agreed upon before proceeding to the more formal development review and approval processes. In other words, the basic feasibility and acceptability of the public-private partnership arrangements should be established before the initiation of formal City development review processes.

For these mutual understandings to be achieved, the City also needs to finalize the structure of its Bridge Street District incentive framework with the Dublin City School District, with whom discussions are ongoing. Staff has begun preliminary discussions with Crawford Hoying Development Partners regarding assembling the needed background information and development data to inform the eventual development agreements for the projects. The City has made it clear to the developer that the basic business terms of such development agreements should be agreed upon before applications are submitted to begin the formal development review process. As is the case with many major development projects, in order to advance the needed development agreements the City will need to understand the level of public assistance that will be requested and needed for the project, as well the project's ability to generate the revenues over time to offset those costs.

Absent this basic financial framework regarding the needed levels of assistance and taxable values of the project, it does not make sense to continue advancing the implementation through the next formal phases of design and development review and approval processes. A comfort level among the developer and the City that an agreeable financial framework exists will be necessary to allow the projects to move forward. Obviously, as the formal development review process does move forward, it will continue to influence the design and planning for the project, which could further have impacts on any preliminary financial structure or agreement between the City and the developer.

Development Review Procedures

Following the Planning and Zoning Commission's informal review of the proposed Bridge Park mixed-use development and establishment of the general development agreement terms, the applicant may then proceed through the formal development review process. A summary of the application procedures is provided below.

1. Pre-Application Review – Administrative Review Team (ART)
2. Zoning Code Amendment to establish a new BSC Neighborhood District, and Area Rezoning – Planning and Zoning Commission (PZC), with recommendation to City Council
3. Basic Development Plan and Basic Site Plans – ART, with recommendations to PZC

4. Development Plan application – ART, with recommendation to PZC
5. Preliminary Plat application – PZC, with recommendation to City Council
6. Site Plan application(s) – ART, with recommendation(s) to PZC. Each block of development requires a separate Site Plan application.
7. Final Plat application – PZC, with recommendation to City Council
8. Building and Site Permit applications

A detailed description including timelines for the anticipated review process is provided as *Attachment 9*.

Other Private Development Projects

A concept for a development proposal on the west side of the Scioto River in the Historic District was presented by Gerry Bird. A Basic Plan application for this project has recently been submitted for this project. Similar review procedures as described above will occur for this site, including opportunities for additional public review and comment. Since these sites are located in the Historic District, the Architectural Review Board is the determining body for many of the application procedures.

Public Project Status

Over the past six months, the consultant team led by MKSK, working closely with City staff, has built upon the foundation of the Scioto River Corridor Urban Design Framework Plan from earlier this year, and has been advancing multiple public projects through the Preliminary Engineering-Design phase. The public projects currently being studied are depicted in *Attachment 9* and include the four catalytic projects identified in the Framework Plan and subsequently added to the City's current Five Year CIP, as well as new and/or realigned public streets necessary to serve the emerging private development:

Framework Plan Catalytic Projects

1. Riverside Drive/SR 161 Roundabout
2. Riverside Drive Relocation
3. Pedestrian Bridge
4. Riverfront Park

Public Streets Improvements – East Side of the Scioto River

5. John Shields Parkway (between Riverside Drive and Tuller Ridge Road)
6. Mooney Street (new north/south street between Riverside Drive and Tuller Ridge Road)
7. Dale Drive relocation (east/west portion) and extension east to the Dale Drive/Tuller Ridge Road Connector
8. Dale Drive (north/south portion) to Tuller Ridge Road Connector
9. Tuller Ridge Road to Riverside Drive Connector

Public Streets Improvements – West Side of the Scioto River

10. North Street (between N. High Street and North Riverview Street)
11. North Riverview Street

The Preliminary Design phase endeavors to further define the character, size, and layout of all of the major features of these public projects, and should generally result in 30% complete construction drawings for most projects. As noted at the outset of this effort, the general alignment of project elements become fixed through the thorough study effort undertaken during this phase, with the aesthetic, engineering, budgetary, phasing and economic/private development impacts on the project design being further vetted as well. The primary areas of study for this phase of work for each project are listed below:

Roundabout & Roadways

1. Horizontal and vertical alignment
2. Public and private utility coordination, relocation, alignments and routes
3. Streetscape design (landscape, paving, and site furnishings)
4. Private development coordination, including drives, access, parking, grades, and earthwork

Pedestrian Bridge

1. Landing locations, grades, and structural anchoring
2. Structural modeling, hydraulic analysis, and structural peer review
3. Architectural design (rail, deck, and tower materials and connections)
4. Lighting designs, including preliminary architectural lighting schemes
5. Contractor coordination for constructability, erection and pricing input
6. Construction access, staging, and laydown

Riverside Park

The riverside park planning has been developed through a conceptual design phase. The conceptual plan developed for the October 22nd Community Forum provides the framework and the palette that will guide the character and features of future park design. The Preliminary Design phase of the park will extend into 2014, as implementation timing for the associated public and private projects become clearer and final decisions for initial park amenities are made. Areas of study during conceptual design include:

1. Program: Economic impact, stakeholder surveys, and benchmark case studies
2. Site Analysis: Access, parking, slope flood frequency, bikeway connections, existing facilities, invasive plant material eradication
3. Concept Design: Grade, slopes, access, circulation, primary park features and required services
4. Public and Private Development Coordination: Access, parking, views, grades (including future roadways and bridges), amenities, and earthwork, etc.

In collaboration with the design and engineering consultant team, Messer Construction has been engaged by the City to provide preconstruction services for the public projects. Given the complexity of work in the river, the unique construction aspects of the pedestrian bridge and the array of multiple public and private projects overlapping in the same geographic area, Messer's construction expertise will help maximize economy and minimize conflict during continued project designs and implementation. Messer's services include project cost estimating, constructability review, and logistics planning.

Next Steps

The deliverables for the end of 2013 include:

- Preliminary Design documents for the roundabout, several roadways, and the pedestrian bridge;
- Conceptual Design documents for the park;
- More refined cost estimates for all projects (based upon 30% design information);
- Constructability review; and
- Logistics plans for all public projects.

This information will allow for a far more informed approach towards the advancement of the next phases of public project design, engineering and implementation.

In addition to advancing the next level of project design, the City will continue coordinating designs of the public projects with those of private development, to be further addressed as one part of the negotiations of development agreements for specific projects.

Other Related Planning and Engineering Efforts

Maintenance of Traffic

There has been some recent public discussion and concern regarding the potential traffic impacts associated with the future construction of the SR161/Riverside Drive roundabout. Obviously, the total redevelopment of this critical intersection will be very disruptive, regardless of when and how it is executed. It is important to note that (as has been the case with past preliminary engineering efforts by the City) no traffic maintenance plan is being finalized as part of the current preliminary engineering efforts for the Scioto River Corridor projects.

As a result, however, of this relatively comprehensive view of the roadway infrastructure studied in the current preliminary design effort, the team has begun a process to identify some of the key issues that will likely influence potential alternatives and strategies for managing traffic during construction. These efforts were needed to help inform some of the key construction cost estimates being generated during this phase. For example, some implementation scenarios would require two rather than one construction season, or all scenarios may require the need for the construction of various temporary roadways. Assumptions are being made at this preliminary phase to help provide a clear basis for the required cost estimates, but of course these assumptions in no way bind the City to a particular traffic maintenance approach.

Staff expects to be in a position to present to City Council in early 2014 our best preliminary assessment of some of the key considerations that will likely drive the decisions associated with selecting a preferred alternative for maintaining traffic during the construction of this vital roundabout, regardless of when it occurs. It should be noted however, that final arrangements for the maintenance of traffic will occur with the preparation of the project's final engineering drawings, whenever that may occur.

Traffic Impacts of Bridge Street District Developments

As expected, a number of the questions arising from the recent public engagements processes

relate to potential traffic impacts. The Engineering Division has been leading a study intended to help better assess the likely timing of various planned Bridge Street District roadway improvements resulting from both the emerging private development projects within this area, as well as the growth in “background” traffic occurring through this area. Based upon the previous transportation planning conducted for the Bridge Street District, as well as our ongoing traffic planning and modeling for the City, we expect to be in position to present some of the initial findings to City Council in early 2014. The focus of these presentations will be to help foster a better understanding of how some of the various planned roadway improvements in the Bridge Street District may need to be phased, given projected growth and anticipated service levels. Additionally, future traffic impacts and associated mitigation measures will be identified and presented. Such understandings will better prepare the City for its long term capital improvement planning, and help communicate potential future traffic impacts to residents and other stakeholders.

Recommendation

Information only. Staff welcomes Council’s direction on the proposed approach to ongoing engagement and advancing next steps for implementing the public projects proposed for the Scioto River Corridor.

Attachments

1. Bridge Street River Corridor Forum—Public Engagement Assessment – November 4, 2013 City Council Meeting Information Only Memo
 - a. Nov. 4 Info Only Memo Attachment A – Saperstein Survey Analysis and Web Results
 - b. Nov. 4 Info Only Memo Attachment B – Bridge Street District FAQs
2. 2013 Dublin Community Survey – Bridge Street District Survey Response Summary
3. Bridge Street District Community Forum – Transcribed Comment Cards
4. Additional Post-Community Forum Comments
5. Online Survey Responses (as of November 20, 2013)
6. Post-Community Forum Online Survey Response Analysis
7. Planning and Zoning Commission Meeting Minutes – November 14, 2013
8. Bridge Park Development Review Timeline
9. Bridge Street District – Public Project Key Map
10. October 22, 2013 Community Forum Slides
 - a. Introduction
 - b. Public Infrastructure and Riverfront Park
 - c. Private Development Concepts – Crawford Hoying – Bridge Park Mixed-Use Development
 - d. Private Development Concepts – Gerry Bird, OHM Advisors – North Riverview Mixed-Use Development



To: Members of Dublin City Council
From: Marsha I. Grigsby, City Manager
Date: November 4, 2013
Initiated By: Sue Burness, Community Relations Public Affairs Officer
Re: Bridge Street River Corridor Forum—Public Engagement Assessment

Background

In September Dublin City Council requested staff to host a public information meeting to share the current plans for the Bridge Street District Scioto River corridor, and to provide an open forum for the public to have an early opportunity to provide feedback on the proposed public and private plans and emerging development concepts for this area.

The October 22 Fall Civic Association Meeting date was chosen as the venue to host the Forum and to encourage Dublin's civic association leadership to extend invitations to the Bridge Street meeting to their neighborhoods. In addition PR and social media efforts publicized the forum and Eventbrite invitations were sent to a broad list of stakeholders including Dublin influencers, Dublin and Marysville corporate businesses, young professionals, Dublin Chamber of Commerce members, boards and commissions, elected officials, developers, architects, Dublin City Schools, Historic Dublin businesses and more.

The following is a preliminary summary of the community engagement efforts for the Bridge Street District Scioto River Corridor Community Forum, including digital snapshots of online engagement from PR and social media efforts and survey results conducted by Saperstein & Associates during the presentation portion of the Forum. The City hired Saperstein & Associates to conduct third party, unbiased feedback from the attendees using the Turning Point technology "clickers" to engage the audience in immediate feedback before and after the presentations. *Saperstein's summary report is included with this memo as Exhibit A.* (The attendees do not represent a sample of all Dublin or project stakeholders, but rather survey results reflect the opinions of those who attended this event.)

Forum Format and Presentations

- The Forum held at the OCLC Conference Center included five hosted "stations" displaying renderings of the public and private improvements, including private developer plans for mixed-use development. These were presented in an open-house style format allowing attendees time for one-on-one discussion with staff, consultants, and developers for the hour before and after the 6 p.m. presentation.
- More than 250 people attended the standing-room-only presentation; an additional 68 watched via live web stream, and 716 have watched the presentation on the City's website since October 22. The presentation included an overview of the Bridge Street vision from Terry

Foegler, brief plan overviews for the public improvements and riverside parks from Darren Meyer of MKSK, proposed plans for the "Bridge Park" mixed use development on the east side of Riverside Drive from Nelson Yoder of Crawford Hoying and David Manfredi of Elkus Manfredi, and plans for the North Riverview project on the west side of the Scioto River presented by Gerry Bird.

- A number of mechanisms were used to engage the public, as encouraged by City Council. In addition to the Saperstein survey tool, comment cards were distributed to attendees and a follow up email went out to all attendees with links to the presentations and graphics, and an online survey invited attendees to provide additional comments.
- Comments and questions received from the cards and online survey have been reviewed by staff and sorted into major topics for which a FAQs (frequently asked questions) response. There were individual responses to more specific or "one-off" questions not easily addressed by the FAQs. *See attached Exhibit C summarizing the FAQ questions and responses that will be posted to the City website and distributed through eNews.* Staff will continue to address all of the submitted questions and comments and post this information on the website.
- PR efforts and high levels of public interest resulted in extensive media coverage before, during and after the event, including all three TV stations, Columbus Business First, Columbus Dispatch, Columbus Underground, local radio stations and the Dublin Villager. Business First reported 12,200 website hits on the story from 6 p.m. Tuesday, October 22 to 6 a.m. Wednesday, October 23. It was one of the most read stories in the entire Business Journal national franchise and was the most popular story on their site all week. And half of the traffic to the Columbus Business First website on Wednesday, October 23 was directed to the Bridge Street stories, with more than 26,000 views. Exhibit B highlights web stats from the PR and social media outreach.
- In summary – Saperstein survey results, social media responses, comment cards, online comments and PR efforts indicated positive support and enthusiasm for the emerging Bridge Street Scioto River Corridor public and private development plans. However, as noted in the FAQ summary, there are specific questions regarding traffic and other issues that will need to be addressed. Staff will continue to monitor comments, questions and provide opportunities for public engagement, while ensuring that the questions and concerns are appropriately addressed.

Presentations can be found at: <http://dublinohiousa.gov/bridge-street/transforming-the-scioto-river-corridor/>

Going Forward

As previously shared with Council, the next "informal" review of these plans will occur by the Planning and Zoning Commission, currently scheduled for November 14. After this session, staff will provide a more comprehensive summary of the public input, PZ&C comments, and staff recommendations for advancing these planning efforts and projects. This overall input, combined with a review of potential public-private partnership structures and Development Agreement terms, should assist with Council's assessment of the readiness of the proposed private projects to move toward the formal development review processes, as well as for the public projects to move to final design.

Recommendation

For information only.

Exhibit A

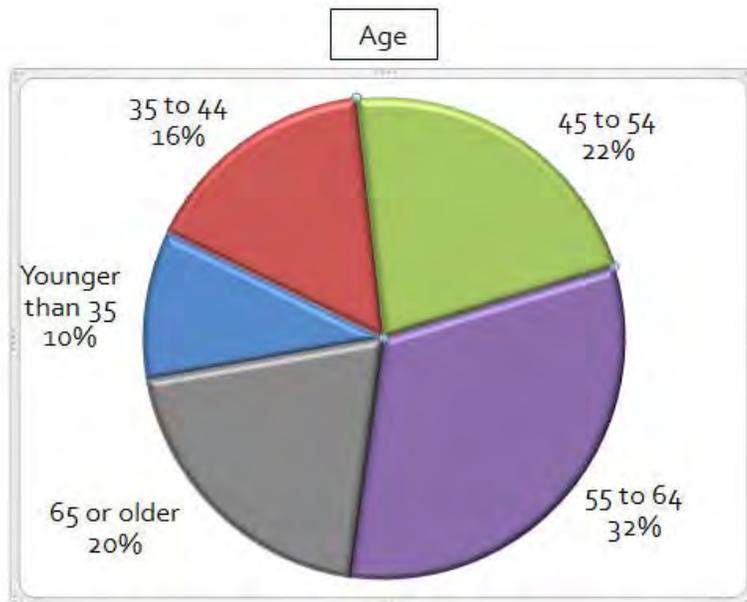
Live Survey Results from Saperstein & Associates

Before the presentations began, each guest was provided an audience response device, or “clicker.”

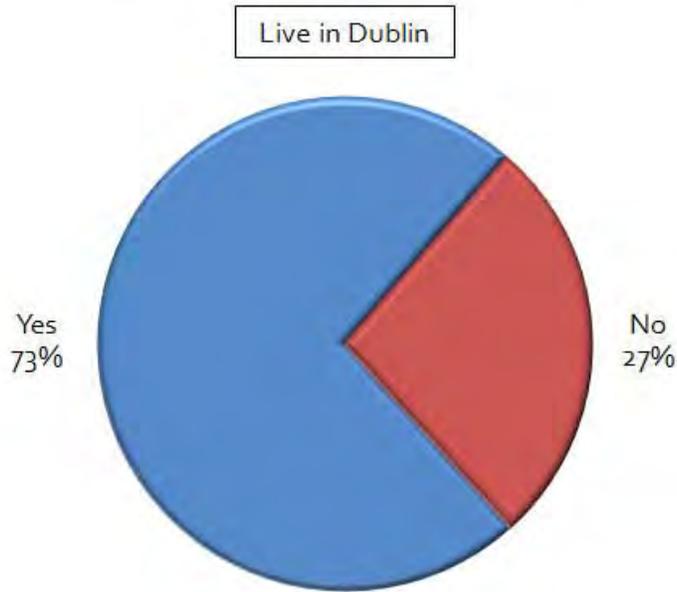
This tool was employed to engage the audience and to assess the appeal of the concepts discussed in each presentation.

The resulting data, presented on the following slides, may not represent the opinions of all Dublin residents; nonetheless, they are informative. – Saperstein Associates.

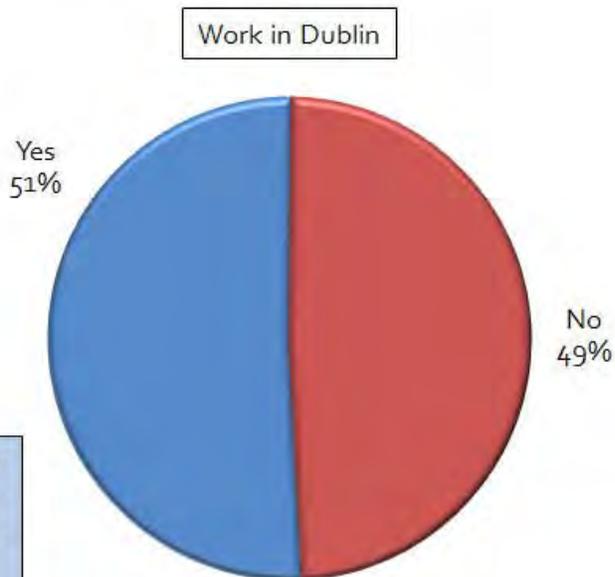
Half the audience was 55 or older. One in ten was younger than 35.



More than seven out of ten live in Dublin...



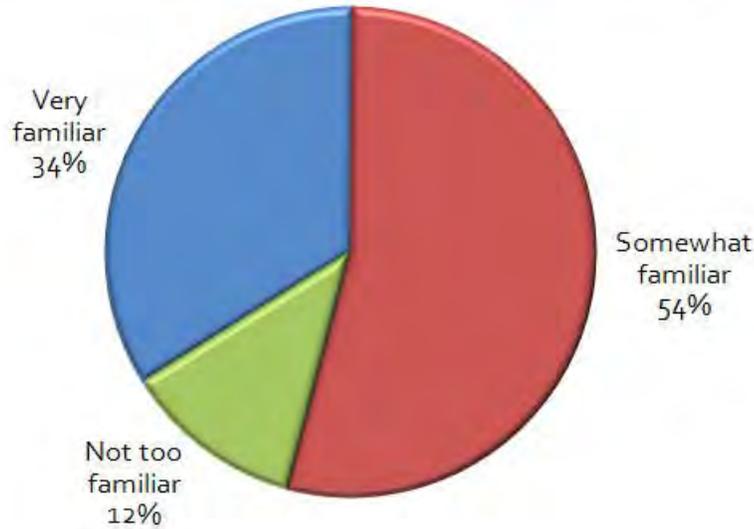
... and half work in Dublin.



Only one guest in ten (11%) neither lives nor works in Dublin.

One guest in three was very familiar with the City's vision for the Bridge Street District prior to the presentations. One in eight knew little about it.

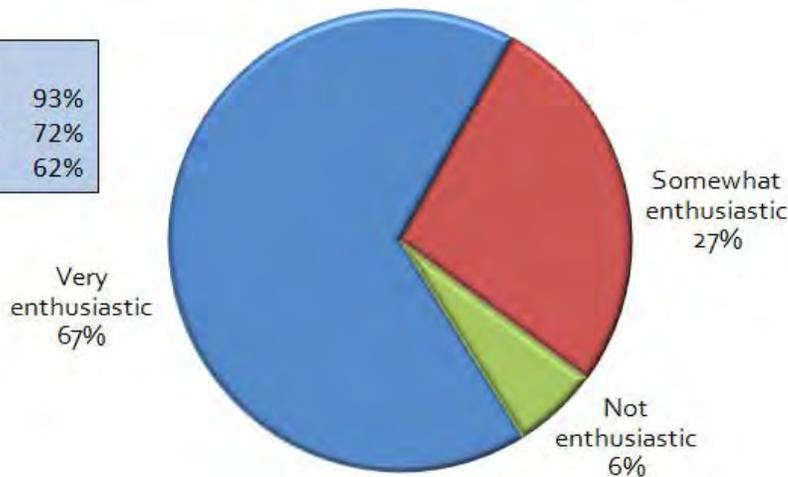
Familiar with City's Vision for the Bridge Street District



Prior to hearing the presentations, enthusiasm for the Bridge Street District was already high, especially among the younger guests.

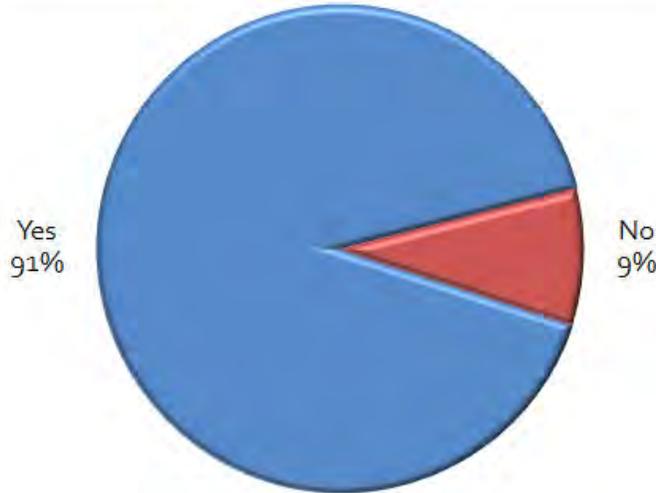
Enthusiasm About the Bridge Street District

Age	Percentage
<35	93%
35-54	72%
>54	62%



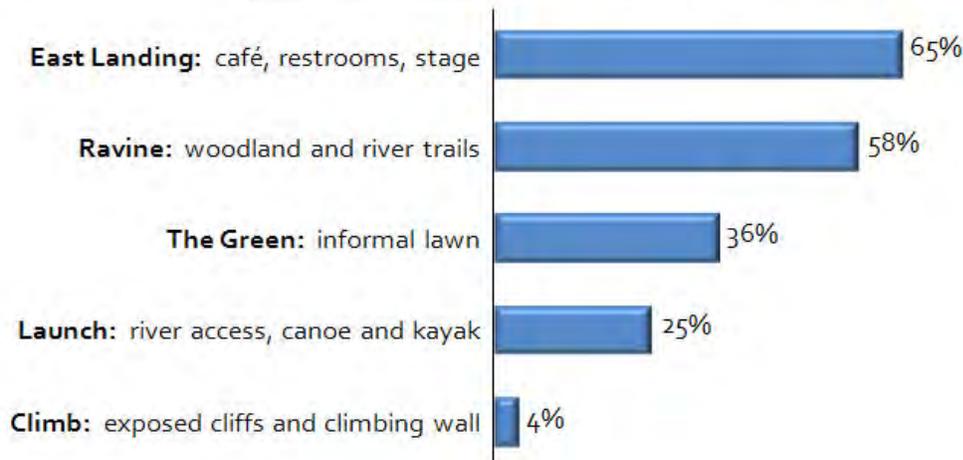
With few exceptions, the audience agreed that the concepts discussed in the presentation about infrastructure and parks reflect the goals of the Bridge Street District.

Concepts Reflect Goals of the Bridge Street District:
Infrastructure and Parks



Among the various amenities proposed, interest is strongest in the East Landing and Ravine. By contrast, the climbing wall evoked little interest, which is not surprising in light of the audience demographics.

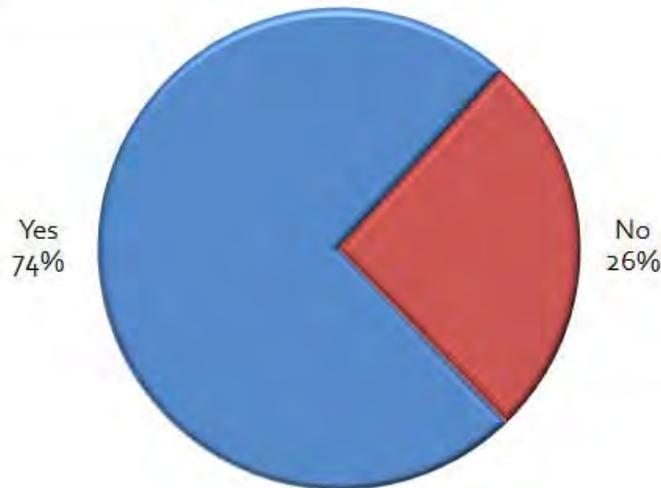
Parks: Amenities Most Likely to Use



Two responses allowed

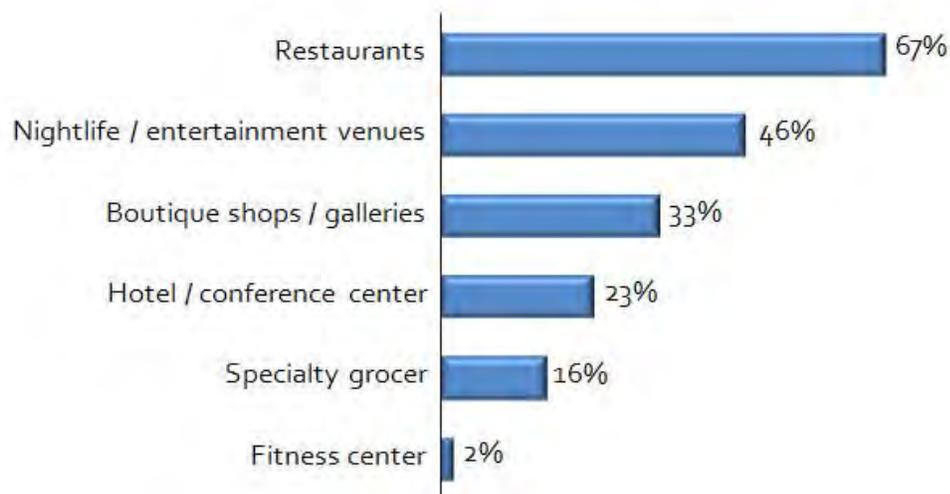
For three out of four guests, the concepts detailed for Bridge Park reflect the goals of the Bridge Street District.

Concepts Reflect Goals of the Bridge Street District:
Bridge Park



Among the amenities proposed for this project, interest is strongest in restaurants. Few would use a fitness center.

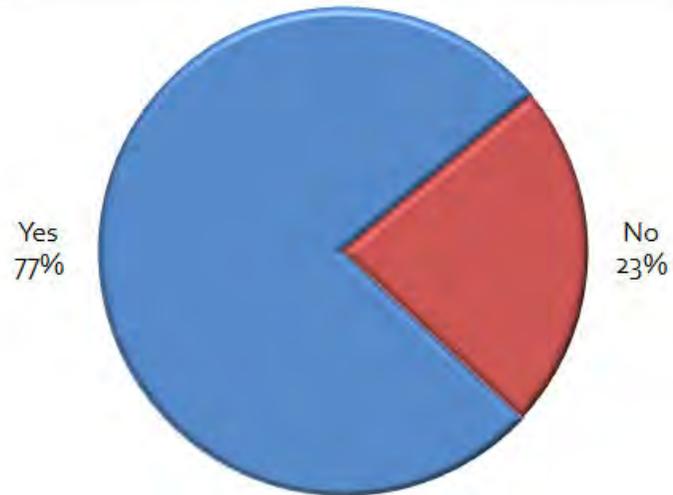
Bridge Park: Amenities Most Likely to Use



Two responses allowed

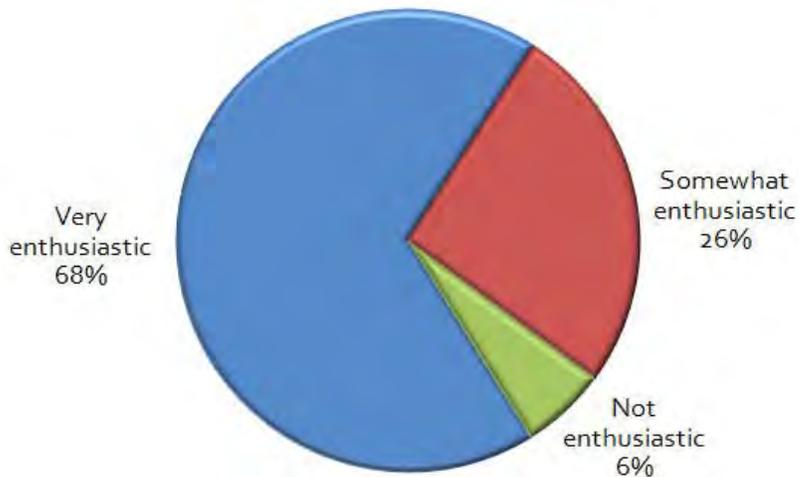
For three out of four guests, the description of North Riverview reflects the goals of the Bridge Street District.

Concepts Reflect Goals of the Bridge Street District:
North Riverview



Seven out of ten guests were very enthusiastic about the overall vision for the Scioto River corridor, as presented at the community forum. Only a handful were not enthusiastic.

Enthusiasm for Overall Vision



Nov. 4 Info Only Memo Attachment A – Saperstein Survey Analysis and Web Results

Online Survey

74 post-event surveyed completed



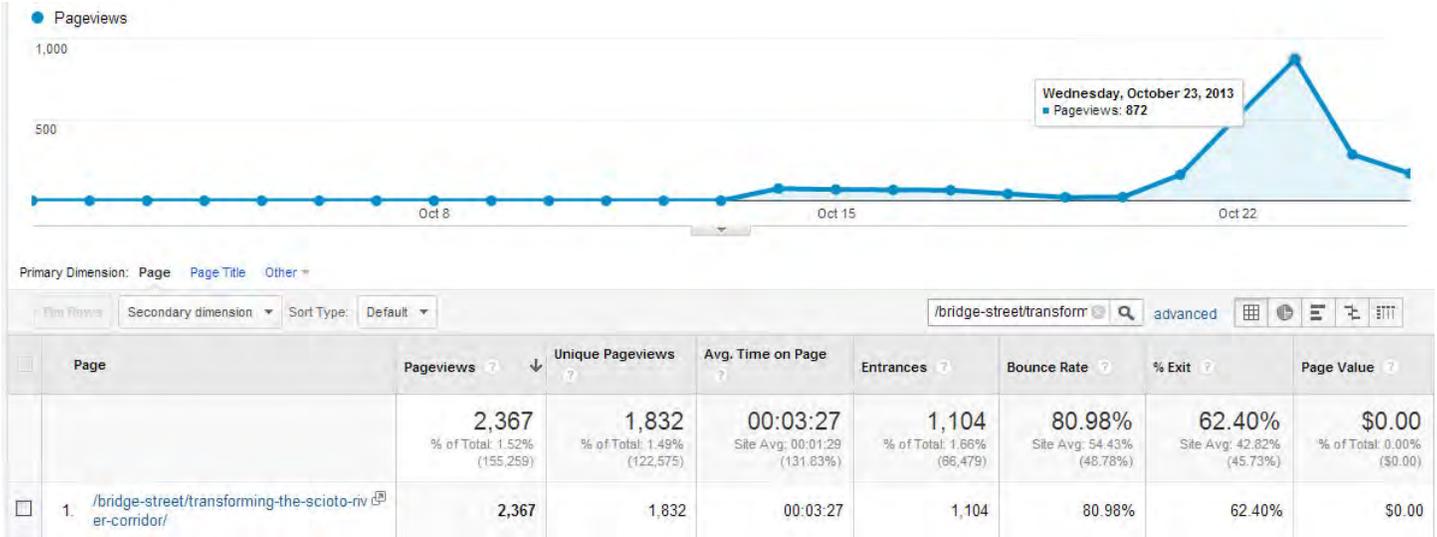
Exhibit B

Scioto River Corridor Community Forum

Web stats

Page: <http://dublinohiousa.gov/bridge-street/transforming-the-scioto-river-corridor>

3,367 page-views in 5 days



Facebook

Post Details

You might like City of Dublin, Ohio - Government. Hide



City of Dublin, Ohio - Government

Come see what's next for the Bridge Street District Scioto River Corridor. Tuesday, Oct 22 at OCLC from 5-8 p.m. Presentations from developers and designers at 6 p.m. We want your reactions and feedback. More information at: <http://dublinohiousa.gov/bridge-street/transforming-the-scioto-river-corridor/> about a week ago - Dublin

Like Comment Share 12 Likes 3 Shares

3,986 people saw this post Boost Post ▾

3,986 People Reached

22 Likes, Comments & Shares

FROM YOUR PAGE AND POSTS

12 Likes	0 Comments	3 Shares
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FROM LIKES, COMMENTS & SHARES

2 Likes	0 Comments	5 Shares
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TOTAL

14 Likes	0 Comments	8 Shares
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100 Post Clicks

0 Photo Views	45 Link Clicks	55 Other Clicks
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NEGATIVE FEEDBACK

0 Hide Post	0 Hide All Posts
0 Report as Spam	1 Unlike Page

Nov. 4 Info Only Memo Attachment A – Saperstein Survey Analysis and Web Results

Post Details

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Hide



City of Dublin, Ohio - Government

Join us this evening for the Bridge Street Community Forum - Transforming the Scioto River Corridor: <http://dublinohiousa.gov/bridge-street/transforming-the-scioto-river-corridor/>

Transforming the Scioto River Corridor

The City of Dublin invites you to an interactive community forum to view and weigh in on the emerging public and private development projects within the Scioto River Corridor of the Bridge Street District. Please join us. Your feedback and participation will help shape Dublin's future civic core.

When: Tuesday, October 22, 2013 | 5 - 8 p.m.
Where: The Conference Center at OGLC, 6565 Kilgour Place, Dublin, OH 43017
Presentations will be streaming live at 6 p.m. at www.dublinohiousa.gov

City of Dublin

about a week ago

Like Comment Share

12 Likes

1,259 people saw this post

Boost Post

1,259 People Reached

16 Likes, Comments & Shares

FROM YOUR PAGE AND POSTS

12	0	0
Likes	Comments	Shares

FROM LIKES, COMMENTS & SHARES

1	0	3
Likes	Comments	Shares

TOTAL

13	0	3
Likes	Comments	Shares

190 Post Clicks

131	8	51
Photo Views	Link Clicks	Other Clicks

NEGATIVE FEEDBACK

0	0
Hide Post	Hide All Posts
0	0
Report as Spam	Unlike Page

Nov. 4 Info Only Memo Attachment A – Saperstein Survey Analysis and Web Results

Post Details ✕

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City of Dublin, Ohio - Government

Exciting news! Cameron Mitchell is coming @DublinOhio #BridgeStDist announced by @crawfordhoying at Community Forum.

last Tuesday 🌐

👍 Like 💬 Comment ➦ Share173 Likes 9 Comments 15 Shares

5,806 people saw this postBoost Post ▼

5,806 People Reached

216 Likes, Comments & Shares

FROM YOUR PAGE AND POSTS

173 Likes	9 Comments	15 Shares
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FROM LIKES, COMMENTS & SHARES

18 Likes	1 Comments	0 Shares
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TOTAL

191 Likes	10 Comments	15 Shares
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337 Post Clicks

0 Photo Views	14 Link Clicks	323 Other Clicks 📍
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NEGATIVE FEEDBACK

1 Hide Post	0 Hide All Posts	
0 Report as Spam	0 Unlike Page	

Nov. 4 Info Only Memo Attachment A – Saperstein Survey Analysis and Web Results

Post Details

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City of Dublin, Ohio - Government

We invite you to share additional feedback and comments on the presentation materials: <http://dublinohiousa.gov/bridge-street/transforming-the-scioto-river-corridor/>



Transforming the Scioto River Corridor

All of the presentations from the Bridge Street District Scioto River Corridor Community Forum are viewable online

last Wednesday

Like Comment Share 22 Likes 6 Comments 12 Shares

2,864 people saw this post Boost Post

2,864 People Reached

50 Likes, Comments & Shares

FROM YOUR PAGE AND POSTS

22	6	12
Likes	Comments	Shares

FROM LIKES, COMMENTS & SHARES

6	2	2
Likes	Comments	Shares

TOTAL

28	8	14
Likes	Comments	Shares

504 Post Clicks

214	45	245
Photo Views	Link Clicks	Other Clicks

NEGATIVE FEEDBACK

0 Hide Post	0 Hide All Posts
0 Report as Spam	0 Unlike Page

Twitter

Posted to @DublinOhio followers: 6,689 on Monday, Oct. 21



Dublin Ohio @DublinOhio 21 Oct

Help shape Dublin's future civic core. Bridge St River Corridor Forum Oct 22. We want your feedback. Info: ow.ly/pOkqp

[View summary](#) Reply Delete Favorite More

Posted to @DublinOhio followers: 6,689 and @ColumbusBiz1st followers: 12,823 on Tuesday, Oct. 22

Nov. 4 Info Only Memo Attachment A – Saperstein Survey Analysis and Web Results

Columbus Biz First @columbusbiz1st 22 Oct
BREAKING: \$300M Bridge Park project unveiled along Riverside Drive in @DublinOhio – SLIDESHOW bizjournals.com/columbus/blog/ ... via @BrianBallBiz1st
Retweeted by Dublin Ohio
[View summary](#) Reply Retweeted Favorite More

Dublin Ohio @DublinOhio 22 Oct
Great turnout at OCLC - Transforming the Scioto River Corridor. [#dublinohio pic.twitter.com/izryR07caw](https://twitter.com/izryR07caw)



Expand Reply Delete Favorite More

Dublin Ohio @DublinOhio 22 Oct
Can't attend the Bridge Street meeting tonight? Stream it live here at 6 pm: ow.ly/q443J
Expand Reply Delete Favorite More

Dublin Ohio @DublinOhio 22 Oct
Reminder: Come see what's next for the Bridge Street District in [#dublinohio](https://twitter.com/dublinohio) at OCLC tonight! ow.ly/q3ugT
Expand Reply Delete Favorite More

Dublin Ohio @DublinOhio 22 Oct
Tonight at OCLC Bridge St River Corridor Public Forum. Development plans will be revealed. Info at: ow.ly/pOkMb
[View summary](#) Reply Delete Favorite More

Posted to @DublinOhio followers: 6,689 and @ColumbusBiz1st followers: 12,823 on Wednesday, Oct. 23

Nov. 4 Info Only Memo Attachment A – Saperstein Survey Analysis and Web Results

The screenshot shows three tweets:

- Columbus Biz First @columbusbiz1st** (23 Oct): Bridge Park project in tune with @DublinOhio's urban core plan, Foegler says [bizjournals.com/columbus/blog/...](http://bizjournals.com/columbus/blog/) via @BrianBallBiz1st. Retweeted by Dublin Ohio. Includes links for View summary, Reply, Retweeted, Favorite, and More.
- Dublin Ohio @DublinOhio** (23 Oct): Major plans for the Bridge Street District in #dublinohio - check out the article from @ColumbusBiz1st! ow.ly/q679M. Includes links for View summary, Reply, Delete, Favorite, and More.
- Dublin Ohio @DublinOhio** (23 Oct): Check out the @DispatchAlerts article about the bold plans for the Bridge Street District in #dublinohio! ow.ly/q66vS. Includes links for Reply, Delete, Favorite, and More.

Mail Chimp

25 new people opted in for Bridge Street news after the meeting on Tuesday, Oct. 22.

	Bridge Street River Corridor Forum Regular - e-News from Dublin, Ohio Sent on Oct 14, 2013 03:38 pm	44.7% Open Rate	4.3% Click Rate	View Report ▾
	Bridge Street River Corridor Forum (copy 01) Regular - e-News from Dublin, Ohio Sent on Oct 21, 2013 10:18 am	38.6% Open Rate	3.1% Click Rate	View Report ▾
	Scioto River Corridor Meeting Tonight Regular - e-News from Dublin, Ohio (segment) Sent on Oct 22, 2013 11:14 am	38.1% Open Rate	2.4% Click Rate	View Report ▾
	Bridge Street District Feedback Regular - e-News from Dublin, Ohio (segment) Sent on Oct 22, 2013 07:55 pm	48.2% Open Rate	14.0% Click Rate	View Report ▾

Eventbrite

217 people RSVP'd for Bridge Street meeting on Tuesday, Oct. 22 using Eventbrite

Nov. 4 Info Only Memo Attachment A – Saperstein Survey Analysis and Web Results



Completed

Congratulations on completing your event!

217 Tickets Sold / 300



Tickets Sold

Visits

Invitations

Tickets Sold 217

Tickets Pending [?] 0

Tickets Available 83

Tickets Sold from Eventbrite Promotional Tools [Details](#) 85

217 in the last 30 days





Exhibit C
Bridge Street District
Frequently Asked Questions
November 4, 2013

Bridge Street District – Scioto River Corridor Community Forum Questions

Pedestrian & Bicycle Connectivity

How will pedestrians be able to safely cross major streets such as Riverside Drive and Bridge Street/State Route 161?

A traffic signal and pedestrian activated crosswalk signals are planned for the Riverside Drive and Dale Drive (actual name TBD) intersection. Pedestrians will be able to safely cross the street during a 'pedestrian only' traffic signal phase, where all vehicle movements through the intersection are stopped and all pedestrian crosswalks are given the WALK signal. Additionally, the design of this intersection will feature pavement materials and/or markings that differ from the adjacent asphalt roadway as a visual cue to call additional attention to this area for motorists.

A pedestrian overpass was analyzed at this location, and a number of considerations factored into the recommendation against this type of facility being proposed at this intersection. Pedestrian overpasses are most appropriate over barriers such as high-speed highways, railroad tracks or natural barriers; and they are most effective when the barrier is depressed below the natural grade. Relocated Riverside Drive at Dale Drive will generally be built at, or slightly above, the natural grade. Pedestrians will typically not use an overpass if a more direct crossing route is available. These facilities are required by the Americans with Disabilities Act Accessibility Guidelines to be wheelchair accessible, resulting in long ramps on either end of the overpass. This increases the crossing distance and travel time to cross the street which further discourages their use. Additionally, there are safety concerns related to debris falling or being thrown from an overpass to the roadway below.

A bicycle and pedestrian tunnel was not considered at this location, as the more effective location for this type of facility is under evaluation under Riverside Drive at future John Shields Parkway to the north.

A traffic signal and pedestrian activated crosswalk signals are also planned for the intersection of Riverside Drive and the new John Shields Parkway, located 1,000 feet north of the current Dale Drive/Riverside Drive intersection. Pedestrians and bicyclists will be able to cross the Riverside Drive during the pedestrian crossing signal. Also, a bicycle and pedestrian tunnel is being studied at this intersection to seamlessly link the new park along the Scioto River to a major greenway that will extend eastward toward Sawmill Road.

Pedestrians crossing at the roundabout at Riverside Drive and Bridge Street/State Route 161 will be able to cross both streets at designated crosswalks. These crosswalks extend to a splitter island, or median, that separates each direction of traffic. The splitter islands allow pedestrians to cross one direction of traffic at a time, with the splitter island serving as a respite area.

The intersections of Bridge Street/State Route 161 and Dale Drive as well as High Street will remain as signalized intersections with pedestrian activated crosswalk signals.

Parking

Where will people park to access the new riverfront park and other amenities?

Details for the individual development projects shown on both sides of the Scioto River are still to be determined; however, most of the required parking will be provided within structured parking garages to minimize the amount of land consumed by traditional surface parking lots. In addition to pedestrian and bicycle facilities, new streets will include on-street parking in most areas to provide visitor and short-term parking.

The City is also exploring opportunities for providing public and/or shared parking to help serve the needs of the park.

Nov. 4 Info Only Memo Attachment B – Bridge Street District FAQs

Mixed-use development (housing, retail, office, and other land uses) provides opportunities for “shared” parking arrangements where, for example, parking used for daytime/weekday office workers can also serve evening/weekend restaurant and park users. Successfully incorporating public parking into adjacent mixed-use developments requires visibility (for easy wayfinding), convenient access, and safe and attractive street crossings (refer to “How will pedestrians be able to safely cross major streets such as Riverside Drive and Bridge Street/State Route 161?” above).

Where will people living in the new residential development park?

Many of the Scioto River corridor project development details are still to be determined. All new residential development is required to provide dedicated private parking, ranging from individual garages built into townhomes, to “podium” parking garages with residential development on the upper floors and “wrapping” structured parking decks. On-street parking spaces will provide short-term and visitor parking, and will be the most visible and easily accessible of the proposed parking. On-street parking also provides a physical buffer between the street and the sidewalk, creating a more comfortable walking environment for pedestrians, while providing a visual cue for drivers to control their speed while driving on these streets.

Traffic

Will the proposed roundabout at Riverside Drive and state Route 161 be safe for drivers and pedestrians?

Modern roundabouts have proven to be safe and effective in Dublin. Please see <http://dublinohio.usa.gov/engineering/roundabouts-in-dublin/> for general information regarding the safety of roundabouts and how to correctly drive through a modern roundabout.

The intersection of Riverside Drive and State Route 161 has been on the City’s list of intersections to improve for several years. Beginning in 2007, the City began to study the possible intersection design alternatives to understand the impacts of any improvements to the intersection. The roundabout alternative was selected for several reasons:

- Allows left-turn movements on State Route 161 to both northbound and southbound Riverside Drive.
- Does not require replacement of the bridge over the Scioto River.
- Has the lowest construction cost of the studied intersection improvement alternatives.
- The intersection will perform at acceptable levels many years in to the future.

The roundabout provides a smaller overall footprint than other solutions for the intersection. Also of note, the southbound bypass lane (the lane that goes under the bridge) will be maintained, but altered to provide one vehicular lane and a bicycle path.

Regarding pedestrian use of a roundabout, the roundabout offers the following:

- Lower speeds of all vehicles circulating in the intersection.
- Easier for pedestrians to identify gaps in the traffic to cross.
- Vehicles approaching from only one direction.
- Fewer lanes to cross at one time than a signalized intersection would require.
- Medians, or “splitter islands,” provide a place for pedestrians to safely wait while waiting to cross lanes.

When approaching a multi-lane roundabout, bicycles should exit the roadway and use the shared use path around the roundabout rather than remaining in a lane. Bicyclists should keep in mind the shared use path will be used by both pedestrians and cyclists and everyone should be aware of their surroundings to provide a safe environment for all.

Fiscal Impact

How will the City pay for the major public improvements, such as the realignment of Riverside Drive, the roundabout at State Route 161, the new riverfront park, and the pedestrian bridge?

The realignment of Riverside Drive, the roundabout at Riverside Drive/SR 161, the riverfront park, and the pedestrian bridge represent significant City capital improvement projects, and are currently programmed in the

Nov. 4 Info Only Memo Attachment B – Bridge Street District FAQs

City's recently approved 2014-2018 Capital Improvements Program. Funding for those projects has been identified and comes from the Capital Improvements Tax Fund, which receives 25% of the income tax revenue that the City receives.

In addition to the above mentioned projects, there will be a number of other infrastructure improvements that will be completed in tandem with the private developments. These include roadway construction, sidewalk/shared-use paths, and utility installation and relocation. While those projects will likely be funded up front by the Capital Improvement Tax Fund or the General Fund, the City will establish Tax Increment Financing (TIF) districts, as it has done frequently in the past, which will generate service payments from the property owners that will help to pay the City back for the costs of the improvements in those areas.

Housing & Density

How much housing will be in the Scioto River Corridor? (For housing projections in the overall Bridge Street District – see below)

It is important to emphasize that the creation of a critical mass of residential density is one of the important prerequisites of creating the type of vibrant, walkable environment envisioned for the Bridge Street District. At build-out, the Scioto River corridor portion of the overall Bridge Street District could include approximately 1,500 new residences. Private development plans include a mixture of apartment flats, townhouses, and condominiums on both sides of the river in a variety of new mixed-use and residential buildings.

Crawford Hoying Development Partners has identified the potential for 1,026 apartment units and 136 condominiums along the east side of the future relocated Riverside Drive and new riverside park. The housing is part of Crawford Hoying's 'Bridge Park' mixed-use development that includes the current Bridge Pointe shopping center and former Bash driving range. Another future development site along Riverside Drive between the future John Shields Parkway and Tuller Road could support additional residential or office development depending on future market conditions. No specific plans are currently proposed for that site.

A smaller mixed-use redevelopment project is planned in Historic Dublin along North Riverview Street, north of West Bridge Street. That project will include 27 condominium units. Additional condominium units are also planned for a mixed-use redevelopment project to the north of North Street and east of North High Street, where two office buildings are currently located at 94 and 100 North High Street. Market research is currently underway to determine the size, type and number of units that could be constructed at that location.

Based upon the City's planning efforts to date, these densities will enhance the vibrancy of the parks, provide a more regular and convenient customer base for existing and future restaurants, businesses and night spots and will help create the type of active mixed-use environment increasingly desired by the City's younger professional work force and empty nesters.

2013 Dublin Community Survey – Bridge Street District Survey Response Summary

Saperstein & Associates conducted a survey of the entire Dublin community earlier this year, which included questions regarding the Bridge Street District. In the survey respondents were asked about the relative priority of various City projects. The following response was judged by 86% of respondents to be either a “High” (48%) or “Medium” (38%) priority as a City initiative:

Implementing the plans developed for the Bridge Street District, which call for a more-densely developed mix of living, working, shopping, and entertainment destinations in a pedestrian-friendly environment along 161 from Sawmill Road to I-270.

In addition, respondents were asked about their level of familiarity with the plans for the Bridge Street District. Of the respondents, 53% were either “Very familiar” (12%) or “Somewhat familiar” (41%) with this effort. This suggests a need to continue increased community engagement efforts to reach a wider range of residents and keep the community better informed.

Bridge Street District Community Forum – Transcribed Comment Cards

Bridge Street District Community Forum October 22, 2013 Comment Cards

Name (optional)	Phone/Email (optional)	Comment
-	-	Very exciting! Wish I was 20 years younger to see it all happen.
J. Wreathall	john@wreathall.com	Very concerned about traffic. How will residents get to I-270? Sawmill <u>cannot</u> take the increase. This is not well thought out.
-	-	How will Riverside Drive south of Dublin (UA etc.) handle extra traffic?
-	-	Biggest plus – opening up the river to actual use and the addition of restaurants and shopping connected via the bridge. But the west side architecture is awful!! Uninspired, junior varsity at best. Traffic density to Sawmill/I-270 also looks like a disaster-to-come.
-	-	Amazing opportunity to bring Dublin into the 21 st century while preserving its overall flavor. I would strongly consider moving into one of the proposed condos if the full development potential is realized. <u>Really</u> cool stuff. Wow.
-	-	Wow. Awful/not Dublin worthy. Picture 25 years from now/ crime/bad parking/shadows from too tall buildings ruin the view from the river/extreme disappointment!
-	-	Much too high density. Traffic will be a nightmare. Poor design/ hospital ugly. Depressing. How can we block this design?
-	-	Historic Dublin – get rid of pizzas at Bridge & High. Parking does not seem enough.
-	-	Too dense on East side – looks like a bunch of college dorms. Just like Dublin – condos & tucked parking on west side & massive apt buildings on East.
-	-	Nothing about traffic – Density is too much!
-	-	No discussion of traffic & parking on east side. Traffic will be a mess on east side. Reduce density & pull in more green space on east side.
-	-	East side apartments look too boxy
Jessy Journey	jljourney@gmail.com	The pedestrian bridge east terminus needs a walking bridge over Riverside Drive due to safety and traffic on this road.
Ann Bohman	761-3182	Don't forget COTA! We need to have space for park & ride within this plan.
-	-	How do pedestrians cross new Riverside Drive from bridge? Extend landing to E side of Riverside with a second exit on park side.
John League	JBLeague@earthlink.com	Where is public parking for others who want to visit the park. Residents & other businesses are covered.
Rosemary	rosemary@wreat	Very little attention has been paid to the traffic coming down Riverside Drive. It is

Bridge Street District Community Forum – Transcribed Comment Cards

Name (optional)	Phone/Email (optional)	Comment
Wreathall	hallcom	already very congested. How does traffic get to 270? The whole area is congested. How will traffic come south other than Riverside Drive? Where will all the parking be for all the residential units? Residents from the east side are not being listened to now as regards to traffic so what is going to happen going forward. It is very worrying for residents on the east side of the river.
Bill B.	-	Conceptual benefits but no detail about 1) financial impact 2) population density & cost to City 3) Dublin has not been able to attract and retain retail 4) Converting suburb to urban (<i>unclear</i>)
-	-	Lots of concern about density of apts & condos. Where is everyone going to park – also traffic concerns – traffic slow; Sawmill Rd is already overcrowded as well as Riverside Dr. – How going to get everyone in & out of development.
Sudhir Jindel	Sudhirji@yahoo.com	Walking bridge over the river should either go over Riverside Drive or create tunnel under Riverside to create both vehicle friendly as well as pedestrian friendly. Use of more curved glass will give more modern feel with Historic Dublin feel.
Pam LaMonica	Pam_lamonica@hotmail.com	One concern I have is access to park from east side of Riverside Dr. Possible tunnel access?
-	-	Questions sort of funny. Never gave choice if you like the look of buildings. All this was effort to “pad” the idea.
Martin	-	You have high density housing as part of the housing component. This will lead to higher crime rates.
-	-	Housing can be more attractive i.e. Marlborough St/Boston. How do pedestrians get across Riverside safely. What happened to the small parks surrounded by housing. Should not have to cross street to have access as a resident. OK to have large park, don't take away small parks for people living in those condos.
Mike Murphy	Mike@murphydevelopmentcompany.com	Residents should be on the river. How about condos on the west side on river. What is the draw for so much residential? Not enough things in downtown to draw. Consider dredging river and create a marina with boat slips.
Ben Godie	-	After talking with the developers, it sounds like there's a possibility to put pedestrian tunnels under “Park Ave” to get the pedestrian bridge. Sure hope that happens!!! They also showed me all of the proposed parking areas-yay!
-	-	The park is nice, the development on west side looks like a prison, unattractive, ominous urban. For a designer from charming Boston, the plan is GRIM! DARK! UGLY! Ruins the charm of Dublin. Has anyone thought of continuing Dublin charm-lower density, fewer floors!!
-	-	The residential on east side of river- would like to see more variety in “elevation”. Look- maybe one block one theme/another block different to give concept of “neighborhoods” in each block.
G. Schueller	luckisix@aol.com	Would like to see bigger Digger and Finch site saved for multi-use in park, chamber of commerce, visitor's center, etc. It has a look of 'Old Dublin' that would carry through the community.

Bridge Street District Community Forum – Transcribed Comment Cards

Name (optional)	Phone/Email (optional)	Comment
-	-	How are we paying for infrastructure? I had heard about TIFS? How does that affect schools?
Bev Goldie	-	Was impressed overall, but I saw lots of “boxy” looking buildings on the east side- not a lot of green space. Where is the public supposed to park?!?! The developers seem to forget about that for special event opportunities- it limits the possibilities!!
Marion Meyer	Marionmeyer43@aol.com	The modern design of buildings on east side of river do not reflect Dublin. Buildings like Easton Condos are more in style with Dublin.
Denise Franz Ring	614.561.9939	The #1 issue is always TRAFFIC. What counts does the plan produce and which road section are D or F? How will the city bring these to A or B? Climbing?! Really? On walls with Arabic patterns (naturally endangered species) OK 3 story on west side and 4 on east but no more than 4. Stormwater- concerned mass of hard surfaces will produce vastly more stormwater than is planned to be accommodated by retention, swales, green roof particularly given increasing number of increasingly strong rain/flood events.
-	-	How are we paying for this?
-	-	Love concept, disappointed in execution. Park plans-yes! Bridge Design- will damage the view, does not mimic a modern interpretation of “Old Dublin” also may be “dead zone”. Need different aesthetic- add benches and chairs. Do not like suspension. Housing looks cookie cutter. Did they try to make it “Dublin”? Hotel and Office are not pedestrian friendly. Overall housing does not have enough outdoor connection to create vibrancy.
Randy Luikart	r.luikart@me.com	Most concerned about access to east end of pedestrian bridge. Pedestrian access across a potentially still busy connector. Can we do more to make access easier/safer?
-	-	I know the focus is young professionals and empty nesters but let’s be real- there will be kids, children, bambinos so where are the wow factors for them. How about a “sea monster” in the river! As you cross the bridge- that will add some interest!
Mark Keegan	MKeegan922@yahoo.com	Overall needed as a growth mechanism for Dublin- many great ideas. Compare to other similar city development i.e. Naperville, IL or even Boulder, CO. Some key issues not addressed. Usage of pedestrian bridge and tie-in to bike/walk ways outside of downtown is needed. Concern- Traffic flow from downtown Columbus to northern suburbs will be restricted and cumbersome as riverside is such a major artery.
Rosemary Hill	Hill.1@osu.edu	Concerned about that roundabout! Nightmare during construction and how will four lanes in all directions be safe?! Parking in Historic District? (Besides that for new condos/restaurants, which works OK for them.) What happens to our library?
-	-	How do pedestrians safely cross Riverside Drive (high traffic density) eastbound from the bridge to new development? Not enough public parking. R=(1) (?) Above, a pedestrian bridge across Riverside Drive?!
-	-	Private Development Concepts “OHM”. The elevations of the units are not Dublin.

Bridge Street District Community Forum – Transcribed Comment Cards

Name (optional)	Phone/Email (optional)	Comment
		Concept is good.
-	-	I am 90% "in" for the overall concept/plan. My concern is the lack of additional parking in Historic Dublin. With the addition of condos and restaurants, I feel those parking spots will be used. Is there a plan to add even more parking beyond this?
-	-	Parking, Parking, Parking. How do you get onto SR161 and Riverside Drive- More traffic in area.
Katie Zachrich	Kathryn.Zachrich@colliers.com	As much as you want people to live, work and do everything all in one place- the offices will demand high parking in order to compete.
-	-	I feel the city should update the appearance of the foundation of the Old Bridge Street bridge.
-	-	I was amazed at the turn-out given very limited publicity for this meeting- no emails from the city, etc. We heard about it from a City Council candidate's mailing. The city could do a better job of publicity. (Of course, a location with more parking too!)
-	-	Total shortage of parking for residential 95% will need own auto. Too long of shutdown for circle to be built.
Mark Gray	766-5357	Plan clearly is 'stressed' for appropriate level of parking (residential and public) need parking
Bob Fathman		<p>I liked:</p> <ul style="list-style-type: none"> • The bridge. I hope cool lighting is added to the existing bridge. China has some amazing lighting effects on bridges and buildings, using l.e.d.'s and computers. • More riverfront paths • The condos on the west side of the river • Additional restaurants • A hotel in the central area of Dublin • The idea of close-to-everything housing to attract young professionals, dinks and empty-nesters <p>I didn't like:</p> <ul style="list-style-type: none"> • The Crawford-Hoying plan on the east side. The flat roofed buildings were just downright ugly, reminding me of tenement blocks in Detroit or Chicago, or Lego-block structures kids make. I saw no design that bring the inhabitants together to know their neighbors, to socialize, to create community. There should be pools, seating in parks, to get people out among their immediate neighbors. The buildings could have been designed with smaller but multiple green spaces to create "neighborhoods of adjacent apartments. I think I have read that we function best as social creatures if we have to relate to no more than 12 to 25 or 30 neighboring residences. There is a famous study from Industrial/Organizational Psychology known as the "Hawthorne Effect". A GE manufacturing plant dramatically saw productivity increase when its assembly line was broken into units of I think 12 or 20 workers simply by inserting panels along the line. The panels defined a team. There was less turnover, less absenteeism, higher output and greater

Bridge Street District Community Forum – Transcribed Comment Cards

Name (optional)	Phone/Email (optional)	Comment
		<p>satisfaction. I believe I have seen similar housing studies.</p> <ul style="list-style-type: none"> • There was no mention of the Stavroff property, the AMC area. Has this fallen off a planning cliff? The re-done AMC theaters are just amazing. We need to capitalize on that momentum. • No placement for the library which I know wants to expand. <p>Additionally, I would like to see a plan for an iconic City Hall. Make a statement, make it photographable, bring all the departments together. I know this ranked low in the survey, but it just takes leadership, probably not in an election year, to make this happen.</p>
Gerald Kosicki	614-791-9788; Gerald.kosicki@gmail.com	<p>Exciting project! I'm glad to see the east side looking contemporary/modern. I thought the west side development should have more orientation to the ped bridge, and looking more historical. And the buildings looked cheap (Bird). Needs improvement.</p>
		<p>I live on the east side of the river and 1 mile north of SR 161. I'm very excited to hear about the updates of the BSD. I hope to hear more timely updates as it moves forward. Thanks!</p> <p>Consider incorporating "green energy" concepts in the development!</p>

Additional Post-Community Forum Comments

Name * Ben Gantz

Email * bgantz2@columbus.rr.com

Subject Bridge Street Development Plan

Comments *

After reviewing the plan, I am deeply concerned regarding the following:

As a 40 year resident of Dublin, I have seen an abundance of development in our area. The Bridge Street Plan must be reviewed to insure that, the current auto congestion is not further increased. Any additional increase of traffic in the Sawmill/161 area will result in major and unbearable congestion. The upcoming Sawmill Parkway completion will push it to gridlock and additional residents in the new plan will push it to the unbearable stage.

Secondly, what will this do to our schools? We currently have three Highschools in our tax structure and the new development will result in many additional students. Without another new school, the quality of education will suffer and I for one, do not want to pay for it.

From: "A. Asbury" <dasbury@wowway.com<<mailto:dasbury@wowway.com>>>

Date: November 2, 2013 2:03:41 PM EDT

To: <ssmith@fbtlaw.com<<mailto:ssmith@fbtlaw.com>>>

Subject: Scioto River Corridor

Dear Mr. Smith:

I have been following with some interest Dublin's recent development project revealed to the public in the last two weeks. I live in the Columbus/Dublin School District. I have noticed that the site plans would encompass parcels of Dale Drive that are currently owned by the Central Ohio Transit Authority, most notably the Dublin Park and Ride.

I would be interested in knowing if COTA/Dublin have discussed the possibility of relocating this facility. Are there persons within the Dublin planning department or involved in the Scioto River Corridor project that you could refer me to in order to understand the future plans for the COTA facility? I am concerned about the impact this project may have on public transportation options in Dublin and Northwest Columbus.

Very truly yours,

D. Allan Asbury
Attorney-at-Law

Additional Post-Community Forum Comments

2530 Sonnington Drive
Dublin, OH 43016
614.659.0632

Name * Randy Roth

Email * macalex@live.com

Subject Bridge Street Plan

Comments *

Dear Council Members,

I hope to speak briefly this evening to the Bridge Street Plan, as you decide whether to approve bonds for land acquisition and road construction. A number of us in East Dublin have spoken informally (and at our recent candidates' night) about our concerns about the Bridge Street Corridor plans. Although many of us admire the willingness of the city council and staff to think boldly about the future, and appreciate the work you've done, we are troubled by:

- 1) the development's density (7000 new multifamily units, nearly all in East Dublin) and effect on our schools
- 2) the scale of the buildings (some four to six stories high) -- they do not take advantage of the contours of the hill rising from the river, but overwhelm it.
- 3) the traffic (the design for a "walking" city will not keep Sawmill, Riverside, and 161 from failing). I remember well why we decided as members of the Community Plan committee in the mid-1990s to restrict densities and to plan for a city of 60,000. How we can go to 100,000 without a light rail plan, a Smoky Row interchange, a redesign of the roads approaching the Sawmill interchange, widening SR 161 to SR 3315, and widening Riverside Drive to four lanes south of the city is unclear--and most of those things may never happen--and if they could, would this development justify the costs?
- 4) the location of a potential convention center (when most of our hotels are at Metro Place)
- 5) and the expense (millions of dollars in land acquisition, road construction, roundabout, and joint public-private venture costs, with no cost-benefit analysis of our return on that investment).

There is a feeling, especially among longtime residents, that we are losing control of the planning process and the community plan.

My concern, then, is that we are moving forward without a consensus on a plan that will reshape our community

Additional Post-Community Forum Comments

drastically. I appreciate the open houses, but they can't accomplish what our community plan committee did in the mid-1990s: represent the views of citizens and give them control of the process. I am not blind to the fact that demographic and economic changes require that we think in new ways about our community. But neither am I blind to the fact--as I've told many of you personally over the past few years--that the community planning process has been taken out of our hands. I remember being told that we didn't need to go through the same process we did in the mid-1990s, because the staff wanted only to "tweak" the plan or "update" the plan. This isn't a tweak. It isn't an update. It's a statement that we're going to 100,000 people and that we're done with the R-5 restriction on density, and that we don't need to revisit the careful financial and traffic analyses of the mid-1990s that led us to impose those caps in the first place. Our experience in the mid-1990s demonstrated that we could create a tremendous plan by consensus if citizens plan our committee with the help and support of the staff. But it also revealed, as we well remember, that we came up with a better plan than either the staff or the citizens could have managed on their own. This is a staff plan, pure and simple, and every citizen here has doubts about parts of it, if not the whole, and justifiable so. So I ask that you pause, rather than pass this bond tonight, so we can take the pulse of the community without the staff being present, express our doubts, and come up with a list of suggestions for improvement and questions that we don't think have been addressed. It's backwards, certainly, from what we did in the 1990s, but I really feel that we have to spend time as citizens--speaking among our selves, without the professionals present--to see where we really are and decide how we really feel about this. If we give it the high sign, so be it. But our dedicated professionals, who I greatly admire, are far more excited about this than the citizens are. And the development community, except for a couple of firms, isn't sold on it either. We might do well to have a forum where the development community gets to speak with us, without our professionals present, to let us know the strengths and weaknesses that they see in this plan. A plan that has the support of a single developer that we are subsidizing massively in a joint public-private partnership is not the same as a community plan that nearly every developer in central Ohio bought into in the mid-1990s. We could get there, perhaps, but we're not there yet.

Thanks as always for your time and attention.

Sincerely, Randy

Name Peter Nowell

e-mail pnowell@columbus.rr.com

Message *

Additional Post-Community Forum Comments

Bridge Street District Plans Comments;

The presentation on Tuesday was excellent, and the plans overall for the development of the new nucleus of Dublin are really exciting. My main concerns are about traffic and parking:

- Riverside Drive carries a heavy traffic load. Expecting pedestrians to cross 4 lanes of heavy traffic is both unrealistic and dangerous. Changing the layout from the existing format to a boulevard with wide sidewalks etc does not reduce traffic flow. The only way I see to realistically separate pedestrians from traffic without having a huge negative impact on traffic flow would be to lower the road and cover over the top for a section.
- Parking for the townhouses on the East side. Although the assumption may be fewer cars per household than current suburban areas, most households will still have a vehicle. Parallel parking itself as shown will not be adequate. Will there be parking under the townhomes as well?
- West side development. Access from Bridge Street to Blacksmith St from Bridge St. with increased traffic to service apartments and restaurant. Proximity to the traffic light at High St already causes a problem here. Also intersection of High and North St is already a problem and will need reworking.

Thanks

Peter Nowell

Name Bob Hosken

Email * rhosken@columbus.rr.com

Subject Bridge Street Corridor

Comments *

Went to the meeting today and have the following comments/questions:

1. What will be done for the DCRC to accommodate all the people in the planned residences?
2. Who performed the study for the overall parking plan for the new area and is there a report showing what is planned in total for parking vs businesses/residences?
3. I believe the plan should include public spaces on top of the at least some of the buildings facing the river. There should be a restaurant(s) and a place to just enjoy the view. Everyone enjoys looking out over a nice vista while they eat. If we miss this opportunity, we will never get another chance.
4. How do we keep the area from becoming like the Cleveland Flats where the nightlife wound up attracting crime with murders and robberies ruining the area?
5. What is the ROI for the city with this plan? Where does the city get money from this plan?

Additional Post-Community Forum Comments

6. If the economy declines again will we be stuck with a huge bill we can't afford?
 7. Will the boat launch have parking? Will rental boats be available? Gahanna has rental pedal boats.
 8. Will free parking in the historic district be a thing of the past?
 9. Will there be a bicycle parking area?
 10. Please answer these questions for me.
-

Additional Post-Community Forum Comments



November 6, 2013

Tim Lecklider, Mayor
Amy Salay, Vice Mayor
Rick Gerber
John Reiner
Marilee Chinnici-Zuercher
Cathy A. Boring
Michael H. Keenan

Marsha Grigsby, City Manager
Dana McDaniel, Deputy City Manager
Steve Langworthy
Terry Foegler

Members of Planning & Zoning Commission

To Whom It May Concern:

At the October 22nd meeting, where more plans were presented for the Bridge Street Corridor District, it appeared that great effort was expended to have the audience presume plans as shown were accomplished facts. My hope is that there is still time for input, discussion and amendments to the plan. If that hope is incorrect, you might as well stop reading now.

I have one major issue with the current Corridor District plans and two other points that arguably are of lesser consequence, but still important.

The City of Dublin is, in general, on the right track in creating a plan for a livable, walkable central core to our city. As a developer friend said to me recently, "At least they're not doing the same old white bread, boring suburban plans of the past". This is true and Dublin's leaders should be complimented.

The issue, it seems to me, is when we go from the general to the specific. Our river frontage should be the unique feature that is the catalyst for an active, progressive Dublin for the next 100 years. What is currently presented does not maximize its potential.

To be fair to the taxpayers, more public activity space is needed. If Riverside Drive is to be relocated, it needs moved much further east, with Dublin retaining more of the real estate for parkland.

Additional Post-Community Forum Comments

This is the spot where Dublin should begin planning for its Cultural/Performing Arts Center, and possibly its new library. This should be the centerpiece of the city, walkable to both sides of the river and its dynamic new growth corridor.

Moving Riverside Drive eastward helps gain space for public parking underneath these future public structures. This gives access for all Dublin's residents to events, the river corridor and its pedestrian bridge, as well as the new commercial venues in this area.

In the presentation of October 22nd, it was mentioned that the existing proposed park is bigger than the "average" area park and one spot in the park could hold 20,000 people IF they stood shoulder to shoulder. Really? Who cares? And exactly how are 20,000 folks supposed to get there and park?

Dublin has always been focused on being above average. The rec center was way ahead for the area "average". We need to apply that taxpayer/resident oriented vision now to this once in a lifetime opportunity.

Dream big on this! A multi-function facility for events, festivals, art display, club and civic meetings, lectures, theatrical productions, concerts and town meetings with parking for the public's use that can be enjoyed by all Dublin residents, not just the occupants of the new buildings. A place to come to and use the pedestrian bridge(s). A place that has things to do and a sense of community-not just a fifth location in Dublin for another Jimmy-Johns (apologies to Jimmy Johns).

This should not be confused with a convention/conference facility; rather this is for use by the citizens of Dublin. Time and citizen input on a Civic Center is needed, but here is where it should be.

Dublin can do this **and** have a vibrant multi-building retail, restaurant, residential and business neighborhood – it can and will stretch all the way back to Sawmill Road. Just don't be short-sighted and give up the ability to put a world class civic structure directly on a riverfront park in the walkable center of Dublin. If Council doesn't reserve this opportunity now by amending the corridor district plan, it is lost.

My two other issues concern:

- 1) The Riverside Drive/Bridge Street intersection
- 2) The appropriateness of a hotel and conference complex at the Riverside Drive/Bridge Street intersection.

The intersection, currently planned as a roundabout is a concern. I am not an engineer, but I worry that traffic traveling east and north may gridlock worse than at a signaled interchange due to the High Street light (west of the bridge) stacking cars back to the circle. I have experienced this stacking in the new roundabout at 161/Industrial Parkway during peak times traveling east.

Additional Post-Community Forum Comments

The second concern is that while we need a conference/convention facility, I believe it is more appropriate in Metro Center or even the OCLC campus. Freeway interchanges at both 161 and Tuttle Crossing give vehicular access and the numerous existing hotels in the area make this more viable and integrate into our community in a less disruptive way.

A conference/convention facility can fuel much activity in Dublin. Putting such a big (200 beds) facility in the Historic Corridor District puts too much pressure on the intersection. These convention attendees will still visit the District and spend money with our area businesses. Locating it closer to the existing hotel facilities insures greater success, builds on and doesn't weaken our existing hotel tax base and enhances the size of conferences and conventions Dublin can attract.

All parties to this discussion want what's best for Dublin, I'm sure. But care must be taken not to rush into things that can't be undone. Most of these concerns were in my letter of June 24, 2013 and I would be appreciative of a written response at your convenience.

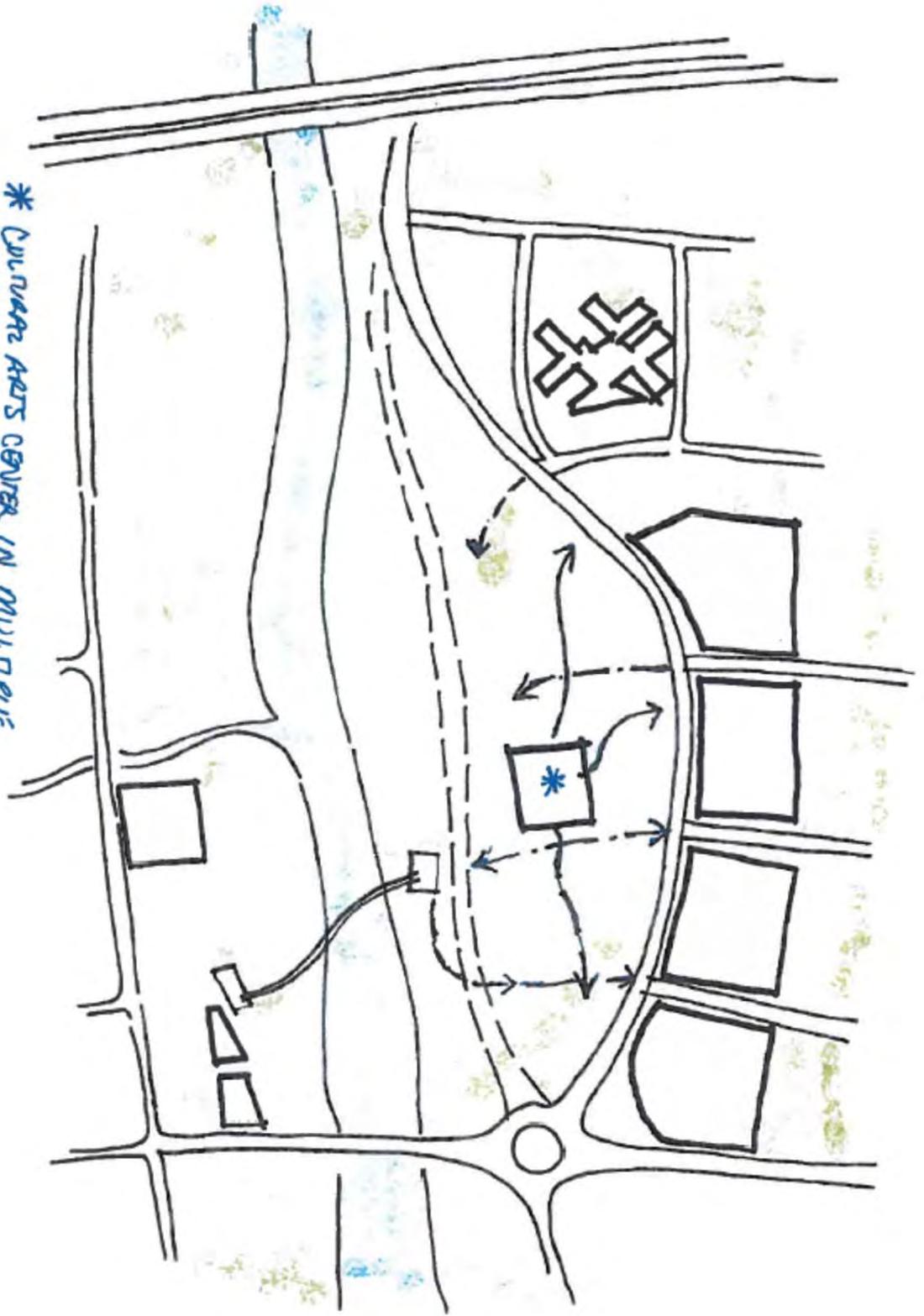
Sincerely,



Patrick M. Grabill

Additional Post-Community Forum Comments

* CULTURAL ARTS CENTER IN MULTIPLE PHASES COULD BE POSITIONED IN PARK ANYWHERE AND ALIGN WITH ROWWAYS AND PEDESTRIAN WALKWAYS. CAN BE DESIGNED TO WORK WITH URBAN STREETSCAPE. PARKING INCORPORATED WITH STRUCTURES IN CULTURAL ARTS PHASES.



Additional Post-Community Forum Comments

Name * Tim Picciano

Email * timp@columbus.rr.com

**Phone
Number**

Company Dublin Village Tavern and resident
(if
applicable)

Subject * Bridge Street District current plan = Developer 100 points, Dublin Residents ZERO

Comments *

A PLEA TO ALL CITY COUNCIL: The current plan for the East side of the river across from Historic Dublin is nowhere near the original concept. I was part of the original brainstorming session that came up with the idea of re-routing Riverside Drive to create a waterfront park and mixed use development surrounding the park. Riverside Drive was to be at the far east of all the development. The park was very large in concept and the development was substantial around it, but nowhere near what is currently being proposed. I believe this current plan is BAD. We should go back to the original concept, not this unfortunate current version. This plan completely favors maximizing the developer's profits while leaving the Dublin Community and residents with very little. Is this the legacy you want?

Here are my recommendations (all of which are part of the original plan):

- 1) Re-route Riverside to be at the east side of all the development.
- 2) Dramatically increase the park size so that IT is the focal point of the development.
- 3) Put back in the plan the original extra vehicle bridge from the park area to Historic Dublin that is now out of the plan. This connectivity is needed for Historic Dublin's survival. The current plan will negatively impact Historic Dublin.
- 4) Scale back the overall commercial development plan... 10 restaurants! Really? This is too many.
- 5) Ensure through a research study if need be, that the needed infrastructure will be there to accommodate the increase density and traffic (roads, bridges, parking, etc.). The current plan does not seem to address this adequately, but I'm no expert at this analysis.

I am really disappointed in the current design... it is ALL COMMERCIAL, NOT BALANCED. The PARK was to be the primary feature of this development...a gathering place for all of Dublin to come together. Now the park is nothing but an

Additional Post-Community Forum Comments

afterthought. I feel like this great idea and concept has simply gone bad. I have been a supporter of the East of the River development all along since the original brainstorming session at the Rec Center years ago, but with the dramatic negative changes that are now proposed from the original concept, I can no longer support this project as it stands.

Please go back to the original concept.

Sincerely,

Tim Picciano

614-208-9224

I would like my message to be sent to the following Council Members.

*

Additional Post-Community Forum Comments

Name * John Wreathall

Email * john@wreathall.com

**Phone
Number**

Subject * Bridge Street District Development & Traffic

Comments *

I wish to register my concerns about the Bridge Street Development and the lack of consideration of its impact on traffic in the Sawmill Road, 161 and Riverside routes that very much affect us residents of Dublin in the NE corner of the city. While Dublin may think that the changes to Riverside Drive and 161 in the development (such as the roundabout) will take care of traffic concerns, it will not. The biggest impact is going to be significant increases in the traffic density on Sawmill Road (so the new residents can access I-270) and Riverside Drive south (for access to downtown Columbus). Neither of these roads are under the control of Dublin. I have never heard anything being mentioned about communications with Columbus or other jurisdictions about traffic. For us Dublin residents who use these roads now, this will be a disaster.

I really the resent the comments made by the Vice Mayor at the recent council meeting that, while the residents have a right to speak out about the development, council members are "not clairvoyant" about knowing these. The city has made a very poor job in communicating with the citizens up to the time of the OCLC public meeting. That meeting was the first to provide the level of detail in order for the citizens to respond. The city has undertaken no earlier surveys of the residents in the east side of Dublin. There had been no basis for the residents to voice strong opinions. Ms. Salay owes the residents an apology for her arrogant, rude and dismissive remark.

I would All City Council Members

**like my
message
to be
sent to
the
following
Council
Members.**

Additional Post-Community Forum Comments

Name * Brett McQuade

Email * brettmcquade@sbcglobal.net

**Phone
Number**

Subject * Bridge Street Development

Comments *

Dear Council Members,

I am writing as a concerned resident regarding the proposed development on the east side of the Scioto river along Route 33.

As a resident of the "east" side of Dublin, an area that is mostly commercial and relatively ignored between 161 and Martin Road, I have concerns about the proposed development along Route 33. I do not understand how adding a roundabout at an exceedingly busy intersection is going to reduce traffic congestion. I am certain that the traffic which backs up over the 161 bridge heading west in the late afternoon hours will completely congest the roundabout, essentially stopping all traffic passing north and south on 33 and east and west on 161. Then add the high-density residencies to the picture and the traffic on 161, 33 and Sawmill grows even more intense. The roundabout plan does not include a widening of the bridge nor a change to the lights at Bridge and High.

Also, how exactly does the addition of mass housing residencies along route 33 add to the success and prestige of Dublin? If I wanted to live near condos, I would move to Hilliard. I do agree that the old Bash golf range needs to be remediated and put to a better use, but is crowded housing and an increase to our already tight school system the best use of that area? The last time I checked, the River Landings development still has a vast quantity of empty retail space and City Council has done NOTHING about the giant, rusting hulk of a building shell that is still standing south of 161 behind the new elderly rehab center. If that monstrosity was on Muirfield Drive or Avery Road, it would no doubt be gone.

It simply seems prudent to slow down and review the proposed development and as part of the review, look at what has ALREADY been done along 161 and put forth proposals and ideas to use what is already available instead of rapidly building out a wonderful piece of property on the east side of the river. Why can't the current downtown setting be extended over the river to the east side with the same style of buildings? This could include pedestrian bridge(s), bike

Additional Post-Community Forum Comments

paths, etc. Why not add a cap beside the current bridge and create a seamless connection from east to west? Has council thought about what an enlarged Dublin downtown might offer?

Finally, where are the plans to connect this new area to the existing residencies? Shouldn't there be some plans to allow the residents that live along route 33 or along Martin Road to have a connection to the new development? I don't see any walking paths or bridges to permit pedestrian access from the roundabout down to Martin Road and River Landings? Wouldn't this be a perfect time to do that?

Again, I understand the excitement that Council must have for developing a prime piece of property on the east side of the river. A park there will be wonderful, high-density housing and its associated traffic and school impact, not so much. Some open space and new areas of commercial use are interesting, an outdoor stage to blast music late into the night, not so much. I believe it would be a prudent move to review of the current unused developments/areas along 161 first and generate some thought as to how to connect all parts of the east side of Dublin to any new development.

Thanks for reading my comments.

Brett McQuade

I would All City Council Members
like my
message
to be
sent to
the
following
Council
Members.

*

Additional Post-Community Forum Comments

Name * Merlin Marshall

Email * merlinmarshall@yahoo.com

Subject * opposition to the Bridge Street proposal

Comments *

In case this didn't get forwarded to all Council Members, I'm sending the message I sent to Councilman Gerber to the entire Council.

Thank you for your e-mail. I was under the impression that residents would be able to speak to the zoning issue at the time it was brought up at the meeting, as opposed to having to speak during the "miscellaneous comments" section at the beginning of the session. I admit I am not a regular meeting attendee, so am not aware of proper protocols, and that is my fault. If I had known, I would have signed up to speak before the Council Members, in addition to Randy Roth and the couple other people who did speak. I was distressed that it might have looked like only a couple people were upset with the zoning plan. I assure you, that is far from the truth.

I have serious issues with the whole Bridge Street proposal.

1. First and foremost, is my own need to be able to get to and from work. I live on Summitview Rd, between Sawmill and Riverside. As such, I have two ways to be able to get to work at The Ohio State University. I mostly travel Sawmill Road, but with the increased building along Sawmill and north in Delaware County, and in the absence of the planners to develop alternative roads for people to travel to and from their homes/work/other activities, Sawmill Road is getting harder and harder to traverse during morning/evening rush hours, and on the weekends, in a timely manner. If during the heavy traffic times of day, there is a traffic accident anywhere on Sawmill, from pretty much Bethel Road northward, especially if it occurs at the freeway interchange, traffic often backs up to Summitview and northward. I have also seen this when the traffic lights were not synched correctly, and when there is snow/ice/heavy rain. I have personally experienced this time and time again. And this will no doubt get worse as a result of the ghettoization of north Sawmill due to the bulding of a Walmart where the old Kroger used to be, and a Target north of Summitview.

My second option to get to work, should Sawmill be deadlocked, is to travel Riverside Drive. Councilman Gerber, have you ever driven Riverside Drive, south with the morning rush, or north with the evening rush? It is bumper to bumper, especially in the evening. For miles. Traffic crawls along; a trip that without traffic takes minutes, can take 45 minutes or

Additional Post-Community Forum Comments

longer. How am I supposed to be able to get to and from work with a fully realized Bridge Street development? Can I expect the Council members to call my boss and tell them I can't get to work on time because their shortsighted planning has made my means of getting to work virtually impossible? I can't see how adding 1,500 new residences in the Bridge Street Development, and moving Riverside Drive, can possibly improve the already overtaxed roadway.

2. My second objection ties in to the traffic issue. It is disingenuous to assume everyone who moves into this Bridge Street Corridor will be able to find employment within the area. You just can't build that many restaurants there. People who move there will have to drive to and from work, outside the Corridor, and will be adding their traffic to the already overtaxed Riverside Drive, Dublin-Granville Road and Sawmill Road. There are no alternative ways in and out of that area.

3. My third major objection lies in the cost and assumption about the potential for commercial development in the Bridge Street Corridor. Within the area of the proposed Bridge Street Development we have THREE existing and failed shopping centers.

a.) Dublin Village Center is practically a ghost town. It can't even support a grocery warehouse, one came in and left in a couple of years. About the only thing there that is making money is the theater, and that looks iffy at times. We go to movies at this theater, but we do not do anything else in Dublin Village Center.

b.) Village Square Shopping Center at Riverside Drive and 161 is deserted or virtually so. The Wendy's just south of there seems to be able to make money, but I hear you all are planning on closing that location.

c.) I've saved the best for last, The Shops at River Ridge. This shiny new shopping center was built in 2007, and did it ever have more than 1/4 occupancy? Certainly no more than 1/3 occupancy. Many of the businesses there have left, including Coldwater Creek, which was my reason for visiting. As far as I can tell, this was \$24 million dollars of Dublin's money poured down a rat hole. You built it and nobody came.

With THREE failed shopping centers in this area, why is Council assuming even more retail on a larger scale will succeed? Could it be that you are only listening to construction companies looking to make a profit from the gullibility of Dublin City Council?

4. My fourth major objection lies in the cost and assumption about the potential for residential development needs in this area. When Kroger moved across the street on Sawmill, and the Kroger Marketplace was built (incidentally this shopping center was also slow to fill, tying into my point 3 above), the area north of the Marketplace was developed with condos, apartments and MacMansions. I'd love to know the occupancy rate of this whole development, because when I drive by it nearly every day, I don't see much activity. At early evening, in the dark, there aren't many lights on in the homes/apartments/condos. I bet it is no where near full. Add to that, the new condos that just went up on 161, near the

Additional Post-Community Forum Comments

Unfinished Wood Furniture store.

Aside from the increase in traffic along roads already overused due to no alternative routes, I just don't see an overwhelming need for building even more housing to sit empty in this Bridge Street Corridor. Someone who did speak at the City Council meeting said that the proposed apartments/condos whatever were to be mostly one bedroom. Honestly, who rents a one bedroom apartment/condo? Who with any money to spend? The only times I have ever lived in a one bedroom apartment were when I was a college student and lived in crappy housing near school. And most of the places I did rent were in fact TWO bedroom. So, you build all this housing, with one bedroom (is this to try to limit the number of residents?), and who will rent it?

I appreciate City Council for trying to do something for East Dublin. We on the East side feel like we are considered the "old, poor white trash" of Dublin by West Dublin. We who have no sewer and in some cases, drinkable water, feel like West Dublin would be happy if we all just went away, rather than periodically remind them that in 21st Century Shiny Dublin, we on the East side are living in a Third World 19th Century city, who can't even beg basic services like water to drink or sewer service. When City Council cries "we have no money to offer you basic human services, that we've given away to all the rest of Dublin", all we see is millions of dollars thrown around to re-route roads, put in roundabouts and flower pots, and develop yet another commercial development and gleaming, expensive housing development that will degrade our quality of life, rather than enhance it. All we get, is yet another survey on what water and sewer is needed in the area, and vague promises that the issue "will be looked into". No one on Dublin City Council listens to us, or cares about us. Why weren't the residents of East Dublin, who will be impacted by the Bridge Street Corridor plan asked for our input in the planning process? We feel like it was crammed down our throats. To say, "Well, we didn't know anyone was unhappy, its your fault for not speaking up earlier", which was actually said at the Council Meeting, had my jaw dropping. No one said anything, because we had no input! Where were the citizen committees to input to the Corridor plans during development? Why wasn't there a survey of the residents who would be impacted by this project? Don't get me started on the survey that is out there. That survey is so unbelievably slanted there is no way anyone can offer a dissent. I know, I took it and tried.

I walked/drove up and down Summitview Road, knocked on every door along Summitview, Trails End and Glenree Roads, and tried to get people to turn up at that City Council meeting a couple weeks ago. Some folks were not home, but I managed to speak to all but a handful. I gave out 65 flyers, about issues residents had with the plan, trying to get people to turn up at the meeting. I only spoke to ONE person who approved of the Bridge Street Corridor plan. Another handful said they didn't know enough about it to say whether they liked it or not. All the rest were against it.

Additional Post-Community Forum Comments

This past October, I attended a block party for the residents of Trails End. I can tell you, there was a lot of bitter feeling towards our Council Representative in particular, and about how West Dublin treats us in general. The feeling was that Dublin Council doesn't care care about us at all. We tend to be pretty independent, and so are mostly fine with Dublin Council's indifference, except where Council treads on our door step. Many Trails End residents whose homes abut Camden Lakes (I did not canvas Camden Lakes), feel that those who were supposed to protect their interests when Camden Lakes was developed, pretty much lied to the residents. The feeling is that Council will tell us anything to make us go away, and then do what they want. Many of the residents have given up trying, and I only saw one person from that block party at the Council Meeting. He left half way through.

So I ask you, Councilman Gerber, and you can forward my comments on to the rest of Council, please reconsider what you are trying to do with the Bridge Street Corridor plan. It isn't financially sound, and does not have the interests of the current residents in mind. Get input from East Dublin citizen committees before setting anything in stone. And there is no hurry to do this project. If it is viable, it will be so in the future, after further consideration and input from the very people whose lives will be most impacted by it.

Respectfully,

Merlin Marshall

East Dublin resident since 1992.

I would like my message to be sent to the following Council Members.

*

Additional Post-Community Forum Comments

Name *

CAROLYN SMITH

Email *

CLS4845@COLUMBUS.RR.COM

Phone Number

Subject *

BRIDGE STREET / RIVERSIDE DRIVE DEVELOPMENTPROJECT

Comments *

We have lived in Dublin for 27 years and I have to say this is the first time I am truly disappointed in Dublin's City Council. How can a half-dozen elected fellow citizens make and/or approve decisions of this magnitude WITHOUT the input of the City's residents? It's just outrageous.

Are you purposely trying to replicate the Washington elite who forgot they were elected by taxpayers to REPRESENT taxpayers?

I would like my message to be sent to the following Council Members. *

All City Council Members
Mayor Timothy A. Lecklider
Vice Mayor Amy J. Salay
Marilee Chinnici-Zuercher
Richard S. Gerber
Michael H. Keenan
John G. Reiner

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street [<mailto:no-reply@wufoo.com>]

Sent: Thursday, November 21, 2013 11:49 AM

What is your age? *	45 to 54
Do you live in Dublin? *	Yes
Do you work in Dublin? *	Yes
How familiar are you with the City's vision for the Bridge Street District? *	Very familiar
How enthusiastic are you about the Bridge Street District? *	Somewhat
Do these concepts reflect the goals of the Bridge Street District? *	No
Do these concepts reflect the goals of the Bridge Street District? *	No
Which of these features would you most like to see in this project? *	Hotel / conference center
Do these concepts reflect the goals of the Bridge Street District? *	No
As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening?	Not
What excites you most about the Bridge Street Scioto River Corridor project? *	I am thrilled with having a riverfront park as well as a hotel and convention center. I feel the convention center is too small. The fitness center is larger than the convention center.
What concerns you most about the Bridge Street Scioto River Corridor project? *	I am extremely disappointed in the positioning of Riverside Dr. I feel it is unnecessary to make that substantial of an investment to only move it slightly. I feel the park is too small and will be of

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

no significant value. I am also disappointed with the apartment development. Why are we focusing on apartments with this prime real estate? I feel this needs to be re-visited with high end condos facing the river and park and move any apartments closer to Sawmill Rd. This will also assist with traffic flow in moving some of that density closer to the Sawmill/I270 exit.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, November 13, 2013 6:47 PM

What is your age? * 35 to 44

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use?

- Launch: river access, canoe & kayak
- Climb: exposed cliffs & climbing wall
- East Landing: café, restroom, stage
- Ravine: woodland & river trails
- The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? *

- Restaurants
- Boutique shops / galleries
- Fitness center
- Nightlife / entertainment venues
- Specialty grocer
- Hotel / conference center

Do these concepts reflect the goals of the Bridge Street District? * Yes

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Scioto River Corridor project? * Everything.

What concerns you most about the Bridge Street Scioto River Corridor project? * Very little.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Tuesday, November 12, 2013 8:36 PM

What is your age? * 55 to 64

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Yes

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

Street

District? *

Which of these amenities are you most likely to use? Launch: river access, canoe & kayak

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Nightlife / entertainment venues

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

overall
vision for
the river
corridor
shared this
evening?

What excites you most about the Bridge Street Scioto River Corridor project? *

Access to the Scioto to put in my kayak excites me the most!!!!!!! So excited!. I've had to drive up near the Zoo and sometimes Alum Creek and Hoover Dam to break up the routine. I used to live in Youngstown Ohio. It has about 14 miles of parkland and lakes that allow kayakers and the City even provides racks for people to stow their kayaks. Free of charge, I might add. Hope you can incorporate something like that into your plan. It is so wonderful you have given this a priority. I also lived on Long Island, New York, and know why Central Park was so vital to the health and well being of its people. Maybe you could build, or use the former Digger and Finch restaurant, a space that rents out kayaks or canoes, similar to the one down in Upper Arlington. Maybe the Dublin Crew could house their canoes there. Just thinking!!!!!!! Thanks again!

What Make sure there is enough parking for everyone.
concerns
you most
about the
Bridge
Street
Scioto River
Corridor
project? *

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Monday, November 11, 2013 11:25 AM

What is your age? * 35 to 44

Do you live in Dublin? * No

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use?
East Landing: café, restroom, stage
Ravine: woodland & river trails
The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? *
Restaurants
Boutique shops / galleries
Nightlife / entertainment venues

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

What excites you most about the Bridge Street
Scioto River Corridor project? *

Walkable and loft apartments.

What concerns you most about the Bridge
Street Scioto River Corridor project? *

Extreme maintenance.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Friday, November 08, 2013 11:25 AM

What is your age? * 65 or older

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Boutique shops / galleries
Nightlife / entertainment venues

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Scioto River Corridor project? * Looking to the future. To bad you turn a blind eye to the north east corner of Riverside Dr. & Summitview Dr.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

What concerns you most about the Bridge Street Scioto River Corridor project? *

The nay sayers!

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Tuesday, November 05, 2013 9:18 AM

What is your age? * 25 to 34

Do you live in Dublin? * No

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Launch: river access, canoe & kayak
Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Scioto River Corridor project? * Potential for better traffic flow, river access (kayak launch), additional parks

What concerns you most about the Bridge Traffic issues while under construction

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

Street Scioto River Corridor project? *

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Thursday, October 31, 2013 9:26 PM

What is your age? * 45 to 54

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Yes

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

Street

District? *

Which of these amenities are you most likely to use? East Landing: café, restroom, stage
Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Nightlife / entertainment venues
Specialty grocer

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

overall
vision for
the river
corridor
shared this
evening?

What I will soon be an empty nester and would love to live in a walkable neighborhood with shopping, restaurants
excites you and grocery store.
most about
the Bridge
Street
Scioto River
Corridor
project? *

What concerns you most about the Bridge Street Scioto River Corridor project? *

I just have a few concerns: parking...on the east side of the river parking was "tucked in the residential area" what does this mean? Will the residential areas surround large blacktop parking lots? Will there be sufficient parking both for residents and visitors? I would prefer to see more underground parking.

Second, i am concerned about the effect this will have on the traffic flow on Riverside Drive. Will the pedestrian bridge extend to the east side of Riverside Drive or will there be an additional traffic light on Riverside Drive at the pedestrian bridge? How will this impact the average speed on Riverside Drive? If there will be an additional traffic light on Riverside, how will you manage to create a pedestrian friendly environment while still allowing traffic to flow smoothly on Riverside Drive? Won't this become a bottleneck and create a traffic headache? I'm all for creating a pedestrian friendly area, but I believe the number one concern of Dublin residents revealed in your survey was to relieve traffic congestion. Is the City Council taking action that may result in additional traffic congestion?

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Thursday, October 31, 2013 8:12 PM

What is your age? * 45 to 54

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Somewhat

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Launch: river access, canoe & kayak
Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Boutique shops / galleries

Do these concepts reflect the goals of the Bridge Street District? * No

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Somewhat

What excites you most about the Bridge Street Scioto River Corridor project? * do not think the condo project is in any way a character addition to that area. Inexpensive looking development ideas

What concerns you most about the Bridge The condo project is not a best use of that area.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

Street Scioto River Corridor project? *

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Thursday, October 31, 2013 12:02 PM

What is your age? * 35 to 44

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Yes

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

Street

District? *

Which of these amenities are you most likely to use? East Landing: café, restroom, stage
Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Specialty grocer

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

overall
vision for
the river
corridor
shared this
evening?

What More restaurants and amenities near the historic district.
excites you
most about
the Bridge
Street
Scioto River
Corridor
project? *

What concerns you most about the Bridge Street Scioto River Corridor project? *

Two things: 1) The plans appear to be reducing the amount of restaurant/dining options in the historic district in place of residential while building heavily on the east side of the Scioto. While I think that it is important to develop the east side, we need to increase the options on the west side as well to have a balance across the river or things will just tip from one side of the river to the other. 2) The pedestrian bridge should also have a bicycle option. The same people that want a walkable downtown stretching across the river are likely to want the ability to more quickly move around from one side to the other as well. Biking is not a safe option across the current car bridge, and this currently negatively impacts people from transitioning from the west side of the river to the east side.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Thursday, October 31, 2013 11:27 AM

What is your age? * 65 or older

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? East Landing: café, restroom, stage
Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Boutique shops / galleries
Nightlife / entertainment venues

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Scioto River Corridor project? * It appears to be oriented toward a younger crowd. Hopefully we can keep kids who grew up in Dublin to stay here.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

What concerns you most about the Bridge Traffic, possibly crime.
Street Scioto River Corridor project? *

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Thursday, October 31, 2013 10:28 AM

What is your age? * 35 to 44

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Somewhat

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Boutique shops / galleries
Fitness center
Nightlife / entertainment venues
Specialty grocer

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this Somewhat

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

evening?

What excites you most about the Bridge Street Scioto River Corridor project? * It will modernize and generate buzz and excitement related to the whole centralized area of old town Dublin.

What concerns you most about the Bridge Street Scioto River Corridor project? * Cost. Taxes are already so outrageous for living in Dublin. While this is a nice idea, taxes cannot increase.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Thursday, October 31, 2013 10:15 AM

What is your age? * 25 to 34

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Climb: exposed cliffs & climbing wall
Ravine: woodland & river trails
The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Boutique shops / galleries
Nightlife / entertainment venues
Specialty grocer

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street the urban type setting and walkability factor (reminds me of Naperville, IL)

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

Scioto River Corridor project? *

What concerns you most about the Bridge not much

Street Scioto River Corridor project? *

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 30, 2013 3:57 PM

What is your age? * 25 to 34

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use?

- Launch: river access, canoe & kayak
- Climb: exposed cliffs & climbing wall
- East Landing: café, restroom, stage
- Ravine: woodland & river trails
- The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? *

- Restaurants
- Nightlife / entertainment venues
- Specialty grocer

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

What excites you most about the Bridge Street Scioto River Corridor project? *

- specialty grocer will be great. north market/trader joes/whole foods type atmosphere.

- ability to walk from dublin rd to new district. bridge for pedestrians. hope its wide enough for bikers etc.

- for dining/entertainment please add unique and local touches. please no chains!

What concerns you most about the Bridge Street Scioto River Corridor project? *

- Will there be an influx of traffic for the bridge st/high st intersection? This is already very congested during rush hour.

- Will Garage parking be available to all visitors? Limiting spaces for residents and not making it easy for others to park will discourage visitors.

- restaurants/entertainment should appeal to all ages. wine bars and more upscale options are preferred. prefer a short north/north market feel over ohio state campus feel.

- concerned the majority of changes will add condos and apartments rather than entertainment for current residents.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Monday, October 28, 2013 9:29 PM

What is your age? * 55 to 64

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Launch: river access, canoe & kayak

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Nightlife / entertainment venues

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Scioto River Corridor project? * Easton like feel

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

What concerns you most about the Bridge
Street Scioto River Corridor project? *

Will this project affect Dublin center vacancy?
Was Georgetown company considered vs. C-H?

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Monday, October 28, 2013 10:46 AM

What is your age? * 45 to 54

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use?

- Launch: river access, canoe & kayak
- Climb: exposed cliffs & climbing wall
- East Landing: café, restroom, stage
- Ravine: woodland & river trails
- The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? *

- Restaurants
- Boutique shops / galleries
- Fitness center
- Nightlife / entertainment venues
- Specialty grocer

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

overall vision for the river corridor shared this evening?

What excites you most about the Bridge Street ,
Scioto River Corridor project? *

What concerns you most about the Bridge ,
Street Scioto River Corridor project? *

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Saturday, October 26, 2013 10:59 PM

What is your age? * 45 to 54

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Not too familiar

How enthusiastic are you about the Bridge Street District? * Somewhat

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Launch: river access, canoe & kayak

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Somewhat

What excites you most about the Bridge Street Scioto River Corridor project? * Activity

What concerns you most about the Bridge Parking parking parking!

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

Street Scioto River Corridor project? *

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Saturday, October 26, 2013 12:43 PM

What is your age? * 25 to 34

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Launch: river access, canoe & kayak
East Landing: café, restroom, stage
Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Boutique shops / galleries
Fitness center
Nightlife / entertainment venues
Specialty grocer

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

**What excites you most about the Bridge Street
Scioto River Corridor project? *** Shops and bars within walkable distance to high end residences.

**What concerns you most about the Bridge
Street Scioto River Corridor project? *** Parking.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Friday, October 25, 2013 11:56 PM

What is your age? * 35 to 44

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Launch: river access, canoe & kayak
Climb: exposed cliffs & climbing wall
Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Nightlife / entertainment venues

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Scioto River Corridor project? * Completion.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

What concerns you most about the Bridge Street Scioto River Corridor project? *

Time and traffic.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Friday, October 25, 2013 11:37 PM

What is your age? * 35 to 44

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use?

- Launch: river access, canoe & kayak
- Climb: exposed cliffs & climbing wall
- East Landing: café, restroom, stage
- Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * No

Which of these features would you most like to see in this project? *

- Restaurants
- Specialty grocer

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Scioto River Corridor project? * I much prefer the vision presented for the North Riverview Project over that presented for the Private Development. The North Riverview Project

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

seems to blend well with the style of Old Dublin, while the Private Development seems to clash with it. I much prefer grey or natural stonework over brick. The Private Development also feels too box-like, modern, not connected with the nature around it.

I most enjoyed the North Riverview Project, the canoe launch, the exposed cliffs, and the woodland and river trails.

What concerns you most about the Bridge Street Scioto River Corridor project? *

The Private Development. The architecture is too modern, box-like, and unnatural. It doesn't blend with the natural environment of the riverfront or the historical nature of Old Dublin. I would prefer the North Riverview Project design to carry through the rest of the development.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Friday, October 25, 2013 3:31 PM

What is your age? * 25 to 34

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Not too familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Climb: exposed cliffs & climbing wall
East Landing: café, restroom, stage
Ravine: woodland & river trails
The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Boutique shops / galleries
Nightlife / entertainment venues
Hotel / conference center

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

What excites you most about the Bridge Street Scioto River Corridor project? * It looks like an excellent development, designed to position Dublin as THE tech and event center suburb in central ohio.

What concerns you most about the Bridge Street Scioto River Corridor project? * The cost

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Friday, October 25, 2013 3:30 PM

What is your age? * 25 to 34

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use?

- Launch: river access, canoe & kayak
- East Landing: café, restroom, stage
- Ravine: woodland & river trails
- The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? *

- Restaurants
- Boutique shops / galleries
- Fitness center
- Nightlife / entertainment venues
- Specialty grocer

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

evening?

What excites you most about the Bridge Street Scioto River Corridor project? * New areas for young professional to work / live / shop / eat / entertain.

What concerns you most about the Bridge Street Scioto River Corridor project? * overcrowding

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Friday, October 25, 2013 3:07 PM

What is your age? * 35 to 44

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Launch: river access, canoe & kayak
Climb: exposed cliffs & climbing wall
East Landing: café, restroom, stage
The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * No

Which of these features would you most like to see in this project? * Restaurants
Nightlife / entertainment venues

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Scioto River Corridor project? * everything

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

What concerns you most about the Bridge traffic & crime
Street Scioto River Corridor project? *

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Friday, October 25, 2013 2:29 PM

What is your age? * 35 to 44

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Scioto River Corridor project? * Parkland and connection to natural features

What concerns you most about the Bridge The cost of the bridge. I like the idea of something unique, but this looks

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

Street Scioto River Corridor project? *

very expensive like what Columbus did with the Main St. bridge.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Friday, October 25, 2013 2:17 PM

What is your age? * 45 to 54

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Launch: river access, canoe & kayak
East Landing: café, restroom, stage
Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Boutique shops / galleries
Nightlife / entertainment venues

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Scioto River Corridor project? * Better use of space, clean up of the East side of the Scioto river and commercial area.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

**What concerns you most about the Bridge
Street Scioto River Corridor project? ***

The scale, I'm not sure if the 5 story look of the retail and residential buildings is the right scale for a park/small downtown location. In previous presentations, this project has been compared to the project to rejuvenate the Greenville South Carolina downtown. I've spent a decent amount of time in that downtown. The majority of the building that are on the perimeter of the park are 2-3 stories.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Thursday, October 24, 2013 3:11 PM

What is your age? * 45 to 54

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Launch: river access, canoe & kayak
Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Nightlife / entertainment venues

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Scioto River Corridor project? * Additional reasons to keep my discretionary time and dollars right here in Dublin.

What concerns you most about the Bridge Parking and traffic congestion. While there will be additional access to the

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

Street Scioto River Corridor project? *

river, in terms of automobile travel, the river is a significant obstical. Are the opporitinies to an additional vehicle bridge or to increase the flow of traffic across existing bridges?

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Thursday, October 24, 2013 1:49 PM

What is your age? * 55 to 64

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Not too familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use?

- Launch: river access, canoe & kayak
- Climb: exposed cliffs & climbing wall
- East Landing: café, restroom, stage
- Ravine: woodland & river trails
- The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * No

Which of these features would you most like to see in this project? *

- Restaurants
- Boutique shops / galleries
- Fitness center
- Nightlife / entertainment venues

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

evening?

What excites you most about the Bridge Street Scioto River Corridor project? * The continued development of "green space" which will bring more people into Dublin. New restaurants/shops that will add to the tax base. I am excited that everything I need can be accessed by bike/walking trails. The continued development of a healthy, green safe city.

What concerns you most about the Bridge Street Scioto River Corridor project? * The upkeep and appearance of the area...especially the residential space...i.e. litter....visual on the balconies.....pets.....parking....type of "renter". The added security that will be needed for nightlife areas and apartment complexes.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Thursday, October 24, 2013 12:34 PM

What is your age? * 55 to 64

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Not

Do these concepts reflect the Yes

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

goals of the
Bridge
Street
District? *

Which of these amenities are you most likely to use? The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * No

Which of these features would you most like to see in this project? * Specialty grocer

Do these concepts reflect the goals of the Bridge Street District? * No

As a whole, how enthusiastic

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

are you
about the
overall
vision for
the river
corridor
shared this
evening?

What excites you most about the Bridge Street Scioto River Corridor project? *

I don't like any of it. I think it is a total waste of money, that could go to other things, like providing water and sewer services to the CURRENT residents of East Dublin. I am most concerned about the loss of throughway along Riverside Drive. This is a major alternative artery for those folks living north of the Bridge Street Boondoggle. I won't use any of the things being considered to be developed in this project. I think it will mostly sit vacant, like the current Shops at River Ridge, which has never had many tenants, and has lost some of the ones that were there (like Coldwater Creek). This whole project is a nightmare, it will line the pockets of developers and provide nothing useful for East Dublin.

What concerns you most about the Bridge Street Scioto River Corridor project? *

I don't like any of it. I think it is a total waste of money, that could go to other things, like providing water and sewer services to the CURRENT residents of East Dublin. I am most concerned about the loss of throughway along Riverside Drive. This is a major alternative artery for those folks living north of the Bridge Street Boondoggle. I won't use any of the things being considered to be developed in this project, and it will impede my drive down Riverside Drive. Why are you all so enamored of roundabouts? They are horrible! I think it will mostly sit vacant, like the current Shops at River Ridge, which has never had many tenants, and has lost some of the ones that were there (like Coldwater Creek). This whole project is a nightmare, it will line the pockets of developers and provide nothing useful for East Dublin.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Thursday, October 24, 2013 12:13 PM

What is your age? * 65 or older

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Somewhat

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? East Landing: café, restroom, stage
Ravine: woodland & river trails
The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Boutique shops / galleries
Nightlife / entertainment venues
Specialty grocer
Hotel / conference center

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

What excites you most about the Bridge Street Scioto River Corridor project? * Dublin growing – increased income for schools, community projects, etc.

What concerns you most about the Bridge Street Scioto River Corridor project? * Poss. influx of criminal element – lack of zoning supervision and support
-----reflected in poor return communication already to personal concerns
about my own neighborhood.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Thursday, October 24, 2013 11:02 AM

What is your age? * 35 to 44

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Specialty grocer

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Scioto River Corridor project? * A place you can walk around, sit on the grass, enjoy the weather and see Mother Nature, not concrete. Restaurants and shops will add to the experience.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

What concerns you most about the Bridge
Street Scioto River Corridor project? *

Traffic! There are days when the 161 bridge is jammed, as well as Dublin
road heading North/South.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Thursday, October 24, 2013 10:32 AM

What is your age? * 25 to 34

Do you live in Dublin? * No

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Launch: river access, canoe & kayak

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Fitness center
Nightlife / entertainment venues
Specialty grocer
Hotel / conference center

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Scioto River Corridor project? * -

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

What concerns you most about the Bridge -
Street Scioto River Corridor project? *

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Thursday, October 24, 2013 10:11 AM

What is your age? * 45 to 54

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Somewhat

Do these concepts reflect the goals of the Bridge No

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

Street

District? *

Which of these amenities are you most likely to use? Launch: river access, canoe & kayak

Do these concepts reflect the goals of the Bridge Street District? * No

Which of these features would you most like to see in this project? * Restaurants
Boutique shops / galleries

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the Somewhat

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

overall
vision for
the river
corridor
shared this
evening?

What More restaurants and access to kayaking.
excites you
most about
the Bridge
Street
Scioto River
Corridor
project? *

What concerns you most about the Bridge Street Scioto River Corridor project? *

I don't believe the East side of the river proposal reflects the nature of a suburb. The design of the buildings reminds me of the "Flats" in downtown Columbus. Why can't the outside of the buildings look similar to what is proposed for the west side, while keeping the interior modern? We're not having pre-hockey game drinks here. I also think Dublin still lacks river-front commercial usage, ie restaurants or cafes with water frontage. The proposal for hotel/business space on the NE corner of Riverside Drive and 161 seems to be missing green space around the buildings, to be viewed as you are driving north on Riverside. Lastly, the pedestrian bridge would be more attractive if it included the use of more natural materials such as stone and wood.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 10:02 PM

What is your age? * 25 to 34

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? East Landing: café, restroom, stage
Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Nightlife / entertainment venues
Hotel / conference center

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Scioto River Corridor project? * Improving walkable spaces.

What concerns you most about the Bridge Maintaining dublin character

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

Street Scioto River Corridor project? *

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 9:12 PM

What is your age? * 35 to 44

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use?

- Launch: river access, canoe & kayak
- Climb: exposed cliffs & climbing wall
- East Landing: café, restroom, stage
- Ravine: woodland & river trails
- The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? *

- Restaurants
- Boutique shops / galleries
- Nightlife / entertainment venues
- Specialty grocer

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

evening?

What excites you most about the Bridge Street I like the life that it will bring to that area.

Scioto River Corridor project? *

What concerns you most about the Bridge Traffic

Street Scioto River Corridor project? *

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 8:39 PM

What is your age? * 25 to 34

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? East Landing: café, restroom, stage
The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Fitness center

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Scioto River Corridor project? * The river exposure and shops.

What concerns you most about the Bridge What is funding the public portion of the project.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

Street Scioto River Corridor project? *

There also needs to be a sidewalk south of 161 on Riverside to bring the Riverside Green community to the new attractions. Down to Cranston would be great.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 8:35 PM

What is your age? * 45 to 54

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use?

- Launch: river access, canoe & kayak
- East Landing: café, restroom, stage
- Ravine: woodland & river trails
- The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? *

- Restaurants
- Boutique shops / galleries
- Specialty grocer

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Connecting both sides of the river via the footbridge.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

Scioto River Corridor project? *

**What concerns you most about the Bridge
Street Scioto River Corridor project? ***

Any contribution by the Dublin City Schools. I have serious concerns about any future tax levy's passing once monies started to be mixed. Would the City be willing to contribute to the school system if the Jerome Village results in more schools being required? Not likely but as these apartments are low student density and the city wants the benefit then it follows that for high student density developments the city should contribute to school system.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 8:18 PM

What is your age? * 45 to 54

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Not

Do these concepts reflect the goals of the Bridge Street District? * No

Which of these amenities are you most likely to use? Ravine: woodland & river trails
The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * No

Which of these features would you most like to see in this project? * Nightlife / entertainment venues

Do these concepts reflect the goals of the Bridge Street District? * No

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Not

What excites you most about the Bridge Street Scioto River Corridor project? * nothing

What concerns you most about the Bridge Spending \$13 million on a pedestrian bridge. Really?

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

Street Scioto River Corridor project? *

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 7:52 PM

What is your age? * 35 to 44

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? East Landing: café, restroom, stage
Ravine: woodland & river trails
The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Boutique shops / galleries
Nightlife / entertainment venues

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Scioto River Corridor project? * The density and use of mixed use

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

What concerns you most about the Bridge Street Scioto River Corridor project? *	Traffic. Some form of public transportation is going to become critically important in the near future
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**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 6:03 PM

What is your age? * 35 to 44

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? East Landing: café, restroom, stage
Ravine: woodland & river trails
The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Boutique shops / galleries
Nightlife / entertainment venues

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Scioto River Corridor project? * Finally recognizing the river's presence, as well as park space and open areas that could potentially be used for gatherings such as concerts and

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

smaller events like a farmers market or art fair.

**What concerns you most about the Bridge
Street Scioto River Corridor project? ***

Traffic and parking. As a resident of Waterford Village, crossing 161 /Bridge Street as a pedestrian in order to reach the north side of the district is often unnerving itself even in the current state.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 5:46 PM

What is your age? * 35 to 44

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use?

- Launch: river access, canoe & kayak
- Climb: exposed cliffs & climbing wall
- East Landing: café, restroom, stage
- Ravine: woodland & river trails
- The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? *

- Restaurants
- Boutique shops / galleries
- Fitness center
- Nightlife / entertainment venues
- Specialty grocer
- Hotel / conference center

Do these concepts reflect the goals of the Bridge Street District? * Yes

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Scioto River Corridor project? * My goal is to retire and live in Dublin for the rest of my life. I envision spending my retirement days with my bike and cross country skis and I like the idea of going down to the Bridge Street Corridor to meet people, have a cup of tea, kayak, work part time in a shop or restaurant.

I also would very much like to see this project to look similar to Grafton Street and st Stephens park in Dublin Ireland – it will be excellent for dublinschools economy!

What concerns you most about the Bridge Street Scioto River Corridor project? * Traffic and parking. I also want to make sure the safety of our bikers will be taken into account. Need to make sure there are plenty if bike racks / parking.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 5:39 PM

What is your age? * 65 or older

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Somewhat

Do these concepts reflect the goals of the Bridge Yes

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

Street

District? *

Which of these amenities are you most likely to use? East Landing: café, restroom, stage
Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the Somewhat

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

overall
vision for
the river
corridor
shared this
evening?

What The development of the park along the Scioto.
excites you
most about
the Bridge
Street
Scioto River
Corridor
project? *

What concerns you most about the Bridge Street Scioto River Corridor project? *

The architectural design is box like. Flat roof lines are unappealing and do not provide a pleasing soft line to look at and does not fit in with the historic Dublin architecture. Parking is a concern. It appears there may be ample parking for dwelling residents but not for visitors to the businesses or other visitors who just want to go to the park along the river. There should be ample parking available for visitors on both sides of the river. Remembering back to when I was younger and living in an apartment complex the residents really did not co-mingle. We set up a volley ball net and played on weekends and got a lot of singles to join in. That same group would get together for cookouts and other gatherings. The point is the green space does not appear to reflect the approach where residents can get together and co-mingle. The design seems to be to draw the residents to go to bars, restaurants, coffee shops, etc. and not the green space.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 3:53 PM

What is your age? * 45 to 54

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Not

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Launch: river access, canoe & kayak
East Landing: café, restroom, stage
Ravine: woodland & river trails
The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * No

Which of these features would you most like to see in this project? * Specialty grocer

Do these concepts reflect the goals of the Bridge Street District? * No

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Not

What excites you most about the Bridge Street Scioto River Corridor project? * Very little. The park sounds good.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

**What concerns you most about the Bridge
Street Scioto River Corridor project? ***

Taking away the charm of Dublin. Also, the roundabout is a stupid idea. The ones that work have low traffic. Avery Road roundabouts are awful – too much traffic and backup on Post Road. A traffic light would have managed this much better and it appears that one on 161 and Riverside would be a disaster as well. I really, really dislike pretty much everything about it. Incidentally, I had to make a choice under what I would like to see under Private Devel. I chose something as I didn't have the choice to pick nothing.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 3:21 PM

What is your age? * 55 to 64

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? East Landing: café, restroom, stage
Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Boutique shops / galleries

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Scioto River Corridor project? * New Urbanism aspects: walkability, combination uses, sense of community in walkable space.

What concerns you most about the Bridge Other developments such as Gahanna's Creekside struggle to maintain

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

Street Scioto River Corridor project? *

tenants, economic viability. How will this project succeed and will it fulfill its promise?

What will be the price range for condos and apartments?

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 3:08 PM

What is your age? * 45 to 54

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? East Landing: café, restroom, stage
The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Nightlife / entertainment venues

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

What excites you most about the Bridge Street Scioto River Corridor project? * The whole concept/idea will revitalize the areas, improve home value and make this area a desirable place to visit.

What concerns you most about the Bridge I think the fitness center idea may need to be reconsidered. I'm all for

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

Street Scioto River Corridor project? *

health and fitness, but perhaps upgrade or expand the current Dublin Recreational Center or make another branch of the Dublin Rec Center as the fitness center location mentioned during the brief last night.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 2:18 PM

What is your age? * 35 to 44

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Launch: river access, canoe & kayak
East Landing: café, restroom, stage
Ravine: woodland & river trails
The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Boutique shops / galleries
Nightlife / entertainment venues
Specialty grocer

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

What excites you most about the Bridge Street Scioto River Corridor project? * Dublin home values and bring more jobs to Dublin

What concerns you most about the Bridge Street Scioto River Corridor project? * I would be concerned about additional traffic and a way to handle that

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 1:53 PM

What is your age? * 55 to 64

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Yes

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

Street

District? *

Which of these amenities are you most likely to use? Launch: river access, canoe & kayak
East Landing: café, restroom, stage
Ravine: woodland & river trails
The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

overall
vision for
the river
corridor
shared this
evening?

What –being able to see and get to the river
excites you –the mixed use concepts
most about –the walkability of the ideas
the Bridge –the pedestrian bridge
Street
Scioto River
Corridor
project? *

What concerns you most about the Bridge Street Scioto River Corridor project? *

–wondering where public transportation fits into this picture? I really don't want to have a nice "walkable" area that I have to drive to in order to use. and it would be nice to get from the Hemingway area to the downtown of Dublin w/o driving

–concerned about affordable housing. all of these new places (stores, hotels, restaurants) will require lower paid service workers – where are they going to live that makes it economical for them to work in Dublin. very very concerned about this

–calling the main street on the east side "Park Avenue" – that is so un-Dublin and just grates on my nerves (and I'm a 25+ year resident). Please can we change the name of this street.

–concerned about the traffic flow thru old Dublin. 161 is a heavily trafficked road and it will tarnish the walkability (which isn't great) in the current "old Dublin" – J.Lius, Jeni's etc.

–hoping that the prices of the condos and townhomes do not price empty nesters and recent graduates out of the market.

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 1:19 PM

What is your age? * 35 to 44

Do you live in Dublin? * No

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use?

- Launch: river access, canoe & kayak
- Climb: exposed cliffs & climbing wall
- East Landing: café, restroom, stage
- Ravine: woodland & river trails
- The Green: informal lawn

Do these concepts reflect the goals of the Bridge Street District? * No

Which of these features would you most like to see in this project? *

- Restaurants
- Boutique shops / galleries
- Nightlife / entertainment venues

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 1:12 PM

What is your age? * 25 to 34

Do you live in Dublin? * No

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Boutique shops / galleries
Nightlife / entertainment venues

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 1:04 PM

What is your age? * 25 to 34

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Launch: river access, canoe & kayak
Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Boutique shops / galleries
Nightlife / entertainment venues
Specialty grocer

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 12:39 PM

What is your age? * Younger than 25

Do you live in Dublin? * No

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? East Landing: café, restroom, stage
Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Specialty grocer

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 11:04 AM

What is your age? *	65 or older
Do you live in Dublin? *	Yes
Do you work in Dublin? *	No
How familiar are you with the City's vision for the Bridge Street District? *	Very familiar
How enthusiastic are you about the Bridge Street District? *	Very
Do these concepts reflect the goals of the Bridge Street District? *	Yes
Which of these amenities are you most likely to use?	East Landing: café, restroom, stage
Do these concepts reflect the goals of the Bridge Street District? *	Yes
Which of these features would you most like to see in this project? *	Restaurants Nightlife / entertainment venues Hotel / conference center
Do these concepts reflect the goals of the Bridge Street District? *	Yes
As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening?	Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 10:47 AM

What is your age? * 25 to 34

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Somewhat

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Launch: river access, canoe & kayak

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Boutique shops / galleries

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Somewhat

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 10:47 AM

What is your age? * 55 to 64

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? East Landing: café, restroom, stage
Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Nightlife / entertainment venues
Specialty grocer

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 10:46 AM

What is your age? * 45 to 54

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Somewhat

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Launch: river access, canoe & kayak
Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * No

Which of these features would you most like to see in this project? * Restaurants
Hotel / conference center

Do these concepts reflect the goals of the Bridge Street District? * No

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Somewhat

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 10:24 AM

What is your age? * 25 to 34

Do you live in Dublin? * Yes

Do you work in Dublin? * Yes

How familiar are you with the City's vision for the Bridge Street District? * Very familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? East Landing: café, restroom, stage
Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Restaurants
Boutique shops / galleries
Nightlife / entertainment venues

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

**Attachment 7:
Online Survey Responses (as of November 20, 2013)**

From: Bridge Street <no-reply@wufoo.com>
Sent: Wednesday, October 23, 2013 10:14 AM

What is your age? * 45 to 54

Do you live in Dublin? * Yes

Do you work in Dublin? * No

How familiar are you with the City's vision for the Bridge Street District? * Somewhat familiar

How enthusiastic are you about the Bridge Street District? * Very

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these amenities are you most likely to use? Launch: river access, canoe & kayak
Ravine: woodland & river trails

Do these concepts reflect the goals of the Bridge Street District? * Yes

Which of these features would you most like to see in this project? * Boutique shops / galleries
Nightlife / entertainment venues
Specialty grocer
Hotel / conference center

Do these concepts reflect the goals of the Bridge Street District? * Yes

As a whole, how enthusiastic are you about the overall vision for the river corridor shared this evening? Very

Post-Community Forum Online Survey Response Analysis

Post- Forum Online Survey Responses Sorted By Age Group					
What is your age?	How enthusiastic are you about the Bridge Street District?	Do [the Riverfront Park] concepts reflect the goals of the Bridge Street District?	Do the development concepts presented by Crawford Hoying reflect the goals of the Bridge Street District?	Do the development concepts presented by Gerry Bird reflect the goals of the Bridge Street District?	As a whole, how enthusiastic are you about the overall vision for the river corridor shared at the community forum?
Younger than 25 1/87 (1.1%)	1 – Very (100%)	1 – Yes (100%)	1 – Yes (100%)	1 – Yes (100%)	1 – Very (100%)
25 – 34 15/87 (17.2%)	0 – Not (0%) 2 – Somewhat (13%) 13 – Very (87%)	0 – No (0%) 15 – Yes (100%)	0 – No (0%) 15 – Yes (100%)	0 – No (0%) 15 – Yes (100%)	0 – Not (0%) 1 – Somewhat (7%) 14 – Very (93%)
35 – 44 23/87 (26.4%)	0 – Not (0%) 2 – Somewhat (9%) 21 – Very (91%)	1 – No (4%) 22 – Yes (96%)	4 – No (17%) 19 – Yes (83%)	1 – No (4%) 22 – Yes (96%)	0 – Not (0%) 2 – Somewhat (9%) 21 – Very (91%)
45 – 54 23/87 (26.4%)	3 – Not (13%) 7 – Somewhat (30%) 13 – Very (57%)	4 – No (17%) 19 – Yes (83%)	6 – No (26%) 17 – Yes (74%)	6 – No (26%) 17 – Yes (74%)	4 – Not (17%) 6 – Somewhat (26%) 13 – Very (57%)
55 – 64 17/87 (19.5%)	1 – Not (6%) 2 – Somewhat (12%) 14 – Very (82%)	0 – No (0%) 17 – Yes (100%)	2 – No (12%) 15 – Yes (88%)	1 – No (6%) 16 – Yes (94%)	1 – Not (6%) 1 – Somewhat (6%) 15 – Very (88%)
65 or older 8/87 (9.2%)	0 – Not (0%) 2 – Somewhat (25%) 6 – Very (75%)	0 – No (0%) 8 – Yes (100%)	0 – No (0%) 8 – Yes (100%)	0 – No (0%) 8 – Yes (100%)	0 – Not (0%) 1 – Somewhat (13%) 7 – Very (87%)
OVERALL TOTALS	Not (5%) Somewhat (17%) Very (78%)	No (6%) Yes (94%)	No (14%) Yes (86%)	No (9%) Yes (91%)	Not (6%) Somewhat (13%) Very (82%)
COMMUNITY FORUM RESPONSE COMPARISON					
Age Range <i>Younger than 25</i> 3/170 (2%) <i>25 – 34</i> 14/170 (8%) <i>35 – 44</i> 28/170 (16%) <i>45 – 54</i> 37/170 (22%) <i>55 – 64</i> 54/170 (32%) <i>65 and Older</i> 34/170 (20%)	Not (6%) Somewhat (27%) Very (68%)	No (9%) Yes (91%)	No (26%) Yes (74%)	No (23%) Yes (77%)	Not (6%) Somewhat (26%) Very (68%)

PLANNING AND ZONING COMMISSION

MEETING MINUTES

NOVEMBER 14, 2013

AGENDA

Informal Case

1. **Bridge Park Mixed-Use Development** **Riverside Drive and State Route 161**
13-111INF **Informal Review**

New Case

2. **Village at Coffman Park PUD – Ganzhorn Suites**
13-058Z/PDP/PP **Rezoning with Preliminary Development Plan/
Preliminary Plat**

Administrative Case

3. **Bridge Street District – Code Modification**
13-095ADMC **Administrative Request -Zoning Code Amendment**

[Please note: due to technical difficulties there is no recording available for this meeting. These minutes were created using staff notes.]

Chair Chris Amorose Groomes called the meeting to order at 6:32 p.m. and led the Pledge of Allegiance. Other Commission members present were Richard Taylor, Amy Kramb, John Hardt, Warren Fishman, and Victoria Newell (arrived 8 pm). City representatives were Dan Phillabaum, Terry Foegler, Steve Langworthy, Claudia Husak, Gary Gunderman, Justin Goodwin, Rachel Ray, Marie Downie, Jennifer Readler, Jeff Tyler, Alan Perkins, Barb Cox, Dana McDaniel, Laurie Wright, and Libby Farley.

Administrative Business

Motion and Vote

Richard Taylor moved, John Hardt seconded to accept the documents into the record as presented. The vote was as follows: Ms. Amorose Groomes, yes; Mr. Fishman, yes; Ms. Kramb, yes; Mr. Hardt, yes; and Mr. Taylor, yes. (Approved 5 – 0)

Ms. Amorose Groomes briefly explained the rules and procedures of the Planning and Zoning Commission.

1. **Bridge Park Mixed-Use Development** **Riverside Drive and State Route 161**
13-111INF **Informal Review**

Dan Phillabaum presented this case and began by providing some background information that preceded this Informal application. He said that one of City Council's Goals for 2013 is to embrace the vision of true mixed-use, walkable neighborhoods in the Bridge Street District by

working with public and private partners to create a sustainable, safe, vibrant and dynamic mix of land uses, creative open spaces, residential options and signature architecture to attract a diverse population of residents and visitor.

Mr. Phillabaum said that to begin implementing this vision, Council made a strategic decision to focus development efforts on the Scioto River Corridor area based on the transformative opportunities this area presents to build off of the walkable environment of Historic Dublin by creating a complementary, pedestrian-friendly development pattern on the east side of the river, to engage the Scioto River by expanding parkland on both sides of this natural amenity and facilitating pedestrian movement across the River, and to create a gateway experience at this prominent location. He said that staff has been directed to advance the preliminary planning and design of several Capital Improvement Projects in this area of the city, including the realignment of Riverside Drive, creation and expansion of parkland on both sides of the Scioto River, a roundabout at Riverside Drive and State Route 161, and a pedestrian bridge linking Historic Dublin, the parks and future development on the east side of the Scioto. He said the purpose of this Informal is to provide an opportunity for Crawford Hoying Development Partners to introduce the Commission to their master plan concept for the east side of the Scioto River and for the Commission to review and provide initial feedback to City Council, Staff and the Developer on this mixed-use development concept within the context of this public infrastructure framework.

Mr. Phillabaum described the project site as being approximately 25 acres at northeast corner of State Route 161 and relocated Riverside Drive. He said it includes majority of the former Bash Driving Range, Bridge Point Shopping Center, the Spa at River Ridge, Touch of Class Car Wash and COTA Park and Ride Facility. He added that coordination between the City and several of these entities is ongoing in order to facilitate the public infrastructure currently under preliminary design. He informed the Commission that Crawford Hoying has also been in close coordination with City staff and our consultant team to as they develop their mixed-use concept to ensure that the private development and public infrastructure are aligned so that the vision for the Scioto River Corridor can be realized.

Chris Amorose Groomes said that first they would view the presentation from the applicant, then they would take public comment on the proposal, then open it up to Commission for discussion and questions for the applicant and staff.

Nelson Yoder with Crawford Hoying Development Partners thanked the Commission for taking the time this evening to review their ideas for the Bridge Park mixed-use development. He thanked the Commissioners that were able to attend the Community Input Forum where these plans and images were first presented to the public and welcomed the opportunity to have a broader discussion and obtain more in-depth feedback from the Commission. He said Crawford Hoying firmly believes this project is walkable, sustainable and aligned with the City's vision for the Bridge Street District.

John Martin, with Elkus Manfredi Architects provided a description of the overall plan beginning with the blocks south of Park Avenue. He said that at the southernmost block of the development are a five story, 140,000 s.f. office building and a 195 key hotel room and a 30,000 s.f. conference center with a plaza space between. He said these buildings are located above two levels of parking below ground. He said the next block to the north would contain a

32,000 s.f. fitness center at the ground floor with 82 dwelling units on the floors above, a three story parking structure lined by townhomes on two sides, and about 23,400 s.f. of retail/food & beverage uses at street level on the south side of Park Avenue with 90 dwelling units on the floors above. He said all of the development in this block is located above two levels of parking below ground, and to the east across Mooney Street is a 5,000 s.f. retail/food & beverage use anchoring the intersection with townhomes to east at the ground floor and 88 dwelling units above. He added that a two level parking deck would be located behind this building.

Mr. Martin then outlined the proposed development north of Park Avenue. He said there would be about 33,000 s.f. of retail/food & beverage uses lining the north side of Park Avenue west of Mooney Street and turning the corner along Riverside Drive. He said there would also be a 19,000 s.f. neighborhood grocery along Riverside Drive. He said the four upper floors of these buildings would be comprised of a total of about 220 dwelling units over the three building footprints below. He added that on the interior of this block is a three level parking structure capped with a roof-top amenity deck for residents. He said on the block to the east across Mooney Street is a 10,000 s.f. retail/food & beverage use anchoring the intersection with townhomes to east at the ground floor. He said the remainder of this block was comprised with approximately 78 residential units both at the street level and on the floors above and parking would be located on the interior of this block.

He said the six blocks to the north between Mooney Street and Tuller Ridge/Dale Drive would be comprised of about 100 3-story townhomes and that these would likely be built by other developers in a range of architectural styles. He said the remaining block to the west along Riverside Drive would also be entirely residential, with about 285 dwelling units distributed among four five-story buildings that surround a parking structure capped with a roof-top amenity deck for residents.

Mr. Martin described a few perspective images to illustrate what this district could be in the future. He noted that these were conceptual sketches of an architectural character that will certainly undergo changes as the development is refined.

The first view is from the vantage point of the center of the roundabout looking to the north. He said a portion of the exposed parking beneath the buildings would be concealed by a bermed embankment. He said the office building would be clad in stone or cast stone with the same coloration and texture of Dublin limestone. He said a plaza in the center opens views to the hotel and conference use. He said there would be a ballroom in the center of the space with pre-function areas featuring extensive use of glass in order to provide views to the river. He said small meeting rooms would be oriented closer to the courtyard. He said the hotel would have an amenity deck with a swimming pool at the top floor.

He said the next view was of Park Avenue from the pedestrian bridge landing across Riverside Drive. He said this would be a 'double loaded' street with active ground floor uses such as retail and food & beverage on both sides. He was supportive of the design for this street that proposes a different pavement material through the intersection at Riverside Drive, and makes a strong connection to the cycletrack along Park Avenue to bring pedestrian and bicycle traffic from their development to Historic Dublin and back. He said the buildings depicted would be four stories of residential in wood construction on top of either a concrete or wood podium and clad with brick or masonry.

He described the next image as a view to the south down Riverside Drive with the neighborhood grocery in the foreground. He said this grocery would serve the needs of the over 1,000 future residents in the area. He noted that parallel parking has been depicted along the east side of Riverside Drive and they were hopeful that this could be achieved. He said from the grocer to the south would be more of the retail and restaurant uses as one approaches the pedestrian bridge.

He said the next view was of Park Avenue at the east end of the development area to the west toward the river. He described the street as having two travel lanes flanked by parallel parking, cycletracks on each side of the street, a planting and site furniture zone, followed by sidewalks adjacent to the proposed development. He anticipated that sidewalks would be a minimum of 12 feet wide in addition to space dedicated to create outdoor café seating. He believed this streetscape would be very inviting to residents and visitors alike.

He presented the final image of the proposed townhomes as the most conceptual of all that they had presented. He said the townhomes would be developed by a variety of developers and architects, but that they would generally be three-stories with parking in the rear of the unit. He said these units may be very different than depicted here and could be constructed of masonry, brick, stone, siding and could feature sloped or flat roofs and that the objective would be to encourage a diversity of contemporary architectural styles as each block is built out.

Mr. Yoder concluded their presentation and said the plan and the images presented are the end result of a lot of minds working together to develop a plan that they feel will meet the test of time. He believed that this development would appeal to both empty nesters looking for a step down housing option, as well as young professionals that might work nearby at Cardinal Health of Wendy's Headquarters. He stated that a housing market analysis was currently being conducted by Ken Danter, with the Danter Company, specialists in real estate market feasibility.

He provided additional information related to the parking distributed throughout the project, and the benefit to residents with covered parking that may be above or below ground level. He said the retailers and restaurants on the other hand want readily accessible parking at ground level. He added that the amount of parking provided meets, or exceeds in some areas, the amount of parking required by Code. He said his architects made a conscious decision to draw upon the strength and character of the historic limestone of Old Dublin without being too literal but creating a neighborhood on these banks that would appeal to a great number of people. He stated that as a lifelong resident of Dublin he wanted to see the City continue to be successful into the future. He said that Crawford Hoying recognizes that users in and out of Dublin want a walkable, Historic Dublin type of environment. He welcomed the Commission's feedback and questions and wanted to gauge if they were supportive of the images presented as being the right look for the project.

Chris Amorose Groomes invited public comment.

Mike Bradley, Interim VP COTA for Planning and Service Development said that they like and are supportive of the project, but are anxious to know how COTA fits in. He said that they are receiving questions from passengers that use the Park & Ride at Dale Drive on the future of this facility. He reiterated that COTA is very supportive of the density of this project and that

discussions and coordination between COTA and Dublin about this and other Park & Ride facilities in Dublin.

Bill Jacob, 8326 Autumnwood Way said that this was an exciting opportunity for the City of Dublin and was looking forward to seeing something happen. He said he represents some of the residents and business people in Historic Dublin and Dublin in general, and wanted to make sure that the development wouldn't have a negative impact on existing businesses.

Phil Weisenbach, 5505 Villas Drive said that as a runner, he likes the idea of being able to cross the river over the pedestrian bridge, but had concerns about traffic at the intersection of Riverside Drive. He was supportive of the project but wanted to ensure that the pedestrian crossings are safe.

Ms. Groomes said that there was obviously a lot to talk about with this project and asked for the patience of everyone present.

Amy Kramb said her biggest concerns were with traffic back-ups in the roundabout at State Route 161 and Riverside Drive created by the signal at the intersection of Park Avenue (Dale Drive) and Riverside Drive to the north. She wanted to see the capacity numbers that were projected for Bridge Street and the traffic studies. Her second concern was with the convention center and hotel uses and was skeptical if these were appropriate uses in this location. She said the memo referenced some uses or building types would not be permitted with the underlying zoning and that a rezoning would be necessary. She asked if the hotel and convention uses were currently permitted.

Mr. Phillabaum replied that those specific uses are being proposed on property currently zoned Bridge Street Commercial District, and they are not permitted in that district.

Ms. Kramb asked what the zoning to the north of Dale Drive was currently.

Mr. Phillabaum replied that the rest of the site is zoned Bridge Street Office Residential District.

Ms. Kramb said she was hesitant to carve out another piece to a different zoning to accommodate the applicant, and thought that they should work within the existing zoning. She said she would want to be provided with some analysis of the conflicts with the current zoning districts, such as uses and building types. She said it seemed like there was a considerable greater amount of density and taller buildings than the current zoning. She was generally in favor of the contemporary architecture and the concept of structured parking. She was not convinced that there will be views to the river from the ground floor of the conference center and that the residential building shown on the Wendy's restaurant site would be feasible due to access limitations.

Mr. Phillabaum reminded the Commission that during the area rezoning process the previous owner of Bridge Point Shopping Center requested to be rezoned to Bridge Street Commercial District, as they envisioned maintaining the property in its existing state as a suburban strip retail center with outparcels. He said that particular zoning district was generally applied only to existing retail centers and other low-rise single use buildings.

John Hardt was excited to see this and other things happening in this area since staff and the commission spent nearly three years thinking and dreaming about what they wanted to see happen in Bridge Street. He said this part of the city really needed a different flavor of development than shopping centers surrounded by parking. He thanked everyone for the work that has been done to date. He respectfully disagreed with Ms. Kramb on the use discussion at the Bridge Point location. He appreciated the staff comments that what is being proposed does not fit the zoning, and this was an opportunity to get uses functionally in the right places rather than fitting in a zoning district planned several years ago. He said he would be open to considering a rezoning process to achieve a rich mix of uses with residential spread out across the entire area. He agreed with Ms. Kramb that the residential building depicted on the Wendy's restaurant site to the south of State Route 161 did not seem feasible and was the least pedestrian-friendly site in the area.

Mr. Hardt expressed conceptual support for the contemporary architecture, but noted that there was a lack of variety overall. He was not in favor of the monolithic scale and appearance of the buildings north of Park Avenue, and said that the space on the interior of the building immediately north of Park Avenue along Riverside appears to be impenetrable by the public. He recommended more accessible internal public open spaces on the interior of these buildings, and suggested making the internal courtyard accessible from the east side of the block. He acknowledged the staircase depicted connecting down to the sidewalk along Riverside, but didn't think it was substantial enough to serve as effective public access.

Mr. Hardt said that more variety is needed in the townhome area. He did not have a problem with the building that was shown, but not with three blocks of the same building. He said the Riverside facing buildings have the same problem of being too uniform in character. He referenced Woodlands, Texas and the Arena District as examples of places that successfully achieve architectural variety but with coordinated character.

Mr. Hardt said that the Park Avenue area was on the right track, but was concerned that it did not go far enough. He would like to see the integration of non-residential uses at the ground floor continue able to be continued as Park Avenue extends to the east and had concerns that without this the overall walkable intentions for the District would not be fulfilled. He suggested that these spaces be constructed as loft spaces with higher ceilings to accommodate future commercial uses in this space as markets change. He had concerns with the right turn from Park Avenue to Oxford Street as being very automobile-oriented and wanted to see a more pedestrian friendly approach to this access point.

Mr. Hardt referenced the view of the office building, hotel and conference center and had concerns with the conference appearing as being built on raised plinth and the disconnection this created for pedestrians from the sidewalk along Riverside Drive. He said the office building had the same issue although not as severe. He said there were several other instances in the plans and images presented along Riverside Drive where sidewalks do not interface with the proposed buildings very well. He said this detail has to be correct to encourage interaction and activation of the Riverside frontage.

Richard Taylor said that he was also excited that we are beginning to implement the Vision Plan, and he thanked everyone for their time and effort and primarily the current members of the Commission who went to Greenville, South Carolina. He said his first concerns were more

directed toward the City than Crawford Hoying, because he disagrees with the roundabout and proposed location for Riverside Drive.

Mr. Taylor said he is frustrated that we created a problem by placing buildings on the opposite side of the street from the park. He said pedestrians should be able to cross Riverside at all the intersections to the east to have frequent and easy access to the park, and if residents have to cross a street to get to the park we are making a big mistake. He noted that a tunnel under Riverside had been suggested at the Community Forum and acknowledges that many people feel this is necessary as they are concerned about interrupting traffic flow with pedestrian crossings, but he disagrees. He said that we are trying to create a different type of place along this section of Riverside Drive and that in this area pedestrians should be prioritized above traffic flow.

Mr. Taylor referenced the Vision Principles that stressed the need for transit accommodations in the plan beyond buses—he said we need to allow for more modes in the future. Is concerned that we don't create enough right-of-way for future transit and have the same problem we have at Bridge and High, where the street can't be widened for on street parking because of where buildings were located. He said the Principles also discussed embracing nature, but he has always been confused with the need for a greenway running along John Shields Parkway and how it was supposed to function.

Mr. Taylor said he was concerned that several access points were in the development were too auto-centric and stated that one-way street were anti-urban. He said a major landmark tree was lost with the Vnable skilled nursing facility and wanted to be certain that a detailed survey of the existing trees be conducted and that the pedestrian bridge be moved if necessary to preserve trees along the river.

He said the development needed to expand the range of residential choices offered. He stated that the buildings have too much of the active common space located on the interior of the building where residents will never be forced to walk out to the public street, and was concerned that the apartment buildings will function as high-end dormitories. He said that if the city is going to spend millions of dollars to create great views to the river, the corporate residents should have priority over college kids or recent graduates looking for small apartments. He understood Office Residential District as being primarily office uses with some residential use, and believed in general there needed to be more jobs within the development.

Mr. Taylor was concerned with single-use apartment buildings. Buildings should be adaptable and constructed of masonry versus wood frame. He said wood frame construction was not easily adaptable to other uses. He indicated that a modern architecture was desirable, but that this can be taken too far. He didn't think replicating Historic Dublin was appropriate, either. He referred to the image presented of the office and hotel buildings, and stated that the hotel architecture direction is good, but he feels that the office is too suburban. He characterized it as a 70 mile per hour freeway building. He said that the buildings in this portion of the plan should engage the street at the roundabout with retail uses. He noted that a conference center is limited to upper floors in the Code and that the proposed ground floor location is not permeable for the public. He said it would be fine if pushed back to interior of block in favor of more active use in this location. He suggested more be office use be incorporated in the plan overall. He

said the proposed heights of buildings in the plan may be appropriate, but said 4 to 5 stories would be the maximum he was comfortable with.

Mr. Taylor questioned what happened to future bridge connection depicted in Transportation Network graphic from the Code from Dale to Historic Dublin. He said the only vehicular bridge depicted now was at John Shields Parkway and felt this was a major mistake to lose this bridge. He said that residents here should be able to meet all of their daily needs within the quarter-mile pedestrian shed, and doubted that pedestrian use of bridge would happen without a strong connection to both sides of the river both in terms of use and design. Noted that there is a strong pedestrian node in the proposed plan, but the pedestrian shed does not overlap with the Historic Dublin pedestrian shed based at the Bridge and High intersection. He wondered what effect this proposal would have to the Historic Dublin businesses, and was concerned that the customer base could leave for this side of the river. He said the only way to avoid this was to make a stronger connection between the Historic District and the new development. He noted that the west landing of the pedestrian bridge will be below High Street and said that the bridge won't be visible at all from Historic Dublin.

Mr. Taylor was not supportive of the monolithic apartments. He said he would like to see office and residential vertically mixed versus horizontally, and a wider range of housing types. He wanted to see buildings where it could all happen together at once, and agreed that retail should extend to the east along Park Avenue. He said that we need to think about development beyond this development, and extend planning further to the east and west to understand how everything will fit together.

He wanted more detail on the street types, and was concerned that 12 feet of sidewalk is not enough to accommodate through foot traffic and outdoor dining spaces. He also wanted detail on street tree height and spacing, including if they are proposed as wells or lawns.

Mr. Taylor said that in all of the blocks of the plan buildings have been pushed from edge to edge within the block, with no room for small open spaces within the block. He said the development should include smaller scale parks and public green spaces that are walkable to all residential units. He asked if the block dimensions met the length and perimeter requirements for this zoning district.

Mr. Phillabaum replied that some of the block sizes depicted may exceed the maximum length permitted but more analysis is needed.

Mr. Taylor clarified that if the block lengths are exceeded, a mid-block access would be required and wanted to see how this was worked out.

He said that parking was a difficult issue to tackle in terms of predicting what the necessary number of parking spaces is and taking into consideration the overlap between businesses during the day and residents at night. He said at some point a parking authority may be needed to manage parking meters and garages, shared parking arrangements, etc. He was concerned with having so much of the parking underground and that this will kill street activity if direct access is provided from the below grade parking to the uses above with an elevator or other internal access way. He said he would rather see separate parking garages that require people

to walk out along the street to their destination in a nearby building, especially for office employees. He was unclear how the parking for the proposed townhouses was proposed to function, and requested additional information to clarify the relationship between this parking and how the residents access their units as these are refined.

Warren Fishman said he was also excited about things happening in Bridge Street after five years of working on the Code and attending meetings. He asked how much square footage of housing and how many housing units were proposed.

Ms. Groomes answered that it was 1.26 million square feet of development with 1,162 housing units.

Mr. Fishman thought that this density of dwelling units was out of kilter from Code. He appreciated the comments from the architects on the Commission and said that hearing their input was very valuable to him. He said he wants to see beautiful architecture with durable materials that will last for the next 100 years, because that is what makes a lasting community. He said the buildings had to be adaptable and this can only be accomplished with masonry construction.

Mr. Fishman agreed that priority should be given to executive level professionals, as they bring income to the city through income tax, not young professionals. He said that most people he has talked to at Bridge Street events say that they want to own their residence, and it is only because of the current economy that they are renting. He believed that young executives want to own a condominium with at least 1,500 square feet, 2 bedrooms and an office. He said that there shouldn't be any one car garage units, that two should be the minimum.

Mr. Fishman suggested that bicycle parking facilities should be included on the interior of buildings. He said that at APA and other training venues he has attended he constantly hears that the cities that have implemented form based codes were disappointed because developers built too many apartments. He said these communities were left with empty storefronts that zoning made them put in, but that they have no incentive to lease because the rents for residential are paying for building.

Mr. Fishman wanted to stick to the uses and other requirements that are in the Code as they spent countless hours working on that language with staff and City Council. He said he had a lot of respect for the work of Ken Danter and would be interested to see the results of his analysis mentioned by the applicant.

Victoria Newell apologized for missing the presentation by the applicant, and said she could sum up her concerns as being in three areas. She thought the plan was too heavily weighted toward only residential uses at the north end and was concerned with this separation of uses. She said a stronger connection needs to be made to Historic Dublin, as both sides of the river should be able to benefit from this development. She said she was very familiar with this type of commercial residential construction and sees a trend occurring with this type of development. She asked what is it that will make this area unique, as these types of townhomes and the other architectural character is being seen everywhere. She had concerns with what the rear of the townhomes would look like.

Chris Amorose Groomes said she was in agreement with almost everything the other Commissioners said. She said she had reviewed some of the previous impact and capacity

studies for Bridge Street produced by a number of talented consultants. She was concerned with the numbers proposed in this development plan and how they compare with what was projected for this area in the Vision Plan and the Planning Foundations document.

Ms. Groomes noted that the Vision Plan included a target housing unit mix for the next 5 to 7 to 10 years, with 807 rentals, 425 multi-family condos, 175 single-family attached and 93 single family attached, and that was for the entire Bridge Street Corridor. She said she was concerned this proposal exceed what was projected in the impact studies for the Riverside District. She said we need to achieve the right balance of commercial and residential uses. She believed that the real financial assets to the community are our corporate office employers, as opposed to residential uses which generally cost the city. She said the great frontage being created along Riverside should be devoted to the these corporate employers, not residents.

Ms. Groomes said the Riverside frontage should be more engaging and had concerns with the size of the buildings at Riverside, as this scale gets out of hand very quickly. She remembered the Lane Avenue project they had toured as being just under 100 dwelling units, and that the building felt really big, and was concerned that these buildings will be even bigger. She said she was not comfortable with the size of the apartment buildings along Riverside.

Ms. Groomes agreed with Mr. Taylor that Park Avenue is not wide enough to accommodate the amount of pedestrian activity desired. She said she hoped that this area would be an authentic, complete neighborhood. She said some areas of the plan seem disjointed and recommended that it be more diverse in the distribution of uses. She challenged the applicant to make this an authentic place and a complete neighborhood with more of the daily service needs of residents and businesses more buildings of a smaller scale.

She was concerned about auto courts behind the townhomes, and thought this arrangement really defeats the urban environment. She expressed a preference that the units use an underground garage as opposed to the auto courts. She said she shared the concern of Ms. Newell that this architecture looks very similar to what is being done everywhere and fears that the buildings will become dated. She said people should not be able to look at a building and immediately tell when it was built.

Ms. Kramb spoke again and said she wanted to see the development numbers and how they match what has been modeled. She also wants more information about how the buildings match what is permitted by Code. She wants to see smaller, more unique buildings

Ms. Groomes invited the applicants to ask questions of the Commission and hoped that a clear image was provided and that they can come together on solutions.

Mr. Martin agreed with the notion of extending the non-residential uses along Park Avenue to the east. He said that they too hold the conviction that as this area becomes successful development will want to move in that direction.

Mr. Yoder was not certain that a true vertical mix of uses with residential above office above retail at the ground level was plausible economically and from a Code perspective, but they were confident that a very active street can still be created.

Mr. Martin clarified the width of the sidewalk along Park Avenue as being typically a minimum of 12 feet which would be clear walking dimension. He said this is wide enough for three people to walk abreast. He said this 12 feet would be in excess of any space dedicated in front of the buildings for seating/dining. He added that he had participated in many public meetings and the Commission's comments were some of the most astute he has heard, and that the Commissioners were very consistent in their comments. He said it was a very valuable discussion.

Mr. Yoder thanked the members of the Commission for visiting The Lane in Upper Arlington. He said that it was a 108 unit building and many of the buildings proposed here would be smaller than that.

Ms. Groomes said that the other Commissioners may be a lot more comfortable with this building size than she was.

Mr. Hardt said the one building in particular that he was concerned about from a scale perspective was the building just north of Park Avenue.

Brent Crawford of Crawford Hoying Development Partners said that they are experiencing a trend in demographics at their projects that is skewed toward empty nesters, but also to slightly older young professionals in the late 20s to mid to late 30s, and not as much those young people just out of college. He said the average age of their residents was over 40 with an income over \$100,000. He said the desire for large homes among this demographic has changed.

Ms. Groomes said that she thinks that our office residents are also important to accommodate. She said she wants to give the apartment renters good space within the plan, but maybe not the best spaces. She added that there should be 'almost enough' apartments available in Bridge Street to meet the market demand.

Mr. Crawford said that there was a conscious decision to locate the core of the non-residential use along Park Avenue, and that businesses want to be located in these walkable environments just as residents do. He said he could see potential to push the office more to the north because the interest has been very strong.

Ms. Groomes thanked the applicants.

Terry Foegler informed the Commission that the financial analysis from the applicant of the structured parking, the streets and other infrastructure would be advancing soon and may inform how much parking will need to be provided for additional office use in the development plan. He added that another significant regional study on demographics over the next 30 to 40 years was coming soon and was reflecting a significant trend toward single person households.

Justin Goodwin clarified for the Commission that a more robust capacity analysis was conducted more recently than the Vision Report that was reference by Ms. Groomes, and that this could be provided to the Commission along with the fiscal analysis that was also completed in the time since the Vision Report analysis.

Ms. Groomes called a short recess until 9:05 pm.

2. Village at Coffman Park PUD – Ganzhorn Suites
13-058Z/PDP/PP **Rezoning with Preliminary Development Plan/**
(POSTPONED) **Preliminary Plat**

This case was postponed prior to the meeting as requested by the applicant.

3. Bridge Street District – Code Modification
13-095ADMC **Administrative Request -Zoning Code Amendment**

Ms. Groomes said she is unsure how to tackle the rest of the Code and asked what remains to be reviewed.

Mr. Goodwin noted that at the last meeting, the Commission had discussed working through each remaining section of Code with Planning providing initial observations of what items need to be addressed prior to the Commission's discussion on each topic. He said Planning is open to another approach if the Commission has a preference.

Ms. Groomes said that it is nice to have materials from Planning during the discussion. She said there are some topics like parking in an urban district that it is difficult to discuss because we have not had experience with this type of development.

Mr. Hardt recalled that an earlier Commission discussion at which the Commission came up with a list of Code items and set priorities for discussion. He said he thought it was okay if an individual Commissioner had specific concerns, such as parking, that everyone would have the opportunity to have that discussion and that some would be more interested in other topics. He asked if Planning had completed its full technical review of the Code.

Mr. Goodwin said that Planning has prepared a list of issues and potential revisions for all Code sections over the past year and has been reviewing each section again prior to sending the annotated copies to the Commission for Review.

Mr. Hardt said he believed Council would grow weary of receiving Code revisions in pieces.

Mr. Goodwin noted that the Commission had decided to review the rest of the Code prior to sending it to Council.

Mr. Hardt said it was easier for him to focus when the Code was the only item on the agenda.

Mr. Taylor agreed and asked how many more pieces of the Code there are to review.

Mr. Goodwin replied that each Code section warrants a review.

Mr. Taylor agreed and said it would be helpful to group the information together to have a more efficient review rather than having a piecemeal review after long agendas.

Mr. Fishman suggested scheduling a special meeting.

Mr. Hardt agreed and said it would be easier to have the discussion at 6:30 instead of 9:30.

Mr. Goodwin suggested one of the January meetings could be set aside for Code review.

Mr. Taylor noted that the Commission had agreed to schedule special meetings as necessary.

Ms. Groomes said she would prefer to keep the project moving and suggested a December special meeting. She asked how much time Planning would need to prepare review materials.

Mr. Goodwin said it would depend on how much detail the Commission would like to see. He said Planning could provide a full annotated copy of discussion items in December, but would need more time to draft actual revised Code language.

Ms. Groomes said she preferred December 12.

Amy Kramb said she would not be available that day.

Ms. Groomes suggested either the 11th or 12th if either date is not necessary for a BZA or ARB meeting.

Mr. Goodwin noted he would be on vacation that week but that other staff would be available for the special meeting.

Ms. Husak introduced Laurie Wright, Planning's new Staff Assistant and said that Ms. Wright would be helping with the Commission meetings in the future.

Ms. Amorose Groomes adjourned the meeting at 9 p.m.

Bridge Park Development Review Timeline

Crawford Hoying (Bridge Park) Development Review Timeline

The following application procedures and timeframes reflect the revisions to *§153.066 Review and Approval Procedures* submitted to City Council for approval on October 28, 2013. Timeframes for items listed in **Blue Font** are dependent on the applicant.

A. Request for Informal Review with the Planning and Zoning Commission

1. Informal Review—The Planning and Zoning Commission provides non-binding review of proposals at an early, conceptual stage before a formal application is submitted. The Informal Application is not specified in the Bridge Street District Regulations, but is available for any applicant who would like early feedback from the Commission. The Informal Review may be filed concurrently with the required Pre-Application Review.

Complete: November 14, 2013

B. Request for Pre-Application Meeting with the ART and Submittal of Materials for Non-Binding Input and Recommendations from the ART

2. Pre-Application Review (≤24 days)—The Administrative Review Team (ART) Provides non-binding review of proposal and information on procedures and policies of the City. The ART reviews materials submitted within 14-days of request for Pre-Application Review and receipt of materials. Within this 14-day period the applicant attends an ART Pre-Application Review meeting and shall receive a written summary of this Pre-Application Review within 10-days of the meeting.

C. Preparation & Submittal of Zoning Code Amendment to create a new BSC Neighborhood District and Area Rezoning

3. Combined Code Amendment + Area Rezoning (Approx. 70 days + 30 days)— The ART reviews and makes a recommendation to Planning & Zoning Commission (PZC) evaluating the proposed Code Amendment and Area Rezoning for consistency with the broader objectives of the Code and the Community Plan. A determination on the Code Amendment and Rezoning Applications by the PZC is not time-limited. A First Reading and Second Reading by City Council will be required; effective date of the Code Amendment and Rezoning is 30 days after City Council approval.

D. Preparation & Submittal of Basic Development Plan + Basic Site Plan Applications

4. Combined Basic Development Plan and Basic Site Plan Reviews and Determinations (≤28 days)— The ART reviews and makes a recommendation to Planning & Zoning Commission (PZC) evaluating the proposal for consistency with Code and the Bridge Street District Plan, as well as providing direction for future Development Plan and Site Plan Applications. A determination on the Basic Plan Applications by the PZC is required within 28 days of submittal and acceptance of complete Applications to the ART.

E. Preparation & Submittal of Development Plan Application

5. Development Plan and Determination (≤42 days for ART recommendation + PZC determination)—The ART reviews the Development Plan and makes a recommendation to the PZC and the PZC is required to make a determination on the Development Plan application within 42 days. The purpose of the Development Plan is to ensure that the street network and block framework are consistent with Code, as well as ensuring that the proposed development is consistent with the general development requirements of the City with respect to elements such as infrastructure, transportation, and environmental considerations.

Bridge Park Development Review Timeline

F. Preparation & Submittal of Preliminary Plat Application

Preliminary Plat (Standard PZC & CC Timeframes)— Although the timing of the Preliminary Plat after the Development Plan is not required by Code, we strongly encourage that the Preliminary Plat follow the Development Plan Review as there could be potential modifications required to the Preliminary Plat following the Development Plan review by PZC. The Preliminary Plat is not reviewed by the ART, but as a separate application procedure under the City's subdivision regulations.

G. Preparation & Submittal of Site Plan(s)

6. Site Plan(s) (≤42 days for ART recommendation + PZC determination)—A Site Plan determination cannot occur until after the Development Plan is approved by the Planning & Zoning Commission. The ART reviews and makes a recommendation to the PZC and the PZC is required to make a determination within 42 days. The purpose of the Site Plan is to ensure that the proposed development of individual sites and buildings is consistent with Code and the approved Development Plan, as well as ensuring that the proposed development is consistent with the individual development regulations. Each block within the proposed development would require a Site Plan Application, although they may be reviewed and processed concurrently or with some degree of overlap.

H. Preparation & Submittal of Final Plat Application

7. Final Plat (Standard PZC & CC Timeframes)

I. Preparation & Submittal of Building and Site Permit Applications

8. Building Permits (±70 days)

**Attachment 11:
Bridge Street District – Public Project Key Map**



Bridge Street District Scioto River Corridor: Public Projects



- | | | |
|----------------------|---------------------------|--|
| 1. Pedestrian Bridge | 4. Riverside Park | 7. East Road Network |
| 2. Roundabout | 5. North Street | 8. Bridge Street Bridge Pedestrian Facilities (conceptual) |
| 3. Riverside Drive | 6. North Riverview Street | 9. John Shields Parkway Bridge (conceptual) |