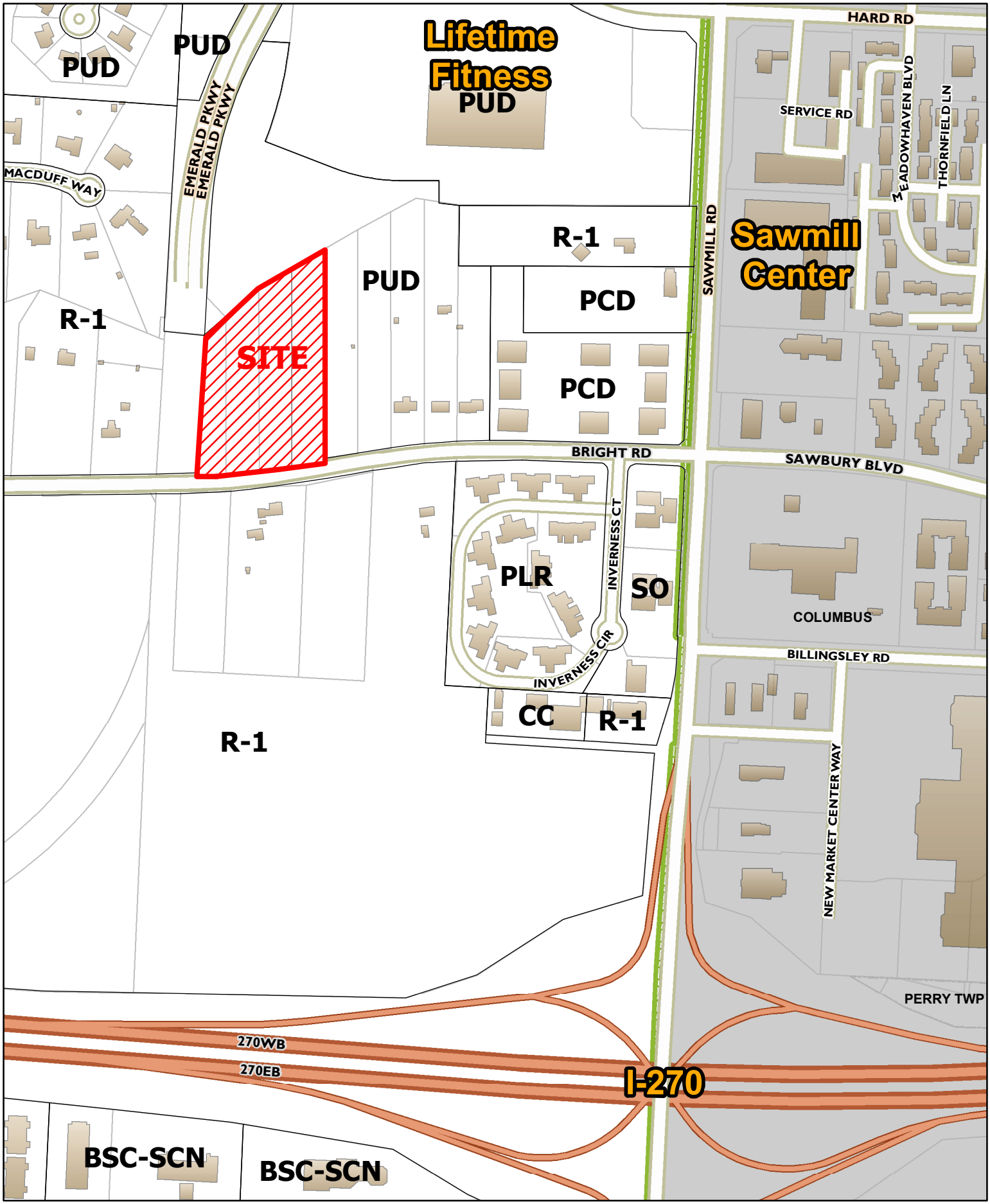


City of Dublin

15-006Z/CU
Rezoning / Conditional Use
COTA Park & Ride
4000 Bright Road

0 150 300
Feet

N

Vice Mayor Lecklider stated that he, too, is disappointed that the drive alignment could not be altered. The setback could not be at 10 or 15 feet for one building alone; it would be necessary for all three buildings.
Mr. Hale concurred.
Vice Mayor Lecklider stated that although there will now be 30 feet to work with, this is something outside the normal procedure. It has been inferred that Council members may not be overly familiar with nursing facilities, but he has two relatives in such facilities. He does appreciate what this facility will offer the Dublin community.

Mrs. Boring moved to amend the conditions to add that a semi-permanent fence be placed and maintained throughout the entire construction period to protect the trees on the western border.
Ms. Salay seconded the motion.
Mayor Chinnici-Zuercher inquired if Mr. Hale would accept the additional condition.
Mr. Hale indicated that he accepts the additional condition.
Vote on the Ordinance as amended: Mr. Reiner, yes; Mr. Keenan, yes; Mrs. Boring, yes; Mayor Chinnici-Zuercher, yes; Ms. Salay, yes; Mr. McCash, yes; Vice Mayor Lecklider, yes.

**POSTPONED ITEM**
**Ordinance 58-07**
**Adopting the 2007 Community Plan. (2007 Dublin Community Plan - Case No. 07-056ADM)**
Mr. Combs stated that there is no formal presentation tonight. A summary of all of the motions from the December 3 special meeting has been included in the meeting packets (attachment A).
Mayor Chinnici-Zuercher invited public comment.

Jane Swickard, 2755 Terrace Street, Millersport stated that she hopes all have had an opportunity to read her letter of December 4 regarding the new Community Plan and the proposed setbacks for the southwest corner of Avery and Woerner-Temple Roads. As stated previously, the setbacks would significantly affect the value of the property owned by her family -- a conservative estimate is 38 percent of usable land. Her family requests that Dublin's new Community Plan, which encompasses their property, be flexible in regard to setbacks and that any development proposals for this property be considered on the merits of design and what will benefit the Dublin community.

Wallace Maurer, 7451 Dublin Road, stated that he has 4 issues to address.

- Preservation of the Holder-Wright works. This was addressed previously with respect to the Indian Mounds, and he expressed concern about their preservation. Previously, the City was awarded a $132,000 grant for the site which was canceled when the owner decided not to sell. Does this affect the preservation plans?

Ms. Brautigam responded that Council adopted a policy of intent to preserve that property. The current property owner is aware of the City's desire to purchase the property, but is not yet ready to sell. They will contact the City when they are ready to do so.

- Water towers. There is the possibility of making water towers visually palatable. Along I-270 between Dublin and Worthington, two waters towers are visible. Their structure is considerably modified from the typical water tower of the past, and they are painted a soft color combination that reduces the visual impact. This could be a future art project for the Dublin Arts Council – a large scale "Titration" type project.
- Bike lanes. In Los Angeles, drivers are very respectful of the bike lanes. However, in the Los Angeles culture, pedestrians have the right of way.
- Ponderosa Estates. He has many thoughts on this issue, and will commit himself publicly to sharing them, albeit it will be through the local newspapers.

Claire Wolfe, 5521 Indian Hill Road, River Forest stated that she is here to speak about the Memorial Bridge issue. She is very disappointed with Council's decision to remove the bridge from the Community Plan. The bridge has been in the Plan for ten years, which is very foresighted. Removing it from the Plan is very shortsighted. Its presence in the Plan did not mean that it necessarily must be built in that location. Its proposed location was very close to her home, so she could not be accused of being one of the

"not in my backyard" citizens. The City needs to make provision for additional traffic across the river. Some of the remarks expressed in the local papers were somewhat inane, such as, "It is not our problem that the roads are so full" and "Much of the traffic is from the north and those communities should participate in the building of a bridge." That may be true, but Dublin recently rezoned a very large area between McKitrick and Brock roads. There is also Deer Run, Glacier Run and Glacier Ridge Park and the northern part of Muirfield road. The Cardinal Health new construction is anticipated to add an additional 600 cars to SR 745 and Emerald Parkway. Removing the provision for the bridge in Amberleigh where rights-of-way have already been identified seems shortsighted.

Mayor Chinnici-Zuercher requested that the Woerner-Temple/Avery Road area plan be displayed.
Mr. Combs noted that the drawing could be found on page 85 of the Community Plan draft.
Ms. Salay stated that originally she did not support a mixed-use development in this location, nor did most of the neighbors. What made the concept palatable was the incorporation of the large setback that would preserve the pastoral feel along Woerner-Temple west and south on Avery Road. That may not be maximizing the value for the landowners, but that is not the standard by which Council makes its decisions. While she is sympathetic to the plight of the landowners, that is the risk of investment -- there is not a guaranteed return. Time and circumstances can affect it. However, the landowners will not lose; they will receive a fair return for their land. Long term, this is the best plan for the community. A Community Plan must reflect the overall interest of the community rather than the individual interests of the landowners. The right thing to do is to keep the setbacks as discussed previously.

Mayor Chinnici-Zuercher inquired if there were any other comments regarding the Community Plan. The staff memo included in the packet lists the changes that were made in the final draft as a result of Council's public hearing discussions and direction.

Mr. Keenan stated that the Community Plan update has encompassed a three-year effort. He thanked everyone for their hard work on the project.

Ms. Salay stated that she recently reviewed the Community Plan materials she has accumulated over course of the project and was struck by the overly optimistic goal of the initial timeline of 12 to 18 months; it has taken nearly four years. She was one of the original advocates of the need to update the Community Plan. A large portion of her ward was undeveloped, and the area was under-planned. Although it has been a long process, it has been very beneficial. Council has addressed many issues, many of which were unexpected. She thanked staff, particularly Planning, for the very long hours committed to this task. She is concerned, however, that in the end Council may have yielded to the political pressure of the year and not adopted the best long-term policy regarding a couple of issues. Dr. Wolfe, who spoke earlier, may be correct. If so, she apologizes to the future residents who may have to re-visit the bridge issue. Former Council Member Kranstuber, who mentored her when she first assumed her seat on Council, once said that during his years on Council, he observed that Council had not bowed to political pressure but had worked together to do what was best for Dublin. She had hoped that would also be the outcome of this effort. Nevertheless, Council must move on. She heartily supports the Community Plan update and is honored to have been part of the process.

Vice Mayor Lecklider stated that he was also involved with the 1997 Community Plan update, and is not certain where that ended and the new one began. In Dublin, if Council errs, they err on the side of inclusion, including the opinions of more rather than fewer, and that ensures a better result. In addition to staff, he would like to recognize the various boards who had input and devoted time to this effort, particularly the Planning and Zoning Commission. Although there may be details that do not meet his expectations, the vast majority of it does. That is the result of a democratic process. The City and the community can be proud of the result.

Mrs. Boring stated it has been a long three years, and she will therefore make her comments brief. She thanked Mr. Combs and all the Planning staff for their work.

Mr. McCash stated that this began as a simple update, but evolved into a complete re-write of the Community Plan, completed 10 years after the adoption of the previous version. The 1997 process was also lengthy, but probably not as trying as this process. He commended staff. This is probably some of their best work. Unfortunately, Council's subsequent work may not have been their best work. He has debated the proper action for himself tonight in view of the likelihood that future residents will confront a future Council about the need for an additional bridge over the river. He wants to be on the record for his position that Council's decision regarding the bridge may not have been the best. He trusts that in the future, an update or revision will reevaluate this issue.

Mr. Reiner stated that he assumed a seat on Council at the time the 1997 Community Plan was being completed. It is not improbable that a future Council will be doing the same in another ten years. This Plan is based upon 10-15 year projections, and the community will likely change significantly during the next few years, resulting in the need for another review. He thanked Mr. Combs, the Planning staff and the City Manager for taking on the monumental task of a Community Plan re-write simultaneously with the already heavy workload dictated by the high volume of development in Dublin. He believes this is the best plan for the community at this time. A future community and Council will produce another plan, if needed.

Mayor Chinnici-Zuercher also thanked Mr. Combs and all staff who worked on the Community Plan. As she contemplated the point at which the project took a turn for the better, she believes it was when staff took charge of the project, following the early work by the consultants. That is something that needs to be remembered in the future. The staff, Council and citizens know what the community wants and what would be best for it. Consultants can play a role, but not a lead role, in shaping the Community Plan for the community. She commended Mr. Combs for "stepping up to the plate" and committing the extra time to accomplish the task. All Council members, with the exception of Mr. Keenan, were also involved with the 1997 Community Plan. That update was a very community-based effort, with hundreds of people involved. What it resulted in was a tremendous "buy in" of the community for many subsequent years. Many people in the areas that were later developed were involved in the development of that Community Plan and were able to shape what ultimately happened. She agrees that in the next ten years or less, the City will likely re-evaluate the 2007 Plan. She believes there is great value in the active participation of citizens in the process – in fact, they should lead the process. The outcome may or may not be different. The important thing is that it is really their Community Plan. Citizen investment in the application of the Community Plan is the reason Dublin enjoys such a beautiful community. She hopes this perspective is pulled from the archives at the time Dublin again considers changes to the Community Plan.

Vote on the Ordinance: Ms. Salay, yes; Vice Mayor Lecklider, yes; Mr. Reiner, yes; Mr. Keenan, yes; Mayor Chinnici-Zuercher, yes; Mr. McCash, no; Mrs. Boring, yes.

**SECOND READING/PUBLIC HEARING - ORDINANCES**
**Ordinance 87-07**
**Adopting the Annual Operating Budget for the Fiscal Year Ending December 31, 2008, and Declaring an Emergency.**
Ms. Brautigam stated that the information provided in this packet includes the updates made as a result of Council's budget work sessions in November.

Mrs. Boring stated that she missed the second budget work session. She has some major concerns about some of the expenses that have been budgeted. She does not believe that Council has a sufficiently tight handle on the budget and that they should begin to look at certain things more closely. There are tasks that current staff is no longer able to do, so additional full-time staff is being added to do the work. She would like to have an understanding of the reasons for that.

The purpose of the US 33 area plan is to establish a general vision upon which future policy decisions can be based as conditions warrant.

An issue was raised at the last meeting due to a letter that was received from the Central Ohio Bicycle Advocacy Coalition (COBAC).
Mayor Chinnici-Zuercher requested that Council discuss the US 33/Jerome Township area before moving on.

Mrs. Boring inquired if Council would continue discussion of the Northeast Quad area plans that were not discussed previously.
Mayor Chinnici-Zuercher noted that the only one addressed in the meeting materials is the Bright Road area.
Mr. Combs responded that the memo contains additional information that Council requested on that area.
Mrs. Boring inquired the plan for continuing discussion.
Mayor Chinnici-Zuercher asked for her preference. Both US 33 corridor and Northeast Quad residents are present. Citizens have signed up to speak on the following areas: Tuller Road/Riverside Drive, Rings Road, Northeast Quad, Memorial Drive extension and bridge, US 33 corridor, and the Community Plan in general.
Mrs. Boring stated that for the public's benefit, there should be a schedule for the discussion.
Ms. Brautigam responded that staff's plan was as to discuss the outstanding issues, including any outstanding items in the Northeast Quad; complete staff's report; and conclude with Council discussion.
Mrs. Boring stated that proceeding in a methodical manner, Council could begin with the Northeast Quad, then proceed to the US 33 corridor, then address other areas.

Mr. McCash stated that Council also provided a memo with an alternative timeline for adoption of the Community Plan. Is the intent to adopt the plan at the December 10th meeting, or has that been modified to January 7th?
Mayor Chinnici-Zuercher responded that it was Council's goal that it would be the present City Council that would approve the 2007 Community Plan, and the last meeting this year is December 10th.
Mr. McCash inquired Council's response to staff's suggested alternative timeline. If the adoption is not intended to occur until January 7th, there is no need for him to be present for this discussion.
Mayor Chinnici-Zuercher stated that it was well over a year ago that Council requested that the Plan be completed with this Council, which is the body most knowledgeable of this work. Therefore, she would prefer to maintain the December 10th adoption schedule.

Discussion followed.

Council consensus was to schedule a special meeting on December 3 at 6:00 p.m. for completing discussion of the Community Plan. The goal tonight will be to end discussion at 11 pm.

- **Northeast Quad – Bright Road Area Plan**

Mr. Combs stated that at the last meeting an overview of the plan was given, covering the area east to west along Emerald Parkway. There is Office use along the ravine area; maintenance of park to the north of the ravine to preserve existing cemeteries and the Indian archaeological site, the Holder Wright works. To the west, there is additional Single Family use, and as Emerald Parkway turns to the north, along the final segment to be constructed, there would be a variety of Office use around the interchange at Sawmill Road/I270. Moving further to the north along Bright Road, there would be Medium, Mixed Residential on the north and south sides with additional Office integrated into existing Office along Sawmill. At the last discussion, Mrs. Boring raised a question about the proposed density. Comparative densities are noted within the staff memo.

Mrs. Boring stated that at one time, Area 3 was proposed as Office. Converting it to Office rather than Residential has been proposed. There is currently a mix there. This

is a critical issue to the area residents. Perhaps those residents should have an opportunity to speak.

Jim Hendrix, Continental Real Estate, indicated he is representing Alan Vrabel who owns the 33 acres at the corner of Tuller and Riverside Drive. Previously, Paul Ghidotti presented a bubble plan of what they hope to develop on that site -- a mixed use of senior housing, nursing home, medical and ancillary retail. Mr. Vrabel purchased the property approximately 13 years ago and cleaned up the driving range with the intent to develop a mixed use office campus on the site. That plan has evolved over the years. He is also in the nursing home business. It is their belief that the mixed use of senior housing, medical and retail would be a better use of the property. They request that the City consider those plans in connection with this property.

Mack Parkhill, 7879 Riverside Drive, stated that he is a trustee with the East Dublin Civic Association. As well as speaking for himself, he indicated to Randy Roth earlier today, whose father is ill, that he would present his concerns. The residents believe that the proposed Summitview/Sawmill area plan is good. They do not object to alternative land use plans as long as retail is not included, and it has not been. There are concerns about the SR 161/Sawmill Road/Riverside Drive area. Many suggestions have been made for the Digger & Finch, formerly Bash, property. However, the scenic corridor designation for Riverside Drive does not begin at Tuller Road; it has always started at SR 161 and proceeded to the county line. In the past, the residents have opposed most of the proposals, which have included a large, 3-4 story apartment building and a large, Florida-style high-density residential project. The City Planning Commission agreed that those proposals were not appropriate for a scenic route. They ask that Council keep that in mind as they review this area. At this time, another high density housing development is proposed for the area. The residents ask that Council protect this scenic route. The residents love the existing greenspace. However, if plans for the area do not remain exactly the same, they ask that whatever the plan is that it be more in line with the existing use than what is proposed, which is to fill in the site and completely change the entire character of this entry point to Dublin.

Speaking for Mr. Roth regarding the Bright Road area, there is concern regarding staff's plan for land along Bright Road east of the power lines. The 1997 Plan suggested that the land north of Bright Road be re-developed as Office, similar to the existing professional offices on Bright Road, and that the 10-acre site immediately south of Bright Road be redeveloped as multi-family condominiums to protect the Village of Inverness. Recently, staff has proposed inverting the plan so that the Office use would be contiguous with the existing Office use on the south side of Bright Road. The residents agreed, so the Plan proposed multi-family condominiums in the area north of Bright Road and professional Office to the south. Last month, the residents were startled to see a new draft of the plan, which shows both areas developing as multi-family. The residents were not consulted about the last-minute change, and they are concerned about it. Previously, any proposals were discussed with the civic association. It is their belief that the recent change is a mistake for the following reasons:

(1) The professional offices on the east side of Bright Road and to the east of Sawmill along Billingsley and Sawbury are fully occupied. There is a market for professional office space in the Sawmill corridor because Columbus did not zone enough space on the east side of Sawmill Road. Additional professional offices would serve residents in the Sawmill corridor and would not compete with Dublin's new Innovation Center. A large, multi-family zoning on the east side of Bright Road would make it difficult to attract upscale office projects to the neighborhood. A large multi-family area would damage the Office use potential of the surrounding land just as the apartments on Sycamore Ridge damaged the Office potential along Tuller Road. Not one new office building has been built in that area since the apartments were added.

(2) It sets a double standard for the appearance of Emerald Parkway east of the Scioto River. The City has not allowed a multi-family rezoning anywhere along Emerald Parkway since it was planned in 1990. All the zonings have been for Office, Institutions, or Single Family Housing.

(3) Less than half of the dwelling units in east Dublin will be owner occupied if the suggested plan is followed. The Civic Association is adamantly opposed to lowering the proportion further. It is very easy to attract residents to apartments in Dublin because of the schools, but the high proportion of transient students who come from areas with very poor schools has had an extremely negative impact on the schools that East Dublin children are attending. It is incumbent upon Dublin not to exacerbate this problem.

(4) The plan shows a parking lot in the area north of Billingsley Creek where the Indian burial mounds exist, an area designated for archaelogical preservation. The parking lot should be moved to the south of the creek or the western end of Bright Road where it will not compromise the historic district.

(5) They oppose several components of the Sawmill-SR 161 area plan. They believe the Sawmill Road frontage should remain commercial. They support the City's long-standing goal to generate revenue from this corner, and they would prefer to see it developed imaginatively as a retail center rather than abandoned to multi-family or a village concept zoning. They would like to see Snouffer Road continued west across Sawmill Road to improve access to the interior of that site, and they would like to encourage the development industry to acquire the small frontage properties along Sawmill Road and include them in a larger, retail PUD. The new retail developments along SR 161 send a message that the land is suitable for retail where the road access is adequate and the sites are visible. The problem is addressed by improving the flow of traffic and visibility and redeveloping the frontage. It is doubtful an eastern-style, urban village development would succeed in the Sawmill corridor because the area is dominated by mid-scale, bargain retailers, not upscale retailers. They do not believe the character of the area can be changed east of the power lines.

Mr. Reiner inquired if his statement is that there is 50 percent existing rental there now.
Mr. Parkhill responded that would be the proportion with the additional proposed multi-family. That is of great concern to the existing residents.

Mayor Chinnici-Zuercher requested that Mr. Combs explain the reason the area plan was changed.
Mr. Combs responded that it has not changed from the June 2007 draft. Although there were concerns voiced at one of the public meetings and the option of placing Office on one of the two sites suggested, there was no direction given at any of the joint work sessions.

Multi-family condominiums north of Bright Road, east of Emerald Parkway
Mrs. Boring stated that the residents desire that the Village of Inverness be surrounded by multi-family condos. The area they are concerned about is the area north of Bright Road and east of Emerald Parkway. The adjacent area is designated as Office, and those offices are always full. She would suggest that this area also be changed to Office use.
Mrs. Boring moved to revise the area plan to designate this particular area as Neighborhood Office.
Mr. Reiner seconded the motion.
Mr. Keenan requested clarification of the site.
Mr. Combs responded that it is Bright Road between Sawmill and Emerald Parkway.

Mr. Keenan inquired if the Office use would have appropriate access.
Mr. Combs indicated it would.
Mr. Keenan inquired if any issues were envisioned with the proposed change.
Mr. Combs responded that an Office use rather than Residential would generate a difference in traffic, but he could not say specifically how it would impact the intersection.
Mayor Chinnici-Zuercher noted that these would be neighborhood office size buildings.
Mr. Combs responded that by definition, it would be within a range of 9,000 sq. ft. /acre.

Vote on the motion: Mr. Keenan, yes; Mr. Reiner, yes; Mayor Chinnici-Zuercher, yes; Mrs. Boring, yes; Mr. McCash, yes; Vice Mayor Lecklider, yes.

Proposed Parking Lot on Indian Mounds Site

Mr. Combs noted that given the decision that was made to cul de sac Bright Road along Riverside Drive, the expectation is that this would become a community-scale park due to its importance. That generates the need for some level of parking provision. The intent was to represent a very small parking lot that would be integrated into the design. The idea was to keep all of the park traffic off of Bright Road as a residential road, and focus it off of Emerald Parkway.
Mrs. Boring stated that it is a good idea to provide sufficient parking for these parks. Did Mr. Parkhill understand the reason for the parking space? What was the specific concern?
Mr. Parkhill responded that the concern is that the parking is located much too close to the archaelogical site itself, which was intended to be preserved as it is. The civic association suggested that the parking lot be moved south of the creek and west of Bright Road, where it would impact the archaelogical site must less.

Vice Mayor Lecklider stated that this is conceptual only. He is confident that the City would not create a parking lot that would damage the integrity of the archaelogical site. He is not certain the City would want to incur the expense of a roadway in that location.

Mr. McCash noted that there is the issue of the Billingsley Ravine. It is better to show it this way with the understanding that a later Council could decide to build it across the ravine. The important thing is to remember the impact on the ravine itself.
Mrs. Boring inquired if Council would consider a curbcut on Riverside Drive.
Council indicated they would not.
Mrs. Boring stated that she is concerned about the neighborhood response if the road is shown with an access off Bright Road.

Mr. Keenan made a motion that the Bright Road area plan indicate only that there would be parking provided, but not a specific location.
Mayor Lecklider seconded the motion.

Vote on the motion: Mrs. Boring, yes, Mr. Keenan, yes; Mr. Reiner, yes; Mayor Chinnici-Zuercher, yes; Mr. McCash, yes; Vice Mayor Lecklider, yes.

Sawmill Road and SR 161
Mrs. Boring stated that the proposed plan was probably well received due to the greenway along Riverside Drive and the pedestrian pathway that runs east and west. The alternate proposal that was forwarded to the City was included in the meeting materials. She requested staff's comments.

Mr. Combs stated that this is the plan Mr. Hendrix referred to earlier. They propose a second-story office building on Tuller Drive, one to three stories in height. The plan continues the concept of a pedestrian greenway. Their proposed changes would include retail along Riverside Drive and a higher density mixed residential. In general, staff has no significant objections. Placing a lot of retail along Riverside Drive is not the best alternative for the area. The Community Plan provides for a road with river heritage character, with minimum setbacks of 60-100 feet. He is not certain Office at that scale would work.

Mr. McCash moved to leave the area plan is it is shown in the Community Plan, where it has been tested and modeled. This would not preclude the submission of future rezoning requests, and traffic studies could be conducted at that point.

Mrs. Boring requested input regarding plans for the Sawmill Road area. Mr. Parkhill has expressed concerns with staff's plan.
Mr. McCash stated that he disagreed somewhat with Mr. Parkhill's comments that it is not possible to change the mix in that area. With the right development plan, it would be possible to change and improve the mix. A good example is the southwest area of Dublin. The development, which includes the Golf Club of Dublin, has distinctly changed the area for the better. On the west side of Sawmill Road, Dublin has the opportunity to demonstrate to Columbus how to do development exactly how to do it right.

Mrs. Boring stated that she does believe Dublin should consider the suggestion to extend Snouffer Road.
Mr. Combs responded that this has been suggested previously. The City of Columbus does have jurisdiction over Sawmill Road. The plan does include the comment that Dublin would be willing to work with Columbus to address traffic issues at the various intersections, however, no specific provision was made regarding Snouffer Road.

Mrs. Boring inquired if a notation could be made in the Community Plan that it is Dublin's desire that Snouffer Road be extended across Sawmill Road.
Mr. Combs responded that a comment to that effect would be added.

Mrs. Boring referred to the provision for a mixed-use town center with a greenspace setback. Could this site be marketed for something educational, such as an institute – something other than mixed use?
Mr. Combs responded that the definition of mixed use is quite broad. It actually provides for a mix of government offices and institutions such as an educational use. That use could be incorporated into the plan. A walkable environment where an educational use could be integrated with the surrounding uses could attract interest.
Mrs. Boring inquired if that use should be specifically suggested, or should the plan remain as it is.
Mr. Combs responded that it is already covered in the list of mixed uses, but a note could be added to indicate an interest in having an educational use integrated into that area.
Mayor Chinnici-Zuercher suggested that it be added to the Planning Issues and Challenges on page 138. An educational use would not typically be thought of as a town center use, so it should be specifically noted.

Mayor Chinnici-Zuercher inquired about the absence of Lowe's on the map.
Combs responded that the policy direction seemed to discourage big box retail development. Those types of uses typically do not have longevity, and eventually this site will need to be redeveloped.
Mrs. Boring suggested that this specific planning area be extended further south to SR 161, retaining the existing bank building.
Mr. Combs stated that the general concept is to push the buildings to the street, in some areas providing greenway connections in some areas, but taking more of an urban feel. That pattern can be duplicated. The larger issue would be the type of uses. Would there be a different policy direction for that area, or would it be part of the town center development area.
Mr. Reiner stated that he would think it could certainly be part of the town center developments. For the present, Dublin is happy to have Lowes and the other businesses that are active there. This is a long-range plan to year 2050.

Mayor Chinnici-Zuercher moved to extend the town center concept to the SR 161-Sawmill intersection.
Mrs. Boring seconded the motion.
Vote on the motion: Mrs. Boring, yes; Mr. Keenan, yes; Mayor Chinnici-Zuercher, yes; Mr. McCash, yes; Vice Mayor Lecklider, yes; Mr. Reiner, yes.

Summitview and Sawmill

Mrs. Boring stated that the recommendations for this area and the areas to be protected are satisfactory. The association is hoping for flexibility in the plan. They are interested in maintaining a more "country" use, such as an equestrian park.

US 33 Corridor-Jerome Township Area Plan
Mayor Chinnici-Zuercher invited citizen comments.

Jesse Dickinson,10144 Brock Road, Plain City, stated that he believes his comments reflect the opinions of others in Jerome Township. He would like to comment on three issues: remarks at a previous meeting, the views of the citizens of Jerome Township, and remedies for the US 33 corridor. At a previous meeting, Mr. Guerin summed up the views of 100 residents. In the Industrial Parkway corridor, approximately one half of the

residential homes are within ½ mile of the US 33 corridor. The proposal is to have businesses develop along that corridor. He considers that to be a transfer of value from the individual homeowners to corporations. The homeowners' homes become valueless. The property becomes more valuable, but the businesses that move in will destroy the lifestyle of the existing residents and the potential for anyone else to use the land. Look at the Industrial Parkway area today for example.
[The meeting was briefly recessed for technical/recording difficulty.]

Mr. Dickson stated that another comment was made by a Council member that a township trustee's remarks were disingenuous. He concurs with that comment.
Many of the citizens want low density, residential development that can support the three school districts. The citizens group, originally designed for the citizens, has been infiltrated by architects and developers. The township trustees do not listen to the people, the residents. There have been 10 referendums. He has attended the MORPC and LUC meetings and spoken on behalf of the residents. He is providing a CD to Council tonight with a survey conducted of their area. It is well done, and he hopes Council reviews it. He sees three possible remedies to change Dublin's plan: (1) The US 33 corridor plan be revised to resemble Dublin's earlier plans for development of a lighter density. (2) Referendum of the proposed plans. He believes that in Dublin he has found people who believe they should be representatives of the people, not dictators to the people. (3) Merge. Annex the area and provide the proper zoning.

Kathleen Crowley, Planning and Zoning Coordinator for Jerome Township, stated that she realizes Dublin sees this area as its growth corridor. She would like to ask a couple of questions on behalf of Jerome Township residents that are in attendance tonight. She inquired if the US 33 corridor planning area that is being discussed, a couple thousand acres, is currently in Jerome Township.
Mayor Chinnici-Zuercher affirmed that it is.
Ms. Crawley stated that in order for the City of Dublin to implement this type of planning, the property owners would have to annex to the City of Dublin. The area plan being discussed by Dublin City Council is solely Dublin's plan, not Jerome Township's or the City of Marysville's. As it is now, those 2,000 acres are within Jerome Township. The citizens of Jerome Township could only be subject to Dublin's taxes if they were to annex to the City.

Mr. McCash responded that the residents are already paying school district taxes, which is the greater tax.
Ms. Crowley that the financial situation in a township is different than in the City.
Mr. Keenan stated that the millage is the same in the township as it is in the City. The only difference is the 1/2 mill the City collects. This issue is not about taxation, however; it is about planning.
Ms. Crowley responded that it is about land use, and Dublin can determine the land use only if the area is annexed into the City.
Mayor Chinnici-Zuercher stated the City's plan is conceptual only. When Jerome Township does their area plan, they do not look only at the township area. A plan looks at contiguous area factors that would have an impact on the municipality or township.

Mr. Reiner stated that there is often a misunderstanding that if an area annexes into the City, their taxes will greatly increase. The largest portion of the taxes paid are to the school district. The City portion is minimal. Additionally, the property owners are often concerned that the City will annex their property. Only the property owner can initiate an annexation.

Mr. Keenan stated that for the small amount of millage the City collects, a great number of services are provided.

Vice Mayor Lecklider stated that he would like to emphasis what Mr. Reiner alluded to and that annexation is not an action the City pursues. To be annexed, the property owner must initiate the process.
Ms. Crowley stated that she is aware of that. She also wanted to confirm that this is not a zoning; it is a community concept plan. She is simply confirming the facts for the township citizens.

Mr. Reiner stated that as Mr. Keenan indicated, with an annexation the property owner receives a large number of City services in return for a nominal tax increase. Dublin has the one of the highest levels of public services provided for its residents.

Mayor Chinnici-Zuercher inquired if Council members would like to request any changes to the US 33 Corridor plan, which is a conceptual design for areas outside the City's current jurisdiction.
Mrs. Boring stated that she believes some property owners in this area are aware of the high level of planning, including buffering, that Dublin provides and would be interested in annexing to Dublin. However, is it possible to plan around those neighborhoods, not over them?

Mr. McCash stated that this is essentially a future redevelopment concept. If this land were to become more valuable as Office use, the property owners would be inclined to sell their property to benefit from the higher value and move from the US 33 corridor.
Mrs. Boring stated that the "cashing in" concept is often misunderstood. $300,000 acre for raw land may be seem to be a good price, but selling the property for $300,000 when a house is included does not seem to be a "windfall."
Mr. McCash responded that the land involved in the Tuttle Crossing extension and rezoning increased much more in value than the houses sitting on the land. If the land is sold, the property owner will realize a much greater profit that they would have before it was rezoned. If the land in the US 33 corridor were to annexed into Dublin sometime in the future and zoned as Commercial but the land around it remained residential, Dublin would be sensitive to the adjoining neighbors. Dublin's zoning code requires a buffering element between commercial and residential properties.
Mrs. Boring noted that is how the "islands" are formed. She inquired what low density is contemplated here.
Mr. Combs responded that it would be single family.

Vice Mayor Lecklider stated that development happens incrementally and unavoidably creates islands. It is unlikely development would occur 300-400 acres at a time.

Mayor Chinnici-Zuercher inquired Mrs. Boring's recommendation.
Mrs. Boring responded that stated she would like the plan to indicate the existing residential. If she lived in this area, this plan would be very unsettling to her.
Mr. Keenan stated that US 33 is similar to Bethel Road, which eventually became retail.
Mrs. Boring stated that Bethel Road, however, is a major collector.
Mr. Keenan responded that US 33 is as well. This plan is a concept for 30 years in the future. If proper planning does not occur now, problems will result from uncontrolled development. The planning has no real effect, unless the land is annexed.

Mr. Keenan noted that, in his opinion, there is a significant problem with the plan. Prime real estate on a limited access highway is designated as Low Density Office use. What is the reason for that provision? This are is within the City's planning area.
Mr. Mc Cash responded that he believes that provision has been carried over from the once contemplated Erickson plan.
Mr. Keenan stated that he recalls the City decided to save this site for a use better suited for this prime real estate.
Ms. Brautigam stated that when this area was last discussed, staff recommended that the land be zoned as High Density Office use. The issue was raised whether transportation planning for high density has been conducted. As that had not occurred, staff agreed to remove the high density indication for this area. However, staff does agree that the proper plan for that area would be high density, and if Council would like to re-insert that into the plan, they would be happy to do so.

Mr. Keenan moved to revise the use from Low Density Office to High Density Office use for this site.
Mr. Reiner seconded the motion.
Mayor Chinnici-Zuercher clarified that the motion is to change the Cosgray/Shier Rings/ SR 161 Low Density Office to High Density Office.

Vote on the motion: Mr. McCash, yes; Mr. Reiner, yes; Mrs. Boring, yes; Vice Mayor Lecklider, yes; Mr. Keenan, yes; Mayor Chinnici-Zuercher, yes.

Mr. McCash inquired if there is an aerial of the area.
Vice Mayor Lecklider responded that it is on page 167 and 171 of the draft plan.
Mr. McCash referred to the Industrial Parkway area. Except for a small area, the majority of the area up to the Post Road interchange is designated General Industrial.
Mr. Combs indicated the areas that included Residential -- Industrial Parkway in the center of the planning area, Mitchell-DeWitt Road, Warner Road and area to the north.
Mr. McCash inquired if the homes preceded the industrial, or the reverse. He is curious about the Jerome Township planning.
Mr. Combs indicated he is not aware of the answer.
Mr. McCash stated that issues have been raised about the proposed Office and Industrial designations, yet, in Jerome Township, General Industrial exists next to Residential. That does not occur in Dublin.

Mayor Chinnici-Zuercher indicated that Mrs. Boring's question is currently on the table, which is, can the Community Plan indicate the existing Residential in the area.
Mrs. Boring asked if staff had discussed the concept plan with any of the residents of this area.
Mr. Combs responded that staff had spoken with a couple of the residents. Copies of their correspondence were included in the last Council packet. Throughout the process, various residents of Jerome Township have attended Community Plan workshops to learn the intent of the plan and offer comments.

Mr. McCash moved to add an asterisk which states that it is not the City's intent to displace residential properties within the area. However, if the properties are re-developed, the designation indicated would be the preferred scenario.
Mr. Reiner seconded the motion.
Vote on the motion: Mrs. Boring, yes; Vice Mayor Lecklider, yes; Mr. Keenan, yes; Mayor Chinnici-Zuercher, yes; Mr. Reiner, yes; Mr. McCash, yes;.

Mayor Chinnici-Zuercher stated that there would be two additional citizen comments before the Community Plan discussion is concluded.

John Pelton, Dublin resident, stated that he is a realtor and he owns property on Rings Road. The Southwest Plan will significantly impact seven contiguous properties on Rings Road. He referred to the map of the Rings and Avery roads area on page 157. Several properties on Rings Road are being acquired by Dublin Engineering. City staff indicates that those houses will be removed and the road will be widened in that area. He inquired if it would be widened to four lanes.
Ms. Brautigam stated that she does not believe the City transportation plan provides for Rings Road to become four lanes. She asked Mr. Hammersmith for clarification.
Mr. Hammersmith stated that there are plans for Avery Road to become four lanes, but not Rings Road.
Mr. Pelton responded that he had meant to say Avery Road would be widened to four lanes. West of that intersection are the seven contiguous properties on Rings Road to which he refers. According to the Southwest Plan, the area across the street from those properties will become Standard Office. Behind those properties is a reserve area with dense woods and undergrowth, which provides a buffer to an adjacent upscale condominium neighborhood. These seven beautiful properties have now become unsaleable as homes. There are no sidewalks and no curb and gutter. The properties have been so devalued that the property owners will not be able to afford connection to City water and sewer when it becomes available. As mentioned earlier in tonight's discussion, these properties have become an island area. He rents his property to a family with a child who attends a Hilliard elementary school. This year, Hilliard Schools terminated bus service to these homes as they are within a mile of the newly opened Washington Elementary.

Mr. Keenan stated that he does not concur with his argument about the negative impact of Standard Office across the street. The Killilea subdivision does not appear to have

suffered negatively by the Cardinal Health development across the street. Is Mr. Pelton suggesting the properties should be rezoned?
Mr. Pelton responded that he is not. He does not know the answer for these properties, but they can no longer be sold as residential homes. Perhaps senior housing would be an alternative. However, he does want Council to be aware of the negative impact on these once valuable homes, now an island area.

Mr. Keenan inquired the amount of acreage involved.
Mr. Pelton responded that they are one to two-acre sites, a total of 10 to 11 acres.

Bob Warne, 5808 Tartan Circle, stated that he attended an earlier meeting where the proposed Memorial Drive extension and bridge across the river were discussed. The significant problem with that proposal is increased traffic volume. Between Dublin and Muirfield, there are 22 entrances. Between Avery Road and Muirfield, there are 11 entrances; three of those are offices and one is the golf course entrance, which generates a high volume of traffic. How many homes would be impacted by the extension of Muirfield Drive? In that area there are a minimum of 450 two-car garage homes accessing Memorial Drive an average of 3 times daily. In addition to the number of Memorial Drive accesses generated by those homes would be the traffic that would come from southern Delaware. The increased traffic volume will result in a larger number of accidents. He would like to remind Council of the old adage, "If it isn't broke, don't fix it." Memorial Drive isn't "broke," and extending it will only create greater traffic issues for the residents in this area. He requested that Council reconsider their vote on this proposal and completely remove it from the City's agenda.

Mayor Chinnici-Zuercher stated the discussion of the Community Plan is completed for this evening and will be continued at a December 3 Special Meeting. She requested that the public notices list the areas that will be discussed at that meeting.

**COUNCIL COMMITTEE REPORTS/COUNCIL ROUNDTABLE**
Mr. McCash noted that he would be out of town on November 26-28.

Mrs. Boring stated that:
1. She would ask Ms. Clarke to include in Council's next packet a list of high school stadium rentals for various activities.
2. She recently attended the National Leagues of Cities conference in New Orleans. She found a great spirit in the residents with whom she spoke. It is a unique, yet diverse City.

Mr. Keenan, Finance Committee chair, stated that:
1. There have been four Finance Committee meetings in the past week and a half. The last of those occurred this evening at 6 pm, during which the City's cost of services legislation was reviewed. A public hearing on that ordinance will occur at the December 10 meeting.
2. On November 15, Ms. Brautigam, Mr. Hammersmith, Mr. Combs and he attended the annual LUC Regional Planning Commission meeting in Urbana. The speaker, Dr. Robert Head, was very dynamic.

Vice Mayor Lecklider thanked staff for their willingness to commit the extra time needed to complete the Community Plan this year.

**ADJOURNMENT**
The meeting was adjourned at 11:15 p.m.

Marlene Chinnici Zuercher
Mayor – Presiding Officer

Anna C Clarke
Clerk of Council

along Bright Road, additional residential would be integrated with the Village of Inverness. To the west of the future extension of Emerald Parkway would be additional office development.

Bright Road at Future Emerald Parkway and Riverside Drive
The concept provides for the preservation of the existing Indian mounds site and cemetery area as a large park area that can be connected with pedestrian paths. South of the ravine, which is a major natural feature in this area, integrated office development that faces Emerald Parkway is proposed.

Mrs. Boring stated that this is essentially the plan that is currently in existence.
Mr. Combs responded that it is a refinement of the 1997 Bright Road area plan.

Mrs. Boring referred to #12 - medium density residential that backs up to Grandee Cliffs. Would the lot lines be aligned with this, or is that not essential? She is concerned about placing medium density development in that area versus low density.
Mr. Combs responded that it is generally intended to be consistent with the surrounding residential areas. Staff could verify the correct category with the Future Land Use map.
Mrs. Boring asked that staff do so. She believes this may have changed, as medium density seems somewhat high considering the older properties in that area.

Mr. Keenan inquired the difference between low and medium density.
Mr. Combs responded that with a medium density, there would probably be a single-family development. With mixed residential, there would be a variety of housing types within the same development. He believes the concept for this area is single-family, two units per acre. The medium density mixed residential provides for five units per acre with integrated types of housing. He will check to verify the densities.

Mrs. Boring stated that the premium office provided for at the interchange would certainly be a positive. However, in the past, there was an issue with the impact of such density on the traffic. She assumes that if there is development interest, the developer would be required to conduct traffic studies to ensure that the density of the proposed office is appropriate.
Mr. Combs responded that when any major office development is proposed, a traffic study of trip generation and access issues would be required.

Mrs. Boring stated that she believes there has been a change from the 1997 plan. With the Emerald Parkway extension in this area, what is the feedback from the residents regarding the change from medium density development to office?
Mr. Combs responded that staff has heard responses on both sides of the issue. However, there has not been overwhelming response for one side over the other, so the concept has remained the same throughout the process. From a planning perspective, there is existing residential development just off of Sawmill, and surrounding it completely with office development would not be good land use. It would be preferable to add a blend of additional residential and office. Keeping in mind the commercial/residential balance and what is anticipated with the Central Ohio Innovation Center and some other areas, it would not be wise to include too much office in these area plans. That might make it counterproductive to focus on office development in some of the other areas.
Mrs. Boring asked that staff verify that the proposed density matches the existing density for the adjacent land.

Ms. Salay asked if there was a timetable for the cul de sac of Bright Road at point one on the map.
Mr. Hammersmith responded that the expectation is that it would occur as part of the Emerald Parkway Phase 8 construction, which is currently in the design stage.
Ms. Salay stated that the reason she wanted to clarify that point is that in the past, Council has made decisions to cul de sac various roads, which the residents relied

upon. Later, Council has reversed such decisions. She wants to verify this is scheduled.

US 33 Corridor Area

Alan Guerin, 10240 Mitchell DeWitt Road, Plain City stated that he speaks for the owners of the 100 plus homes located in the US 33 corridor. They reviewed the City's plan for their community and are not in favor of that plan. They ask City Council not to approve the U.S. 33 corridor plan as this time. They realize that the City has been involved with the planning process for some time and has obtained input from the Dublin community. However, the City has not contacted the residents in the US 33 corridor or taken into consideration the impact of Dublin's community plan on their homes. With the proposed plan, three neighborhoods – Frazier Road, Weldon Road, and the area of Warner Road and Mitchell DeWitt would be completely replaced with high density housing, high density office, a town center, a village center and extensive acres of low density office. How can the City make plans for this land without consideration of and without the input of the present owners? Even though this plan is a projection of the possible development within the next 15-30 years, planning to eliminate their homes and develop at such intensity is not reasonable. The present homeowners moved into the community, and built or purchased these homes in large open spaces for a reason. To see their future alternatively planned in this manner is disheartening. Their concerns are as follows:

1. They have not been provided the opportunity to voice their opinions. They are not Dublin residents so do not receive the Dublin newspapers.
2. The Dublin draft community plan is not consistent with the Jerome Township draft community plan, the southeast corridor plan, or the 1997 Union County Comprehensive Plan. Therefore, this is not what Jerome Township wants for their community.
3. They understand Dublin prefers compatible uses, however, elimination of their homes and replacing them with new compatible uses is not reasonable.
4. They are the families who will be forced to feel the impact of the Dublin tech park initiative, yet they have no voice in this plan. Why is Jerome Township the proposed area to handle hundreds of acres of high density housing and office?
5. Why are their homes not recognized on the maps, as every other Dublin home is? At their last meeting, Council indicated that the Ponderosa renters, not homeowners, should be recognized on the Plan's maps. Do the U.S. 33 corridor homeowners not have the same value?
6. Why are their communities not planned for in such a way that they can remain in their homes and continue to experience the life they all moved there to live? The City's plan calls for smart growth principles. Is there not room within the smart growth principles for larger tracts of land or open space or a right not to live in dense housing surrounded by retail and office?
7. If this plan is approved as is, the City has cost them both their way of life and their money. They are completely trapped by this plan. If they stay, they lose everything they moved to this community to achieve and experience. If they try to hurry up and sell their homes, the City has lowered the value of their homes. Who would want to buy their homes, knowing what Dublin has planned for that land?
8. As Mrs. Boring indicated in the discussion regarding the O'Shaughnessy Hills plan, there is a fear factor involved for the homeowners. That is the situation for the U.S. 33 corridor homeowners as well. The US 33 corridor plan impacts a greater number of homes than the O'Shaughnessy plan.

In summary, they ask that Council not approve the plan for the US 33 corridor area, and that the homeowners be involved in future decisions. He urges the City to work with the township trustees and residents in any planning for this area.

Mayor Chinnici-Zuercher stated that tonight Council would accept public comments on any of the other proposed area plans. Council will discuss those plans at the next Council meeting. Council has seen a couple of email communications between staff

community to simply support others to
to Powell instead of using Home Road,
to MORPC. He said there will be sufficient east-west connectivity, and the community should not be destroyed to support development outside Dublin. He said that roads should be kept narrow because the wider you build them, the more traffic will be attracted. Mr. Saneholtz said that the engineering answer is not always the correct answer for aesthetic and livability reasons.

Mr. Gerber confirmed that consideration #18 should be included.

Mr. Gerber confirmed that #19 should be added to identify the existence of the Ponderosa and to eliminate the planning model found in the Community Plan.

Mr. Fishman clarified that was just for that part of the acreage. He said that there is a bigger part of the site, but they are referring to the portion that is just the Ponderosa Park.

Mr. Gerber said that the consideration proposed for the Memorial Drive Bridge should be "...to eliminate the Memorial Drive Bridge from the Community Plan."

Ms. Amorose Groomes said that all of this is because of what we have been educated. She said if we do it for one issue, it could potentially communicate to the rest that the other items were not as a result of community input.

Mr. Gerber confirmed that the Memorial Bridge language was acceptable. He said that #17 was to have an annual joint meeting between Planning Commission and City Council to review and evaluate the Community Plan, and that #19 was to identify the existence of Ponderosa Park and to eliminate the planning model from the proposed Community Plan.

**Motion and Vote**

Mr. Gerber made a motion to provide a positive recommendation for this Administrative Review of Ordinance 58-07 and the 2007 Dublin Community Plan to Dublin City Council for a public hearing and final vote, with 19 considerations:

1) That bikepath connectivity be increased between neighborhoods east of the Scioto River (new paths and missing segments) and provide more connections for pedestrians across the Scioto River;
2) That a phasing plan/timetable for the construction of needed connections in the bikepath network be established;
3) That the City work with the City of Columbus to resolve transportation issues along the Sawmill Road corridor, particularly in the areas of Bright Road and Billingsley Road, and at the O'Shaughnessy Dam;
4) That bike lanes be incorporated into future road construction projects;
5) That other alternatives to access Dublin's interstate system be considered, as well as other alternatives to cross the Scioto River;
6) That traffic issues relating to the O'Shaughnessy Hills Area Plan be reviewed;
7) That bikepath connectivity in the Hyland-Croy Road area be increased to provide greater access to schools and parks;
8) That coordination between jurisdictions and provide additional language be provided in the plan to describe how Dublin will communicate/coordinate with other jurisdictions;

9) That setbacks be maintained along
10) That focus be provided on smalle
coordinated planning with other jurisdictions;
11) That increased communication be provided about the flexibility and purpose of the Community Plan, including the identification of existing properties and an explanation of the Plan's intentions;
12) That a list of "Property Owner's Rights" be included in future brochures about the Community Plan and within the Community Plan document;
13) That existing neighborhoods (i.e. Ponderosa) be acknowledged and indicate them on the Plan;
14) That rural characteristics be recognized as an important component of the City's identity;
15) That a consistent greenbelt/open space system be maintained throughout the City;
16) That care is used in the redevelopment of Historic Dublin to link all areas of the District and maintain appropriate massing, scale, materials and character with vernacular architecture;
17) That an annual workshop or joint meeting of City Council and the Planning and Zoning Commission be held to review and evaluate the Community Plan;
18) That the Memorial Drive bridge be eliminated from the Plan; and
19) That the area plan be modified to identify the Ponderosa and eliminate the proposed subarea for that site.

Mr. Fishman seconded the motion. The vote was as follows: Mr. Saneholtz, yes; Ms. Amorose Groomes, yes; Mr. Zimmerman, yes, Mr. Fishman, yes; and Mr. Gerber, yes. (Approved 5 – 0.)

Mr. Gerber announced that the second reading of the Community Plan is slated for October 15, at 7 p.m., in Council Chambers before City Council. He asked that those interested attend and said that everybody's involvement is what makes Dublin great. He said it was not just the Commission or City Council trying to figure out what to do. Mr. Gerber said the reason why we are such a great community is because we go to great lengths to talk with one another and try to work together. He said that was what a community was all about. He thanked the residents for their comments and contributions over the three year process. He noted that staff has done a fantastic job with all of the hours that have been involved and listening to the Commission talk and debate. He thanked staff and everyone on the Commission for their dedication through out the August meetings and the many Joint Work Sessions that were held. He said he was proud to say that the Commission's attendance was fantastic.

**Administrative Business**

Mr. Gerber made a motion to cancel the October 4, 2007 Commission meeting and that the only October meeting will be on the 11th at 6:30 p.m. Mr. Fishman seconded the motion. The vote was as follows: Mr. Zimmerman, yes; Ms. Amorose Groomes, yes; Mr. Saneholtz, yes; Mr. Fishman, yes; and Mr. Gerber, yes. (Approved 5 – 0.)

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Flora Rogers and Libby Farley
Administrative Assistants

*Additional Options:*

- Add design note to area plan conc

*2) Establish a phasing plan/timetable for the construction of needed connections in the bikepath network*

*Considerations:*

As a specific implementation process, the establishment of phasing plans and specific timetables are not addressed as part of the Community Plan. Individual projects that are targeted for design and construction are included as part of the Capital Improvements Program adopted by City Council. Council has provided direction to speed the completion of important bikepath projects, and prioritization and funding allocation are ongoing.

*Additional Options:*

- Add additional strategy to Objective #11 on page 185 to address the expedited pursuit of programming for key bikepath segments

*3) Work with the City of Columbus to resolve transportation issues along the Sawmill Road corridor, particularly in the areas of Bright Road and Billingsley Road, and at the O'Shaughnessy Dam*

*Considerations:*

Regionalism plays a major policy role in the Plan. As part of Chapter One, "regional cooperation" is specifically noted on page 30 as one of the major building blocks of the Community Plan. Objective 9 in the Transportation Chapter (pp. 183-184) notes that the City should "...work cooperatively with surrounding jurisdictions to coordinate regional transportation planning and programming." Associated strategies also specifically not that Dublin should aggressively explore bridge locations outside Dublin with surrounding jurisdictions and should encourage Columbus and State of Ohio officials to improve the Sawmill Road Corridor north of I-270.

*Additional Options:*

- Modify the transportation strategy to specifically include the O'Shaughnessy Dam as a bridge alternative for further consideration.
- Add design recommendation to the Bright Road Area Plan to specifically note the need to work toward improvements in the Bright Road and Billingsley Road area.

*4) Incorporate bike lanes into future road construction projects*

*Considerations:*

The City is currently considering the feasibility and design implications for integrating bikelanes into future roadway projects. Objective 11 on page 185 call for the promotion of bicycle and pedestrian mobility throughout the City. Particular strategies recommend that bikepaths and bike lanes should be considered as integral parts of the roadway design process.

*Additional Options:*

Mr. Gerber said that congestion has always been a major problem. He said that staff and Council should be encouraged to be mindful of solutions in the Bright Road Area and to discuss options with other jurisdictions. He said that this part of Dublin is paying the brunt of problems and perhaps other plans should be considered in this area.
Mr. Fishman said Dublin needs to work closely with Columbus to help ease the problem on Sawmill and in the Smokey Row and I-270 area.

Mr. Walter said the Billingsley – Bright Road debacle should be a focus area for the City. He said that the plan appears to change traffic patterns and tends to suggest an immovable partner in Columbus. He said that ways to work with Columbus should be sought to solve the problem and that there are options available. He questioned the connection on Bright Road between Sawmill Road and Emerald Parkway.

Mr. Zimmerman said Emerald Parkway is a key factor that once completed will allow other elements to be completed. He said it will connect both sides of the river and destinations. He said it will allow the neighborhoods to get more connections.

Mr. Walter agreed that Emerald Parkway is important, but that enough alternatives to cross the river and to get to the interstate have not been considered through the process. He said Council should use efforts to make better access.

Mr. Sancholtz said that the plan works to provide greater connection across the river to Historic Dublin. He said that with the Dublin Village Center he is concerned about the idea of additional retail. He said the correspondence from residents is that Dublin does not need more rental property in that location. Mr. Saneholtz said owner occupied housing may bring the younger generation into the area. He said the area has a lot of potential and someone will come along with a great idea. He said that there should be more open space and pedestrian connection.

Mr. Walter said the O'Shaughnessy plan should potentially be reviewed for traffic issues. He said that over time the area should be connected with the rest of the city and that decisions have been made to close connectivity with new development. He gave Bryson Cove as an example.

Ms. Amorose-Groomes said a unified effort would be needed for developers in that area, but the plan is a stretch.

Mr. Gerber said that there should be a balance between moving traffic and preserving neighborhoods and protecting character.

Ms. Amorose-Groomes said that making the connection on Macbeth Drive would have been a disaster because of the setbacks in that area and resulting cut-through traffic. She said that connectivity should not be made just for connectivity's sake.

high densities will be considered to fac
long as quality architecture and design :

*Coffman Park Area*
Participants agreed that a combination of office/commercial development (without retail) should be incorporated along the Emerald Parkway and I-270 frontage. Parkland should be integrated, and surface parking should be minimized. There was a detailed discussion about the configuration of Post Road will be deferred until modeling results are known. No decision was made as to the location of City Hall.

*Historic Dublin Area*
Improved pedestrian connections should be made to the river with additional spaces and plazas as overlooks that are more removed from Bridge Street. Interest in boardwalks and a pedestrian bridge should be explored. Ms. Rauch noted that the block system was supported and staff will reevaluate signalization at Bridge and High Streets. Traffic patterns on Franklin Street will also be considered. Significant discussion about the library and cemetery occurred, but decisions will be deferred until a later date.

*Northeast Area*
Discussion on the Bright Road area resulted in concerns about natural features, an historic cemetery and the Holder-Wright Works. Ms. Rauch noted that staff was instructed to modify plans to indicate parkland on both the Holder and McDowell properties.

Ms. Rauch concluded her summary and indicated that comments were received from Cathy Boring, who was not present this evening. She said that Ms. Boring agreed with the preservation of park areas in the Bright Road area and noted a desire for additional buffering between residential uses on Bright Road and office development. She said that Ms. Boring also discussed providing more office component at the southeast corner of the area plan and the potential for some support services. Ms. Rauch explained that Ms. Boring indicated that proposed plans in the Summitview area addressed concerns raised at the last meeting about retail and that the residential and office mix was more in line with prior comments. She also said that Ms. Boring was concerned about protecting the ravine at O'Shaughnessy Hills and wanted sufficient buffering with Wedgewood Hills. Comments also included limiting access on Riverside Drive for safety. Ms. Rauch concluded by reminding members that comments should be provided by email or in writing for distribution to the Work Session participants.

Amy Salay asked for confirmation about the designation of parkland in the Bright Road area. Carson Combs clarified that areas south of the ravine on the Holder and McDowell properties are designated as office (fronting onto Emerald Parkway). The ravine and areas to the north on both properties will be noted as future parkland.

Ms. Salay noted that many issues have been deferred due to modeling issues, but questioned whether or not decisions will need to be made to move the process forward.

Ms. Rauch said that staff can proceed at this time, but that ultimately decisions will need to be made. Mr. Combs added that upcoming discussions will need to include general concepts such as scenic roads and character. More specific issues such as the location of a city hall or library is more entwined with the transportation model and answers will not be possible until next year. He said that upcoming discussions will lay the groundwork for those decisions.

Mike Keenan emphasized that the t
decisions. Mr. Combs agreed and aske

**Public Input/Area Plan Discussion**
Mr. Combs stated that over 115 people participated in the June open house and full reports were provided to City Council and the Planning Commission that include verbatim comments. He proceeded to discuss area plans.

*Summitview & Sawmill Area*
Mr. Combs said that no specific plan was completed for this area in 1997 and that the Future Land Use Map denoted the entire area as "Mixed Use Employment Emphasis." Concepts developed in 2005 included the realignment of Summitview Road with mixed neighborhood uses that follow the ten Land Use Principles. He said that the 2006 draft conceptually shows one-story office with residential development that would transition to Glencree Place while providing a greenway corridor that will link with nearby parkland. Mr. Combs explained that the latest draft attempts to minimize traffic congestion and provides a layout that minimizes cut-through traffic.

Ms. Salay asked if the power line was on the western edge of the area in question, and Tim Lecklider asked what the acreage for the area is. Mr. Combs indicated that the high-tension lines do run along the west edge of the site, but the exact acreage was not known.

Mr. Lecklider asked for the proposed density of the concept and what type of character was proposed. Mr. Combs said that the residential density of the concept was approximately two du/ac. and that zonings for such developments are generally in the range of 9,000 square feet per acre. He noted that the character of the development is more of a typical suburban pattern.

Warren Fishman asked why so many homes were being proposed with the office when that use generates revenue for the City. He said that no one wants more retail along Sawmill Road and office would be a more ideal situation. John Reiner agreed.

Mr. Combs noted that these issues are the point of discussion. He said that staff is trying to mitigate future traffic impacts, and placing significant office development along Sawmill will further congest Sawmill Road and Summitview Road. He asked participants to suggest an appropriate balance.

Mr. Lecklider questioned the style and layout of the proposed residential uses. Mr. Reiner and Mr. Fishman agreed.

Mr. Fishman said that the office will create traffic only twice a day and that it will be less obtrusive than housing.

Mr. Lecklider suggested the incorporation of townhomes and a layout that was not a typical suburban pattern.

Jamie Greene noted that in earlier discussions, concepts did show a mix of housing types with a traditional neighborhood pattern that included mixed use, small retail, and a realignment of the road. Mr. Greene said the previous concept provided a greater mix of housing.

**Bright Road Area Plan**

Mr. Combs referred the Joint Work Session to the plans within the packets. He pointed out the future Emerald Parkway extension, recent parkland acquisition and existing floodplain areas. Mr. Combs mentioned the expected widening of Bright Road east of Emerald Parkway and its impact on future land uses. He pointed out the ravine west of Riverside Drive and the Indian mounds off Bright Road. He concluded with other site issues and noted that access and safety was previously discussed.

Mr. Combs said that the plans intend to preserve key natural features and to maintain the residential character along Bright Road. The plans also continue the high quality design and incorporation of offices along Emerald Parkway. He said that the concepts give the general expectations for future development with buildings closer to the street, internalized parking lots and appropriate landscaping and buffering. He said that the concept is very similar to the 1997 Community Plan and looks at clear pedestrian connectivity and providing an architectural appearance at the interchange.

Ms. Boring raised concerns about placing offices behind the Village of Inverness and isolating that development from other residential uses in the area.

Mr. Combs said that the issue has not been raised through public input, but can be considered further.

Ms. Boring suggested swapping proposed office and residential areas along Bright Road. She said that previously a development proposal at the interchange had proposed larger office and the Traffic Impact Studies failed. She asked if that was taken into consideration.

Mr. Combs said that past studies were not considered and that the particular parameters by which that study was carried out is not known. He said that the plan includes considerations for the completion of Emerald Parkway and the widening of Bright Road from Emerald Parkway to Sawmill Road. He said he is not familiar with the particular segments of Emerald Parkway that were completed at that time.

Ms. Boring said that the intersection at Bright Road and Sawmill Road failed.

Ms. Salay asked whether all of the traffic is being modeled off of the land uses. She recalled reducing densities and changing uses to match the capacities of the transportation network.

Mr. Combs said that the uses have been included in the modeling. He said that a final iteration of the model will be completed to incorporate any adjustments made in the area plans. Mr. Combs said the process is iterative and that all of the land uses have been looked at through the transportation and fiscal models. He said that final adjustments will be made between completion of the final draft and adoption.

Mr. Fishman said that evolution in o
phone banks have a substantially higher employment density than traditional offices. Mr. Fishman said that the new uses need to be examined in terms of traffic and parking.

Ms. Boring said that the area is ready for nice offices. She said she wants to ensure the plan is on target to allow such development in the future.

Mr. Saneholtz voiced concern to maintain pedestrian connections to Lifetime Fitness and and the High School.

Mr. Gerber asked if the area plan is consistent with existing zoning.

Mr. Combs said that the Area Plan does not consider existing zoning. He said that parcels in the area are primarily zoned R-1 or equivalent.

Mr. Zimmerman asked about the unmarked cemetery and asked for the rough location.

Mr. Combs said that the land is located near the Arts Council along Riverside Drive and that a sign has been erected at its location. He said that the location is generally known, and Ms. Salay added that there have been surveys completed in the past by OSU or other entities.

Mr. Zimmerman asked if the cemetery would be fenced in and the graves marked.

Mr. Combs said that Parks and Recreation would look at design issues as part of the park development plans for the site.

Ms. Salay asked about the timetable for installing a cul-de-sac on Bright Road.

Mr. Combs said he was not aware of specific timing and indicated that the final segment of Emerald Parkway would be needed.

Mr. Gerber said that it will be tough to coordinate publishing the Community Plan with the results of the modeling. He said that the same methods may need to be employed as with the 1997 Plan.

Mr. Greene said that there should not be any significant issues to deal with unless the Area Plans are significantly changed.

Ms. Boring said that the densities are a factor, but the land uses are on target.

**Coffman Park Area**
Mr. Combs said that City Council has taken action on the Post Road issue since the last discussion. He said that Post Road will be redirected to Commerce Parkway. He said that the major planning issue was the "bowtie" area between Emerald Parkway and I-270.

Ms. Salay said the option would have t
funding would be available to finance.
of the transportation network and comm

At the request of Ms. Boring, Ms. Willis explained the scenario would improve the traffic situation for Willow Grove because much of the business traffic is being removed.

Ms. Boring asked which properties would be impacted to create the east-west road, and Mr. Combs noted OCLC and Cardinal Health comprise the bulk of the land, and there is not enough detail yet to know the impacts to existing businesses along Post Road. He stressed staff is at a broader modeling level at this time.

Mr. Phillabaum said discussion of this option has not yet occurred with Cardinal and OCLC. He said a connection to benefit existing and future Cardinal facilities, as well as OCLC, is being studied. However, study is not at a detail level to determine an actual alignment, but there is ongoing discussion to determine a solution that will address access and traffic issues.

Mr. Saneholtz said just creating a "T" intersection at Dublin Road will take pressure off of Historic Dublin.

Vice Mayor Lecklider summarized the option would be kept for further modeling consideration. [No one disagreed].

*Bright Road Options*
Mr. Martin showed an exhibit showing Bright Road from Riverside Drive to Sawmill Road. He said the extension of Emerald Parkway will improve traffic in the future and under consideration is which end of Bright Road to disconnect. He said if the Riverside Drive end is removed, approximately 100 cars in the peak hour will go elsewhere in the network, but will not really impact other areas and disconnecting the Emerald Parkway end will still result in LOS "F" regardless. He explained the option at Riverside Drive is recommended because of the high injury crash rate at 52%.

Ms. Boring asked if a cul-de-sac could be placed at both ends of Bright Road. She suggested a cul-de-sac east of Emerald Parkway. [Discussion ensued]. She said the latest preference of the residents was to cul-de-sac at Riverside Drive for safety. Ms. Willis confirmed the preference.

Mr. Combs noted the current Community Plan indicates a cul-de-sac at the east end of Bright Road, but due to safety reasons both options are being considered to see which has more benefit to the network.

Vice Mayor Lecklider said the recommendation would be to place the cul-de-sac on the west side of Bright Road. Ms. Willis clarified Bright Road should include a cul-de-sac at the west side near Riverside Drive and no other locations will be considered. [There was no additional comment].

Mr. Messineo thought others would
He said the location at Riverside ai
see an entertainment venue.

Mr. McCash said the site was a commercial location. He said he would place City Hall between Post Road and SR 161.

Mr. Keenan said the group should be cognizant of using up prime commercial areas.

Mr. Greene acknowledged Dublin's success through using commercial property wisely. He stated that the fiscal status of the City does not hinge on this one area and noted that other communities have a civic gesture in the center of town and that economics should not be the only criteria.

Mr. Keenan said he is interested in what other comparable communities are doing. The City should be careful with its tax dollars.

Ms. Chinnici-Zuercher said the new City Hall, regardless of its location, is intended to bring everybody under the same roof. She said it will be grandiose by size but should not be too ornate.

Ms. Salay agreed that acquiring land just for the City Hall might garner a negative reaction.

Mr. Greene challenged the group to think whether or not the site is a piece of key real estate and whether they want to see a civic use.

[The group shook their heads affirmatively, indicating that they wanted this to be a civic area.]

**Northeast Quad Area Discussion.**
Jeremy Rowan, ACP, showed a slide of the 1997 Bright Road Area Plan. He noted that public feedback indicated that substantial work was done to create the 1997 Plan and little adjustment was warranted. He described the draft plan, noting areas of office along I-270, the extension of Emerald Parkway, and buffers to the single-family neighborhoods. Mr. Rowan described proposed changes along Bright Road that included preservation of archeological and natural resources and the incorporation of residential development.

Mr. McCash voiced concerned about not impacting the Indian mounds.

Mr. Rowan explained that drawing shows a concept that is not to scale. The idea is to preserve the mounds with open space that connects to the ravine, while allowing for development on the adjacent site.

Ms. Boring asked why development was being forced there and asked if the City had applied for grants to preserve this historic area.

Ms. Salay said there have been excavations and that the family desires to keep the area preserved as open space. She said she did not think any type of development could be built.

Mr. Greene asked if the group
designated as park.

Mr. McCash said they were expecting a park use with an area designated for a museum or visitor's center. He did not want multi-family uses.

Mr. Greene asked if it would be either park or civic uses.

Mr. McCash agreed.

Ms. Brautigam clarified that there were two property owners in the area. Staff has been working with the Holder family to preserve the site. The McDowell property is not included in the City acquisition requests. Ms. Brautigam said part of the McDowell property is possible for development, and clarifications will be made to the plans.

Mr. Greene asked what land use is appropriate for the balance of the area not within the Holder site.

Ms. Salay said she thought development was on the south side of the creek.

Mr. Reiner wanted to know if that area could be disturbed since it was one of the Hopewell Indian sites.

Mr. Greene explained that the plan intends to protect the Indian mound site, but that it sounded as though the whole area north of the ravine was something Council would like to protect.

Mr. Rowan noted areas to the south of the ravine are proposed for office uses, similar to the 1997 Plan. He then described other areas of the plan and noted that portions along Emerald Parkway south of Hard Road were shown as single-family consistent with the 1997 Plan.

Ms. Boring asked if there was enough room for single-family uses, and Ms. Chinnici-Zuercher asked for the acreage.

Mr. Rowan was unaware of the acreage.

Mr. McCash stated that only a right-in/right-out curb cut would likely be allowed on Hard Road. He questioned the single-family use.

Mr. Greene explained that is how the 1997 Plan currently designates the area.

Ms. Chinnici-Zuercher said Lifetime Fitness and other development was not known at the time, and the context should be taken into consideration.

Mr. McCash said a park buffer or something smaller was needed, even if it was a single-story office similar to the west side of Llewellyn Farms.

Ms. Boring noted the stand of trees on the site and asked where power lines are located.

Mr. Greene said realistically the sit
The power lines are also located alc

Ms. Boring commented that today they would not place as many curb cuts on Hard Road. She asked if small areas of commercial support are factored into the office uses.

Mr. Rowan agreed that land uses are placed into the model; there is a component of supportive retail assumed (for "mixed use employment emphasis").

Mr. Saneholtz asked if the additional residential proposed south of Bright Road was to keep existing homes from being on an island next to commercial.

Mr. Rowan explained that the public expressed that new residential be added as a buffer next to future offices.

**Summitview and Sawmill Discussion**
Mr. Rowan introduced the plan and described an option to realign Summitview at Sawmill. The 1997 Plan recommends mixed-use employment and the proposed plan would provide office at the corner with supportive retail that could serve both businesses and residents. Buffers along Sawmill Road are provided that create an open space link to the park on Summitview Road, as well as providing separation for the existing substation. Additional residential uses are provided for transition between the mixed-use and existing single-family. Architecture at the corner will be two-story and transition into the residential uses.

Ms. Chinnici-Zuercher requested the number of commercial acres located between Summitview and Sawmill Roads, and Mr. Greene said they would look into the number. [His later reply was 12 to 15 acres]

Ms. Boring said that Summitview Road was designated as rural, and that is the reason why Hard Road was built. She said there is no way the City wants to create a cut-through for traffic to go through Summitview. She stated that the proposal was unacceptable.

Mr. Rowan asked for clarification as to whether the road alignment was unacceptable.

Ms. Boring said the realignment is a huge burden that should not be considered.

Ms. Salay said she was frustrated that the group is not given more time to think about the concepts, much less get the reaction of residents. She requested that packets be provided in advance with an explanation and phone number to call if they had questions. Ms. Salay shared concerned that there were different ideas for Summitview Road.

Mr. Green clarified that the group was given a notebook in which this information was provided.

Ms. Salay said she did not recall hearing this information at the public meetings and noted that Ms. Boring had not based upon her reaction.