

Public Meeting 2

January 24, 2017

Location: Dublin Recreation Center – Abbey Theater

Attendees:

Stakeholders: Public

Dublin: Core Group

Planning Consultant Team: NBBJ, Engage Public Affairs, Burgess & Niple

Purpose of Meeting: To preview the alternatives generated and solicit feedback and comments from the public.

Notes:

I. PROJECT OVERVIEW & PROCESS

1. Kim –kicked off the meeting with introductory comments
2. Kim discussed purpose and agenda of meeting.
3. Kim described project intent.
4. Kim described the process and where we are in the process now
5. Kim noted how this meeting fits in the process. What a charrette is - was also described.
6. Kim summarized key themes from the Jan 18 public meeting input received
 - Preserve residential fabric
 - Density concerns – 3-2 floors only
 - Walkable, bikeable, safe neighborhood with traffic calming
 - Preserve Dublin aesthetics /historic character
 - Empty nesters / affordable housing needs
 - Preserve green/natural spaces
7. Kim summarized recurring themes gleaned from the online survey
8. Draft goals based on the input received have been crafted and those were shared.

II. CORRIDOR DISTRICT FRAMEWORK OPPORTUNITIES

9. Alan presented various framework opportunities:
 - Street and Bike and transit infrastructure
 - Open space and connectivity
 - Open space opportunities related to Indian Run, cemetery, likely even the school
 - Blocks and streets
 - The BSD vision plan suggests a fine scale urban grid – that needs to be tested with reality
 - Impact of Western Roads alignment
 - Critical intersections and gateway opportunities
 - Street pattern opportunities derived from existing cues (from the historic downtown) to
 - Density – existing density is low

III. DEVELOPMENT EXERCISE

10. Alan presented three options that the NBBJ team sketched over the charrette period. The three options represent varying ideas and approaches to the future development of the district.
11. Alan: based on the feedback received yesterday and the lego model exercise the team created a hybrid scheme (this would be one of the preferred options).
12. This hybrid option was then discussed focusing on specific areas and attributes of each of those be discussed. Some example case studies/images were shared to illustrate the ideas in this option.
 - School site
 - Kroger/Monterey
 - Indian Run/John Shields
 - Post Road & Metro Place

IV. ROW OPPORTUNITIES AND CASE STUDIES

13. Alan: As we think about ROW it is not just about the road widths and lanes, but also the existing ROW edge conditions
14. Various street corridor case studies were also showcased to demonstrate potential opportunities along the length of the corridor
15. Alan described the preferred street corridor design that was developed which include
 - On-street parking
 - Traffic calming
 - Wide sidewalks for pedestrian and bike use
 - Street trees
 - Gateway opportunities

V. NEXT STEPS

16. Kim summarized next key steps in the planning process – creation of a draft plan followed by a public review period.

VI. DISCUSSION / PUBLIC INPUT

17. Where are the traffic studies?
 - Steve: As part of the BSD vision plan and other prior studies, the City has conducted traffic studies. This project is utilizing the outcome of those studies.
18. How many people are expected to move into downtown?
19. What's the impact on tax payers? And why are we doing this? Concerned about the change/density.
 - Kim: There is a vision plan that has gone through a very comprehensive process and how
 - Vince: what we are doing is furthering city policy and look into some of the details of realizing the BSD vision. The whole point of BSD is in response to the market needs and be more competitive to attract/maintain the workforce and not lose it to Columbus or New Albany.
20. How are you engaging people? 124 survey responses is not great.
21. I suggest you think through not just number of floors but height as well
22. All your school site options encroach on the “preserved open space”

23. Dublin is a community of character – if we go 5 stories then we smother the character of the historic village/downtown
24. Why do we want to get urban? For us that degree of density makes us uneasy.
25. Love the idea of the parkway and greenway gateway entrance.
26. I believe that densifying is going to be helpful – what I feel was missing was a buffer zone. Breaking down the scale of the density, zero lot lines (dense single family lots) behind the corridor.
27. It is a great thing to have a school in the community. Schools add to a community's diversity.
28. How is that the library project a done deal if this is n
 - This is a plan so once the City Council adopts it, it becomes a policy document and will guide/inform future development. This is not a declaration
 - The library and garage are part of a public process and will go through reviews and approvals before it gets built and is not a done deal.
29. Condo complexes is not very attractive for a downtown area. A mix of residential including single family would be better.
30. The area is missing a business core (ex. Naperville, IL) – that would be better than business sprawled along the corridor
31. All of this development will result in existing property prices skyrocketing and that is causing folks
32. The architecture we are seeing is very foreign to Dublin.
33. Waterford resident: love the walkability and convenience of everything around and the residents like this. But it seems there is not much here for those outside of this area
34. Why not consider a new school as part of this new development, especially elementary school.
35. With respect to aesthetics we should model around Irish towns
36. Seems like would be good to have a mixture of modern homes with some historic aesthetics
37. When I hear of zoning and broadly think of land use. I think dictating architecture is beyond a city's purview.
38. We need a real town square
39. Love the idea of wide sidewalks
40. Marie asked Vince – what happens if we have no plans in place?
 - Vince – we already have a plan in place. And if we don't move forward with this more detailed plan then we would default to the BSD plan that is already adopted and is in place and as good as it is, it does not capture some of the finer grain details we are hearing through this process. This process allows us to make the adopted plan
41. What has occurred till date?
42. Want planners to think about including the following uses
 - School, library, grocery store, hardware store, gas station in a 15-20-minute walk and that is what this neighborhood thrives on. Don't gentrify the neighborhood – need a demographic mix.

- Do Not Gentrify to too Much of A PARTICULAR DEMOGRAPHIC.
- ARCH. FOREIGN TO DUBLIN AESTHETIC
- WATERFORD, LOVE IT! CLOSE, WALKABLE
 - CLOSE TO DOWNTOWN, USE IT.
 - OTHER DUBLIN, NO
- BRIDGE STREET AESTHETIC NOT RIGHT FOR DUBLIN.
- CONSIDER SITE FOR SCHOOL.
- PATTERN AFTER IRISH, DUBLIN. HERITAGE
- MONTEREY → DENSE @ MONTEREY, MIXTURE OF SIZE + PROGRAM.
- ZONING, PICKING FINISHES. ARCH. IS OUT OF BALANCE WITH CITY.
- PLYMOUTH M., LIVE TOWN SQUARE, CENTRAL SCHOOL.
- WIDER WALKS, "LIKE PARIS"
- INQUIRY AS TO PARCELS @ MONTEREY
- ESSENTIAL ELEMENTS EXIST TO BE A NEIGHBORHOOD

□ VILLAGE SCALE @ TOM BARN SITE.

□ WHY DO WE WANT AN URBAN PLAN FORM.

↳ URBAN ENVIRONMENT NOT DESIREABLE

□ LIKE THE PARKWAY + GREEN GATEWAY

□ BELIEVE DENSIFICATION IS GOOD.

↳ GREEN BUFFER

↳ MORE "NEW URBANISM".

□ URBAN CORE BUT RELATE TO EXISTING FEEL

□ BREAKDOWN SCALE, HEIRARCHY

□ DENSE SCHOOL OPTION. INCLUDE IN PLAN

□ LIBRARY, IS IT FINAL?

"-WILL", + "IS" "IS THIS A DONE DEAL?"

□ "A LOT OF RESIDENTIAL"

↳ MORE MIXED USE. MORE CONCENTRATED
BUSINESS CORE. NAPERVILLE IL.

□ WHEN LARGER BLDG'S DEVELOPED, SMALLER
BUILDINGS GET OVERVALUING PROPERTY.

• DOUBLED + TRIPLED IN VALUE, THEN
DEMOLITION.

- WHAT TRAFFIC STUDIES HAVE BEEN DONE?
- CONCERN ABOUT TRAFFIC
- WHAT ARE THE PROJECTIONS ON POPULATION GROWTH IN THE AREA?
- WESTER HILLS RES. "WHY ARE WE DOING THIS?"
 - EXECUTIVE LIVING, EXECUTIVE LIFESTYLE
 - CONCERN OF WHERE WE'RE GOING
 - 270 INTERCHANGE LOW APPEAL
 - OPEN SPACE, GREEN, RECREATION
- PUBLIC OUTREACH - IS IT ENOUGH?
- CREATE FLOOR / STORY HEIGHT BUILDINGS W/ HEIGHT LIMITS
- CONSERVATION AREA @ INDIAN RUN. CAREFUL NOT TO ENCROACH.
- DUBLIN AS A PREMIUM COMMUNITY.
 - ↳ 5 STORY @ 270 SMOTHERS.



Welcome
Get
Weg

Incredibly
DENSE
Residential!
⊕ traffic
impact
⊖ too urban

Take a look
at the
Continent.
Are we
planning for
another one?

Who do you
think will live
in that dense
multi-story
residential area?
Not all empty
houses, some
"mom-and-pop"
small family
friendly housing.

building
height
No more than
3 stories on
Bridge St.,
step down to
2 stories along
Monkey Park

MOVE NEW
library to
FRONTZ +
W. Bridge
(NE corner)
curve circ function
on floor

MAKE CORRIDOR
ONE-WAY SOUTH!
other use more
potential for heavy
traffic

2-3 story
along
Bridge St
only!

Code
pricing on
Monterey St to
hurt Waterford
towne homes

No
Apartments
on Monterey
2 story MAX
on Monterey
1

No extension
of Clover
St.

Monterey -
Keep
Residential

Let's keep
this area
family-friendly

People
wanting the
park only
park only
not bldgs

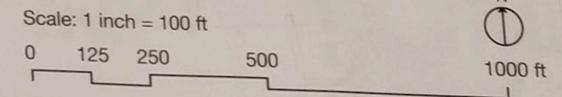
Large
w/ie buffer
(green)
w/ie
Institution
run

Let's
stay
low

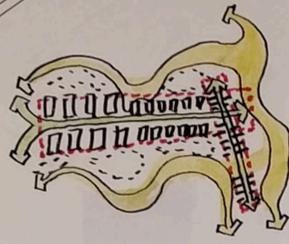
Consistent
Residential

Less
Residential

Let's
stay
low



- Mixed Density
- Recall Historical Fabric
- Live with Nature
- Transition
- Identity



NOT ENUF
FRONT OR
REAR PLACING IN
CROSSING

MT ENUF
ALONG
SETBACK
BRIDGE ST

Consider
higher density
Elementary

Create a
prime green
space where
Library currently
is

Library
should be
located
at the
corner of
the
intersection
of
the
streets

PLEASE RELOCATE
OR REDESIGN
this library
to be in
a more
central
location
to ease
access to
public
transit

But lands
not useful
accessible to
non-residents

MOVE THE LIBRARY
TO THE DUBLIN
CENTER WHERE THERE
IS PLenty of PARKING.

align with
the
cultural
library

the library
design +
parking garage
should be
moved

US 33/SR 161

WEST BRIDGE STREET

stacking
distance
too short

High
traffic
accident
potential
short
stacking

Too much
potential
for cut
through
traffic

Nothing
higher
than 2
stories

2 story
condos
only on
Monterey

No extension
of
Clover
Ct.

grocery + pharmacy
must remain @
Bridge St. Kroger
area to keep area
walkable like now

Lessen traffic
on Corbin Mill

No parking garage
to get groceries -
no escalators up
to grocery store

Crossing a road
from a grocery
store to get
to a parking
garage? NO.

No buildings
> 3 stories

Wider
sidewalks -
ideally w/
buildings set
back for
landscaping -
makes it walkable

Library -
why not on
Frank Rd @
Rings?

Consider
empty
nests who
can't afford
\$1-2 million
condos!

Scale: 1 inch = 100 ft

0 125 250 500



1000 ft



allow curbside parking - free lined
Have avenues side wide walks

have buildings softly curve and have organic movement

No roundabouts for traffic

The expanded park land is great.

PED TUNNEL?

3-4 1/2 stories only

Focus on the open space - preserve that + have development that compliment the nature

No parking structures

Scale: 1 inch = 100 ft

