



West Bridge Street Corridor Framework Plan

Public Input Summary Memo



1.1 Project Overview

The framework plan will establish a cohesive community vision so that all aspects of future development, including development character, walkability and pedestrian experience, connectivity and access, and supporting infrastructure are consistent with a consensus-based vision.

The City of Dublin, in partnership with urban design firm NBBJ, is working with its residents, businesses, Dublin City Schools and other stakeholders to develop a framework plan for the West Bridge Street corridor, west of Bridge and High Streets and ending at the I-270/US 33 interchange.

Upon its completion in fall 2017, the West Bridge Street Corridor Framework Plan will provide a roadmap to guide implementation, while building upon the Bridge Street District vision and encouraging public and private investment that continues to attract jobs, housing and services that benefit the entire community.



West Bridge Street Corridor Framework Plan Study Area

PLANNING PROCESS

The planning process will span 12 months and has been designed around three primary phases: **Discover** (visioning and analysis), **Design** (concepts, draft plan) and **Deliver**, (final plan).

The early effort of the consultant team has been on

developing a comprehensive analysis of the study area. The months of December and January were focused on soliciting public input to inform the project vision and public participation to guide the planning options. The focus of February and March has been on developing the draft plan based on the preferred option.



1.2 Public Input Process

PUBLIC ENGAGEMENT STRATEGY

The planning process is designed to provide multiple opportunities for area residents, businesses and other stakeholders to provide input.

Public input methods

The City has used various methods to engage the public. This has included directly contacting the leadership of each HOA and civic association, as well as outreach through various social media platforms, such as Facebook, NextDoor and the City website. Public input has also been, and will continue to be, solicited through online surveys. The City will consider additional methods to promote future meetings. Often, neighbor-to-neighbor word of mouth is the most effective means to promote meetings; therefore, the City will also reach out to attendees who registered at past meetings to ask them to personally invite their neighbors to future public meetings, as well as respond to online surveys.

The project website <http://dublinohiousa.gov/special-projects/west-bridge-street-corridor-framework-plan> will be used as a tool to disseminate project information and provide updates.

Stakeholder Working Group formed

To get input from key stakeholders within the study area, representatives from the Historic District Business Association, Casto Development, Carrowmoor HOA, Dublin Convention and Visitors Bureau, Olympus Homes, and Dublin City Schools, Toy Barn, and Waterford HOA were invited to be part of the stakeholder Working Group. The consultant team has met with this group twice during the first phase and will interface with this group throughout the process.



Working Group Engagement: November 3, 2016

PUBLIC ENGAGEMENT TO DATE

To date, public and stakeholder engagement has included:

- Three meetings with the stakeholder Working Group: October 13, 2016; November 3, 2016; March 23, 2017.
- Online public input survey 1: December 15, 2016-January 3, 2017
- Public Charrette
 - Public meeting 1: January 18, 2017
 - Alternatives workshop: January 23, 2017
 - Three focus group sessions: January 23, 2017
 - Public meeting 2: January 24, 2017
- Online public input survey 2: February 8, 2017-March 8, 2017

Summary of public input received:

Working group input

In a round-table discussion format, stakeholders during the first Working Group meeting provided their initial feedback regarding their aspirations for the vision of the planning area. In the second meeting, the consultants shared preliminary findings from the comprehensive analysis of the study area and received feedback from the Working Group. Feedback from these meetings informed the development of the early planning options.

Online survey 1 input

The purpose of the online survey was to get initial input from residents, businesses, and other stakeholders regarding their aspirations for the planning area as well as issues/challenges they experience in the West Bridge Street corridor. A total of 124 responses were received. The following represents just some of the key issues shared by respondents (a complete tabulation is posted on the project website):

- Need attractive entrance coming off from I-270
- Make pedestrian and bike friendly
- Need road diet; slow traffic
- Want a better streetscape treatment, more large shade trees
- Signage (for businesses/attractions) could be improved
- Noise is an issue: I-270 Sound block walls needed
- Indian Run and Sells middle school are totally out of place
- Draw in the building envelope towards the road
- Physical characteristics and updates of present

properties is an issue

- Better balance of retail, office and a new dimension of residential
- Mitigate corridor transition from highway to city street
- Traffic congestion is a major Issue
- Want modern Dublin with old school charm
- Create affordable living options
- Preserve/add green/park space
- Lack of parking is an issue
- Area around Kroger is not attractive
- Need more restaurant variety
- New development to be appropriately scaled
- Need more public art
- Close off Corbins Mill Drive to thru traffic
- Remove Marathon gas station and the auto service center
- Make it more kid friendly

To review the survey questions and all responses received refer Appendix 1.

Public meeting 1 input

This meeting kicked-off the public charrette process. The purpose of the public meeting (January 18, 2017) was to get additional input from the public regarding their concerns and aspirations for the study area. Majority of the 26 individuals that participated were area residents

or property owners. Key concerns that emerged from the input received during this meeting were:

- Preserve residential fabric
- Address density concerns – no more than 3 to 2 floors west of Frantz Road, 5 stories west of Frantz
- Provide a walkable, bikeable, safe neighborhood
- Need to calm traffic
- Preserve Dublin aesthetics /historic character
- Address empty nesters / affordable housing needs
- Preserve green/natural spaces

To review detail notes and additional input received from the public during this meeting refer Appendix 2.

Based on the feedback from this meeting and the survey, the consultant team launched into developing “big picture” planning options for the West Bridge Street corridor that were presented in the next step.

Alternatives workshop

A hands-on design workshop was conducted on day two of the public charrette (January 23, 2017). The purpose of this workshop was to work with the consultant team to preview and further develop three preliminary planning framework alternatives for the study area. Participants included Dublin City staff (while not specifically advertised



Public Meeting 1: January 18, 2017



Alternatives Workshop: January 23, 2017

A charrette provides a forum for ideas and offers the unique advantage of giving immediate feedback to the designers. More importantly, it allows everyone who participates to be a mutual author of the plan.

(source: http://www.tndtownpaper.com/what_is_charrette.htm)

to the public, two residents attended the workshop). The attendees participated in a hands-on exercise focused around designing options for the West Bridge Street right-of-way. The feedback received allowed the consultant team to further develop the options. The outcome of this workshop was shared with the public the following day to get their feedback and input.

To review the workshop right-of-way options developed refer to Appendix 3.

Focus groups

The workshop was followed by three focus group sessions, each designed to be an hour long. The objective of the focus group sessions was to provide an opportunity for input from those stakeholders that did not get a chance to attend public meeting 1. Neighborhood leaders, commercial developers, and commercial property owners were invited to these focus groups. Since only four individuals attended these focus groups (two of which were also present during the morning workshop) and because they stopped by for very limited time, the team walked each attendee individually through the study area analysis maps and discussed project overview. The following highlights the issues discussed:

- Which zones allow for hotels?
- Has the City looked at adding a road to the south of West Bridge St. similar to John Shields Parkway to the north?
- The balance between density and viability of development is important
- Empty nesters are seeking housing options in the \$250,000 - \$450,000 range
- Walkability and open spaces are important
- Services like a gas station are valuable
- Bridge Park, the new housing, and creation of walkable neighborhoods are good for Dublin

Staff wrap-up

Day two of the charrette culminated with a wrap-up meeting with the Dublin City staff. Important elements to designing the right-of-way were discussed and are summarized below:

- Existing right-of-way boundaries are not consistent and are somewhat flexible
- There is limitation due to ODOT's limited access designation from the I-270 interchange up to Corbins

Mill Drive

- Provide 11 ft. travel lanes
- Provide 10 ft. turn lanes
- Provide on-street parking where possible
- Allow for wide sidewalks to accommodate bikes and pedestrians
- Introduce traffic calming devices
- Eliminate the break down lane to discourage cars from speeding
- Maintain green street identity

Public meeting 2 input

This meeting capped the public charrette process. The purpose of this meeting (January 24, 2017) was to share the alternatives generated and solicit feedback and comments from the public.

The first part of the meeting was designed as an open house so that the public could review the study area maps, alternatives generated, and other charrette material



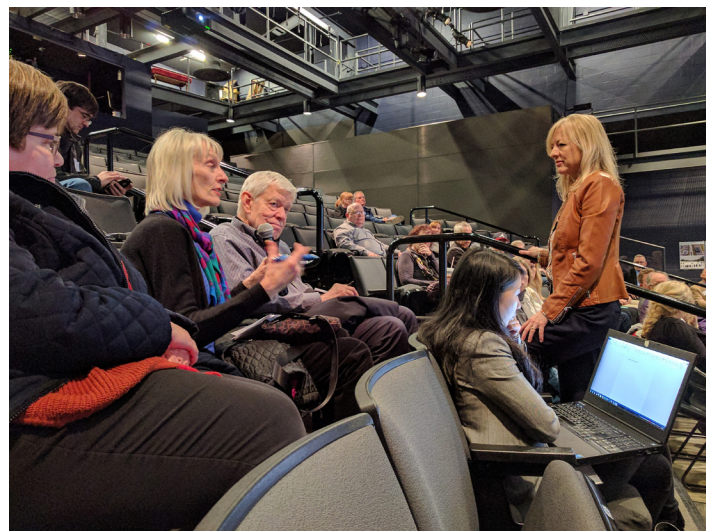
Public Open House Engagement: January 24, 2017

outputs. Using lego blocks, the consultant team had built a model demonstrating the density scenario for one of the options. The public was encouraged to interact with and move the lego pieces to test out varying scenarios.

The second part of the meeting began with a formal presentation made by the consultant team followed by audience questions and discussion. Some of the issues raised by the public are as follows:

- Why is the City even doing this study?
- There is concern about increasing density
- There is concern about impact of development on traffic
- Parkway and greenway entrance are great
- Need more public outreach and engagement
- Schools are an asset to the community
- Densifying along the corridor would be beneficial - but buffer it with lower density uses near neighborhoods
- Concern about skyrocketing property values
- Architecture should fit Dublin character
- Wide sidewalks is a great idea
- Need a real town square
- Don't gentrify the neighborhood. Need demographic diversity
- Need a business core *rather than spread out along the corridor*

To review written comments from the public and detail meeting notes refer Appendix 4.



Public Meeting 2: January 24, 2017

Presentations from all January public meetings are available on the project website <http://dublinohiousa.gov/special-projects/west-bridge-street-corridor-framework-plan>.

Online survey 2 input

The purpose of the second online survey was to get additional public comments to the options developed during the January charrette. A total of 38 responses were received. Of the respondents: nearly 50% reside or own a business in the study area; about 21% reside in other areas of Dublin; 10% work or study in the area or close by; 10% travel through the corridor frequently; and 8% use services or amenities in the study area. The following represents some of the key feedback shared by respondents (a complete tabulation is posted on the project website):

- Option A and C preferred over Option B
- Walkability, expanded green spaces, trees, and less density are preferred traits
- Preserving access to Indian Run is good
- Keeping Indian Run a hidden treasure is desirable
- Consider a town square with something special for people to gather around
- Keep the school, or build a new one
- Limit density to three floors
- Consider the impact of the projected density scenarios on traffic
- Provide adequate parking to support the development
- Lower traffic speeds would improve the driving, walking, and bicycling experience

To review the survey questions and all responses received refer Appendix 5.

NEXT STEPS

Based on public input and stakeholder feedback and staff review in February/March 2017, the NBBJ consultant team will refine and develop the Draft Plan which will be shared with the City Council-Planning and Zoning Commission joint work session in April 17, 2017. We look forward to continued participation and feedback from Dublin residents and stakeholders.

Appendix

The following documents are available as separate documents on the project website <http://dublinohiousa.gov/special-projects/west-bridge-street-corridor-framework-plan>

Appendix 1: Online survey 1 responses

Appendix 2: Jan. 18, 2017 public meeting 1 public comments and meeting notes

Appendix 3: Jan. 23, 2017 alternatives workshop right of way design options

Appendix 4: Jan. 24, 2017 public meeting 2 public comments and meeting notes

Appendix 5: Online survey 2 questions and responses