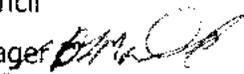




To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager 

Date: November 2, 2017

Initiated By: Vincent A. Papsidero, FAICP, Planning Director
Tammy J. Noble, Senior Planner

Re: Ordinance 69-17 (Amended) – Adopting the Updated West Innovation District Special Area Plan as part of the City of Dublin Community Plan – (Case 17-091ADM)

Summary

Ordinance 69-17 (Amended), a request for review and approval of an update to the West Innovation District Special Area Plan as part of the City of Dublin Community Plan was introduced at the October 23, 2017 City Council meeting. During the review Council members expressed concerns with the existing review process for development applications within the District and the process for the future review of Zoning Code amendments related to the district and in accordance with this plan update. Additionally, this Ordinance was amended to correct the employment number referenced in the text.

Review Process and Zoning District Update

Currently, development applications are required to be reviewed and approved by the Administrative Review Team (ART) unless any particular aspect of the proposal does not meet Code or the ART determines the application has the potential for community-wide impacts, in which case, the specific component of the application or the entire application is forwarded to the Planning and Zoning Commission. The update of the Area Plan for the West Innovation District includes an update to the Zoning Regulations for the district as part of the implementation. As part of this Code update, the review and approval process will be discussed with the Planning and Zoning Commission and City Council. Should revisions to the process be desired, they will be included with the Code update at that time.

If Council desires, this Zoning Code update can be reviewed during Council meetings, work sessions or joint work sessions with the Planning and Zoning Commission, as instructed by Council to staff.

Recommendation

Staff recommends City Council approval of Ordinance 69-17 (Amended) at the second reading/ public hearing on November 6, 2017.

RECORD OF ORDINANCES

Ordinance No. **69-17 (Amended)**

Passed _____, 20____

AN ORDINANCE ADOPTING AN UPDATE TO THE WEST INNOVATION DISTRICT SPECIAL AREA PLAN

WHEREAS, the West Innovation District Area Plan is specific to the future growth potential of the western corridor of the City of Dublin; and

WHEREAS, the area is comprised of approximately 1,100 mostly undeveloped acres that provide multiple opportunities for walkable, mixed use, research and innovation development that can meet the needs of our business community; and

WHEREAS, projections for the West Innovation District anticipate growth of 3.9 million square feet of development, resulting in \$711 million dollars in revenue and employing 9,800 employees; and

WHEREAS, the City of Dublin has made numerous investments in the District including acquiring 175 acres at the U.S.33/SR 161 Interchange and along Post Road to guide development, obtaining *Job Ready Site* status to enhance marketability, donating 45 acres of land to facilitate the creation of the Ohio University Heritage College of Osteopathic Medicine, providing key water and sewer extensions to facilitate annexation, donating land for the development of an electric facility, and completing a new two-million gallon water tank to expand capacity, and investing in park amenities; and

WHEREAS, the update to the West innovation District Special Area Plan was based upon evolving changes occurring in the research industry, including the needs of its workforce, as well as to honor our commitment to Ohio University to develop a cutting edge academic and research campus.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, _____ of its elected members concurring, that:

Section 1. City Council hereby endorses and adopts an update to the West Innovation District Special Area Plan.

Section 2. This Ordinance shall take effect upon the earliest date permitted by law.

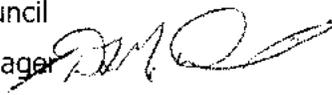
Passed this _____ day of _____, 2017.

Mayor - Presiding Officer

ATTEST:

Clerk of Council



To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Date: October 19, 2017
Initiated By: Vincent A. Papsidero, FAICP, Planning Director
Tammy J. Noble, Senior Planner
Re: Ordinance 69-17 – Adopting the Updated West innovation District Special Area Plan as part of the City of Dublin Community Plan – (Case 17-091ADM)

Summary

This is a request for review and approval of an update to the West Innovation District Special Area Plan as part of the City of Dublin Community Plan. This plan is a key business district in the western portion of the City of Dublin. The goal of the district is to establish a world-class innovation and research district that is focused on technology-based companies that provide an important economic benefit to our community. With 1,100 acres of primarily undeveloped land, the West Innovation District (WID) provides vast opportunities for walkable, mixed use, research and innovation development sites that can meet a host of business needs. It also allows for the creation of a 24/7 environment to attract and support desired work force for these technology-based companies. Projections of the District include accommodating 3.9 million square feet of additional development yielding \$711 million dollars in revenue and employing 10,500 employees.

Background

The West Innovation District is an area located east of Houchard Road, west of Avery Road, north of Shier Rings Road and south of State Route 161/Post Road. The area includes two major corporate and academic partners -- the Nestle Quality Assurance Center and the recently added Ohio University Heritage College of Osteopathic Medicine. The District is also located in close proximity to the Dublin Methodist Hospital, which provides a vital connection between the two entities. The last update of this Area Plan focused on several objectives:

- Creating a hierarchy of technology-based land uses permitted for the district;
- Increasing standards for architectural quality; and
- Creating an expedited review process that was more “business-friendly” to the development community.

In 2016, the City revisited the West Innovation District Special Area Plan, based on local and national trends of the research industry and associated workforce, as well as to fulfill our commitment to Ohio University to develop a cutting edge academic and research campus.

Process

The West Innovation District Area Plan update was a collaborative process between City staff, Ohio University and O’Brien Atkins. This was a multi-phase process that began in April, 2016 and concluded in Fall 2017. The first phase spanned from April to August, 2016 and included joint workshops among these stakeholders. An internal, day-long workshop focused on local and regional development trends, including ways in which the market and Dublin has changed since

the last plan update in 2008. An important partner in these meetings included representatives from Ohio University to ensure close coordination between the University and City.

This was followed by a two-day tour of the Research Triangle Park in Raleigh, North Carolina, and the North Carolina State University Centennial Campus. The tour focused on best practices of other communities that have embraced research and development office parks with an emphasis on advancements in technology, as well as creating a collaborative workforce of entrepreneurs.

The second phase of the plan spanned from September to October, 2016, and included a public open house hosted by the City of Dublin and Ohio University. Input was gathered at the open house from residents, business community, community officials and other stakeholders. Work stations focused on the Ohio University Dublin Branch Master Plan, areas for residential development, recreational and path connectivity and the character of the Shier Rings Road corridor. An online survey was conducted to gain further insights into the details of the West Innovation Plan, from road networks to land uses. Comments from the 214 respondents included the suggestion to add a high school to the Ohio University campus, require architecture that is innovative with high-quality materials and character, discourage large retail stores, and provide vehicular access across US33 to connect hospital/shopping to the West Innovation District.

The third phase of the plan spanned from October, 2016 to March, 2017. This phase allowed for final comments from O'Brien Atkins, which were presented to City Council at a Work Session on October 17, 2016. City Council acknowledged the findings of plan and requested that the consultant continue to work toward a draft plan. In conjunction with the City's review process, the Ohio University Board of Trustees adopted the Dublin Campus Framework Plan in March, 2017. On September 21, 2017, the final draft plan was presented to the Planning and Zoning Commission who recommended approval to City Council for the update to the West Innovation District Special Area Plan.

Outcomes

The West Innovation District is designated as a *Mixed Use Regional Center* on the City's Future Land Use Plan. This designation reflects the functional role this district plays from a land use perspective. While an important district of the City, it serves a dual role as a regional economic node. Characteristics of the *Mixed Use Regional Center* include a mixed use environment with integrated land uses, densities that support a walkable built environment, and sites that are developable for a variety of corporate needs that range from the traditional suburban office uses to more walkable urban centers with higher intensity of land uses.

The West Innovation District is divided into nine sub-districts as a means of reinforcing the development vision for the district. Each sub-district has unique economic, physical and design characteristics that fulfill the vision for WID. Many of the sub-districts support mixed-use development to provide the synergy necessary to support a work-live-play environment. The update also identifies design standards for material types, building composition, landscaping treatment, landscape and open space, roadway character and public art.

Recommendation

Staff recommends City Council approval of Ordinance 69-17 at the second reading/public hearing on November 6, 2017.

WEST INNOVATION DISTRICT

Community Plan: Special Area Plan Update (2017)



CITY OF DUBLIN, OHIO
DIVISION OF PLANNING
DEPARTMENT OF DEVELOPMENT
ISSUED: OCTOBER 23, 2017

COMMUNITY PLAN

CITY OF DUBLIN
PLANNING DIVISION
5800 SHIER RINGS ROAD
DUBLIN, OH 43016

O'BRIEN ATKINS ASSOCIATES
5001 S MIAMI BLVD
DURHAM, NC 27703

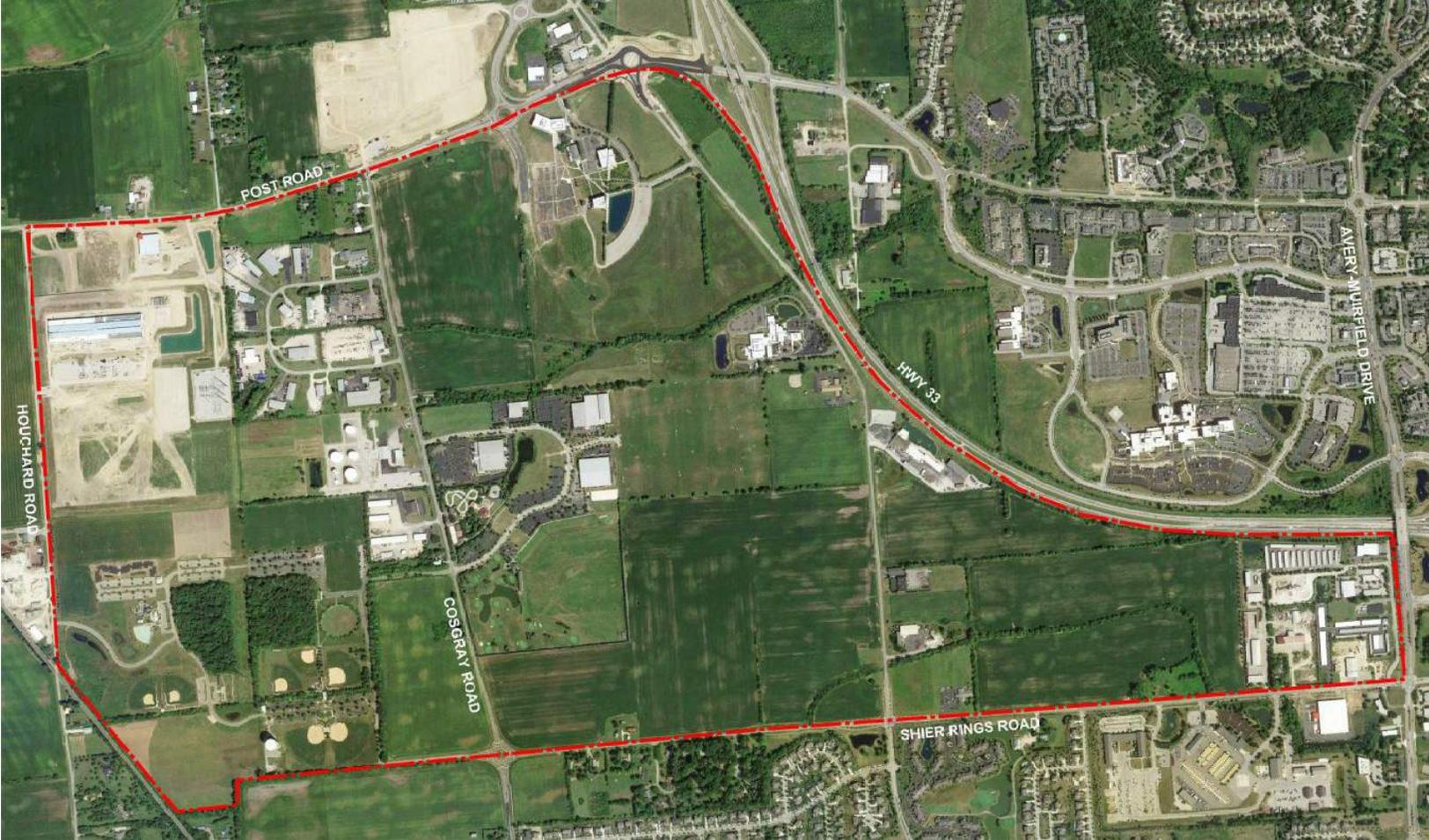


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PROJECT OVERVIEW

SUMMARY

The West Innovation District Area Plan describes the future growth potential of the far western corridor of the City. The original goal of the plan was to establish a world-class innovation and research district. In 2016, the City decided to revisit the concept given changes in the research industry. Building upon the commitment from Ohio University to develop a cutting edge academic and research campus in Dublin. The planners that assisted Dublin with designing the original concept, O'Brien Atkins, worked with staff and City Council to update the concept and prepare this updated plan.

At 1,100 mostly undeveloped, acres, the West Innovation District (WID) provides multiple opportunities for walkable, mixed use, research and innovation development sites that can meet a host of business needs while building a 24/7 environment to attract and support the work force of the future. Located on the City's western edge, yet fully accessible by U.S. 33 (33 Smart Corridor), the WID can grow to accommodate 3.9 million square feet of development yielding \$711 million dollars in revenue and employing 10,500 employees.

CITY INVESTMENTS

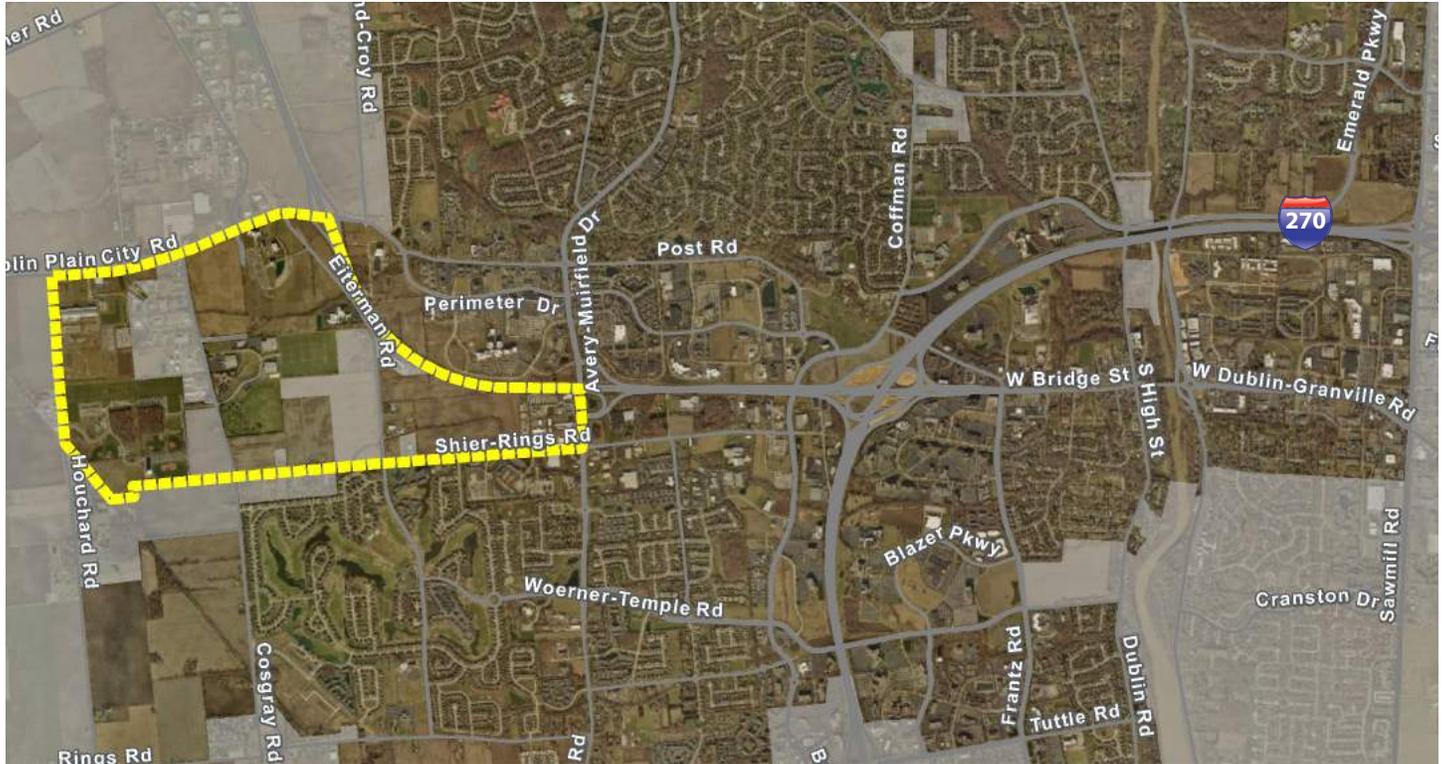
The City has made numerous investments in the district.

- ▶ Acquired 175 acres at the U.S. 33/ SR 161 Interchange and along Post Road to provide direct availability of sites;
- ▶ Obtained Job Ready Site status for municipal properties to enhance marketability;
- ▶ Committed funds for interchange improvements at U.S. 33 and Post Road/SR 161;
- ▶ Donated 45 acres, for the creation of the Ohio University Heritage College of Osteopathic Medicine as the first phase of an anchor campus;
- ▶ Provided key water and sewer extensions to encourage annexation;
- ▶ Donated land for future electric facilities;
- ▶ Constructed a public street to provide access to future development;
- ▶ Built a two-million gallon water tank to expand capacity and removed the Post Road tank for redevelopment; and
- ▶ Invested in park amenities at Darree Fields, including the Miracle Field and soccer facilities.

GOALS OF DEVELOPMENT

Since its inception, the WID has been intended as a home for innovation companies within Central Ohio. The area will serve as an economic engine for Dublin, and with the creation of the OU campus, it is sure to occur at a more rapid pace than originally envisioned. The broader goal is to create a self-sustaining cycle of innovation that works together with the educational institutions and companies in the district to constantly provide talent and opportunities for collaboration within the region. When these two goals are achieved, a third goal of positive economic impact will naturally follow. This will allow Dublin to attract innovative companies, create a dynamic district that is "alive" 24/7, provide opportunities for companies to collaborate, support emerging entrepreneurs and provide varied options for different industries.

REGIONAL CONTEXT



■■■■ West Innovation District

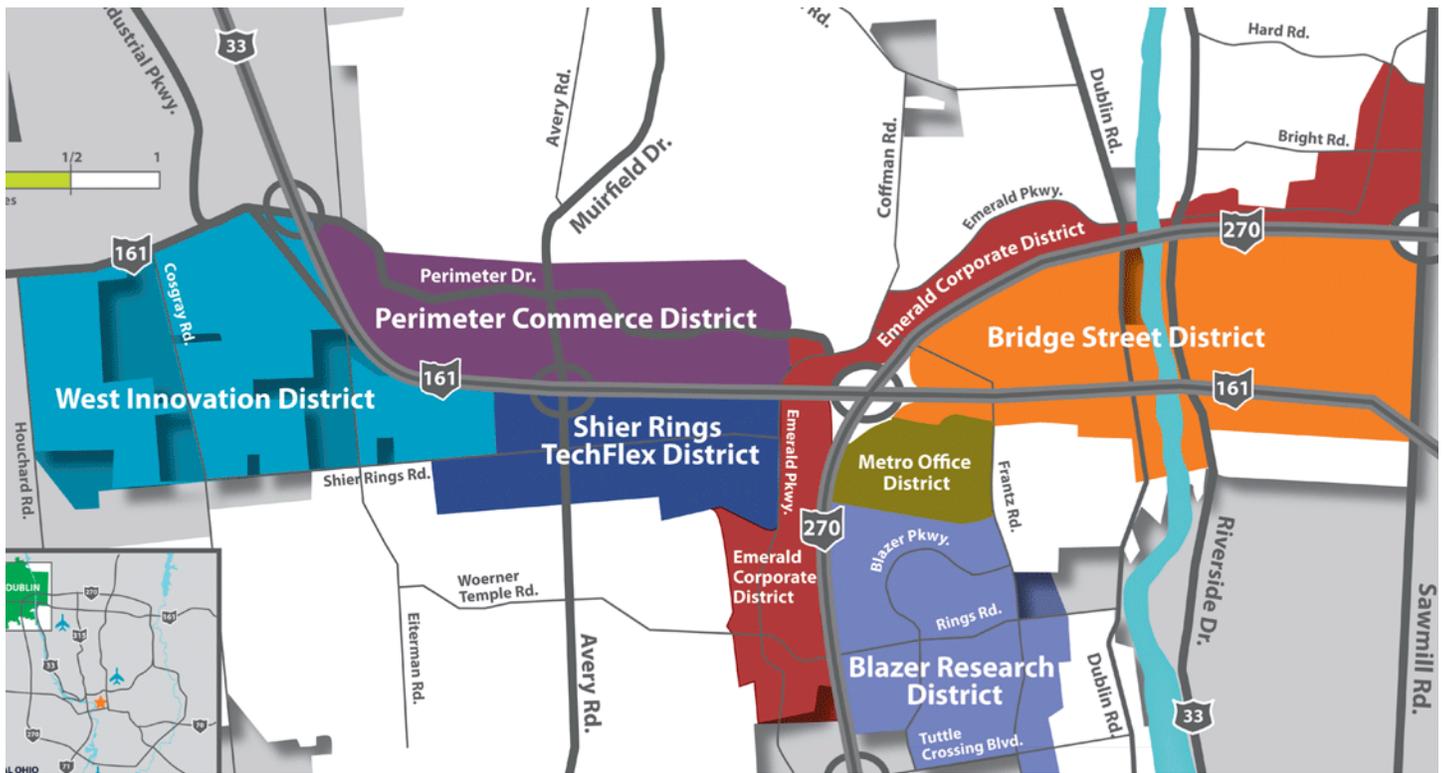
BACKGROUND

The West Innovation District is designated as one of the Special Area Plans within the Dublin Community Plan, which establish a vision for the built environment and growth, and create an important guide for the City's economic development strategy. In fact, this place-based approach to economic development is what is fundamental to the WID strategy - creating a place that attracts and supports workers as well as employers. At a larger scale, this part of Central Ohio is a hotbed of innovation due to nearby corporate and educational establishments. All of this, along with the accelerated growth in this region, makes the district primed for development. This is strengthened by the advantages

of the area, including economically flourishing areas, a healthy and thriving metropolitan region, strong neighborhoods, a highly recognized public school system and thriving retail centers.

The WID vision is also important for Dublin to stay competitive relative to regional and national trends. From generational behaviors to economic climate, the workplace is changing and there are many factors contributing to the shift. For the district to thrive it must respond to these trends. Some say the biggest impact to the workplace was the Great Recession that started in 2008. This affected all industries and caused many companies to

change their approach to business; the most evident being a focus on agility and efficiencies. Surviving with lower revenues meant that businesses were looking for ways to cut costs without losing their quality of services or products. One approach has been a reduction in real estate expenses, leading to companies encouraging some workers to work from home, which is far more feasible with increased bandwidth capabilities on the rise. And with reductions in employment levels, there has been an increase in the use of independent contractors and small businesses. This sparked the need for co-working spaces and maker spaces that could accommodate these smaller scale



Dublin's business districts

ventures while giving them the resources of bigger companies. Collaboration

The outcome of these influences was a workforce that was very independent but also valued collaboration as the key to success. Urban areas have flourished in the last 15 years, partly because they function as centralized areas of collaboration.

Convenience

Another attribute of the emerging workforce is its emphasis on convenience. With a generation that has grown up with the internet and other technologies, Millennials have always been able to find “a better way,” such as a better work-life balance. Technology is part of the key, but convenience is another part. Again, this is where urban areas have thrived because they can offer a live, work and play environment.

Live-Work-Play Balance

One of the most important elements to the emerging workforce is communities that provide a balance of live-work-play to attract this generation and compete with the urban areas that provide these offerings. This includes providing compact and walkable environments, the ability to attract a labor force, provide advancements in technology, provide public and private partnerships, provide interdisciplinary research models, encourage entrepreneurship in areas focusing on innovation and development, encourage businesses that are faster, cheaper, and more efficient, encourage companies to adapt quicker in order to compete and include technological advancements in the automotive industry.

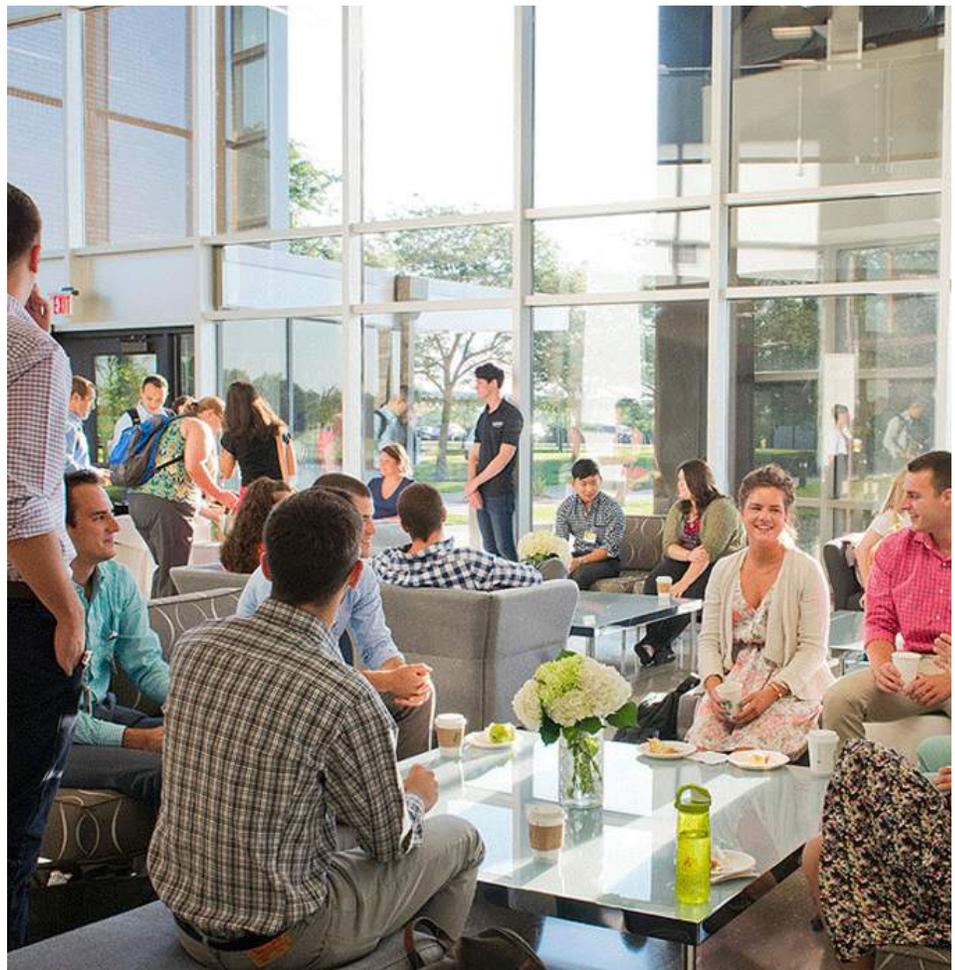
Along with national trends, the district is influenced by local trends that provide opportunities for partnerships that contribute to

its potential development, which includes the educational institutions and companies that reside within or nearby the district. Add in the surrounding neighborhoods, the recreational entities, Dublin Methodist Hospital and nearby retail and services, and real estate becomes primed for development. A series of best planning practices must be implemented to ensure success to take advantage of these opportunities. This starts with energizing the district with development that is active all day by integrating amenities and residential options. Convenience is key to the modern worker and one of the reasons the suburban park has eroded. Innovation and research companies are a better foundation for innovation if they have support from educational institutions. Good transportation systems are also key as the modern worker is looking for something more than just automobiles for their mobility options.



Working in Dublin

On the development side, providing a variety of sites for companies is key. Options are needed for different scale companies, including companies that want to be more collaborative and others that want to be more secluded. Hubs and nodes are needed that offer an urban-like experience that concentrates amenities. These best practices include integrating amenities, providing convenient residential options, encouraging a variety of recreational options to create vitality, providing hubs of centralized activity, allowing for multiple transportation options, providing perimeters for quality architecture and landscape without being overly prescriptive, and creating important relationship with local educational institutions.



PROCESS & PUBLIC ENGAGEMENT



Public Open House

PROCESS

The West Innovation District Area Plan update was a collaborative process between City staff, Ohio University and O'Brien Atkins. This was a multi-phase process that began in April, 2016 and concluded in Fall 2017.

Phase I

The first phase spanned from April to August, 2016 and included joint workshops among these stakeholders. An internal, day-long workshop focused on local and regional development trends, including ways in which the market and Dublin has changed since the last plan update in 2008. An important partner in these meetings included representatives from Ohio University to ensure close coordination between the University and City.

A two-day tour of the Research Triangle Park in Raleigh, North Carolina, and the North Carolina State University Centennial Campus focused on best practices of other communities that have embraced research and development office parks with a focus on advancements in technology, as well as creating a collaborative workforce of entrepreneurs. Participants included representatives of City staff, City Council, Ohio University, Dublin City Schools and the consultant team. Highlights included successes from the City of Raleigh, visits to several incubator companies, public and private collaborative spaces, an innovative and place-making library and two STEM schools.

Phase II

The second phase of the plan spanned from September to October, 2016, and included a public open house hosted by the City of Dublin and Ohio University. The open house gathered input from residents, business community, community officials and other stakeholders. Work stations focused on the OU Dublin Branch Master Plan, areas for residential development, recreational and path connectivity and the character of the Shier Rings Road corridor. Later, a web survey was available for three weeks to gain further insights into the details of the West Innovation Plan, from road networks to land uses. Key feedback from 214 respondents included the following.



Ohio University in Dublin

Survey Results

Survey results from 214 respondents, include:

- ▶ Provide a high school on the OU campus;
- ▶ Require advanced manufacturing uses to meet progressive, innovative and high standards;
- ▶ Emphasize bike path access, including protected lanes, to ensure connectivity with neighboring developments and provide bike access across U.S.;
- ▶ Promote local-owned small retail businesses in place of big box retail;
- ▶ Ensure access for existing development.

- ▶ Reduce through-traffic on Shier Rings Road; and
- ▶ Provide vehicular access across U.S. to connect hospital/ shopping to the West Innovation District.

Phase III

The third phase of the plan spanned from October, 2016 to March, 2017. This phase allowed for final comments from O'Brien Atkins, which were presented to City Council at a work session on October 17, 2016. City Council acknowledged the findings of plan and requested that the consultant continue to work towards a draft plan. In conjunction with the City's review process, the Ohio University Board of Trustees

adopted the Dublin Framework Plan in March 2017. The final phases included posting the draft plan of the West Innovation District plan on the web to gather public comments, an open house and the adoption process involving the Dublin Planning and Zoning Commission and City Council.



Image by O'Brien/Atkins

EXISTING CONDITIONS



■ ■ ■ ■ Aerial map of West Innovation District

EXISTING CONDITIONS

The western edge of Dublin is an area poised for significant change. With approximately 1,100 acres of land between Avery Road, Houchard Road, Shier Rings Road and State Route 161/Post Road, the West Innovation District is a key component of the City's business neighborhoods targeted for office research, laboratory and clean manufacturing uses. With a focus on "speed to build," the WID planning area is a focus for quality projects requiring swift administrative approval. Just as Dublin has grown and changed significantly over the last few decades, technology and the way business is conducted has also evolved. The WID is intended to meet the needs of today's

development environment, as well as anticipating the need to attract and retain the workforce of the future.

Land Uses

The planning area is dominated by agricultural uses, but contains a range of industrial businesses, office and research land uses, as well as the emerging campus of Ohio University (OU). The planning area has very level terrain and contains open areas that have high visibility. The physical character of the WID provides the opportunity for greater corporate visibility with options for design considerations. The most significant residential development near the West Innovation District

is the Ballantrae Subdivision that contains a range of housing from condominium units to single-family housing. In terms of prominent business operations, the area is home to Nestle Quality Assurance and other research and development companies. Prominent architecture and innovative design can be found on the existing OhioHealth Dublin Methodist Hospital located directly east of the district, as well as the newly constructed Heritage College of Osteopathic Medicine on the OU campus. These uses define the complexity of the area and provide new opportunities for vitality and growth within this corridor.



Ohio University campus in Dublin

Transportation

Primary access to the district is provided by US 33 at the Avery/Muirfield Drive and SR 161/Post Road interchanges. US 33 links the planning area to I-270, providing businesses with easy access to the Central Ohio region. Avery Muirfield Drive, Cosgray Road, Houchard Road, and Eiterman Road provide north-south access in the district, including linkage to Hilliard. US 161 is the northern edge of the district and provides easy access to Union County. Important roadway improvements have been planned, including reconstruction of the US 33/SR 161/Post Road interchange, as well as the recently completed

I-270 and SR 33 interchange. Other roadway characteristics include a network of township roads that have not yet been improved. The character of these roads provide a unique opportunity to consider a new network for improved access and development potential. Providing a system that will provide the greatest access and mobility possible can benefit future companies and employees in the WID. The presence of the CSX railroad along the western edge, in addition to interstate access, also provides opportunities to transport goods and supplies.

Natural Features

The planning area contains a limited number of natural features that provide character to an otherwise flat and open landscape. This includes portions of the South Fork Indian Run and the Cosgray Creek, which also serve an important function for drainage while providing greenway connections. Other natural features include smaller streams, fencerows and woodlots that should be used as elements to add character.



Greenways

Utilities

Along with other necessary infrastructure, public water and sewer services are necessary to support development. Water and sewer infrastructure for the West Innovation District was modeled as part of the 2007 Community Plan update and was reevaluated in an update process in 2013. Land uses were forecasted to determine demand at build-out.

Sewer

The northern and southern halves of the district are located within the South Fork of the Indian Run and Cosgray sewer sheds, respectively. Modeling results indicated that the South Fork would require 4,000 feet of improvements to accommodate expected capacity. The Cosgray sewer shed was also determined to meet future demands. The City completed a sewer extension project that provides service west

along the South Fork of the Indian Run to properties in the northwest corner of the planning area. The extension beyond Cosgray Road will provide the opportunity for industrial areas that are currently unincorporated to annex and more easily acquire public services. The City has proactively invested in the Post Water District that includes all of the WID. Installation of final segments to establish a loop system that improved service within the southwest area of the city.

Water

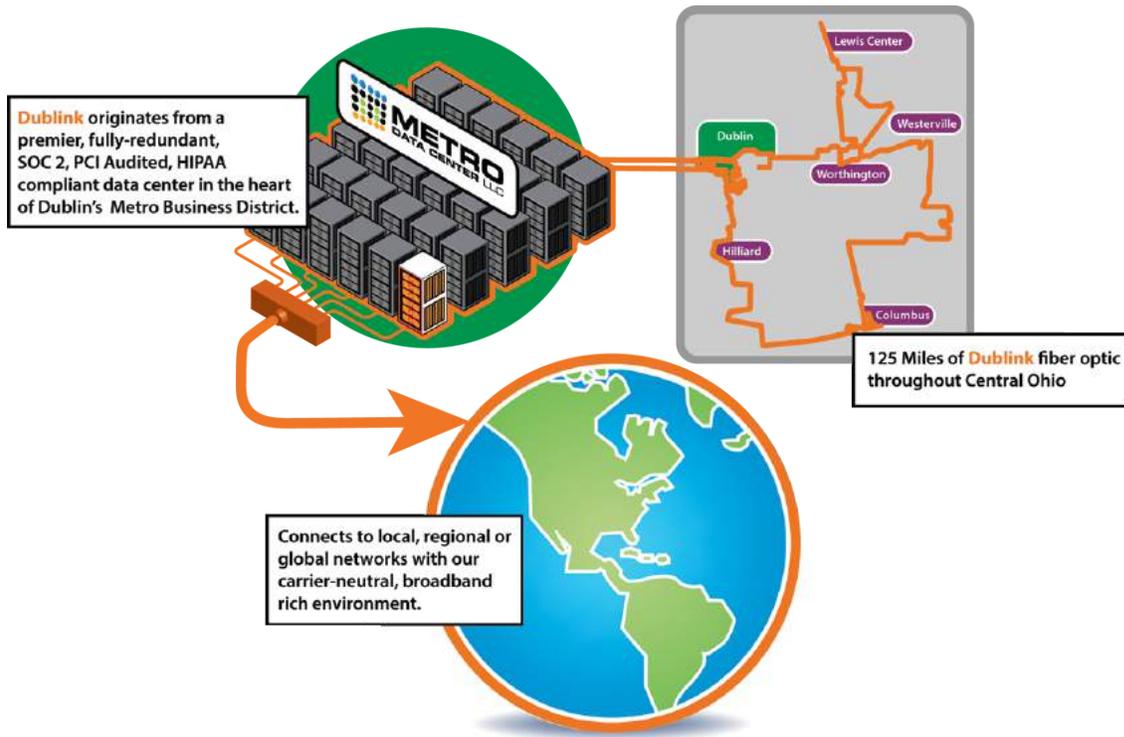
Completion of a two-million gallon water tank at Darree Fields ensures that future development has sufficient capacity to meet any future needs.

Along with sewer and water infrastructure, electric and other utilities are important to have in order to be “site ready” for future development. Electric, gas, phone,

high-speed broadband and other utilities can be easily provided throughout the district.

Electricity

The area is located within the service area for American Electric Power. With substations along Shier Rings Road and Hayden Run Road, additional capacity can be provided. In order to further enhance the area’s capabilities, the City donated land for an additional substation south of SR 161 in the west portion of the planning area. It provides power from high tension transmission lines running north to south through the district between Cosgray Road and Houchard Road. This allows for redundant power provision. AEP has stated that this provides capacity to extend lines for large scale users from Shier Rings Road, as well as the future Houchard substation. Union Rural Electric provides power just to the north which may provide the opportunity for dual power sources.



DubLink broadband

Natural Gas

The planning area also benefits from significant natural gas infrastructure. Major lines are located along SR 161 with service extending down Eiterman Road and Cosgray Road. Industrial areas on Fishel Drive and Dublin Park Drive also have service, and future extensions planned along key roads that could provide the capability to easily facilitate development.

Telephone and Cable

Similar to the provision of natural gas, other utilities such as phone and cable are readily available. Easements are provided along roadways as the City completes new infrastructure.

Broadband

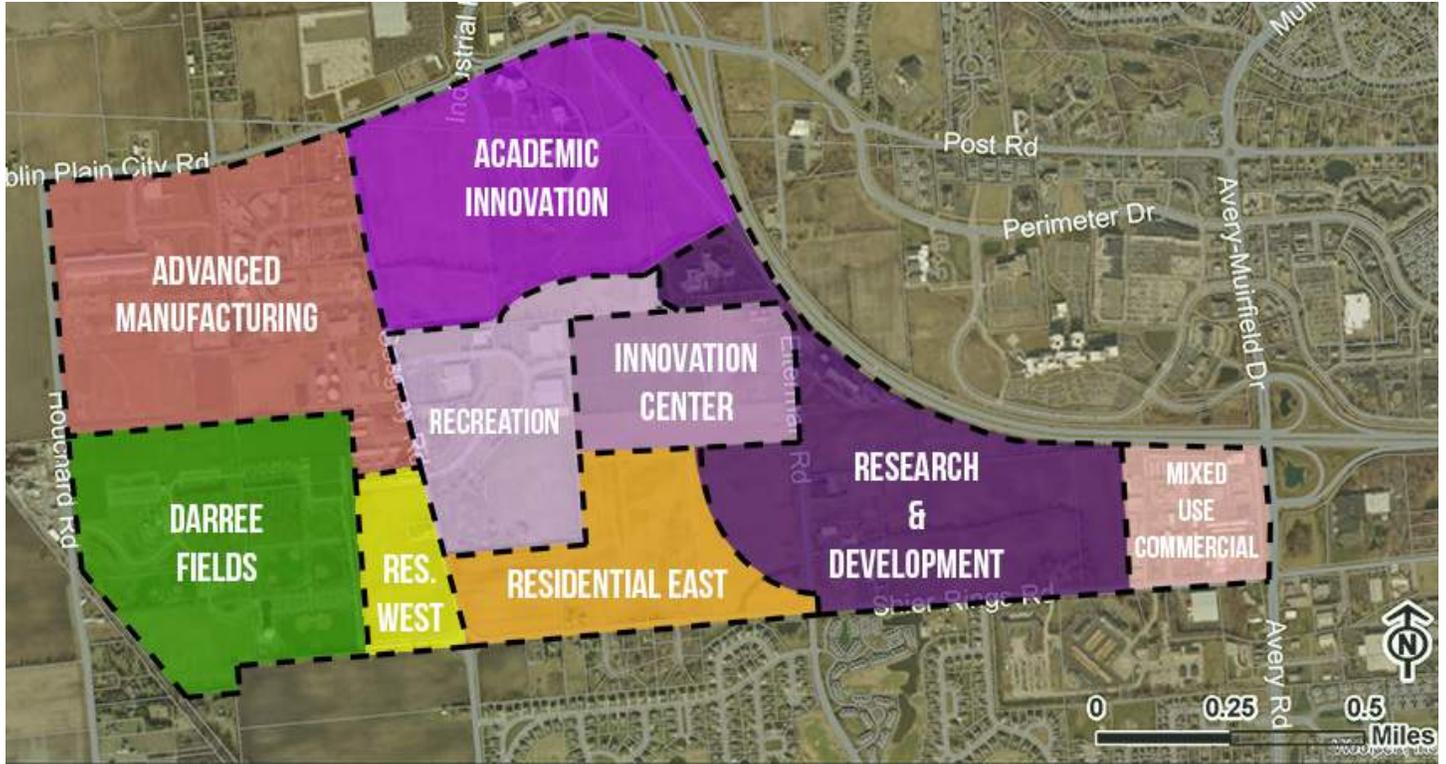
The City has focused significant capital improvements on building

the largest broadband and WiFi system in Central Ohio. DubLink is Dublin's broadband infrastructure system located throughout key business districts, accommodating optical fiber services that provide instant access to the global marketplace. In addition, the City has linked with the Ohio Academic Research Network (OARnet) to create the Central Ohio Research Network (CORN). The broadband system links businesses with educational institutions to encourage research and economic development opportunities. OARnet provides access to governments, colleges, universities and other institutions such as the Ohio Supercomputer Center through more than 1,850 miles of high speed broadband. The City also has competitive broadband services available by nearly a dozen service providers.

Parks and Greenspace

Future growth cannot be fully enjoyed without important amenities to attract businesses and their employees, as well as to support the recreational needs of residents. Dublin has over 1,400 acres of dedicated parkland and open space. Key park and greenspace destinations that serve the WID include Glacier Ridge Metro Park, the M.L. "Red" Trabue Nature Preserve and Darree Fields. These important public spaces are supported by an Open Space Plan that was adopted by City Council.

FUTURE LAND USE RECOMMENDATIONS



Proposed future sub-district land use map

RECOMMENDATIONS

The West Innovation District is designated as a **Mixed Use Regional Center** on the City's Future Land Use Plan.

This district plays a dual role by providing a diversity of land use types and serving as a regional economic node. The following are characteristics of the Mixed Use Regional Center for the WID:

- ▶ An integrated environment of academic, research, office and advanced manufacturing that is supported by residential, retail, personal services, entertainment and open spaces amenities.

- ▶ Densities shall support a walkable district, served by structured parking and a multi-model transportation system connecting the City and the region.
- ▶ Development sites that respond to a variety of corporate needs, from walkable urban centers to lower density, traditional suburban sites, that together form a cohesive district.

The scale of this vision ensures that the goal of a 24/7 live-work-play environment can be supported. This requires a higher density of employers, residential and services

necessary to attract and retain a young and highly educated workforce.

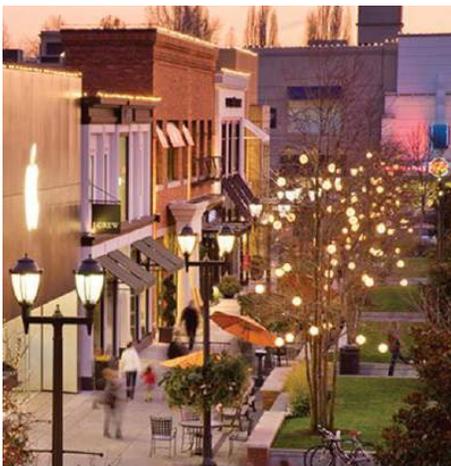
The West Innovation District is divided into nine sub-districts. Each sub-district has unique economic, physical and design characteristics that together fulfill the vision for WID. All of the sub districts will permit residential land uses. Densities have been provided for the non-residential land uses but will allow residential land uses to develop without prescriptive densities. This will allow residential development to occur as complimentary use and provide an essential component to a mixed-use environment.



Proposed Innovation Center

SUB-DISTRICT | Innovation Center

The Innovation Center is the nucleus that defines the West Innovation District by blending a variety of uses in a central location. It unites the district throughout the day and evening fostering the growth of startup companies and established businesses alike. The Hub creates a “town center” physical environment that supports a range of office, retail, services, cultural, recreational and education that supports the entire district.



USES

Appropriate land uses include:

Primary

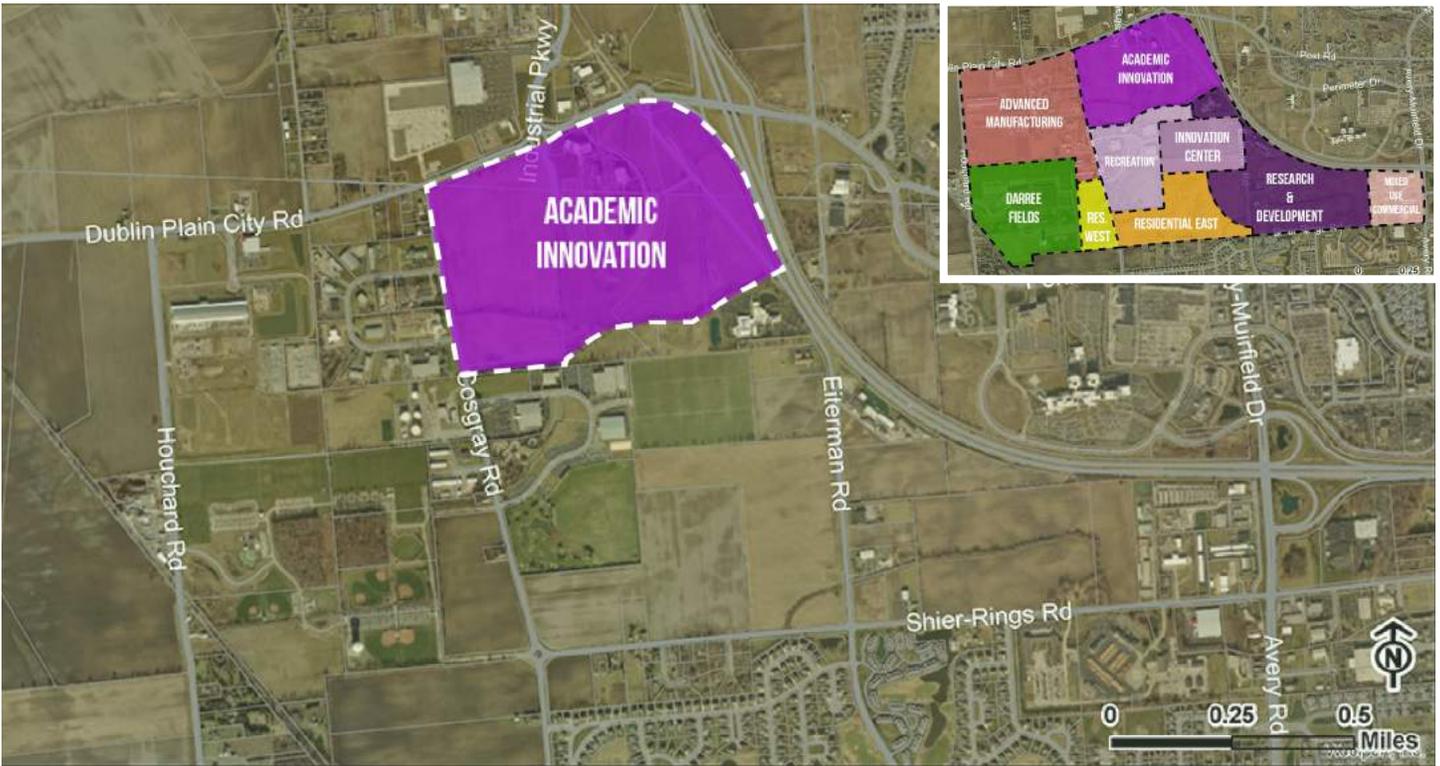
- Office
- Research
- Education

Secondary

- Parking (surface and structured)
- Upper floor residential
- Maker spaces
- Incubators
- Laboratories
- Ground floor retail, restaurant, bar, personal services and related amenities (freestanding and large format retail are not appropriate)

DEVELOPMENT STANDARDS

The recommended basic development standards permit a maximum density of 40,000 square feet per acre, with building heights between one and three stories.



Proposed Academic Innovation District

SUB-DISTRICT | Academic Innovation

The Academic Innovation is the key catalyst for innovation in the West Innovation District. It serves as the home of the Ohio University-Dublin. The framework plan is organized by an urban, walkable 24/7 “main street” environment for academia, research and living. The energy of the area will permeate all the other districts and promote the development of entrepreneurial enterprises and public and private partnerships.

The area is where the private sector and academia come together to collaborate on ideas through research, development and advanced manufacturing uses. Here ideas and near “proof of concepts” will emerge from the lab to advance the “scale up” phase in the private sector.

USES

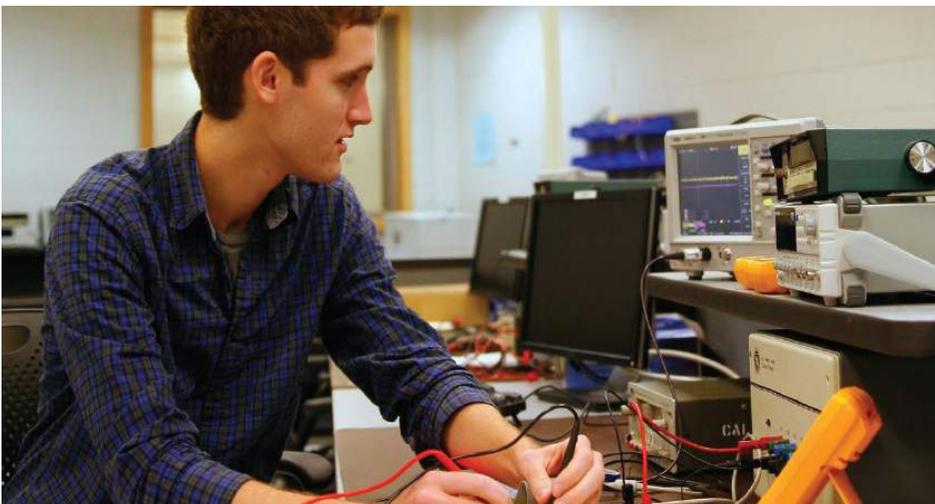
Appropriate land uses include:

Primary

- University and academic (office, classroom, laboratories)
- Campus amenities (wellness, recreational, cultural)
- Office, Research
- Parks, plazas and naturalized open space
- Light Manufacturing

Secondary

- Parking facilities (surface / structured)
- Retail, restaurant, bar, personal services and related amenities
- Residential
- Hotel and conference center
- Entertainment venues
- Transportation Hub
- Training facilities
- Laboratories
- Makerspace





Ohio University Master Plan

Ohio University / Dublin Framework Plan

The West Innovation District Area Plan provides a broad vision for land use recommendations and design standards for Academic Innovation sub-district within the planning area while the Ohio University's Dublin Framework Plan provides detailed guidance regarding the ways in which the area will evolve over time. The plan includes specific design considerations that are consistent with the university's vision for Dublin. The university's plan has been adopted by the City of Dublin and the OU Board of Trustees, and is included here by reference.

The land uses recommended in Academic Innovation District are typically associated with the education campus however, land uses that are compatible with the university will also be supported based on the recommendations of the Dublin Framework Plan.

The Dublin Framework Plan will also be the guiding document for development standards and design considerations within this district and will inform the Development and Design Guidelines that are to be adopted in conjunction with the amendment of the West Innovation District zoning classifications and standards.

More information regarding Dublin Framework Plan is available at www.ohio.edu/planning-space/up/e20.cfm





Proposed Advanced Manufacturing District

SUB-DISTRICT | Advanced Manufacturing

The Advanced Manufacturing District is an area dedicated to the support and production of sustainable technologies for the future. Major employers are expected to locate to this sub-district, including prototype development, light and advanced manufacturing, data centers, mission critical operations and “clean tech” manufacturing. Both large and small scale footprint buildings are appropriate.

USES

Appropriate land uses include:

Primary

- Office
- Research
- Light manufacturing
- Data centers

Secondary

- Parking (surface)
- Laboratories

DEVELOPMENT STANDARDS

The recommended basic development standards permit a maximum density of 20,000 square feet per acre, with building heights between one and two stories.





Proposed Mixed-Use Commercial District

SUB-DISTRICT | Mixed-Use Commercial

The Mixed-Use Commercial District provides services and amenities needed by the West Innovation District, as well as nearby neighborhoods and the greater Dublin community. It builds upon an existing commercial development pattern, but seeks to encourage redevelopment and infill as land is annexed into Dublin for centralized water and sewer services.

USES

Appropriate land uses include:

Primary

- Retail and personal services (limited to 5,000 square feet)
- Childcare
- Fitness clubs
- Lodging

Secondary

- Parking (surface)

DEVELOPMENT STANDARDS

The recommended basic development standards permit a maximum density of 10,000 square feet per acre, with building height limited to one story.





Proposed Residential District

SUB-DISTRICT | Low Density Residential District: West

The Low-Density Residential District: West is an area immediately east of a public park (Darree Fields) and identified as residential land use, most typically depicted in a suburban single-family character. The uses are restricted to single-family residential uses at a low density. This provides a “buffer” district between a public amenity, Darree Fields, and a higher density residential district to the east. This district, similar to the Medium Density Residential District will encourage and promote sustainable practices that will be encouraged throughout the Mixed Use Regional Center.

USES

Appropriate land uses include:

Primary

Single-family, two-family and multi-family residential uses

Secondary

Open space, recreational and cultural amenities
 Community gardens
 Alternate energy facilities (roof and ground mounted)

DEVELOPMENT STANDARDS

The recommended basic development standards permit a maximum density of three residential units per acre, with building heights between one and two stories.





Proposed Residential District

SUB-DISTRICT | Medium Density Residential District East

The Medium-Density Residential District: East is a modern, sustainable neighborhood offering a mix of housing targeting single-professionals, young families and empty nesters alike, with the goal of providing accessible housing to residents employed in the West Innovation District. It is located within walking and biking distance of all sub-districts.

USES

Appropriate land uses include:

Primary

Single-family, two-family and multi-family residential uses

Secondary

Open space, recreational and cultural amenities
 Community gardens
 Alternate energy facilities (roof and ground mounted)

DEVELOPMENT STANDARDS

The recommended basic development standards permit a density between five and seven residential units per acre, with building heights between one and two stories.





Proposed Research & Development District

SUB-DISTRICT | Research & Development

The Research and Development District is an area reserved for mature innovation companies that desire the autonomy of their own site and require ample space for expansion. This sub-district offers a limited number of larger sites with ample parking, as well as visibility along U.S. 33.

USES

Appropriate land uses include:

Primary

Office
Research
Medical

Secondary

Parking (surface)
Laboratories

DEVELOPMENT STANDARDS

The recommended basic development standards permit a maximum density of 30,000 square feet per acre, with building heights between one and three stories.





Proposed Recreation District

SUB-DISTRICT | Recreation

The Recreation District is where people inside and outside of the West Innovation District can enjoy recreational activities that are both active and passive with greenways, open spaces and structured facilities. This sub-district is primarily comprised of privately owned parkland (Sports Ohio) which provides a unique land use that is a regional attraction. It should be noted that Sports Ohio benefits from industrial zoning commitments in the EAZ zoning district.

USES

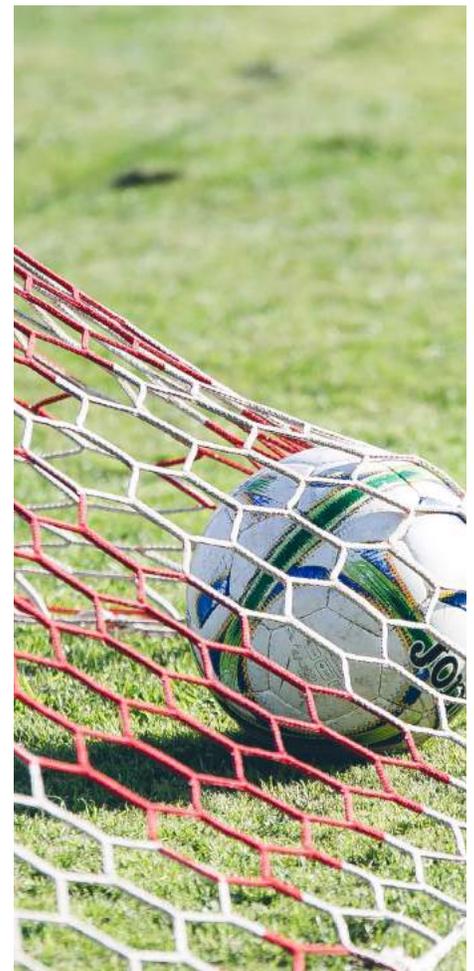
Appropriate land uses include:

Primary

- Parks and recreational facilities
- Passive open space
- Cultural facilities

Secondary

- Parking (surface)



FISCAL OPPORTUNITIES

Along with future land use recommendations, the consulting team completed a fiscal analysis based upon the build out forecast that accompanies the land use plan. The forecast sought to estimate the number of jobs that could be generated (and the related wages) based upon the build out forecast.

The analysis determined that the land use plan could accommodate about 3.9 million square feet of development, which represents a private investment value of \$711 million (this excludes public infrastructure investment). Based on industry multipliers, this square footage would yield about 10,500 jobs with an annual payroll of about \$712 million, not including the Ohio University campus. Based on the City's current income tax rate of 2.0 percent, this would generate about \$14 million annually in municipal revenues.

CAPACITY & INVESTMENT | Projected Build Out

	<i>Capacity</i>	<i>Investment</i>
Academic Innovation District	not included	not included
Residential Districts	not included	not included
Academic Innovation District	911,200 SF	\$164,016,000
Innovation Center District	1,382,900 SF	\$193,606,000
Advanced Manufacturing District	328,200 SF	\$45,948,000
Research and Development District	1,195,000 SF	\$268,875,000
Mixed-Use Commercial District	123,000 SF	\$13,530,000
<i>Total</i>	3,940,300 SF	\$711,975,000*

*Includes \$26M for parking decks

Does not include projections for Recreation District.

JOBS & WAGES | Projected Build Out

	<i>Jobs</i>	<i>Wages</i>
Academic Innovation District	1800	\$135,000,000
Residential Districts	n/a	n/a
Innovation Center District	3,670	\$256,900,000
Advanced Manufacturing District	650	\$35,750,000
Research and Development District	3,500	\$280,000,000
Mixed-Use Commercial District	180	\$4,500,000
<i>Total</i>	9,800	\$712,150,000

With these financial incentives to the City, this area can be a primary contributor to the vitality and fiscal health of our community.

DEVELOPMENT & DESIGN POLICIES



Image by O'Brien/Atkins

PRINCIPALS

- ▶ Dedication to a high quality, long lasting built environment.
 - ▶ A walkable, mixed-use built environment that supports a 24/7 live-work-play district is the foundational basis of the West Innovation District.
 - ▶ Economic development is the principal focus of the district, while residential and commercial uses serve as amenities to support employers and employees.
 - ▶ Architectural design and materials should reflect the economic intent of the district
- ▶ to attract and retain cutting edge businesses in the field of research, development and advanced manufacturing.
 - ▶ Sustainable development and construction practices should be a hallmark of all new development and site design approaches and operations.
 - ▶ Sites should be designed to emphasize a quality built environment, which is informal and emphasizes low maintenance, native plant materials.

MATERIALITY

The materials used in the district will define the district as a modern and creative space. Quality materials are to be used in an authentic way that highlights the individual strengths of each material. Materials that emulate a different material are discouraged (i.e. EIFS is a material that tries to simulate stone or concrete or a wall that is painted to look like stone). To support flexibility and creativity materials beyond those listed (i.e. composites, plastics, etc.) should be considered with regards to their integration into the design of the building.



Glass

Lightweight, transparent, and cool - glass connects the outside and inside. It blends with the surroundings during the day and provides an interesting backdrop at night. It works in a range of scales and due to its versatility and function it is encouraged to be a predominate material. Designers are encouraged to maximize glass in the design of their elevations.



Stone

Heavy, permanent, textural and warm - stone provides a solid material that can be used in a multitude of ways to highlight certain areas of the building and provide texture that other materials lack. The use of stone is encouraged but should be limited to foundations and at the ground level of an elevation.



Wood

Warm, textured, pliable, and sustainable - wood is reminiscent of the natural environment in contrast to the built environment. An approachable material that gives comfort and brightness to any facade. The use of wood is encouraged. Used in contrast with the more weighty/colder materials of brick, stone, metal or concrete can create a pleasant balance.



Metal

Lightweight, strong, flexible and permanent - metal represents technological advancement as a building material that has the most variety of any other materials and thus is encouraged to be used in creative ways that represent the district as a leader in innovation.



Clay

Solid, warm, resilient and smooth - hardened clay in its two products (Brick and Terracotta) is a versatile product that has been used in construction for over 5,000 years. The scale of brick makes it a great material to be experienced in low-to- medium height buildings and is encouraged to be used in those applications. Terracotta works well in all scales due to its varied sizes and comparative lightweight nature.



Concrete

Fluid, heavy, hard, cool - concrete is a material that can be sculpted to create dynamic shapes and spaces. A designer has to be careful with its use however because it can easily create an austere and intimidating facade if used in the wrong way. Limited use of concrete is encouraged to avoid creating brutalist facades. It is often used best in contrast with a lighter material.

All images on the preceding page provided by O'Brien/Atkins

MATERIAL COLOR

A natural color palette is encouraged and is easily achieved when materials are used in an authentic manner. The use of bright colors can also be used but their application should be limited and derive from the need to highlight a particular function of a building. If a bright color is used, it should be only one color and should be limited as an accent.

ARCHITECTURAL STYLE

Contemporary architecture can be described as the buildings that represent the current time period. This most commonly is illustrated with current building technologies and artistic styles that have spawned from those technologies. Buildings in the district are encouraged to be modern in character. This is not be confused with “modernist style” which is an architectural style of the mid-20th century. Buildings that use older architectural styles in an attempt to recreate a historic character should not be in this District. The WID is about the future and those styles are not forward looking.

Contemporary architecture starts with the technology of this time. Technology has allowed buildings to become better environments for their occupants. Glazing technologies have allowed buildings to let more natural light in and views out and building facades dominated with these types of systems are encouraged. Technologies and design strategies that include sustainable design features are part of being modern and encouraged. This includes anything from solar devices, green roofs, and photovoltaics and beyond. Creativity is part of the modern style. Due to advances in design tools and fabrication methods buildings can have more organic and unique

designs and this is encouraged in the district.

ARCHITECTURAL COMPOSITION

Architectural design should not be overly restrictive in the district relative to the composition of the architectural character of buildings that would limit creativity. However, designers are encouraged to respond to the following basic guidelines to ensure that the styles accurately reflect the City’s goals.

Massing

The massing of buildings should be dynamic. Flat and box-like massing is discouraged as such buildings do not create a community that appears welcoming.

Scale

Buildings should try to address the scale of a person. When walking next to a building it should not feel overwhelming. When architectural and landscape elements are used properly, the scale of the exterior feels welcoming despite the actual size of the building.

Variation

Architectural variety is encouraged. Architects are should try to find elements that tie into the surrounding architecture but not imitate any other buildings that are in the district.

Transparency

Buildings are encouraged to provide as much transparency as their programs will allow. In particular, transparency should be maximized in ground floor spaces occupied by retail, restaurant, personal services and related uses. Offices, research

and related uses should maximize transparency on upper floors as the interior programming allows.

LANDSCAPING

Landscape design in the district should take cues from the surrounding area and blend public space design with the private landscape. Design character in the district should convey the more naturalized feel of the area’s two stream corridors to contrast with the contemporary nature of the built environment. The goal of landscape design is to establish a complimentary interplay between the natural environment and built environment.

Plantings should extend from the public rights-of-way to private space with an emphasis on low-mow or links grasses to create a seamless and natural appearance. Designs should utilize mass naturalized plantings to establish a framework for defining formal spaces in key locations around buildings which will limit maintenance needs. The use of native plant species and planting in informal clusters is encouraged to enhance the informal feel of the landscaping opposed to formalized planting.

SITE DESIGN CONSIDERATIONS

The district should incorporate best practices for site development and employ sustainable design practices, public art and have a clear arrival sequence.

Building Placement

Buildings should be placed to maximize prominent views, especially along major roadways. Primary entrances should be oriented toward and/or visible from the public street to enhance identity and wayfinding. The office



Bicycle accommodations

components of industrial flex space and research manufacturing facilities should be placed in prominent locations and visible from the public realm.

Service Locations and Parking

Place the service functions where they do not disrupt the primary views and detract from the public spaces. Service areas should be shared and screened by architectural and landscape components. Employee and service parking should be located to the side and rear of buildings. Limited visitor parking may be placed in front of buildings but should be screened to reduce visual impact and maintain focus on a building architecture.

Parking Accommodations

The development should provide the minimum amount of parking required by the user. Parking areas are appropriate locations for deploying sustainable development

practices such as solar shade structures, pervious paving, rain gardens and drought tolerant landscaping. The City's staff can provide guidance on appropriate and successful measures.

Security

Perceived safety is an important aspect of parking lot design. Parking areas should be appropriately lit and have call stations in remote locations.

Bicycle Parking

Long and short term bicycle parking should be available at all destinations and should be appropriately sited, to encourage bicycling. Bicycle parking should be visible from the main entrances of buildings and easily accessible.

Structured Parking Screening

Structured parking should be screened as much as possible. This can be done with facade treatments or

wrapping the structure with other programmed spaces, such as residential or office.

HYDROLOGY

Stormwater Management

The City of Dublin Stormwater Management and Stream Protection Code regulates stormwater for areas of new development and redevelopment for the purpose of protecting public health, safety and welfare. It also defines appropriate stormwater management objectives for the quantity and quality of stormwater runoff. In this district, stormwater management should strive to meet City Standards by implementing sustainable methods.

Development should take advantage of the numerous treatment options available as identified in the City's Stormwater Design Manual. Runoff from parking lots and the built environment should be directed into rain gardens and storm water basins



Open space and gathering space

where impurities can settle and the water treated before being released into the natural water courses and streams. In addition, storm water runoff can be harvested and used for irrigation and even mechanical cooling systems.

Water in Nature

Natural streams and water courses in the district are a highly valued resource. They support wildlife and add to the beauty of the surroundings. There is an existing FEMA designated floodplain located within the district that will need to be considered when developing sites. A City of Dublin Stream Corridor Protection Zones also exists in this area to protect the riparian areas and streams from impacts of development.

Open Space

The aesthetic value of quality development often is directly related to the amount of open space

present in the plan. The district has been planned to work with the existing landform and integrate its natural resources such as streams and wetlands. The overall density is carefully balanced with the quantity of open space. As designed, the plan is strongly focused on open space. Keys to regulating the open space amount are: widths of building setbacks, storm water requirements, building heights and parking methods.

Social Gathering

Social gathering spaces are critical to the success of the district. The plan provides for a mix of uses to be integrated into the components of the district.

Greenways

An active lifestyle and recreation is a key component in the lives of today's young workers and families. Greenways play a vital role meeting these needs. Disengaged

from roadways and vehicles, these greenway connections are highly valued for escaping the hustle and bustle of the district.

Connectivity

Greenways provide access across the district and connectivity to the broader community.

Informal Design

Greenway paths should be informal in their design and allow for long graceful curves. The paths should provide for clear line-of-sight and have occasional conveniences such as information kiosk and blue light security call stations.

Stream Crossings

Footbridges should be provided at stream crossings and minimize disturbance to the water course.



Opportunities for Recreation

Roadway Character

An active lifestyle and recreation is a key component in the lives of today's young workers and families. Greenways play a vital role meeting these needs. Disengaged from roadways and vehicles, these greenway connections are highly valued for escaping the hustle and bustle of the district.

Views

Landscaping along roadways should never interfere with the function and safety of the roadway corridor. Design guidelines should be used to determine view and site distances along roadways.

Lighting

Lighting should be placed in sequence with the trees and illuminate the roadway and paths.

Paths and Bikes

Shared-use paths and sidewalks should be placed along all roadways at an appropriate width to facilitate walking and biking, consistent with City standards. Bike lanes should be placed along roadways and marked as deemed appropriate by the City Engineer.

Landscaping

Landscaping along roadway edges should be lined with shade trees and provide a rhythm and identifiable character for the road. Median plantings should remain low and block opposing headlights where appropriate. Use flowering trees to enhance roundabouts and intersecting roadways.

PUBLIC ART & STREETSCAPES



Public Art

Public art should be used as visual focal points that enhances awareness and serves as landmarks for the area. Opportunities to coordinate with the Dublin Arts Council should be explored and art should be appropriately themed to the character of the district.



Image by O'Brien/Atkins

Streetscape

Objects within the public right-of-way can reinforce a desired character. Elements ranging from benches, shelters, kiosks, trash cans, bus stop shelters, lighting and other components should enhance design and provide consistency. Streetscape elements should be programmed and implemented as part of park and roadway improvements. Private businesses should also be encouraged to use streetscape elements to further extend design character into private spaces, consistent with the ideals of technology, advancements and contemporary character of the district.



Private Art

Corporate (private) art should be encouraged to create a sense of place on private property. Buildings visible from US 33 should be contemplated as opportunities for art through architectural expression. Architectural elements, sculptures and lighting should enhance the visual context.

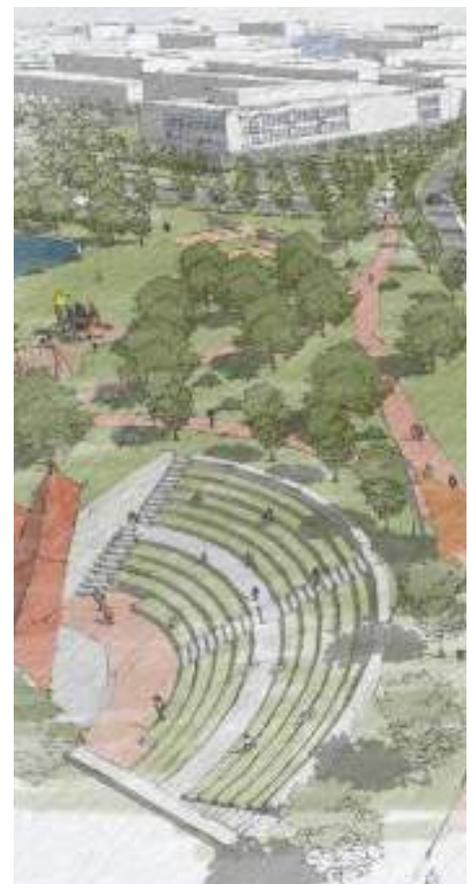


Image by O'Brien/Atkins

TRANSPORTATION & UTILITIES

Transportation and ease of access are key components for making communities desirable for future land growth. The West Innovation District is located just west of I-270 and the interchange with US 33 that has several arterials that facilitate access to key logistics points, nearby communities and residential areas. The establishment of a well-managed transportation network and enhanced access to I-270 makes the district a prime location along a developing corridor that has quick access to all areas of the region. Transportation planning for the district provides a distinct opportunity for new business, whether as a commuting employee or for freight movement.

General policies include:

- ▶ Partner with private development to construct new roadways and improve intersections;
- ▶ Continue to partner with the Ohio Department of Transportation to improve the interchange at US 33/SR 161/ Post Road;
- ▶ Plan internal road improvements to most efficiently provide access to sites and maximize business access to interchange; and
- ▶ Create a road network that provides multiple travel options while separating through traffic from surrounding residential areas.

Specific improvements include the US 33/SR 161 interchange improvements. The City has proactively worked to facilitate transportation upgrades in the area to ensure quality access to the district. Through the cooperation of the Ohio Department of Transportation, the City is completing environmental assessments for the project and will begin detailed design work in the later portion of 2017 or early portion of 2018. This project also involves collaboration with other regional partners including Union County and other local jurisdictions.

Another important improvement project in the area is the I-270 and US 33 Interchange project. This project is currently underway and expected to be completed in late 2017.

To accommodate future development, the City adopted a Transportation Plan for the WID, which addresses character and alignment of internal roads. Significant macro-level transportation modeling was based on assumed land use densities of the Community Plan. The plan for future transportation improvements has been established to provide a clear internal system of public streets that will result in predictability and enhance development potential for the entire area. The network includes a number of significant elements and alignments that vary from assumptions originally made as part of the City's Thoroughfare Plan.

The general objectives are:

- ▶ Create a parallel route for US 33 to enhance access for commuters and to better separate through-traffic from area neighborhoods;
- ▶ Implement a new entrance to Darree Fields to downplay residential portions of Shier Rings Road between Eiterman and Cosgray Roads;
- ▶ Establish a more defined entry point into residential areas along Cosgray Road south of the West Innovation District; and
- ▶ Create an east-west connection paralleling SR 161 that will provide additional options to access the interchange and link with transit along the railroad.

Other consideration include classifying street networks by character and types and creating a road hierarchy with three levels of design and function. Major arterials are expected to be built similar to Emerald Parkway with two travel lanes and a bike lane or shared lane in each direction with a landscaped median. A design speed of 35 to 40 mph is expected to encourage efficiency of movement. Smaller collector streets that funnel traffic similar to Eiterman Road. The design includes one travel lane and a bike lane in each direction with a landscape median. Travel is expected to be slower based on the character of the street and placement of



Thoroughfare Plan for West Innovation District

surrounding buildings. Internal to pockets of development will be local streets that provide on-street parking and cycling speeds of 25 mph.

Arterials

- ▶ Design speeds of 35 to 40 mph
- ▶ Two lanes of travel each way
- ▶ Median separation with center left turns
- ▶ Integrated bike lanes for commuters
- ▶ Curvilinear multi-use paths/sidewalks for recreational use
- ▶ Thematic landscaping

Collectors

- ▶ Design speeds of 30 to 35 mph
- ▶ One lane of travel each way

- ▶ Median separation with center left turns
- ▶ Integrated bike lanes for commuters
- ▶ Linear shared-use paths/sidewalks for recreational use
- ▶ Thematic landscaping

Local Streets

- ▶ Design speed of 25 mph
- ▶ One lane of travel each way
- ▶ Signed bike route for shared use
- ▶ On-street parking to enhance pedestrian environment
- ▶ Sidewalks or paths to access businesses

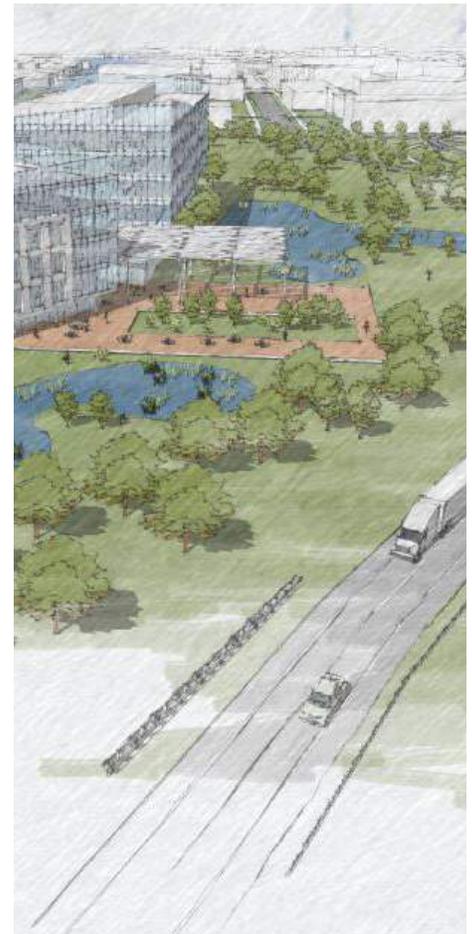


Image by O'Brien/Atkins

IMPLEMENTATION PLAN

The West Innovation District is a refined area plan that specifies an action plan to carry out a refined vision for the district. The district must not only include the specific planning elements presented in the plan but also consider how the district can build upon success and gain a competitive market edge regionally and nationally. The following action items should be prioritized, directed and carried out to achieve the general vision of the district.



Image by O'Brien/Atkins

ACTION STEPS

- ▶ Update land use and development regulations in the Zoning Code to require general compliance with the West Innovation District Area Plan.
- ▶ Adopt development and design guidelines to guide site layout, architecture, building mass, form and overall development of the district.
- ▶ Continue to administer the expedited review process.
- ▶ Adopt new standards for automatic “kick up” of applications to the Planning and Zoning Commission.
- ▶ Continue to work with key stakeholders, including Ohio University, to incorporate the multiple and supportive visions of the West Innovation District.
- ▶ Explore sign regulations that are more contemporary and appropriate for the architectural objectives of the district. Sign locations, size and design considerations should be integrated into building design.
- ▶ Implement landscaping objectives that maximize the benefit of natural screening and the growth and overall health of natural plant materials.
- ▶ Continue to coordinate with surrounding jurisdictions to ensure regional cooperation.
- ▶ Continually monitor the West Innovation District Plan and associated zoning regulations and design principles, as necessary to account for changes in development conditions and new planning considerations thus preserving the Plan’s accuracy and effectiveness as a guide for economic development.

Mobility

- ▶ Continue regional efforts to expedite U.S./SR161/Post Road interchange upgrades to maximize long-term accessibility for the planning area.
- ▶ Integrate the dedication of rights-of-way to complete major improvements as part of the development process.
- ▶ Use the West Innovation District as a guide to upgrade regional transit options for the City of Dublin and work cooperatively with the Central Ohio Transit Authority.
- ▶ Ensure that road improvements will easily accommodate and integrate transit options over time.
- ▶ Implement the applicable Mobility Study recommendations to ensure connectivity with the West Innovation District.



Image by O'Brien/Atkins

Infrastructure

- ▶ Program key water and sewer extensions along with road improvements to enable municipal-owned sites to be more easily subdivided for development.
- ▶ Continue promoting the City's successes with broadband as an attraction and retention tool for economic development.
- ▶ Pursue future partnerships with local high schools, technical schools and colleges to promote tech-based learning within the district.

Open Space, Bikeways and Landscape Design

- ▶ Ensure vital greenway connections as dedicated or provided as easements as part of the administrative review of development proposals.
- ▶ Program important segments of shared-use paths for completion in conjunction with development or as part of road construction.
- ▶ Ensure landscape plans for individual sites meet the general

intent of the plan to create a low-maintenance environment that is informal in character.

- ▶ Encourage private development to extend the character of the right-of-way into a site as a design cue to create a more seamless transition between public and private space.

Public Amenities and Sustainability

- ▶ Work with the Dublin Arts Council to identify sites for public art.
- ▶ Encourage corporate art on private property as an important visual amenity.
- ▶ Program key entry features along with related streetscape elements along SR 161 as a branding opportunity for the district.
- ▶ Encourage or incentivize alternative site design methods that are consistent with the general character of the district.
- ▶ Encourage alternative architectural design that integrates sustainable design elements.

- ▶ Consider economic development and zoning incentives to facilitate implementation of sustainable design components.

- ▶ Study the shared use of public space to see how park facilities and greenways can be used to create amenities and/or public-private partnerships for renewable energies such as geothermal, solar and wind power.

Assisting the Development Community and Promoting the Vision of the Plan

- ▶ Promote partnerships with educational institutions and business organizations.
- ▶ Promote the expedited review process to the Central Ohio community.
- ▶ Discuss updates to the city's Capital Improvement Plan and establish a project shortlist that will be proposed and funded in both the next year and throughout the remainder of the five year program to continue forward movement.

GLOSSARY

Academic/Advanced Manufacturing Blend

Academic/advanced manufacturing blend describes spaces where a community college or other academic institute could establish specialty labs and customized training programs to support advanced manufacturing companies in research, development, prototyping, and process improvement. Any manufacturing in these spaces would be small scale pilot operations requiring offices, labs and some manufacturing space.

Advanced Industries

Advanced industries can occur with any business sector where technology and process improvements are incorporated to significantly improve products and services. According to the latest Brookings Institute Study, the largest advanced industries in the Greater Columbus Metro region are:

- ▶ Computer systems design and related services
- ▶ Motor vehicle parts manufacturing
- ▶ Architectural, engineering and related services
- ▶ Scientific research and development services
- ▶ Management, scientific and technical consulting services

Most of these operations can be accommodated within office buildings. However any advanced manufacturing business, including motor vehicle parts, may require a combination of office and high-bay production flex space.

Clean Tech Manufacturing and Services

Clean tech manufacturing and services companies seek to reduce negative environmental impacts through significant energy improvements, the sustainable use of resources, or environmental protection activities. This sector includes firms involved in recycling, renewable energy (biofuels, hydro, solar, wind), information technologies, electric and hybrid vehicles, sustainable chemistry, smart devices and software to save water and electricity, lighting systems, and grey water recovery and re-use. Most of these operations require office and flex lab spaces.

Data Centers/Mission Critical Operations

Data center/mission critical operations house networked computer and storage systems at a large scale. These facilities typically consume large amounts of electricity and need redundant power systems as back-up for operations. Most of these facilities require customized spaces with cooling and reliable, high quality power.

Incubators

Incubator facilities provide entrepreneurial companies with low cost, flexible office, lab and manufacturing spaces offering a variety of shared services. The time frame for occupying the space can vary but it is usually done on a limited basis where companies are encouraged graduate to larger more permanent space once they have proven they are viable. These spaces typically include offices, shared resources including copiers, breakrooms, bathrooms and conference rooms, access to data and telecommunications services, training, and connections to potential partners.

Maker Spaces/Prototype Development

Maker spaces are usually subsidized by an academic institution or non-profit organization and allow access to tools and resources for creating innovative products. The original maker space was an individual's garage or workshop. The modern day maker space is run by a company or organization that provides a low cost warehouse like space with access to tools, raw materials, and training for members to prototype their ideas.

Maker spaces often include:

- ▶ A design lab with open tables and stools and 3-D printers



The Dublin Entrepreneurial Center (DEC) is an example of a local incubator

- ▶ A machine shop with welding equipment, soldering benches and plasma cutters
- ▶ A wood-working shop with table saws, drill presses, and sanders
- ▶ A computer cluster
- ▶ Project storage areas
- ▶ Team meeting rooms
- ▶ Offices for the shop supervisor and lab manager
- ▶ A breakroom
- ▶ A gathering space
- ▶ Display spaces to exhibit products

to departments, professors and students from computer science, business and engineering.

If connected with a university, these spaces are generally multi-disciplinary including but not limited



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RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 21, 2017 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

**5. WID Area Plan Update
17-091ADM**

Administrative Request

Proposal: Updates to the West Innovation District (WID) Area Plan including future land use recommendations, development and design policies, transportation and utility considerations, and implementation. The WID is a key business district that includes office, research, laboratory and clean manufacturing uses.

Location: Approximately 1,000 acres between Avery Road, Houchard Road, Shier Rings Road, and SR 161/Post Road.

Request: Review and recommendation of approval to City Council for proposed amendments to the Community Plan, for the WID Area Plan under the provisions of Zoning Code Section 153.234.

Applicant: Dana L. McDaniel, City Manager, City of Dublin.

Planning Contact: Tammy J. Noble, Senior Planner.

Contact Information: (614) 410-4649, tnoble@dublin.oh.us

MOTION: Mr. Miller moved, Mr. Stidhem seconded, to recommend approval to City Council for an Administrative Request to amend the Community Plan to update the West Innovation District Special Area Plan.

VOTE: 6 – 0.

RESULT: The Administrative Request was recommended for approval to City Council.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION

Tammy J. Noble, Senior Planner



~~the applicant is going to serve the patio. Ms. Burchett noted there is a door on the south façade that they can utilize but she cannot speak to the circulation. Mr. Miller said it was not an issue.~~

Motion and Vote

~~Ms. Mitchell moved, Mr. Miller seconded, to approve the following Waiver:~~

- ~~1. §153.062 Building Types(O)(6) Building Entrance: For Mixed-Use buildings, one entrance is required for every 75 feet of frontage on a street facing façade; Requested: A distance between entrances of 84 feet on the southern façade facing Banker Drive.~~

~~The vote was as follows: Ms. Salay, yes; Mr. Stidhem, yes; Ms. De Rosa, yes; Ms. Mitchell, yes; and Mr. Miller, yes. (Approved 5 – 0)~~

5. WID Area Plan Update 17-091ADM

Administrative Request

The Chair, Victoria Newell, said the following application is for updates to the West Innovation District (WID) Area Plan including future land use recommendations, development and design policies, transportation and utility considerations, and implementation. She indicated the WID is a key business district that includes office, research, laboratory and clean manufacturing uses. She said the site is approximately 1,000 acres between Avery Road, Houchard Road, Shier Rings Road, and SR 161/Post Road. She said this is a request for a review and recommendation of approval to City Council for proposed amendments to the Community Plan, for the WID Area Plan under the provisions of Zoning Code Section 153.234.

Tammy Noble said the WID Area Plan in association with the Community Plan has not been updated since 2008. She said this work has been in conjunction with the City's consultants, O'Brien Atkins, Durham, NC and several divisions of the City of Dublin including Economic Development.

Ms. Noble presented an aerial view of the site and noted there is quite a bit of land undeveloped, mostly to the east of Cosgray Road. She said there are pockets of development primarily to the northwest corner where there are some manufacturing type of uses, commercial uses at the southern tip, the center is primarily vacant with the exception of a recreational facility, and Ohio University (OU) is located in the northern section.

Ms. Noble indicated this district is on the forefront of regional cooperation for the City; this is the first district where there are opportunities to work with communities to the north - Union County, Marysville, as well as areas to the south and east including the City of Columbus and be a regional partner in the area. She stated that this district's name was changed in 2008 from 'Central Ohio Innovation Center' and the 'EAZ' the Economic Advancement Zone to the West Innovation District. She explained this area was designated for research and development and densities, heights, and architectural standards can be gradually increased as properties reach closer to US 33. She stated this district is earmarked for fairly progressive and innovative architecture to create a different atmosphere for the City. She stated that this district also provides for an expedited review process that is intentionally created to foster "business friendly" processes with the business community. She stated this was expressly supported by our Economic Development team.

Ms. Noble said Obrien Atkins shared trends in this type of work industry as part of their early research for updating the plan. She said the workforce that the City is trying to engage in these areas are people who do not want to differentiate between work and life; they want those two areas of their lives to mesh together and be able to walk outside during a business day and have gathering spaces and activities that

provide social interaction. She said that requires amenities to be in close proximity to businesses and provide a range of activities within a walkable distance. She said another important part of this update is the partnership with Ohio University which has created an almost immediate energy and vitality to the area.

Ms. Noble explained the three-step process for the updates:

She reported City Staff engaged the public by facilitating public open houses and using surveys of which they received 214 responses. She said staff worked with O'Brien Atkins to discuss trends and goals and organized a two-day tour of the Research Triangle Park in Raleigh, NC that included staff, members of Council, representatives from Dublin City Schools, and OU staff members. She indicated staff worked with OU to glean the primary objectives for their campus, increase vitality to the area, create connectivity, and develop design guidelines that would work off of the Dublin Methodist Hospital.

Ms. Noble said the plan has been presented to City Council at a work session in October 2016, whereas Council provided guidance for staff and the consultants who have moved forward with a draft plan. In addition, she reported staff has drafted a Framework Plan with OU that was reviewed and adopted by City Council and the OU Trustees.

For land use recommendations, Ms. Noble said there are nine subareas of concentration, all of which are still focus on research and development but have a mixture of uses that are being presented as primary and secondary uses. She said Innovation Center and Research/Development are the districts that primary support these technology oriented uses. She said there are two residential districts to the south that are adjacent to the Ballantrae subdivision, and academic uses to the north associated with Ohio University. She stated that is an Advanced Manufacturing District in the northwest corner which includes some existing industrial uses, and Darree Fields in the southwest corner. She stated there is a Mixed-use Commercial District in the eastern portion of the district and a Recreational District is in the center of the district.

Ms. Noble explained with any of these land use plans there are design standards, transportation recommendation, open space, and connectivity requirements among other elements that are typical of an area plan. She stated the draft plan is posted on the City's website throughout the month of October and that the plan is tentatively scheduled to be presented to City Council in the later portion of October. She encouraged the Commission to review the plan for further detail.

Cathy De Rosa asked how this relates to the US 33 Smart Mobility Plan.

Mr. Papsidero said the connection between the US 33 Smart Corridor and the Academic Innovation District (principally OU) is looking at moving the AV Research Group at the Engineering School to Dublin so that is the economic correlation. Ms. De Rosa asked why the City is not being more overt about that. He answered the mobility is a larger discussion that this area of the city and will be a topic for other studies. Ms. De Rosa suggested the City be way more explicit about that in the plan as that is something the City is trying hard to promote. Ms. Salay added that the update to the West Innovation District is a planning document and the topic that Ms. De Rosa is referring to a larger discussion.

Mr. Papsidero clarified these are zoning districts and staff will eventually update the Zoning Code.

Ms. Mitchell asked if Planning coordinates with other divisions of the City to market the area plan. She stated that the word "innovation" can be simplistic and words like "leadership" are becoming overused and meaningless.

Ms. Noble said that the primary land use categories were provided by the consultant and meant to relay the overarching goal of the area which is to promote research and development, as well as

complimentary uses to the university. She stated they are also meant to be easily understood for the general public.

Ms. Newell indicated it would be awkward for the Commission to make a recommendation while staff is still taking public comment. Mr. Papsidero said the recommendation is to City Council and the last of public comment is meant for Council since they are the reviewing body and legislative authority.

Ms. Noble stated that the update to the West Innovation District Special Area Plan meets the criteria of the Zoning Code and Planning is requesting approval to City Council.

Motion and Vote

Mr. Miller moved, Mr. Stidhem seconded, to recommend approval to City Council for an Administrative Request to amend the Community Plan to update the West Innovation District Special Area Plan. The vote was as follows: Ms. Mitchell, yes; Ms. Salay, yes; Ms. De Rosa, yes; Ms. Newell, yes; Mr. Stidhem, yes; and Mr. Miller, yes. (Recommended for Approval 6 – 0)

Rather than adjourn to Executive Session, the Chair just asked the Commission who would like to be the next Vice Chair. Mr. Stidhem said he would like the position.

Motion and Vote

Ms. Newell moved, Ms. Mitchell seconded, to elect Mr. Stidhem as the 2017-2018 Vice Chair. The vote was as follows: Mr. Stidhem, yes; Mr. Miller, yes; Ms. De Rosa, yes; Ms. Salay, yes; Ms. Newell, yes; and Ms. Mitchell, yes. (Approved 6 - 0)

The Chair asked if there were any additional comments. [Hearing none.] She adjourned the meeting at 9:57 pm.

As approved by the Planning and Zoning Commission on _____, 2017.

17-091ADM WEST INNOVATION DISTRICT

Reviewing Board
Planning and Zoning Commission

Site Location
East of Houchard Road, west of Avery Road, north of Shier Rings Road and south of State Route 161 and Post Road.

Proposal
Amendment to the Community Plan to update the West innovation District Special Area Plan.

Zoning
Innovation District 1 though 5

Applicant
City of Dublin
Dana L. McDaniel, City Manager

Representative
Vincent A. Papsidero, FAICP, Planning Director
Tammy Noble, Senior Planner/Long Range Planning Manager

Applicable Land Use Regulations
Zoning Code Section 153.234

Staff Recommendation
Approval to City Council of this Administrative Request to update the West Innovation District Special Area Plan in the Community Plan

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Case Manager
Tammy Noble, Senior Planner
(614) 410-4649
tnoble@dublin.oh.us

Summary
The City of Dublin is updating the West Innovation District Special Area Plan that was last updated by City Council in 2008.

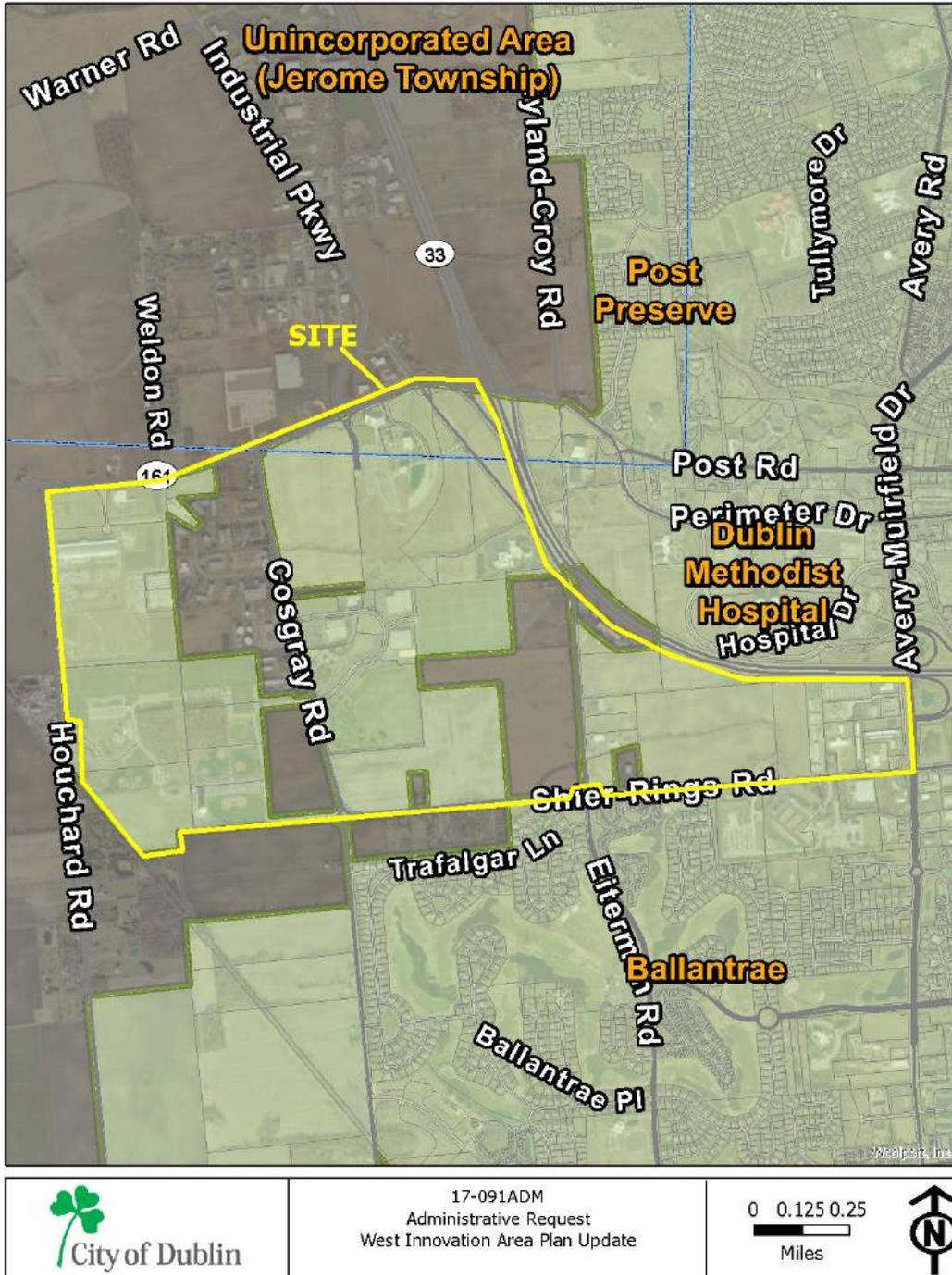
Existing Area Plan Map



Next Steps
Upon a recommendation by the Planning and Zoning Commission, the plan will be forwarded to City Council for final approval as an Ordinance.

1. Context Map

The site consists of approximately 1,100 acres located on the east side of Houchard Road, west of Avery Road, north of Shier Rings Road and south of State Route 161 and Post Road.



2. Narrative

A. Project Overview

1) **Regional Context**

The West Innovation District is an area encompassing approximately 1,100 acres in the western corridor of the City. The area is located east of Houchard road, west of Avery Road, north of Shier Rings Road and south of State Route 161/Post Road. The area includes two major corporate and academic uses, Nestle Quality Assurance Center and the recently added Ohio University Heritage College of Osteopathic Medicine. The district is also located in close proximity to the Dublin Methodist Hospital which provides a vital connection between a private and public entity. Other important stakeholders includes an indoor/outdoor recreational facility, Sports Ohio, located to the center of the area and various commercial and industrial business parks located in the western portion of the business district. Darree Fields park is located on the western edge of the district. Industrial, office and recreational uses on small lots are located on the northwest corner of Shier-Rings Road and Old Avery Road. The remaining portion of the West Innovation District is primarily vacant farm land including parcels that are currently located within Washington Township.

2) **Purpose of the Update**

The original goal of the plan was to establish a world-class innovation and research district focused on technology based companies that would provide an important economic benefit to our community. At 1,100 acres of largely undeveloped land, the West Innovation District (WID) provides vast opportunities for walkable, mixed use, research and innovation development sites that can meet a host of business needs. It also allows for the creation of a 24/7 environment to attract and support sought out work force for these technology based companies. Its location on the City's western edge is accessible to U.S. 33 (33 Smart Corridor) which will allow the WID can grow. Projections of the district include accommodating 3.9 million square feet of additional development yielding \$711 million dollars in revenue and employing 10,500 employees.

The West Innovation District Special Area Plan was adopted in 2008. The primary focus of the update was to create a hierarchy of technology based land uses permitted for the district, increased standards for architectural quality, and to create an expedited review process that was more "business-friendly" to development community. In 2016, the City initiated an updated the West Innovation District Special Area Plan based on the local and national trends of the research industry and associated workforce, as well as fulfill our commitment to Ohio University to develop a cutting edge academic and research campus.

3) **Goals of the Update**

The West Innovation District is a business district that has been created to attract innovation companies within Central Ohio region. The area will serve as an economic base for Dublin, and with the addition of the OU campus, it is expected to occur at a more rapid pace than originally envisioned. The broader goal of the district is to create a self-sustaining cycle of innovation that works together with academic institutions and innovation companies to constantly provide talent and opportunities

for collaboration. The result is the creation of a healthy and sustainable economic base for our community.

B. Details

1) Process and Input

The West Innovation District Area Plan update was a collaborative process between City staff, Ohio University and consultants O'Brien Atkins. This was a multi-phase process that began in April, 2016 and concluded in fall 2017.

2) Phase I (April to August 2016)

The first phase spanned from April to August, 2016 and included joint workshops among these stakeholders. An internal, day-long workshop focused on local and regional development trends, including ways in which the market and Dublin has changed since the last plan update in 2008. An important partner in these meetings included representatives from Ohio University to ensure close coordination between the University and City.

This was followed by a two-day tour of the Research Triangle Park in Raleigh, North Carolina, and the North Carolina State University Centennial Campus focused on best practices of other communities that have embraced research and development office parks with a focus on advancements in technology, as well as creating a collaborative workforce of entrepreneurs.

3) Phase II (September to October 2016)

The second phase of the plan spanned from September to October, 2016, and included a public open house hosted by the City of Dublin and Ohio University. The open house gathered input from residents, business community, community officials and other stakeholders. Work stations focused on the OU Dublin Campus Framework Plan, areas for residential development, recreational and path connectivity and the character of the Shier Rings Road corridor. Later, a web survey was available for three weeks to gain further insights into the details of the West Innovation Plan, from road networks to land uses. Comments from the 214 respondents included the suggestion to add a high school to the Ohio University Campus, require architecture that is innovative and high standards, discourage large retail stores, and provide vehicular access across US33 to connect hospital/shopping to the West Innovation District.

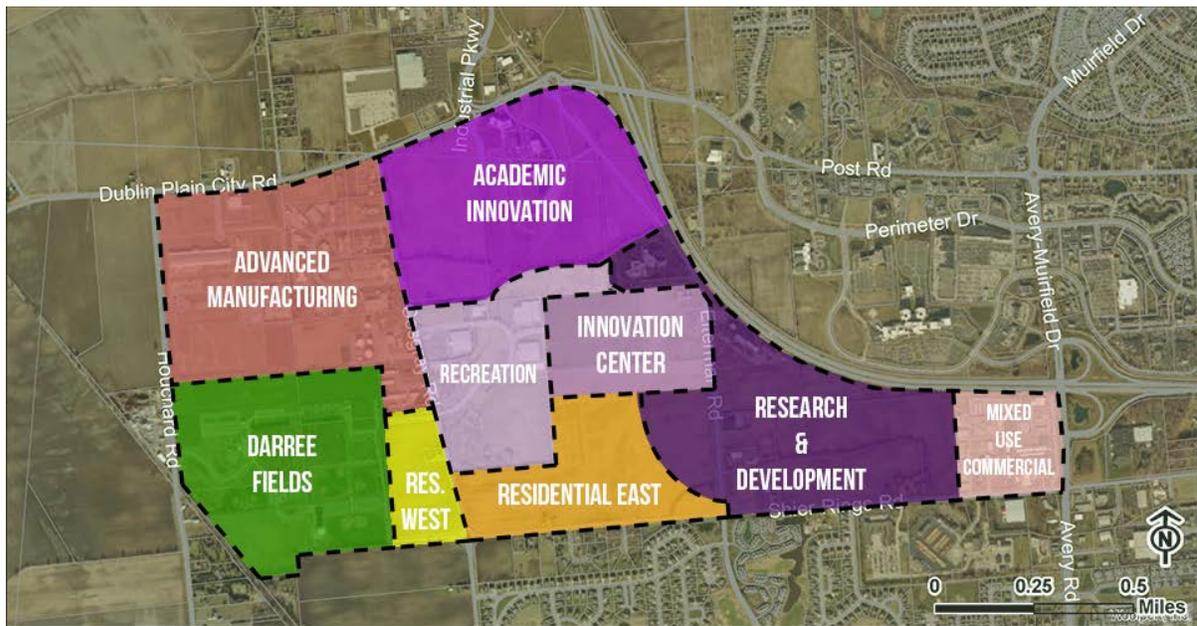
4) Phase III (October 2016 to March 2017)

The third phase of the plan spanned from October, 2016 to March, 2017. This phase allowed for final comments from O'Brien Atkins, which were presented to City Council at a work session on October 17, 2016. City Council acknowledged the findings of plan and requested that the consultant continue to work toward a draft plan. In conjunction with the City's review process, the Ohio University Board of Trustees adopted the Dublin Campus Framework Plan in March 2017. Currently the plan is in the final phases which includes providing a draft plan on the City's website for final public comments and requesting review and recommendation by the Planning and Zoning Commission.

5) Land Use Recommendations

The West Innovation District is designated as a *Mixed Use Regional Center* on the City's updated Future Land Use Plan. This designation reflects the functional role this district plays from a land use perspective. While an important district of the City, it serves a dual role as a regional economic node. Characteristics of the Mixed-Use Regional Center include a mixed use environment with integrated land uses, densities that support a walkable built environment, sites that are development for a variety of corporate needs that range from the traditional suburban office uses to more walkable urban centers with higher intensity of land uses.

The West Innovation District is divided into nine sub-districts as a means of reinforcing the development vision for the district. Each sub-district has unique economic, physical and design characteristics that fulfill the vision for WID. Many of the sub-districts support mixed-use development in the effort to provide the synergy necessary to support a work-live-play environment.



C. Development Guidelines

1) Design Standards

The West Innovation District Special Area Plan Update has a series of objectives that will be essential to create the vibrant, active and collaborative environment. This include design standard that highlight innovative buildings that have specific material types, architectural style and composition, landscaping treatment and other design considerations.

2) Landscape and Open Space

Open space requirements, greenway connections and the creation of active gathering spaces is a key component to creating the active and social atmosphere

desired for the West Innovation District. The updated plan has recommendation for creating the necessary balance between the overall density of the district, important for synergy of the district, and the appropriate amount of open space. The plan also highlight the need for active gathering spaces that will be an important element to the work/live balance desired by the targeted workforce.

3) Roadway Character and Public Art

Landscaping, lighting guidelines, and public amenities are all important considerations when creating a streetscape. The updated plan recommends that there be design guidelines that provide standards to each of these components and installed in a manner that does not impair safety. Public art is important to highlight the innovative nature of the district and be displayed in areas that maximize the visibility of the public amenity. The City of Dublin will partner with local entities, such as the Dublin Arts Council to ensure

D. Implementation

The West Innovation District Special Area Plan has recommendations for several key implementations strategies moving forward. This includes a series of action steps, transportation options, utility and technology needs, open space, bikeways and landscape design standards, public amenities, and strategies for regional cooperation. Each of the strategies are outlined in the updated plan and should be referred to for greater detail.

E. Criteria Analysis

The Zoning Code does not provide for specific review standards for Zoning Code text amendments. However, there are certain considerations that are appropriate when considering an application for these amendments. These are provided below, along with relevant analysis.

1) Compatibility with Applicable Land Use Policies

The West innovation District was created for several purposes including creating a place for innovative companies to locate and grow, to foster a business community that is self-sustaining and collaborative, and create a business community to provide a healthy economic base for our community. The updated plan for the West Innovation District continues to use these principles as part of their goals and strategies and takes into consideration the important new elements that a university provides. The proposed West Innovation District Special Area Plan update meets these intended policies of the City and promotes our continual partnerships with key businesses and institutions. The plan will continue to be updated as this region grows to meet the challenges of the West Innovation District.

F. Recommendations

The proposed update to the West Innovation District Special Area Plan is consistent with the applicable review criteria and promotes the objectives of the City of Dublin, in conjunction with important partnerships in our region include the Ohio University. Approval is recommended to City Council of the West Innovation District Special Area Plan Update.

Ms. Salay:

~~Stated that she is interested in other alternatives. We need to take a look at that entire quadrant and identify some options. Council is very interested in avoiding the creek crossing if at all possible.~~

~~Mr. McDaniel stated that he believes Council's key concern is with the density level -- if that could be "dialed back" somewhat, what would the impact be on that.~~

Mr. Lecklider:

~~Stated that it is clear that every Council member is concerned about crossing the stream. As Mr. McDaniel noted in his email earlier day, it is worth studying what happens if a creek crossing isn't created there. What impact would it have if that crossing does not occur? Alternatives are needed. Will we have the same concern about the extension of John Shields Parkway across Indian Run? We need some alternatives to SR161 and Bridge Street.~~

~~Mr. Stidhem stated that we should not be doing a 50-year plan using the limitations that exist today. He encouraged everyone to look at what will be there in 10-20 years. Self-driving cars will be a reality and parking garages will not be needed -- those are classic examples of planning for the future, but not really planning with the future. We have a great opportunity here; let's not let it pass us by. We have intelligent people looking at the trends, including technology trends. Considering those, what will the City's traffic patterns become?~~

- **WEST INNOVATION DISTRICT ZONING**

Mr. Papsidero introduced Elizabeth Fields from McBride Dale Clarion, a planning and zoning consulting firm in Cincinnati.

Ms. Fields stated that their company is providing planning and zoning consultation on both the West Innovation District and the Metro-Blazer District. The existing Innovation District is located on Avery Road to the west boundary of the City. Some of that area currently is not in the City of Dublin; however, the City is planning for the future of that area.

Goals:

The goals for the West Innovation District update are to:

1. Develop regulations that coincide with the plan update and allow for efficient growth that is in line with the City's vision for this District. O'Brien Atkins is developing a Land Use Plan for this District. The zoning is the implementation tool for that Plan. It is important to ensure that the uses, design guidelines and the vision are being implemented in the zoning.
2. Have clear, concise, user-friendly regulations that identify the standards and guidelines that apply to development within the District.
3. Clear distinctions between the Special Area Plan, Zoning Code and Design Guidelines.
 - The Special Area Plan will focus on the overall design principles -- the feel and character, and the goals and objectives of the District.
 - The Zoning Code will focus on the non-discretionary and quantitative standards (uses, setbacks, development standards and process). The intent is to remove and replace "fluffy" language with specific requirements.
 - The Design Guidelines will contain the "fluffy" language and focus on discretionary guidelines that will concentrate on the architectural character, design guidelines, open space character, and material requirements for the overall district.

District Zoning:

The current zonings for the West Innovation District (WID) are: Research Office, Research Flex, Research Assembly, Research Mixed Use and Research Recreation. The plan update will revise it from those five districts to eight zoning districts, tailored with greater detail to the land use recommendations in the Plan. Those proposed districts are: Advanced Manufacturing, Academic Innovation, Academic Campus, Recreation, Residential, Innovation Hub, Research and Development and Mixed Use Commercial.

Code Update will:

- Update permitted uses
- Revise development standards to reflect vision
- Focus on simplifying and streamlining code regulations to make it more user-friendly with tables, charts and graphics
- Move the “shoulds” to the design guidelines, leaving only the “shalls” in the Code
- Improve consistency throughout the Code, using terms/definitions, process and development standards.

Procedures/process:

The procedure will essentially remain the same as is in place now but with more clarification. The intent is for it to be a mostly administrative process, with ART being the reviewing body for most cases but with the ability to “kick up” an application to PZC if certain criteria are met. The Master Sign Plan will require PZC approval and appeals of ART’s decisions will be heard by PZC.

Code format:

The Code would focus on: the uses; general development standards; measureable landscape standards; parking standards, shared parking, deferred parking, parking minimums; and sign requirements.

Design guidelines:

The guidelines will focus on: the building design and architectural requirements; site development and orientation; landscaping; parking and circulation and signage. These will be tailored to each of the eight districts and consistent where appropriate.

Major changes proposed:

- Additional innovation zoning districts (example - residential development standards and guidelines)
- Refined list of permitted uses and development standards that will be customized for each district
- Defined criteria for “Kick-up” provision
- Administrative approvals for a majority of the processes

Next steps:

- Finalize WID Special Area Plan - review and approval by Fall 2017
- Public Outreach
- Draft Zoning Changes for review by staff and PZC with approval by City Council
- Area rezoning process following the Code adoption

Proposed questions for Council and PZC:

- Are the proposed revisions to the zoning consistent with the plan update?
- Does Council support the direction of the substantive standards and guidelines?
- Does Council have any other concerns?

COUNCIL/PZC COMMENTS:

Vice Mayor Reiner:

Stated that, in regard to the non-measurable landscaping, what has made Dublin unique is the fact that it has a strict landscaping code, which screens all the parking lots. It is the subtleties that make our City different from most other cities, except Boca Raton and Carmel by the Sea, which have also adopted strict landscaping code. The subliminal relationship of humans to greenspace has given Dublin the image it has, and he does not want to see that Code modified. The buffering ideas and buffering zones to separate apartments from commercial are very important to the overall aesthetic and quality; it is what protects the values of those units. It is important to maintain those, as Dublin has never had the urban core that some other communities have had. People prefer to live here due to the sense of place that was created by the City's "green ordinances." He would be very concerned with any proposed changes to those, as they are what has made Dublin what it is. The old slogan, "It is greener in Dublin" is true, and people find that unique and appealing.

Mayor Peterson requested that when the proposed Code update is provided to Council that it contain a red-lined version.

Ms. Amorose Groomes:

- ART: Stated that she hesitates to continue with the ART process. It creates a problem for PZC, as applications have already undergone two-three reviews before they come before PZC. She believes the process is inverted. Although ART is a public meeting, it is not noticed the same as meetings for the boards and commissions. Although the intent was to streamline the review process and make it more predictable to developers, she does not believe that has been accomplished. Therefore, she is concerned with further codifying the ART process. She believes PZC should be asked to evaluate the processes – is PZC getting better projects the first time they see them? If the answer is "no," we need to look at the process further.
- Mass rezonings: If there were one thing she could take back from her eight years on PZC, it would be to eliminate approvals of mass rezonings. Those projects come in fully advanced and there is no opportunity to alter them. Every site is different, but mass rezonings treat every site within them the same. They lower the bar for entry. She agrees with Mr. Reiner – part of what makes Dublin so great is the heightened bar of entry. With mass rezonings, the City loses the capacity to respond to individual sites.
- It is difficult to write development Code, due to the vast number of unintended consequences. Because it isn't possible to codify everything, it is important to be aware of the risks of exposure. She requested a list of the risks/rewards with the proposed Code modifications.

Mr. Miller:

Stated that he understands the need for the City to be competitive and not drive away development, but when this plan update was initially presented, his first thought was “do we have the fox in charge of the hen house?” However, he recognizes the intent is to streamline the process. Several of the current Council members previously served on PZC. He is curious to know what they would do to make it easier for an applicant to submit a project and not be deterred by the City’s review process. However, the body of work that exists in the City supports what PZC had done over the years. His initial position was supportive, but in hindsight, what do Council members who previously served on PZC suggest?

Ms. Salay:

Responded that over these years, she has learned much. In its earlier days, Dublin was “It” -- it was the only place like it, and Council was able to lay much of its development foundations, such as its landscaping code. There were so many things Council was able to do in this place it was able to create. Over time, other suburbs began to mimic Dublin and put in place their own “place-making” codes. At one point, she stopped volunteering outside of Council and PZC – and realized later, it was due to the Bridge Street development project. That effort began in 2008 with a trip to Greenville, South Carolina. Council began to talk about economic competitiveness and what was needed to keep pace with changing trends – what do millennials and the community want as they age; what sort of community do we want to live in; how can we keep Dublin special and beautiful – and at the same time, have the needed economic competitiveness. Essentially, the Bridge Street projects are economic development projects in which the special features about Dublin are included as part of the planning process. Those things are accomplished by the Bridge Street District Zoning Code. Applicants understand those Code expectations for landscaping, building materials, etc. are high. The question was how that process would work best – with an ART, or individual PZC review. How does the City get something great without spending hours “hammering away” at individual projects? If less time is needed doing that, developers are more satisfied and the City still accomplishes adherence to its standards.

Ms. Amorose Groomes:

Stated that, in response to Mr. Miller’s inquiry, one of the great tools that Planning put in place was the Informal Review. In retrospect, she would place greater significance on the Informal Review process, emphasizing the importance of applicants coming in early, before their rezoning, to present their initial applications to PZC. This would provide the seven PZC members the opportunity to have input on the projects in their early stages. PZC could have the ability to exercise the “kick up” clause, rather than staff having the ability to exercise a “kick up”. PZC could give initial input to the applicant about pursuing further. Much could be accomplished in an hour of Informal Review before PZC. If not of public interest at that point, at least the PZC would have that opportunity before the project was fully developed.

Mr. Brown:

Stated that when he looks at the proposed plan, he sees fragmented design. Campuses in these innovation districts are all about collaboration, which isn’t achieved by fragmenting everything. This won’t happen overnight, but the intent should be to have all the people invested in this community – the campus, R&D, Advanced Manufacturing, Innovation. They need to be conversing with the students and professors, some of whom would be living within that district, on campus or nearby. The plan needs integration, not fragmentation. The ability to grow more organically is

fundamental to making this plan happen. The City wants to be forward-thinking, attractive to investors, so it is important not to fragment this area but to provide for collaboration – enable them to work, live, eat and play together. In summary, the fragmentation of this does not serve the City well in the long-term.

Mr. McDaniel stated, having been involved with this planning process for 12 years, that is exactly what the plan is attempting to do. He has been meeting with and continues to meet with Ohio University since the early days of this agreement, and the focus of every discussion has been about the integration. There will be certain things best done on campus, and certain things OU does not want on campus – those things have to be placed elsewhere. Having a pre-zoning designation in place provides the ability to push those to the periphery – that is what this represents. Actually, the integration with the University is occurring throughout Dublin, not just here. The University is embedded in Dublin's Rec Center and they are discussing a potential performing arts center. We are constantly integrating beyond the bounds of these districts. He is in total agreement with Mr. Brown's comment about integration and wants to assure him that staff shares this view and all efforts are focused on it.

Mr. Brown stated that he realizes that, but there won't be much latitude in a codification of this plan. A plan and code are needed, but the City must have a good amount of latitude with this. His concern was that this encourage economic development. He realizes everyone is focused on that aspect.

Ms. Newell commented in regard to the question regarding whether the projects PZC receives are better because they have first undergone ART review. From staff's perspective, they are. However, PZC does not see and is not involved in that initial level of review, so the applicant must begin that process over again when they come before PZC. That makes it more difficult for the applicants. She has been on the other side – presenting cases to PZC, and that was always a point of frustration for the clients she represented and equally for herself. The client must work with staff on the details, but then they are presented with a different set of guidelines from a different group of individuals who have their own priorities and interests in the City. She believes that one of the best ideas was the Preliminary Concept Plan. There was an earlier time when the applicant was required to have all the stormwater and design completely engineered and all their lighting calculations before they went before PZC. The cost for an applicant to re-do that was tremendous. That is partially what gave Dublin the bad reputation of being difficult to work with. However, the PZC hearing is not that difficult for applicants. It's a practice that is common in many communities today; in fact, there are some communities that require PZC review of every project. She is not advocating for that, but there are a few things that defined the City from the beginning. Landscaping requirements is one of them, and the City's ability to control architecture. Does Council really want to take PZC out of that review process and leave the review of architecture to staff? Staff will always struggle with when to say "no." Council needs to make the decision if everything in this district will come to PZC. If so, the process should be structured accordingly. Perhaps the introduction of an application could be reviewed by staff.

Mr. McDaniel stated that regardless of whether the ART process is codified, ART will always occur at the staff level. No application will ever make it to an Informal Concept review without an initial ART review process. The ART is a multi-functional design team. In some cities, different aspects of a design are reviewed by different departments. Dublin has brought together a multi-functional design team to perform that review before an application is heard by PZC. ART codified would

Dublin City Council Work Session
Monday, October 17, 2016

Minutes of Meeting

~~Mayor Peterson called the Monday, October 17, 2016 Work Session of Dublin City Council to order at 6:00 p.m. at Dublin City Hall.~~

~~Members present were: Mr. Keenan, Mr. Lecklider, Vice Mayor Reiner, Ms. Amorose-Groomes, Mayor Peterson, and Ms. Alutto. Ms. Salay arrived at 6:10 p.m.~~

~~Staff members present: Mr. McDaniel, Ms. Goss, Ms. Gilger, Mr. Papsidero, Mr. Hartmann, Mr. Earman, Ms. Husak, Ms. Ray, Ms. Puranik, Mr. Plouck, Ms. Richison, Ms. Mumma, Ms. LeRoy, and Ms. Burness.~~

~~Mr. McDaniel offered introductory comment. He stated that there are many studies underway by the Planning Division and by Ohio University. These studies will help to set the conditions for the future.~~

West Innovation District – update

Ms. Gilger began her presentation by illustrating the public engagement opportunities throughout the process. A public forum was held at the OU Campus. The conversations were very positive and bikepath access and connectivity were among the major topics of discussion. Many residents of the Ballantrae neighborhood were in attendance to voice their concern with traffic on Shier Rings Road. Since then, an online survey has been available on the City's website.

The online survey shows:

- 214 responses to date;
- 41 neighborhoods were represented;
- 81% of responders are Dublin residents;
- 50% work in Dublin; and
- 78% are positive about a walkable environment.

Additionally, responders commented in large number regarding bikepath connections. Land use was viewed positively and there was mixed support for residential. Traffic congestion was again a concern with specific attention being brought toward the Cosgray Road widening and protecting Ballantrae.

When asked about desired uses along OU's main street concept, the responders listed uses such as: free parking, on-street parking, free Wi-Fi, trees, restaurants, and even a high school. Responses toward the Kaufman residential neighborhood were 50-50 in support. Responders were pleased with connectivity, but concerned with traffic and density.

Ms. Gilger introduced Jay Smith, Principal with O'Brien Atkins, to provide Council with an update on the Master Plan recommendations.

Mr. Smith, O'Brien Atkins stated that there has been a move away from the urban model of office research parks in the suburbs. There have been physical changes in this area, including OU coming to Dublin, Columbus State partnering, and the continued growth of the hospital. There are 1,000 acres of land that offers the opportunity to partner with outlying areas. The site

is buildable and well-drained. Mr. Smith noted that nothing will be successful without the underpinnings of support. How to walk and bike to places drives the planning process to meet the expectations of the millennial workers.

Mr. Smith stated that the uses that will be inside of OU will be available elsewhere in the Innovation District. This is a positive to have overlapping uses. Mr. Smith referenced the past benchmarking trip to North Carolina and emphasized that not all spaces need to be big and grand as the Research Park. Smaller, agile and nimble spaces work well for start-up companies and entrepreneurs. To explore concept, they began with a center or heart and then grew outward. A concept diagram was established. Considerations during this process were: having a walking condition, be connected to uses that already exist, future residential, health care districts and even a possible connection across US33. These considerations led to a process to examine the land, the tracts and existing parameters.

Closer examination of this concept brings possibly two or three story buildings right next to the Main Street of OU, a stem school, and parking structures to accommodate density and business centers. The Research and Development component recognizes the possibility of research labs and offices, testing and analytical labs and connectivity to the hospital across US33.

The Academic Campus District takes into consideration OU and Columbus State Community College plans and promotes academic space and campus amenities. However, he believes it should not be limited to being strictly an academic district but could be so much more with hotel/conference space as well as multi-generational housing. The Academic Innovation District is the location where the private sector and academia come together. This may also be an opportunity to partner with key regional neighbors such as Honda.

A mixed-use environment promotes spaces that are active all the time, not just between business hours. Recreation is also an important part of the live, work, play concept. The best way to activate an area is for people to live in the area as well – not just work there. This will also be compatible with the Ballantrae development nearby.

Mr. Smith requested input from Council about the land uses.

Mr. Reiner appreciated the traffic planning by localizing interests. Perhaps the next generation will have only one car and use bicycles for transportation. His concern with this well thought out plan is filling in the spaces with appropriate manufacturing and Research and Development. He appreciates the updates since the 2007 Community Plan.

Ms. Salay inquired about the connections over and under US33. She is concerned about the congestion at the Avery-Muirfield area, with all of the shopping offered in that area, and does not want to overburden Shier Rings. She is very supportive of the greenways connected throughout the City, including Darree Fields.

Mr. Reiner invited Dr. Hoadley, Superintendent, Dublin City Schools (in the audience), to provide input on the STEM school plan as shown in the concept design.

Dr. Hoadley stated that he applauds the City for looking far forward into the future. They are aware that the District will grow by an additional 3,000 students and looks forward to continuing to explore these partnership opportunities like OU and the City of Dublin. What they saw in North

Carolina is very much what they want to provide for the students in Dublin, Ohio.

Ms. Salay asked if the Hilliard School District was involved in this process. Geographically, this may be located in part in the Hilliard District. She is not certain how a joint venture would work, but someone in Ballantrae had mentioned a high school and this is in the Hilliard District.

Mr. Smith responded that they thought of a STEM school as being part of this innovation hub. It would be a perfect fit and a vital ingredient to draw distinction to this District overall.

Mr. Lecklider stated he would like to see accommodations/allowance for solar. He also stated that this past summer, he met with Kaufman representatives regarding their conceptual proposal for development. It was intriguing on a conceptual level. He welcomed the Kaufman representatives as a new developer to Dublin. In terms of the iteration he viewed, he was pleased with the price points as compared to the square footage of their units. What he reviewed was very linear and he does not support this. Perhaps that is how they were able to keep the costs down. It is his understanding that a similar type of development is being proposed for New Albany. He believes the City should review what New Albany is demanding from this developer and how the proposal compares to what is being proposed for Dublin. He doesn't want to see a "cookie cutter" product in Dublin. It needs to have its own special character, etc. He also is aware that what he viewed may appeal to many others, but not to him individually. He does want something sustainable long term – not a tired product in 20 years.

Mr. Reiner added that he liked having the Research and Development uses along the freeway. Mr. Smith agreed that image appeal affected its placement and connectivity to the hospital was logical.

Mayor Peterson asked about student housing.

Mr. Smith responded that there will be a small portion at the southern end of campus that may appeal to more graduate level, career minded students.

Mr. Lecklider stated that Ms. Salay suggested a pedestrian bridge over I270. He agrees that a vehicular connection across US33 and bikepath is important.

Mr. Smith stated that this plan shows a positioning for our future. There is Intel behind every aspect of it:

- Hydrology, working with the water paths;
- Social Systems, collision points that bring together those of all ages and backgrounds;
- Vegetation;
- Open spaces;
- "Future proofing" such as shuttles, electric cars, etc.;
- Bike systems; and
- Connections (pedestrians, bikes, cars, trails, etc.) are key.

Mr. Smith introduced his colleague, Stephen Harris who will talk about the character of the district -- Live, Work and Play, which also includes Create, Inspire and Transform:

- Live: Emerging workforce of the young, career minded individual.
- Work: Business maturities, older businesses with start-up companies meshing together.

- Play: Core Lifestyle in a place to relax and recreate.
- Create: Envisioning a district where there is academia, innovation, interdisciplinary learning.
- Inspire: what drives the youth to create?
- Transform: a district where academic institutions and businesses all work together.

Mr. Harris, O'Brien Atkins reviewed what the phases might look like for implementation of the Master Plan. The metrics, or economic impact, would be a \$1.3 billion investment at build-out. Jobs and wages reflect an estimated 11,000 jobs and \$802 million in added wages. With a two percent income tax in Dublin, \$16 million would be added to the tax base at full build-out.

Mr. Smith summarized that a lot of material has been covered tonight. He offered to respond to questions and input about what needs to be refined. Before moving into zoning code and a plan amendment process, what needs attention and what is working well?

Mr. Reiner stated that Dublin has always be restrictive about high density development. He asked if there was a way to forestall this rush of high density housing.

Mr. Smith stated that everything that is represented is proportional response to how those spaces would be developed.

Ms. Amorose Groomes clarified that Mr. Reiner was referring more to sequencing of the projects. Mr. Smith stated that the recommendation is positioning the land by way of its zoning code and permitted uses. The phasing piece is a plan or template to rely upon.

Mayor Peterson inquired about the City's contribution for capital.

Mr. Smith stated that the issue of infrastructure costs have not been addressed yet, but as he stated earlier, it is very important that the infrastructure be done right.

Mr. Keenan asked if the two to three story buildings were sufficient or would they be under pressure for more height, based on his experience.

Mr. Smith stated that for an innovation district, two to three story with the upper level possibly being loft living is the right scale.

Ms. Gilger stated that in regard to the infrastructure, phasing could be done similar to the Emerald Parkway phasing.

Ms. Salay inquired about the concerns that were heard about traffic and density. She asked Mr. Papsidero how he planned to respond to the concerns of the public so the community could be supportive.

Mr. Papsidero stated that the next step is to do a Community Plan update to amend the current Plan and a rezoning. Those will be on a parallel track while scheduling additional public workshops and open houses to encourage engagement with the residents who have concerns.

Ms. Gilger stated that the public engagement opportunities to date have been largely Ballantrae residents. She felt they were supportive in general. Overcrowding at the schools was still a concern and it is unclear if everyone really understands where the boundary lines are between Dublin Schools and Hilliard Schools.

Ms. Salay acknowledged that Dublin should not overcrowd Hilliard Schools either. She stated that the issues of traffic, infrastructure, timing, interactions, etc. all need to be fleshed out.

Ms. Alutto asked if the businesses would be able to tap into Dublin's fiber initiative. She also asked about what types of advanced alternative and sustainable manufacturing are being envisioned. Ms. Gilger stated that Command Alkon is there now and they are a clean tech facility. She stated that technology is changing so quickly and the City will be selective about the type of manufacturing that goes into that area.

Ms. Salay stated her excitement about the plan.

Ms. Alutto asked how the creative people at the DEC can connect with the innovative people in this district since they are not adjacent to each other.

Ms. Gilger stated that a good portion of the start-ups in the DEC are service start-ups that are in need of office space. What Dublin does not have is the "maker" spaces.

Ms. Amorose Groomes stated that in North Carolina, many of the maker spaces were in traditional buildings. There may be opportunities for use of some of the vacant buildings in the area.

Ms. Gilger stated that the 50-year vision is that some of the buildings in the West Innovation District could convert well to those type of spaces.

Ms. Amorose Groomes added that the challenge for Mr. Papsidero is going to be when writing the Code for this area, demand that it needs to be convertible space that allows for changing times. Mr. Papsidero agreed and stated that the City standards are important, yet the City also must support creativity in the built environment.

In response to Mr. Lecklider, Mr. Smith stated that 6,000 acres comprise the Research Triangle Park and it is the suburban office park model.

Mr. Lecklider asked how to estimate the absorption of the Research and Development District.

Ms. Gilger stated that the City has lots of office space, but the West Innovation District allows for more industrial flex-type space. There is a demand for this space.

Mr. McDaniel stated that Dublin has been losing projects to neighboring communities because the market does not exist in Dublin for this product.

Ms. Goss added that OU is looking for industry partnerships, healthcare research and smart mobility.

Mr. McDaniel added that it is an exciting time to have all of these initiatives coming together at the same time.

Ohio University Master Plan – update

~~Ms. Goss introduced Ms. Shauna Bolin, Ohio University Space Planning Representative, and invited her to come forward for the OU Master Plan update.~~

~~Ms. Bolin, Ohio University stated that OU has been working on a 100-acre portion of land for the academic component of the West Innovation District. The university community is much like a City in how it offers amenities to its students to work, live, learn, and play. The University, like the~~

Dublin City Council
Work Session
Monday, June 20, 2016
Minutes of Meeting

~~Mayor Peterson called the Monday, June 20, 2016 Work Session to order at 6:00 p.m. in Council Chambers at City Hall.~~

~~Council Members present: Mayor Peterson, Vice Mayor Reiner, Ms. Alutto, Ms. Amorose Groomes, Mr. Keenan, and Mr. Lecklider. Ms. Salay was absent (excused).~~

~~Staff members present: Ms. Goss, Ms. O'Callaghan, Ms. Mumma, Ms. Readler, Mr. Foegler, Mr. Hammersmith, Ms. Puskarcik, Mr. Papsidero, Ms. Richison, Ms. Burness, Ms. Husak, Ms. Puranik, Ms. Noble, Mr. Plouck, and Mr. Kangawa.~~

~~Presenters: Jay Smith, principal of O'Brien/Atkins Associates; Shawna Bolin, Ohio University Director of Planning; Kevin Peterson, Ayers Saint Gross; Mandy Bishop, GPD Group; Paul Endres, EndreStudio; Mirek Olmer, P.E., T.Y. Lin International; Darren Meyer, MKSK Studios.~~

~~Mayor Peterson stated that tonight's discussion will focus on:~~

- ~~-West Innovation Districts~~
- ~~-Ohio University Dublin Campus Framework Plan~~
- ~~-Scioto River Pedestrian/Bike Bridge~~
- ~~-John Shields Parkway Bridge~~

~~Ms. Goss stated that:~~

- ~~● The first portion of the meeting will include a presentation and discussion regarding O'Brien/Atkins' assessment of the West Innovation District. That will be followed by a presentation from Ohio University regarding their Master Plan Framework for the Dublin Campus:
 - ~~○ The O'Brien/Atkins team will share their initial thoughts regarding the future of the West Innovation District, as well as land use and zoning changes that may be necessary to meet the needs of today's business environment. Additionally, they will share a perspective from the original 2007 study that took into consideration the impact of an institution of higher education and the economic development implications thereof.~~
 - ~~○ Ohio University will present the goals, process, public engagement and general direction of the Campus Framework Plan, as well as its role and function in guiding future development. Together, O'Brien/Atkins and Ohio University will share how both projects mesh together and provide the synergy necessary to fulfill the City's goals for this area.~~~~
- ~~● In the second portion of the meeting, the consultant design team will present the preliminary engineering design for the Scioto River Pedestrian/Bike Bridge. The design, which is now 30% complete, allows the team to facilitate a conversation with Council in order to obtain reaction and feedback regarding the design direction of this critical piece of transportation infrastructure. Consultants and staff also will share the beginning stages of concepts being developed for the John Shields Parkway Bridge. Some early~~

~~level bridge design planning efforts are needed to assess flood plain impacts as well as ensure coordination with the ongoing River Park planning.~~

West Innovation District

Jay Smith, principal, O'Brien/Atkins Associates, stated that their master planning assignment with the City began in 2007. They were invited back recently to refresh that planning assignment, which previously was called the Central Ohio Innovation Center. That effort involved helping the City position for business purposes a substantial tract of land off Post Road, Eiterman and Shier Rings. The goal was to attract businesses to that part of Dublin.

Central Ohio Innovation Center – 2007

The COIC was an Economic Development initiative. A large amount of land was assembled for which they were given the planning latitude to assess.

- Large, anchor tenants were considered. The Ohio State University – James Cancer Center, was interested in placing a Proton Therapy Center in this area.
- Acquisition of key tracts of land. Their assignment was to put together a zoning that would begin to protect this land so that it could be set aside and positioned for these businesses.
- Connections. In planning, land is not looked at myopically, but from its broadest context, making connections to the surrounding community.
- Land Use. A number of uses are in place that will remain – Darree Fields, the Recreation Center, the Sports Complex, the existing industrial footprint. A senior living center was once proposed. This land was underpinned with a script providing understanding of how to attract businesses, what kind of businesses would be attracted, what kind of land they would need, and the level of density that could occur.

West Innovation District – 2015

Last fall, the City requested that they refresh the COIC plan. A number of things have changed, primarily with Ohio University, which will be a significant engine for change. There is also a Columbus State campus here, and there have been infrastructure and road improvements. It was important to refresh the plan to coordinate with Ohio University's planning efforts and look at the acreage in its entirety.

- Planning Perspective

Their firm does a significant amount of district and research park planning around the country.

- Old vs. New Perspective

Previously, development occurred in a very compact, dense manner. Everything was built near and convenient. Later, with the advent of the car and greater ease in transportation, development began to be spread around, a more suburban approach. A similar approach occurred with research parks or innovation centers. In an earlier day, they were spread out. While there might be a road that led there, there were individuals silos -- perhaps even gated, that were not connected to one another. That perspective has shifted. Today, the intention is to identify areas of shared spaces that are overlapping, collaborative and connected.

- Movement/Transportation

Upon entering the West Innovation District, how would parking and navigation occur? Are there bicycle paths, electric car systems, shuttle systems or a broader transportation network? All would need to be in sync with the City's overall Transportation Plan.

- Innovation Center Trends
 - The current trend is for smaller, more compact spaces. Thousands of acres are not necessary to accomplish what is desired.
 - Mixed use and shared spaces provide convenience.
 - Easy access to amenities
 - Connected, miscellaneous forms of transit.
 - Walkable and bicycle-friendly.
 - High speed/ wired – Dublin has accomplished this with its Dublink.
 - Public/private partnerships with other entities -- a university, town, hospital system -- these drive how the districts are developed.
 - Old parks are being re-imagined from suburban parks to compact, walkable developments.
 - Can be developed with a lifestyle or theme focus. Certain ingredients can be incorporated into the West Innovation District to give it a sense of place.

- Types of Talent/People

It is important to know this element because, in large part, they shape these places. Traits of these young workers:

- Connected all the time, multitaskers, plugged in, have expectations of being heard
- Desire short commutes, convenient housing, walkable, bicycle-friendly environments, nearby amenities
- Want opportunities to be engaged in their community – volunteers and activists
- Single – only 21% are married
- Desire live/work/play experience. Creation of a third place, a place where experiences can converge

- Planning Approach

Currently, they are conceptually planning with Ohio University, as their plan is understood. Looking at the overall District, they have included subsets of areas of various focus or concentration. There is also another space of convergence, immediately juxtaposed to Ohio University. They can consider approaches where that might break down with nodes or key crossroads. There could be a place of emphasis or concentration next to the highway, perhaps a connection drawn across to the hospital. Will that happen along the Main Street of the Ohio University campus? This is a work in progress, which will continue through the summer. Their loose timeframe suggests October as the point at which their conclusions would be shared with Council. They will refine their diagram, reacting to the recreation pieces and greenway system. Perhaps a healthcare and wellness veil could occur, given those strengths exist in Dublin. They will also be sensitive to the nearby residential neighborhood and acknowledge the advanced manufacturing and light industrial happening within the university, as well.

They will continue to work with the City Planning Department, provide updates to Council, and hold some public meetings. Perhaps in August, in conjunction with Ohio University, both plans could be shared with the community.

Ms. Goss invited Council questions related to the West Innovation District planning process, preceding the Ohio University presentation. The objective tonight was to look at the West

Innovation District as a whole. The initial planning approach for this area was for an Economic Advancement Zone. The area is intended to be used for economic development.

Ms. Amorose Groomes stated that she assumes that staff will be meeting with stakeholders in the area. She observed new uses proposed for some existing uses in the plan. It is always important to be sensitive about overlaying other uses on a property that is currently being used for something else.

Mr. Smith responded that they have been given that planning license or latitude, and he will look to Mr. Papsidero and Ms. Goss to advise them when they need to engage. They certainly will be sensitive to stakeholders, and will be talking with them.

Ms. Amorose Groomes stated that she would not want any residents, including business or commercial, to learn of different plans for their property in the news. It is important to communicate with them prior to any plans being made public.

Mr. Keenan inquired what their planning horizon is.

Mr. Smith responded that the long-range thinking is probably 25 years.

Mr. Keenan stated that it is important that planning take place, but many of these plans are very long-term. Across the river, some of those plans extend out 30-40 years.

Mr. Smith agreed that it is important, especially when the City considers infrastructure systems that would one day be needed to support the potential growth – broadband or roadway. There is no second chance to plan for those, and Dublin is to be commended for planning for that now. Although the plan will change, there will be good underpinning for the needed infrastructure.

Mayor Peterson stated that it seems much of the long-range planning will be market-driven. How does the City balance planning for 25 years down the road -- building the infrastructure but also being flexible in order to accommodate changes?

Mr. Smith responded that it would begin with the accommodation of space, beginning with the rights-of-way so that the area doesn't get hemmed in. There must be sufficiently wide right-of-way to accommodate the utilities, broadband, duct banks, etc. – be generous in what that space is. We would then consider the density and carrying capacity of the land. How many story buildings will be needed? What is the prescription for parking? Will there be some parking decks, or will the majority of it be surface parking? Those types of factors would throttle the type of development that we have. The foremost need is to understand and anticipate the long-range traffic flow, ensuring that there is sufficient right-of-way to widen lanes as needed. It is important to consider what the traffic engineers are saying. In summary, providing ample right-of-way is one of the foremost steps to take.

Mayor Peterson stated that in the past, the automobile changed grid development. Won't there be similar evolution in transportation over the next 25 years? The City tries to stay ahead of the curve, but how does it stay ahead of what is not yet known?

Mr. Smith responded that planning is made for space accommodation that could be converted. What might be a landscape zone for some period of time could be later become a space for an electric car to park and charge. In time, there will be other modes for moving about than exist today.

Vice Mayor Reiner thanked O'Brien/Atkins for staying the course. Council recognizes the economics and importance of this kind of zone. As the City becomes more surrounded and space shrinks, the economic viability of our community rests in these kinds of areas. It is where the majority of our tax base is derived. The City is rapidly losing availability of this type of land.

~~Ohio University Dublin Campus Framework Plan~~

~~Shawna Bolin, University Planner and Director of University Planning & Space Management Ohio (UPSM), stated that previously she introduced the Framework Plan to Council. Tonight, that discussion will be more in-depth. With her tonight is Kevin Peterson, Ayers Saint Gross, consultant for the Framework Plan. Tonight's discussion will cover:~~

- ~~1. The Reason OU is in Dublin~~
- ~~2. Sense of Place — the elements that make a campus environment important~~
- ~~3. Framework Plan Elements~~

~~This is a work in progress. We encourage Council's feedback, as it will help us fine tune the plan. We will be taking this plan to our Board of Trustees on Friday to gather their feedback. From these two engagements, we will be ready to have public engagements with the City and University stakeholders, as well.~~

- ~~1. OHIO is a major engine of innovation in its community, the region and the state:~~
 - ~~● On the Dublin campus, it will have the opportunity to leverage its statewide presence to build bridges between industry, government and academia. They do not view it only as a learning environment. It is also an opportunity to bring revenue into the City of Dublin and complement the two partners for a more well-rounded, knowledge community of experience for the University.~~
 - ~~● In 2012, OU acquired property in City of Dublin to establish a new location for the Heritage College of Medicine~~
 - ~~● OU entered into an economic development agreement with City of Dublin to acquire land around the site:
 - ~~— Currently have acquired Subarea 1: Purchase of 15 acres, balance given to OHIO by City of Dublin~~
 - ~~— Subarea 2 will be transitioned to the University when the Master Plan is complete.~~
 - ~~— Subarea 3 will be jointly developed with the City of Dublin.~~~~
 - ~~● OHIO for Ohio Strategy seeks to insure OHIO's competitive advantage by leveraging its statewide presence. Dublin is a key entity in that plan.~~
 - ~~● A Framework Plan will guide phased transformation of the Dublin campus into a vibrant, sustainable and integrated campus community, both future development and near term projects.~~
 - ~~● OU has been in a process of engagement with City staff, as well as University stakeholders, since the beginning of January, looking at many different entities. We are transitioning into understanding more stakeholder feedback from the public realm, as well as with our colleges at the campus level.~~
 - ~~● District Vision~~

~~Before OU came to Dublin, the City had a vision. The Economic Advancement Zone had different elements related to bringing in research and the character of this environment, including:~~

 - ~~○ A focus on quick-to-build research with unique development character~~