

WELCOME

WEST INNOVATION DISTRICT SPECIAL AREA PLAN UPDATE

Public Meeting - November 15 and 18, 2017

Vince Papsidero, FAICP, Planning Director

Tammy Noble, Senior Planner

Planning Staff/Community Leaders

Presenting on Behalf of Our Consultants: O'Brien Adkins



Public Meeting-West Innovation District Plan Update

MEETING AGENDA

Welcome

6:30 to 7:00 PM	Open House
7:00 to 7:15 PM	Presentation-History and Updated Plan
7:15 to 8:00 PM	Round Table Discussions
8:00 to 8:30 PM	Open House/Questions

www.dublinohiousa.gov/west-innovation-district/



History

- 1997** Community Plan highlighted area as “central campus” for R&D.
- 2005** Council is presented with an area plan by O’Brien Atkins (1500 acres).
- 2007** COIC (previous name for WID) is adopted by City Council.
- 2010** First update to plan is approved and called the EAZ.
- 2012** Job-Ready Certified Site status is obtained.
- 2016** O’Brien Atkins reengages public for current update process.



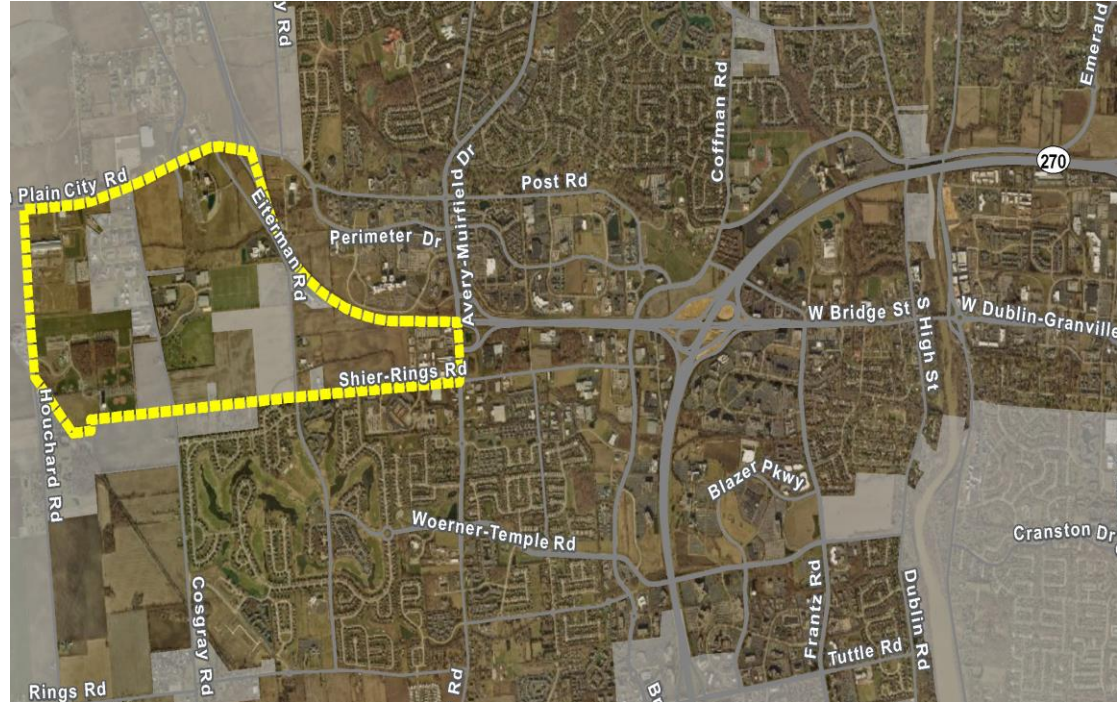
A man with a beard, wearing a striped shirt and large headphones, is shown in profile, focused on drawing on a large vertical screen. He holds a black pen in his right hand. The background is a dimly lit studio with various equipment and a desk lamp. The overall image has a dark, monochromatic aesthetic.

Background and Process



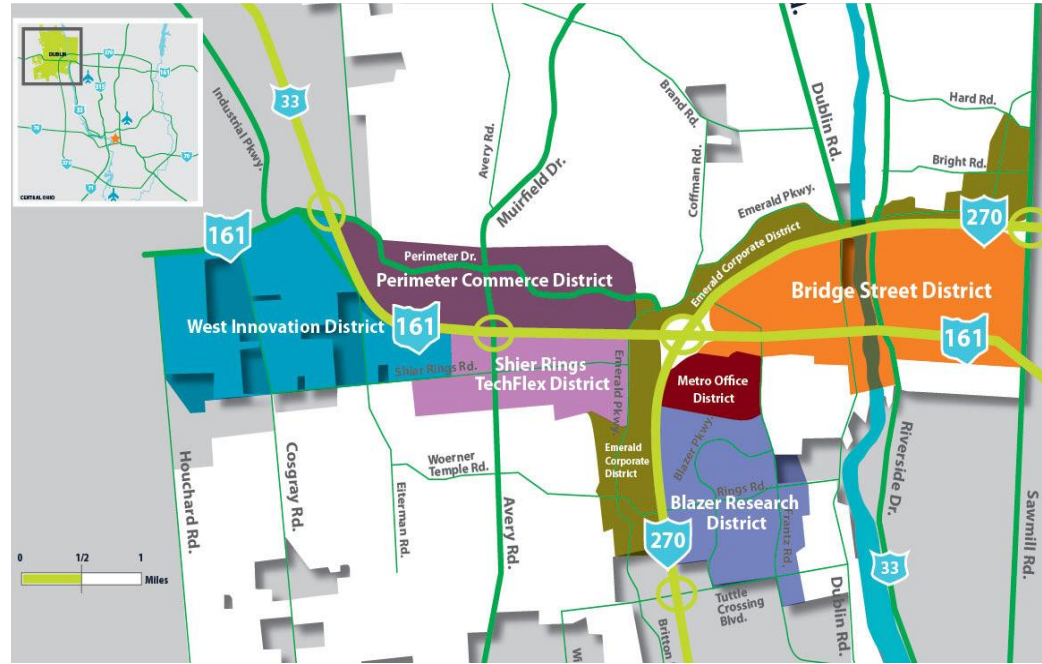
Background

- Approximately 1,100 acres on western edge of City.
- Proximity to US 33 and strategically located between Marysville and Columbus.
- Businesses include Nestle Quality Assurance, Amazon, and the Ohio University.
- Nodes of development but mostly vacant land.
- Infrastructure and significant investments have been made.



Background

- Plan was last updated in 2007 as a Special Area Plan.
- Special Area Plans are adopted as part of the City's Community Plan and are policy documents that are approved by City Council.
- Long range planning documents projecting 20 to 50 years in future.
- One of seven business districts within Dublin that promote economic vitality and have certain focal points for the community.



National Trends

Trends and General Purpose of Update (2015 to 2016)

- Trends in Workforce
 - Employees want live/work balance
 - Amenities and gathering spaces
 - Choosing their work environment (part of their employment decisions)
- Changes in the District
 - New partners in WID-Ohio University and Amazon
 - Creates a new energy and vitality
- Infrastructure Investments
 - DubLink
 - Major Roadway Improvements



Goals of the Update

Since the inception, WID has been intended as a home for innovation. Objective of the plan is to:

- Self sustaining cycle of innovation that works with the university to provide talent and opportunities for collaboration.
- Create a positive economic impact for our community while balancing the interest of the existing community.
- This all equates to a healthy environment that promotes a balance of interest.
- Creates a place where people want to live, work and gather.



Planning Process

Phase I

April to August 2016

- One Day Workshop
 - OU/OBA/Dublin
 - Trends and Goals
- Tour-Research Triangle Park- Raleigh, NC
 - Incubator companies, STEM schools, place-making library.

Phase II

September to October 2016


- Public Open House
 - Input from residents, developers and community officials.
- Survey
 - 214 responses focused on small retail, OU campus, emphasizing connectivity and high quality standards.

Phase III

October 2016 to Present

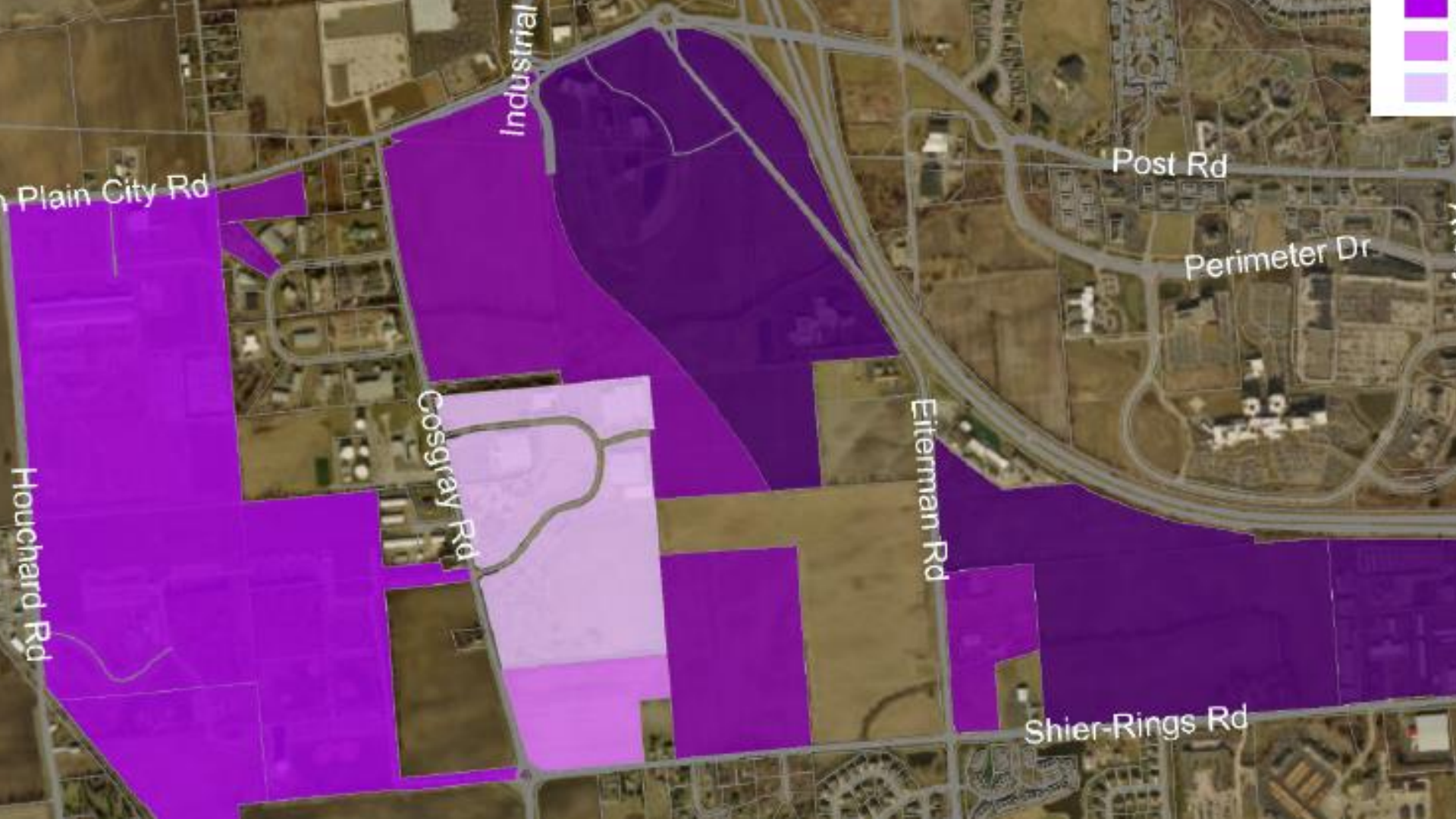
- Initial draft plan from OBA.
- Council Work Session in October 2016.
 - Provided guidance to proceed.
- Adoption of the Dublin Campus Framework Plan.
- Open house and web postings.
- Public review process.



A man with a beard, wearing a striped shirt and large headphones, is pointing with a pen at a large screen in a control room. The screen displays a complex interface with various controls and data. The background shows other equipment and a desk lamp.

Current Plan and Zoning Districts





Plain City Rd

Houchoard Rd

Industrial

Cosgray Rd

Eiteman Rd

Post Rd

Perimeter Dr

Shier-Rings Rd

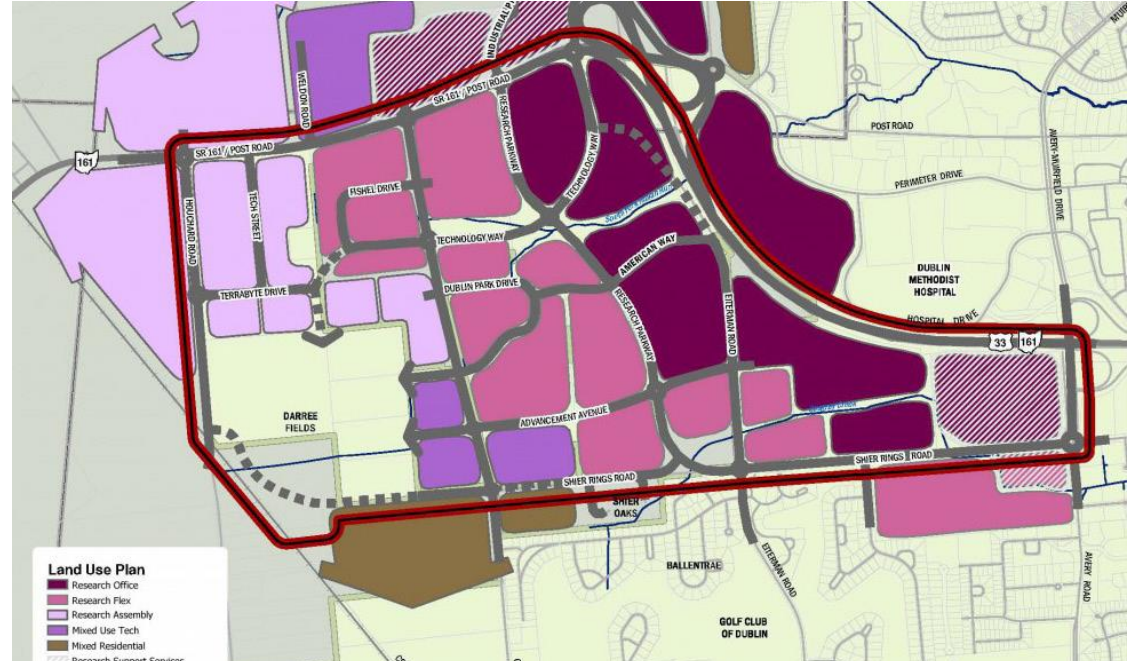
Adopted 2007 Plan

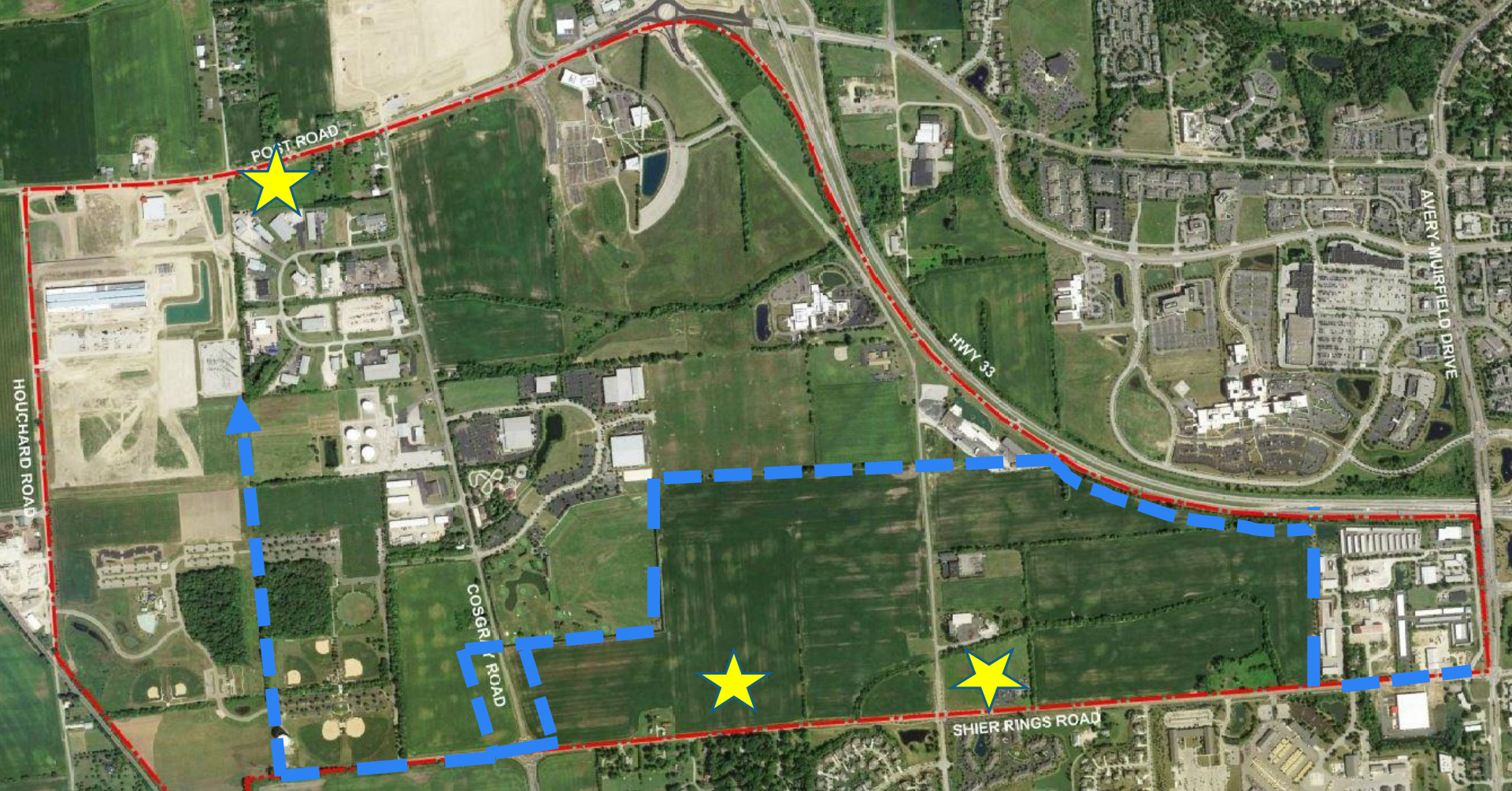
Accomplished three primary goals:

1. Tiered uses for research and development
2. Created architectural standards
3. Expedited review process

Approved by City Council in 2007

Subsequently, Council adopted the EAZ zoning district to regulate development consistent with the adopted plan



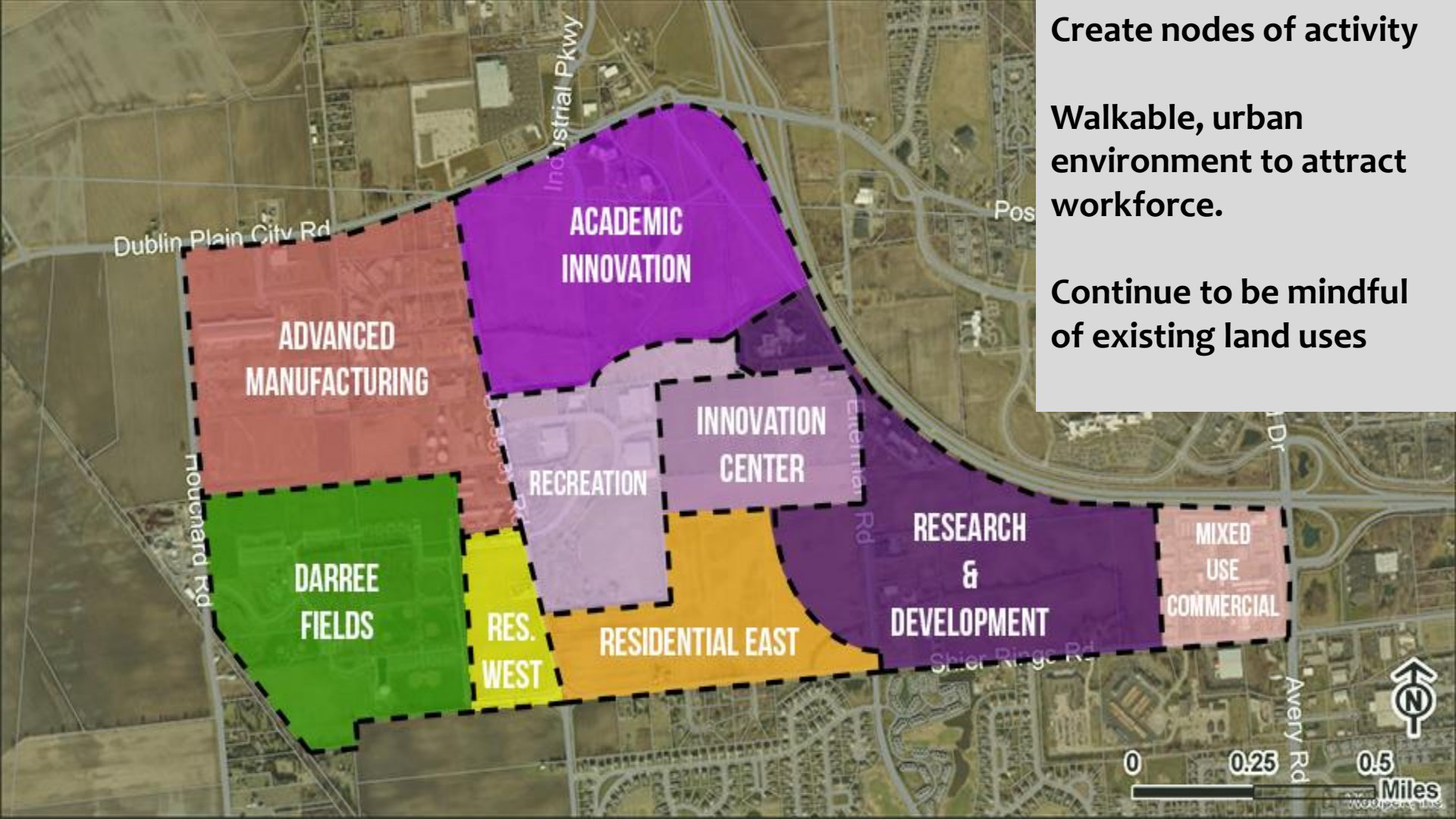


EVERYTHING GROWS HERE.

A man with a beard, wearing a striped shirt and large headphones, is pointing with a pen at a large digital screen. The screen displays a complex diagram or map. The background shows a modern office environment with various equipment and a lamp.

Update to the West Innovation District Area Plan

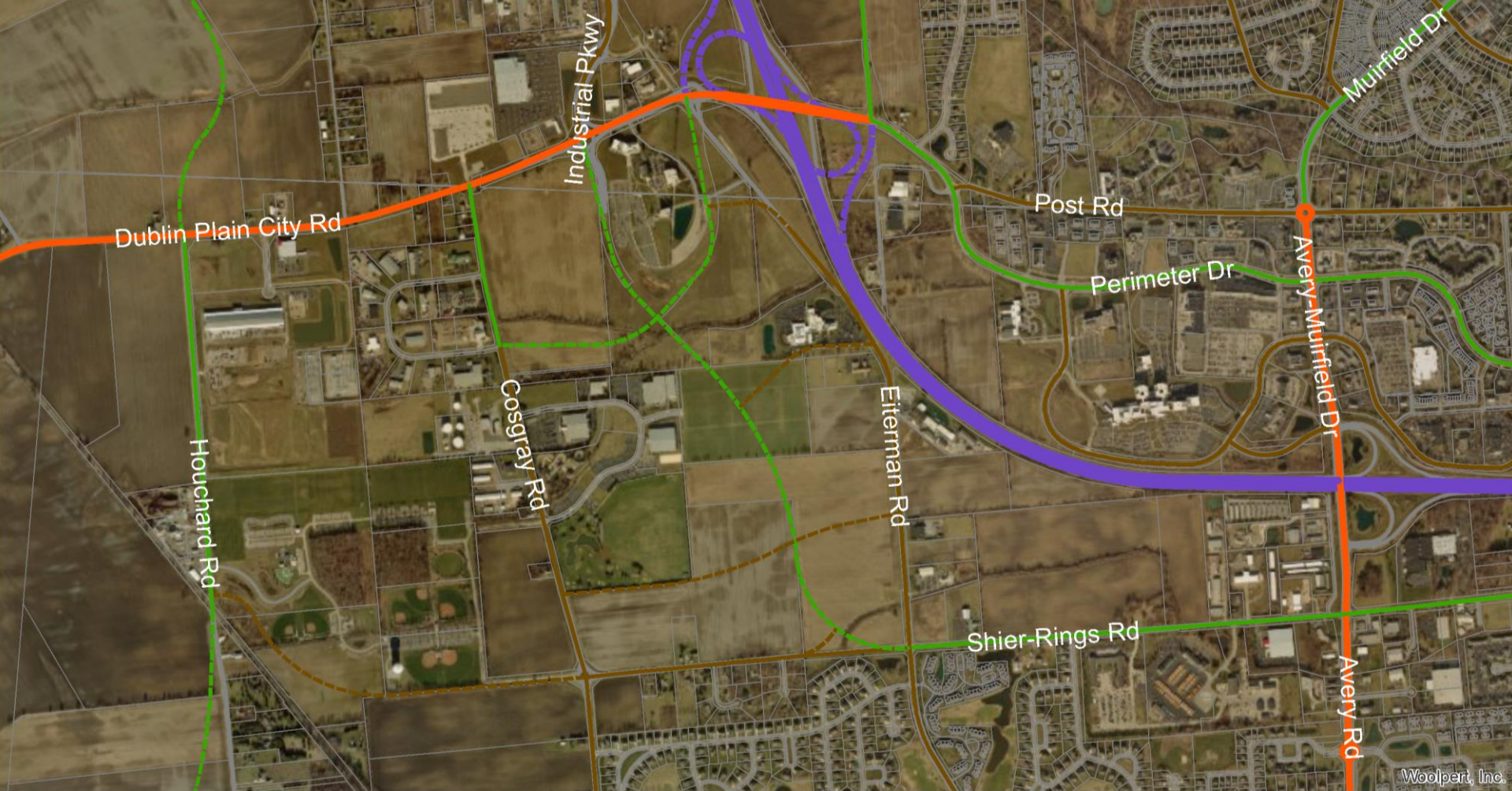




Create nodes of activity

Walkable, urban environment to attract workforce.

Continue to be mindful of existing land uses



Woolpert, Inc.



EVERYTHING GROWS HERE.

Proposed Plan Update

Overview

- All subareas have primary/secondary uses. Creates nodes of activity.
- Plan continues to have design standards, transportation and connectivity requirements, open space requirements, and encourages public art.
- Identifies implementation strategies and action steps.
- This is a policy document that will be forwarded to City Council. It sets the stage for a zoning code update and design standards.
- It is **NOT** an area rezoning.



Next Steps

Planning will host a second public meeting on Saturday November 18, 2017 with same format.

Draft plan and ability to provide comments are available on our website at www.Dublin.oh.us.

Break into round table discussions to answer questions and gather comments.

All comments will be gathered and presented to Council on December 4, 2017. Council will provide direction at this meeting.

