

**DUBLIN CITY COUNCIL
COMMUNITY DEVELOPMENT COMMITTEE
Tuesday, August 15, 2023 – 4:30 p.m.
5555 Perimeter Drive**

Council Chamber

Meeting Minutes

Mr. Reiner called the August 15, 2023 Community Development Committee meeting to order at 4:30 p.m.

Members present: Ms. Amorose Groomes, Mr. Keeler, and Mr. Reiner

Staff present: Taylor Mullinax, Matt Earman, Robert Ranc, Mitch Ament, Bassem Bitar, Jennifer Rauch, Michael Hiatt

Mr. Reiner welcomed Bassem Bitar, the new Deputy Planning Director.

Minutes of the May 23, 2023 Meeting

Ms. Amorose Groomes moved to approve the minutes of the May 23, 2023 Community Development Committee meeting. Mr. Keeler seconded the motion.

Vote: Mr. Reiner, yes; Ms. Amorose Groomes, yes;; Mr. Keeler, yes.

Fall Beautify Your Neighborhood Grant Application

Ms. Mullinax reviewed the request for recommendation to City Council of the 2023 Fall Beautify Your Neighborhood Grant application. The City received one application from Corbins Mill. She shared a map indicating the neighborhood requesting the grant. The total budget dedicated to the Beautify Your Neighborhood Grants is \$32,000 for two grant cycles. \$17,000 of the budget remains unutilized for the 2023 Grant Program.

- Villas at Corbins Mill (VCM) – Request: \$5,000

Ms. Mullinax stated that the proposed project areas are located in front of the condominium units and the entryway along Corbins Mill Drive, which the condominium association owns and maintains. The neighborhood is proposing to remove and replace overgrown shrubs with unified plantings in front of the units. Additionally, three rock gardens are proposed to be installed, which will include water tolerant plantings and address poor drainage. The project meets the scope of the program and the Grant Review Team recommends three conditions of approval.

Conditions of Approval:

1. Revising the funding details on the application;
2. Removing and replacing a dying tree; and
3. Modifying the rock garden bed lines to avoid mowing difficulties.

Planning recommends the Community Development Committee review and make a recommendation of approval to City Council with conditions for the fall 2023 Beautify Your Neighborhood Grant application.

Ms. Amorose Groomes cautioned the neighborhood on the use of Birdsnest Spruce and suggested in lieu of the Itca, maybe a Willow Shrub because they do well in wet soil and do not have an aggressive root system. This is a lovely design and a beautiful neighborhood. She expressed appreciation for their investment.

The residents expressed appreciation for the grant opportunity, which will help accomplish these projects.

Mr. Keeler moved to recommend Council approval of this application with conditions and the suggestion to work with staff on plant options. Ms. Amorose Groomes seconded the motion.

Vote on the motion: Mr. Keeler, yes; Ms. Amorose Groomes, yes; Mr. Reiner, yes.

US 33/I270 Interchange Planting Beds Renovation

Mr. Earman stated this planting bed renovation plan was brought to City Council May 22, 2023 and was referred to the Community Development Committee for further discussion. This project is for the renovation of the existing I-270/US 33 interchange landscape planting. The site conditions have not been optimal due to excessive rain, draining issues, and poor soil conditions. That combination has posed a challenge to keep the area to the status originally intended. The proposed landscaping concept includes a variety of species of shrubs, trees and fescues. The plan also proposes installing French drains. The species proposed are more tolerant of the environment there. As you gain elevation driving over the overpass, you will be able to see the platted concrete identifiers throughout the system. Renderings were shared of the proposed concept.

Staff provided discussion questions for the Committee's feedback.

1. Does the CDC have feedback regarding the selection of trees and shrubs in the proposed new landscaping concept for the I-270/U.S. 33 Interchange Planting Beds?
2. Would the CDC prefer to see alternative landscape concept renderings?
3. Does the CDC recommend approval of the proposed new landscaping concept to City Council?

Mr. Reiner asked about Nine Bark Shrubs. There are some new hybrids with orange in them. Sweet Bay Magnolias get so tall that they may not work in mass. Red Buds have a limited lifespan. Mr. Hiatt stated that this represents the first options put forward.

Redwoods are similar to Bald Cypress. They can be interchanged. We are going for something grand. Sweet Bay Magnolias were a way to get flowering trees into the plan. Lilacs are very hardy. All are full, hardy plants that can tolerate full sun. It is a good diverse mix. Staff is certainly open to suggestions.

In response to a question about the soil, Mr. Hiatt stated that the soil is clay from the construction of the roads. It does not appear to have been amended.

Mr. Reiner stated this is an interesting approach. He would like to see an alternate concept. He would also like to see renderings showing different viewpoints. He referenced the interchange at Tuttle Crossing and how dramatic that visual was at first. In Holland, they signal exits by the plantings. This is such an important interchange. He would like to see what else could be done to identify this as the most interesting exit. He is also concerned about the maintenance of some of the elements.

Mr. Earman thanked the Committee Members for the feedback. One of the intentions is for this to act as a landmark and as exiting, drivers would see dimensions/variety.

Ms. Amorose Groomes stated that she is not opposed to the grid. It is different and can be attractive. She would do a combination of French drains but would also add 9-12 inches of topsoil. She thinks the Dawn Redwoods would be lovely with appearance and color. They have few disease and insect problems. The Nine Bark is available in copper foliage cultivar which may be interesting. She would like to see something that bloomed in the summer rather than the Sweet Bay Magnolia. Maybe another magnolia that is a summer bloomer. She would stay away from Red Bud because of their short lifespan. She suggested a Bottle Brush Buckeye or something instead. Ivory Silk Lilac is a good choice because it blooms around the time of the tournament. This plan should have some early spring, summer interest. She also suggested staff consider evergreens like Sea Green Juniper. They replaced the spruce at Tuttle Crossing and have done well. They would act like a tree that would be tougher than most evergreens in this environment. They should tolerate salt. Some council members decided the grid was a good concept so she would hate to undo it.

Mr. Keeler asked about the budget. Mr. Krawetzki stated that it is \$250,000. Mr. Keeler stated that the existing plantings have been there six or seven years. He would like to see us get 20 years out of a \$250,000 investment. Good soil would seem like a good foundation. It would seem important to view the environment in which these are living and consider things like salt spray.

Mr. Reiner stated suggested crab apple because they are tough. One nice thing about this project is that if the canopies get big enough, there will be no maintenance under them. He advised against Sumac because they choke out everything. This will be a neat experience driving by.

Mr. Ranc stated that the point about soil is well taken. Staff will bring back concepts revised as discussed tonight as well as budget considerations.

Ms. Amorose Groomes suggested when amending the soil, that not only the plant pit be amended but the entire area. Amending only the plant pit would limit root capacity, which will limit the balance of the plants' capacity.

Next Steps: Staff to return to Community Development Committee with updated plans reflecting the Committee's suggestions as well as budget considerations.

There being no further business to come before the Committee, the meeting was adjourned at 5:00 p.m.



Chair, Community Development Committee



Deputy Clerk of Council