

**JOINT WORK SESSION OF
DUBLIN CITY COUNCIL, PLANNING & ZONING COMMISSION,
ARCHITECTURAL REVIEW BOARD**

**Envision Dublin Community Plan Kick-off
April 17, 2023**

Minutes

Mayor Fox called the Monday, April 17, 2023 joint Council, Planning and Zoning Commission (PZC) and Architectural Review Board (ARB) work session to order in Council Chamber at 6:03 p.m.

Attendance

Council Members: Mayor Fox, Vice Mayor De Rosa, Ms. Amorose Groomes, Mr. Keeler, Ms. Kramb, Mr. Reiner, Ms. Alutto

PZC Members present: Ms. Call, Mr. Supelak, Mr. Way, Ms. Harter, Mr. Fishman [arrived at 6:40 p.m.]

Members absent: Mr. Chinnock, Mr. Schneier

ARB Members: Mr. Alexander, Mr. Cotter, Ms. Damaser, Mr. Jewell

Members absent: Ms. Cooper

Staff Members: Ms. Rauch, Ms. O'Callaghan, Ms. Readler, Mr. Ranc, Ms. Noble, Mr. Hounshell, Mr. Will, Ms. Mullinax, Ms. Holt, Ms. Singh, Mr. Hammersmith, Ms. Willis, Ms. Wawskiewicz, Chief Paez, Ms. Weisenauer, Ms. Blake, Ms. Goliver, Mr. Ament

Consultants: Houseal Lavigne Associates, 188 W Randolph St., Suite 200, Chicago, IL 60601, John Houseal, FAICP, Principal In-Charge; Brandon Nolin, AICP, Project Manager; Trisha Parks, AICP; Charlie Hogan, Planner I

Ms. Fox led the Pledge of Allegiance.

Ms. Rauch stated that this is the kick-off meeting of the Envision Dublin Community Plan Update. The purpose of this meeting is to gain Council, PZC and ARB's initial input to guide the process as it moves forward. She introduced the consultants, noting that Houseal Lavigne Associates has completed a significant number of Land Use and Community Plans for many entities within the nation. They will be guiding the Community Plan Update process for the City of Dublin, as well. She introduced the Houseal Lavigne associates present and noted that the process will include additional consultants in the future, including Kimley Horn and Toole Design, who will be focusing on thoroughfare and mobility, fiscal analysis and utilities.

Mr. Houseal stated that the Community Plan update will involve an 18-month process. Houseal Lavigne is located in Chicago and Los Angeles and they are opening an office in Seattle. Their firm has been in existence for 19 years, and they have worked with more than 450 cities in the last 16 years and completed more than 200 comprehensive city plans. Long-range planning with communities is a large part of their work. They assist cities in establishing 10 to 20 year community visions and setting them up for success with recommendations and actions that will realize those visions. He noted that the City of Dublin has already achieved a quality of life within the community that many other communities do not have, and he is pleased to have been invited to work with the City as they set a course for the next decade or so. Earlier today, their team met with City

department heads and were provided an orientation tour of the City by van. Tomorrow, they will be participating in the first meeting of the Envision Dublin steering committee and, later in the day, with the Envision Dublin public information meeting. The purpose of tonight's meeting is to give Council, PZC and ARB members an opportunity to share what they believe the Community Plan update should address.

Mr. Nolin stated that the Community Plan is a 10-15 year blueprint for the City. It is a unified vision of what the City leaders want to achieve and will serve as a foundation for future decision-making regarding land use and development. It provides consistent information to staff, partner organizations and the development community. It is a long-term policy guide, but it is not regulatory. The policy set forth in the document will be used to guide changes to the City's regulations. While it is a guide for the next decade, it is a flexible document. It will be possible to update the document periodically to better reflect future changes that may occur within the community. It is not the only planning tool the City has, but initially, it brings everything together under one umbrella in establishing a long-term vision. Common elements of the Plan include: community character and environment, preservation, land use and development, parks and open space, demographics, transportation, community facilities, infrastructure and implementation. It is essential that the land use policy coordinate with the infrastructure and transportation policies, so their work will dovetail with the City's update on its Thoroughfare Plan and Mobility Plan. They will be looking at how the City can better coordinate with local entities as well as regional partners to support one another in a mutual vision. They will attempt to ensure that the topics defined tonight are then backed up with supporting research and analysis. The vision will be identified in the first 6 months and then confirmed by this group and the Steering Committee. In the second 6 months, more specific area plan visions will be developed. In the final 6 months, the steps for achieving the vision will be developed.

Mr. Nolin stated that the goal of tonight's discussion is to inform their team about what the community leaders believe are the top issues and priorities. He distributed worksheets and asked Council and board/commission members to identify five issues or concerns facing the City of Dublin; then subsequently, to narrow them to three priorities.

• **FIVE ISSUES OR CHALLENGES FACING DUBLIN**

Members present identified the following:

City Council:

Ms. Alutto:

- The need for redevelopment plans for areas such as Metro Place and old Kroger area. The nature and needs of the work force are changing.
- Looking at economic development and retention/attraction through a different lens due to the changing nature of the work force.
- The Plan should accommodate adaptive technology.

Ms. Amorose Groomes:

- Strategic use of the remaining undeveloped areas, leveraging it so it contributes to the balance of the community.

- Housing needs vs. housing strategy. Determine if the community's development will be driven by market plans/strategy or by internal identity strategies.

Vice Mayor De Rosa:

- Aging business parks that need redeveloped.
- Predicted regional growth impact on the City's schools, land, etc.
- Plan for environmental changes.

Mayor Fox:

- The City is primarily reactive to development, instead of proactive.
- The Community Plan should define and capture the City's unique identity and clearly state that, so it cannot be redefined or re-interpreted in the future. Development should be planned to improve the City's identity, rather than follow national trends.
- Challenge of retrofitting suburbia to a 15-minute City.

Mr. Reiner:

- Concern that zonings that are approved will maintain the cash flow to the City through wise land use. Those that will not maintain the City's wealth should not be approved.
- Continue to attract and retain businesses so the City can continue to maintain its amenities. Provide executive level housing to attract business CEOs to the City.
- Create a series of walkable districts with different themes within the City.
- Maintenance of quality school system through proper land use planning
- Careful planning for traffic

Mr. Keeler:

- Provision of housing for 55+ community members.
- Address the anticipated impact of regional growth - traffic, housing and mobility, schools and services.

Ms. Kramb:

- In planning the few remaining undeveloped or infill areas, provide sensitive transitions between the new and the old.
- Remember and retain in the new plan the City's historical planning of open space and parks.

Architectural Review Board:

Mr. Jewell:

- When making changes, be cognizant of the increasing cost of living for senior members of the community, so they can continue to remain in the City.
- Less need for retail/commercial spaces since Covid. Need to rethink City spaces and reshape under-utilized commercial real estate, such as Metro Place.

Mr. Alexander:

- The need for more obvious physical connections within the community. This community is not developed around a street grid; it is primarily subdivision development. Strategic physical linkages/connectivity should be provided in the Thoroughfare Plan.
- Provide housing types that meets evolving housing needs, multigenerational, other adaptive needs.

Ms. Damaser:

- Affordable housing within the City for City workforce (City staff, police officers, school staff, teachers, etc.)
- Maintaining historic character of Old Dublin.

Mr. Cotter:

- Providing the utility infrastructure to enable future power technologies within the City, including solar panels and windmills. This is an issue for City zonings but it would also be addressed via regional planning.
- Maintaining historic character of downtown Dublin.
- Connect walkable districts/destinations, ensuring the older population is accommodated.

Planning & Zoning Commission:

Ms. Harter:

- Affordable housing for the younger generation.
- Safe access and providing linkages to multiple destination areas within the City.

Mr. Supelak:

- Anticipating and providing momentum to make changes happen, such as with legacy office parks. Have intentional recruitment, coaching and guidance tools. How do we take the vision generated and drive it to market?
- Perceived footprint of Dublin is greater than the City itself, i.e. growth occurring within adjacent northwest area; the school boundary growth is a larger area. Need for coordination, recognizing the impact of the greater area on the City.

Ms. Call:

- Aging community with minimal public transit options.
- Wayfinding challenges, walkability.

Mr. Way:

- The Community Plan needs to address whether growth is outward or upward.
- Preserve, enhance, and protect the Scioto River Watershed and its tributaries from development impact.
- Provide new housing types to meet evolving needs.

Mr. Fishman:

- Strategic planning of a mix of uses, ensuring wise commercial growth to maintain City's tax revenues.
- Need for coordination with Columbus.

• **THREE TOP ISSUES**

Mr. Nolin requested members to prioritize the three top issues in the list provided.

Members present identified the following:

- 1) Zoning that provides for continued wealth of the City
- 2) Regional growth pressure

- 3) Housing demand vs. housing strategy -- Dublin's role
- 4) Strategic reuse of remaining land

- **PROJECTS/ACTIONS TO PRECIPITATE PROGRESS**

Mr. Nolin asked members to identify three initiatives or actions they would like to see pursued.

City Council:

Ms. Amorose Groomes: Revise/fine-tune overlay districts; address legacy office park and missing trail connections and increase desirability of community.

Vice Mayor De Rosa: Central greenway plan, aggressive land use plan

Mayor Fox: Greenway connectivity plan; good land use plan; invite an innovative, multi-generational housing project into an area, then assess the results.

Mr. Reiner: Initiate City planning of its neighborhoods. For example, Metro Center - work with existing building owners to provide themes and wow factors; no spot zonings in an area, but planned as an overall unit. Reject undesired development and direct developers into desired channels. Strengthen Code requirements, including material requirements. Create fun moments in certain areas to attract people.

Mr. Keeler: Master planning the redevelopment of an interconnected 15-minute City, leveraging strategic partnerships.

Ms. Kramb: Identify desired land uses for remaining vacant parcels and anticipated infill parcels; create a re-use/redevelopment plan for legacy office parks and aging commercial. Codify our housing strategy.

Ms. Alutto: Develop a comprehensive community plan.

Architectural Review Board:

Mr. Jewell: Develop a sports destination center to meet needs of some major sports groups; use all the available unused commercial spaces for housing.

Mr. Alexander: Utilize 3-D design that reflects character of what Dublin is; change single-family residential zoning to permit accessory dwelling units on residential lots to allow for multigenerational housing.

Ms. Damaser: Conduct a public transit study, housing study re. multi-family needs.

Mr. Cotter: Develop master plans for infill development.

Planning & Zoning Commission:

Mr. Fishman: Study/advance public transportation – Transit connections

Mr. Supelak: Collect data; using the data, conduct scenario planning to enable informed decision-making.

Ms. Call: Pursue a Metroplace Redevelopment Plan for a successful, multiuse regional center.

Mr. Way: Develop a definitive I-270 Vision for the City.

Ms. Harter: Develop work/live housing scenarios

• **STRENGTHS/ASSETS OF THE CITY**

Mr. Boling requested members to identify the most important strengths/assets of the City.

- City Council members identified solid level of income tax revenues and a welcoming and caring citizenry.
- ARB members identified diversity in population, education and wealth
- PZC members identified a connected multi-use pathway; diversity in housing stock; good mix of residential and business communities.

Mr. Nolin reviewed the Next Steps, which will include a public workshop tomorrow, April 18 at 6:00 p.m. in Council Chamber, also a workshop with the business community. He encouraged members to check out the EnvisionDublin.org website, which provides different avenues for providing input, including a survey and map.social, a mapping application.

The joint work session was adjourned at 8:00 p.m.



Vice Mayor, Dublin City Council

Chair, Planning and Zoning Commission

Chair, Architectural Review Board

Assistant Clerk of Council