

**DUBLIN CITY COUNCIL
COMMUNITY DEVELOPMENT COMMITTEE
Tuesday, April 16, 2024 – 5:00 p.m.
5555 Perimeter Drive**

Council Chamber

Meeting Minutes

Mr. Reiner called the April 16, 2024 Community Development Committee meeting to order at 5:00 p.m.

Members present: Ms. Fox, Mr. Keeler, and Mr. Reiner

Staff present: Ms. Rauch, Mr. Bitar, Ms. Willis, Mr. Hiatt, Mr. Ament

Also present: Doug Boyer, EDGE Group and Kevin Fromet, Guide Studio

Minutes of the October 13, 2023 Meeting

Mr. Keeler moved to approve the minutes of the October 13, 2023 Community Development Committee meeting. Ms. Fox seconded the motion.

Vote: Mr. Reiner, yes; Ms. Fox, yes; Mr. Keeler, yes

2024 Beautify Your Neighborhood Grants

Mr. Reiner thanked neighborhood representatives for improving their neighborhoods keeping the City at a high standard.

Ms. Rauch reviewed the 2024 Beautify Your Neighborhood Grant applications. She shared that there have been upgrades to the application process for the first time in many years including making the application available online. There were 11 applications submitted with 6 moving forward having met the criteria. She shared a map indicating the neighborhoods requesting grants. Criteria are geared toward a return on investment. The total budget dedicated to the Beautify Your Neighborhood Grants is \$32,000 for the two 2024 grant cycles. For this funding cycle, six applications are moving forward at a total request of \$26,652.17. There will be some funding remaining if there is interest in the fall. Staff recommends the Community Development Committee review and make recommendations of approval to City Council for the spring 2024 Beautify Your Neighborhood Grant applications.

- Belvedere – Request: \$3,927.17

Mr. Reiner recused himself from this item due to a business conflict.

Ms. Rauch explained that the project is for entry features at Abbie Glen Boulevard and Brand Road. She added that they have households to volunteer and plant which will help with costs.

Ms. Fox stated it is a beautiful design. Mr. Keeler had no comment.

Consensus of the Committee was to recommend approval.

- Cramer's Crossing – Request: \$2,725

Ms. Rauch stated that the project is for entry features at Pensworthy Drive and Rings Road. The scope includes lighting to improve safety for the neighborhood. Staff was supportive with a condition to eliminate a couple of light fixtures to keep the intensity to a minimum. That has been communicated to the applicant.

Ms. Fox asked for public comment.

Resident neighborhood representatives offered feedback on the updated application project. They expressed suggestions for the following:

- The online form to be editable;
- Improved communication between private utilities, the City and residents, especially when it impacts these projects;
- Clearer expectations;
- The posting of all deadlines;

Many expressed appreciation for staff's assistance through the process; particularly Ms. Mullinax.

Ms. Fox moved to recommend approval of Cramer's Crossing application to Council. Mr. Keeler seconded the motion. Motion passed by acclamation.

- Donegal Cliffs – Request: \$5,000

Ms. Rauch stated that the project is for entry features on Donegal Cliffs Drive and Dunleary Drive, the removal of invasive species, dead trees and plants, and new plantings as well as upgrading the existing lighting system. Staff has reviewed this and suggested three conditions of approval to ensure lighting is appropriate.

Mr. Reiner noted that Blue Spruces are in decline; there is a disease affecting those. He suggested several possible substitutes.

Mr. Keeler moved to recommend approval of Donegal application to Council. Ms. Fox seconded the motion. Motion passed by acclamation.

- Riverside Woods – Request: \$5,000

Ms. Rauch stated the project is for the entry feature island on Riverside Woods Boulevard and the southwest entry feature on Yellow Wood Drive and includes the relocation of plant material and removal of some existing landscaping.

Mr. Reiner recused himself due to a business conflict.

Ms. Fox moved to recommend approval of Cramer's Crossing application to Council. Mr. Keeler seconded the motion. Motion passed by acclimation.

- The Fairways at Muirfield – Request: \$5,000
Ms. Rauch stated the project is the entry feature at Preston Mill Way and Carnoustie Drive. The plan is to remove and replace the existing sign face as well as removing and replacing landscaping around the new sign.

Ms. Fox moved to recommend approval of Cramer's Crossing application to Council. Mr. Keeler seconded the motion. Motion passed by acclimation.

- Wyandotte Woods – Request: \$5,000
Ms. Rauch stated that the project includes the entry feature on Wyandotte Woods Boulevard and multiple cul-de-sac islands in the neighborhood. Staff will continue to work with the residents on issues with the entry area regarding utilities. Code and development text requirements have been met with two conditions of approval.

Mr. Keeler referenced the cul-de-sac islands and stated some of the concrete curbing is deteriorating. Ms. Rauch stated that if the curb is in the right of way, it could be the City's responsibility. Mr. Keeler suggested staff coordinate that work with this project.

Ms. Fox moved to recommend approval of Cramer's Crossing application to Council. Mr. Keeler seconded the motion. Motion passed by acclimation.

Mr. Reiner thanked staff and asked why the other applications were not moving forward at this time. Ms. Rauch explained that some were outside of the City or were maintenance rather than improvements. Staff works with residents to resubmit if they are just not ready.

In response to a question regarding timing and final approval, Ms. Rauch stated that final consideration by City Council would occur at their meeting on May 6, 2024.

City Entryway and Monument Signs

Doug Boyer, EDGE Group and Kevin Fromet, Guide Studio

Mr. Bitar provided a brief history of the City's review of entryway and monument signs. Signage was categorized into two types – monument and entryway. He shared previous monument sign options including the alternative for each type recommended by the Committee and approved by City Council. Since the approval, there has been discussion about accommodating the accolades on signage at the entryways as well as some questions about durability of some of the materials long term. Staff and consultants requested that City Council refer this matter back to the Committee for further review, which was done at the November 13, 2023 City Council meeting.

Mr. Reiner confirmed the reason this is before the Committee even though the signs had been approved, is that in the process of executing them, problems arose regarding material durability. Ms. Rauch stated that how to add the accolades to the monument previously approved monument sign was proving challenging. Mr. Reiner stated that part of the approval process was the artfulness of the execution of the secondary signs. Ms. Willis stated that those were meant to be constructed by the City sign shop; they were planned to be made of flat aluminum with vinyl. That prototype was brought before this Committee and City Council. Mr. Keeler stated that there was a question about PVC for the posts. Ms. Willis stated that PVC was found to not be weather worthy for the public right of way.

Mr. Keeler asked about why the issue of the accolades is being brought up again because it was decided to not include them. Ms. Willis stated that the City's commitment to display the purple heart designation came after the decision was made not to include accolades on signage. In order to effectively portray that, staff decided to review the sign design holistically with the Committee. Mr. Reiner stated that a possible solution was discussed of adding a separate post to display the accolades. Ms. Rauch stated that staff felt the monument and entryway signs should be considered more holistically.

Mr. Boyer stated that the intention of this reconsideration was to examine whether accolades can be applied thoughtfully, to look at specific locations where the signs should be placed, and the sign materials. They did try to use previous recommendations and be as consistent as possible with City's existing signs.

Mr. Fromet stated that upon reviewing the site locations, the size of the previously approved signs were small given the speed of traffic. He shared proposed monument sign designs using Dublin's new brand. They felt green might be too strong so suggested the Committee consider using lighting rather than sign color. Mr. Reiner clarified that the letters would be metal.

Ms. Fox shared how important she believes signage is to a City. She felt the previously approved signs were too small. She wonders if a flat panel behind the cutout would be

more impactful. She suggested "est. 1810" be added to the bottom right of the shamrock panel.

Ms. Fox stated that she would like to see a prototype of the sign with the lighting to ensure appropriateness. She stated that she likes the design and materials. She offered feedback including her preference that the stone caps have more height and angle and that the accolades should not be backlit.

Mr. Boyer and Mr. Fromet explained some of the decision-making behind removing the "City of" from the design. This proposed design allows proper dimension for the accolades.

Mr. Keeler stated that he likes the die cut shamrock, backlit. He could go either way on a solid background versus seeing the stone behind the shamrock as that might lend an interesting element. Mr. Keeler noted that there is inconsistency on signage color throughout the City. Mr. Fromet stated that colors could be decided at the next step in the process. Mr. Boyer stated that they felt it important moving forward to create cohesion with signage in the City.

Mr. Reiner asked about costs. Mr. Boyer stated that pricing not firm at this point. Mr. Reiner asked about stone. Mr. Boyer stated that the plan is to use full-depth stone. Mr. Reiner agreed with Ms. Fox that the cap is too flat. The proposed signage is an interesting suggestion over the previously approved signage. He is in favor of the removal of "City of".

Ms. Fox stated that now that it is clear that the shamrock panel wraps the column, she prefers the stone background. She stated that the word "Dublin" is lost on the vertical column signs. Mr. Boyer stated that they did try different size options of the word "Dublin". Mr. Fromet stated that the width of the column is the challenge. Mr. Boyer stated that the Dublin Road sign is the most compact due to its setting. Ms. Fox stated that ideally, she would prefer they all be the same.

Mr. Reiner shared the consensus of the Committee is preference for the new proposed monument sign and no vertical post sign.

Ms. Rauch summarized the Committees comments thus far as follows:

- Adding "Est. 1810" on shamrock panel
- Further consider backlighting with green (not for accolades)
- Flared bottom
- More prominent cap to column
- Accolades with more dimension
- Horizontal version only

Ms. Fox suggested that if any change is made to the corners, that it be carried through on the lentils.

Mr. Fromet continued by sharing the secondary entryway signs intended for use at the smaller, more residential roads. The intent was to be consistent with the City's brand. They will be using post design from previously approved signage.

Mr. Keeler stated that he is undecided about the use of green but if it is incorporated, he would prefer it be used in lighting. Mr. Reiner stated that black, gray, or deep bronze would be more sophisticated. Mr. Fromet stated that the Dublin Link was the inspiration behind the lighting. Mr. Keeler suggested the City be given the option to switch from green to white lighting.

Ms. Willis stated that the proposed entryway sign could not be manufactured in the City's sign shop.

Mr. Reiner directed conversation to the secondary signs. Mr. Keeler stated that he prefers the flag sign as it is more contemporary and consistent with the direction of the City. He does not prefer green. Ms. Fox stated that color and consistency is important. She again requested a prototype for Council to review. It is important to take the time get this exactly right. She shared her preference for the flag style sign. She suggested removing the accolades on post signs and adding "est. 1810". Mr. Reiner asked about the flat finial. Mr. Boyer stated that the flat finial matches existing wayfinding signs. Mr. Reiner suggested darker gray.

Mr. Reiner moved to recommend to Council approval of proposed signage as discussed. Mr. Keeler seconded the motion.

Vote: Ms. Fox, yes; Mr. Reiner, yes; Mr. Keeler, yes.

Metro Center Implementation

Ms. Rauch updated the Committee on the process. She stated that staff meets with consultants weekly to review concepts and ensure they are in line with the City's intention based on Council's comments and public feedback. More detail will be provided at City Council's work session May 13, 2024.

Mr. Reiner stated that finances are the largest challenge/opportunity. Financial neutrality is an important criterion. Ms. Rauch stated that the challenge is how to think big and creatively but remain grounded in reality.

Mr. Reiner outlined challenges with constructing housing without constructing adequate parking.

Mr. Keeler stated this process is the trying to figure out what the City wants, not what the developers want. He asked if changing Metro Place drastically is in the realm of possibility. Ms. Willis stated that the potential layouts have more to do with where the bridge crosses and the connection down to Blazer Parkway. Mr. Keeler stated that those modifications are minimized to keep costs in line. Adding cross streets through the horseshoe and adding structured parking is small thinking. He would like to discuss being more creative. Mr. Keeler asked if Metro Center is unique in regards to people actually visiting the office. He is generally curious about the trends. Ms. Rauch stated that staff would provide that.

Mr. Reiner asked if there are any plans to convert offices to condominiums. Ms. Rauch stated that she has not heard that. The buildings are too large to convert. Mr. Keeler stated that the national trend of offices becoming condominiums seems to be done with historical buildings.

Mr. Keeler stated that what he believes will happen is that new buildings will be constructed with first floor retail with residential or office above and the existing structures will find there is a vacuum because everyone there will move to newer, prettier buildings with a coffee shop on the first floor.

Ms. Fox expressed her appreciation for the update as no one on this Committee serves on the steering committee. She stated that she is interested in the voice of the community when it comes to Metro Place. Ms. Rauch stated that staff would have the consultants speak to that. She noted that people are very interested in the planning. There is a lot of excitement surrounding these conversations. Ms. Fox asked if stakeholders would be landowners in Metro Place and whether there will be buy-in. Ms. Rauch answered affirmatively. Some are skeptical but there is interest.

Ms. Fox noted Metro Center's ideal location as a site for different headquarters that want to be close to everything. She asked if Economic Development is marketing it as such. Ms. Rauch answered affirmatively.

Mr. Keeler suggested that maybe a performing arts center could be the hook that attracts large companies. The goal is iconic development or redevelopment. He noted that when Council created this vision, there was consensus and when it was opened to the public, feedback varied.

Mr. Reiner stated that the area must be enticing enough that people want to give up their home and live there. He is interested in the recreational aspect. Ms. Rauch stated that staff wants to make sure they are exceeding Council's expectations on this.

Mr. Keeler stated that inevitably there will be housing. One way to offer workforce housing is to have studio apartments but most people even those without children, want at least two bedrooms. Rent often dictates the market.

Mr. Reiner stated that the people are now seeking a "third place" or communities focused on quality of life.

There being no further business to come before the Committee, the meeting was adjourned at 6:47 p.m.



Chair, Community Development Committee



Jayne Maxwell
Deputy Clerk of Council