



# ENVISION DUBLIN

## Community Plan

Sustainable, Connected & Resilient

**WORKING DRAFT**  
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## PROJECT TEAM





# 01

## Purpose

This chapter provides an overview of the Envision Dublin planning process, its relationship to the City Strategic Framework, and describes the planning area.



# 01 INTRODUCTION

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Dublin is an innovative City that draws on its roots to shape its future. Planning, investment, and government commitment built upon stable economic foundations make Dublin a thriving, vibrant, attractive, and amenity-rich community to live, work, and visit.

Dublin has experienced changes over the past two decades which create both opportunities and challenges. Residential and commercial growth have established robust, stable economic conditions for the community, increasing its desirability as a place to call home and do business. Meeting the needs of a changing and growing population will require a housing inventory that effectively meets the needs of current and future populations and residents at all economic levels and stages of life.

## *Looking Forward*

Dublin has a strong history of balancing a mix of residential, commercial, and employment land uses alongside community facilities, open spaces, and recreational amenities. Additionally, Dublin has a long and positive record of regional cooperation and coordination with neighboring communities and the Mid-Ohio Regional Planning Commission, contributing to regional growth overtime.

The 2013 City of Dublin Community Plan helped guide the decision-makers about Dublin's built and natural environment. Now, a decade later, it's time to revisit the 2013 Community Plan with Envision Dublin. This new plan offers guidance to address evolving demographics and development trends, ensuring the City remains adaptable and innovative. Drawing on Dublin's energy and pride, it provides the vision, tools, focus, and strategies for the City to reach its full potential amidst future changes and challenges.

The Plan continues the City's commitment to ensuring it remains **sustainable, connected, and resilient**. Effectively addressing these community themes requires asking some key questions. How will the City meet its housing needs and where can new housing be developed? What is the future of the City's commercial and mixed-use areas and how do these areas remain competitive and desirable locations for commerce? How should the City respond to shifting office trends, including remote working and its impact on traditional office development? How can the City best accommodate change while maintaining its high quality of life and sense of place?



# WHAT IS THE COMMUNITY PLAN?

*Envision Dublin* (The Plan) is the official comprehensive plan for the City of Dublin. It creates a long-term vision for the City and serves as the roadmap for the community as it grows and evolves over the next 10-20 years. The Plan recommends strategies and policies that should guide municipal regulations and annual budgeting to ensure that future growth and development in the City aligns with the community's priorities.

The Plan integrates previous planning efforts, existing policies, local, regional, and national data, and, most essentially, community input. It builds upon Dublin's Strategic Framework, adopted in 2022, to be the "Most Sustainable, Connected, and Resilient Global City of Choice." With the Strategic Framework, the Plan articulates a cohesive vision representative of Dublin's residents, business community, and community stakeholders. Further, the City Strategic Framework also established three themes - Most Sustainable, Most Connected, and Most Resilient, to guide various goals established in the Strategic Framework. *Envision Dublin* adheres to these key themes, providing related discussions to these themes interspersed throughout the Plan.

*Envision Dublin* is a living document that reflects dynamic, interdependent elements that make up the City of Dublin and it is intended to respond to changing conditions over time. The Plan is comprehensive but cannot foresee every issue in sufficient detail to prescribe appropriate action for every eventuality. It is not regulatory and is not an ordinance, but it identifies key areas of focus, defines a vision for future growth and development, and guides city actions and investments over the next two decades. *Envision Dublin* will guide the adoption of land use regulations and policies, and prioritization and budgeting to make improvements to community facilities and infrastructure.

## HOW TO USE THE PLAN

The Comprehensive Plan serves the following key functions:

**Communicating the City's Vision** – The Plan is a statement of the community's vision for how it grows and changes over the coming years. The Plan identifies the City's priorities and charts a path for long-term growth.

**Inform Development Proposals** – The Plan is a long-term guide by which to measure and evaluate public and private proposals that affect the physical and economic environment of the community. The Plan assists in the evaluation of development proposals and helps ensure that proposed development supports the City's long-term objectives.

**Provide Direction** – The Plan is a guide for zoning and subdivision regulations, the official zoning map, and decisions influenced by these regulations. The City should consider amendments to regulations in order to support the long-term goals of the Plan.

**Coordinate Initiatives** – The Plan informs planning initiatives that affect the City at the local, county, and regional levels. The Plan may aid and inform efforts related to housing, transportation, transit, trails, natural resources, economic development, and recreation.

**Future Studies** – The Plan establishes a path forward but cannot address every issue faced by the City in sufficient detail. It should help identify additional studies and future action steps to address specific needs.

**Decision Maker** – The Plan is a valuable source of information for the City Council, Planning & Zoning Commission, Architectural Review Board, Board of Zoning Appeals, City Staff, as well as local organizations, businesses, developers, and residents.

**CIP and Budgeting** – The Plan informs the development of the City's Capital Improvement Program (CIP) and budgeting which establishes priority expenditures and the sequence of capital improvement programming.



# HOW WAS THIS PLAN CREATED?

The City initiated the planning process for Envision Dublin in August 2022 as an update to its 2013 Community Plan, also incorporating the themes and priorities identified in the City’s 2022 Strategic Framework. The planning process was organized around the objectives of accurately capturing and reflecting community hopes and values, being comprehensive, and being innovative and future-oriented, while being practical to implement and grounded in market realities.

The process applied industry-leading geospatial analytical tools to examine and assess the outcomes of different growth and development scenarios over time. From insights gained through this process, land use recommendations were developed that best accommodated projected community growth while preserving Dublin’s sense of place and anticipating impacts on infrastructure.

The approach used to create *Envision Dublin* included these major components:

**Engagement** – A core part of the process was identifying and developing consensus around key areas of interest, priorities, and strategies for moving forward. To ensure the process was inclusive and reflected the perspectives of the entire community, both online and in-person activities were undertaken, including online surveys and mapping tools, in-person interviews and focus group discussions, workshops, multiple Steering Committee meetings and working sessions, open houses, and more.

## ENVISION DUBLIN PROCESS



**Inventorying and Assessing** – Before planning could proceed, the process required a comprehensive inventory and assessment of existing conditions, regulations, current and past plans, and the physical attributes of the community to establish a thorough understanding of the community’s context.

**Data Analysis** – To ensure the formulation of realistic land use planning recommendations, the process required extensive research of demographic and market data including population trends and market conditions.

**Establishing a Vision** – All input received through the extensive community engagement and outreach was analyzed to identify shared community aspirations, values, and priorities. These were shaped into a vision—a strong statement of the kind of community Dublin is and can be in the future.

**Scenario Testing** – Based on data collected about existing conditions, population and market trends, together with input from the community, multiple scenarios were developed using geospatial analytical tools. These scenarios, once determined to be consistent with the community’s vision, were then tested to help identify and determine the preferred approach forward that best reflected the values and priorities of Dublin.

**Developing Plans** – From the insights gained from scenario testing and community and stakeholder feedback, the Plan and special-area plans were developed. They include innovative but practical recommendations to help the City achieve its vision, goals, and objectives.

**Implementation Strategies** – Finally, once the core elements of the Plan were developed, an implementation strategy was established to help put the Plan into action.



## WEST INNOVATION DISTRICT

Community Plan: Special Area Plan Update (2017)



# PAST PLANS AND STUDIES

It is important that the *Envision Dublin Community Plan* respects relevant past planning efforts that have shaped the City into what it is today. The review of Dublin's past plans and studies ensures existing community policies and goals are carried forward within the Plan where relevant.

*For a more detailed description of each plan/study and its relevance to this planning activity, see the Existing Conditions Memorandum.*

Below is a list of the plans and studies that were reviewed and consulted in the processes of creating *Envision Dublin*.

- Sustainability Plan (underway) (2023) & (2018)
- Parks and Recreation Master Plan (2023)
- Historic Dublin Revitalization Plan (2023)
- Dublin Area Housing Study and Strategy (2023)
- Economic Development Strategic Plan Update (2023)
- Strategic Framework (2022)
- Historic District Task Force (2021)
- Dublin Corporate Area Plan (2018) & (2022)
- West Innovation District Area Plan (2017)
- Shier Rings Road Corridor Study (2016)
- Strategic Action Plan: Central Ohio Greenways (2016)\*
- Bright Road Area Plan Update (2015)
- Crossroads Area Plan (2015)\*
- Dublin Community Plan Update (2013)
- Southwest Area Plan and Bright Road Area Plan as part of the Community Plan Update (2013)
- Bridge Street District Street Corridor Study (2010)
- RAPID 5 (2021)\*

*Note\*: Studies that the City of Dublin were a part of.*



## 2016 SENIOR HOUSING STUDY

CITY OF DUBLIN PLANNING



## STRATEGIC ACTION PLAN

CENTRAL OHIO GREENWAYS

## STRATEGIC FRAMEWORK



# LAND USE PRINCIPLES

In June 2023, based upon extensive public input, discussion with the City Council and the Planning and Zoning Commission, and evaluation of community expectations and future needs, the City developed land use principles to serve as the basis for evaluating future development proposals. City Council adopted Resolution 52-23 to set common design objectives and direction for land use policy in Dublin.

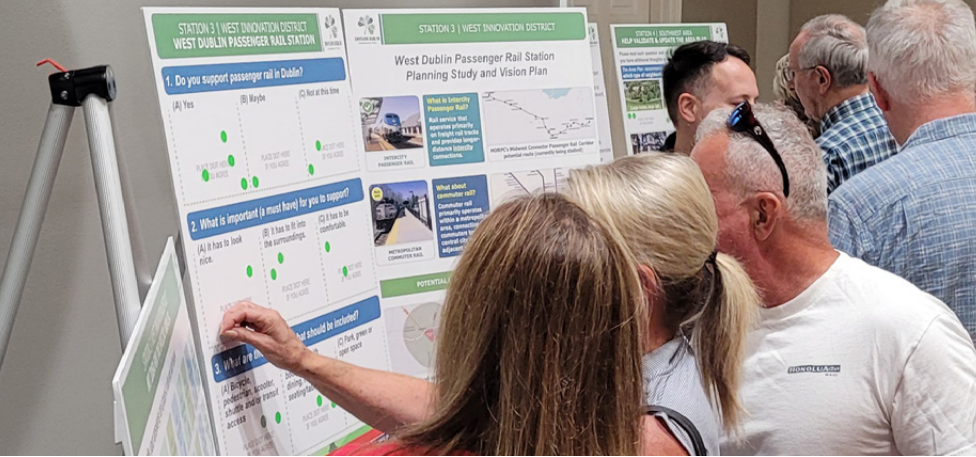
The land use principles are as follows:

- **Think comprehensively. Plan for the Bigger Picture**  
Ensure that each individual development contributes in a complementary manner to the larger district vision and plan by using a guiding framework and vision for land use patterns, activity nodes, open spaces, parking and connectivity.
- **Start with the Public Realm**  
Ensure development incorporates thoughtful and purposeful public spaces for all people to gather, socialize and recreate that reinforce the public realm.
- **Balance the Mix of Uses**  
Create neighborhoods and districts which provide a balanced and integrated mix of land uses to support the daily needs for both the residents and business community. Maintain the City's long-standing policy of an overall land use mix of 60% residential and 40% non-residential development.

- **Provide a Variety of Housing and Neighborhood Choices**  
Create well-planned, livable neighborhoods with a variety of housing choices for all ages and ways of life, as well as supporting the evolving needs of existing neighborhoods. Residential development should be appropriately scaled and sited to contextually fit with each neighborhoods' fabric.
- **Focus Growth**  
Utilize and leverage existing infrastructure and assets to guide future growth to areas best equipped to accommodate change. Infill, redevelopment, reinvestment, and re-use of underutilized areas can reimagine and strengthen existing districts.
- **Reserve Strategic Economic Assets**  
Protect long-term economic development interests and the fiscal health of the City by reserving high visibility corridors, such as freeways and railways for development that supports economic vitality and restricting residential development from fronting these corridors.
- **Protect Natural Resources and Ecological Systems**  
Protect and enhance environmentally important and sensitive areas, including large tree stands and landmark trees, wildlife habitat and corridors, waterways and watersheds.
- **Protect and Enhance Our Historic and Cultural Resources**  
Celebrate the character that makes Historic Dublin an authentic place to live, work, and visit. Respect and celebrate our cultural and archaeological sites and landscapes.

- **Integrate Sustainable Design**  
Integrate best practices and innovative approaches to sustainability into site and building design to limit the environmental footprint of development.
- **Create a Connected Transportation Network**  
Create a transportation network of streets and streetscaping to provide safe and efficient mobility choices for all users and which contextually fits with surrounding neighborhood character and natural features. Provide linkages to create local and regional connectivity.
- **Encourage Walkability**  
Encourage human centric design that makes it easier to walk and bike in our community, provide routes for pedestrians and cyclists and destinations along routes.
- **Be Distinctly Dublin**  
Continue to express our distinct Dublin identity and sense of place through high quality building materials, architecture, landscape and public art. Encourage thoughtful and innovative design that distinguishes Dublin as a global city of choice.

The land use principles have since provided guidance to Dublin's decision-makers and ensured that future policies and developments align with the community's vision and desires. These principles still hold and have guided the *Envision Dublin Community Plan*.



# COMMUNITY ENGAGEMENT

Community outreach and engagement is the foundation of the comprehensive planning process. In Dublin, residents, business owners, officials, and community stakeholders provided feedback and insight into community values, interests, concerns, priorities, opportunities, and aspirations for the future. Public engagement included a website-based survey and interactive mapping tool, public meetings, community and special area workshops, open houses, engagement at the farmers market, Do-it-Yourself workshops, key stakeholder interviews, and focus group discussions. The feedback gathered helped shaped Envision Dublin.

A comprehensive plan Steering Committee met several times throughout the planning process to review and discuss every aspect of the plan as it was being developed. The Steering Committee served as a sounding board for the community and included stakeholders representing wide ranging perspectives and insights, including residents, business owners, not-for-profits, elected and appointed officials, school districts, and more.

In total, the planning process had more than 5,300 points of engagement through a combination of in-person and online community outreach tools and exercises. Throughout, community members provided thousands of comments,

insights, and ideas for consideration. A detailed description of the Community Outreach process is provided in the Existing Conditions Report, on file with the City. Outreach efforts undertaken in this planning process included:

- Public Engagement events including the State of the Community event, Community Visioning workshop, Do-it-Yourself Kit Meetings, and Community Open House
- Comprehensive Plan Steering Committee meetings and workshops
- Key Stakeholder interviews
- Business Community Visioning workshop
- City Department Leaders Workshop
- Joint Work Session of the City Council, Planning and Zoning Commission, and the Architectural Review Board
- Dublin Farmers Market and Mobility Concierge market information booth
- Sandwich board signs placed in key areas
- An interactive project website that included an online survey for residents and businesses and an online community mapping tool
- Social media posts
- Direct emails
- HOA and Civic Association engagement



# COMMUNITY OUTREACH BY NUMBERS

The *Envision Dublin Community Plan* is founded on an inclusive and engaging community outreach process. This process gathered input from a wide range of community members, including residents, business owners and operators, developers and property owners, and service providers. Through collecting input and facilitating discussion, outreach helped to identify issues, opportunities, potential actions, strengths and assets, and overall public opinion and a vision for what the Plan should address. There were more than 5,300 “points of engagement” across all forms of virtual, in-person, and pop-up outreach.

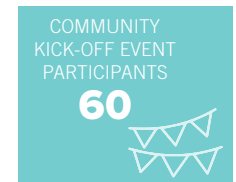
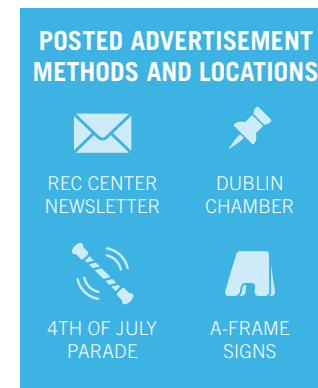
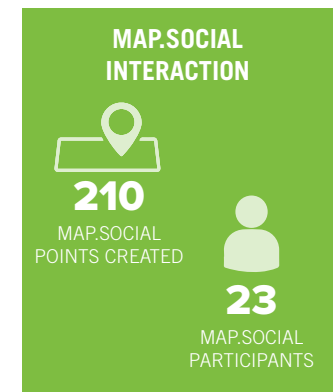
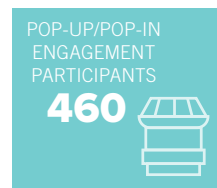
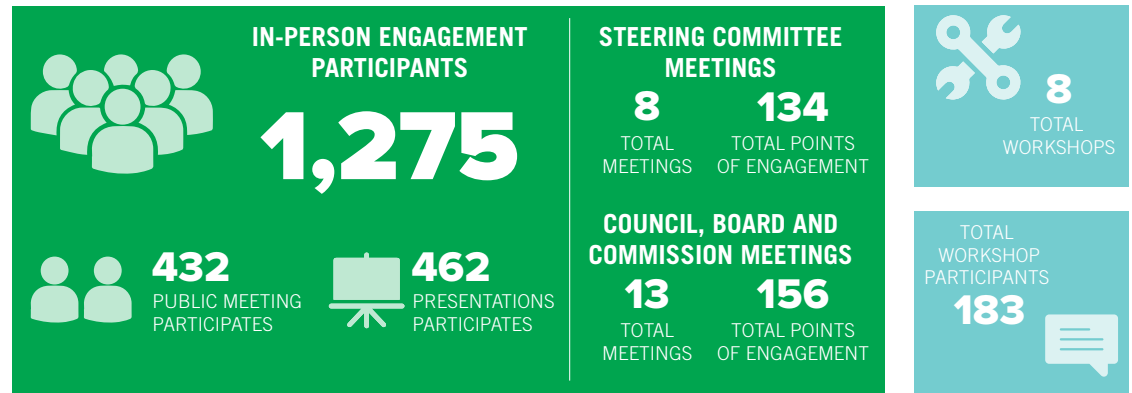


TOTAL POINTS OF OVERALL ENGAGEMENT (ALL FORMATS)

# 5,345

TOTAL MEETINGS AND WORKSHOPS CONDUCTED (ALL FORMATS)

# 36+



## ONLINE COMMUNITY QUESTIONNAIRE

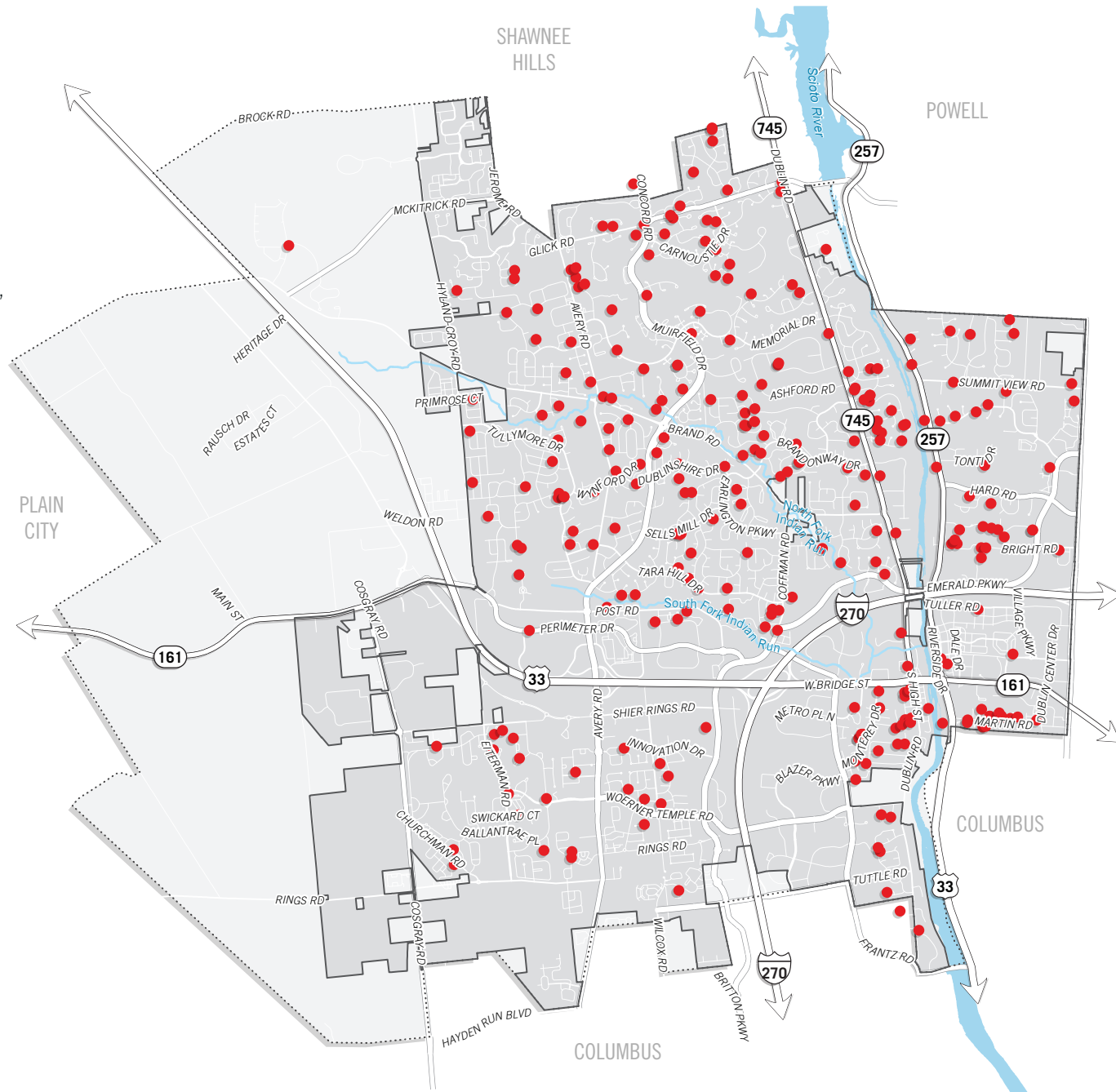
The Online Community Questionnaire featured multiple-choice questions in nine sections focused on housing and residential areas, commercial and industrial land uses, community facilities and services, transportation, parks and recreation, image and identity, and top strengths and weaknesses. The map showcases the number of people who took the surveys. The survey helped capture a variety of feedback from residents and business owners across the City and in the unincorporated areas and helped formulate plan recommendations.

### Online Community Questionnaire

- Where Does Respondent Live?

### Context Layers

- City of Dublin
- River
- ⋯ Planning Area Boundary





## MAP.SOCIAL

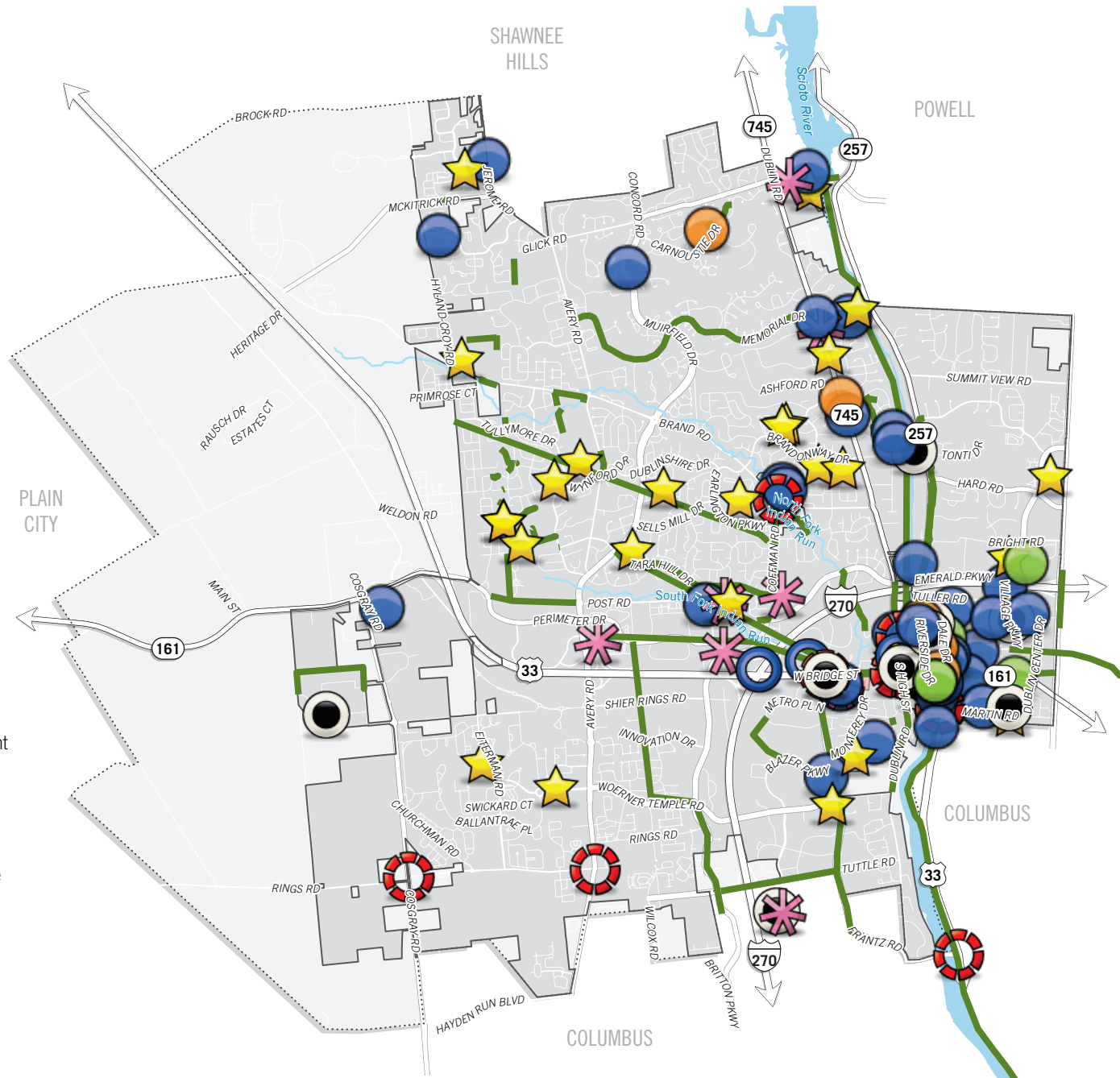
map.social, an online mapping tool, was used to allow participants pinpoint issues and opportunities within Dublin on their own personalized map. Over 210 points identifying Dublin's assets and opportunities, such as community assets, priority development sites, new bike routes and paths, and desired uses and developments were collected through this outreach exercise. Participants also identified issues in Dublin, such as problematic intersections where traffic leads to unsafe conditions. Participant feedback from such online surveys were helpful to formulate plan recommendations.

### Map Features

- ★ Community Asset
- ⊙ Problematic Intersection
- Public Safety Concern
- ⊙ Undesirable Use
- ✳ Key Transit Destination
- Desired Use/Development
- Poor Appearance
- ⊙ Other
- Bike Paths / Trails
- Development Priority Site

### Context Layers

- City of Dublin
- Planning Area Boundary
- River





## COMMUNITY PRIORITIES FROM COMMUNITY OUTREACH PROCESS

*Envision Dublin* is the product of an extensive public outreach and engagement process that supported a community-led approach to the development of the Plan. Community feedback and input were valuable and the engagement process gave community members a chance to be heard and take part in determining Dublin's future. Throughout the outreach process, the community identified their top priorities and concerns. These issues represented areas of focus for the Plan as well as future initiatives across Dublin. The community priorities identified include the following:

### ***Strategically Plan for Growth***

Throughout the outreach process, residents and stakeholders repeatedly emphasized the need to address population growth and its impact on infrastructure, traffic, housing, and schools, and the need to plan for growth so Dublin can continue to welcome new residents while maintaining an exceptional quality of life for all residents.

### ***Parks, Open Space, and Recreation***

Dublin residents consistently ranked the City's parks, open space, and recreation as one of the most desirable aspects of living in the community. They stressed the importance of connecting parks to existing and new housing, noted that there is too little park land in the Dublin Corporate Area around I-270 south of Bridge Street and in the West Innovation District. Residents emphasized that park land and open space needs to be protected as Dublin grows and new areas are developed.

### ***Ensure Housing is Attainable and Right-Sized for the Community***

As Dublin continues to grow and attract new residents demand for housing will increase. Residents felt that the City needs to explore strategies to increase housing supply while also making sure that new housing includes a diversity of housing options to better accommodate the needs of current and future residents, including for those looking to downsize or age in place.

### ***Improve Active Transportation***

Residents and stakeholders indicated a desire for expanded transportation options, especially enhanced walkability, bikability, and transit service, including commuter rail and bus service. They specifically noted the need for better-connected bike routes and trail networks to improve resident access to job centers and other local destinations.

### ***Alleviate Traffic Congestion***

Overwhelmingly, community outreach revealed that congestion was a major transportation-related concern and a major issue in Dublin. Residents consistently commented on traffic congestion near downtown and the Bridge Street District.

### ***Sustainability and Resilience***

Outreach feedback revealed a clear community priority for environmental stewardship and responsibility, including the preservation of the natural environment, supporting environmental sustainability best practices, and focusing on resiliency.



# OUR MISSION

The Department employees are committed to the protection of life, liberty and property. We are dedicated to service and work in partnership with the community to ensure public safety by adhering to the following principles:

- Fairness and Impartial Enforcement
- Incident Preparedness and Response
- Prevention, Reduction and Elimination of Traffic Safety



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**Transportation for Seniors & Residents with Disabilities**

This service provides wheelchair accessible vans to the Dublin area.

**How to Sign Up**

- Call the Dublin Area Community Centre (DACC) on 01 852 2200
- Visit [www.dacc.ie](http://www.dacc.ie)
- Complete a registration form
- Provide a valid ID card
- Provide a valid driver's license
- Provide a valid passport photo
- Provide a valid medical certificate
- Provide a valid letter from a GP
- Provide a valid letter from a social worker
- Provide a valid letter from a community care officer
- Provide a valid letter from a housing officer
- Provide a valid letter from a housing manager
- Provide a valid letter from a housing officer
- Provide a valid letter from a housing manager

**The Benefits of Riding**

- Free of charge
- No need to own a car
- No need to have a driver's license
- No need to have a valid medical certificate
- No need to have a valid letter from a GP
- No need to have a valid letter from a social worker
- No need to have a valid letter from a community care officer
- No need to have a valid letter from a housing officer
- No need to have a valid letter from a housing manager

**Rider Testimonials**

John: "I have been using the service for several years now and it has been a real help. The drivers are friendly and the vans are clean and comfortable. I would recommend it to anyone who needs it."

Mary: "The service is excellent. The drivers are professional and the vans are very comfortable. I have been able to go to the shops and the doctor without any problems. Thank you for the service."

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