

**DUBLIN CITY COUNCIL  
WORK SESSION  
5555 PERIMETER DRIVE  
DUBLIN, OH 43017**

**MAY 12, 2025  
5:30 PM**

**MINUTES**

Mayor Amorose Groomes called the Monday, May 12, 2025 work session to order at 5:35 p.m.

Council members present: Vice Mayor Alutto, Mayor Amorose Groomes, Ms. Fox, Mr. Keeler, Ms. Kramb and Mr. Reiner. Ms. De Rosa was absent.

Staff present: Mr. Hounshell, Mr. Bitar, Mr. Gracia, Mr. Barker, Ms. Babbit, Mr. Hartmann, Chief Paez, Ms. Willis, Ms. Hunt, Ms. Blake, Mr. Hammersmith, Mr. Earman and Mr. Ament.

Also present were: Kim Way and Gary Alexander, Planning and Zoning Commission; Jamie Greene, Planning NEXT; Marcia Bland and Mike Brehm, EMH&T; and Martin Zogran, Anthony Polidoro and Chris Hardy, Sasaki.

Vice Mayor Alutto led the Pledge of Allegiance.

**West Innovation District (WID) Integrated Implementation Strategy**

Mr. Hounshell introduced the consultant team present: Jamie Greene, Planning NEXT; and Mike Brehm and Marcia Bland, EMH&T. Mr. Greene shared the agenda to guide the discussion. He stated that this is an update on what they are learning after completing some of the stakeholder engagement. To maintain focus on this project, the consultant team revisited the Envision Dublin Plan, specifically the special area plans. He shared the mission of this project which includes the desire to attract innovative companies and create a dynamic district that is active 24/7. The vision is to create a district with a self-sustaining cycle of innovation that works together with the educational institutions and companies in the district to provide talent and collaboration within the region. He added that this does not necessarily apply to all of the 2,200 acres, but within it there will be a dimension where the innovation economy comes to life. Mr. Greene reiterated the intention of the Integrated Implementation Strategy, which is to:

- Realize the vision: Advance the principles and recommendations in Envision Dublin to guide WID development and support long-term goals with greater predictability.
- Refine Infrastructure Needs: Align ongoing transportation, water, and sewer planning efforts to ensure infrastructure supports future development.
- Coordinate Projects in the WID: Analyze planning and development activity within the WID Plan Area boundary, including how growth in neighboring jurisdictions impact the district's future.

Mr. Greene stated that their approach is incorporating the City's past and current studies, frameworks and policies. The strategy will then move into implementation through annual work programs and budgets, development approvals, private development decisions and economic incentives. The outcome of this implemented strategy will continue the City's goals of being most sustainable, resilient and connected. Mr. Greene shared the timeline of this work that illustrated the



learning and analysis being done. He shared the following critical outcomes for the integrated implementation plan:

- Foster an authentic innovation focus to establish a distinct identity for WID.
- Enhance connectivity and infrastructure through multimodal transportation, passenger rail integration and key utility improvements.
- Drive innovation, sustainability and resilience by incorporating future-ready technologies, advanced stormwater management and utility solutions aligned with Envision Dublin's goals.
- Optimize land and resource planning by identifying key parcels for development and transportation infrastructure, outlining land use triggers and aligning service capacity needs to support growth.
- Streamline development processes to ensure smooth regulatory implementation, attract investment and improve regional cooperation.

Mr. Greene stated that these outcomes were shared in a previous work session but as they apply what they have learned through engagement, he wanted to reiterate them with Council again. Regarding stakeholder engagement, Mr. Greene stated that the goals were to note any emerging themes, affirm the recommended approach to innovation and share initial direction for the WID mission and vision. There have been 18 meetings among Council members, current property owners, and potential developers. The purpose of these stakeholder meetings was to gain insight from individuals with real property or development interests in the WID, capture a broad range of perspectives and prioritize potential opportunities. Mr. Greene shared the outline that was used for each of the stakeholder meetings and stated that it was important to share the purpose, charge and anticipated critical outcomes with each stakeholder. There were also discussion questions surrounding opportunities and challenges for development, infrastructure and utility opportunities and innovation districts in Dublin. Nearly half of the stakeholders interviewed were landowners within the WID. There are two categories of themes that have emerged through this engagement. The first category involves strategy, and the following themes are related to this category:

- Economic Development Impact – the area must produce a significant fiscal benefit to the City and in a way that elevates Dublin as a premier economic development destination.
- Strategic Development Priorities – Development efforts should support key nodes with a clear focus on essential infrastructure and connectivity.
- Focused Housing Locations – Mixed-use nodes are expected to accommodate the majority of new residential development in this area. Jobs are the primary focus in this area.
- Operational Alignment – Shared expectations and coordinated decision-making across public, private, and institutional partners will be essential to driving development that aligns with the vision.
- Essential Integration – Advancing the Sports Complex and Passenger Rail are big opportunities that must be leveraged and integrated for maximum benefit to this area and surrounding areas.

The second category of emerging themes is regarding identity, and they are as follows:

- Lukewarm on Innovation – there is no strong push for creating a place that drives innovation. There is a weak association with "innovation district" and it does not/has not motivated investment from private interests.
- Commitment to High-Quality Design – stakeholders emphasize the importance of maintaining a high standard of design throughout the project to ensure long-term value.
- Core Values in Action - sustainability, connectivity, and resiliency should be visibly and meaningfully integrated into the development process and outcomes.



Mr. Greene paused the presentation to gain feedback regarding the stakeholder feedback.

Ms. Fox expressed her appreciation for the work and the themes that have emerged. She stated that she agrees that the innovation perspective is a weak link when compared to other innovation districts that are part of larger nodes. She stated the idea of complete neighborhoods is not an emerging theme here, but it is part of the Envision Dublin plan. She stated there is an opportunity to leverage the healthcare facilities, college campus, sports complex and transportation. These are all characteristics that could make up a great complete neighborhood. She stated this is more than work-live-play. It is live-learn-work-play. There are opportunities in this area for workforce training, and lifelong learning. She stated that a theme must be to look at this area and the synergies within it as an opportunity for a complete neighborhood. She suggested adding a social, residential structure for gathering places to the plan because without them, it will be nothing more than a dressed up economic development area.

Mr. Keeler found it interesting that some of the stakeholders felt a weak association between the West Innovation District and what it is being used for. He stated he would prefer to be open-minded before committing to an innovation district. He referenced a consultant from a few years ago that spoke with Council about planning and zoning in this kind of an area. He heard recently that there is growth in industrial development. It is important to have outside consultants who can inform what needs are out there. He is not married to this district being innovation and stated that an innovation district is another way of saying commerce park. He would prefer to leave this open ended and let the market dictate what is needed and what these nodes look like.

Ms. Krumb stated that innovation is not her priority in this area. Her priority is quality businesses. She suggested it being broader to encompass more possibility. She would like to see the grade separation projects specifically spelled out. They are vital to the district work.

Mr. Reiner stated that this area has been selected as a commercial area that can drive income for the City. It is important that companies moving in generate the income needed to cover the new people arriving. He commented on the importance of keeping the quality of life to the highest standard for residents.

Vice Mayor Alutto stated that the focus on economic development is not surprising. She added that there is currently nothing particularly innovative in the WID area. She stated she does not feel innovation needs to be the sole focus of the area. The hope is for high-quality businesses that may have an area of their business that is innovative. She stated the areas around the WID need to be relational and tie-in to the WID.

Mayor Amorose Groomes thanked Mr. Greene for the presentation. She stated that it is called the West Innovation District, but it should be called the West Innovation Districts because it will be a cluster of individual things. She stated it is more of an opportunity zone than an innovation district. There will be innovation opportunities but there will also be commerce, competitive sports, as well as a multi-modal hub. She stated it will not be 2,400 acres of the same thing. She compared the WID with other large area diverse projects such as Bridge Park and Emerald Parkway. She stated that there are a multitude of stakeholders that have a multitude of interests. She stated it is important to continue to highlight and communicate that this is not a homogenous area, to not only those who live around the area, but to those who have an interest in developing in this area.



Ms. Fox asked whether there were any stakeholders outside Dublin that were invited to engage. She mentioned JobsOhio as an example. She stated that engagement with regional partners may help inform Dublin as to what the businesses we hope to attract are looking for. She stated it is also important to keep the social aspect for people in mind purposefully so people can enjoy this district. Mr. Greene stated that they have not reached out broadly yet, but as a part of the economic assessment, they will engage in those conversations. He added that the spirit of learning from others makes a great deal of sense.

Mr. Greene proceeded with the presentation by providing an update on their coordination with other initiatives going on in the area and how it may impact this work. He stated some of the technical updates include traffic counts on Cosgray Road, passenger rail coordination and studying WID/WID+ transportation networks to understand current conditions, future corridors, and alignment of transportation investments with development activity. Regarding water and sanitary sewer, Mr. Greene stated that they (and EMH&T) are collecting data regarding water operations and sewer flow monitoring. They are also developing models to forecast future utility demand based on land use assumptions. All this information gathering will help to inform what utilities are available to support desired development and on what timeline. He stated that the following key considerations depend on clarity in parallel projects:

- Identify needed infrastructure upgrades to support future development and growth.
- Identify whether the current utility systems have the capacity to meet the projected demand.
- Identify how to integrate sustainable, future-ready solutions into infrastructure planning.
- Identify whether areas should be prioritized for development based on infrastructure readiness and impact.

Mr. Greene provided a graphic to show the anticipated timeline of other projects and initiatives and how it aligns with the WID Integrated Implementation Strategy.

Mr. Greene reiterated the Council Goal, "*Accelerate Economic Development in the West Innovation District.*" He stated that the following existing plans outline the intent for the WID:

- Special Area Plan (2017),
- Economic Development Strategy (2023), and
- Envision Dublin (2024).

He stated that to conduct an innovation assessment, the following elements must be considered:

- Existing sectors and performance. Consider where innovation is already happening today.
- Innovation verticals. Identifying the existing market clusters or areas of expertise.
- Idea generation. Consider what kind of projects and patents are being pursued.
- Innovation infrastructure. Identifying the physical spaces that will support these activities.
- Talent/Workforce. Determining who is already here and who we need to attract.

Mr. Greene introduced the concept of "innovation places" and stated that the primary drivers are employment, institutions, businesses and livability. Mr. Greene asked Council for feedback regarding the use of assessments and whether there are specific topics on which they would like to have an assessment completed.

Ms. Krumb stated that we are trying to find out what kind of companies want to come to Dublin and what Council needs to assess is what do those companies need in terms of space, utilities, and the traffic demands. Mr. Greene stated that it is also what amenities they need for their workforce.

Ms. Fox stated that the broader conversation needs to be about who is out there with interest in coming to Dublin, what do they need and what will put Dublin above other cities. She stated that having a strong package of offerings will be important. She stated it is more holistic than just money

or land and she reiterated the live-learn-work-play concept. Mr. Greene stated the clarity around who Dublin is and what Dublin offers is important and should not be subtle.

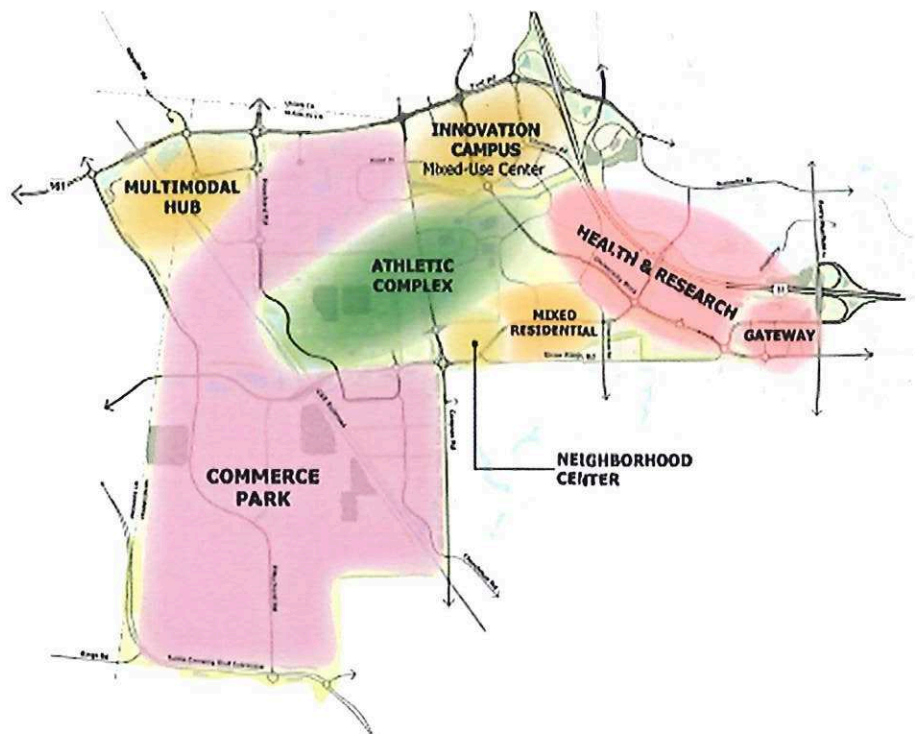
Vice Mayor Alutto stated that there is a workforce component to this question of what they need. Maybe their workforce is remote or hybrid, etc. It is a different world that we live in now post pandemic.

Mayor Amorose Groomes stated that the things she would like to learn cannot be known yet. Some initiatives are still not firm, so one of the things that is important is having comfort with not knowing all the answers yet.

Mr. Reiner stated that long-term viability should be considered. Advancements in technology could take employee requirements from 3,000 to 300.

Mr. Greene stated that the approach being proposed has been validated through this conversation. The idea of clustering innovation in strategic nodes but not being homogenous. Enabling high-quality, flexible growth and the need to proactively engage with regional partners to align external growth.

## Character Diagram



Mr. Greene shared the diagram of nodes to solicit Council reactions.

Ms. Krumb stated she liked the nodes but did not like the term "commerce park." She suggested gateways along SR 161. Mr. Greene, referring to her commerce park comment, agreed that words matter.



Mr. Keeler stated that it is important to keep in mind that plans can change as we understand the market demands. He reiterated the importance of being open-minded.

Ms. Fox stated that the nodes feel better after having this discussion. She added that it will be important as the studies come together, to understand the connectivity and how assets within the district are leveraged in a visible and understandable way. That understanding will play a vital role when it comes to recruiting development.

Mayor Amorose Groomes stated her appreciation for the bubble diagram approach because it allows flexibility.

Mr. Greene stated that the next opportunity for a work session discussion is October. He added that he is working with staff on the best way to share some information prior to that either in a report form or smaller more defined updates. Mayor Amorose Groomes stated that some of the moving parts will happen sooner rather than later. She liked the idea of narrowing focus on smaller parts at a time.

In response to a comment from a citizen attendee, Mayor Amorose Groomes stated that public comment is not taken at work sessions, but there will be opportunities for public comment as the plan moves forward. She recommended that any questions citizens have about this meeting's content be forwarded to Mr. Bitar.

### **Metro Center Design Guidelines and Zoning Approach**

Mr. Alexander and Mr. Way from the Planning and Zoning Commission joined Council members for this portion of the meeting. Mr. Bitar introduced the consultants from Sasaki who were present: Martin Zogran, Anthony Polidoro, and Chris Hardy.

Mr. Zogran stated that they are back in front of Council to validate what they heard during the April work session and confirm direction of initial mapping and design language for building and landscape. They would like to share the approach and obtain feedback on how future design guidelines and zoning will work together in Metro Center. They would also like to share the approach and obtain feedback for the process to develop the design guidelines and associated zoning. The design guidelines will broadly fall into three categories:

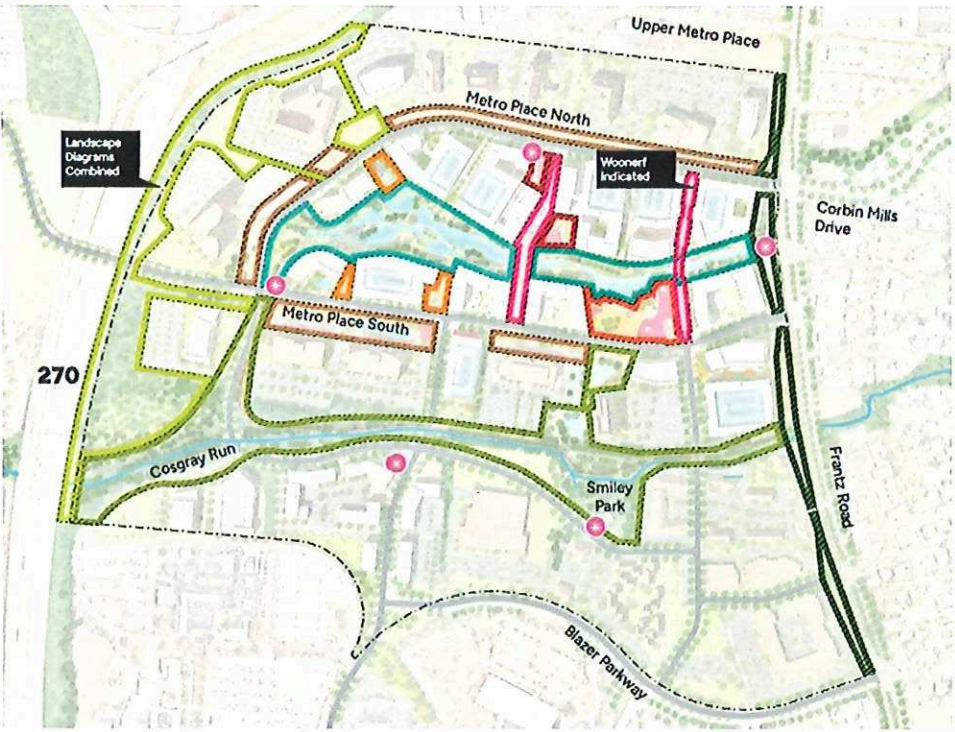
- Overview – overview of planning and urban design systems as a series of plan diagrams intended to provide a roadmap for design guidelines and future planning efforts.
- Building Design – Design guidelines for buildings that establish controls and character guidelines to ensure new developments align with Council's identified vision.
- Open Space – Design Guidelines for open spaces that establish controls and character guidelines to ensure new developments align with the Council's identified vision.

Mr. Zogran expressed appreciation for the discussion at the last work session and Council's focus on the various components of the plan, both from the landscape point of view and the building point of view.

Mr. Zogran shared the mapping updates regarding landscaping.

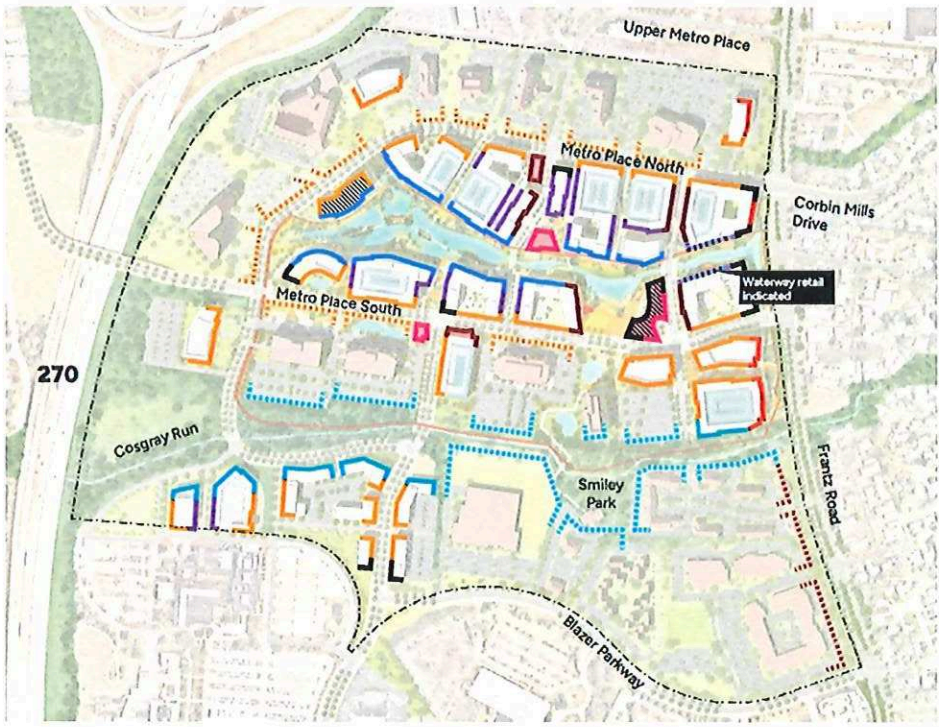


Mapping Updates:  
Landscapes



Mr. Zogran then shared the map depicting the building edges.

Mapping Updates:  
Building Edges



The building edges are largely the same as the previous work session. Along the waterways, retail is to be encouraged with restaurants and opportunities to enjoy the waterway. Both maps will form the basis of the design guidelines moving forward.



Mr. Zogran stated that one new thing that emerged from the previous conversation was the concept of design foundations. These are encapsulating some broader discussions to set the standard and vocabulary. The first design foundation discussed was the idea of biophilic design. Biophilic design is a concept used within the building industry to increase occupant connectivity to the natural environment. A second design foundation is ecological urbanism. Ecological urbanism is a city system founded on ecological principles. This project embodies the philosophy of ecological principles by taking the water utility and making it the center piece of the development which shows that nature can be a focal point of design. "Cities for People/Soft City" is another design foundation that was brought forward by Jan Gehl and David Sim. This design foundation is about the human element which encompasses ease and comfort, where density has a human dimension, adapting to ever-changing needs and accommodating the pleasure of everyday life. Mr. Zogran described two more concepts that are foundational: Gridded Blocks & Organic Spaces and Figure Ground. The cadence of movement through city center and the feeling it promotes is not a grid, but rather an organic layout that is adaptable, warm, and welcoming. Figure ground takes into consideration building designs that want to fade into the background and others that want to be more special. Mr. Zogran paused the presentation to check-in with Council for any feedback or questions.

Mr. Keeler stated that there are a lot of existing buildings in Metro Center. He sought clarification regarding the illustrations and maps and whether the waterway and the woonerfs take into consideration the existing buildings. Mr. Zogran responded affirmatively and added that there may be some encroachment of the parking surfaces, but the buildings are intact. He stated that it would be a phased approach that could help provide more variety. Mr. Keeler stated that because this is a vision that may not be realized for 20 years, it is important that whatever is built is adaptable with this vision in mind. He added that there are building owners that are interested in redevelopment opportunities and are supportive of the vision. Mr. Polidoro stated that the parcel lots and building plans they have looked at within the Metro Center loop do take into consideration the location of the existing buildings as well.

Ms. Kramb stated that she feels the consultants captured everything that was discussed in the previous work session and incorporated it into the vision.

Ms. Fox stated that she agrees with the design foundations and appreciated the references to "Soft City" and the human scale. She expressed appreciation for focused effort on the natural environment, sunlight and airflow to preserve the feel. She stated that the pathways that are going away from the loop should also have attraction and a sense of security and maybe even a little retailer. She stated that it brings another element to living within the entire length of it, making it inviting, fun, pleasant, safe and trustworthy.

Mr. Reiner stated that he wanted to make sure there was enough room for pedestrian traffic between the water and the buildings for people to meander through and enjoy the space. He thanked the consultant team for the focus on the natural environment.

Mr. Way offered the following feedback. He asked about the highway corridor and whether that was the edge that should be set to this development. He also asked about the triangular piece next to Cosgray Run and whether that was intended to stay as open space. Mr. Way added that the Community Plan had the idea of having "windows" into the City from I-270. He stated that the Cosgray Run area could be a nice "window" into the development from the highway. He sought clarification on what the vision for the highway corridor was to be.



Mr. Way stated that it was easy to fall into the notion that Frantz Road is the gateway to this area. He stated that if anticipated connections come to fruition, then many people may be entering the area from other areas than Frantz Road. He would like to think about those other entry areas as gateways as well. Finally, he noted that the loop buffer areas need to be cohesive with the inner part of the loop and look as though they go together.

Mr. Alexander stated that there are very specific guidelines for the Historic District which are almost building element specific and then Bridge Street District guidelines are more building or block type. He stated that to make the proposed concept work in Metro Center, the continuity of what defines the big space is very important. If guidelines are not established to be more block and multi-building integrated then there will be the potential to have several "object" buildings that look like what is already there with new skin. He is hopeful that the guidelines will be more block or multi-building composition specific because then the feature or "object" buildings will truly stand out.

Mayor Amorose Groomes stated that an effort was made to avoid form-based code in this area to stay away from the monotony that is in Bridge Park. Mr. Way noted that the number of waivers is something to think about as well.

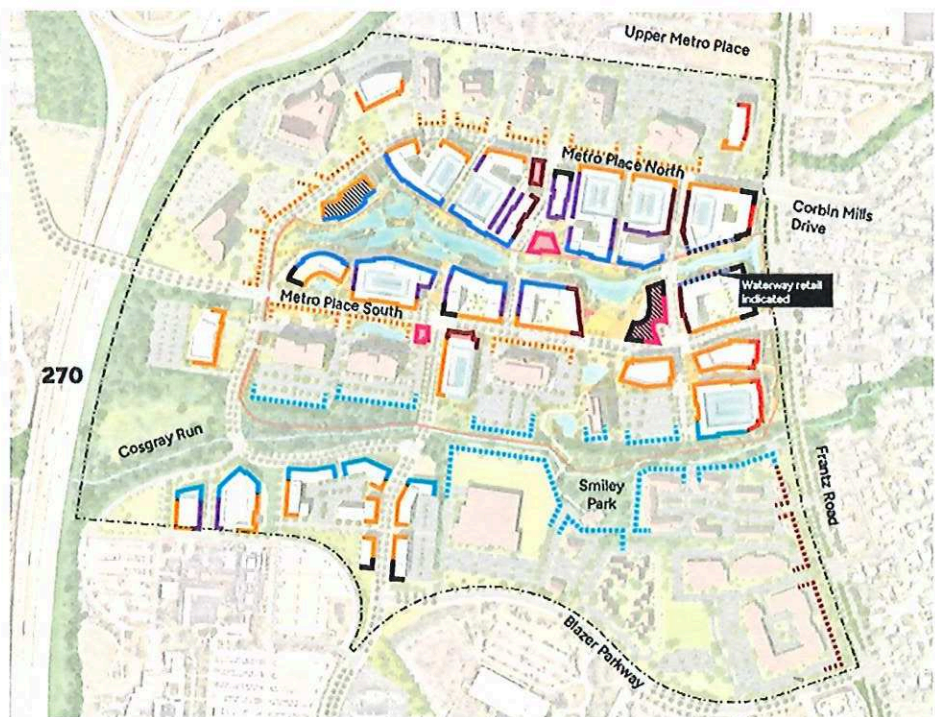
Mayor Amorose Groomes stated, in response to Mr. Way's comments regarding the highway corridor, that the area along the highway would likely be developed as part of the development of the new bridge. Mr. Way stated that in the diagram it is very prescriptive and drawing a line, so it may be better to leave it blank as an area that will not be addressed now.

Ms. Fox stated she found Mr. Alexander's comments interesting and sought the consultant's perspective on his comments. Mr. Zogran stated that the feedback has all been great. He referred to the following diagram:

## Mapping Updates: Building Edges



- Waterway Retail
- Waterway
- Cosgray Run
- Frantz Road
- Retail Priority
- Loop Road & District Edges
- Interstitial Edges
- Special Buildings
- Gateways





He stated that the blue waterway lines indicate a set of design guidelines that span all those different blocks. The buildings would be different but there would need to be elements of continuity. In response to Mr. Way's comments regarding the highway corridor, Mr. Zogran stated that the lines and boundaries around the I270 corridor are not quite right yet. He agreed it looks generalized right now and there are needed "breaks" or windows that need to be added. He added that Mr. Way's comment regarding gateways was also insightful. As connectors are added, there will be more gateway opportunities than just Frantz Road. Mayor Amorose Groomes stated that those will be part of the highway frontage conversations that will be held. She agreed that leaving it off the diagram as of now is probably a good idea knowing that it will come when those connector plans come to fruition.

### *Landscapes*

Mr. Hardy stated that he would be reviewing the landscape zones or "rooms" and noting the elements of each.

- Frantz Road Gateway: this is both a gateway and a threshold. The zone elements are as follows:
  - Provide visibility into the site;
  - Transition future redevelopment with existing neighborhoods;
  - Compliment ground floor uses;
  - Provide seating and gathering areas, particularly adjacent to the ground floors; and
  - Create visual interest with the gateway landscape.
- Waterway Park East: this is a vibrant, active water edge. The elements are as follows:
  - Include ecological planting in condensed slopes;
  - Support water activation;
  - Provide decks/plazas for waterside dining;
  - Accommodate multi-use path on the north side; and
  - Provide clear views to interior of the site.
- Waterway Park West: this is a naturalistic experience with thoughts of respite and relaxation. The elements are as follows:
  - Use ecological planting and large vegetated areas;
  - Create expansive habitat area;
  - Provide smaller active areas to access water, provide active play areas; and
  - Create walkways across ponds and special landscape features.
- Waterway Plaza: this is the active "heart" of the project. The elements of this area are as follows:
  - Provide large, flexible gathering area – hardscape;
  - Accommodate temporary hook-up for utilities to food trucks, music amplification, lighting, etc.;
  - Provide access to water's edge via steps and ramps;
  - Create shady groves that do not obscure views;
  - Allow for seasonal water feature (such as a splash pad); and
  - Provide ample fixed seating at edges.
- Amenity Plazas: these are a few key amenities spaces "tucked into" the development. The elements are as follows:
  - Provide hardscape plaza areas adjacent to retail for seating/tables, etc.;
  - Provide drivable paved areas for vehicular access; and
  - Include planting to soften building edges and screen utilities.
- Neighborhood Plazas: these are the neighborhood-serving and resident-serving spaces. The elements are as follows:



- Provide hardscape areas that can accommodate small gatherings;
  - Create different themes/identities to each of the spaces;
  - Include amenities such as barbeque grills, firepits, shade structures, etc.;
  - Provide access to building services; and
  - Screen utilities.
- Woonerf: the two woonerfs provide multi-modal connection from north to south. The elements include:
  - Accommodating multiple modes of travel with lively pavers and minimal curb designations;
  - Break up large expanses of hardscape with strategic plantings, planters and street trees;
  - Provide seating areas/café spill out areas adjacent to retail uses; and
  - Vary the paving patterns, scale, color, etc. to create visual interest.
- Cosgray Run: this is a restoration landscape where the existing plants and tree canopies are protected and preserved. The elements are as follows:
  - Maintain/enhance existing waterway;
  - Increase biodiversity with managed removal and addition of new planting;
  - Maintain and upgrade Smiley Park;
  - Increase sightlines/visibility within landscape; and
  - Create sequence of clearings to support activation at key locations.
- Highway Corridor: this is a highway buffer corridor and future planning zone. The elements for this area as part of this project are:
  - Maintain/enhance existing landscape buffer;
  - Increase density of plantings while maintaining tree health;
  - Increase vegetative cover to further screen I270; and
  - Create compatible landscape with new I270 crossing roadway and structure.
- Loop Road Buffer: this area is getting into technical landscape and streetscape design guidelines.
  - Maintain existing mature trees where appropriate;
  - Create accessible pathways that connect around the full loop;
  - Provide multiple moments for rest along the loop;
  - Upgrade existing stormwater ponds where necessary; and
  - Provide complimentary landscape strategies adjacent to both existing and new buildings.
- Strategic Activation Zones: these are key locations throughout the development that are “special moments” capturing the collective memory of the overall development. These zones would provide:
  - Engaging public realm elements, installations, interactive landscapes and lighting;
  - Flexible space for temporary programming; and
  - Complimentary ground floor activation with spill out space where applicable.

Mr. Hardy paused to ask Council for their feedback regarding the various landscape zones reviewed.

Mayor Amorose Groomes asked if the consultant team had calculated the cubic footage of water movement to maintain some biodiversity in the waterway running through the middle of this development. Mr. Hardy stated that calculations were first taken to ensure that the stormwater volume needs were adequate within the site. He stated they then calculated the amount of landscape areas that would need flow-through wetlands. The stormwater water quality is not great, so the initial landscape wetland buffer areas can provide that initial filtration. He stated that they are



satisfied that there is adequate volume and wetland areas to accommodate what is needed. He added that in terms of biodiversity, the grading will be sloped more to allow for planting more vegetative communities. Mayor Amorose Groomes asked about fountains or other aerators and whether they feel they are needed. Mr. Hardy stated that in the initial grading of these ponds, they will have four different levels in the ponds and there would be a re-circulating system allowing the water to be aerated naturally with cascading movement.

Ms. Fox stated that she thinks the plans are great. She added that a small stretch of sand would be a nice small amenity and make it fun for families.

Mr. Reiner stated that he is supportive of the plans and appreciated the inspirational photos that were shared for Frantz Road.

Mr. Way stated that Frantz Road, in his mind, has always been a greenway. He stated that there should be language about Frantz Road that references a community connector. He advocated for transparency on the ground floors of the buildings to entice those passing by on Frantz Road to want to visit the development. Regarding the Waterway Park, Mr. Way noted that many of the images show areas that are heavily programmed. He stated that it is important to not over program areas and allow people to move around the space freely as well. He also noted the importance of working amenities into the plan for the people working in business buildings on the west end of the development. He added that it should be something that becomes a west end destination and is not too residential.

Vice Mayor Alutto stated that in previous discussions about this space, it was stated that there should be windows allowing people to see into the development and be intrigued. Drawing people to the west side for a destination is a great thought. She likes the east to west flow and a natural cadence to the water and aeration.

Mr. Reiner thanked Mr. Way for his comments regarding Frantz Road.

Ms. Krumb stated that at some point in the future there will be additional access points into the development.

Mr. Zogran stated that one of the coordination pieces that goes with this plan is the City's street guidelines. He stated that they are relying on the good work the City has done with establishing street guidelines, plantings, and mobility along Frantz Road. They will coordinate their efforts with the street guidelines to ensure a cohesive character.

### *Buildings*

Mr. Polidoro stated that the following conditions are all considerations as they begin to frame the guidelines.

- Gateways: There should be markers on the corners of the gateways and the use of public art that draws interest while approaching the area.
- Frantz Road corridor buildings should be scaled appropriate for viewing from afar. They should also provide porosity and ground floor activation and awnings and overhangs for shade in seating areas.
- Waterway Park brings a biophilic design which cannot be understated. Architecture and landscape begin to meld into each other, and curvilinear forms are explored to respond to natural elements as appropriate.



- Waterway Retail enables waterside dining, gathering and walkways that can accommodate tables and chairs. A clear delineation is created between active pedestrian zones and seating.
- Special Buildings are unique and have expressive architecture. The heights can vary, but most likely these are 1-2 story "kiosk-like" buildings with unique shapes. These buildings can include an expressive passageway and overhead feature as appropriate. Ground level activation through transparency and porosity is a must.
- Retail Priority buildings should ensure visibility to interior spaces and the length cadence of storefronts should vary to provide variety.
- Loop Road and District Edges should provide regularity in building expression. Setbacks should be minimized from property lines except in places where smaller courtyards or entries are needed.
- Interstitial Edges refer to the areas between buildings that residents and employees of the buildings may interact with more than visitors to the site. It is important to maintain consistent treatment of facades and provide opportunities for small balconies and terraces as appropriate.
- Cosgray Run area buildings encourage interaction between buildings and landscapes. The facades should be varied in scale and continuity.

Mr. Polidoro paused the presentation to solicit feedback from Council regarding the buildings.

Ms. Fox stated that the inspirational images did not match the philosophy in the early discussions. She felt they were strong, cold and edgy. She stated that there is a balance between creating unique buildings incorporating the softer design and pushing back against what everyone wants to build, which is a big square. These inspirational images drive expectations, so it is important that they accurately reflect the desire for architecture to complement the landscape.

Mr. Keeler stated he likes the art on the side of the buildings. The gateways could have something like that that draws visual interest. He stated that this could be called an Arts District or an Arts and Entertainment District that could be part of the identity.

Ms. Krumb stated that she agreed with the visual images that were associated with each area except for Cosgray Run. Ms. Krumb stated that Cosgray Run is a natural area, but the architecture seems to contrast and is more modern.

Mr. Alexander asked what would happen to these ground floor activations if the retail market stays where it is today. Mr. Zogran acknowledged the concern and provided some examples of how spaces can still be activated if retail continues to struggle.

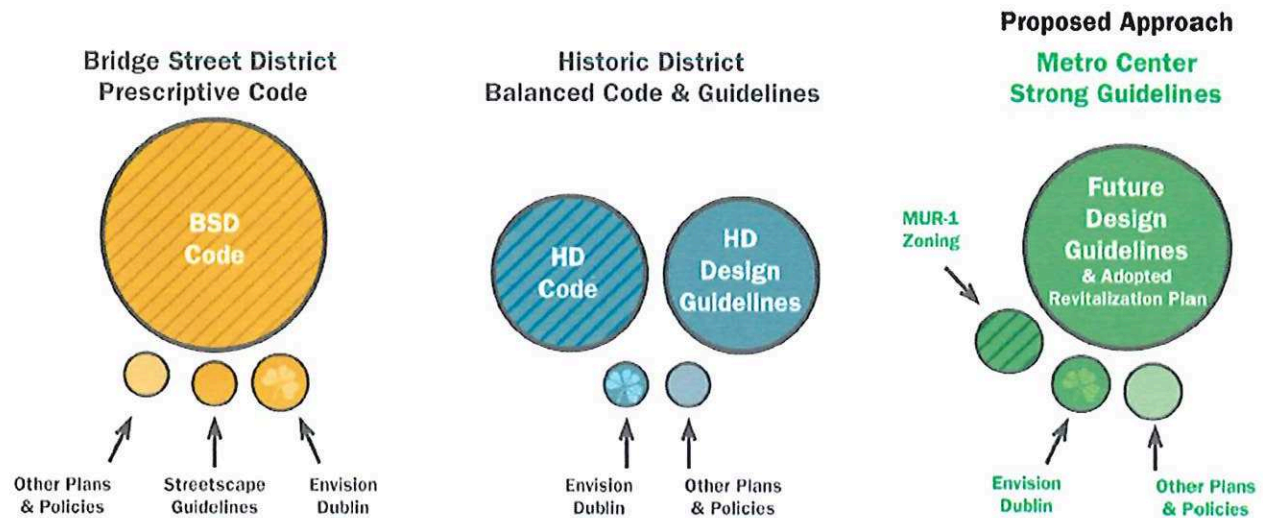
Mr. Way asked if the liner buildings (the buildings that are one sided along the parking garage) allow the façade character that is desired.

Mayor Amorose Groomes stated that she agrees with the building edges and categories in theory, but recognizes that as the plan comes into practice, that may change. She agrees with the imagery shown but also agrees the Cosgray Run is supposed to be a preservation corridor. She stated that this is a great framework.

Ms. Fox stated that one thing that is needed is multi-generational housing and activities. She added the ground floor does not need to be retail, it could house other activities of interest, such as a community kitchen, pickleball or some other multi-generational fun activity.



Mr. Bitar reviewed an illustration depicting how zoning, guidelines and other plans and policies shape development.



He stated that Bridge Street is an example of 90% prescriptive Code and 10% guidelines. The Metro Center will be heavy on design and light on Code to maintain the flexibility as the plan unfolds. He added that other Plans and Policies as well as the Envision Dublin plan will heavily influence Metro Center. Metro Center has been identified as MUR-1. There is basic code for a MUR-1 area, but no design guidelines yet. Staff will continue to work with the team on development elements such as uses, open space, parking, setbacks, architecture, building materials, etc. This will help determine what will be in the guidelines and what must be codified.

Ms. Krumb was in agreement with the illustration. She likened Metro Center to the PUD Code in that there are some flexibilities within that framework as well. She added that Bridge Street was too prescriptive and there was not enough room for creativity. Mr. Bitar stated that the PUD analogy is what staff had in mind using the MUR-1 framework.

Mayor Amorose Groomes stated that building heights usually become an issue and suggested looking at floor to ceiling height minimums rather than maximums. A really great building has a much higher ceiling height on the first floor to open possibilities of what can happen there. She was supportive of using a Historic District 50-50 type approach.

Ms. Fox asked the consultant team how others who were successful in achieving the vision using code. Mr. Zogran stated that there is no formula for how it works. Dublin has a very particular view on how much control the City wants to have over the process. Design guidelines are there to prevent bad things from happening. They set the direction and then allow for a little bit of freedom.

Mr. Zogran stated that the process will be to do a "test" and take a few blocks and one landscape area and draft the design guidelines to see what it might look like. They will meet with developers and stakeholders after they have these test areas to respond to.



Ms. Fox stated that she would like to see the least amount of code possible and rely on the vision and the design guidelines. The code should maintain the integrity of high-quality buildings, but the focus should be on the human scale and biophilic design.

The meeting was adjourned at 8:14 p.m.



Presiding Officer - Mayor



Clerk of Council