

RECORD OF ACTION

Planning and Zoning Commission

Thursday, April 9, 2026 | 6:30 p.m.

The Planning and Zoning Commission took the following action at this meeting:

2. Emerald Parkway Mixed-Use
26-010CP

Concept Plan

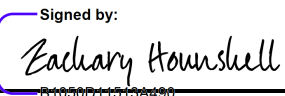
Proposal:	Request for review and non-binding feedback for the construction of a new mixed use development. The 16-acre site is currently zoned PCD-Thomas Kohler.
Location:	Northeast corner of the intersection of Emerald Parkway and Woerner Temple Road.
Planning Contact:	Zach Hounshell, Planner II
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/26-010

RESULT: The Commission was generally supportive of the direction of the project, including the overall site layout and proposed mix of uses. While some Commissioners continued to question the appropriateness of residential development along Emerald Parkway, there was broad support for the concept and its progression. Commissioners expressed a desire to see a greater distribution of uses throughout the site, more purposeful and connected open space, and an increased emphasis on shared parking rather than large parking fields dedicated to individual uses. The Commission also encouraged the applicant to further refine the architectural design and provide a more distinctive character than what was presented.

MEMBERS PRESENT:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Hilary Damaser	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

Signed by:


Zach Hounshell
Planner II

Mr. Way stated that there is one case eligible for the consent agenda.

Case #26-005AFDP

Mount Carmel Dublin Signage – Amended Final Development Plan

Request for review and approval of an Amended Final Development Plan for the installation of three building-mounted blue “H” signs to aid in emergency wayfinding. Signs are oriented to face west toward Emerald Parkway, south toward Interstate 270, and east toward Sawmill Road. The 35 acre site is zoned PUD: Mount Carmel Hospital Northwest and is located northwest of the Interstate 270 and Sawmill Road intersection.

Mr. Way asked if any member wished to have a case removed from the consent agenda. No Commission members requested to pull the case from the consent agenda.

Mr. Way asked if any member of the public wished to comment on the consent agenda. There was no public comment.

Mr. Alexander moved, Ms. Damaser seconded approval of the consent agenda.

Vote: Ms. Harter, yes; Mr. Alexander, yes; Mr. Chinnock, yes; Ms. Damaser, yes; Mr. Way, yes; Mr. Garvin, yes.

[Motion carried 6-0.]

CASE REVIEW

Case #26-010CP

Emerald Parkway Mixed-Use Development – Concept Plan

Request for review and non-binding feedback for the construction of a new mixed-use development. The 16-acre site is currently zoned PCD-Thomas Kohler and is located at the northeast corner of the intersection of Emerald Parkway and Woerner Temple Road.

Applicant Presentation

Anna Brown, VanTrust, 955 Yard Street, Columbus, presented the proposal, explaining this was their second appearance before the Commission. She stated they had incorporated feedback from their presentation at the December 2025 PZC meeting and believed they had developed a better site plan. The proposal included 228 residential units in two four-story multifamily buildings and eight three-story townhomes, plus just under 20,000 square feet of commercial space in one inline property and two outlots.

Ms. Brown detailed the site layout, explaining the main residential entrance would be off Emerald Parkway leading to a clubhouse at the center. She described how they had clustered the townhomes differently than before, creating three clusters in U-shapes rather than street-facing rows. The retail properties were pulled to Woerner Temple Road to create the desired commercial cluster called for in the Emerald Corridor Special Area Plan.

She walked through the site as though viewing it from a vehicle, highlighting the gateway feature added at the southwest corner per Commission feedback. Ms. Brown explained they had eliminated

the drive-through at this prominent corner location based on Commission comments, instead making it more inviting as the front door of the development.

The presentation included detailed views of the townhome design along Emerald Parkway, showing a 42-foot setback from the right-of-way and 60 feet from the curb. Each townhome would have a first-floor walkout with communal pedestrian outlets rather than direct access to Emerald Parkway, providing privacy and creating a more natural transition.

Ms. Brown described the amenities, including a clubhouse with leasing, fitness, and co-working spaces, plus pool and outdoor amenities. The pool would be heavily landscaped and positioned with a pool house structure for privacy. Two pickleball courts would be private for residents but add to the neighborhood feel.

She outlined major changes from the previous plan, including increased perimeter landscaping and screening with doubled setbacks on Parkwood Place to 60 feet and increased setbacks on Emerald Parkway to 42 feet. They had reduced residential density by eliminating the third southeast four-story building and relocating amenities to the site's core based on Commission feedback about scattered, unintentional green spaces.

The townhomes were redesigned in an inward-facing configuration rather than a row along Emerald Parkway, which Ms. Brown believed organized them more thoughtfully and better contained parking. This allowed creation of a long private boulevard connecting north to south, providing the streetscaping feature emphasized in the Special Area Plan.

They had redesigned the retail portion, eliminating one drive-through while maintaining another on the east side of the inline building, which Ms. Brown stated was necessary to attract quality tenants. The retail cluster was intended as an amenity for surrounding office areas, which brokers had indicated lacked adequate amenities.

Ms. Brown noted they had not incorporated the Signature Trail along Emerald Parkway in their plans but were 60 feet from the curb, exceeding the recommended 33-foot setback, and were open to integration. She explained they had completed a tree study and were preserving the George Geary Run tree cluster to the north and saving trees throughout the center where possible, though some areas presented challenges due to grade differences.

Updated renderings showed townhomes with modified peak structures based on feedback that the previous peaked roofs were too residential in character for a commercial area. The four-story building remained largely the same with balconies and first-floor walkouts to green space. The clubhouse rendering showed an inviting structure for visitors and residents, and the retail rendering used natural materials and lighter colors to fit the existing area character.

Staff Presentation

Mr. Hounshell provided an overview of the Concept Plan process, explaining they were looking at high-level elements like land use, densities, site layout, circulation, open space framework, and integration with surrounding areas. He described the 16-acre site bounded by Parkwood Place, Emerald Parkway, and Woerner Temple Road, currently zoned PCD (Planned Commercial Development) within the Thomas Kohler development.

Mr. Hounshell summarized Commission comments from December 2025, which included discussion about concentration and balance of uses, appropriateness of residential along Emerald Parkway given existing commercial character, recommendations about the gateway location at Woerner Temple Road and Emerald Parkway intersection, concerns about drive-through impacts on walkability, tree preservation, landscaping setbacks, and better integration of open space.

He reviewed the Community Plan designation of mixed use neighborhood and the Emerald Corridor Special Area Plan, which provided specific recommendations for the Parkwood mixed use area. The plan called for neighborhood scale office, residential uses, and supporting commercial with shared

parking, building height transitions from one to two stories along Emerald Parkway to maximum four stories along Parkwood Place, tree preservation, gateway features, and activation of Parkwood Place.

Mr. Hounshell described the recently adopted Signature Trail Study, showing a shared use path extending across the city with a specific section planned for the east side of Emerald Parkway and north side of Woerner Temple Road. This would require right-of-way but was accommodated by the proposed 60-foot buffer.

He outlined the primary updates since December, including site layout changes, removal of residential buildings, addition of northern townhomes, removal of direct east-west connecting streets, elimination of one drive-through facility, and increased landscape buffering. The questions for Commission consideration focused on support for the general layout, distribution of uses including residential along Emerald Parkway, conceptual architectural character and massing, and the proposed open space network.

Commission Questions

Ms. Damaser questioned the three-story height along Emerald when the plan called for one story. Ms. Brown explained it was only six feet higher than the two-story office across the street, and three-story residential scaled differently than office, while being necessary for economic feasibility. Ms. Damaser also expressed concern about the loss of the northern park area. Ms. Brown explained this change was driven by feedback to activate the site rather than have unused park space, and by the need to maintain feasible unit counts after removing other residential buildings.

Mr. Chinnock asked about townhome parking arrangements and the balance of uses, noting the site remained residential-heavy without achieving true mixed-use integration. Ms. Brown explained that the market is not currently supportive of office development. She also noted the operational challenges of integrating retail below residential units.

Ms. Harter asked about creating connections between the turned-in townhomes and whether there were opportunities for front patios or gathering spaces. Ms. Brown indicated they would be happy to explore such features and had discussed smaller amenity spaces for different uses.

Mr. Alexander inquired about office vacancy rates in the area, which staff acknowledged tracking but could not provide specific numbers. He also asked about Community Plan connectivity features, with staff confirming the goal of connecting Emerald Parkway to Parkwood Place to activate the area.

Mr. Garvin asked about the December feedback regarding activating the northern park area. Mr. Way clarified that the feedback had been about distributing open space more evenly rather than concentrating it all in one location. Mr. Alexander noted that the spine concept was responsive to Commission comments about landscape connectivity.

Mr. Way explored the relationship between retail buildings and streets, the potential for live-work units, and opportunities for more distributed mixed-use throughout the development rather than concentrated commercial areas. He also questioned staff about defining green space boundaries along the former stream corridor and the clarity of the private boulevard through the commercial parking area.

Public Comment

There was no public comment.

Commission Discussion

Ms. Damaser stated that she supported the general layout improvement while expressing concerns about connectivity to potential future development to the east. She liked the townhouse U-shape configuration and separation of uses for safety reasons.

Mr. Chinnock appreciated the presentations but struggled with losing the park space, feeling the new plan seemed over-parked despite similar parking counts. He supported the retail repositioning but emphasized the need for well-designed town home facades along Emerald Parkway and suggested more integration around the clubhouse area. He supported pedestrian rather than vehicular connectivity to potential future park space to the east.

Ms. Harter appreciated the development team's efforts but also lamented the loss of green space and amenities. She emphasized the importance of the gateway connection to businesses across the street and the sustainability aspects of walkable development. She requested information about bus stop locations for future consideration.

Mr. Alexander supported the site layout and spine connection, finding the distribution of uses acceptable given extensive office space in the area. He noted the project created a mixed-use neighborhood by adding residential to existing office uses. He supported three stories along Emerald Parkway due to tucked-under parking reducing pavement. He suggested the four-story apartment building needed work to be uniquely Dublin and recommended refinements to architectural details.

Mr. Garvin was less supportive of residential along Emerald Parkway but acknowledged the Signature Trail could provide additional buffering. He agreed the distribution was a reaction to current market conditions but was concerned about the residential-heavy nature. He echoed concerns about extensive surface parking and emphasized his biggest issue was the loss of open space, feeling it looked like standard building yards rather than usable community green space.

Mr. Way supported the evolving layout and retail positioning along Woerner Temple, though he noted this created a sea of parking behind it. He continued to struggle with the mixed-use designation not being met according to community plan intent, calling for more use integration. He emphasized the need for innovative architecture and better open space distribution, suggesting the former creek area could anchor the north end while sprinkling more green space throughout the site.

Ms. Brown indicated they had received necessary feedback.

Case #26-015INF

Dublin Senior Living – Informal Review

Request for review and non-binding feedback for construction of a continuum of care facility and associated site improvements. The 17.6-acre site is zoned R-1, Restricted Suburban Residential District and is located 820 feet southwest of the corner of Bright Road and Emerald Parkway.

Applicant Presentation



SUMMARY OF ACTIONS

Planning & Zoning Commission Thursday, December 11, 2025 6:30 p.m.

MEMBERS PRESENT: Gary Alexander, Jamey Chinnock, Jason Deschler, Kathy Harter, Kim Way

ACCEPTANCE OF DOCUMENTS

MOTION CARRIED 5-0 TO ACCEPT THE DOCUMENTS INTO THE RECORD AND APPROVE THE NOVEMBER 6, 2025 REGULAR MEETING MINUTES AND THE NOVEMBER 6, 2025 SPECIAL MEETING MINUTES.

CASE REVIEW

Case #25-099CP

Emerald Parkway Mixed-Use – Concept Plan

Request for review and non-binding feedback for the construction of a new mixed-use development. The 16-acre site is currently zoned Planned Commerce District, PCD-Thomas Kohler and is located at the northeast corner of the intersection of Emerald Parkway and Woerner Temple Road.

NON-BINDING FEEDBACK WAS GIVEN

The Commission was generally supportive of several aspects of the project, but shared concerns about the integration of open space, the location and distribution of residential uses on the site, and the height of buildings along Emerald Parkway. There were recommendations to preserve more of the mature trees on the site, provide a gateway feature at the Woerner Temple / Emerald intersection, and introduce additional uses to achieve a mixed-use site.

Case #25-108CP

Avery Crossing – Concept Plan

Request for review and non-binding feedback for a mixed-use development comprised of residential, commercial and open space. The 127-acre site is zoned R, Rural and located southwest of the Rings Road and Avery Road intersection and contains the Ponderosa Mobile Home Estates.

Mr. Deschler recused himself from this item.

NON-BINDING FEEDBACK WAS GIVEN

There was extensive public comment (16 speakers) expressing concerns regarding density, traffic, safety and preservation of area character.

The Commission sympathized with residents while recognizing the progress made on improving the plan. The uses and mix of residential types were found to be mostly consistent with the Community Plan, though the Commission emphasized the need to better soften transitions between residential types by decreasing development intensity or incorporating more thoughtful design and open space throughout



MEETING MINUTES

Planning & Zoning Commission

Thursday, December 11, 2025

CALL TO ORDER

The meeting was called to order by Mr. Way at 6:30 PM at 5555 Perimeter Drive. Mr. Way welcomed attendees and noted that the meeting could be joined in person or accessed via livestream on the City's website.

PLEDGE OF ALLEGIANCE

Mr. Way led the Pledge of Allegiance.

ROLL CALL

Commission members present: Gary Alexander, Jamey Chinnock, Jason Deschler, Kathy Harter, Kim Way

Staff members present: Thaddeus Boggs, Bassem Bitar, Sarah Holt, Tori Brubaker, Zachary Hounshell, Chris Will, Tina Wawskiewicz, Cameron Burrell

ACCEPTANCE OF MEETING DOCUMENTS

Mr. Alexander moved, Ms. Harter seconded acceptance of the documents into the record and approval of the November 6, 2025 Regular Meeting minutes and the November 6, 2025 Special Meeting Minutes.

Vote: Mr. Chinnock, yes; Mr. Way, yes; Ms. Harter, yes; Mr. Alexander, yes; Mr. Deschler, yes.
[Motion carried 5-0.]

Mr. Way explained that the Planning and Zoning Commission is an advisory board to City Council when platting and property rezoning is under consideration, with Council receiving recommendations from the Commission. In other cases, the Commission has final decision-making responsibility.

He outlined the meeting procedures: applicants present first, followed by staff analysis and recommendation, Commission questions, public comment, then Commission deliberation. No new agenda items would be introduced after 10:30 PM. Speakers were asked to use the microphone and keep comments to 3 minutes.

Anyone intending to address the Commission was sworn in by Mr. Way.

CASE REVIEW

Case #25-099CP

Emerald Parkway Mixed-Use – Concept Plan

Request for review and non-binding feedback for the construction of a new mixed-use development. The 16-acre site is currently zoned Planned Commerce District, PCD-Thomas Kohler and is located at the northeast corner of the intersection of Emerald Parkway and Woerner Temple Road.

Applicant Presentation

Phil Rasey, Executive Vice President, VanTrust, 955 Yard Street, Ste 100, Columbus, began the applicant presentation. He explained that Van Trust is a family-owned national developer headquartered in Kansas City with offices in Columbus, Jacksonville, Dallas, Phoenix, and Salt Lake City. The company primarily started in office and industrial development but has done mixed-use projects including The Pointe at Polaris. He noted they purchased the Emerald Parkway site and Parkwood land from Duke Realty in 2016, did a land swap with the City of Dublin in 2022 for the Parkwood piece, and developed a speculative industrial building at Crosby Court that INEOS now occupies. Mr. Rasey explained they had created numerous concept plans over nine years of ownership, including one in 2024 that they held back to wait for the Envision Dublin plan. He believed they have now created a more thoughtful plan with a variety of uses responsive to Envision Dublin.

Anna Brown, Development Manager, VanTrust, 955 Yard Street, Ste 100, Columbus, then presented the details of their vision. She explained they initially submitted in early 2024 but pulled the plan back to let Envision Dublin be adopted, then took a fresh look to create something mirroring the Emerald Corridor Special Area Plan. Their focus was on a thoughtful mix of uses, variety of open spaces, walkability and connectivity, while creating amenities to support current and future office uses in the area. She showed how their plan closely resembled the building layout and distribution of uses recommended by the Special Area Plan, matching the landscaping, screening, and desire for streetscaped private drives connecting east to west.

Ms. Brown walked through their plan starting from the north side, highlighting a large open space intended to preserve the George Geary Run tree line and provide a large walking path and pond. She noted they would be open to dedicating this space as a public park. Adjacent would be amenities for residential uses including a clubhouse with fitness, lounge, coworking space, pool, and pickleball courts. On the western boundary along Emerald Parkway, they showed three-story townhomes instead of the one-to-two story commercial/office uses in the Special Area Plan. Ms. Brown explained this deviation was due to challenges with the office market and difficulties competing with existing properties across the street. She emphasized they added unique architectural characteristics and sidewalks with walk-up ground level entrances to establish a neighborhood feel.

The plan included 35 townhomes ranging from two to three bedrooms, with different products to achieve various price points. Ms. Brown explained another deviation from the Special Area Plan was not preserving the existing tree line running through the middle of the site due to varying grades that would make preservation challenging. She committed to a tree study and replacement program. The plan showed four-story multifamily buildings with approximately 210 units, with the character of each building designed to be different and broken up by landscaping. Amenities were sprinkled throughout to benefit residents and break up parking areas. Parking ratios were one spot per unit for studio/one-bedrooms, 1.5 for two-bedrooms, and two per townhome unit.

Ms. Brown detailed two private drives added based on staff feedback to create streetscaped entrances with sidewalks, parallel parking, and walk-ups to ground floor units. The retail plan has been modified based on market feedback from retail brokers about bringing quality tenants to

serve both residents and surrounding office areas. The southeastern outlot of about 3,500 square feet was intended for elevated fast casual or coffee concepts, with inline retail in the middle and a 3,500 square foot restaurant space with outdoor seating and a pond. Two drive-throughs were included based on market feedback that they were necessary to attract quality national credit tenants. Ms. Brown emphasized the pedestrian connections throughout, maintaining the existing sidewalk loop while adding connections cutting through the project, and she highlighted the increased open space and imagery showing the neighborhood-friendly, walkable feel they aimed to achieve.

Staff Presentation

Mr. Hounshell presented the staff analysis, explaining this was a Concept Plan for non-binding feedback as the first step in a planned unit development process. He noted the purpose was for the Commission to provide feedback on alignment with the community plan, general layout, land uses, densities, streetscapes, and open space framework. The site is zoned Thomas Koehler Planned Development District, surrounded by Neighborhood Office to the west, the approved Sheehab Law Office to the southwest, corporate office buildings to the east and northeast, and retail/commercial to the south. Natural features include the Glen Geary ditch at the northern point and mature trees as called out in the community plan recommendations.

Mr. Hounshell explained the community plan recommends Mixed-Use Neighborhood designation for the site, with neighborhood services located near residential areas that are walkable and auto-accessible. Principal uses should be office, commercial, retail, eating and drinking, with single and multifamily residential as supporting uses. The Emerald Corridor Special Area Plan provides more site-specific recommendations including a mix of neighborhood-scale office, residential, and supporting commercial, with buildings fronting the street and shared parking to the rear. Massing is recommended at one-to-two stories along Emerald Parkway with a maximum of four stories along Parkwood Place to transition from existing neighborhood office to corporate office uses.

Staff's discussion questions focused on the three-story townhomes along Emerald Parkway exceeding recommendations; whether residential along Emerald Parkway was appropriate; the open space framework showing a new public park in the north; and the commercial space at the southern portion including drive-throughs at the gateway location.

Commission Questions

Mr. Chinnock asked about the height of the three-story townhomes with peaked roofs, whether mounding along Emerald Parkway would be maintained, connectivity to adjacent properties, the breakout of space with the four-story multifamily building surrounded by retail, and architectural style. Ms. Brown responded they would provide appropriate setbacks rather than maintain mounding, had aligned connections with adjacent properties, separated uses for easier public access to retail, and aimed for a less modern aesthetic using natural materials.

Ms. Harter asked about pickleball court public access, parking arrangements for townhomes including garage spaces, sidewalk widths, drive-through stacking requirements, and bus service. Staff and the applicant clarified that appropriate landscaping would separate public/private amenities, parking counts included garage spaces, sidewalk widths could be explored, drive-through details would be determined at the Preliminary Development Plan stage, and a bus pull-off exists though no current route serves it.

Mr. Alexander asked about supporting versus principal uses, shared parking opportunities, the 100-foot right-of-way along Emerald Parkway, and how the number of units was determined. Ms. Brown

explained they chose the 30-foot setback shown in the Special Area Plan, aimed for around 200 units while being respectful of the community plan, and could explore shared parking to reduce lot sizes.

Mr. Deschler questioned evaluation of mature tree preservation, retail building architecture at the prominent corner, drive-through appropriateness, and open space distribution for families with children. The applicant responded the tree study was underway, they had not fully considered gateway features but would look at it, drive-throughs were necessary for quality tenants per market feedback, and they had distributed amenity areas throughout including a dog park, patios, and the main northern park.

Chair Way asked about the proposed streets' relationship to the Emerald Parkway median, stormwater management, whether the northern corner was considered for development rather than a park, the dog park's prominent corner location, service access for retail buildings, and the intensity of the unit layout. Ms. Wawskiewicz explained median modifications would be needed for left turn access. Ms. Brown stated that the northern area was driven by preserving the natural features, and service/trash access would need to be addressed in future submissions.

Public Comments

No public comment.

Commission Discussion

Mr. Chinnock expressed appreciation for the presentation but had concerns about the heavy residential deviating from the Envision Dublin Community Plan, the drive-throughs not supporting walkability goals, needing more work on tree preservation, requesting a height study, and addressing the gateway corner treatment. He believes there was good thought in the architecture but work remained to make the proposal fully supportable.

Ms. Harter agreed it appears heavy and emphasized the importance of the 100-foot setback to match the opposite side's character. She liked the retail concept and reaching out to office neighbors but was concerned about fitting with the broader context. She questioned the lack of office use and felt the apartments in back did not create enough transition.

Mr. Alexander supported the project but expressed a desire to see buildings along Emerald Parkway be smaller with flexibility on setback. He was comfortable with heavily weighted residential given the area's need and thought shared parking could reduce lot sizes while allowing more integrated green spaces.

Mr. Deschler echoed concerns about the proposal's deviation from plans, suggested incorporating some office component, had reservations about drive-throughs at this gateway location, and felt the townhomes along Emerald Parkway needed reevaluation though the initial architectural drawings were appropriate.

Mr. Way viewed both plans as well-aligned on mixed-use balance but felt the current mix was out of balance. He wanted something other than residential fronting Emerald Parkway given its commercial business character. While the grid layout followed the area plan, uses were not in the right places. Open space was pushed to edges rather than integrated, the existing linear corridor could be studied harder for integration, and the corner drive-through was a lost gateway

opportunity. He wanted more effort on use distribution while noting the architectural concepts appeared aligned with area character.

The applicant indicated they had been provided sufficient feedback.

Mr. Deschler recused himself from the following case.

Case #25-108CP

Avery Crossing – Concept Plan

~~Request for review and non-binding feedback for a mixed-use development comprised of residential, commercial and open space. The 127-acre site is zoned R, Rural and located southwest of the Rings Road and Avery Road intersection and contains the Ponderosa Mobile Home Estates.~~

Applicant Presentation

~~Gary Ogrocki, Dimit Architects, 14725 Detroit Avenue #2210, Lakewood, presented for the applicant. He thanked the Commission for their feedback from their April visit and showed refinements made to the plan. He displayed the site location near Avery Road and future Tuttle Crossing Road, noting everything aligned with Dublin's Community Plan. The existing mobile home park in the middle would remain. He described the site as basically flat old farmland and explained they worked with the City on a curvilinear form for the future Tuttle Crossing Boulevard extension meeting Envision Dublin Community Plan provisions.~~

~~Mr. Ogrocki outlined four quadrants: F would be mostly residential, K commercial, H the existing mobile home park, and I multifamily. He noted the north has more single-family homes while the south has existing multifamily. The biggest refinements based on previous comments regarded open spaces, which had increased with water features for stormwater retention designed as amenities. They reduced density by one unit per acre in the southern multifamily area. The commercial zone showed three retail buildings and restaurant buildings. The site plan also showed mixed townhouses, single-family homes, cluster homes, and duplexes. The south envisioned three-story multifamily units with a clubhouse and pool bordering a water feature.~~

~~Drew Russell, Edge, 330 W. Spring Street, Columbus, presented open space refinements. Since April's Concept Plan review, they further defined open spaces to respond to the Commission's comments and align with the Envision Dublin Plan. Their process established an open space theme and guiding principles, examined existing adjacent features and destinations to activate parks appropriately, established paths consistent with Envision Dublin for pedestrian connections, and provided enlargement plans for specific areas. Their theme was integrating their open space into the larger network physically through pathways, locating areas close to adjacent spaces, and providing traditional Dublin character aesthetics.~~

~~Mr. Russell explained they identified seven unique park spaces after analyzing nearby Dalmore and Ted Kaltenbach parks to see what amenities might be missing. They provided a hierarchy of pathway systems with a commuter route along Tuttle Crossing Boulevard for regional movement, a north-south connector route through the site's midpoint, and local routes to internal parks. Enlargements showed the Tuttle Crossing Boulevard Greenway with naturalized grasses, tree canopy, and meandering paths; a central park with gathering spaces, playground, lawn, and enhanced pond edges; the Rings/Avery roads corner for community branding with potential bike hub; and the Tuttle/Avery roads corner with waterfront dining opportunities and pocket park.~~

Staff Presentation