W. BRIDGE STREET CORRIDOR

FRAMEWORK PLAN

nbbj

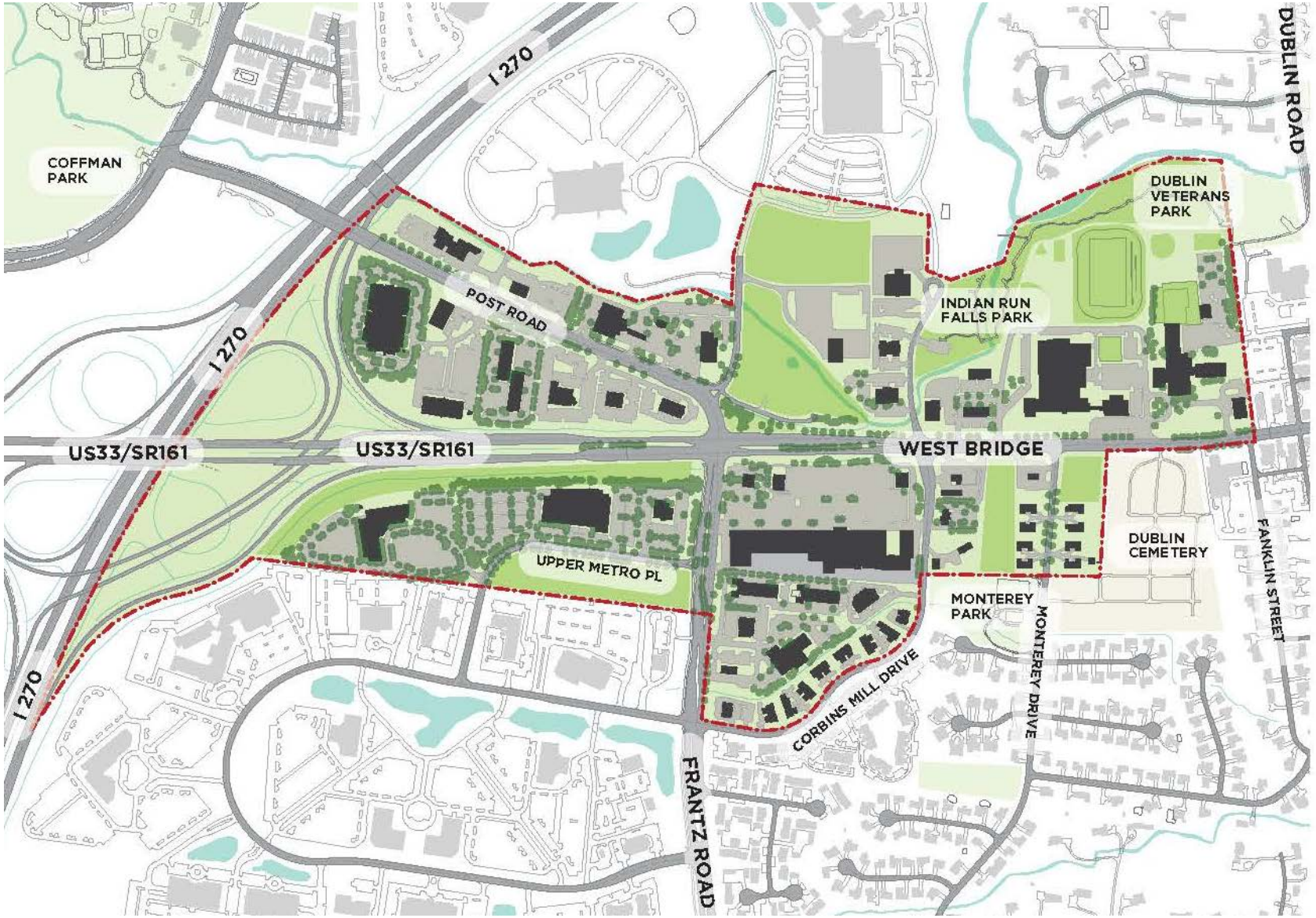
AGENDA

Purpose of Meeting:
To get public input to inform the visioning and design phase of the project.

1. Project Overview & Process
2. Existing Conditions Analysis
3. What We Have Heard
4. Next Steps
5. Public Input / Questions

PROJECT INTENT

To establish a cohesive community vision so that all aspects of future development, including development character, walkability and pedestrian experience, connectivity and access, and supporting infrastructure are consistent with a consensus-based vision



City of Dublin

PROJECT LEAD
PLANNING & URBAN DESIGN

nbbj

KIM WAY, ASLA - Principal in Charge / Lead Urban Designer

MEGHA SINHA, AICP, LEED AP BD+C - Project Manager / Urban Planner

ALAN MOUNTJOY, AIA - Urban Designer

TONY MURRY, ASLA, PLA - Landscape Architect

COMMUNITY ENGAGEMENT

Engage

MARIE KEISTER
Community Engagement Lead

UTILITY PLANNER AND ENGINEER

Burgess & Niple

JIM DIPPEL
Utility Planner & Engineer

TRANSPORTATION PLANNER

Burgess & Niple

STEVE THIEKEN
Transportation Planner

WHERE WE ARE IN THE PROCESS

JANUARY PUBLIC MEETINGS & CHARRETTE

A charrette … provides a forum for ideas and offers the unique advantage of giving immediate feedback to the designers. More importantly, it allows everyone who participates to be a mutual author of the plan.

(source: http://www.tndtownpaper.com/what_is_charrette.htm)

Schedule

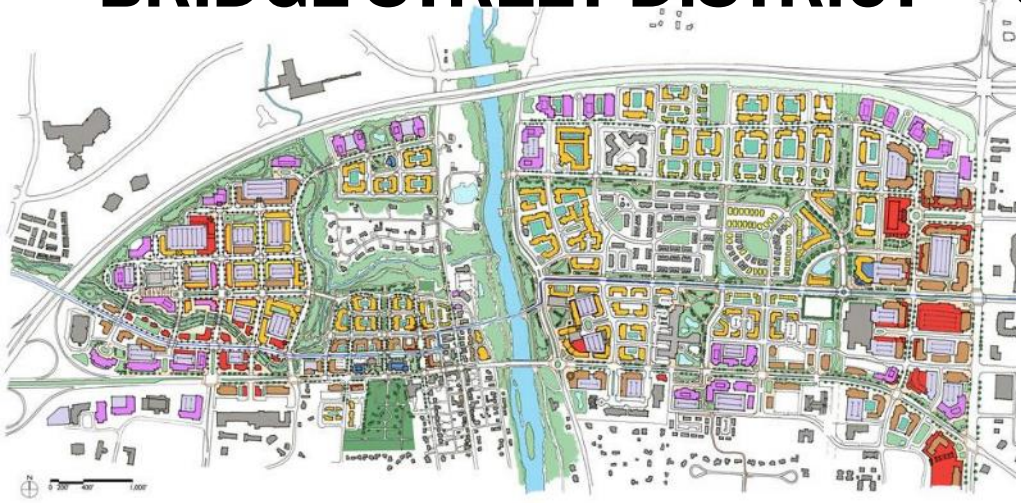
- Public Meeting 1: Jan 18 @ Tallas 2 & 3
- Planning Vision Focus Groups: Jan. 23 @ Talla 1
- Public Meeting 2: Jan. 24 @ Abbey Theater
  - 5:30-7:30 p.m. – Public Open House

Outcome

To seek ideas and create the vision for this important gateway for the City of Dublin and the Bridge Street District

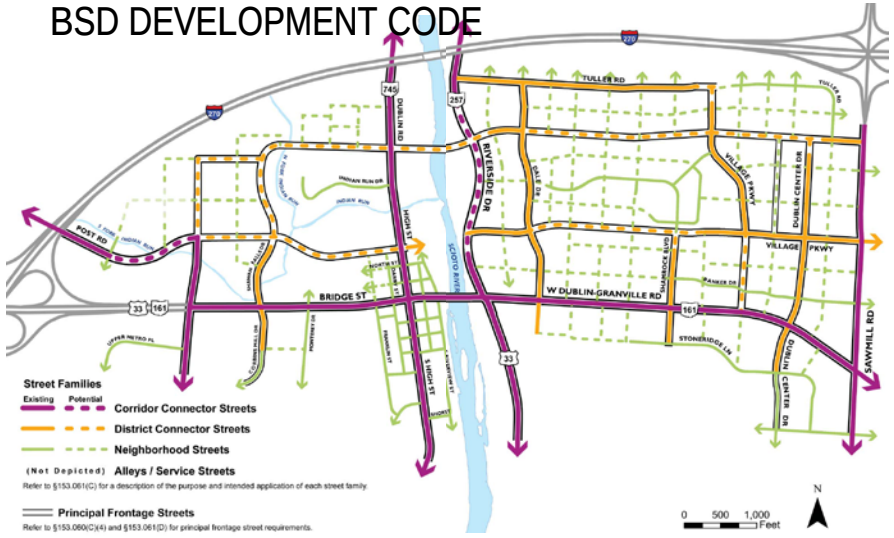
EXISTING CONDITIONS

BRIDGE STREET DISTRICT - STUDIES

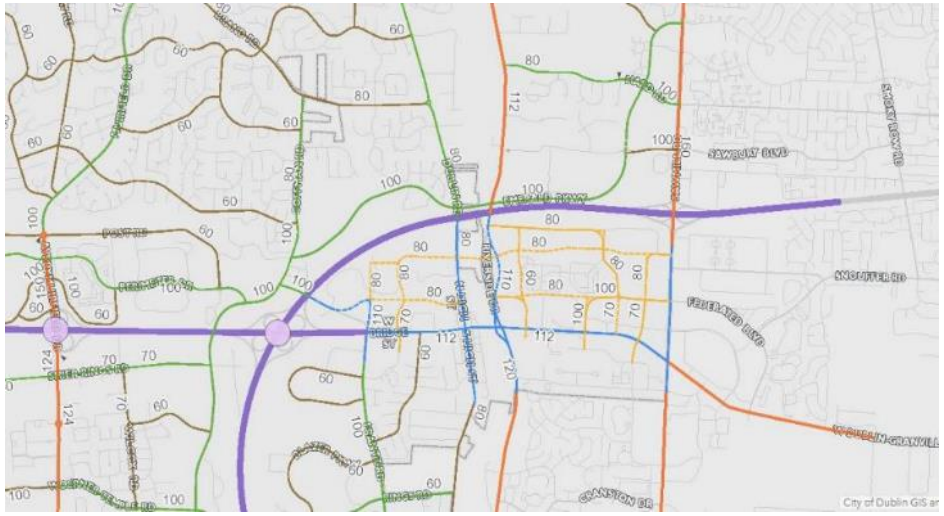


VISION PLAN

BSD DEVELOPMENT CODE



BRIDGE STREET DISTRICT STREET NETWORK



THOROUGHFARE PLAN

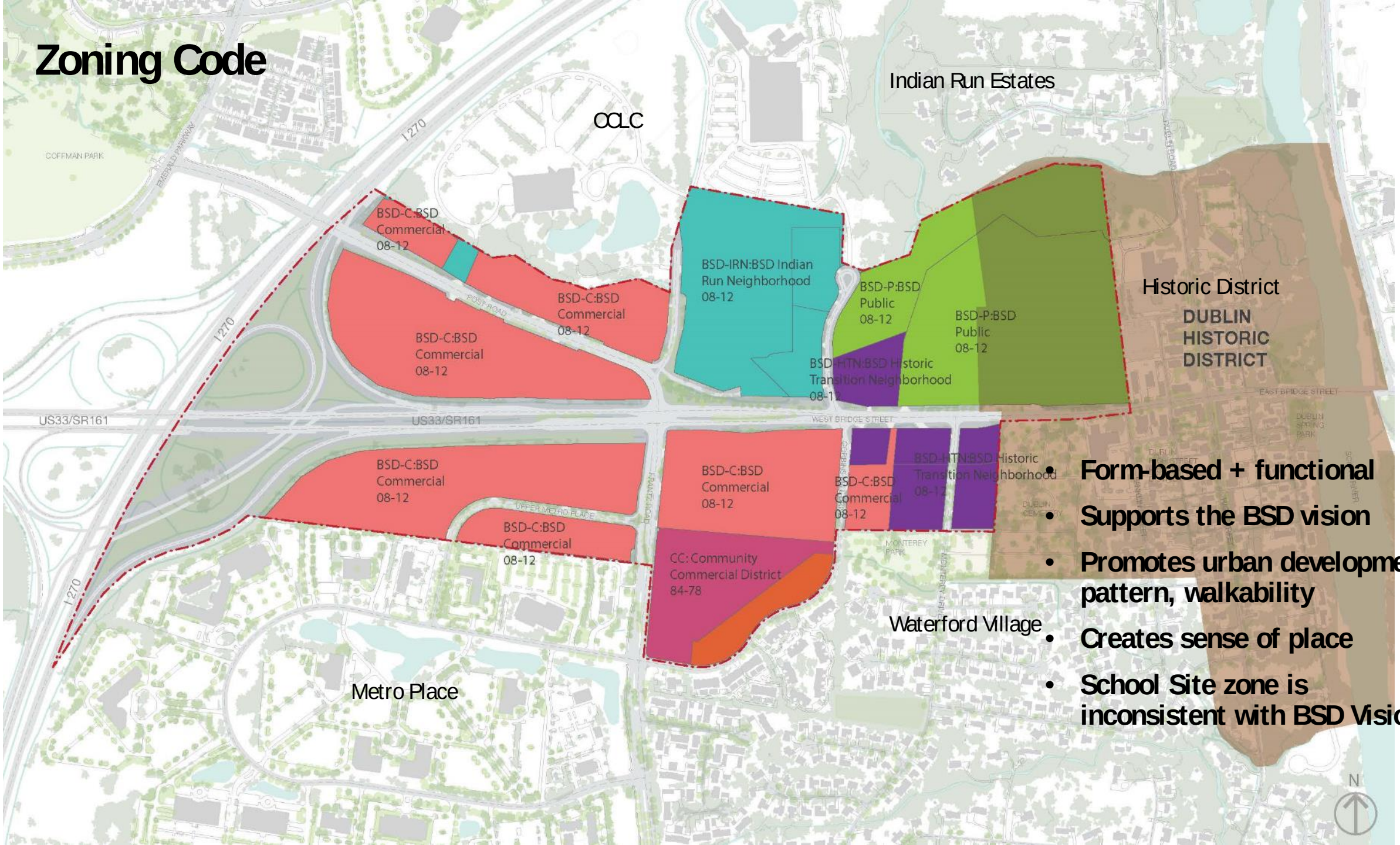
WESTERN ROADS ALIGNMENT STUDY

US 33/FRANTZ STUDY

Drone Video of Study Area

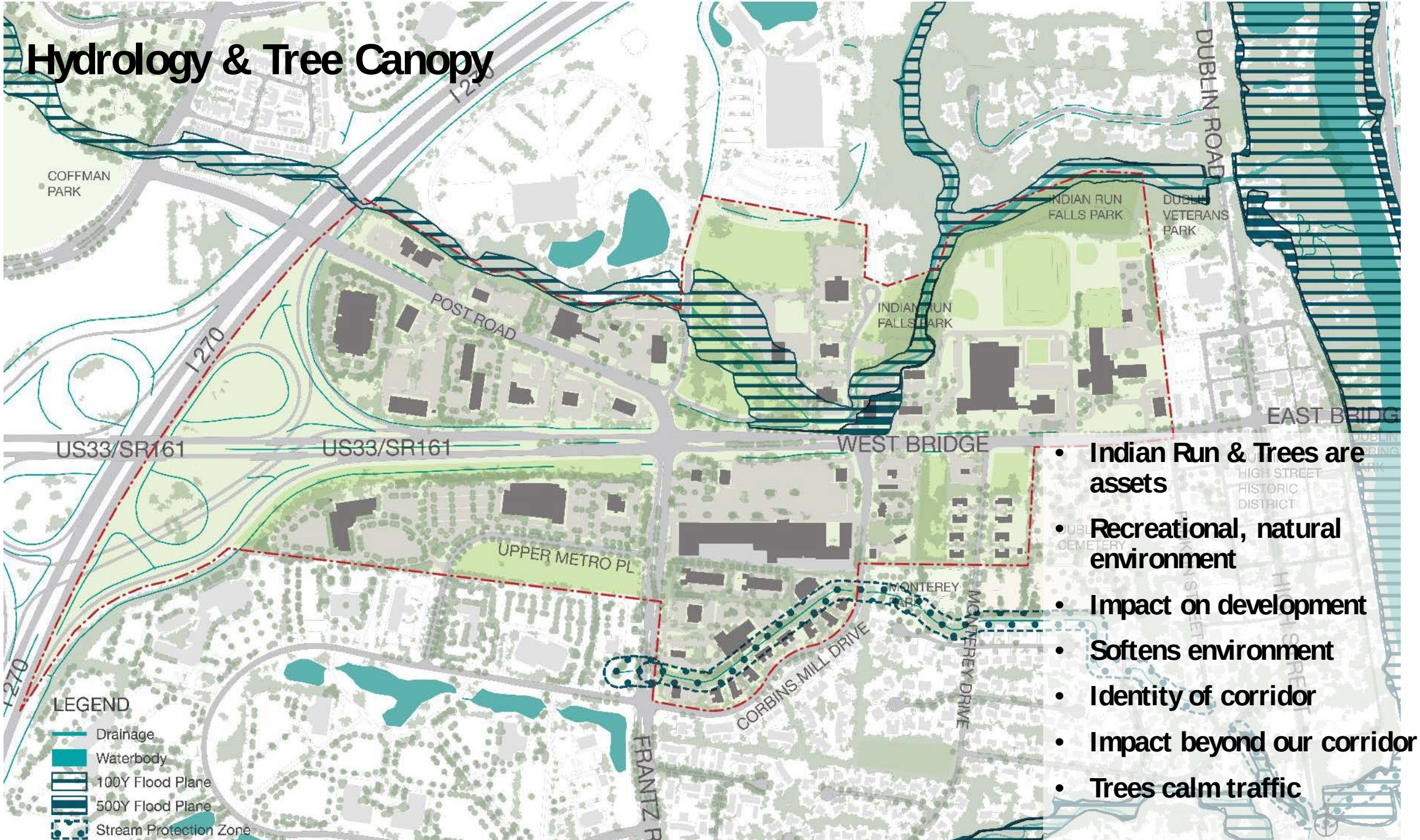
https://vimeo.com/187840125

Zoning Code



- Form-based + functional
- Supports the BSD vision
- Promotes urban development pattern, walkability
- Creates sense of place
- School Site zone is inconsistent with BSD Vision

Hydrology & Tree Canopy

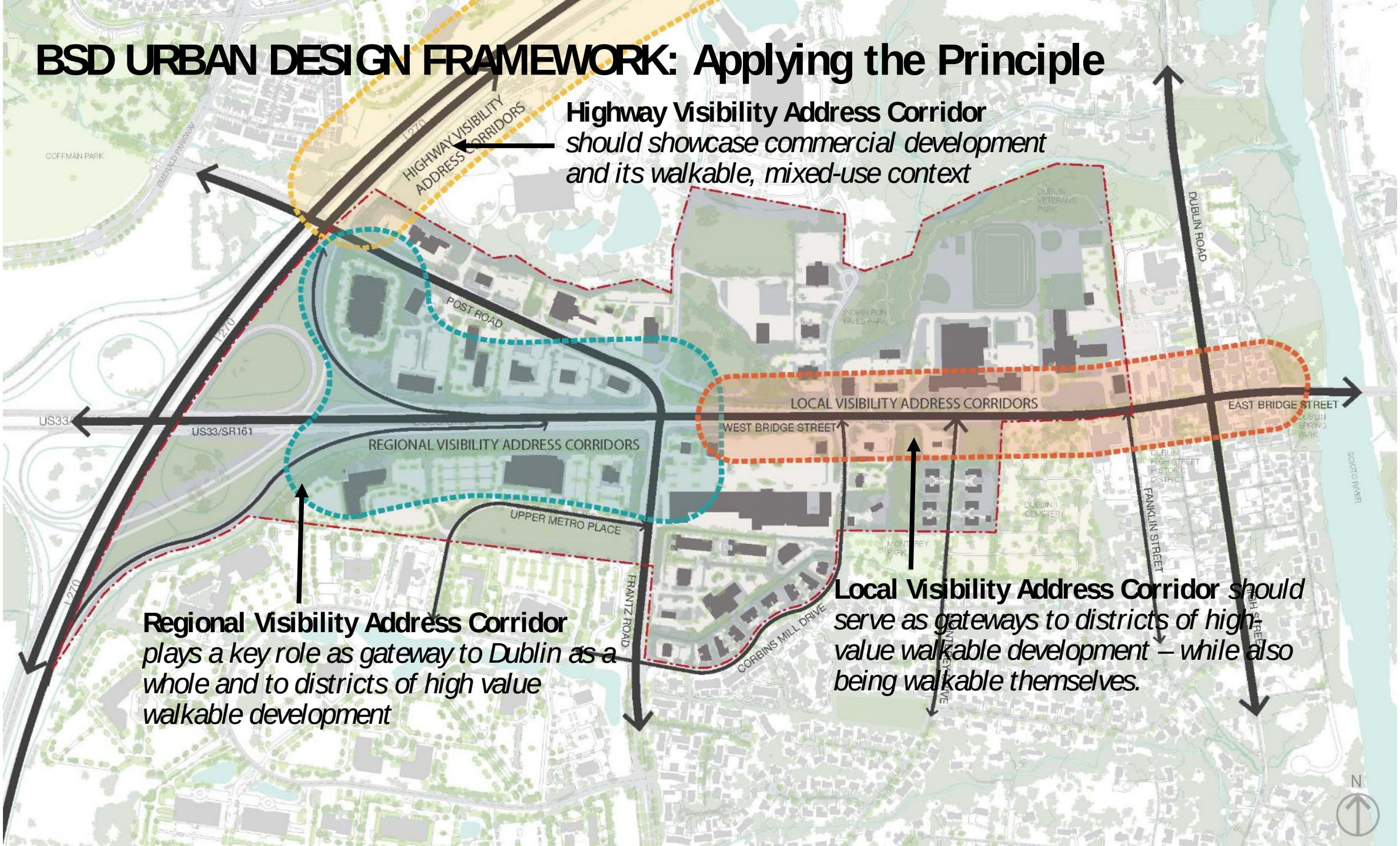


- Indian Run & Trees are assets
- Recreational, natural environment
- Impact on development
- Softens environment
- Identity of corridor
- Impact beyond our corridor
- Trees calm traffic

EXISTING CONDITIONS

Roadways, Street Sections, Transportation, Mobility

BSD URBAN DESIGN FRAMEWORK: Applying the Principle



Highway Visibility Address Corridor *should showcase commercial development and its walkable, mixed-use context*

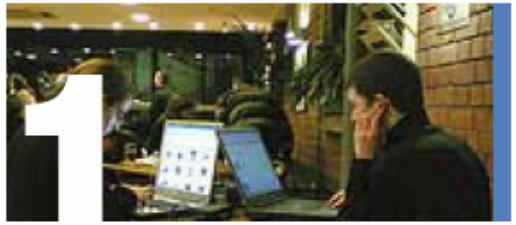
Regional Visibility Address Corridor *plays a key role as gateway to Dublin as a whole and to districts of high value walkable development*

Local Visibility Address Corridor *should serve as gateways to districts of high-value walkable development – while also being walkable themselves.*

BRIDGE STREET VISION DEVELOPMENT TO DATE

- A starting point to generate ideas, evaluate opportunities and assess potential
- Bridge Street Corridor Study Vision Report
- 2012 Transportation Plan by Nelson/Nygaard
- Western Roads Alignment Plan by EMH&T
- West Bridge Street District (BSD) Framework Plan by LJB

Vision Principles



Enhance economic vitality. Create vibrant and walkable mixed-use districts that build on the community's quality and character to make Dublin a highly competitive place to live, work, and invest.

Integrate the new center into community life. Connect the Bridge Street Corridor to the surrounding community through enhanced bike, pedestrian, auto, and transit connections, lively public spaces and a mix of retail and other uses that invite the larger community, and with civic, educational, and other uses to engage the full spectrum of community life.

Embrace Dublin's natural setting and celebrate a commitment to environmental sustainability. Celebrate the Scioto River, North/South Indian Run, and other natural features as symbols of Dublin's commitment to environmental preservation and sustainability.

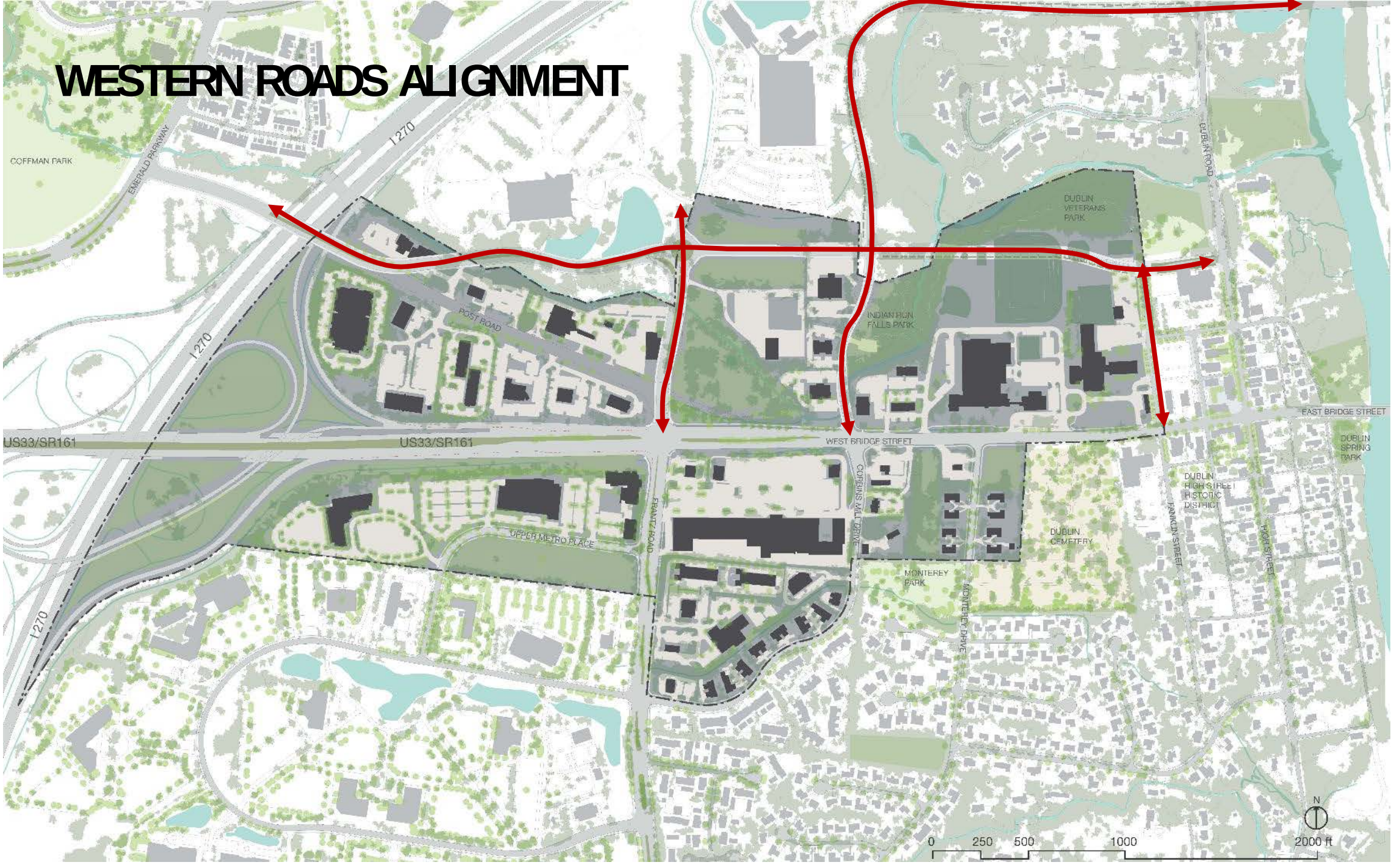
Expand the range of choices available to Dublin and the region. Offer housing, jobs, shopping, recreation, transportation and other choices increasingly supported by changing demographics and lifestyles to complement and strengthen Dublin's existing community fabric.

Create places that embody Dublin's commitment to community. Design a 21st-century center for community inspired by Historic Dublin and marked by walkability, variety, and vitality.

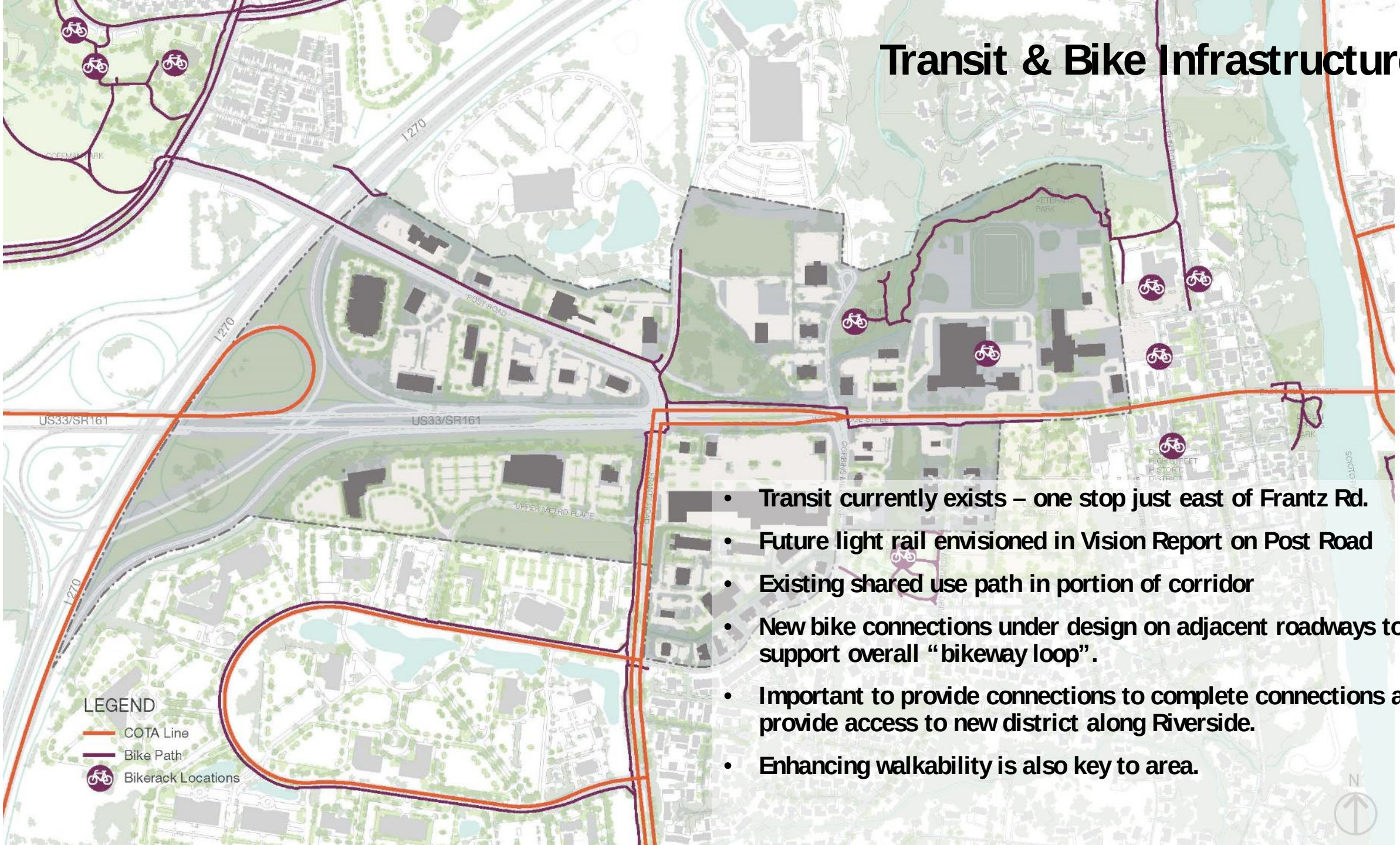
BSD TRANSPORTATION PLANNING STUDY: FUTURE STREET NETWORK CLASSIFICATIONS

- Bridge Street identified as a corridor connector
- Connects traffic to district connectors or neighborhood streets
- Modal Priority – motor vehicles, peds, transit
- Typical section – multiple lanes, shared use path for peds / bikes, limited or no on- street parking
- Gateway to districts of high value

WESTERN ROADS ALIGNMENT



Transit & Bike Infrastructure

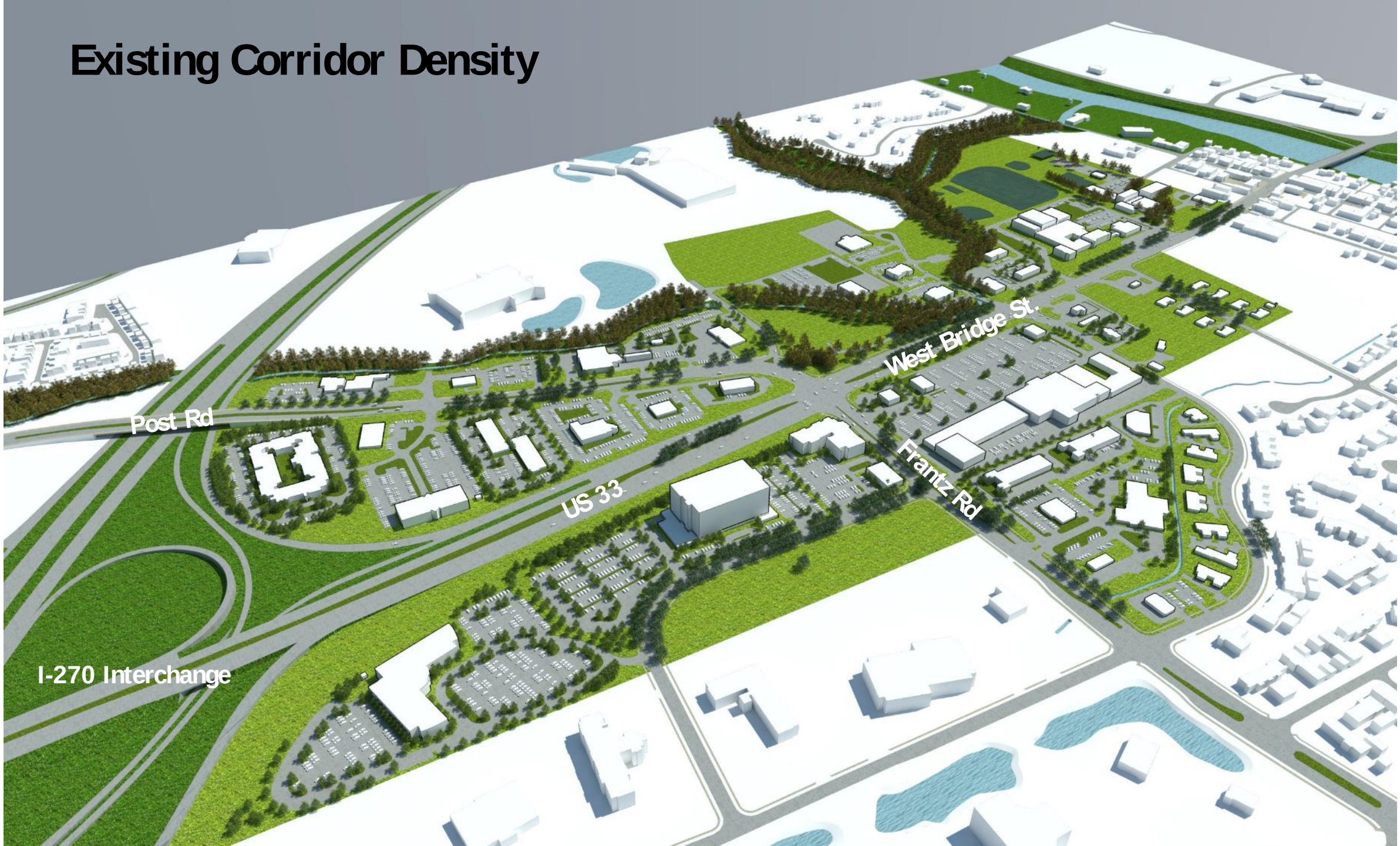


- Transit currently exists – one stop just east of Frantz Rd.
- Future light rail envisioned in Vision Report on Post Road
- Existing shared use path in portion of corridor
- New bike connections under design on adjacent roadways to support overall “bikeway loop”.
- Important to provide connections to complete connections and provide access to new district along Riverside.
- Enhancing walkability is also key to area.

EXISTING CONDITIONS

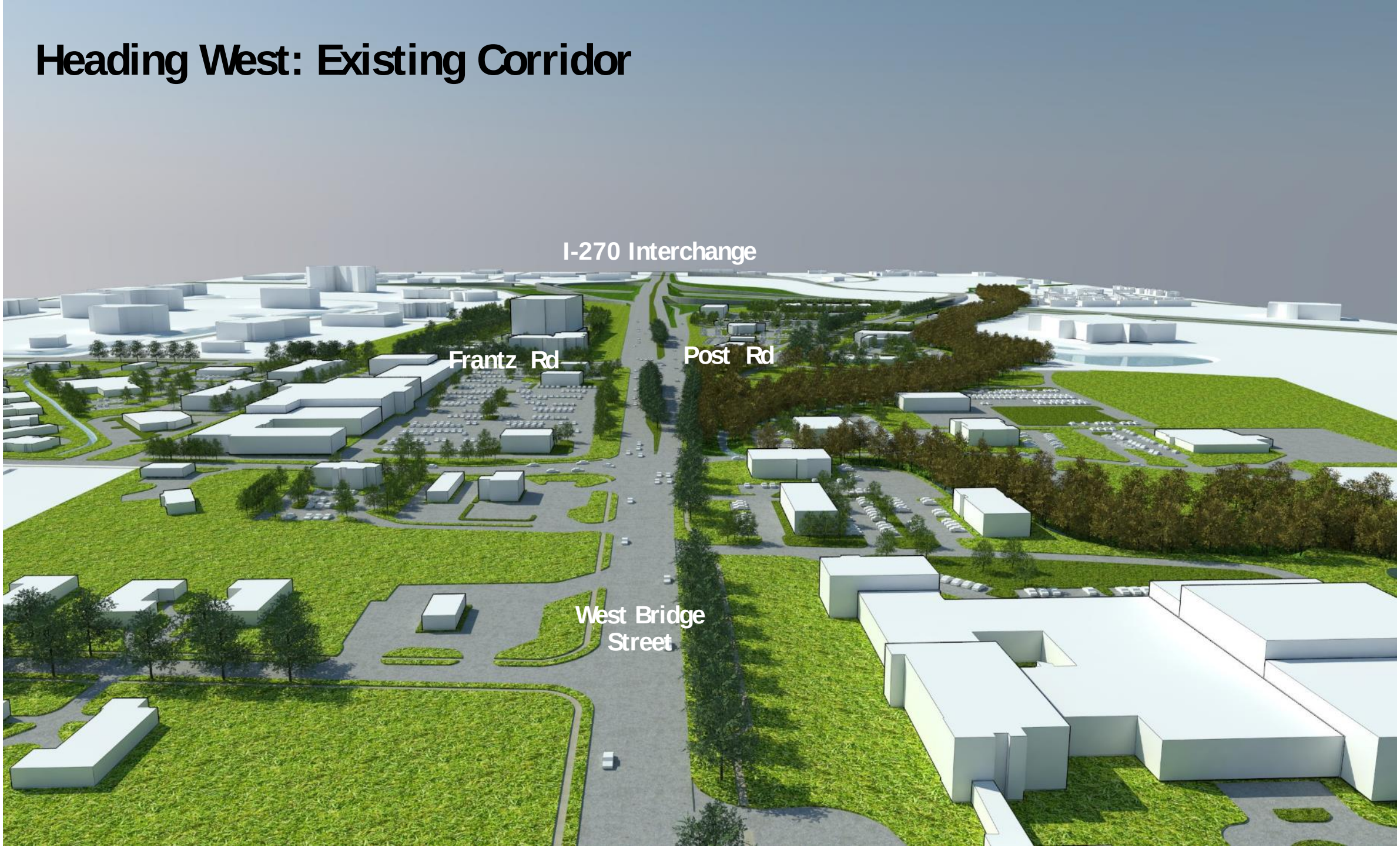
Density & Development

Existing Corridor Density



Existing Corridor Density (with Western Roads Aligned)

Heading West: Existing Corridor

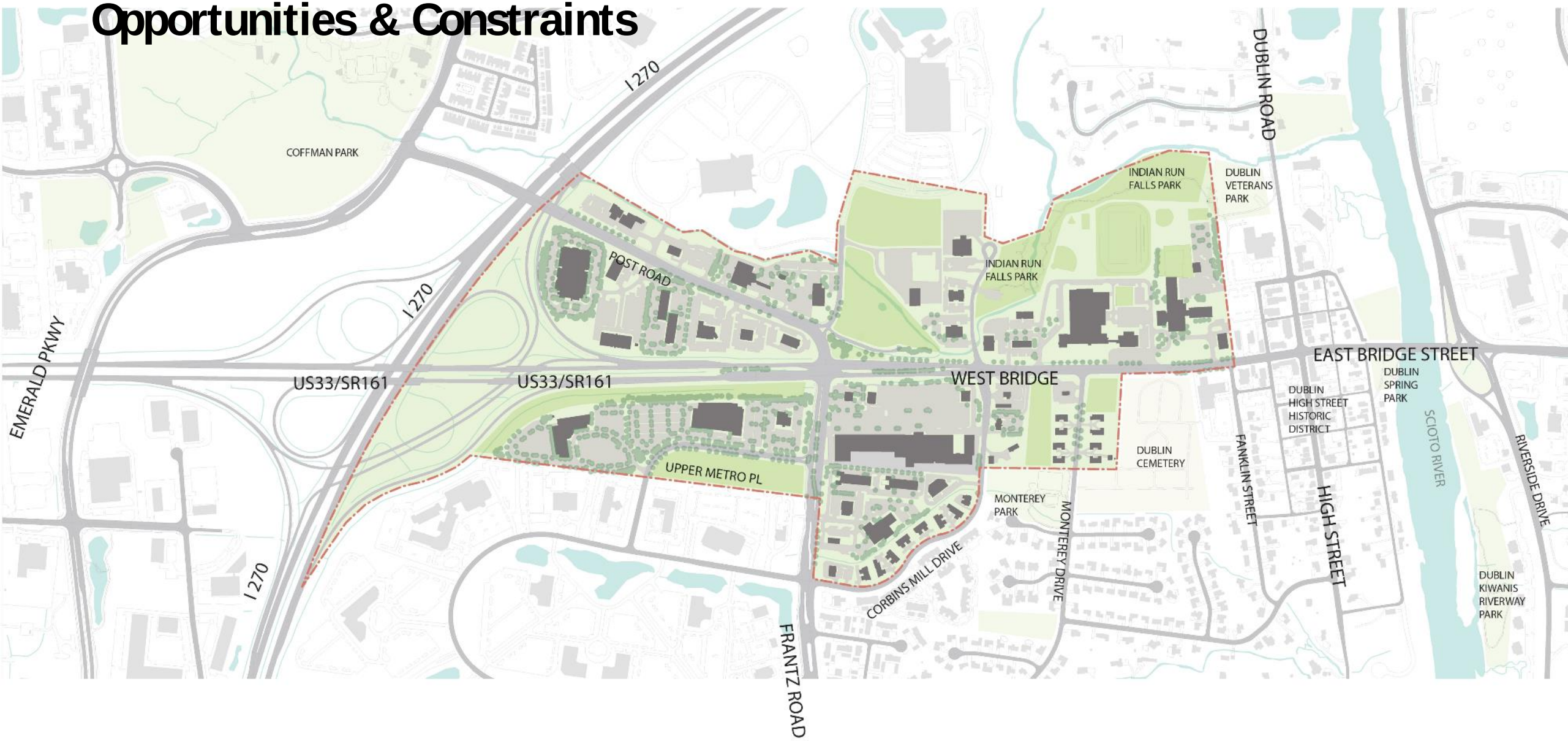


Existing Gateway

EXISTING CONDITIONS

Opportunities & Constraints

Opportunities & Constraints



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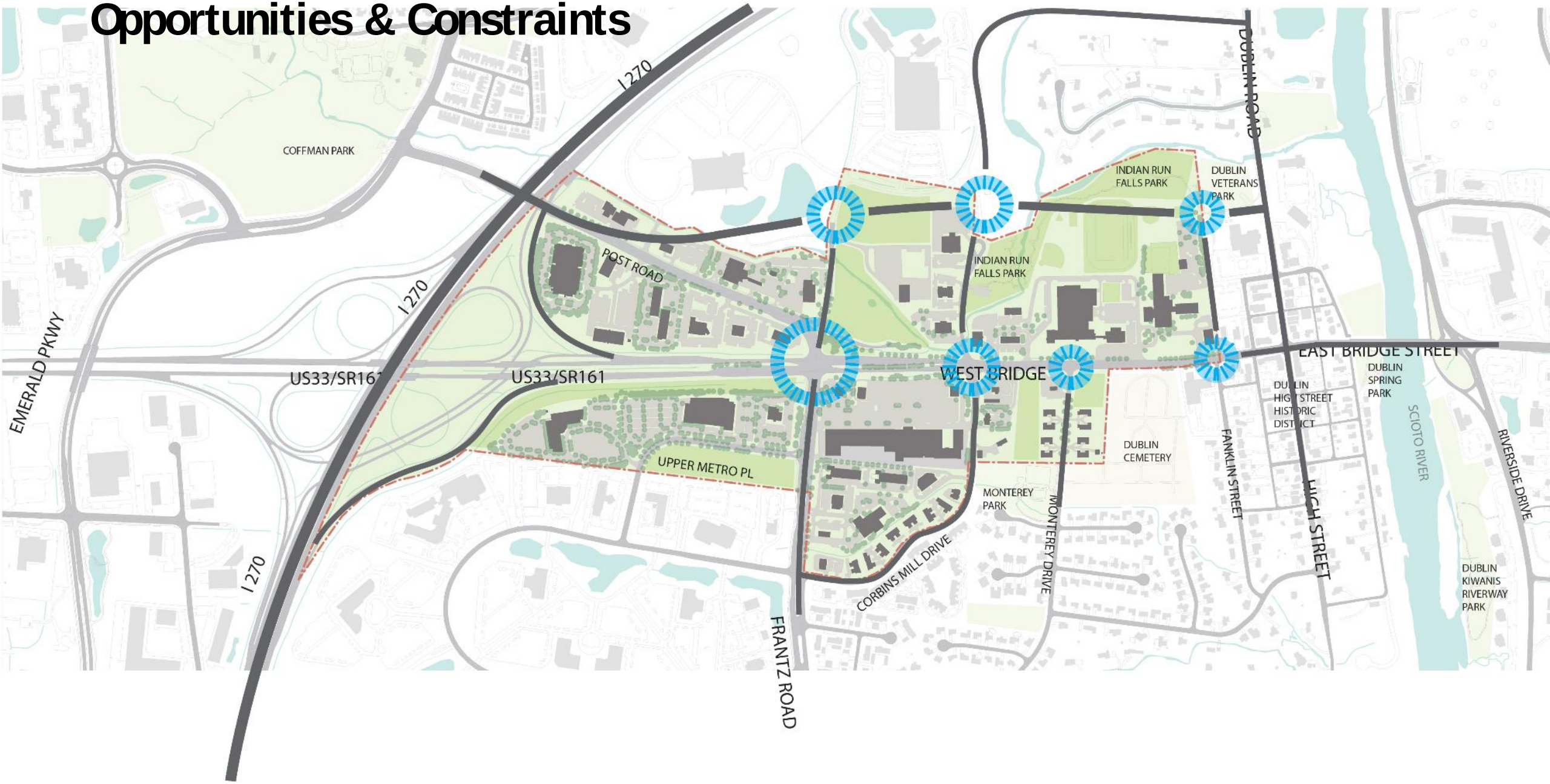

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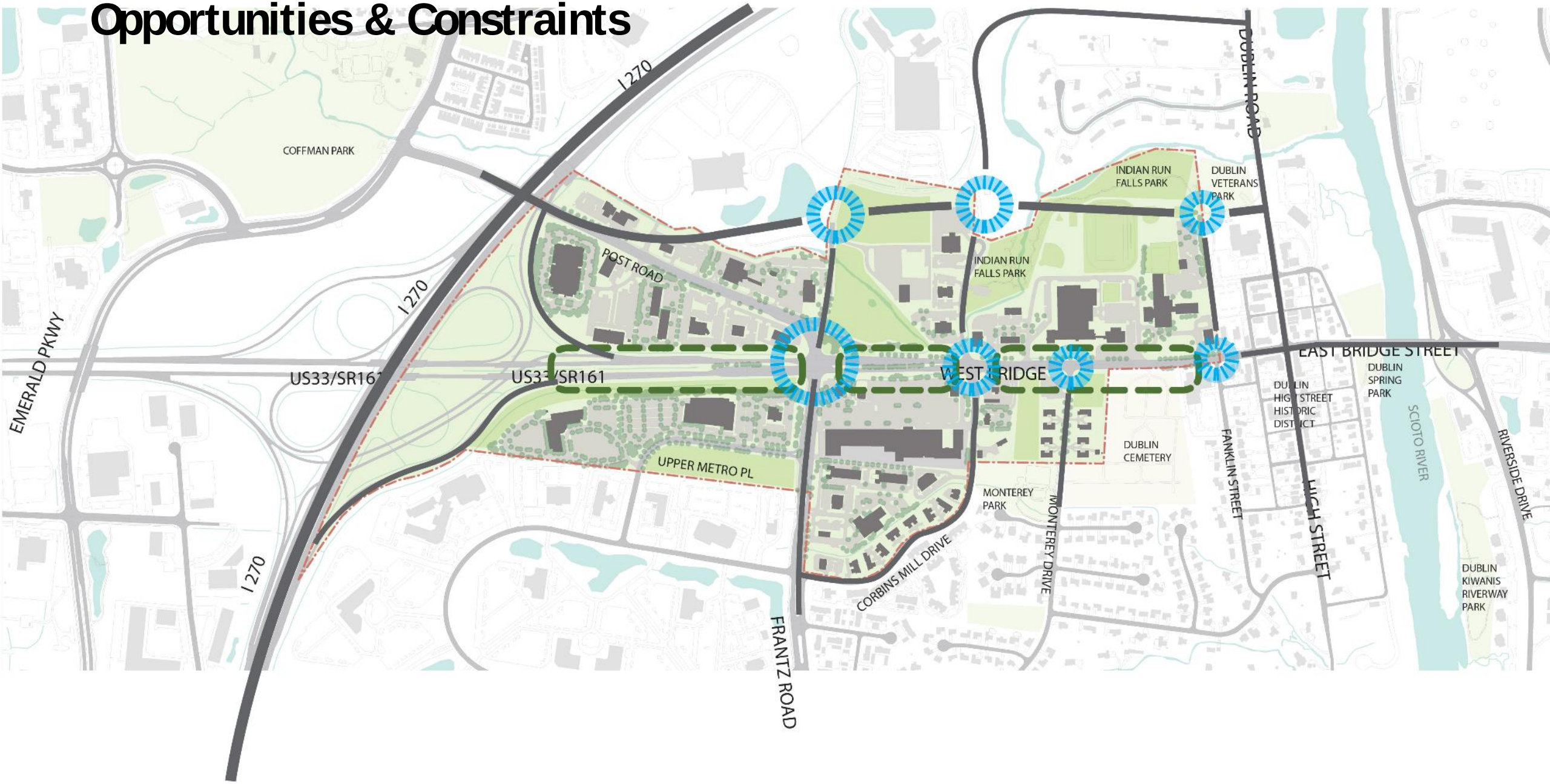

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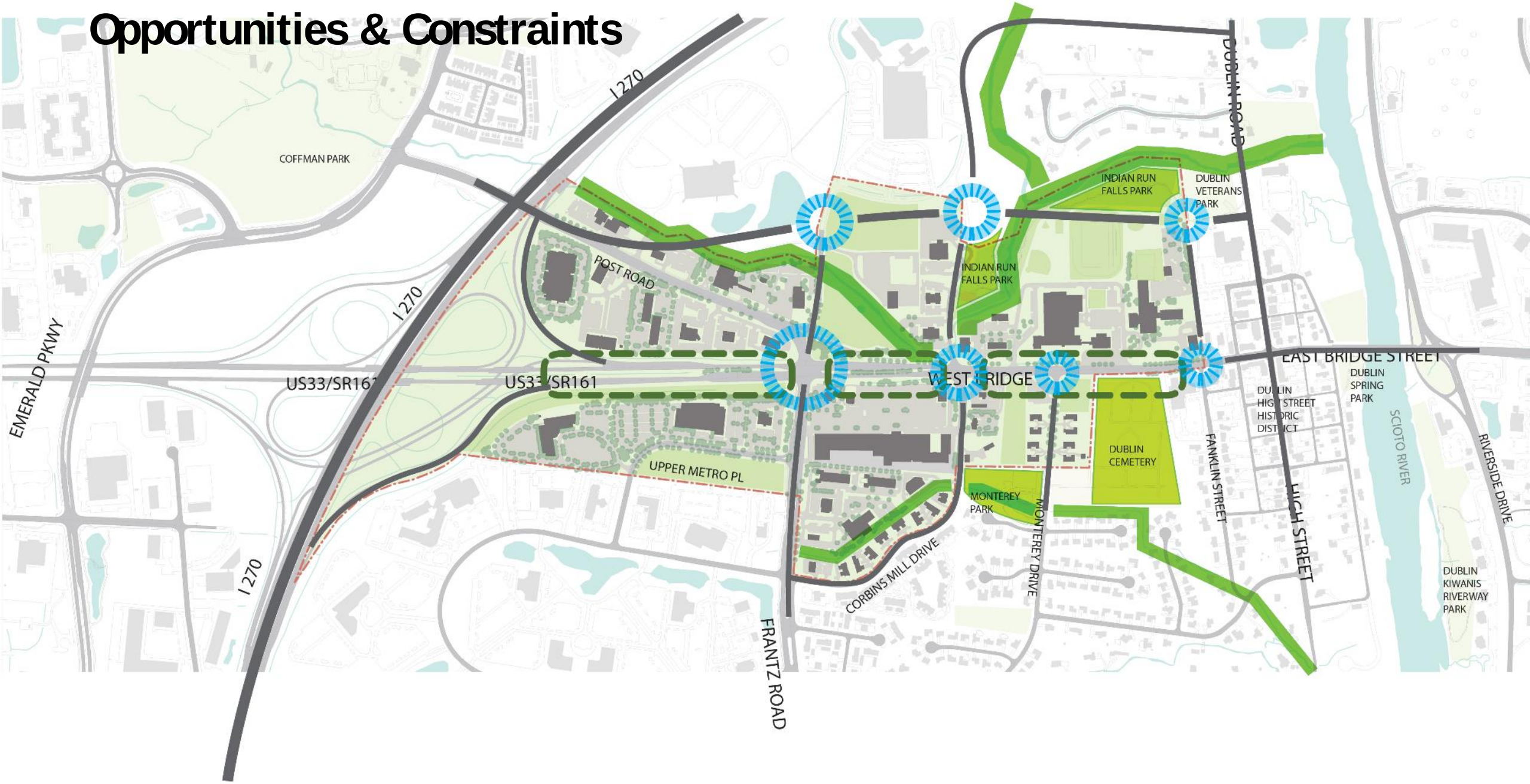

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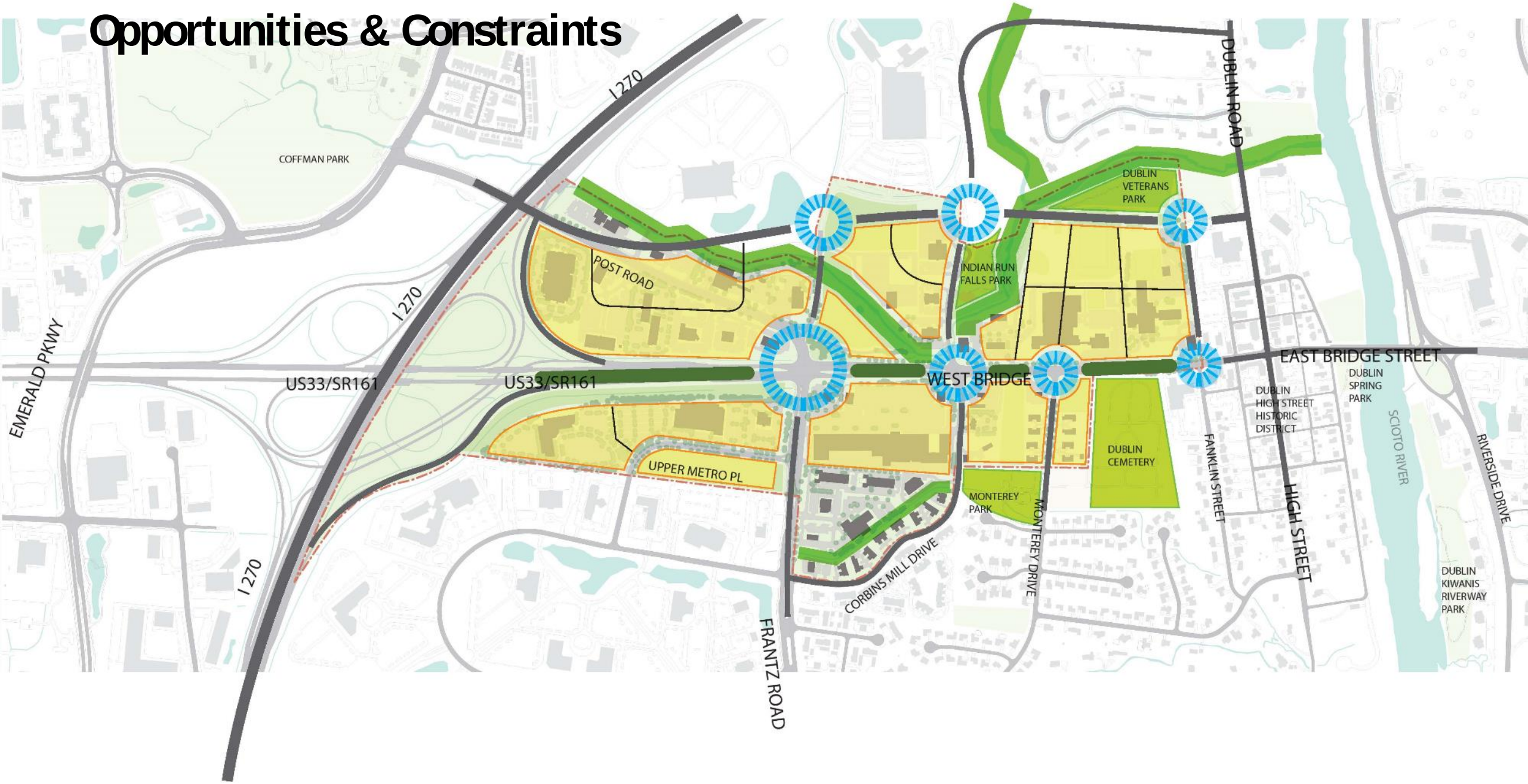

WHAT WE'VE HEARD

PUBLIC INPUT

- Stakeholder Working Group: 2 Meetings
- Public Input Survey: 124 Responses Received
- Project website at http://dublinohiousa.gov/ special-projects/west-bridge-street-corridor-framework-plan
- Public Meeting 1: Today

Issues to Think About: Input from Survey

- Need attractive entrance coming off from 270
- Make pedestrian and bike friendly
- Need road diet; slow traffic
- A better streetscape treatment, more large shade trees
- Signage (for businesses/attractions) could be improved
- Noise is an issue: I-270 Sound block walls needed
- Indian Run and Sells middle school are totally out of place
- Draw in the building envelope towards the road
- Physical characteristics and updates of present properties is an issue
- Better balance of retail, office and a new dimension of residential
- Mitigate corridor transition from highway to city street
- Traffic congestion is a major Issue
- Modern Dublin with old school charm
- Create affordable living options
- Preserve/add green/park space
- Lack of parking is an issue
- Make area around Kroger attractive
- Need more restaurant variety
- New development to be appropriately scaled
- Need more public art
- Close off Corbins Mill Drive to thru traffic
- Remove Marathon gas station and the auto service center
- Make it more kids friendly

DRAFT GOALS

- Create a dense, walkable, mixed use district
- Create a walkable/bikeable environment along 161
- Reinforce as major gateway to City & Bridge Street District
- Enhance development potential
- Establish a flexible streetscape design to accommodate future mobility options
- Plan for adequate service access / bus access
- Leverage and enhance Indian Run natural corridor
- Design for placemaking and creating identity for this corridor
- Establish a more continuous building frontage
- Create a street grid
- Establish form and density of development
- Mitigate corridor transition from highway to city street
- Calm traffic

NEXT STEPS

PUBLIC INPUT

- Planning Vision Focus Groups: Jan. 23 @ Talla 1
  - 1:00-2:00 pm Neighborhood Leaders Focus Group
  - 2:00-3:00 pm Commercial Developers Focus Group
  - 3:00-4:00 pm Commercial Property Owners Focus Group

- Public Meeting 2 Jan. 24 @ Abbey Theater
  - 5:30-7:30 p.m. – Public Open House

- Draft Plan - Public Review Period: Feb/March

- Final Plan – Public Meeting: April

- Adoption Period – June-August

PUBLIC INPUT QUESTIONS

REFER HANDOUTS

Circle the Top 3 Issues You are Most Concerned About

Circle Your Top 3 Goals

THANK YOU