



**To:** Members of Dublin City Council

**From:** Dana McDaniel, City Manager

**Date:** May 19, 2017

**Initiated By:** Vince Papsidero, FAICP, Director of Planning

**Re:** April 17, 2017 Joint Work Session – Staff Recap

## Background

On April 17, 2017, City Council and Planning and Zoning Commission held a joint work session at which updates were provided by Planning for the following projects:

- W. Bridge Street Framework Plan
- West Innovation District Zoning
- Metro-Blazer District Zoning
- Bridge Street District Zoning

This memorandum summarizes the major issues raised during the meeting and a staff response.

### W. Bridge Street Framework Plan

- Rock Cress Parkway: Several councilmembers expressed concern regarding the proposal to extend Rock Cress Parkway across the Indian Run. To date, the W. Bridge Street planning effort has included the crossing because it is on the adopted Thoroughfare Plan. Staff has completed a review of the history behind this bridge crossing and has concluded that the original basis for it may no longer exist (creation of roadway parallel to SR161 that connected OCLC to Historic Dublin then continued east across the Scioto River and intersecting with Sawmill Road). Engineering has initiated a traffic study to understand the impact to the road network from removing the bridge. A report and recommendation will be provided to Council once the modeling is completed.
- Density: Questions were raised regarding the density reflected in the draft development concept. The concept has held true to the adopted 2010 Vision Plan and is consistent with the BSD zoning code relative to building height. Staff is in the process of comparing build out forecasts between the Vision Plan and the development concept. Concurrently, there has been much internal debate about the balance between lessened density and development/market realities. The team will clarify the concept in detail as the project moves forward. The team will also identify areas appropriate for density and height reductions.
- Traffic Model: Questions were raised regarding whether the Bridge Street traffic model should be updated based upon the draft development concept. Planning will coordinate with Engineering relative to this issue and report back.
- Green Space: Questions were raised regarding the amount of green space reflected in the concept. The next stage of the planning process will further define the concept into a detailed land use plan and green space will be quantified (and clarified). The team will also look for opportunities to further expand upon the green space proposed in the concept,

especially along the Indian Run corridor. Design guidelines will speak to the ways in which future development respects this corridor, as well as enhances access for the public.

- Streetscape Concept: A great deal of support was voiced for the streetscape concept. The team will further refine the concept and provide cross sections.
- Pedestrian Crossings: Support was expressed for the pedestrian bridge proposed west of the Frantz/Post/161 intersection. Planning and Engineering have discussed the need for a district-level mobility study for this planning area, which builds upon the Framework Plan and further integrates with the citywide Mobility Study that is currently underway. This may be proposed in the 2018 work plan.

### West Innovation District Zoning

- ART/PZC: Questions were raised regarding the role of ART in WID. Staff is not proposing any changes, as it remains the City policy to deliver project approvals in an expeditious manner. However, staff will be proposing more defined criteria triggering automatic review by PZC (thereby bypassing ART). These will include such triggers as minimum size of new construction, minimum size of an addition to an existing building, proximity to existing residential neighborhoods, proposals with multiple buildings, etc. These criteria will also be included in the proposed Metro-Blazer District.
- Informal Reviews: Support was expressed for the use of informal reviews. Staff is fully supportive and will continue to emphasize this submittal option with complex and/or potentially controversial projects throughout the City. As a side note, the approach in WID and proposed for Metro-Blazer and Bridge Street is a mandatory two-step submittal process (Concept Plan and Final Development Plan). The informal review will be included as an optional step, as well as an applicant's ability to request a Preliminary Development Plan in addition to a Final Development Plan.
- Public Comments: Staff will be preparing a package for Council that includes all comments received to date as part of this planning process.

### Metro-Blazer Zoning

- General Comments: Comments shared as part of this project are consistent with and addressed under West Innovation District. Also, no objections were raised to the comprehensive rezoning of the district other than to anticipate unintended consequences.
- Emerald Town Center: It was suggested that the retail center be removed from the proposed zoning district boundary. Staff supports this request but needs to ensure it does not cause any issues relative to the other properties within the boundary (particularly those to the south that are included in the proposed Metro-Blazer District).

### Bridge Street District Zoning

- General Support: Comments shared were supportive of the proposed changes to the process and standards. Support was also noted for identifying the triggers that require compliance with various district standards, similar to the recently adopted sign code amendment.
- Architectural Materials: Comments were made regarding building standards (Ohio School Facilities Commission), which staff will investigate. Comments were also shared regarding the mandatory use of steel construction in mixed use buildings. Staff will look into this relative to the guidelines (recent costs for steel have had negative impacts on construction

projects, plus the Ohio Basic Building Code governs construction standards).

**Recommendation**

This memorandum is provided for information only. However, please feel free to contact the Planning Division with any subsequent questions or comments.