



# MEETING NOTES

## Historic Dublin Task Force

Thursday, January 30, 2020 | 6:30 pm

**Historic Dublin Task Force Members Present:** Rich Weber, Sally Van Horn, Jay Nordenbrock, Garrick Daft, Kim Way, Carol Matune, Ed Ostrowski, Paula Yonnotti-Ansel, Craig Price, Lynn Long, and Rohan Madan.

**HDTF Members Absent:** Burt Dowden, Enas Lanham, Becky Brightman, Kathy Lannan, Alan Szuter, and Olivia Wirth.

**City Council and Dublin Staff:** Dana L. McDaniel, City Manager; Council Member Jane Fox; Jennifer Rauch, Planning Manager & Interim Planning Director; Laurie Wright, Administrative Support II; and Sara O'Malley, Economic Development Administrator.

Ms. Rauch welcomed everyone and each person identified themselves and the area of Dublin of which they reside.

Ms. Fox explained that this Task Force has been created because City Council is interested in understanding the voice of the public for their views on Historic Dublin (HD).

Mr. McDaniel thanked all the members for volunteering to participate in this group. He said this group is a blend of people from the Historic District and those that live outside the Historic District in order to gain an equal perspective to balance out the community. Along the way, other stakeholders and public will be invited to discuss what their interests are in addition to this Task Force. He said he understands everyone has multiple commitments and this group is all volunteers but the more involved the participants are, the better the outcome. He noted the public is welcome to attend.

Ms. Fox pointed to the Resolution in the materials, which defines duties, functions, and authorizes engagement with Heritage Ohio. This Task Force will make reports and recommendations to City Council for their vision of the Historic District. She asked that the Task Force review the Resolution and also directed the groups' attention to the Objectives and Deliverables. This group will study elements, utilize resources, and will receive visits from Heritage Ohio to create the vision for the district. She instructed the group to read the Community Plan documents provided before the next meeting. The Community Plan provides background on how the Historic District has been handled and planned, thus far. She also recommended walking through the Historic District both in the daytime and evening to gain two perspectives, as well as driving through the district. Feedback should be gathered on how the district lives, works, and appears.

Mr. McDaniel explained Heritage Ohio will conduct a DART (Development Assessment Research Team) visit. The organization works on behalf of many communities throughout Ohio on preservation, revitalization, and economic development. He stated he is not advocating for a Main Street Program, but providing an opportunity for this group to analyze and provide feedback about the Historic District. He discussed how they will conduct their two-day visit to be followed by a community meeting to allow for a larger dialogue. A month later, Heritage Ohio will issue a report. In addition to the DART assessment, other experts will also be brought in to guide and inform the Task Force as they investigate the direction for the Historic District.



Ms. Fox said the current Community Plan incorporates the Historic District within the Bridge Street District (BSD) Area Plan. She said the Community Plan is reviewed every five to ten years or after major changes to validate the vision. She said opinions, threats, and opportunities are well studied to build a vision plan based on the consensus of everyone's input. She shared the Task Force will provide input to the creation of a new Historic Dublin Area Plan.

Ms. Rauch reviewed the binder materials, including the Historic District boundary, several sections of the current Community Plan (2013), and the Historic District Area Plan from the previous Community Plan (2007). She explained the Historic District is currently included in the larger Bridge Street District Area Plan, but following City Council's direction the Historic District is in the process of being removed from the Bridge Street District.

Ms. Fox added that when the Bridge Street District was identified it included the area as far east as Sawmill Road and west to I-270/US 33, including the Historic District. She explained that when development occurred, so did contradiction and challenges.

Mr. McDaniel added that there are a lot of approaches for changing standards; the City does not approach any district the same way. Mr. Way requested an updated map that shows the changes like the new library, parking garage, Bridge Park West development, and the adjacent parks.

Ms. Fox asked for the group to consider historic preservation versus contemporary building and how to integrate in the future as new energies are introduced. She said this is an opportunity to review where we are and where we are going in the Historic District.

Mr. Ostrowski asked if there are plans to make other changes that are not reflected in these materials. Mr. McDaniel responded he can show the Thoroughfare Plan with a street grid. He encouraged the group to share any other curiosities and information will be provided.

Mr. Way said he would be interested in learning about residential versus commercial areas within the Historic District.

Mr. Weber offered for the Historical Society to put together a walking tour.

Ms. Rauch opened the floor to discussion. She asked the Task Force members when they bring people to the Historic District to visit or they find people visiting the area, what is valued the most or what brings vibrancy:

- Architecture – for all the details and uniqueness
- Walkability – park to retail/urban
- Scale – small, tight, urban
- Places to eat and congregate
- Safe for children - community
- People comment about the volume and mix of green space

- Places to shop – all unique (family oriented)
- Authentic – particularly S. High Street
- Art work in stone walls – don't get everywhere and is unique to what is elsewhere
- Historic stone walls – tie throughout the city is an important feature
- Mixed-use development so people can live and work in close proximity
- Center of festivities
- Special events – engagement of community
- Cleanliness - streets and parks
- Lots of landscaping (Gas Stations even have flowers) – high standards
- Scioto River, topography, the entire setting but this is also a negative at the same time because the river cannot be engaged with yet.
- Respect for natural corridors; there can be one extreme to another in one small area – between urban and natural
- Bike path access
- 1919 Building
- Focus on education experiences with HD connections
- Special field trips for schools – Indian Run Elementary – access to Historic District, Library
- Lots of sporting opportunities
- Synergy between schools
- New Pedestrian Bridge will tie into downtown HD
- Summer- artists painting and pictures being taken in vignette places all around
- Sweet shops
- Not consumed by parking (this is good and bad)
- Brick pavers create a slower, strolling feel, which helps small businesses
- Seating opportunities – community streetscape
- School and church add to community – hometown feel

Ms. Rauch asked the task force for challenges/opportunities for improvement:

- Parking – accessibility (trouble for older adults and those requiring wheelchairs, etc.)
  - Access
  - Proximity
- Can't park south end of High Street
- Overhead beam height on parking deck at parking garage next to the library. Only a couple of spots open for alternative parking
- Traffic control – speeding
- Congestion – need for alternative route during busy hours
- Roundabout at Riverside Drive and Bridge Street seems like you are approaching an airport runway – need better transition
- Safety of pedestrians at this roundabout. Drivers do not stop for pedestrians – hard to cross mid-block
- Plan recreational activities based on traffic/events
- SR161 Bridge assaulted by traffic. (shelter pedestrians from traffic and noise)
- Old historic houses, if owned by LLC, Redevelopment concerns on N. Riverview and 30-32 S. High Street, structures have been vacant for a long time.

- Too much emphasis at the Bridge/High intersection. Focus on S. High Street - anchor to draw business needed as all the energy is going north.
- Emerald campus, traffic control issues
- Need more interesting, diverse shops to visit (Comic store, book store, or kayaking supplies)
- Untapped opportunity along Scioto River to open
- Kiwanis Park access (make clearer connection)
- Power lines that run south on S. High Street. Need to bury to look nicer. [Dana answered the City is working on this – there is a plan to move to Franklin Street first, then bury.] First phase is listed in the CIP.
- Monterey Drive area – transition is critical
- Not a nice gateway into HD
- N. High Street and S. High Street seen as two different environments
- School architecture
- Bridge Park West building blocks river views & interrupts greenway of Indian Run & River
- Towers on parking garage at library detract from views into HD
- Lighting on N. High Street
- Parking lot requirements (lot conversion = loss of spaces)
- Demolition by neglect

Following the group discussion. Ms. Rauch asked each participant to use the color-coded sticky notes to include their thoughts for the strength and opportunities, and weaknesses and threats for each of the topic areas located around the room (See results of input below).

	<b>STRENGTHS / OPPORTUNITIES</b>		<b>WEAKNESSES / THREATS</b>
<b>PUBLIC ART</b>	Strong, existing focus	<b>PUBLIC ART</b>	More of it and more artistic freedom
	Happy to no longer see the tombstone district markers		Need more public art that is interactive and not just stationary
	Unique to other cities. Many sites		
<b>CHARACTER</b>	Lots of it! Unique features and architecture	<b>CHARACTER</b>	Sterile new construction dominating Indian Run intersection with Scioto River at Dublin Rd.
	Love having schools and green space preserved		Harsh look of new parking garage – add historic façade?
	South of Bridge Street – maintain and reinforce		L-shaped, 2-story bland building at Spring Lane and Eberly Hill
	City has done a nice job of preserving the Historic look		Constraints of Historic District limiting north of Bridge Street
<b>HISTORIC PRESERVATION</b>	Keep on doing on south High Street	<b>HISTORIC PRESERVATION</b>	Nothing historic to preserve north of Bridge Street
	Take advantages of having historic property on the Historic Registry		Need to stop allowing historic buildings to deteriorate beyond repair – need early intervention to save buildings

<b>HOUSING</b>	Density is good as is. Too much density will dilute the experience	<b>HOUSING</b>	30-32 S. High Street - Really bad
	Existing mixed-use housing		Too expensive. More moderately priced housing Increase residential uses to add condos/townhouses which will increase age mixes
<b>STREETSCAPE</b>	Eclectic mix of building fronts south of SR161	<b>STREETSCAPE</b>	No planters in far south
	South side of SR161 mix of residential, commercial, and office		Need a more robust Main Street program
			We lost our big trees lost
			More park benches or seating along bike path or sidewalks
			South does not get snow cleared but north gets plowed
			Brick-paved walks uneven Could be more festive lighting
<b>PARKING</b>	Does not overwhelm the district	<b>PARKING</b>	Too many restrictions
			Lack of parking in south
			Experiment with bump outs for parking vignettes. Will slow traffic and create more planting areas.
			Don't let it overwhelm the District
<b>ECONOMIC VITALITY</b>	Good north of Bridge Street	<b>ECONOMIC VITALITY</b>	Need to attract more retail to increase shopping
	Good restaurants		Fragile south of Bridge Street, needs more investment
			Need easy transport of visitors in hotels to downtown. i.e. trolleys
<b>GATEWAY TO HD</b>	Extend character of downtown along Bridge Street	<b>GATEWAY TO HD</b>	More opportunity for focus on development for south end of Historic District
			Need to develop great gateways on the west, north, and south
			Not memorable. Not pedestrian friendly
			Need a bigger sign for historic Dublin when going north on Dublin Road from the south.
			Probably need to look into boulevard effect coming into the historic area from the highway.

<b>PARKS, OPEN SPACE, GREENWAY</b>	Indian Run ravine is a nice and special getaway. Keep it that way and special.	<b>PARKS, OPEN SPACE, GREENWAY</b>	Need a there, there south of Bridge Street. Historic Square "Place"
			More access to river (coming soon I know)
			Need much more intentional area gesture to Scioto River from HD
<b>EVENTS</b>	Great community events: Irish Festival Muirfield Farmers Market 4 <sup>th</sup> of July Memorial Day Veteran's Day	<b>EVENTS</b>	More events to tie to Bridge Park
	Great events, keep doing		Need a full time events manager
	Extend parade across the Scioto River		Not enough to attract teens
	Community gathering and event place, parades, painting		Summer movies would be fun
	Strong Historic District: Business Association Chili Contest Slider Contest Fun, small scale events		More small business events
			Need event space – green area for concert/gathering area
<b>INTERACTION WITH ADJACENT DEVELOPMENT</b>		<b>INTERACTION WITH ADJACENT DEVELOPMENT</b>	The new seating areas off Bridge Plaza are ultra-contemporary and do not relate to historic features/seating
			Disconnect between historic feel of downtown and Bridge Street contemporary feel
<b>WAYFINDING</b>	Love the new signs directing people to various sites	<b>WAYFINDING</b>	Current signs not historic in feel
	Easy bike access		
<b>CIVIC USES</b>	Library provides a strong civic presence	<b>CIVIC USES</b>	Insufficient civic uses (2)
			Parks and Recs to hold events at Karrer Barn: Apple butter Blacksmith demonstration
			Possibly add government space for City of Dublin into Historic Area

Meeting adjourned at 8:30 pm.