



# MEETING NOTES

## Historic Dublin Task Force

Tuesday, July 21, 2020 | 4:00 pm

**Historic Dublin Task Force Members Present:** Kathy Lannan, Kim Way, Carol Matune, Lynn Long, Alan and Mary Szuter.

**HDTF Members Absent:** Craig Price, Enas Lanham, Sally Van Horn, Jay Nordenbrock, Becky Brightman, Rich Weber, Clay Rose, Garrick Daft, Burt Dowden, Ed Ostrowski, Paula Yonnotti-Ansel, Rohan Mahan and Olivia Wirth.

**City Council and Dublin Staff:** Jennifer Rauch, Planning Director; Tammy Noble, Senior Planner; Sara O'Malley, Economic Development Administrator; Laurie Wright, Administrative Support II; and Frances Jo Hamilton, consultant with Heritage Ohio.

Ms. Rauch welcomed everyone and thanked them for their participation. The Task Force will continue to meet on a bi-weekly basis and will have approximately five more meetings. The Task Force will report to Council on their findings and recommendations tentatively in the later portion of September 2020.

Ms. Rauch introduced Ms. Frances Jo Hamilton from Heritage Ohio to review their draft plan for Dublin.

Ms. Hamilton thanked the Task Force for their time and the opportunity to summarize their report. She discussed the content of the report and the addendums that are included with the report. The report contains some standard material about the Main Street Program and some of the material is standardized, opposed to specific to Dublin. The primary findings of the report are on page 4 and she summarized the key recommendations that were:

- Build a foundation for the organization;
- Consider a business owner concierge service;
- Connect shoppers to the Historic Downtown; and
- Define what historic preservation means to Dublin.

Ms. Hamilton talked about the need for our community to focus on our "identity" and that it has to be on-going and very intentional. She discussed revitalizing the District with more activity and suggestion specific events such as street art that could be done by the new library to liven the space up and draw people to the iconic building. There is a disconnection between the authentic downtown area and the new development in Bridge Park. The two distinct areas can interconnect and provide interest to different people. The City needed to serve the business community, before and after Covid-19, and discussed ideas such as weekly newsletters or regular contact with businesses to determine how the City can assist them. Continual contact is vital and review processes for businesses must be easy to navigate, especially once businesses are open again. She mentioned the sign issue for the Dublin Toy Emporium and discussed how that process can be easier for a business owner. Ms. Hamilton concluded her presentation by discussing the addendums she provided with the report and offered to answer questions. There were no questions.



If the Task Force were to make any recommendations to City Council that may involve a formal entity to oversee the District such as Heritage Ohio, she would gladly revisit the members and answer any questions they may have regarding the program. She thanked the members for their time.

Ms. Rauch thanked Ms. Hamilton for her summary and her assistance to the City of Dublin. Ms. Rauch stated that the next portion of the meeting was dedicated to reviewing the draft Historic District Code and the *Historic Dublin Design Guidelines*. She highlighted a recent meeting with the Architectural Review Board that was held on June 17, 2020. The City's consultant, Greg Dale, provided a summary of the proposed draft and it is available on the City's website for the members review.

Ms. Rauch stated that the updates to the Historic District Zoning Code and the *Historic District Design Guidelines* are attempts to ensure both documents include regulations and guidelines that are appropriate based on the intent of each document. This Historic District Code is part of the Zoning Code that contains regulatory language that must be met. The *Historic District Design Guidelines* are the ancillary requirements that outline preferences or the intent behind the regulations. This document is more subjective and is utilized by the Architectural Review Board to review projects with more interpretative language for improving the design and appearance of a development. This update process was a two year process that began with the creation of a stakeholder committee that met four times during 2018. In addition to these meetings, there were six public events, open houses and office hours for the public to ask questions about the updates. The last meeting with the Architecture Review Board was the last of eight meetings that the Board has reviewed draft language associated to the Code and Guidelines. The draft documents have also been reviewed by the Planning and Zoning Commission, the Community Development Committee, and City Council.

The changes to the Historic District Code includes potentially changing the boundaries of the District although there is no consensus on this change and will be discussed at future meetings. There are also changes to Uses. The highlights of which include omitting hotels as a Permitted Use in Historic District, allowing conference centers and accessory dwellings to the Historic District, and limiting density to multi-family residential uses. Ms. Rauch also discussed modifications to development standards including amending what types of hardscape count towards lot coverage, modify building footprints for Historic South and Historic Residential and clarify how building height is measured, clarify front yard setbacks and property lines, and modify loading spaces to uses opposed to square footage. Tree preservations would be required for all new residential development opposed to strictly commercial uses, revise "street" walls to stone walls, and reduce square footage thresholds for Minor Projects.

Ms. Rauch concluded the discussion about the Code modifications and reviewed amendments to the *Historic District Design Guidelines*. The Neighborhood Character description has been modified to emphasize preservation rather than development, the term "structure" was modified to "building" in reference to historic preservation, edits to Architectural Styles to better address context and vernacular issues along the minor verbiage changes, and modify the section on Contributing versus Non-Contributing Buildings to utilize the consultant's definitions. Additional modifications included referring to the Secretary of Interior's Standards for maintenance and construction guidance, add "subordinate and secondary" to Building Addition Guidelines as a key requirement, remove language regarding window size and stone water tables, and provide graphic illustrations when helpful. Ms. Rauch offered to answer any questions regarding the proposed modifications.

Mr. Way asked why multi-family was not permitted under the new Code. Ms. Rauch responded that single-family residential uses are permitted, as well as duplexes. After much debate, it was decided that multi-family residential uses would not be the appropriate density and scale for the District.

Mr. Way asked if the school were to relocate, if the site would be rezoned. Ms. Rauch responded that it would be rezoned most likely to a Planned Unit Development based on the size of the parcel and the desire to have mixed uses that may not be reflected in the current Code.

Ms. Rauch concluded her presentation with the next steps for the draft Code and Guidelines and thanked the members for their time.

Ms. Noble stated that the Task Force may wish to consider appointing a Chair and Vice-Chair to facilitate the next several meetings and help the members focus on recommendations to City Council. A member suggested appointing Kim Way as the Chair and Kathy Lannan as the Vice-Chair. The two members agreed to fulfill these positions that Council will formally approve in a future Council meeting.

Ms. Rauch stated the next meeting is on Tuesday, August 4 at 4:00 PM to 6:00 PM live-streamed on YouTube. She adjourned the meeting at 6:00 pm.