



To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager
Date: December 29, 2020
Initiated By: Jennifer M. Rauch, AICP, Planning Director
Tammy Noble, Senior Planner

Re: Historic District Task Force Final Report and Recommendations

Summary

This memo summarizes the purpose of the Historic District Task Force and the outcomes of their recommendations to City Council. The Task Force will present this information at the January 4, 2021 meeting by the Chair and Vice-Chair of the Task Force, Kim Way and Kathy Lannan, respectively.

Background

City Council appointed sixteen members to the Historic District Task Force that represent a range of perspectives related to the future vitality of the Historic District. Members included residents both in the District and throughout Dublin, our business community, interest groups in the District, and youth leaders from our community. The Task Force was created through Resolution 57-19, which was approved by City Council on October 21, 2019.

The Task Force was appointed to provide recommendations an update to the Historic District Area Plan that was previously adopted in 2007 and was incorporated in the Bridge Street District in 2013. The Task Force was asked to address using the Historic District Area Plan from 2007 as a basis for an updated plan, consider characteristic of an Area Plan including existing land use, historic preservation, housing, economic vitality, gateway features, parks and open space, events, public art and way finding. The Task Force was asked to understand the past and future issues of the Historic District, prepare a work plan, engage in stakeholder engagement, meet with Heritage Ohio to learn more about the Main Street Program, and develop recommendations for City Council. The Task Force has completed their tasks and are prepared to make recommendations to City Council.

Process

The Task Force met twice a month from January to November 2020 with meetings canceled between March and July 2020 due to health considerations related to the pandemic. The meetings included a range of educational sessions with various divisions of the City of Dublin including our Finance Division, Economic Development, Engineering, Parks and Recreation, as well as our Planning Division. These sessions were designed to learn more about financial incentives, current and future infrastructure projects, and policy related programs (Mobility Project and the Historic District Parking Study) that affect the Historic District.

In March 2020, the City of Dublin met with Heritage Ohio to discuss their Main Street Program and provide their insight on how the City can continue supporting the vitality of the District while appropriately balancing preservation efforts. This two and a half day process included small and large group discussions with the Historic District Task Force, walking tours of the District, and an interactive public meeting that hosted over 80 people from the Dublin community to share their visions for our Historic District. Heritage Ohio produced a report summarizing their recommendations and is included on the City's website at <https://dublinohiousa.gov/planning/historic-dublin-task-force/> under the meeting date March 3, 2020. The Task Force reconvened in July following the break due to the pandemic. This meeting incorporated the findings of Heritage Ohio and a representative of the consultant team was available for questions. The Task Force members were supportive of the idea of an independent entity that would provide oversight to the Historic District although not specific to the Main Street Program. This is reflected in the final recommendations of the Task Force.

The remaining meetings from August to November focused on mapping exercises, presentations from various divisions of the City of Dublin on efforts and infrastructure projects that contemplated or address many on the Task Force concerns, and meetings to finalize the recommendations of the Task Force.

The Historic District Task Force compiled a series of recommendations that are captured in three primary categories. The categories included the "Creation of an Updated Historic District Area Plan", "Consider Management Options for the Historic District", and the effort to "Support Existing Efforts that will Lead to Short-Term Successes". Each of these categories contain subcategories of recommendations, as well as specific tasks that will accomplish the recommendation. The following report is respectfully submitted to City Council for their consideration.

Recommendation

Planning recommends that City Council accept the recommendations of the Historic District Task Force found within the Final Report. Planning also requests direction on whether any additional work is required by the Task Force or their work is considered complete.



HISTORIC DISTRICT TASK FORCE

FINAL RECOMMENDATIONS

TASK FORCE REPRESENTATIVES

Task Force Chair	Kim Way - Dublin Resident
Task Force Vice Chair	Kathy Lannan - Historic District Resident
Business Representatives	Craig Price Enas Lanham Lynn Long
Historical Society	Clay Rose
Historic District Residents	Alan Szuter Mary Szuter
Dublin Residents	Sally Van Horn Jay Nordenbrock Garrick Daft Burt Downden Carol Matune Ed Ostrowski Paula Yonnotti-Ansel
Youth Representatives	Rohan Madan Olivia Wirth



City of Dublin, OH

DIRECTOR'S COMMENTS

The City of Dublin would like to take the opportunity to thank the members of the Historic District Task Force for their dedication and participation in this process. Each member provided an invaluable perspective as residents, business owners and members of the Dublin community, and were appointed to the Task Force to provide various perspectives about the future of the District. Members were highly engaged in a range of meetings that included member input

sessions; personal and hosted tours of the District; a presentation series and involvement from Heritage Ohio that specializes in the vitalization and historic preservation, and staff and outside agency-facilitated sessions. These sessions resulted in the development of specific recommendations by the Task Force outlined in this document for City Council's consideration. The dedication and time commitment of the group is well recognized and we thank them for your efforts.

PURPOSE

The Historic District Task Force was established by City Council by Resolution 57-19 that was approved on October 21, 2019. The Task Force was appointed to provide an update to the Historic District Area Plan that was previously adopted in 2007 and subsequently incorporated in the Bridge Street District in 2013. City Council wanted to reevaluate whether this significant portion of our community should be embodied in its own area plan and what other recommendations the Task Force would have for the future of this area. City Council has always embraced continually revisiting our City of Dublin Community Plan, as well as Special Area Plans to ensure these plans align with the short-term and long-term objectives of the City. Council emphasized the need for the Task Force to provide a venue for community-wide visioning and selected a wide range of stakeholders throughout our community to assist in this process. Specific tasks of the Historic District Task Force included:

- Referencing the 2007 Historic District Area Plan as a starting point for this future area plan update. This may include but is not limited to considerations including the character of the area, historic preservation,

housing needs, economic vitality and mixed-use opportunities, gateways to the District and wayfinding, streetscape and open space/gathering spaces, and public art and events.

- Understanding the complexity and needs of the District and identifying key issues that require additional exploration. This includes significant input from our community, as a whole, as well as key stakeholders in the region.
- Engaging with Heritage Ohio that concluded an inclusive two-and-a-half-day visit that would assess the Main Street Program and provide input gathering sessions from other relevant groups that align themselves with the health and vitality of a historic area.
- Producing specific recommendations for implementation and present to City Council for consideration.

BriHi Development and Plaza



The Task Force was appointed to present their findings in the enclosed report which includes specific recommendations to City Council. The

Task Force has worked diligently to meet these tasks and respectfully submits this report as a result of their efforts.

PROCESS

The Historic District Task Force held twelve meetings overall with a kick-off meeting on January 30, 2020 and the last meeting held on November 17, 2020. The meetings were put on hold from March to July based on health considerations of the pandemic but resumed in the later portion of July 2020.

EDUCATION AND INFORMATION MEETINGS:

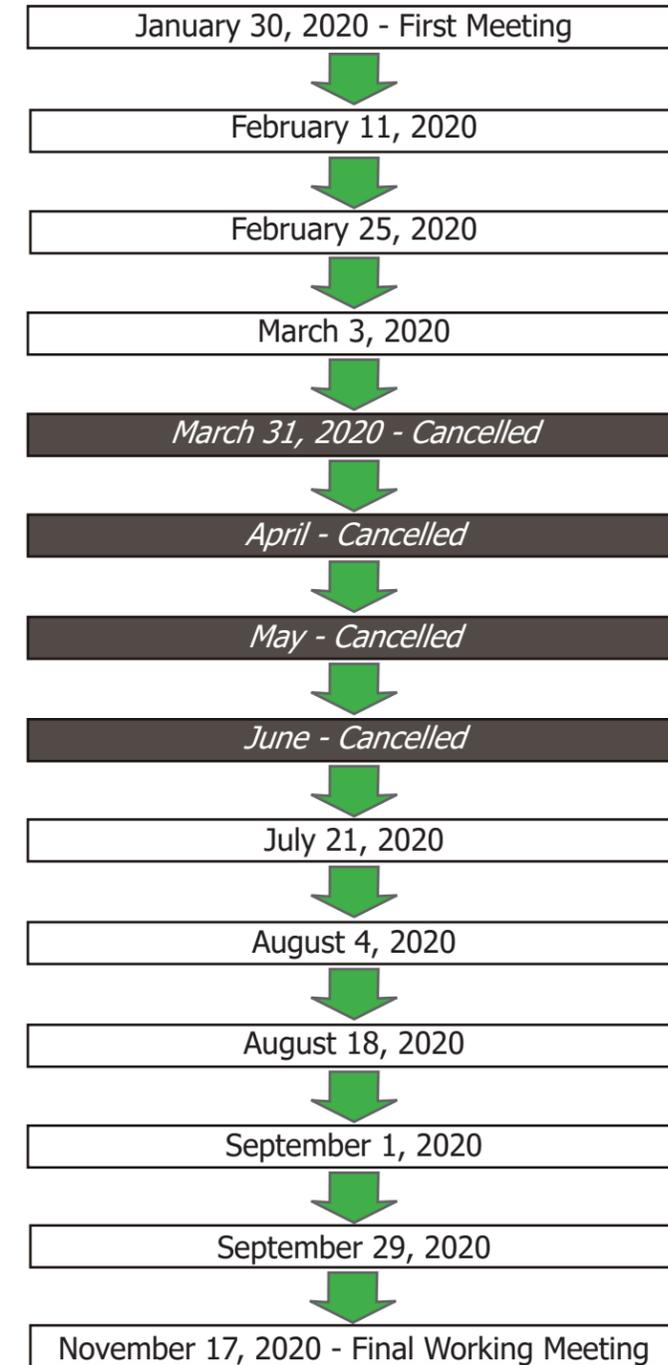
The first three meetings were educational in nature and included introductory comments from the City Manager and the Mayor, as well as other members of City Council as to the purpose and expectations of the Task Force. The meetings included an overview of planning principles by City staff that outlined the purpose and utilization of a Comprehensive Plan, as well as Special Area Plans in evaluating development proposals that were presented to the various Boards and Commissions, including City Council. The meetings also included a speaker series that involved our Economic Development and Finance teams to outline economic incentives and programs related to the Historic District. The presentation series also included presentations from various interest groups of the District including the Visit Dublin, the Historic Society, the Historic District Business Association and the Downtown Alliance. These presentations culminated in a two-and-a-half-day event with Heritage Ohio.



HERITAGE OHIO:

The City of Dublin consulted with Heritage Ohio to discuss their Main Street Program and gain their insight on how the City can continue supporting the vitality of the District while appropriately balancing preservation efforts. This two-and-a-half day process included small and large group discussions with the Historic District Task Force, walking tours of the District, and an interactive public meeting that hosted over 80 people from the Dublin community to share their visions for our Historic District. Heritage Ohio produced a report summarizing their recommendations and is included on the City's website at <https://dublinohiousa.gov/planning/historic-dublin-task-force/> under the meeting date March 3, 2020.

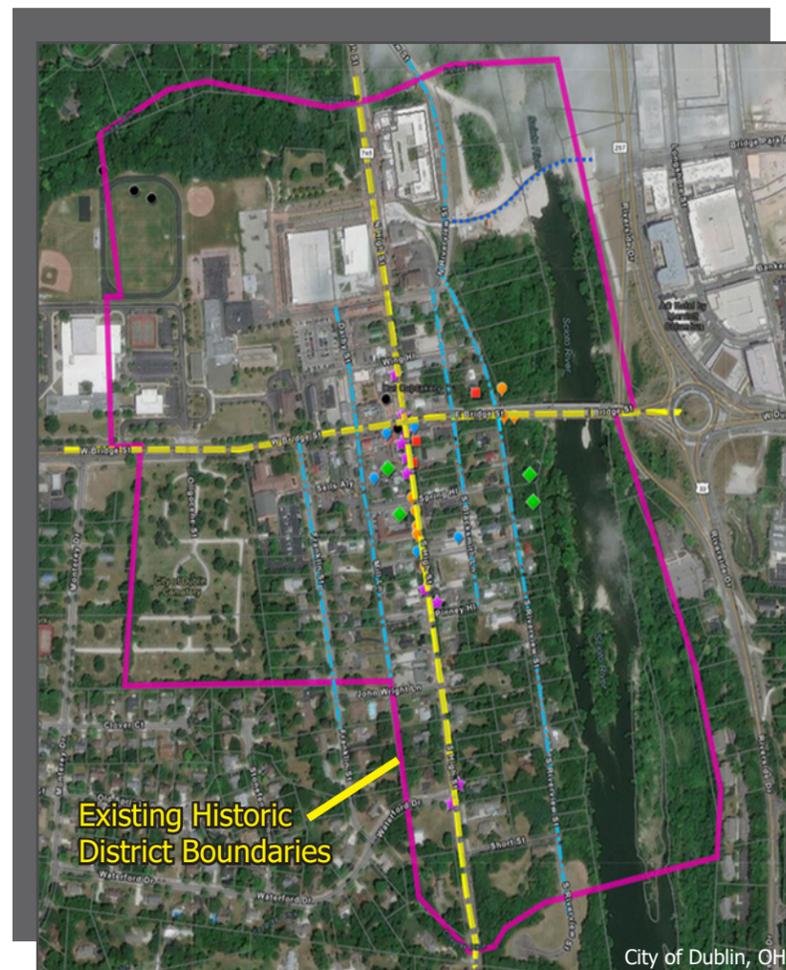
Meeting Dates and Progression



The Task Force reconvened on July 21, 2020. This meeting incorporated the findings of Heritage Ohio and a representative of our consultant was available for questions. This meeting provided an in-depth overview of pending modifications to the Historic District Zoning Code and Historic District Guidelines. The members had strong support for the modifications and incorporated their support in their final recommendations.

In August, staff led the Task Force through a mapping exercise that helped members visualize members' comments

related to examples of preferences and challenges in the District. The map includes a color-coded legend that identifies specific themes the group discussed including; Architecture and Historic Preservation, Land Uses, Open Space and Natural Corridors, Parking and Wayfinding. Each example includes comments made by the Task Force members that memorializes their references to the District. A visual representation of the mapping exercise is below and the link is <https://dublinohiousa.gov/planning/historic-dublin-task-force/>.



The following two meetings in August and September provided the opportunity for City staff members representing Engineering, Parks and Recreation, and Planning to present current and future efforts within the District to the Task Force. These meetings proved beneficial to members of the Task Force to understand the many efforts the City of Dublin is undertaking within the District, which addressed previous concerns raised by Task Force members for improving the District. Examples of projects the Task Force learned included:

- Utility line improvements within the District.
- Safe pedestrian crossings within the area.
- Brick sidewalks and lighting fixtures improvements.
- Wayfinding efforts.
- Historic District specific street signs installation.
- Planting and landscaping improvements.
- Updates about the Downtown Parking Study.
- Mobility programs such as shuttle services and bike share programs.
- Alternative transportation option plannings.

Finally, the Task Force convened in September to review and finalize their recommendations to City Council. This task was the primary purpose of the Task Force and included recommendations that focused on all components of the vitality in the District. The recommendations of the Historic District Task Force are listed below in the "Outcome" section of this report. The recommendations have been grouped in three main areas of focus including; the creation of an Historic District Area Plan, management options for the Historic District, and supporting existing efforts that lead to short-term successes within the District.

"THE CITY NEEDS TO SUPPORT SMALL BUSINESSES THAT MAKE UP OUR HISTORIC DISTRICT"

-Task Force Member

OUTCOME

I. CREATION OF AN UPDATED HISTORIC DISTRICT AREA PLAN

The Historic District Task Force has worked diligently to compile recommendations to City Council about their desired outcomes for the Historic District. The members considered historic preservation, open space preservation, economic vitality of the District, event planning, streetscape design and historic features, building mass and scale, walkability and pedestrian movement, and overall management and oversight of the District. The Task Force presents the following for consideration to City Council.

The Historic District Task Force had lengthy discussions about the purpose of an Area Plan and how the recreation of the Historic District Area Plan would give the appropriate considerations to the character, scale, diversity of uses, walkability and preservation that is especially vital in an historic area. The Task Force recommends the following objectives and specific tasks be addressed within an Area Plan update.

a. GATEWAYS: Consider gateway features at the transition points into the Historic District that differentiate the District from other parts of the City.

- Incorporate features that signify entry into the Historic District; (i.e., columns, archways, monumental signage, walls, landscape, etc.).

- Specific focus and improvements need to be made to the east gateway, across the SR161 vehicular bridge to High Street, to minimize or eliminate curb cuts and screen parking areas, (i.e., low screen walls, landscape screening, street trees, etc.).

"PRESERVATION OF DUBLIN'S HISTORIC CHARM IS KEY WITHIN THE DISTRICT"

-Task Force Member



South High Street Sidewalk



West Bridge Street Streetscape

b. STREETScape: Focus on a streetscape design that is pedestrian friendly and fits the character of the Historic District.

- Wider sidewalks to allow adequate pedestrian movement that are well kept, well maintained and surfaces are level and do not create tripping hazards.
- Amenities for various modes of transportation including biking (i.e. bike racks, bike service/repair stations, etc.).
- Streetlights that are similar in nature and appropriately designed and scaled for the District.
- Benches, trash receptacles, and other amenities that are in character with the District.
- Street tree selections that are species native to central Ohio and have a growth rate and scale that is appropriate for the District and local streets.
- Ensure that street trees are provided with underground space and soil conditions that will support healthy growth (Silva Cell System, etc.).

c. PARKING: Rely on existing parking lots and on-street parking instead of creating new parking areas/lots, unless required.

- Encourage shared parking, when possible.
- Investigate alternative parking standards to allow for easier consolidation of parking lots and parking lot upgrades, minimize or eliminate suburban design requirements for a more urban character and material, and landscape that is compatible with the Historic District.
- Investigate and if appropriate, adopt application-based technology to assist in the management of parking.
- Investigate methods to ensure private parking lots are well maintained and incorporate necessary screening and landscaping.

d. OPEN SPACE AND PARKS: Strongly encourage the preservation of natural open space and greenway connections.

- Preserve and maintain existing open spaces and parks.
- Properly identify, demarcate and physically connect the existing parks and open space network that connects to and through the Historic District including; Indian Run Falls Park, the Dublin Veterans Park/Grounds of Remembrance, West Pedestrian Bridge Plaza, Library Plaza, BriHi Plaza, Visit Dublin Plaza, Karrer Barn Park; Dublin Springs Park, Kiwanis Riverway Park and the new Riverside Crossing Park.
- Identify areas for greenway connections throughout the District and in particular, designate a connection from Dublin

- Springs Park back to High Street.
- Create more designated physical access points to the Scioto River and Riverside Crossing Park.
- Identify the potential for additional open space or park areas south of SR 161. Identify opportunities for a southern anchor and river access on underutilized properties (i.e. Karrer Barn and McDowell property).
- Encourage future redevelopment of 55 S. High Street (L-Shaped Building) to integrate a new public park or plaza with a new, appropriately scaled building or buildings
- Coordinate and collaborate with Dublin Parks and Recreation Department on all open and park space.

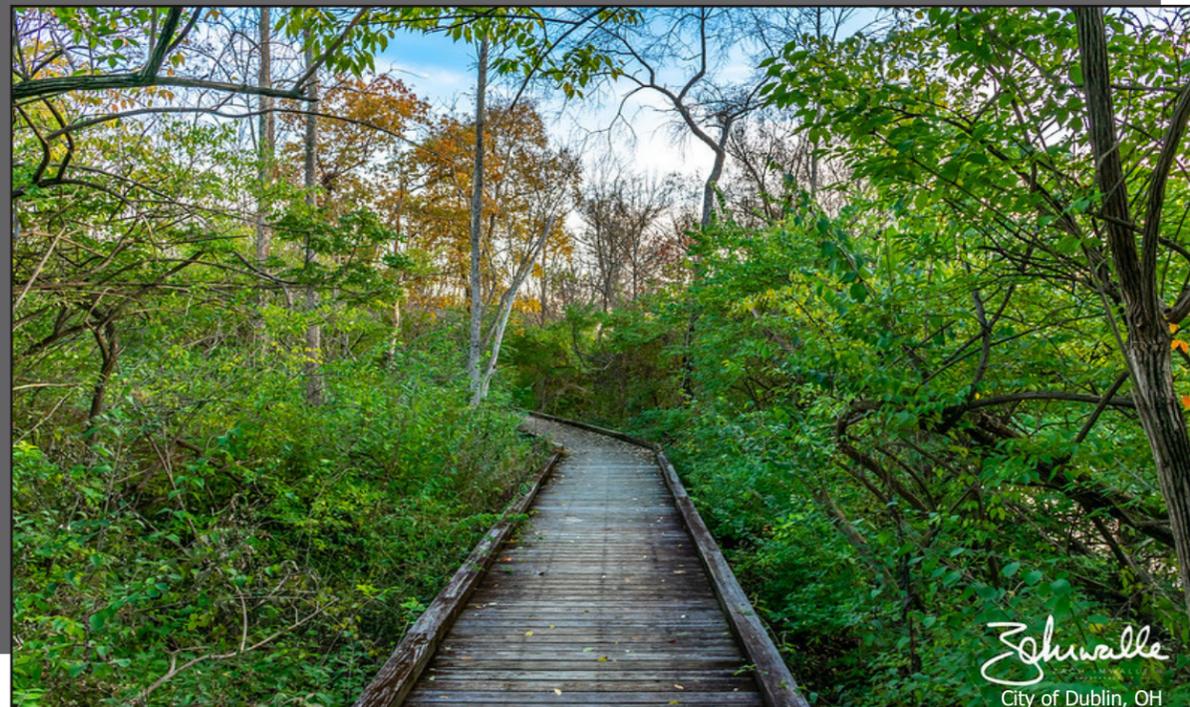
e. INDIAN RUN CORRIDOR: Provide recommendations to ensure the preservation of the Indian Run and adjacent greenway corridor.

- Ensure the character of future development minimizes impacts on the corridor (limiting building heights, ensuring building setbacks, etc.).
- Maintain a significant natural buffer along Indian Run Falls and the adjacent corridor to ensure a natural corridor, which could become a city owned linear park/open space.

“WE NEED TO RESPECT OUR NATURAL CORRIDORS WITH EMPHASIS ON INDIAN RUN”

-Task Force Member

Existing Indian Run Falls Park Boardwalk



Schwan Falls at Indian Run



- Consider a permanent easement or agreement (conservation easements).
- Investigate the inclusion of a multi-use paths and ravine overlook areas along the southern boundary of the Indian Run corridor to provide an east-west connection.

f. SOUTH HIGH STREET VITALITY: Encourage vitality focused in the south side of the District.

- Promoting more event venues for the core district (i.e. uses that encourage more foot traffic, such as; farmers/seasonal markets, holiday festivals, ethnic festivals, small movie theater, outdoor theater, or performing arts theater, etc.).
- Allowing promotional opportunities that announce events such as banners, displays, street/sidewalk art, etc.
- Investigate the opportunity for more family-oriented activities.

g. DIVERSITY OF USES: Encourage mixed-use development that promotes pedestrian movement with a focus on retail and the lack of reliance on vehicular travel.

- Focus on development opportunities that utilize active uses at the ground floor level and encourage retail uses that support local businesses that are unique to the District.
- Encourage service commercial and office uses (law offices, insurance agencies, real estate agents, etc.), as well as residential on the upper levels.
- Investigate incentives or methods to promote/encourage retail uses.

h. PRESERVATION: Highlight the importance of historic preservation as development pressures continue within the District.

- Identify areas where the existing development character will be preserved. Demolition should be considered a last resort when

- health, safety and welfare is at stake.
- Provide information about and funding for programs to assist historic home and business owners to maintain the integrity and character of their properties.
- Conduct rigorous and strict code enforcement on absentee landlords and property owners.
- Purchase derelict historic properties and to renovate for market rate purchase price.



BriHi Development and Plaza



Dublin Link Pedestrian Bridge

i. PROPER SCALE OF DEVELOPMENT: Ensure the proper height, scale and massing of buildings within the Historic District to ensure the quaint nature of the area.

- Enforce design standards that reinforce the established character of the Historic District including building height, scale, massing and materials.
- Recommendations should align with all activities that guide development in the area (Architectural Review Board, Historic District Zoning Code, Historic Design Guidelines, and Historic District Area Plan).

j. CONNECTING THE DISTRICT: Ensuring adequate transition from the east to the west side of the River and embracing the amenities that each has to offer to the District.

- Identify opportunities for synergy throughout the District, connecting and leveraging

the development patterns and activities between the northern and southern end of the District.

- Encourage pedestrian connections and movements crossing Bridge Street.
- Focus on opportunities to provide an anchor in the southern portion of the district to strengthen the connections.
- Explore opportunities for a continuous riverfront open space connection and along existing north/south streets.
- Reinforce connections from the Historic District to the; Bridge Park development; The West Bridge Street Commercial District and Metro Center, the East Bridge Street Commercial Corridor and Sawmill Road; and the adjoining residential neighborhoods of Indian Run Estates, Corbins Mill, Waterford Village, Longview and River Highlands; and the City of Dublin, in general.



k. WAYFINDING: Ensuring that both pedestrian and vehicular movement is easily accessible throughout the District through appropriate signage and wayfinding.

- Explore app based technology to enhance wayfinding and provide historic and cultural information as well as on-going events and other helpful information.

I. ARTS AND CULTURE: Embrace opportunities to provide art and cultural artifacts that represent the history and vitality of the District.

- Encourage art and cultural displays that celebrate the Historic District, the history and culture of Dublin and the creative resources and talents of the community.
- Work with the Dublin Arts Council to coordinate citywide opportunities with Historic District opportunities.
- Continue to engage with the Dublin Historical Society to ensure valuable resources and information are made available to the public in an accessible manner.

“THE DISTRICT NEEDS MORE EVENT SPACE AND GREEN AREAS FOR GATHERINGS”

-Task Force Member

II. CONSIDER MANAGEMENT OPTIONS FOR THE HISTORIC DISTRICT

The Historic District Task Force discussed the importance of various groups within the Historic District including the Historic District Business Association, Visit Dublin, the Dublin Historical Society and the Downtown Alliance. The members discussed the importance of each of these groups but felt it was important for a singular entity be identified whose daily purpose is to promote and give guidance to small business owners with any needs they have including financial incentives for improving their properties, assistance with public process by the City of Dublin including the Architectural Review Board, and any other needs to promote their business.

a. MANAGEMENT OF THE DISTRICT:

Consider a management program that oversees the goals and objectives of the Historic District and collaborates with the existing organizations in the District including Visit Dublin, Dublin Chamber of Commerce, Dublin Historical Society, Downtown Alliance, Architectural Review Board, and the Historic District Business Association. This may include:

- Further consideration of Heritage Ohio’s Main Street Program or other similar programs.
- In collaboration with existing services including the HDBA and the City of

Dublin Economic and Development, consider a businesses “concierge service” that would assist local business with issues associated with local entrepreneurship.

“THE SCALE OF THE DISTRICT NEEDS TO REMAIN SMALL, DENSE AND URBAN”

-Task Force Member

- Assemble a full-time and designated entity or appointed person to oversee, review, coordinate and collaborate on all planning, design, preservation, and development decisions in Historic Dublin, help residents and small businesses navigate the City of Dublin and other available resources, with the mandate to preserve and maintain the character, quality and experience of the Historic District, as well as to promote the use and enjoyment of the Historic District for all Dublin residents and visitors.

III. SUPPORT EXISTING EFFORTS THAT WILL LEAD TO “SHORT TERM” SUCCESSSES.

The Historic District Task Force stressed the importance of supporting current efforts being completed by the City of Dublin that further the objectives of the Historic District, which are outlined below.

a. Educational Effort:

Provide learning opportunities about the District including historic perspective, cultural diversity and background as well as significant people and places in the District.

- Encourage an educational program that highlights the history, progression and historic amenities of the District. This

could be app based and include using virtual reality or other forms of technology.

- City staff will work with Dublin Historical Society to showcase “The Story” of the Historic District.

b. Processes and Regulations:

Ensure updates to the Historic District Code and Guidelines are compatible with the vision for the District and the development review process is streamlined, clear and fair. Planning staff should finalize and forward these amendments in a timely manner.





MEETING NOTES

Historic Dublin Task Force

Tuesday, November 17, 2020 | 4:30 - 6:30 pm

Historic Dublin Task Force Members Present: Kim Way (Chair), Kathy Lannan (Vice Chair), Carol Matune, Mary Lou and Alan Szuter, Lynn Long, Clay Rose, Garrik Daft, Burt Dowden joined the meeting late, and Sally Van Horn.

HDTF Members Absent: Ed Ostrowski, Burt Dowden, Craig Price, Jay Nordenbrock, Paula Yonnotti-Ansel, Becky Brightman, Enas Lanham, Garrick Daft, Olivia Wirth, and Rohan Madan.

City Council and Dublin Staff: Council Member Andrew Keeler; Jennifer Rauch, Planning Director; Tammy Noble, Senior Planner; Sara O'Malley, Economic Development Administrator; and Laurie Wright, Administrative Support II.

Ms. Noble said everyone should have received the draft recommendations to review. She had received a handful of comments but they were mostly about grammar and formatting issues.

In terms of this meeting, Ms. Noble said they would share a draft of the report sent out and Ms. Rauch shared it on her screen. Ms. Noble started the review by reading the Purpose Statement and the Process section.

Ms. Noble requested feedback on the Process section. She stated that from January to September an educational series was need just to get to the point we could talk about what we would support or what we see as challenges in the HD.

Mr. Szuter said he had a comment about the statement on preservation and wanted to get the groups feedback. In the report, he said the statement in the report states that we support preservation without any background. He said he thought the group agreed that they support preservation as long as the structure contributes to the District. He was concerned about the tone that it sets as it is quoted in large print because it is not reflective of the general decisions the group wants to move forward with. Ms. Van Horn said she does support preservation and believes preservation is the key in the District to keep what we can of what is historic. She asked if that is not what he feels. Mr. Szuter responded that he supports the appropriate balance of preservation but stated some buildings do not contribute significant value of the District. Ms. Szuter said two more houses in district just torn down but honestly really should be torn down. She stated they that building should be more about scale appropriate size, height, and scale. Ms. Van Horn emphasized preservation is important to save what we still do have in the District. Mr. Szuter said preservation of the historic structures is what is really important as opposed to some of the various cinder block buildings that exist or the L-shaped building. Preservation should not be the absolute



focal point but that it has to be appropriately balanced preservation. Mr. Way said this was a quote should represent the groups viewpoints and asked for modifications to the quote. Ms. Szuter said she did not want the message to be that the Task Force wants to preserve everything regardless of its contribution to the District. Mr. Keeler said it is about preserving the charm and the identity of the Historic District. There are contributing and non-contributing properties in the District.

He said if a developer or owner comes forward with plans to the the Architectural Review Board, those plans would be reviewed to determine their appropriateness. Mr. Szuter said Mr. Keeler's statements reflected his own sentiments. Ms. Lannan said when she read that quote, it did not really speak to her as preserving everything, it just spoke to trying to preserve the historic properties left and not be so quick to allow demolition orders. She did not see conflict with preservation and new development.

Ms. Noble mentioned the City has completed an important project called the Historic and Cultural Assessment Project that identified contributing and non-contributing structures and features located throughout the District. She suggested using that as guidance to when or if demolish occurs. Ms. Van Horn recommended modifying the quote to say "Preservation of HD historic charm, which is key within the District" because then it doesn't look like we want to preserve everything that is there and not do anything else with it. Mr. Szuter agreed wholeheartedly because that is the key that came out of the discussion.

Ms. Noble said the next page is a visual representation of their meeting schedule since January 2020. She also noted the mapping exercise that is provided in the report that provides more detail Task Force's efforts in pinpointing what are pros and cons in the District and links for people to find that information. She stated there is a snapshot of the mapping exercise and a link to where the information can be accessed.

Mr. Szuter said he liked the quote "The City Needs to Support Small Businesses that Make Up Our Historic District" and stated that he felt it reflects what the Task Members have said. Ms. Noble thought that was going to be even more important in the next six months, as we see the impacts the pandemic has on the businesses. Mr. Szuter provided an anecdotal example. He stated that his business in the City of Columbus did not have patio space because the building goes to property line. The City allowed them to add patio space in the alley next to building. He said that it is important that the City recognize businesses in this area need that kind of quick supportive response they need to continue business. The Historic District is worth investing in. Ms. Noble said the City Manager has been really supported of similar efforts that allow business to continue in this pandemic including temporary patio space and signage. Mr. Szuter said is the City needs to keep this on the forefront, if they want it to be a viable district.

Mr. Way noted this is the only map in the document and asked if it was possible to label the Historic District boundary. Ms. Noble responded that this would be included in the updated version.

Ms. Szuter referred to portion of the report that referred to the Mobility Program. She said she was not sure what that was. Ms. Noble explained it was referencing the shuttle services that the City is diligently supporting as well as the bike share programs. She noted JM Rayburn had spoken about the various types of mobility in his presentation.

Ms. Noble said that any comments for the members are welcomed and most importantly, the verbiage and recommendations should reflect how the Task Force feels. The first task they were charged with an updated Historic District Area Plan that includes 12 components. She asked for any comments regarding this section starting with Gateways.

Ms. Szuter said staff included everything that the members had discussed and had nothing to add. Ms. Matune thought the document was very comprehensive. Ms. Noble asked if she should continue through the recommendations. Ms. Noble said her main focus for this meeting was to ask if there were any further modifications needed and to get them to her in the next day or so as she planned to finish the report by the end of this week as it goes into the City Council packet early next week.

Ms. Szuter brought everyone's attention to the Diversity of Uses. She recalled the group talking about permitting residential apartments above retail. Ms. Rauch stated that residential uses above retail could still be permitted and would add it the vitality of the District. Mr. Way thought that was under mixed-uses but residential was not inserted specifically. Ms. Noble said that was an important clarification. She then asked Ms. Rauch if multi-family residential would be permitted like over multiple tenant spaces to which Ms. Rauch answered she would have to look at specifics for the different areas.

Mr. Way said he noted a statement under parking. The second bullet referred to suburban design requirements and offered some alternative language. He added for a more urban character and materials applicable to the Historic District. He asked if the word suburban could be changed to something better. Ms. Noble said that we would make the appropriate changes.

As the conversation progressed, Mr. Szuter said he gets excited about the possibility of adding the McDowell property on the south side and having Spring Park in the middle of that. This area differentiates itself so much from Bridge Park by the park spaces and scale, etc.

Ms. Noble said there are several areas in the District that represent quaint spaces to sit and relax. They are appropriate in scale and create examples of open space. Ms. Matune suggested putting the picture in place of the one on page 14 as that repeats the cover. Changing the cover photo

was also suggested. Ms. Noble agreed that readers will be drawn to the pictures and quotes. Mr. Way suggested adding captions under the photographs.

Ms. Lannan asked if the City of Dublin could work with the City of Columbus to create a path from Riverside Green up to Bridge Park along the east side of Riverside Drive. Ms. Noble commented that our parkway connections and greenways preservation is strongly related to the efforts of other communities and we do work diligently to provide the connections regardless of jurisdiction.

Mr. Way asked if Kiwanis Park was on both sides of the River, which made him consider that connection with the park expanding. Mr. Rose said there is a boardwalk on the east side of the Scioto River behind some of the office buildings down there. Ms. Lannan thought there were plans for a new bike path thru Kiwanis Park. Mr. Way asked if another boardwalk would be needed to go under the overpass. Ms. Matune said it would be strongly supported if they had a pedestrian walkway along the bypass the wall.

Ms. Szuter asked any possibility of another pedestrian bridge south of SR 161 but not as elaborate? Ms. Noble answered not she is aware of. Ms. Szuter said it would connect the older folks like at Friendship Village. Mr. Way suggested connecting to the McDowell property. Ms. Szuter asked if these ideas should even be in this report as it would probably be a long-term goal. Mr. Rose said this is list of recommendations and not all will be done at same time.

Ms. Noble said one of the next steps will not only be to finalize these recommendations but meeting with all the entities we worked with including Economic Development, Engineering, Parks, etc. to see if there are fiscal implications that we need to consider to ensure the recommendations are feasible. We will make sure we have the resources to put towards recommendations. Ms. Noble asked Ms. Szuter if she wanted it added to this report or to the ideas being shared with internal staff. Ms. Szuter answered to just share with internal staff conversations right now, hold off on City Council.

Ms. Van Horn asked about moving visitors; they park their car and want to go from one part of the Historic District to the other. She suggested a trolley would make a cute shuttle and added some sort of mobility that is charming. Ms. Noble said that had been discussed in numerous settings. But again these are recommendations to be considered. Ms. Noble offered to make a bullet point in the report. Ms. Matune suggested a horse and buggy as a charming mode of travel.

Ms. Szuter referenced last paragraph on the bottom of page 17. She asked if something was missing. Mr. Rose thought maybe the word manner was missing at the end.

Ms. Szuter referenced the section that referred to assisting small business owners and their ability to maintain their operations. She thought that might be too broad. She thought maybe more

specific types of things like monetary needs. Ms. Noble said she would make modifications to the language including assisting property owners with City processes.

Ms. Noble said that she would make the appropriate modifications and send the final draft to the members. She asked about their interest in meeting again.

Mr. Rose said that if the changes were made, no additional meetings would be necessary. Ms. Noble said that the next steps included Mr. Way and Ms. Lannan speaking to the Architectural Review Board and finally to City Council.

Ms. Noble said she appreciates everyone's commitment. Ms. Rauch gave thanks to Ms. Noble and to all members for collaborating.

Mr. Keeler said what he has heard here is congruent with how he feels about the District. Ms. Rauch adjourned the meeting at 5:30 pm



MEETING NOTES

Historic Dublin Task Force

Tuesday, September 29, 2020 | 4:30 - 6:30 pm

Historic Dublin Task Force Members Present: Mr. Way (Chair), Kathy Lannan (Vice Chair), Carol Matune, Alan and Marylou Szuter, Lynn Long, Sally Van Horn, Clay Rose, Paula Yonnotti-Ansel.

HDTF Members Absent: Jay Nordenbrock, Becky Brightman, Rick Weber, Craig Price, Enas Lanham, Ed Ostrowski, Burt Dowden, Garrick Daft, Olivia Wirth, and Rohan Madan.

City Council and Dublin Staff: Council Member Jane Fox; Jennifer Rauch, Planning Director; Tammy Noble, Senior Planner; Sara O'Malley, Economic Development Administrator; Kyle McKee (moderator); and Laurie Wright, Administrative Support II.

Ms. Rauch welcomed everyone to the meeting and said they would continue from where they left off from the last meeting with reviewing and editing out draft recommendations.

Ms. Rauch shared she had captured the main topic comments in the draft recommendations. Mr. Way clarified this is a working document so ongoing changes can be made anywhere within the document until it is ready to present to City Council.

Ms. Noble said this group is about mid way through the recommendations for City Council. The meeting ended shortly after the 'S. High Street Vitality' recommendation, therefore, this meeting will begin with Recommendation G – Diversity of Uses (page 3). She brought members up-to-date on the process, especially benefiting those that may have missed some meetings.

7. DIVERSITY OF USES: ENCOURAGE MIXED-USE DEVELOPMENT THAT PROMOTES PEDESTRIAN MOVEMENT WITH A FOCUS ON RETAIL AND LESS RELIANCE ON VEHICULAR TRAVEL.

Ms. Noble began reading this part as it was written in the 2007 Area Plan. Mr. Szuter said he thought it captured the Task Force's ideas for the most part. They want uses that will bring people in to the Historic District, keep the district at a higher level of vitality on the lower levels of structures and law offices and insurance company-type businesses on the upper levels. He asked how this could be promoted. Ms. Noble said bringing the idea for the diversity of uses forward and suggesting what might be lacking could help guide our Economic Development Department to attract the right businesses and ensure they are in the best type of locations. Currently, there is an abundance of restaurants in the Historic District in general. Mr. Way said there are some areas that are strictly residential. Ms. Rauch asked Mr. Szuter if he was beginning to concentrate on the recommendation to investigate incentives or methods to promote. Mr. Szuter said we



obviously cannot dictate what a property owner does with their property so he wondered if there were mechanisms the City can use to encourage more retail kind of activities on the lower levels but not constrain the landlords on leasing space. Mr. Way thought that would come into the management section of the document to support this and suggested they wait to examine that further. Mr. Rose agreed. Mr. Way said he thought this recommendation could be left in this section and depending on the type of building that is being considered, the uses would work themselves out. He projected that the whole meaning of retail is going to change. He stated that offices do not engage people at the street level like other uses could. The following are the recommendations settled upon:

- a. Focus on development opportunities that utilize active uses at the ground floor level and encourage retail uses that support local businesses that are unique to the District.
- b. Encourage service, commercial and office uses (i.e. law offices, insurance agencies, real estate agents, etc.) on the upper levels.
- c. Investigate incentives or methods to promote/encourage retail uses.

8. PRESERVATION: HIGHLIGHT THE IMPORTANCE OF HISTORIC PRESERVATION AS DEVELOPMENT PRESSURES CONTINUE WITHIN THE DISTRICT.

Ms. Noble read through the recommendations compiled from previous discussions. She asked, at what level does this group think the City should pursue preservation. She said this was a large topic with Heritage Ohio and thought guidance should be given to the Boards and Commission as well as to City Council. Mr. Rose spoke on behalf of the Historical Society. He said that is one of the big issues and preservation is the right word to keep the same character on S. High Street. Mr. Way said he had heard Mr. Rose and say that they do not want properties to be demolished unless they truly do not contribute to the District. He continued to say these decisions should be based on a case-by-case basis as to whether it is capable of being restored and renovated. Mr. Szuter agreed. He noted an old property that was just demolished; another one that was approved for demolition; and yet another that is about to be demolished. Therefore, preservation is an important issue or we will lose all the character of the Historic District. Ms. Lannan said stronger language is necessary for preservation. She suggested having someone in the City dedicated to helping people find funding, national grants and programs for maintaining the historic structures.

Ms. Fox specifically asked the group to discuss demolitions. She said historic structures are being reviewed on a case-by-case basis, currently. Many times people come in and buy these small properties, but don't want to live in small houses. They do not want to preserve what is there because they want something that is a little more updated. They gravitate towards demolition because that is a preferable route. This becomes the struggle the Architectural Review Board is faced with as there is very little in the Code for which to base these decisions.

Mr. Way suggested that instead of 'should' be preserved the Code should state the structure 'will' be preserved. He said he hears the following sentiment: The residents in the Historic District do not want to continue to lose the historic properties because they provide the character and quality of the place. He indicated people buy up these structures, let them go into disrepair and then state they cannot afford to renovate because the structure is so far gone. He wants the Task Force to come out and state the following: If it is a building that contributes to the district, it will be preserved.

Ms. Fox asked if the language should be so strong that it states structures will be preserved and demolition is the very last resort. She asked the Task force to characterize the regulation exactly so there is no doubt to the understanding and intent. Mr. Szuter provided an example of what the City could possibly do to improve this process. He suggested interior and exterior Code inspections, as part of the transfer of a historic property from the current owner to the new owner, with one of them having to take ownership of correcting any Code violations that had to be repaired, even like a chip in a window. This was based on his past experience in a different area of Ohio. This might help with some of these properties that go from one developer to another over the years with no improvements being made. Mr. Rose said that was appropriate.

Ms. Noble asked if the Force would be comfortable stating the following: Until a structure becomes a safety issue, demolition would be discouraged. Mr. Way said that is what it always comes down to now. Ms. Lannan said an owner just lets the structure fall into disrepair and noted the properties on N. Riverview Street. Property owners say they are too far gone to do anything with but they have just been ignored. She said disrepair is not a reason to allow demolition. Owners state the renovation/preservation of property would reach a point of economic hardship; the owner says it would cost too much to fix it up so they just want to tear it down. At some point, we have to stop holding a 200-year-old building up to the standards of 2020. Foundations and other components are different. It is a struggle to keep them livable, but we cannot say they do not match 2020 standards so it can be torn down. We need to figure out how important preservation is. Mr. Way thought they had come up with four points that address Ms. Lannan's concerns - four points identify resolution to uphold preservation: 1) If there is financial hardship, the City will help with finding funding programs to assist with renovation/preservation; 2) With rigorous on-going Code Enforcement, properties would not fall into such disrepair; 3) Properties will simply not be allowed to become dilapidated; and 4) If a property reaches the worst case scenario level, the City would purchase the property to fix it up. Ms. Lannan said following each of those steps might help. Mr. Way reiterated these are just recommendations. City Council will have to agree to implement these steps. Ms. Noble suggested the verbiage should state the City will provide information regarding funding and programs or it reads like the City will pay for renovations without other avenues being first exhausted.

Ms. Fox said there needs to be public service announcements so there is a better understanding of what preservation means in the Historic District. As it is, someone comes in wanting to be in the Historic District, purchases a small 50's ranch with no intention of living in a small ranch house so they buy the property with the intention to tear down the structure(s) just because they like the area. Without previous knowledge of what is expected of properties in the Historic District, their intention is to build something, which is usually much larger, and therefore, out of character for the Historic District. The City's regulations for the Historic District need to be cemented in stone. She wants to hear stronger language to guide the public as well as future Architectural Review Board members to which Mr. Szuter agreed. Demolition needs to be addressed as part of the restrictions and anyone with a real estate license should have to divulge what is expected for the Historic District to the all potential buyers. If restrictions were put into place, it would take care of itself. Ms. Fox pointed out there are property rights, too. The regulations should not be too restrictive that properties cannot be improved but on the other hand, eliminating properties being demolished is our goal. The following are the recommendations settled upon:

- a. Identify areas where the existing development character should be preserved. Demolition should be considered as a last resort, except when health, safety and welfare is at stake.
- b. Provide information and funding for programs to assist historic home and business owners to maintain the integrity and character of their properties.
- c. Conduct rigorous and strict code enforcement on absentee landlords and property owners.
- d. Purchase derelict historic properties to condemn and renovate at a market rate purchase price.

9. PROPER SCALE OF DEVELOPMENT: ENSURE THE PROPER HEIGHT, SCALE AND MASSING OF BUILDINGS WITHIN THE HISTORIC DISTRICT TO ENSURE THE QUAIN T NATURE OF THE AREA.

Ms. Noble read from the draft recommendations. Ms. Lannan confirmed the Bridge Street District is being taken out of the Historic District and it would have its own Zoning Code. Ms. Rauch said the Historic District Code will align with the Guidelines. The Zoning Code is being changed but it has not been finalized and adopted yet, so in the meantime, development that was approved before at different standards are allowed to move forward. That is why the 4,000-square-foot building being constructed in the Historic District right now is permitted. Ms. Szuter stated she was concerned about lawyers in the future arguing that since this building was allowed here, than another huge building should be permitted also. She wanted to know how forceful the Task Force can be to get this type of building stopped in the future. Ms. Rauch answered the Code will address that problem but in the interim, there are not any feasible solutions. Ms. Noble asked the members to state what should or should not continue in the District. The word "encourage" was changed to "enforce". Ms. Yonnotti-Ansel agreed that if the Code is enforced, the Historic District will not see

a irregular design pattern. Mr. Way clarified that the recommendations should align with the Architectural Review Board, the Bridge Street District Zoning Code, and the Historic District Development Guidelines. Ms. Lannan suggested this Task Force provide the Architectural Review Board with concise regulations and for the Boards that come after, for consistency. Ms. Fox asked if the Task Force wanted to limit each structure to a percentage that it can be increased to because every lot is a different size and there is a variety of different architectural styles and sizes of structures.

Ms. Lannan said she always liked standards that stated any additions had to be subordinate to the main structure. Ms. Szuter gave an example of a house that looks small from the front but is permitted to be built a long way back on the property, which limits or eliminates the vistas the current next door neighbors have. Maybe the neighbors should be considered when deciding to approve a huge house and how that would impact the neighbor's lifestyle compared to always having a smaller-scale and more appropriate sized home. Ms. Fox reported that has been the struggle for the Architectural Review Board when they currently base the decision strictly by setbacks, lot coverage, and height of what is proposed.

Mr. Way reiterated that these are just recommendations, not guidelines and at some point, they will be translated and made more specific. He said massing is a huge component. Ms. Noble said square footage can be attained many different ways; a structure just needs to be designed so it is appropriate. She said it is important that the Task Force articulate what the intentions are (rather than exact dimensions or percentages desired) so that will guide the "decision-makers" that will devise the actual standards.

Ms. Rauch said maybe more specificity is required such as what "appropriate" means. She said she would recommend that the Architectural Review Board listen to this meeting so they get a good understanding of what the Task Force wants. The following are the recommendations settled upon:

- a. Enforce design standards that reinforce the established character of the Historic District including building height, scale, massing and materials.
- b. Recommend activities proposed through the Architectural Review Board, Historic District Zoning Code, Historic Design Guidelines, and Historic District Area Plan all align that guide development in the area.

10. CONNECTING THE DISTRICT: ENSURE ADEQUATE TRANSITION FROM THE EAST SIDE TO THE WEST SIDE OF THE SCIOTO RIVER AND EMBRACE THE DIFFERENT AMENITIES THAT EACH HAS TO OFFER.

Ms. Noble noted this recommendation is about connecting the north and the south sides of the district. Mr. Way added the importance of connections in all directions using existing streets and

the Scioto River. He said the Historic District is not an isolated place and should be connected. Mr. Szuter agreed. He said to encourage more connectivity and there should be more access, not less. Ms. Noble said engineering is focusing more on crossings that are prominent than less and safety is always the concern. The following are the recommendations settled upon:

- a. Identify opportunities for synergy throughout the District, connecting and leveraging the development patterns and activities between the northern and southern end of the District.
- b. Focus on opportunities to provide an anchor in the southern portion of the district to strengthen the connections.
- c. Encourage pedestrian connections and movements crossing Bridge Street.
- d. Encourage continuous riverfront open space connections as well as along existing north/south streets.
- e. Reinforce connections from the Historic District to: the Bridge Park Development; the West Bridge Street Commercial District and Metro Center; the East Bridge Street Commercial Corridor and Sawmill Road; and the adjoining residential neighborhoods of Indian Run Estates, Corbins Mill, Waterford Village, and Longview and River Highlands.

11. WAYFINDING: ENSURE THAT BOTH PEDESTRIAN AND VEHICULAR MOVEMENT IS EASILY ACCESSIBLE THROUGHOUT THE DISTRICT THROUGH APPROPRIATE SIGNAGE AND LAND MARKING.

No discussion beyond the following recommendation:

- a. Explore application-based technology to enhance wayfinding and provide historic and cultural information, as well as on-going events and other helpful information.

12. ARTS AND CULTURE: EMBRACE OPPORTUNITIES TO PROVIDE ART AND CULTURAL ARTIFACTS THAT REPRESENT THE HISTORY AND VITALITY OF THE DISTRICT.

Mr. Way said this was not included in the last draft even though there was a really good discussion in the past about the bike racks and public art. Mr. Szuter said art could be a draw of itself. Mr. Way said art is subjective. Ms. Matune said likes when artists are in the street. Local artists could also be presented in the library and it would be a good way to tie in the south. The library would be a good venue for 'Talks with the Artists'. Mr. Way suggested an App - curated Art Trail. Ms. Noble asked if the City had ever sponsored a free-standing art festival. Ms. Fox remembered when streets were closed down for art festivals. Culture highlighted in an APP might not work for everyone so additionally there could be plaques on a buildings to tell a story of a historic place or perhaps a cultural kiosk. Mr. Szuter suggested to look up descriptions and history of a place. We need to encourage exploration and inquisitiveness. Ms. Szuter agreed with Ms. Fox but suggested using photos on buildings instead of just brass plaques like what are currently found on national

monuments and places. Ms. Fox indicated with new technology, we should be able to find historical photographs to use. Ms. Matune said Indian Run Elementary could take walking trips and other schools could have field trips to the Historic District. Ms. Noble agreed the library is a great place for displays to come and go. Mr. Rose offered scripted walking tours from the Historical Society.

Ms. O'Malley said she spent time in old Delaware recently. When she saw a bronze historical sign, she stopped. If she had not seen that sign, she would have never known to stop there and learn about the historical significance. She suggested there be a good blend of generational-wise type information available along with apps. Ms. Noble reported she had taken a hybrid type of tour in Savannah, GA and that worked out well for all ages. She explained the animated tour guide was dressed in costume dress and discussed history but there were also opportunities to stop and listen to the app for additional information. She recalled the hybrid tour brought forth a really interesting mix. The following are the recommendations settled upon:

- a. Encourage art and cultural displays that celebrate the Historic District, the history and culture of Dublin and the creative resources and talents of the community.
- b. Work with the Dublin Arts Council to coordinate city-wide opportunities with Historic District opportunities.
- c. Engage with the Dublin Historical Society to ensure valuable resources and information are continually accessible and made available to the public.

II. PROPOSE MANAGEMENT OPTIONS FOR THE HISTORIC DISTRICT

- 1. MANAGEMENT OF THE DISTRICT:** CREATE A MANAGEMENT PROGRAM THAT OVERSEES THE GOALS AND OBJECTIVES OF THE HISTORIC DISTRICT AND COLLABORATES WITH THE EXISTING ORGANIZATIONS IN THE DISTRICT. (the Dublin Convention and Visitors Bureau, the Dublin Chamber of Commerce, and the Historic District Business Association).

Ms. Noble prompted the group for a discussion regarding if things were working effectively as they could now or what should be improved and if additional resources are needed. Mr. Szuter said there should be someone in charge to execute what the Task Force wants to see. He said he was a member of another group and their agenda did not really get off the ground until they hired a full-time Executive Director to accomplish all the goals they wanted. In short, he said, inspect what you expect, he said.

Mr. Way said the management of the District covers all and interfaces with the Architectural Review Board, residents and business owners in the Historic District and ensuring everything going on in the District is coordinated and done correctly. Ms. Szuter wanted to know if there was someone overseeing the Bridge Street District on the north side. Ms. O'Malley answered not particularly Bridge Park West but the Bridge Park Development as a whole. She said Crawford Hoying

Development Partners have a couple of people that specialize in events for Bridge Street that coordinate the Farmer’s Market, etc. resulting in quick success. Ms. Szuter asked if we should have someone allocated from the City to cover all of the Historic District. Ms. O’Malley thought what the Task Force is wanting is a ‘Main Street Director’. That person could frame all the loose ends together. Ms. O’Malley said she could serve as a liaison to that person since she attends all the pertinent meetings and her job also entails building relationships.

Ms. Fox suggested the Historical Society should be included too because historically they have been instrumental in keeping the integrity of the District. They always come to the forefront when there is an issue or conversation going on in the Historic District and they tell the story of why that particular place or structure is important to preserve.

Ms. Noble suggested more discussion is needed to determine what all the management would entail. The most important role for management will be to create alliances with existing groups. Mr. Way indicated he thought the Main Street Program focused on the historical aspects of their area but because this is not all historical; a program needs to be all encompassing. Ms. Fox indicated the Architectural Review Board is not able to keep in contact with everything that is going on to be the entity that provides education to the public. She said their reaches all come down to how they rule. Needs, changes and challenges need to be shared with the ARB. Mr. Way suggested a second person might be needed to coordinate everything.

Ms. Noble suggested keeping the Management recommendations general for now further discussion may be required. Ms. Rauch suggested capturing what the group envisions as this particular recommendation for City Council. More background can be added after further discussion. Mr. Way said “All Things Dublin” is what that designated person will be responsible for. She noted if a separate entity was responsible or the Economic Development Department does not matter; the right skill set is what is needed. If too much detail is dwelled upon, this group may never get there so focus should be on the right skill set required. They need to understand their role and how to influence this area. Management should have some interface with a Main Street type program. Ms. Noble asked if there were any more definitive ideas to add. Since none were brought forth, the following were the recommendations settled upon:

- a. Utilize Heritage Ohio’s Main Street Program or other similar programs.
- b. Provide a business “concierge service” that would assist local business with issues associated with local entrepreneurship. In collaboration with existing services including the HDBA and the City of Dublin Economic and Development.
- c. Assemble a designated entity or appointed person to oversee, review, coordinate and collaborate on all planning, design and preservation, and development decisions in the Historic Dublin to assist residents and small businesses navigate the City of Dublin and

other available resources with the mandate to preserve and maintain the character, quality and experience of the Historic District .

III. SUPPORT EXISTING EFFORTS THAT WILL LEAD TO “SHORT-TERM” SUCCESSSES.

1. EDUCATIONAL EFFORTS: PROVIDE LEARNING OPPORTUNITIES TO THE DISTRICT FROM A HISTORIC PERSPECTIVE INCLUDING CULTURAL DIVERSITY AND BACKGROUND ON SIGNIFICANT PEOPLE AND LANDMARKS THAT HAVE EXISTED IN THE DISTRICT.

Mr. Clay thought the draft statement on the above issue was not specific enough. Ms. Szuter questioned this. She asked what they were talking about - virtual reality or other technology. Ms. Noble answered it could be anything from the App story or historic perspective, a kiosk with video, or plaques. Mr. Way asked about who will be responsible for this and Ms. Noble answered it would be promoted by this Task Force. Ms. Lannan made a suggestion for a short-term success, would be to roll in the Historic District into the Dublin Go App for now as it is already built and the history could be another component. For short-term successes, Mr. Way suggested enlisting the help of the City’s Communications Department. He has been amazed at what they are able to put together quickly. If they could take on creating the education piece with input from the Historical Society, they could be the set up group to this. He asked if perhaps they already have something in the works. He indicated they did that for the Bridge Park Development. Ms. Fox recalled there is a book of Dublin and that maybe a recreation icon could be added to the Go App, as Ms. Lannan suggested. Ms. Noble reiterated that is what this opportunity is for. She suggested the Task Force state they would like to enlist the assistance of ‘the City’ rather than the Communication Department being called out, specifically. Mr. Way suggested enlisting the City (Communications Department) to promote the Historic District to start.

2. PROCESSES AND REGULATIONS: ENSURE UPDATES TO THE HISTORIC DISTRICT CODE AND GUIDELINES ARE COMPATIBLE WITH THE VISION FOR THE DISTRICT AND THE DEVELOPMENT REVIEW PROCESS IS STREAMLINED, CLEAR AND FAIR. PLANNING STAFF SHOULD FINALIZE AND FORWARD THESE AMENDMENTS IN A TIMELY MANNER.

Mr. Szuter requested the last sentence be added, which was the extent of the discussion.

Ms. Noble complimented the members for the amazing amount of work they have generated in two meetings. The next step is to produce recommendations as well as a report to be presented to City Council.

Moving forward, Ms. Noble said she may solicit advice from Mr. Way and Ms. Lannan as she compiles the history and milestones as well as how these recommendations came to fruition. In order to finalize the components and include text as well as graphics for a final report, she asked the members how they would like to proceed. The consensus was to present the information in

an email to the Task Force for review and if there were enough questions or comments then the Task Force could meet again. She asked if three weeks was a good timeline for her to finalize recommendations and draft a report for the members. Mr. Way and Ms. Lannan may be enlisted to assist with format and content, etc. to ensure that the ideas of the members are being reflected accurately.

Mr. Way encouraged fellow members to review the recommendations and make their comments directly within that document and send to Ms. Rauch and Ms. Noble so they can incorporate them, as that process, he found, worked very well for him. Ms. Noble indicated as a result of the conversations regarding these recommendations, we have discovered that words are very important to conveying our exact intentions. She asked the members to please wordsmith this document, thoroughly.

Ms. Noble reported she has reached out to the other members to encourage them to participate. Each and every member has been receiving all the emails/information. Mr. Rose asked to share this draft document with the Historical Society Board meeting and obtain any thoughts they may have, which he could add. Ms. Noble agreed as long that it was understood this is just a draft so far.

Ms. Noble thanked everyone again for their participation and adjourned the meeting.



MEETING NOTES

Historic Dublin Task Force

Tuesday, September 15, 2020 | 4:30 - 6:30 pm

Historic Dublin Task Force Members Present: Kim Way (Chair), Kathy Lannan (Vice Chair), Garrick Daft, Carol Matune, Alan and Marylou Szuter, Lynn Long and Sally Van Horn.

HDTF Members Absent: Jay Nordenbrock, Paula Yonnotti-Ansel, Becky Brightman, Rick Weber, Clay Rose, Craig Price, Enas Lanham, Ed Ostrowski, Burt Dowden, Olivia Wirth, and Rohan Madan.

City Council and Dublin Staff: Council Member Jane Fox; Jennifer Rauch, Planning Director; Tammy Noble, Senior Planner; Cyndy Barney, IT Project Lead; and Laurie Wright, Administrative Support II.

Ms. Rauch welcomed everyone and thanked them for their participation. She stated that the purpose of tonight's meeting was to review draft recommendations that once completed, will be presented to City Council. She stated that the recommendations were based on a compilation of comments that have been gathered over the course of Task Force meetings.

Mr. Way suggested adding graphics to the report before being presented to City Council and the public.

Ms. Rauch presented a copy of the recommendations and shared her screen with the members for this virtual meeting. Ms. Noble introduced the first recommendation "Creating unique features in the Historic District that differentiate the District from other parts of the City". She said that this discussion topic has been mentioned in several different meetings and asked the Task Force to provide any feedback they may have.

I. UPDATE THE HISTORIC DISTRICT AREA PLAN

- 1. GATEWAYS:** CONSIDER GATEWAY FEATURES AT THE TRANSITION POINTS INTO THE HISTORIC DISTRICT THAT DIFFERENTIATE THE DISTRICT FROM THE OTHER PARTS OF THE CITY.

Ms. Szuter started the conversation by stating that the current entry features to the District are forgettable and under pronounced. She discussed this as an area of improvement. Mr. Way said he thought this was especially true when one enters the District from the east as there is a lack of visual impact from this entranceway to the District. Ms. Lannan suggested that the District be made notable through a number of improvements including lighting, sidewalks, and streetscapes. Mr. Garrick said that he remembered a gateway feature/plan that was presented in a wayfinding presentation from Terry Foegler but did not recall the details. He wondered why those ideas/plans



have not come forward. Ms. Szuter emphasized a natural look (i.e. stone) and complimentary to the rest of the District. Ms. Long did not want the City of Dublin to replicate what other communities have done but believes Dublin has plenty of creative resources to use. Ms. Matune added gateways need markers to easily distinguish the different areas, especially for someone that has never been to the area before. Mr. Way said approaching from the east, the edge along Donatoes is not that attractive. The following are the recommendations settled upon:

- a. Incorporate features that signify entry into the Historic District (i.e. columns, archways, monumental signage, walls, and landscape, etc.)
- b. Focus improvements to the east gateway, across the SR 161 vehicular bridge to High Street to minimize or eliminate curb cuts and screen parking areas (i.e. low screen walls, landscape screening, and street trees, etc.).

2. STREETSCAPE: FOCUS ON A STREETSCAPE DESIGN THAT IS PEDESTRIAN FRIENDLY AND FITS THE CHARACTER OF THE HISTORIC DISTRICT.

Ms. Szuter said that Dublin is known as a “Tree City” so natural landscapes and a green environment should be encouraged. She suggested a canopy of trees on High Street. Mr. Way stated that if the District is going to be pedestrian friendly, sidewalks are important over other features or elements that may block pedestrian movement.

Ms. Fox said the Architectural Review Board and City Council are currently discussing high quality streetscapes with wide sidewalks after viewing the presentation from Parks and Recreation, which proposed a stone wall up and down High Street. She reported they were not in favor of the wall as they believed it did not belong in the Historic District and would change the character, therefore it is not going to be built. She asked the Task Force to give clear direction about what qualifies for high quality streetscapes.

Mr. Way said the presentation the Task Force was given from Parks and Recreation was well received, he thought. Pedestrian friendly to him sounds like a surface that is more flat and wide so he thought the presentation accomplished that with the wall. Ms. Lannan said as part of that stone wall presentation, she liked that Parks and Recreation were proposing a healthier environment for the trees to flourish. She asked if there are other solutions as wider sidewalks are needed for social distancing during the pandemic but the ones Parks and Recreation proposed on the interior of the walls seemed like liability due to the uneven grading. Ms. Long saw the walls as unfriendly barriers.

Mr. Way suggested not being prescriptive in the recommendations; the specific designs should be left to others.

Ms. Fox said the Architectural Review Board had a recent discussion about the stone walls that were proposed for the Historic District of which they thought did not belong in the District. That is how comments like these help guide the Boards and Commission. The following are the recommendations the Task Force settled upon:

- a. Wider sidewalks to allow adequate pedestrian movement to be well-kept, well-maintained and level surfaces to eliminate tripping hazards.
- b. Amenities for various modes of transportation including biking (i.e. bike racks, and bike service/repair stations, etc.)
- c. Streetlights that are similar in nature and appropriate designed and scaled for the District.
- d. Benches, trash receptacles, and other amenities that are in character with the District.
- e. Street tree selections that are species native to central Ohio and have a growth rate and scale that is appropriate for the District and local streets.
- f. Street trees that have underground space and soil conditions that will support healthy growth.

3. PARKING: RELY ON EXISTING PARKING LOTS AND ON-STREET PARKING INSTEAD OF CREATING NEW PARKING AREAS/LOTS, UNLESS REQUIRED.

The members have said repeatedly that more parking area/lots is not necessary. The members discussed that it is more important to manage of what is available and encourage shared parking when possible. Ms. Lannan repeated Mr. Szuter's suggestion to have application-based technology to find parking to assist visitors to find open spaces, as well as highlight which spaces require payment would be helpful. Mr. Way agreed technology could be utilized to manage parking. This came on the heels of the parking presentation the Task Force received.

Mr. Way asked if signs should be specific to public or private parking areas. Ms. Noble suggested that could be a recommendation to City Council as a way of improving general wayfinding.

Ms. Noble asked if parking lots in the Historic District should appear different from other parts of the city to which Mr. Szuter agreed. He said some of the regulations, such as border landscaping, islands, and lighting do not necessarily work well for small areas of designated parking, which is in the Historic District. They should not appear as suburban parking lots used in other parts of the City. Ms. Noble clarified that aesthetics could be different but the safety regulations need to be complied with, however. Mr. Way indicated that regulations for aesthetics and maintenance need stronger language so the parking areas are nicely paved, that there are no potholes, and the landscaping that is there at the edges should look good. Ms. Fox agreed that when islands are required in parking lots, parking spaces are lost. Ms. Noble said not only are islands desired for aesthetics to break up a parking area but a tree canopy helps the asphalt to last longer by keeping

the heat down on the surface. Mr. Way proposed the requirements could still include shading on the edges of the parking area with trees. The following are the recommendations settled upon:

- a. Encourage shared parking, when possible.
- b. Investigate alternative parking standards to allow for easier consolidation of parking lots and parking lot upgrades, and minimize or eliminate suburban design requirements.
- c. Investigate and adopt application-based technology to assist in the management of parking.
- d. Ensure private parking lots are well maintained and incorporate necessary screening and landscaping.

4. OPEN SPACE AND PARKS: STRONGLY ENCOURAGE THE PRESERVATION OF NATURAL OPEN SPACE AND GREENWAY CONNECTIONS.

Ms. Matune said she liked everything that was read from previous discussions – Preserve open space, properly identifying existing parks, create greenway connections, and create more access to the Scioto River. Mr. and Mrs. Szuter said they also loved everything that was just stated. Mr. Way said there should be more opportunities for parks along S. High Street as they seem to be lacking in that area. He asked how parks are distinguished from an open space. Ms. Noble answered a park is dedicated and has some form of usability to it - active or passive park space. Open space is usually required through the development process and can be used to conserve natural features, or provide buffering between uses. Ms. Fox asked how the members felt about quarries. Ms. Noble said she did not recall any discussions about including quarries in open spaces and parks. Mr. Way said he was not aware of any quarries. Mr. Szuter said he was aware of the one on private property that Ms. Fox was referring to but thought the owner of that property has stated they have no intention of developing that area. Mr. Szuter said if it is in the Historic District, all those same guidelines should apply. There is a gate there because it is private property. Mr. Way said the property could be used as an anchor for the south side, access use to the river, and perhaps an attraction such as a kayak launch. The Karrer Barn could also become an attraction for the area; currently, it is being used for storage. Ms. Szuter asked if it was up to the Task Force to recommend possible, future green spaces. Ms. Fox said that is exactly what the Task Force can do; make a wish list for the district. Both Ms. Szuter and Mr. Way agreed the property with the L-shaped building needs to be changed. Mr. Way said all the parks should be on a list to highlight what the residents of the District deem as precious assets and that could include the library and open spaces. The following are the recommendations settled upon:

- a. Preserve existing open spaces and parks.
- b. Properly identify, demarcate and physically connect the existing parks and open space networks throughout the Historic District including: Indian Run Falls Park; the Dublin Veterans Park/Grounds of Remembrance; West Pedestrian Bridge Plaza; Library Plaza,

- BriHi Plaza; Dublin Convention and Visitors Bureau Plaza; Karrer Barn Park; Dublin Springs Park; Kiwanis Riverway Park; and the new Riverside Crossing Park.
- c. Identify areas for greenway connections throughout the District and in particular, designate a connection from Dublin Springs Park back to High Street.
 - d. Create more designated physical access points to the Scioto River and Riverside Crossing Park.
 - e. Identify the potential for additional open space or park areas south of SR 161.
 - f. Identify opportunities for a southern anchor and river access on underutilized properties (i.e. Karrer Barn and McDowell property).
 - g. Provide an opportunity for new development and a public park or plaza at 55 S. High Street that includes the L-shaped building.
 - h. Coordinate and collaborate with the Dublin Parks and Recreation Department.

5. INDIAN RUN CORRIDOR: PROVIDE RECOMMENDATIONS TO ENSURE THE PRESERVATION OF INDIAN RUN AND THE ADJACENT GREENWAY CORRIDOR.

Ms. Noble said originally the Indian Run Corridor was included in the "Parks and Open Space" section but agreed with Ms. Rauch that it should be separate, to stand out. Mr. Way added Ms. Lannan would not like to see it any other way. Ms. Lannan agreed with the above statement and confirmed the entire wide area should be protected with a healthy buffer. Mr. Way said we still do not know the constraints of that corridor but in addition, he would like to see another buffer as an added layer of protection. Ms. Noble explained there will be natural limitations. Mr. Szuter said, per the Auditor's website, Indian Run already flows over some of those properties. Ms. Rauch said there is a flood plain that provides protection but a conservation easement could be an option. Ms. Fox reported that a road, bridge, and houses facing the ravine have all been contemplated with the development of the Bridge Street District. She asked what the group specifically wants or does not want for the best use of that space. She asked about a greenway and if it should contain biking paths. Ms. Noble said when there are two greenways that do not connect, they do not necessarily need to be connected for mobility but maybe vegetation added to encourage wildlife. As natural as this area is already, Ms. Noble thought we should keep it as natural as we could. Mr. Way said there is a pathway already there; he questioned why we would change that. Ms. Noble suggested adding to connections, not changing it. Ms. Fox said currently, you cannot ride your bike, use a stroller, or even a wheelchair on that path. She asked how far out the Indian Run Ravine should be protected, given the future development of the Bridge Street area. If condominiums are proposed along the road, there would be increased noise and light pollution as well as limiting some natural light coming in. Ms. Lannan indicated as one example in the 2007 Plan, condominiums taking advantage of ravine views is what this group is trying to prevent. She said they do not want a fence but a wide greenspace to protect the ravine. As it is now, the schools act as a buffer but if that should change in the future, we need to be prepared for it. She concluded by saying she thought their vision was clear, but the experts should decide what is

needed like certain easements, etc. Mr. Way said this area should be considered a city park so the Dublin Parks and Recreation Department could decide how to best use that space but thought a bike path would be welcomed from the Dublin Link pedestrian bridge and moving through this area. Ms. Lannan suggested adjacent park land/natural open space should be included in the verbiage. She added if a multi-use path was in the description, the open space could also eventually be handicap accessible and benches added. Ms. Matune asked that when the term is multi-use path, if it is understood that meant it was available to strollers and handicap accessible or whether that wording had to be added. Mr. Way and Ms. Noble concurred a multi-use path is accessible to everyone. The following are the recommendations settled upon:

- a. Ensure the character of future development minimizes impacts on the corridor (limiting building heights, and building setbacks, etc.).
- b. Maintain a significant natural buffer along Indian Run Falls and the adjacent corridor to ensure a natural corridor, which could become a city-owned linear park/open space.
- c. Consider a permanent easement or agreement (conservation easement).
- d. Investigate the inclusion of multi-use paths and ravine overlook areas along the southern boundary of the Indian Run corridor to provide an east-west connection.
- e. Coordinate and collaborate with Dublin Parks and Recreation Department.

6. SOUTH HIGH STREET VITALITY: ENCOURAGE VITALITY FOCUSED IN THE SOUTH SIDE OF THE DISTRICT.

Ms. Noble asked if the heading above captured all the ideas presented for this area. Mr. Way reiterated there is plenty of vitality to the north but more is needed to the south. 'Promoting event venues' terminology was preferred by the group over 'gathering space' or 'entertainment'. Ms. Szuter asked if a small type movie theater (one screen) or a performing arts studio would be appropriate for this area. Mr. Daft thought it was a great idea but Mr. Way thought it would be tough to find a building large enough and to provide foot traffic. Mr. Way noted the outside screen that can be placed on the library's parking garage for an outdoor theater but it was not used much the summer 2020.

Ms. Fox said there is no diversity in the south to bring people down there. There are no retail shops; it is all office use. She suggested a small place to provide music and dancing on a Friday night that might hold perhaps 30 people and could be family oriented. Ms. Matune agreed there needs to be something fun to do like that and also suggested street entertainers. She revisited the Karrer Barn discussion. She said the City could buy the barn, rent kayaks, canoes and other floatation devices out of there, hold classes, as well as sell merchandise geared to that activity. Ms. Fox said it was a huge space and could be an arts place, or have music and there are plenty of places to park. The following are the recommendations settled upon:

- a. Promote more event venues for the core district to encourage more foot traffic (i.e. farmers/seasonal markets, holiday and ethnic festivals, outdoor or small movie theaters, or performing arts theaters, etc.).
- b. Allow promotional opportunities that announce events (i.e. banners, displays, and street/sidewalk art; etc.).
- c. Promote more family-oriented activities.
- d. Coordinate and collaborate activities with the Dublin Visitor and Convention Bureau.

Ms. Noble thought there was just enough time left to discuss the Darby Street Parking Lot, per Ms. Fox's request. Ms. Rauch said as part of City Council's CIP discussion they were asking about potential opportunities for programs for outdoor activities, which could include a structure like a pavilion to provide more public gathering spaces. The City owns the Darby Street Parking Lot so they are interested in utilizing that space for anything but a parking lot. Ms. Fox asked the Task Force what they may want to see happen in that nice area in the middle of the Historic District. The Darby Street Parking Lot is approximately 100 square feet by 150 square feet and the following suggestions were made: car show, festival, art show, a tent for local artisans to sell their wares, skating rink, pop-up retail, and a farmer's market, etc. The group determined any number of ideas can be tried on a temporary basis as a test and if something is popular to make it permanent until it is no longer desired. They also wanted to see this area be just for entertainment and development ideas be left off the table.

The Task Force decided this was a good place to stop in the process for making recommendations and start where they left off at the next meeting. Ms. Fox complimented the Task Force members on their work and said these types of comments would help groups like the Architectural Review Board and City Council. She liked the direction the Task Force was headed and agreed with Mr. Way about adding a general statement ahead of the list of recommendations and provide detail in the recommendations, themselves.

Ms. Noble concluded the discussion by talking about next steps. Ms. Noble and Ms. Rauch said they would like to review the additions and changes that were recommended this evening to be then emailed to the group for further review. The Task Force could meet again in two weeks to discuss this further at the same time using the same format, to which everyone agreed. Ms. Noble thanked everyone for their time and very useful ideas.



MEETING NOTES

Historic Dublin Task Force

Tuesday, September 1, 2020 | 4:30 - 6:30 pm

Historic Dublin Task Force Members Present: Kim Way (Chair), Kathy Lannan (Vice Chair), Garrick Daft, Carol Matune, Alan Szuter, and Lynn Long.

HDTF Members Absent: Mary Szuter, Clay Rose, Sally Van Horn, Ed Ostrowski, Burt Dowden, Craig Price, Jay Nordenbrock, Paula Yonnotti-Ansel, Becky Brightman, Enas Lanham, Olivia Wirth, and Rohan Madan.

City Council and Dublin Staff: Council Members Jane Fox; Jennifer Rauch, Planning Director; Tammy Noble, Senior Planner; Sara O'Malley, Economic Development Administrator; Devayani Puranik, Senior Planner; JM Rayburn, Planner I; Cyndy Barney, IT Project Lead; and Laurie Wright, Administrative Support II.

Ms. Noble welcomed everyone and thanked them for their attendance and participation. She said Jeannie Willis, Tina Wawzkiewicz; and Shawn Krawetzki provided presentations at the meeting on August 18, 2020. The next steps for the Task Force is to formulate recommendations that will be presented to City Council.

Devayani Puranik was invited to this meeting to provide information on a parking study she is working on with Engineering with the primary focus on the Historic District. She also stated that JM Rayburn was invited to speak this evening about the Mobility Project/Wayfinding.

Ms. Noble said the Task Force needs to compare the results of the mapping exercise conducted on August 4 to the City's 2007 Area Plan and highlight new areas of focus that will lead to potential recommendations. Mr. Way suggested the task force considers different strategies and gaps; and narrows down recommendations to deliver clear recommendations to City Council.

Ms. Puranik said parking is a valuable asset both for the City, residents, and business owners and explained why parking should be managed in downtown Dublin. Parking management is essential for sustainable and long-term maintenance of parking in the District as parking is a very expensive asset. Surface parking costs \$5,000 to \$10,000/space to construct (including the value of the land they occupy) and structured parking costs between \$25,000 and \$50,000 per space. Premium parking spaces are identified as those directly in front of a business and are highly desirable. It is important for the economic vitality of the District that premium spaces are turned over quickly to accommodate more customers. Our residents and business owners in the Historic District are used to free parking with less than a five-minute walk and therefore, demands are high. We need to encourage behavioral changes that guide consumers to the use of parking garages that are currently at no charge to the public when they are intending on staying for long periods of time.



This will keep on-street parking open for short term parking needs for convenience of customers visiting retail destinations.

Ms. Puranik presented a map of structured parking and on/off street parking both in the Historic District and the Bridge Street District. Parking in the Historic District has 52 on-street parking spaces; 267 spaces in off-street public surface lots, 201 spaces in after-hour parking lots and 924 spaces in structured parking (Bridge Park West and the Library Garage). The map also included private parking areas versus lease parking and time limited parking versus unlimited parking areas. Ms. Puranik stated that in the Bridge Park District, there are 97 on-street parking spaces on Riverside Drive, 235 spaces for on-street parking for all other streets; 2,231 spaces in structured parking (Blocks A through C) and 641 spaces in structured parking in Block D.

As a result of the Parking Study, Ms. Puranik said the following needs to be implemented as part of management:

- a. Shift Demand to distribute parking more evenly across all parking options;
- b. Reduce Demand to minimize future expansions of parking infrastructure and to balance modes of access like bike share and alternative transportation in favor of vibrant, walkable urban environments;
- c. Expand Capacities by adding shared parking rather than private/reserved parking facilities and add after-hour parking;
- d. Manage Event Parking Demand to ease constraints on “everyday” parking resources during intense-demand conditions;
- e. Deploy Technology for state-of-the-practice efficiencies and experience for the customers; and
- f. Coordinate Parking Management to optimize system-wide management and synergies.

Ms. Puranik said parking availability is the most important Key Performance Indicator for the District’s parking management program, as it most directly defines the customer parking experience. Availability will be more difficult to maintain among the district’s most convenient and popular parking options, particularly during times of peak demand. The most effective means of ensuring consistent availability (spaces are mostly, but not completely full) among these spaces during peak-demand periods, is charging for these spaces. Parking supply and demand conditions should be evaluated and used to set/adjust parking rates in pursuit of optimal availability conditions during periods of peak demand.

Ms. Puranik stated that a standard performance target for on-street availability is 15% of all parking spaces or about 1-2 spaces on each block. The study showed that there was 85% to 100% availability from 10 am -11 pm in the Historic District and 85% to 100% availability from 10 am - 11 pm in Bridge Park. The recommendation of the Downtown Dublin Parking Management Study is that when 85% of the on-street parking spaces are occupied, that is when charging for parking

makes sense and will help change behavior by encouraging turnover or moving parkers to the parking lots and garages.

Ms. Puranik stated The Mobility Study focused on ways the City of Dublin can leverage the emerging paradigm shift in urban mobility – in which a sudden expansion of shared-vehicle travel options is transforming long-established connections between vehicle ownership and independent mobility. This would fully realize its potential to remain a top-tier residential, business, and tourist destination in the Columbus region. Parking generally and parking management in Dublin’s walkable-urban centers, in particular, are central to these efforts and a key focus among stakeholders engaged through the Mobility Study outreach efforts. Mobility and Curbside Management will provide an opportunity to test technologies useful to managing parking as part of Smart City initiatives to collect data for future integration with alternative transportation and curbside management and implementing Senior and Workforce Circulators, Complete Streets Resolution, and Bikeshare. This would be in conjunction with a parking management pilot of broadband infrastructure that will uniquely position the City of Dublin to be at the forefront of integrating and beta testing new infrastructure technologies (Smart Cities) and initiatives. Smart Parking can be one of these, not just for the sake of managing parking, but also the opportunity to test technologies useful to that end. Smart Parking technology can provide guidance, communication, and a monitoring system for certain surface lots and on-street parking spaces in Historic Dublin.

Ms. Puranik ended her presentation by asking if there were any questions regarding this high-level overview. She confirmed for Ms. Noble that there were approximately 1,500 parking spaces in the Historic District.

Mr. Szuter said he gathered from the presentation that there is not a shortage of spaces in the Historic District but instead, a lack of awareness of parking space locations and availability should be the focus. He suggested people do not want to walk 10 minutes to reach their destination and could technology be used such as a parking availability APP. Ms. Puranik answered there are two companies that offer that service that could be considered. One requires sensors to be added and the other requires cameras. Test companies are designing a pilot and hopes technologies can be incorporated. It would work for every area except garages. The City is learning from systems in Westerville and Columbus and need to determine how invasive a system would be and what it would cost.

Mr. Way asked if there is an APP available for everything that could include parking as well as Historic District information while visiting/touring. He asked if an APP will provide locations for parking while one is still at home or other options like offering a route to be taken by bicycle or public transit and the length of time the alternative modes of transportations would take. Perhaps

this could be something we develop ourselves. Mr. Szuter stated his family in Chicago, IL have an APP available that allows them to reserve a parking spot.

Ms. Fox asked what would happen in a scenario where a space is reserved but does not get revealed because of a no-show or that the space was not paid for. Ms. Puranik said there are different policies implemented depending on the city. A camera system that uses license plate recognition, if there is a no-show, was suggested.

Ms. Long agreed parking is sufficient but demographics of patronage matters, especially for the handicapped. The library garage is too far for elders. Ms. Puranik confirmed there are just handicapped spaces in the public parking lots. Ms. Long was asked about the parking for where she teaches classes. They use commerce parking; they do not need parking for 50 patrons like a restaurant.

Ms. O'Malley reported the City has 30 spaces in the Dublin Community Church lot.

There is a recommendation to City Council to change out signage so public parking is more visible. Ms. Long agreed signs are important as they have national teachers that fly in and some from neighboring states like Kentucky that may drive in. Ms. Fox said she is concerned about the elderly being able to access parking if they cannot use Apps. Ms. Puranik said some systems allow for people to call in for help. She added the goal is not to alienate anyone.

Ms. Fox asked if visiting the Historic District is going to become less easy if patrons have to use an APP or make a phone call to locate parking. Additionally, she asked if "parking management" will be detrimental to the Historic District.

Mr. Szuter suggested creating a map with green dots that represent open parking spaces. Then someone driving in from say Indiana for example, should be able to drive in and grab it. Ms. Noble suggested working with volunteers headed by Christine Nardecchia as they could help bridge the gap by being mediators.

There needs to be a distinction in parking, such as a garage or a surface parking lot.

Ms. Lannan inquired about sensors and if all street parking included Riverview and Franklin Streets. Ms. Puranik said sensors work well for on-street parking and to obtain the most accurate data there has to be a sensor in every space. If the City decides to use a system that uses sensors, it will be done in phases to get an understanding if that was the right direction for the City to take. She also confirmed those streets are part of the 1,500 total number of spaces.

Ms. Lannan asked if the City currently counts the number of cars in the parking garages. Ms. Puranik answered there is no parking management proposed for parking garages yet so technology is even more important. On-street parking space occupancy of 80% was based on observation. Mr. Way said he recommends parking management but to let the City decide which type of technology to use.

With no more questions, Ms. Puranik's presentation for this part of the meeting was complete.

Ms. Puranik introduced JM Rayburn, Planner I in the Long Range Planning Division. She said he has been stewarding the Mobility Project, a pilot program for multiple demographics including our senior population and our employees through the work shuttle program. This includes overseeing these programs through Covid-19.

Ms. Rauch provided an update to the Dublin Mobility Study, which is to compliment what Ms. Puranik just shared. The Dublin Mobility Study is the City's strategic plan for innovative transportation network improvements to support the community's evolving mobility needs and provided a graphic showing the four phases of the project that began in 2017 with a lot of public outreach. Phase 4, which began in 2020 assesses pilot programs and transitions to permanent mobility programs and identifies funding options.

Mr. Rayburn stated there are five key objectives for the Mobility Study: where to support economic development; promote equitable access to mobility; expand multimodal options; improve public health; and preserve our environment by focusing future growth.

Mr. Rayburn further stated there are also five Strategic Mobility Priority Areas in Historic Dublin as follows:

1. Shuttles & Circulators (Micro-transit)
2. Bike Share (Shared Micro-mobility)
3. Wayfinding on Shared Use Paths
4. Concepts for Mobility Hubs
5. Complete & Smart Streets

Mr. Rayburn said Phase 2 of the Mobility Study was completed in 2018, and focused on priority setting and action plan development in alignment with City Council's "Connected Community" theme. There are many ways to connect systems as there are a lot of assets to leverage. Routes can be programmed with the shared use path system. These concepts are exciting and technology will be part of the endeavor. The City will lean on regional partners for best practices. Columbus has some policies staff is reviewing.

Mobility in Historic Dublin will appear as follows: The Dublin Connector (micro transit); Wayfinding; Bike Share (shared micro-mobility); Complete and Smart Streets; and Mobility Hubs. Bike share will be incorporated in future endeavors and will include other communities in the northwest corridor. Mobility Hubs provide a space to co-locate at least two modes of transportation and serve as transfer points: Downtown Hubs include Bridge Park and Historic Dublin; the Campus/Community Center Hubs include medical centers, office parks, recreation centers, etc; Park and Ride Hubs serve large transit stops with park & ride; and Neighborhood Center Hubs serve residential areas at a common access point. These hubs must be accessible and provide the ability to navigate throughout the City.

Early concept plans have been started for the Bridge Street District and Historic Dublin. Mr. Rayburn presented a graphic showing what a Downtown Mobility Hub could look like. Between the City street and buildings there could be a bus/shuttle stop, and then 200 square feet of bike parking, a mobility kiosk and a bike facility all under a transit shelter. There would be a hailed-ride service connection point and two curb spaces for car sharing.

Mr. Rayburn said his presentation was based on the larger objectives of the program and do not rely on more than one mode of transportation. He completed his presentation by offering to answer any questions. As there were no questions, he offered to meet with the Task Force again for discussions with smaller groups/topics.

Ms. Noble began to focus on the August 4, 2020, mapping exercise. All the comments were taken from the first three meetings and were assimilated into topics or themes. She presented the map, which is also available online at <https://dublinohiousa.gov/planning/historic-dublin-task-force/>. The legend includes specific examples provided by members of the Task Force with associated commentary. Under the map, there is a "click here" option so additional comments can still be provided/published. Noted locations on the map represent objectives to highlight examples of their comments. All examples were posted as a result of the mapping exercise. Ms. Noble presented the summary of comments. She stated the purpose tonight is to take some of the comments from the mapping exercise to draw similarities. When the Task Force engaged in this exercise, there will likely be connections with the 2007 Area Plan.

Mr. Way said the process has prompted extra independent thinking despite what the 2007 Area Plan might have said. He recommended that the members think broadly now about the Historic District.

Building on the last meeting, Mr. Way indicated he has seen the City following, implementing, and accomplishing streetscape desirables or improvements from the 2007 Area Plan and would like to see that continue. The Task Force can still be impactful as the area is growing and changing. He has heard the concern that people have expressed about losing the essence of the Historic District

and wants this group to have the opportunity to review new development and respect what it is. The group needs to preserve the area as best possible and not allow development pressures to negatively impact the area.

Ms. Long agreed preservation should be a strong philosophy that the group supports.

Ms. Fox asked if the Task Force has discussed development outside the scope of just architecture/buildings. The answer was yes, including the assets and whole character of the Historic District.

Ms. Noble presented the map from the exercise and explained the markings on the map point to places the Task Force prefers or would like to use as an example for changes in the District. The comments were represented as they were presented by each member with no edits or interpretation. She went through the groupings and subgroups devised like parking, traffic, and streetscape that all work hand in hand. It was interesting that the group was very united on the topic of parking not being an issue in the District. The Task Force does not support more parking lots/area and would like to focus more on traffic concerns and pedestrian safety. The streetscape should feel like the Historic District to help distinguish the area from other parts of the city.

Ms. Lannan said the Task Force could put forward a streetscape. She indicated Mr. Krawetzki's presentation to the Task Force also went to the Architectural Review Board (ARB) last week and they requested more renderings. She reiterated that renditions of changes is helpful. It would be a good policy for the City to make visual changes to the Historic District but the ARB's input is important and should also be presented to City Council.

Ms. Noble continued with more summary of comments such as character. This should and will be important to other groups for what is appropriate for the Historic District. She inquired about the level of preservation the Task Force is considering to achieve. Mr. Way reiterated there is a concern of losing character and stronger language is needed. The current regulations may not go far enough to keep with the character and preservation desired and suggested making the process more rigorous. Development in the Historic District should undergo an extra level of scrutiny, especially for S. High Street. Ms. Lannan referenced the homes on North Riverview Street. This area is the very core of the Historic District and should be preserved. When homes fall into disrepair the owner or new developer will go to the ARB and request demolition. The ARB should take a stronger stand and enforcing a property maintenance policy. Ms. Noble stated there is a demolition process that goes through the ARB but that has been a strong discussion point across all the Boards, Commission, and Council. The question is, where to draw the line. She also stated that staff is currently reviewing property maintenance regulations so properties are less likely to come into disrepair.

Ms. Noble focused on wayfinding. The City would like some consistency on signage city-wide but the Task Force wants the Historic District to be unique. She asked about vitality and how to encourage more people to visit the district, stay, and bring vitality to the area.

Ms. Noble continued with the summary comments with parks and open space. She noted the Task Force provided specific ideas including Indian Run, which has been highlighted as an important area to preserve. Ms. Lannan suggested using Indian Run as a high buffer area. The number one important thing to her is to protect that corridor and have it shared with the community. Mr. Way indicated that the intention and use of parks is going in the right direction and reiterated that the residents in the Historic District do not want to encourage high-end condominiums along the Scioto River where there should be more connectivity of green space. The Task Force has suggested more access to several parks as well as to the Scioto River and introducing additional pocket parks, if they are being intentional and specific. This aligns strongly with the 2007 Area Plan.

Ms. Noble asked if there should be a singular, primary area for activities. She asked if there should be a focal point for gatherings in the Historic District and how the Task Force felt about the West Plaza as a gathering space as well as others locations. Mr. Way said the park emerging (Riverside Crossing Park) is becoming a nice gathering space and he added the beauty of the Historic District is its intimacy. Mr. Daft said there used to be a Veteran's Parade and cookout next to the Old Cemetery but that area is now taken up by the parking garage. Mr. Way added the area including the L-shaped building could be rethought and the area south of Bridge Street is in need of revitalization.

Ms. Nole shared staff's preliminary comparison to the 2007 Area Plan to the alignment of the Task Force's recommendations. In the 2007 Area Plan, one of the objectives focused on creating a central focal point for the District and creating unique gateway features. Comments from the Task Force that align with this objective include making entry into the Historic District notable and encouraging street signs, lights and banners that are unique to the District.

The second objective of the 2007 Area Plan that aligns with comments from the Task Force was enhancing the quality streetscape environment of the District. Members of the Task Force have similar comments including encouraging brick sidewalks and benches (ie attention to streetscape), trees that contribute to the look of the Historic District, and discouraging LED lights that are not acceptable, especially on South High Street.

Ms. Noble stated the third objective of the 2007 Area Plan with similar ideas are the need for safe vehicular and pedestrian choices. The Task Force reinforced the ideas which include the desire to have improvements made to Franklin Street and maximize space for walking and pedestrian movement.

The fourth objective discussed was encouraging shared parking and clear wayfinding. The Task Force was very united in the sentiment that they do not support more parking areas and would like to encourage shared parking when feasible. The members also highlighted the need for clear wayfinding especially between parking areas and retail businesses.

Ms. Noble focused on encouraging mixed-uses and highlighting the civic nature of the District and establishing clearly defined parks and open spaces. She referenced several comments presented by the Task Force that align with these previous objectives of the 2007 Area Plan.

Ms. Noble concluded the analysis and then focused on comments raised by the Task Force that were unique and therefore potential new recommendations to City Council. These comments included: the creation of a group/entity to oversee management of the District; creating process improvements for business owners; to review the impacts of demolition to the District and how it relates to preservation; ensuring proper balance of historic preservation; to explore options for alternative mobility (shuttles, bike share program, etc); and reviewing sustainability practices and how they impact the historic nature of the District.

With the presentation completed, Ms. Noble entertained further questions and final comments.

Mr. Way said he was interested in mixed-use buildings with people living over businesses. He commented that the Riverside Drive/SR 161 roundabout is not included within their purview and should not be included in their analysis.

Ms. Lannan noted the difficult crosswalk in front of Starbucks that according to the presentation by Engineering is being resolved. She does not enjoy pushing devices to cross the street or have flashing lights to cross. Traffic is slower moving south of Bridge Street so she does not see a need for crosswalks with current technology. The District is evolving to be a fairly easy place to move around. The traffic light at Rock Cress Parkway has been successful at slowing down traffic.

Ms. Long inquired about the designation of historic buildings and if the goal is to increase designations. She suggested possibly adding one or two per year. That is an important element for Historic Districts. Mr. Way suggested the City should throw every tool to that end they could. Ms. Noble said the Task Force needs to make it a priority and since it involves private residences, they would be able to help with the process. Ms. Long suggested if historic designations were an initiative of the Historic District, with collaboration, the process could be completed to relieve the property owner and use the designations as a marketing tool.

Ms. Noble asked if there was anything else that is important that should be made a priority. She asked how the City of Dublin can assist the businesses to stay in the Historic District and how

important preservation should be. There appears to be a strong interest in the balance of preservation and sustainability. Should there be a different oversight of the District.

Ms. Noble stated there would be one or two more meetings to formulate recommendations to present to City Council. She thanked everyone for their participation, noting there is still a lot of work ahead of them. She said her PowerPoint presentation will be available to the Task Force on the website. She offered to send the draft recommendations to each member so they have something to react to but asked how the framework looks going forward. Mr. Way and Ms. Lannan should at least be meeting and reviewing the information.

Ms. Noble adjourned the meeting and stated the next scheduled virtual meeting is September 15, 2020, at 4:30 pm.



MEETING NOTES

Historic Dublin Task Force

Tuesday, August 18, 2020 | 4:30 - 6:30 pm

Historic Dublin Task Force Members Present: Clay Rose, Sally Van Horn, Garrick Daft, Kim Way, Burt Dowden, Carol Matune, Ed Ostrowski, Kathy Lannan, Alan Szuter, Marylou Szuter, and Lynn Long.

HDTF Members Absent: Jay Nordenbrock, Paula Yonnotti-Ansel, Becky Brightman, Craig Price, Enas Lanham, Olivia Wirth, and Rohan Madan.

City Council and Dublin Staff: Council Members Jane Fox and Andy Keeler; Jennifer Rauch, Planning Director; Tammy Noble, Senior Planner; Sara O'Malley, Economic Development Administrator; Cyndy Barney, IT Project Lead; and Laurie Wright, Administrative Support II.

City of Dublin Speakers: Jeannie Willis, Engineering Manager; Tina Wawszkiewicz, Civil Engineer II; and Shawn Krawetzki, Landscape Manager.

Ms. Rauch welcomed everyone and thanked them for their participation. She stated Jeannie Willis and Tina Wawszkiewicz were presenting and responding to any questions related to Engineering projects. Shawn Krawetzki from Parks and Recreation was going to discuss landscaping projects and answer questions as well.

Ms. Willis shared a map of the Historic Dublin area and explained the work to commence in phases. She explained the Overhead Line Burial Project would be completed in three phases. First they will install underground conduits on Franklin Street and 250 feet on Mill Lane; overhead services on Franklin Street will be placed underground on Franklin Street; overhead distribution power will be removed from S High Street and placed underground on Franklin Street; and utility poles on Franklin Street will be removed.

Also in Phase 1, Ms. Willis said American Electric Power (AEP) lights will be addressed. She said there are 12 AEP lights being considered but not all will be replaced with the standard Historic Dublin street lights. The lights on High Street will have the twin-head lights model and lights on Riverview Street will have the single-head light model; all to be completed during Phase 1 ending 2022. Costs estimates for AEP \$1.064M, to others \$100,000, and street lights \$80,000. The schedule for design is 90% complete; easement acquisition – August 2020 to March 2021, and construction to commence May 2021 to October 2021.

Phase 2 will cost \$1.35 mil. for underground conduit work that will cover the rest of Mill Lane and S Blacksmith Lane and a new easement area south of S Blacksmith Lane. Overhead lines, services and other utilities on Mill Lane and S Blacksmith Lane will be placed underground and in a new easement area south of S Blacksmith Lane. Services, other utilities, and utility poles to be removed



on S High Street. Power and utility services to properties on S High Street will have utility services rerouted underground from Mill Lane and S Blacksmith Lane. The full scope of construction is scheduled for 2022 and estimated cost to AEP \$984,000.

Ms. Willis continued. Estimated costs for Franklin Street improvements are \$600,000 for design and construction. Once the Phase 1 overhead utility burial project is complete, Franklin Street will see some additional improvements south of Bridge Street. The project will install ADA compliant facilities at the Franklin and Bridge St intersection; install and repair brick walks on both sides of Franklin from Bridge Street south to first alley; install concrete sidewalks from first alley south to Waterford Drive (includes new concrete aprons for all drives); and repave the street. The schedule for design is 2021 and construction 2022.

Ms. Willis stated Franklin Street will be extended north from Bridge Street to North Street. This includes approximately 480 feet of new roadway; sidewalks; a new traffic signal on Bridge Street; the removal of the overhead crosswalk at Darby Street; and ADA upgrades (improvements to the curb ramps at intersection) to the signal at Bridge Street and High Street. This project provides additional connectivity in the Historic District to aid in circulation and better access to the new features in the District like the parking garage and bicycle/pedestrian bridge. The full scope of this project is estimated at \$2.725 mil and scheduled for design in 2021 with construction in 2022.

Ms. Willis said the primary wayfinding efforts began with key City of Dublin staff, an integrated consultant team, numerous external Dublin stakeholders, and Kolar Design, Inc. who assessed Dublin's existing wayfinding conditions and then crafted a comprehensive wayfinding strategy with the primary goal of creating a best-in-class visitor experience. The wayfinding system, which was presented to and endorsed by City Council at a workshop in June 2015, is designed as a modular, cost effective, and maintainable program of signs. The system welcomes and guides visitors from "highway to hallway" with an integrated, multimodal and fully coordinated system of signs. Aesthetically, the system design builds on the Dublin brand, the unique architectural and streetscape character of Historic Dublin, and the Bridge Street District (BSD) streetscape standards. The wayfinding sign program has three main parts: traffic control signs (e.g. stop signs, lane control signs), wayfinding signs (identifying major destinations), and signs that have both wayfinding and traffic control elements (overhead wayfinding and traffic control signs for the SR 161/Riverside Drive roundabout).

Ms. Willis provided images of the various sign types, including the Bridge Street District wayfinding, street name, and traffic control signs, and Historic Dublin wayfinding and entry signs. Note the Historic District is the only area in Dublin with the decorative finial at the top of the sign. As for the schedule, the wayfinding signs in the Historic District and many other parts of the City were installed in 2017. The remaining areas of the City are scheduled for construction in 2021.

Mr. Szuter asked if the Architectural Review Board (ARB) can weigh in on the decisions being proposed regarding the style of lighting fixtures and bike racks, etc. Ms. Willis said lighting fixture

styles would not change but the color or the amount of light used can be adjusted to make a softer effect. Ms. Fox agreed lighting can create a mood. Ms. Willis indicated an LED light can still be used but perhaps the glass covering could be changed to a frosted glass to soften the illumination.

Ms. Willis said utility lines will be buried on Mill Lane in Phases 1 and 2. Mr. Szuter said all work presented will bring major improvements to the area.

Ms. Noble asked if roads will be shut down during any of this construction. Ms. Willis indicated she did not know as the process was designed by AEP. If there will be impacts to traffic the homeowners or business owners would be notified well in advance.

Ms. Long said she very much appreciated the presentation. She asked if there will be a cost to owners with lines being buried. Ms. Willis stated no.

Mr. Way asked if it was possible to plant trees where utility poles have been removed. Ms. Willis indicated there were no plans for that and it is possible but not likely as there would be a significant increase in the cost of the project.

Ms. Willis said the secondary wayfinding project for the shared-use path system is to provide residents and visitors with wayfinding directional information through the use of on-pavement path markings. A secondary wayfinding study, in coordination with the City-wide wayfinding initiative, was completed in 2019.

Ms. Willis stated the final recommendations and a design concept were presented to CSAC and the Bicycle Friendly Advisory Committee (BFCAT) in the first quarter of 2020. Those recommendations are currently being incorporated into a pilot project, to be implemented as a series of curated loops throughout the City for the 2021 bike season. The goal of the loops is to gain a proof of concept and to provide a model for the rest of the region. Currently, trails in central Ohio are linear with limited options for riders. Dublin's loop proposal will expand options for people who bicycle while simultaneously increasing overall accessibility to the existing trail network. Dublin shared-use path users, CSAC, BFCAT, and the Bicycle Ambassadors will be surveyed for feedback with regards to efficacy for wayfinding, ease of use, and safety.

Another type of secondary wayfinding may be coming to Dublin, Ms. Willis said. The Central Ohio Greenways (COG) is a trail network of national significance spanning over 230 miles, connecting Central Ohio to other parts of the state and country. These trails are traveled more than 12 million miles annually providing economic, quality of life, and health benefits to the community. The Central Ohio Greenways Board, a committee of MORPC, was formed in 2015. The Board developed a 5-year strategic plan to extend existing trails, fill gaps in trail corridors, connect neighborhoods to job centers, and create a truly interconnected network of trails useful for both transportation and recreation. In February 2020, the Central Ohio Greenways Board approved a trail designation from Bridge Park to Dublin Road to Brand Road to Glacier Ridge Metro Park. MORPC is collaborating

with the City of Columbus to add trail infrastructure along SR 161 for greater east-west connectivity, which will provide a direct bike connection into Dublin. There are on-going discussions concerning whether the new pedestrian bridge should be a part of the COG system to determine if this is the location where we want to promote more avid cyclists.

Ms. Willis said the next steps for wayfinding are to finalize curated loops and implement the wayfinding pilot; and continue to engage MORPC and the City of Columbus to identify potential connections and expand overall accessibility to the existing network.

Ms. Noble asked why the determination was made to have the sidewalks in the Historic District be a brick material. Ms. Willis explained brick pavers are used first for the center of the Historic District and the farther the distance from the center, less expensive materials are used (concrete).

Mr. Szuter asked if the sidewalk would be put on both sides of Franklin Street to which Ms. Willis answered affirmatively. Mr. Szuter inquired about the location for sidewalks on narrow streets and if they would encroach more into the street or encroach residents' yards. Ms. Willis answered the sidewalks would be pushed into the yards. Mr. Szuter added narrow streets help to control traffic but Franklin Street is wide and should look more like the rest of the Historic District.

Ms. Willis clarified concrete aprons would be added that will decrease the size of the tree lawn but they will try to avoid as many trees as possible.

Mr. Szuter said all this work will be a major improvement to the area.

Ms. Willis indicated a Curbside Management Study is in the works. With increasing demand for curb space due to the growth in e-commerce, freight and on-demand deliveries, and ride hailing, this study is looking to develop a flexible, innovative, data-driven approach to managing congestion, transit (including shuttles), loading zones, ride-share vendors, valet parking, and on-street parking. This study has not been initiated yet, but will hopefully receive funding in 2021. It is intended to create an overall curbside management plan that will organize on-street parking, handicap spaces, loading zones, ride-share locations, valet operations, and transit operations for Historic Dublin and Bridge Park East. The idea is to identify locations for Loading Management Zones for safe and legal short-term commercial pickups and drop-offs and create an implementation plan, which help make our streets safer and easier to navigate for all users, including pedestrians, bicyclists, and drivers. In the meantime, the City is actively working with our valet vendor, restaurants and other stakeholders to manage the curbside congestion and competing needs.

Ms. Fox opened a conversation about the use of roadways for cyclists. She said that when there are brick sidewalk, nobody uses it. Ms. Willis said the State of Ohio encourages connections and there are now initiatives for how to complete gaps. Ms. Fox said bike markings are needed on High Street. Ms. Fox indicated Marysville might approve a bike path to connect to Dublin.

Ms. Fox commented there is a lot of sign clutter in the Historic District in her opinion and asked if old signs could be removed. Ms. Willis reported there was a sign audit conducted within the last couple of years.

Since there were no more questions or concerns about engineering projects, Mr. Krawetzki, the Parks and Recreation Representative was given the floor.

Mr. Way inquired more about wayfinding. He asked if there was way to incorporate historic information into an electronic system - an 'App' for pedestrians and cyclists to use to tour the Historic District. Ms. Willis said it is being contemplated for integration into the bike paths, etc. Mr. Krawetzki said he would advocate for that. He added there is a project team currently working on that.

Mr. Krawetzki shared a rendering of a streetscape design they have been working on for S High Street. He recalled the trees that came down due to AEP's work and some for their decline due to an insufficient amount of soil. He said this new envisioned streetscape will provide healthy trees that will provide a canopy. Starting in the fall of 2020, retaining walls will be added and trees pushed to curb level for a suspended paver system for the west side. The landscape plan showed lots of Tulip Trees being proposed. He indicated the paver system would need to change since the sidewalk goes up to the wall, which is less than 30" in height. This will allow people to sit on walls for parades and located as such so car doors will not come in contact with the wall. He explained the wall will be constructed with cement block and covered in a stone veneer to replicate real stone dry-stack walls around Dublin. Dry stack walls could not be used as they would crumble if people sat on them. The block/veneer wall will be able to retain more soil that will be added and is also less expensive. Additionally, the block wall will not require a footing as the grading alone will support the blocks. Carriage steps will remain. He indicated work would commence on the east side in some time in the future.

Mr. Krawetzki explained Riverside Crossing Park runs along each side of the Scioto River with the Pedestrian Bridge linking the east and west sides. The West Plaza is close to completion; there were issues with handrails that delayed the project. The City will plant reforestation for a more natural park. This will be especially true for the west side of the Scioto River where they will work with the natural elements existing, leaving the area more natural and dense, whereas, the east side is more active and urban and will contain less vegetation.

Mr. Krawetzki presented photographs of artistic bike racks that were commissioned for the Historic District. Samples of big metal birds were reviewed and determined for bike parking. There are three different sizes so they will not all be positioned the same around the Historic District.

Mr. Krawetzki said access will be provided to the Scioto River on the west side of the park for kayak launching in the coming years depending on the state of the CIP. Currently, kayaks can be launched at Dublin Springs and under I-270 at Riverside Drive near Emerald Parkway.

Mr. Krawetzki said benches will be installed along N High Street and they are actively looking for places to install more benches. Additionally, Frog Park will be rearranged for more efficiency.

Mr. Krawetzki said contract maintenance changed last year and the new contract is really solid for higher standards for areas not well traveled.

Ms. Lannan said the treescape for High Street is amazing. She asked what type of trees those were as shown in the rendering. Mr. Krawetzki answered an Emerald Cultivar of Tulip Trees, which should reach a height of 25 feet. Ms. Lannan asked what would be planted between the curb and the wall. Mr. Krawetzki answered they are considering some sort of ground cover, lawn, or mulch but the material would have to sustain foot traffic. More steps will be added that will pop through the wall to provide more access so people do not have to walk all the way around to reach their destination. Mr. Way inquired about the distance between the curb and the wall to which Mr. Krawetzki responded four to six feet.

Ms. Szuter asked if there would be room for planting flowers or hanging flower pots from the lights. Mr. Krawetzki indicated that part of the project would come later.

Ms. Long said she loves the design on High Street. She inquired about pedestrian traffic gaining access to stores when the street, sidewalks and easements are torn up during construction. Mr. Krawetzki said they will work with business owners to coordinate. The street construction would occur in the spring and the sidewalks and walls would be constructed at a different time to allow for some maneuverability.

Ms. Long said the artistic bike racks are too contemporary and modern and do not fit in with the Historic District. Mr. Krawetzki said the Dublin Arts Council recommended working in iconic art pieces into the Historic District. He noted Herons can be sited along the Scioto River and the design lines follow the gracefulness of the new Pedestrian Bridge. Ms. Long reiterated that she did not like the bike racks and Mr. Garrick said they look like they could be a hazard.

Ms. Fox asked if the following elements should be brought before the ARB for review and consideration before they are placed: bike racks; benches, art, and streetscape designs. Ms. Long answered affirmatively to having the ARB to weigh in. Mr. Szuter suggested there should be a comprehensive book on the Historic District to ensure all elements fit together well in the Historic District. He said the ARB usually consists of one architect or maybe two and they never have anyone on the Board with an ART or Urban background. Ms. Szuter stated she liked the Heron bike racks as Dublin has both Herons and bicyclists.

Everyone agreed these items would go before the public for input. Mr. Krawetzki said a group selected the Art, etc.

Ms. Fox stated all the stone walls in Historic Dublin should have a rough, old, natural appearing finish and not look contemporary. She likes the idea of more steps. Mr. Krawetzki indicated the wall design will be reviewed by the ARB. Parks and Recreation want the walls to look like old Dublin but need to be stronger to retain soil. They will also be working in columns adding one or two per block.

Ms. Rauch said the brick sidewalks follow the streetscape standards.

Mr. Way suggested transitioning might bring a balance between the more historic area of S High and the more contemporary toward Bridge Street. Ms. Fox noted there needs to be cohesiveness.

Mr. Way inquired about the connectivity along the Scioto River and to Indian Run. Mr. Krawetzki said those plans are still being worked through.

Mr. Way asked if there was going to be a designated route to Springs Park. Mr. Krawetzki said he did not think there was a plan for that but more sidewalks are being created. Mr. Way asked if this is a subject the HDTF can provide input for. Mr. Krawetzki answered affirmatively and added the Task Force can make recommendations for the preservation of more natural areas, also.

The HDTF thanked Mr. Krawetzki for his time, clarifications and limiting his focus to the Historic District for his presentation to the Task Force.

Ms. Rauch stated the Task Force participated in a mapping exercise at the previous meeting. She said task members that were not in attendance could add their thoughts and those that participated may ask for clarification to be added or anything they forgot at the time but would like added now.

Ms. Rauch took a straw poll for what the best time is for this meeting; if the time was working out for everyone. It was decided that the next meeting would begin at 4:30 pm and run until 6:30 pm. She said the task at the next meeting is to take all the comments for the mapping exercise and compare them to the Community Plan to see how the directions align.

Mr. Way said he likes the direction of these Task Force meetings. Mr. Szuter said he learned a lot this evening about what is going on that he did not know about previously.

Mr. Fox announced City Council is engaging in a project for 'What DUBLIN should look like in 2035'. She requested the Task Force think about this topic and provide any input they would like.

Ms. Rauch thanked the Council Members and the Members of the Task Force for their participation and adjourned the meeting at 6:00 PM.



MEETING NOTES

Historic Dublin Task Force

Tuesday, August 4, 2020 | Live-Stream 4:00 pm

Historic Dublin Task Force Members Present: Kathy Lannan, Clay Rose, Garrick Daft, Burt Dowden, Kim Way, Carol Matune, Ed Ostrowski, Craig Price, Lynn Long, Alan Szuter, and Olivia Wirth.

HDTF Members Absent: Sally Van Horn, Jay Nordenbrock, Enas Lanham, Becky Brightman, Paula Yonnotti-Ansel, Mary Szuter, and Rohan Madan.

City Council and Dublin Staff: Jennifer Rauch, Planning Director; Tammy Noble, Senior Planner; Devayani Puranik, Senior Planner; Sara O'Malley, Economic Development Administrator; Laurie Wright, Administrative Support II; and Kyle McKee (moderator).

Ms. Rauch welcomed everyone to the virtual meeting and thanked them for their participation. She said the Task Force would meet bi-monthly on Tuesdays from 4 pm to 6 pm and the virtual meeting protocol will be followed until instructed otherwise.

Ms. Noble thanked the members for their participation in this Task Force and said staff is looking forward to working with all of them in the upcoming months. She said each and every one of you have been appointed to provide a unique perspective of the Historic District and all thoughts are welcome. She provided a background of the Task Force:

- ✓ City Council established the Task Force (Res 57-19) and appointed members that represented various interests in the District.
- ✓ This grass root effort is for the members of the Task Force to provide recommendations to City Council; not staff.
- ✓ Meetings started at the beginning of 2020 and culminated in a visit from Heritage Ohio.
- ✓ Meetings were briefly discontinued in early March, due to the pandemic and resumed July 21st.
- ✓ Meetings are intended to extend into September 2020 (or longer, if needed) and will result in final recommendations to City Council.

Ms. Noble said City Council assigned the Task Force to:

- Update the Historic District Area Plan that was originally adopted in 2007 and was incorporated into the Bridge Street District upon its adoption;
- Revisit the Community Plan and the Special Area Plan from time to time to ensure they are compatible with the City's desired outcomes; and
- Determine the appropriateness of the Historic District being incorporated in the BSD.

Ms. Noble provided an over view of the Community Plan, Special Area Plans, and Zoning Districts/map as used in the planning process.

Ms. Noble compared the 2007 Historic District Area Plan to the Comments from the Task Force thus far:



Area Plan - Establish a new central focal point and unique gateway features.

HDTF Comment - Gateways to HD are not yet memorable.

Area Plan - Enhance the quality streetscape environment in the District.

HDTF Comments:

- Consider a boulevard effect;
- Provide more seating opportunities and community areas for gathering;
- Encourage more of a community feel with pedestrians and bikers;
- Provide traffic control to decrease speeding; and
- Experiment with bump outs for parking vignettes to slow traffic and create more planting areas.

Area Plan - Increase safe vehicular and pedestrian choices

HDTF Comments:

- Consider the safety of pedestrians in roundabouts (SR 161/Riverside Dr.); and
- Provide easy bike access.

Area Plan – Encourage shared parking and clear wayfinding

HDTF Comments:

- Ensure the area is not consumed by parking;
- Ensure parking does not overwhelm the district; but
- Love the new wayfinding signs directing people to various sites.

Area Plan – Enhance the mixed-use and civic nature of the Historic District

HDTF Comments:

- Support mixed-use development so people can live/work in close proximity;
- Allow residential areas to mix with commercial areas;
- Focus on educational experiences with HD connections; and
- Provide sufficient civic uses.

Area Plan – Establish clearly defined parks and open spaces

HDTF Comments:

- Respect natural corridors;
- Provide more access to the Scioto River and with better signage ;
- Connect park access along the river up N. High Street; and
- Provide a clearer connection/access to Kiwanis Park access.

Ms. Noble concluded that comments received from public input sessions formulate recommendations that lead to implementation strategies. Recommendations have included the following:

- Mixed-use infill development;
- Full-paver intersection treatments to signify main intersections;
- Future public river access and park amenities;
- Integration of multi-story residential units overlooking the river;
- Targeted commercial infill to enhance streetscape edge; and
- Adaptive reuse for high-end residential condos overlooking river.

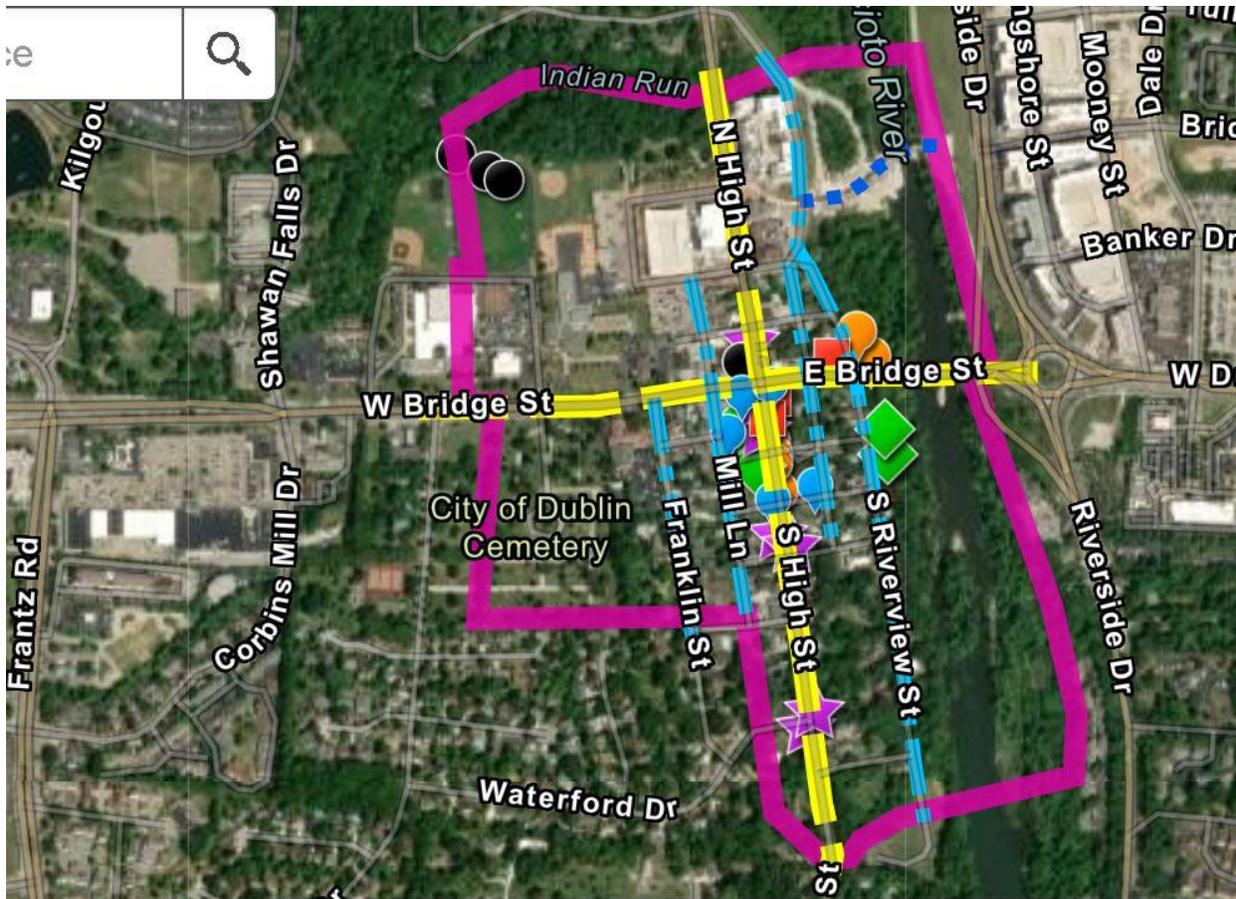
Ms. Noble shared several new themes the Task Force has discussed that may lead to future recommendations:

- Proper oversight of the District is needed (potential for Heritage Ohio or other entity);
- Process improvement for business owners;
- Encourage/improve economic vitality of the area;
- Exploring options for mobility (shuttles, bike share program, etc);
- Encourage activity in the district through events; and
- Historic preservation.

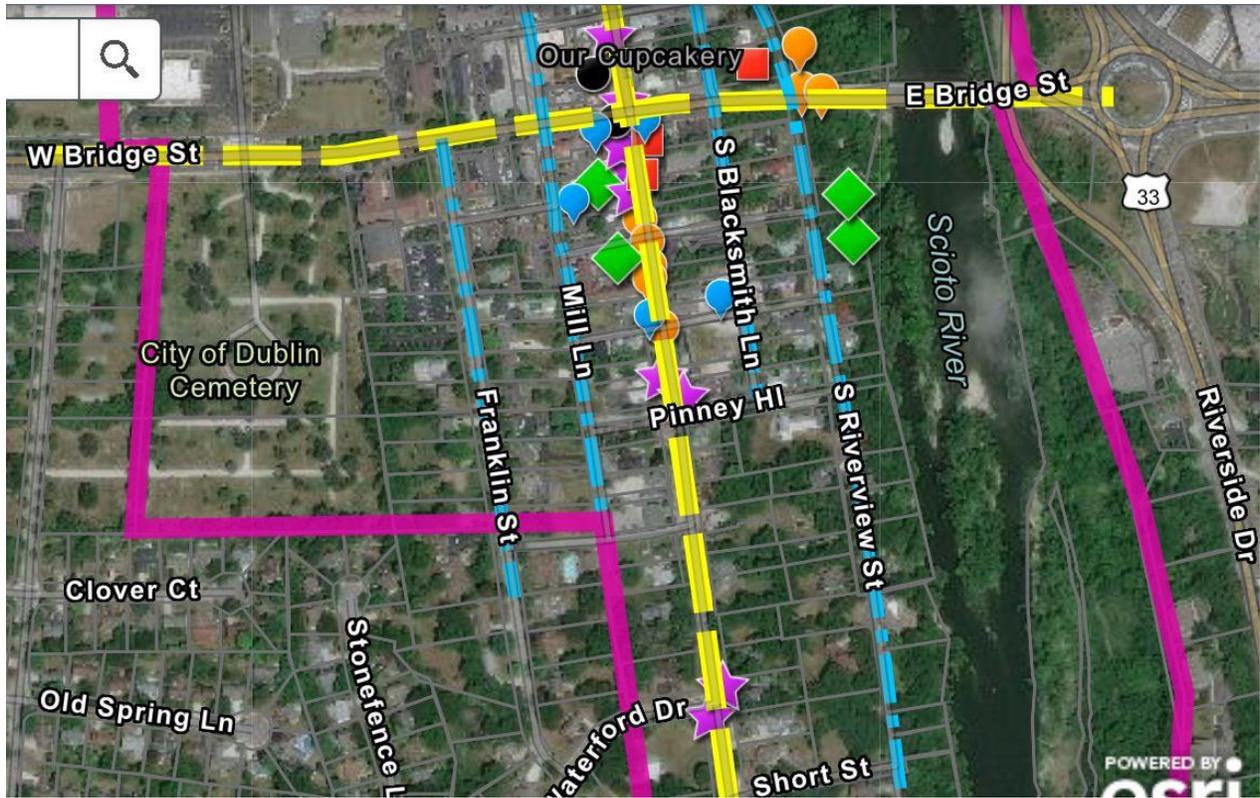
Ms. Rauch led the mapping exercise. First the Task Force comments and highlighted themes were discussed. They used the themes to illustrate examples of comments on a map, which it correlated to.

Ms. Rauch began with streetscapes and wayfinding – prompting feedback for areas for improvement. Ms. Puranik provided notes that correlated with a marker on the map. The map is located on the City's website to be found with this link:

<https://dublinohio.maps.arcgis.com/apps/webappviewer/index.html?id=09bd467e492e4a0589feeab6858bc580>



You may zoom in on the map to see more of the markers as below:



Zoom in closer to distinguish each marker. Click on the marker and it will state the improvement the HDTF suggested for that specific area:



LEGEND

Magenta line is perimeter of Historic Dublin.

Blue dot and dash lines = Secondary Corridors

Yellow dash lines = Primary Corridors

Orange Balloon = Streetscape and Public Art

Blue Balloon = Parking and Wayfinding

Green Diamond = Open Space and Natural Corridor Connectivity

Red Square = Architecture and Historic Preservation

Purple Star = Programming and Management

Black Circle = Land Uses

HDTF comments - Streetscape and Public Art:

- Bury Utilities
- Preserve and Enhance Trees
- Widen Sidewalks and Tree Boxes
- Appropriate Street Lights for S. High St.
- Common Themes for Building Exterior Lighting
- Lighted Paths
- Connect South and North for Pedestrians
- Current Issue –Steep Grade and Parking

HDTF comments - Parking and Wayfinding:

- Shared Parking Opportunities with Private Owners
- Do Not Add Any More Parking Lots
- Encourage Alternative Transportation
- Signs to Direct to Parking
- Subset of Sign Designs Specific for Historic Dublin

HDTF comments - Open Space and Natural Corridor Connectivity:

- Enhance Parking with Planters/Seating
- Preservation and Enhancements to Existing Parks
- Preserve Parks and Indian Run as Assets

HDTF comments - Architecture and Historic Preservation:

- Area of Concern for Historic Preservation
- Conversation Regarding Historic Preservation within the District
- Explore an Employee or Group Helping Property Owners to Help Preserve Properties Including Grants

HDTF comments - Programming and Management:

- Potential Music Events
- Consider Closing Streets for Events like the Art Festival
- Design and Plan High Street for Events
- Alternate Between N and S High Street for Events
- Make Gathering Space for Events, which Should Happen Periodically
- Explore Historic Side of Dublin via an App
- Historic Dublin App with all HD Information like Parking, Parks, etc.
- Historic Dublin Tour via App with the Historical Society
- Historic Plaques for Historic Homes

HDTF comments - Land Use:

- HD Boundary Should Include Indian Run Falls
- No High-end Condominiums or Residential, Preserve Indian Run
- Apply and Implement Guidelines to HD to Preserve the District
- Protect and Preserve Parks with the Right Setbacks and Buffers and Follow *Historic Dublin District Guidelines*
- Conduct Potential Discussion with the Architectural Review Board members

Ms. Rauch stated the next meeting is on Tuesday, August 18 at 4 pm to 6 pm, live-streamed on YouTube. She adjourned the meeting at 6:00 pm.



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.



MEETING NOTES

Historic Dublin Task Force

Tuesday, February 25, 2020 | 6:30 pm

Historic Dublin Task Force Members Present: Clay Rose, Sally Van Horn, Garrick Daft, Kim Way, Burt Dowden, Carol Matune, Ed Ostrowski, Craig Price, Enas Lanham, Kathy Lannan, Alan Szuter, Mary Szuter, and Rohan Madan.

HDTF Members Absent: Jay Nordenbrock, Paula Yonnotti-Ansel, Lynn Long, Becky Brightman, and Olivia Wirth.

City Council and Dublin Staff: Council Member Jane Fox; Dana L. McDaniel, City Manager; Colleen Gilger, Director of Economic Development; Matthew Stiffler, Deputy Director of Finance; Jennifer Rauch, Planning Manager & Interim Planning Director; Tammy Noble, Senior Planner; Sara O'Malley, Economic Development Administrator; and Laurie Wright, Administrative Support II.

Guest Speakers: Scott Dring, Executive Director of the Dublin Convention and Visitors Bureau and Downtown Alliance; Jenny Amorose, representative for the Dublin Chamber of Commerce; Jean Ann Connelly and Linda Kick, representative of the Historic District Business Association.

Ms. Rauch welcomed everyone and thanked them for their participation.

Ms. Gilger gave an overview of the Economic Development Department. She said there are four members of the Economic Development team who help ensure that businesses stay within Dublin and bring in new businesses. They primarily focus on professional workers in industries such as information technology, medical, company headquarters, and autonomous vehicles, etc. She explained that only 2% of the income tax collected is allocated to roads, parks, police, and the Recreation Center, etc.

Ms. Gilger said the Economic Development team does a lot of research on companies who wish to bring their business to Dublin. She said the City does pay incentives to attract new businesses but no tax dollars are used. She explained it is all paid out of a specific allotment of money. The size of companies who may qualify for incentives need to have 15 – 20 employees, a minimum of one million dollars in revenue, and want to double their size of business and be able to meet performance standards.

Mr. McDaniel added that not all incentives are provided by a means to save money; amenities in the form of infrastructure have been provided for larger companies for example. He said they consider what drives a need for service. He added in the Historic District there are amenities such



as the Façade Improvement Program, construction of parking lots, wellness programs, and fiber optics.

Ms. Gilger said the City would prefer a service industry over an office building because office uses can be provided anywhere. She stated that there is a lot of competition from Westerville, Hilliard, and New Albany who offer tax abatements. The City has tried tax abatements before and found that it was not a sound business incentive for the City. She states that businesses who were offered abatements would be offered reduced rents for a certain amount of time but when the term of the agreement is expired, at end of 15 years, the business would move to where it is more economically feasible and thus we were not sustaining businesses. She said Sara O'Malley is the point person for the Historic District and oversees the façade program. We want businesses in the Historic District to reinvest in their properties therefore the City provide funding for aesthetics in the district, which may include parking areas. Ms. Gilger said other amenities can include lights, roads, parks, and other improvements. She also said their goal is to have a healthy balance of land uses and not solely residential uses.

Mr. Stiffler, Interim Director of Finance provide information to the Task Force on how the City funds its operations and highlighted the importance of income tax and bed taxes. He also discussed TIF's in the city and how they are used occasionally to pay for infrastructure up front and usually associated with larger development projects.

Alan Szuter said he is a small business owner in the Historic District and will never reach \$1 mil in payroll so they did not qualify for incentives. Alan said there needs to be more of a focus on small businesses.

Dana McDaniel said that many of the investments that the City has made in the Historic District have not been done in other areas including the construction of the parking garage that was a ten million dollar investment. The City has also rented parking spaces at church and will be working on burying electric lines, which will be a multi-million dollar investment. Mr. McDaniel reiterated the Façade Improvement program and the existence of fiber optics, which is vital to all businesses.

Jane Fox, City Council Member said that these are the topics that we need your input.

Mr. McDaniel mentioned that our consultants will be doing a two-day visit with the City next week and helping the City identify other useful tools for the district.

Scott Dring, Dublin Convention and Visitors Bureau, introduced himself and stated he would like to discuss their role in the Historic District. The Bureau attracts tourists to Dublin in hopes of spurring economic benefits to our community. The Historic District is a prime destination and a

ideal place for visitor attraction. He said visitors from all over the country visit the Historic District and go to our restaurants, stay at our hotels, and attend community events like the Irish Festival.

Jenny Amorose, Dublin Chamber of Commerce introduced herself and stated that she would like to discuss how their non-profit group works with the Historic District. She said the group was founded to strengthen the local economy and make Dublin a better place to live and work. She highlighted some of the events they organize including the Bunny Hop, which was held on the first weekend in April. She said these events help create fun activities in the district and attract people to the district.

Jean Ann Connelly, the Historic District Business Association, introduced herself and stated that she would like to discuss how the business association benefits the Historic District. She said the Historic District Business Association is a non-profit organization that promotes businesses within the district. Like the organizations that previously discussed their roles in the district, the HDBA organizes events that bring people to the district and provide economic benefits to the local businesses. A few of the popular events are the Red Wine Trail, the Street Stroll, the Sliders Challenge, and the Chili Cookoff. All the events are fun activities that stimulate the economics of the district.

Linda Kick, Historic District Business Association, introduced herself and stated that she is a long time business owner within the Historic District. She discussed the benefits of having bed tax to fund events that are completely organized by volunteers. These events bring people the district to help support local businesses. She said that not only benefits the businesses in the district but the Dublin community as a whole. She said they will continue to help with local events and discussed how retail is changing across the country. She said that they provide monies to the local food pantry to help the residents of Dublin. She said her business has continued to grow and be successful and she said she chooses to stay in the district because it feels like home.

Alan Szuter said he is concerned with the loss of certain businesses, rents are increases and property taxes are increasing.

Scott Dring said retail businesses in Dublin has always been a struggle.

Sara O'Malley said the Economic Development team has designated business districts throughout the City and the Historic District is her primary focus area.

Jane Fox mentioned the continued high ratings that we received in the community survey we conducted last year. Among the reasons for the high ratings is the district is an urban core with quaint parks, local restaurants and close proximity to community attractions like the Columbus Zoo.

Ms. Fox also asked how to we acquire another business attraction similar to Biddies. She asked if we should incentivize it or utilize other methods. She emphasized boutiques and quaint business and not permit larger format stores. She asked the Task Force what the City would look like in 2035. She asked the group to contemplate what businesses they should attract, infrastructure they need, and our policies on preservation of historic structures. She said the group should be thinking of the character of the area, scale of the businesses and what they want. She said the north side of the district has lost its character and the Architectural Review Board struggle.

The Task Force members provided the following comments and concerns regarding this discussion that should be considered as the work moves forward:

- Need to provide additional retail opportunities
- Concerns that rent costs are increasing, which increases property tax
- Like the quaint and uniqueness of Historic District
- Emphasized that the streetscape character is important to the District
- The vibrancy of the Historic District has increased over the years
- Connections need to be made business/property owners and city resources
- The fairy trail is a great draw for visitors to the Historic District
- Need to think outside the box on retail. Need to look for experiential retail
- More clearly identify a dedicated staff person for to the Historic District
- Need to provide a better connection between the historic and new
- Find opportunities to incentivize retail
- Additional research is needed to determine whether there are incentive models that will work to attract retail
- Aesthetic appeal of South High Street needs to improve
- Art opportunities should be focus
- Provide a better/unique way to provide the history of the buildings
- Oral history needs to be recorded for the Historic District before it is lost – learn the history
- Preserve the S. High Street character in terms of building scale and character
- Need city resources to navigate exceptions to ADA requirements for existing businesses
- Redevelopment needs to fit with character, scale and intimacy of the District
- Need to develop more user-friendly approvals

Ms. Rauch thanked the members of the Task Force and adjourned the meeting at 8:30 PM.



MEETING NOTES

Historic Dublin Task Force

Tuesday, February 11, 2020 | 6:30 pm

Historic Dublin Task Force Members Present: Clay Rose, Sally Van Horn, Burt Dowden, Kim Way, Carol Matune, Ed Ostrowski, Paula Yonnotti-Ansel, Craig Price, Lynn Long, Alan Szuter, Mary Szuter, and Olivia Wirth.

HDTF Members Absent: Garrick Daft, Jay Nordenbrock, Enas Lanham, Becky Brightman, Kathy Lannan, and Rohan Madan.

City Council and Dublin Staff: Council Member Andrew Keeler; Jennifer Rauch, Planning Manager & Interim Planning Director; Tammy Noble, Senior Planner; Laurie Wright, Administrative Support II; and Sara O'Malley, Economic Development Administrator.

Ms. Rauch welcomed everyone and thanked them for their participation. Everyone was seated in small groups and were asked to re-introduce themselves for those that were not in attendance for the first meeting.

Ms. Rauch provided a recap of the initial meeting and highlighted the opportunities and challenges identified by the group. She shared major themes that resulted from the comments and shared these with the groups. The themes with the most feedback were listed first, as followed: Access/Streetscape Details/Pedestrian (21); Events (16); Open Space/Natural Corridors (15); Uses/Business/Vitality (13); Architecture/Character/Building/Scale (12); Civic/Schools/Education (8); Parking (8); Historic Preservation (7); Transition (7); Public Art (6); Housing (4); Parking Garage (3); Lighting (3); Stone Walls (2); and Safety/Cleanliness (2).

Ms. Noble said she was not able to attend the first meeting and was co-facilitating the meetings for this group. She said she had reviewed the lengthy feedback and was complimented the group with providing excellent ideas in the short amount of time.

Ms. Rauch and Ms. Noble asked the members to take additional time in their small groups to discuss any additional observations they made after attending the initial meeting. Ms. Rauch asked them to identify any new perspectives or ideas.

The following additional observations were reported out from the small table discussions and discussed as a group:

- New Pedestrian Bridge – concern with bike access safety
- Attract people across the new pedestrian bridge to the Historic District through promotion and events
- Several large events have left the Historic District. May be a positive as to not interfere with business with the required closures and interruptions.
- Tree lighting was moved. Is there another alternative or event?



- A community feel with pedestrians and bikers
- Desire for bike share opportunities
- Connect Kiwanis Park to Riverside Crossing Park
- Connect park areas along the river up N. High Street to include residential properties north of the HD and extend up to Emerald Parkway and across to area under the Emerald Parkway bridge on east side of the river down to Riverside Crossing Park on the east side.
- Celebrate connection at Dublin Springs Park along S. Riverview St. up to Riverside Crossing Park
- Increase access to the Scioto River with better signage
- Signs throughout the Historic District “You are here”
- Improved signage to “point people in the right direction” throughout the HD – QR Code
- Need to change perception that the district is too far to walk
- New pedestrian bridge and parks will draw people to the Historic District. Need to find a way to draw people south of the Historic District.
- Make an anchor on property at the south end of district to draw people
- Promote parking and walking the district
- Install parking sensors that will communicate with apps to show available parking
- Improvements to Franklin Street (curb & sidewalk)
- Mixed-use housing – diversity is good
- Allow residential to mix with commercial
- Love vitality with pedestrian traffic on all streets, including residential areas
- Need to connect businesses in all areas
- Vacant property concerns
- Facilitate economic assistance to redevelopment of vacant properties
- Replace street lights with gas lamps through grant opportunities and partnering with IGS
- Discuss AEP line relocation/burial
- Discuss tree replacement on S. High Street – gain understanding of the plan details

Ms. Noble provided a brief overview of the City’s planning process. She said in many states, Community Plans are required in order to acquire federal funding, however the Ohio is not a state that requires comprehensive plans for communities. Dublin is fortunate that our residents want a Community Plan, which is the City’s policy document that informs growth and development decisions. This ensures that development occurs in a predictable and compatible manner and provides an essential resource for City Council, staff, and boards and commissions. In addition, this Task Force is a grass roots movement to create a long-term vision and goals for land use, transportation, utilities, recreation, open space and aesthetics for the historic sections of the City. In addition to our Community Plan, the City of Dublin has also adopted several area plans that provide additional detailed policy guidance and conceptual ideas. Ms. Noble pointed to a map that indicates the various They all differ in vitality and character and highlighted the various areas of the City and their essential purpose including but not limited Bridge Street, the West Innovation District, the and Metro Blazer Area Plan. Zoning implements the vision and goals established in the Community Plan and Special Area Plans through the creation and administration of regulations. The defined permitted uses, setbacks, building height, densities, parking, lot coverage, landscaping, buffering, and open space requirements vary by location or district and are based on the desired character envisioned for the area. For the most part, historic districts are a big draw for a city and the people that reside there or have businesses in the area tend to be very passionate. She stated this Task Force will consider long range goals for the

vision. This will not be for immediate change but closer to 20 - 30 years out. She asked the group to consider what they would want in the Historic District Area Plan.

Ms. Rauch reviewed the zoning map for the Historic District and the three main zoning districts and their intended character within the District, which includes the Historic Residential, Historic South and Historic Core District. She reviewed the previous Code amendments to address the development concerns within the Historic South District, as well as the proposed amendments to the Code and Guidelines as part of the removal from the Bridge Street District. Ms. Rauch shared the background regarding the Historic and Cultural Assessment and information provided regarding all of the historic properties citywide. She shared City Council acceptance of this assessment and the asset it has been to staff and ARB as one additional resources when reviewing applications that come before the Architectural Review Board. The group discussed concerns regarding the designated contributing and non-contributing status that is identified for the individual properties and that information is used in the review process. The group also discussed various development projects and the challenges facing small businesses and redevelopment of sites within the District.

Clay Rose spoke about the Historical Society and role the organization plays in the Historic District. The group discussed the organization of a walking tour led by the Historic Society members, which would be targeted for an upcoming Saturday.

Our next meeting is on Tuesday, February 25 at 6:30 pm, but will be held at the Dublin Community Recreation Center and this meeting will have focus on the economic vitality of the Historic District.

Ms. Rauch adjourned the meeting at 8:30 pm.



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).

	STRENGTHS / OPPORTUNITIES		WEAKNESSES / THREATS
PUBLIC ART	Strong, existing focus	PUBLIC ART	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		
CHARACTER	Lots of it! Unique features and architecture	CHARACTER	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
HISTORIC PRESERVATION	Keep on doing on south High Street	HISTORIC PRESERVATION	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

HOUSING	Density is good as is. Too much density will dilute the experience	HOUSING	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
STREETSCAPE	Eclectic mix of building fronts south of SR161	STREETSCAPE	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
PARKING	Does not overwhelm the district	PARKING	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
ECONOMIC VITALITY	Good north of Bridge Street	ECONOMIC VITALITY	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
GATEWAY TO HD	Extend character of downtown along Bridge Street	GATEWAY TO HD	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.

PARKS, OPEN SPACE, GREENWAY	Indian Run ravine is a nice and special getaway. Keep it that way and special.	PARKS, OPEN SPACE, GREENWAY	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
EVENTS	Great community events: Irish Festival Muirfield Farmers Market 4 th of July Memorial Day Veteran's Day	EVENTS	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
INTERACTION WITH ADJACENT DEVELOPMENT		INTERACTION WITH ADJACENT DEVELOPMENT	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
WAYFINDING	Love the new signs directing people to various sites	WAYFINDING	Current signs not historic in feel
	Easy bike access		
CIVIC USES	Library provides a strong civic presence	CIVIC USES	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.