



AGENDA DUBLIN CITY COUNCIL

COMMUNITY DEVELOPMENT COMMITTEE OF COUNCIL

TUESDAY, APRIL 21, 2026 – 5:00 PM

5555 PERIMETER DRIVE
DUBLIN, OH 43017

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- Minutes of the May 20, 2025 Community Development Committee Meeting

ITEMS FOR DISCUSSION

- Development Review Process Improvements

ADJOURNMENT



**DUBLIN CITY COUNCIL
COMMUNITY DEVELOPMENT COMMITTEE
TUESDAY, MAY 20, 2025 – 5:00 p.m.
5555 PERIMETER DRIVE
COUNCIL CHAMBER**

Meeting Minutes

Mr. Reiner called the May 20, 2025 Community Development Committee meeting to order at 5:00 p.m.

Members present: Ms. Fox, Mr. Keeler, and Mr. Reiner

Staff present: Jenny Rauch, Yazan Ashrawi, Anthony Severyn, Jay Anderson, Josh Britt, Scott Moncrief, Jeff Myers

Minutes of the April 15, 2025 Meeting

Mr. Keeler moved to approve the minutes of the April 15, 2025 CDC meeting. Ms. Fox seconded the motion.

Vote on the motion: Mr. Keeler, yes; Mr. Reiner, yes; Ms. Fox, yes

- **Plant Sourcing Information**

Mr. Reiner stated that the International Society of Arborists recently presented at a meeting of the State Board of Landscape Architects. There was disagreement with how the Society of Arborists stated that trees should be planted. The information that they presented that was the most surprising was that the average lifespan of a tree planted in Ohio is seven years. In his experience, the typical tree longevity is longer, but they indicated their information was based on statistics. The purpose of tonight's discussion is to identify a way the City can increase the longevity of trees planted in Dublin. The biggest issue seems to be that 80% of the plants and trees planted in Ohio are from nurseries in Arizona, California and Texas, several plant hardiness zones south of Ohio. The trees then are frost-cracking during the winter months, allowing borers to invade and kill the trees. He inquired the practicability of the City adopting an ordinance that would prohibit planting landscape products in City projects that are sourced from below hardiness zone 7.

Ms. Rauch stated that the packet materials provided similar information on use of quality plant materials including that they come from areas of the country with climates similar to Ohio. There is an existing City ordinance that already requires that. City horticulture staff present tonight can review how they source public landscaping projects, then she and Mr. Britt will describe how private development is meeting the existing requirements.

Mr. Moncrief stated that City Parks Department has a list of nurseries and growers that they use when purchasing plant materials for park projects. All those growers are central or northern Ohio-based growers. They competitively bid the plant materials for the lowest price but best plant materials. We attempt to ensure we plant materials are sourced from appropriate hardiness zones, primarily local growers from central Ohio. We have the advantage of planting at a smaller scale and selecting specific types of plants. We know where our plants come from because we have a personal relationship with those nurseries.

Mr. Reiner inquired if the City could expand its legislation to extend the same requirements for northern-grown plant materials to commercial projects, such as apartment developments. Less responsibility would fall on City staff with the landscape inspections they conduct of projects, often requiring plant replacements.

Mr. Moncrief responded that he would be supportive of that suggestion; however, the question is the scale of plant availability at local nurseries. The other factor is diversity of plant materials that are planted in the projects. The greater diversity of plant materials used in the projects, a fewer number of each type is required. Some of the commercial projects are very large, which is the reason he questions availability from the local nurseries the City uses. Greater diversity in materials benefits their availability as well as the diversity.

Mr. Reiner stated that residents can continue to purchase whatever they choose from a local garden store; he is interested in addressing the landscaping materials used by commercial developments in the City. Inspection of the materials used in the projects would be necessary. The developers should be required to show certificates of purchase verifying that the plant materials are sourced from or above our plant hardiness zone.

Ms. Fox stated that as staff indicated, the City already has an ordinance requiring plant materials to be purchased from the appropriate hardiness zones. Her question is if the developers are aware of that law and if we verify what planting is occurring.

Ms. Rauch responded the Code is clear, and Planning requires notes on the plans indicating the developer will meet the requirements. However, if necessary, we could require certification be provided. Previously, we have discussed the opportunity to educate developers on the benefits to them of abiding by the Code. In addition to the existing Code, an educational component could be added.

Mr. Britt stated that during the landscape review process, we look at whether the proposed plant materials are hardy to the area and how difficult it is to source them. We also are able to direct them to look at different species.

Mr. Reiner noted that while a project, such as the recent hospital development, can hire a landscape architect to design the landscaping for the project, generally, they will not

hire another landscape architect to inspect it. Therefore, it is questionable as to how well executed the projects are. Does the City play a role in inspecting the projects? If so, perhaps it needs to include a stronger enforcement element. Some landscape architects are not well-schooled in horticulture. He requested suggestions for improving what is occurring.

Mr. Keeler stated that these are businesses, and they do not want to lose plant materials any more than the City does. The City approves a development project, including the landscaping plan, and we ensure the landscaping is installed per the plan. If three years later, the landscaping needs to be changed because some plant materials have not survived, that additional cost falls on the developer. He believes stronger education and recommendations are needed upfront stressing to developers that the City's recommendation is that they source plant materials from Ohio or further north. Ultimately, the City will hold them to this landscape plan several years in the future. If the developer chooses to purchase cheaper plant material from areas south of Ohio, they may end up paying more in the long run. It is incumbent on them to buy products that will last. If they do not, City inspectors will require it be dug up and replaced. The education provided developers should make them aware that the typical tree is currently surviving an average of seven years. If they are replacing trees every seven years, they are never getting to enjoy the trees expected. To him, the solution would be to invest a little more up front to ensure a tree's potential longevity.

Mr. Reiner stated that there is only a one-year warranty on a tree. Developers typically opt for the lowest bid. He agrees that the City may need to include some kind of inspection. If the developer is required to provide a certificate of purchase, City landscape architects are knowledgeable concerning the nurseries.

Mr. Keeler stated that the planting component also is very important. It may require some education on the part of the developer. The developer is paying for the landscaping, so it would benefit them to understand installation best practices. It isn't only the purchase source; it is also digging a sufficiently large hole and amending the soil. In the end, the land owner will be held accountable. If the City has to come back and require them to make additional requirements, the land owner will end up spending more money for plant corrections. When staff is meeting with the developer for the final inspection, they should emphasize that the City will be following up.

Ms. Fox stated that when she served on the Planning and Zoning Commission, some of the landscape plans for projects were very complex and had to meet a large amount of criteria. She would like to understand how staff approaches the landscaping of commercial projects and what the expectations are. Are we assuming that everyone is buying plants sourced from northern hardiness zones? What do City landscapers look at to decide if the plant is sourced from the correct climatic zone? What conversations and follow-up occur with the landscape architect or the developer?

Mr. Britt responded that in their conversations, they attempt to ensure the plant materials selected will be hardy to this area. The project follow-up focuses on whether that intent was met and the plant materials installed as indicated on their plan.

Ms. Fox inquired if the City landscape architects have noticed that five-six years later, plant installations on some of our major developments often are failing badly. Do you go back and check the installations later? Are you seeing failures in the plants that were installed within the last 10-15 years?

Mr. Britt responded that typically, failures occur within the first couple of years. On commercial properties, the issue is poor management. After the trees have been planted, they are not properly watered and maintained. The first year is particularly important. He confirmed that City staff try to go back and look at sites that have been planted within the last year or two, because they anticipate dead plant materials within the first year from the lack of watering.

Mr. Reiner stated that he saw the approved Dublin Methodist installation, and 30% to 50% of it has failed. Perhaps it was due to lack of maintenance. However, he did witness a large amount of sub-standard plants sourced from southern zones on that project. He knew the contractor and was aware of his plant sources. It is disappointing, as it could have been an attractive development with islands of trees. He is hopeful that the new Mt. Carmel Hospital landscaping is successfully maintained and five years from now looks beautiful.

Ms. Fox inquired how the City follows up on landscaping projects.

Ms. Rauch responded that developers submit an application that contains a landscape plan. The plans are reviewed by Mr. Britt before moving on to formal review by a board, commission or City Council. Mr. Britt reviews the plan to see if the plant materials are appropriate and in the right location. Based on his expertise, he can request them to make changes to the plant materials. Once the plan proceeds to the building permit phase, Mr. Britt also is the staff member reviewing the landscape component to ensure that it complies with what was approved. Once the installations are completed, he inspects the installation to confirm that it is consistent with the plan. Finally, every year City horticulture staff inspects different commercial properties to verify that they remain in compliance with their approved landscape plans. The City has the same staff member looking at the landscaping plans from beginning to end. The goal is to ensure the landscaping is withstanding the test of time. Landscape design is different than horticulture.

Ms. Fox stated that she wanted to confirm that 10 years later, the City is continuing to inspect hospitals and large developments to ensure compliance. It is natural to lose some plant materials, however.

Ms. Rauch stated that if a large development, such as Dublin Methodist, has installed approved plant materials that over time have died off, staff would not require them to install the same material. We would help select a substitute that would meet the intent and have better success long term.

Mr. Reiner stated that one example of a development that has replaced its landscape installations is St. Andrews Court. He believes that they have re-done their landscaping three times. It is a big job for City staff to try to inventory developments' plantings to see if the landscape materials continue to exist 10 years later.

Mr. Reiner inquired if Mr. Ashrawi had any suggestions for addressing these situations, such as checking the certificate of source when the plant materials arrive for installation to ensure the plants are sourced from our hardiness zones. While there is no issue with the plant sources for City landscape materials, as our horticulturists source the materials carefully, general contractors, on the other hand, tend to accept the lowest bids, which means they may not be getting the best materials.

Mr. Ashrawi responded that in regard to proof of compliance, the City could require provision of certification or proof of purchase from appropriate hardiness zones. If there is not an industry standard in terms of proof of plant sources, the City would need to explore other ways to confirm the source. If there is no industry standard for verification of plant sources, the applicant would need to provide certain information and attest that the information provided is true and accurate to the best of their knowledge – a trust and verify system.

Mr. Reiner inquired if Legal could provide some suggestions on how best to provide more "teeth" to the City's requirements.

Ms. Rauch stated that a good starting point is providing an educational component to make the development community aware of the City's expectations, its Code requirements, and what the City will want to see during the permitting and installation process. The existing Code would allow us to add a trust and verify requirement. We are able to request that element currently.

Ms. Fox inquired if we are talking about trees or shrubs, as well.

Mr. Reiner responded that it would be anything in the landscape plan.

Ms. Fox stated that the developer has a landscape plan that says exactly how many trees, shrubs and perennials are to be included. Since the City landscape inspector has that list, how much trouble would it be to request at the time of inspection, that the developer provide a copy of that list that also provides the source from which the plants were purchased, a sales verification of source. Would that be an unreasonable requirement?

Mr. Britt responded that at this time, he is not certain if that could be required.

Ms. Fox stated that if the developer has bought the material, he should be able to provide a receipt from the nursery that provided the materials. If he can confirm that the materials were purchased from a trustworthy nursery, it relieves the concerns.

Mr. Reiner stated that he believes that may be the needed next step. He asked staff to look into the potential of incorporating it as a requirement.

- **Discussion on Green Roofs**

Ms. Rauch stated that a month ago, the committee began a discussion on the different options for green roofs, whether it was artificial or live materials. There was discussion as to whether green roofs should be optional or required, and there was discussion about additional benchmarking and whether there are incentives and tools that would be beneficial. The first piece we are bringing back to the committee is a response to the inquiry about how other communities are regulating green roof requirements. Mr. Ashrawi and Mr. Severyn, Law Director's office, conducted some benchmarking. In the meeting packet were code excerpts from several other cities and a legal analysis/review of the information. They will provide an overview of their review and analysis.

Mr. Ashrawi stated that they focused their initial search on cities that have mandates and discovered that some of the larger cities mandate green roofs and provided Code examples from Denver, San Francisco and Portland. Although dated, they have provided some additional background information on green roof laws and policies and discovered that they fall within two categories. First is sustainability mandates, which combine the green aesthetic with solar requirements; then, there is another category of various incentives, including rebates, abatements, refunds, grants, loans and reduction in some charges, such as stormwater. The incentive category contained many incentives structured around other programs. The City would have an opportunity to include this option when it is negotiating incentives with new developments. It could be within a community reinvestment tax abatement area or a TIF area. There are currently PACE financing incentives for solar or green initiatives. It is not unusual to use something to incentivize those types of arrangements. There are a variety of options ranging from mandates to sustainability and incentive driven, and within each of those categories, there are various options. He would caution that these elements would be difficult to implement retroactively for existing buildings. Any requirements would be forward looking. If the City selects the mandate route, it will be important to be mindful of how the requirement is triggered, ensuring that every property owner is treated equally. It would be similar with incentives, as well. It would require criteria that are repeatable and objective. From a legal perspective, the City has the ability to be flexible and creative and implement a forward-looking policy. From a development perspective, it would be an additional hurdle for developers.

Mr. Reiner suggested that the City adopt a basic mandate and use incentives for more complex projects. One simple green roof example provided in the meeting packet

essentially involved unrolling astroturf, but it looks great. It blends with the ground plane, and the expense is minimal for the aesthetics value gained. The ordinance could include (1) a basic requirement for an astroturf artificial green roof; (2) For developments that provide residents with roof access, live roof gardens that include landscaping mixed in with hard surface, such as wood or paver; (3) True green roofs for which the developer would receive an incentive to help address the expense. The developer would need to structurally change the roof to support the soil. However, we don't want to encourage high-rise green roof buildings that would provide only unsightly views. He inquired if Legal could begin by drafting an ordinance that would cover a minimum mandate. Then we could consider adding language that would address incentives for live green roofs.

Ms. Rauch requested clarification of where said mandate would be implemented. Would it be everywhere or just in Bridge Street or Metro Place, where there will be multiple building heights?

Mr. Reiner stated that it would not involve grandfathering current buildings. It would be forward-looking only for new developments.

Ms. Fox stated that not only should it not be grandfathered for current buildings, she also does not believe it is necessary for every new roof in the City. It might be an interesting option for new developments in the Metro Place area and the West Innovation District (WID) and only in areas where it matters – in areas where it will be viewed by others, in areas where there is residential and restaurants. She also does not view it as only for aesthetic purposes. We have the ability to look at them as part of a comprehensive sustainability plan that awards sustainability points for new buildings. If a developer knows that green roofs are important in Metro Place or the WID, he would consider the available sustainability points. A sustainability point system is used in many cities. Points are awarded for all the areas in which the developer might be creating a sustainable building. One area might be that 40% of the roof should provide solar panels. That might not be desired in Metro Place, where other buildings could look down on the roof; it might be better in the WID. The remaining 60% of the roof, then, would need to be aesthetically pleasing, perhaps through use of astroturf. She is not knowledgeable concerning the advantages of the different kinds of green roofs. If we invested the research, we might be able to create a point system such as we have with PACE projects – for solar, lighting, the use of certain building materials and green roofs. Additionally, certain types of green roofs would gain more points than other types. One of Council's major goals is sustainability, so let's create a sustainability point system that will realize actual results in our buildings. PACE is one opportunity, but we also have a CIC now that might be able to offer incentive opportunities. It might not necessarily be a financial incentive; it could be a stormwater incentive, for example. In the current environment, it is not easy to encourage development if we keep adding regulations. A partnership arrangement would be more successful. If the City wants sustainability, we need to come to the table with some incentives for a developer. As long as they are not labor intensive, green roofs

could save the developer a lot of money down the road. She understands the desire for a basic mandate. For example, on residential buildings, perhaps the balconies could be required to have astroturf. That would be important for aesthetic purposes and be perhaps a nod towards sustainability. While aesthetics is important, she believes sustainability is more important. It would be worthwhile conducting some research on creating a point system to incentivize developers towards an overall goal of sustainability.

Mr. Keeler stated that if Dublin wants to be the most sustainable city, it needs to lead in this area. He recognizes that it is primarily European countries that have these types of mandates. He is not a fan of mandates, especially in the WID, where aesthetics won't be important, as the roofs won't be seen. Europe leads by example. For example, they will not eat or drink half the things that Americans do. When their FDA-equivalent finds that a certain ingredient is carcinogenic or reduces life spans, products with that ingredient are not permitted. Dublin also needs to live by its message. He likes the idea of a sustainability points system -- from the developers' standpoint, what will they get? Currently, there are buildings in Metro Center that have already qualified for PACE financing, so developers understand such incentives. In addition to stormwater incentives, we would need to become creative in defining similar credit mechanisms. The most extreme green roof would be a live rooftop garden. An example is on Restoration Hardware in Easton. A smart developer will see the financial benefit in having a walkable roof that is aesthetically pleasing. Perhaps they will grow the vegetables that are used in their restaurants; for a higher investment, they will garner higher rents. Good developers are open-minded, forward-thinking and see the big picture. Clearly, the use of astroturf is the easiest, although it does not have a significant environmental benefit other than absorbing some heat. It doesn't retain water the way a more pervious green roof would. In the WID, we are trying to make development a little easier; we do not want to impede that. Metro Center is where implementation of green roofs would have the greatest impact, because they will be visible. Right now, that district provides a clean slate or empty canvas for the City.

Ms. Fox stated that green roofs are a unique idea, and people do not understand the benefits of them and how to implement them; it will be a hard sell. However, we could set an example in Metro Place, where we are using biophilic design. In regard to astroturf, there may be no benefits to putting it on roofs other than aesthetic. However, there are great benefits to putting it on balconies or areas that are seen from one level to another. Although fake, it gives an impression of being within nature. She believes that the City has an opportunity to pursue green roofs in Metro Place to see how well it works. If we can create an incentive program with a point system for green roofs and biophilic design that is successful in Metro Place, perhaps other developers would catch on. There is an opportunity for Dublin to experiment here, creating a program of encouraging absolute sustainability. She would be supportive of taking a step forward in that direction.

Mr. Keeler stated he realizes the engineers can figure out the amount of stormwater accommodation that will be needed in Metro Center, but it would be easier to determine in the West Innovation District (WID). If the intent is to build a 25,000 square-foot building, they can determine the amount of stormwater retention needed. If they install either solar panels, green roofs or a combination thereof, they can limit the amount of ground dedicated to stormwater retention.

Mr. Reiner stated that the sustainability program is essentially the LEEDS program, a large comprehensive program where credit is given for the use of sustainable products. What he would recommend is that the City begin with a more simplistic initiative for any of its upcoming rezoning projects. After that, we can research creating a sustainability point system for developing with an eye to the environment. The latter will take some time. In the meantime, he would like to adopt something more basic for purposes of protecting the viewshed. If the roof is not viewable, no green roof would be mandated; if there is potential that the area viewshed could include your roof, it would be mandated.

Ms. Fox requested clarification of the expectations; for example, there are some new buildings anticipated in Bridge Park. We don't know what their viewshed is, and we have not required defining that. Are we saying that for any building that has a viewshed from above, we are going to require, at a bare minimum, astroturf to be used on the roof?

Mr. Reiner stated that he would like to implement stop gap legislation that would mandate a green roof, artificial or live, but at a minimum, astroturf. Subsequently, he then would be supportive of pursuing the sustainability points system.

Mr. Ashrawi stated that for the larger sustainability points program, there is opportunity to include it in the Metro Place development regulations and guidelines currently being created. In regard to Mr. Reiner's suggestion, he would offer one caution. In Bridge Park, there are the same developers and property owners. If there are two different owner/developers of adjacent buildings, one building will dictate what the other's rooftop requirements would be. One building would be dictating the desired viewshed for another. That is one challenge that they will try to work through.

Ms. Fox stated that she is struggling with where to require green roofs. When many of our buildings were built, they were not surrounded by high rise buildings. We would have to require them to be retrofit for a high rise that is built later. To avoid that situation, she would not want to include Bridge Park in this mandate. The Bridge Street District (BSD) already has a Code that has dictated its construction.

Ms. Rauch stated that it could be added, however. There is nothing precluding them from doing that in Bridge Street.

Ms. Fox stated that the green roof concept is a great idea, but we need to test it first. She would prefer to use it somewhere development is just beginning, learn from that initial effort and not burden the rest of the City with mandates that may receive such significant pushback that it limits future efforts.

Mr. Reiner stated that he agrees that it is not appropriate to retrofit buildings. However, we are anticipating a new section of Bridge Street that will extend to the freeway. He would like to adopt a basic green roof ordinance before that rezoning occurs, and that area could be used as an experimental area. Within that development area, some new building owners might opt for astro turf; a restaurant might prefer to use their roof for a live garden; others might want to develop their roof into an outdoor space including a bar and entertainment opportunities. He would like to have an ordinance that would address that upcoming development area. Creating environmental sustainability incentives for other development areas would follow.

Ms. Fox stated that she would be curious as to the Planning and Zoning Commission's (PZC) views on the new Bridge Street development.

Ms. Rauch responded that is something to consider, because the project mentioned is already in submission. Green roofs are not a requirement that the developer is aware of needing to meet. However, because we are in the process of developing the Code and Development Guidelines for Metro Center, there is opportunity to include green roof requirements at the outset. Within this area, the City is seeking opportunities for more sustainable designs. She would advocate for creating a basic outline and structuring an incentive point system for green roofs in Metro Place, rather than attempting to retroactively implement them in another area.

Mr. Keeler stated that in looking at the list of places that have mandated them, Tokyo has required them since 2001, and there is a city in Switzerland that has required it on every new and renovated building since 2002. Dublin is trying to approach this in a gentle manner. Other than the existing buildings in Metro Center that intend to stay in Metro Center for quite a while, the revitalization of the remaining area would provide an opportunity for a green roof initiative. Developers may complain about Dublin's development process, yet there is money to be made in Dublin. Metro Center is Bridge Park 2.0, perhaps even better. If a developer is interested in being part of that, then they could be part of something even more exciting. He is supportive of the City getting out front and making a bold statement for green roofs in Metro Center.

Mr. Reiner stated that he was supportive of legislation that would achieve that. When he visited Monaco in 1993, he learned that they had mandated green roofs. Here, we tread lightly, afraid to take any too progressive steps. He requested that Legal staff consider the committee's discussion and follow up with recommendations for moving forward.

There being no further business to come before the Committee, the meeting was adjourned at 6:12 p.m.

Chair, Community Development Committee

Clerk of Council

To: Members of the Community Development Committee
From: Megan D. O'Callaghan, P.E., City Manager
Date: April 15, 2026
Initiated By: Jennifer M. Rauch, AICP, Director of Community Planning & Development
Jeremiah Gracia, CECd, Director of Economic Development
Mara Hunter, Management Analyst
Re: Development Review Process Improvements Update

Summary

City staff will provide an update on the ongoing development review process improvement efforts since the last update to City Council on June 23, 2025. These improvements stem from the Economic Development Strategic Plan Update adopted in October 2023 and represent a continuing, multi-phase effort.

Chair Keeler has also requested an update on two past CDC topics, including Green Roofs and the Lighting Code. These updates can be found here:

Green Roofs

In April and May 2025, City staff members and legal reported to the CDC on roof aesthetics, benchmarking of green roof Code requirements, sustainability mandates and incentives of other communities. The Committee discussed options for how and where green roof requirements could be incorporated. The Committee discussion determined that it would be difficult to implement green roof regulations retroactively for existing development. The Committee identified a need to test the implementation of green roof sustainability requirements in a larger development, and recommended that it begin with Metro Center, as those development regulations are currently being developed.

Following the May 2025 CDC meeting, the CDC reported on its work to the full Council. Based on that discussion, the green roof topic is being incorporated into the Metro Center Code and Guidelines as directed. The Zoning Code and Guidelines work is currently underway, as the project team has recently engaged stakeholders, such as the Metro Owners Association (MOA) and several neighboring Homeowners Associations, to give them an update on the project and outline the timing for the Zoning Code and Guidelines. This work is anticipated to be presented to the City's Planning and Zoning Commission (PZC) this summer. PZC and City Council will have the opportunity to review this topic in conjunction with the broader amendments as they move through the formal public review process.

CDC background materials for this topic have been provided in this packet for the CDC's reference.

Lighting Code

The City's Code currently includes lighting requirements that are based on the International Dark Sky recommendations. Additionally, the proposed West Innovation District ID-6 requirements incorporate further lighting restrictions for consideration. These updates are part of the upcoming formal public code review process. The City's Planning and Zoning Commission will first evaluate and

discuss the regulations and then make a recommendation to City Council for potential adoption. This conversation will occur when the draft Code is presented to PZC in early May.

Background

On October 23, 2023, City Council adopted the 2023 Economic Development Strategic Plan Update, which outlined a series of implementation strategies to help ensure the City's continued economic vitality. TEconomy Partners and Newmark Global Strategy & Consulting served as consultants on the creation of the economic development strategic plan. The City of Dublin's economic development success proves the City must continue investing in new initiatives that leverage its assets for the next generation of economic development activity in light of changing market and industry dynamics.

Following the adoption of the Economic Development Strategic Plan Update, a cross-departmental team has worked on Strategy 2 of the Economic Development Strategic Plan, to make Dublin's Development Processes More Transparent and Predictable. Action 5 specifically focuses on fostering understanding and predictability and adhering to vision and plans for development. This led to a Lean Six Sigma analysis of the City's internal and external development review process that identified six major action themes. As part of this work, City Council and Board and Commission members reviewed the initial findings and recommendations during the Joint Work Session on October 16, 2024, and provided direction to staff on priorities and next steps. Building on that feedback, staff advanced additional implementation efforts throughout 2025, including an October 2025 staff working session to refine recommendations and outline the final phases of work, with remaining actions scheduled for completion in 2026.

Six Action Themes

An updated version of the presentation provided at the June 2025 update has been prepared with additional tasks completed, identification of the remaining in-progress items to complete and estimated times for completion. Staff have continuously progressed on deliverables following the 2025 update across the six major action themes. The tasks completed following the June 2025 update are highlighted below.

Staff Reports and Recommendations

Community Planning & Development staff members have worked with Engineering and Building Standards staff members to identify the level of detail needed for review.

Requirements and Review Process

Community Planning and Development staff have taken several steps to improve the development requirements and review process, including more directly integrating Transportation & Mobility considerations into application reviews. Staff have also worked to standardize engineering review comments to improve consistency and clarity for applicants. In addition, standard construction drawings have been updated to better reflect current practices and expectations and will continue to be updated as more review is done.

Tiers of Service

Development staff leadership, including representatives from the Office of the City Manager, Community Planning & Development, Economic Development and Engineering have evaluated the development review process to identify essential steps of the review process that must remain, and identified where the process can be more efficient and easier on the applicant. These conversations continue to evolve.

Mapping Exercise

Following the June 2025 update to City Council, staff members facilitated a process mapping exercise to more clearly identify the scope of review conducted at each stage of the development review process, with hopes of outlining opportunities to streamline the internal review process. During this two-day workshop, Office of the City Manager, Community Planning & Development, Engineering, Building Standards, Economic Development, Parks & Recreation and Finance staff members analyzed stages of the review process and identified areas for improvement. This exercise was led by the City's Certified Lean Six Sigma Black Belt members and took place at the Dave Thomas Foundation for Adoption in Dublin.

Process Improvements

Building on the October 2025 process mapping exercise, staff identified four primary focus areas for improving the development review process: project and case management, meetings, technology, and documentation and education. This work is grounded in a development-friendly mindset that emphasizes a transparent, predictable, and consistent review process, supported by executive leadership and focused on solution-oriented problem solving rather than roadblocks. As part of this effort, staff have reinforced the role of the project/case manager as a single point of contact with broad situational awareness and the authority to coordinate across departments. Concurrently, staff are auditing existing meetings to clarify purpose, improve efficiency, and identify opportunities for new or revised meeting formats, while continuing to evaluate technology usage, file storage, and system alignment. Documentation and education efforts include updating application review timelines, improving consistency across internal and public-facing materials, and evaluating application requirements, checklists, and review criteria to identify gaps, redundancies, and misalignment with adopted plans, codes, and policies. Collectively, these efforts are intended to streamline processes, improve coordination, and provide greater clarity and consistency for both applicants and staff.

Additional positive outcomes emerging from these efforts include the continued success of Development Office Hours and the reduction in Boards and Commissions cases, as a result of expanded administrative approvals allowances. Development Office Hours have strengthened public-private partnerships by providing a single, transparent point of contact for applicants and development professionals. This approach has streamlined the development process by allowing customers to connect directly with relevant departments in a single meeting, reducing time, risk, and uncertainty while fostering a more business-friendly environment. These improvements have been reinforced by positive market indicators, including Dublin's strong leasing activity, accounting for a significant share of Central Ohio's fourth-quarter 2025 volume, and consistent tenant migration that places Dublin among the region's top submarkets. On the other hand, the reduction in Architectural Review Board (ARB) cases in 2025 reflects the increased use of Administrative Approvals, which significantly reduced the overall hearing schedule and provided meaningful benefits to both volunteer board members and staff. This shift resulted in an estimated savings of approximately 132 hours of staff report and presentation preparation time and 22 hours of hearing time. In addition, applicants experienced substantial time savings, totaling an estimated 110 weeks overall, with waiver requests alone saving approximately 8 to 12 weeks per application. Collectively, these efficiencies reduced procedural demands while maintaining review quality and improving timeliness for all parties involved.

Re: Development Review Process Improvements Update

April 15, 2006

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Next Steps

Next steps will focus on fostering a continuous development-friendly mindset while empowering case managers with greater flexibility and decision-making authority. Staff members are currently implementing changes to the application requirements to streamline the process and support ongoing technology advancements to improve efficiency and consistency. Efforts will also be made to prioritize professional development and cross-training to build organizational capacity and promote shared understanding across teams. Some of these next steps also align with other Community Planning & Development projects, such as the ongoing code audit.

Recommendation

Informational purposes only.

Community Development Committee

April 21, 2026

Sustainable | Connected | Resilient



Green Roof Update

- City staff and legal briefed the CDC on benchmarking of green roof code requirements, mandates, and incentives used by peer communities.
- The CDC discussed options for incorporating green roof requirements and noted challenges with applying them retroactively to existing development.
- The CDC recommended testing green roof sustainability requirements in a larger development, beginning with Metro Center, where regulations are currently being drafted.
- The CDC reported to Council and green roof provisions are being incorporated into the Metro Center Code and Guidelines, which are underway and expected to advance to the Planning and Zoning Commission and City Council this summer as part of the broader public review process.

Lighting Code Update

- The City's zoning code currently includes lighting standards aligned with International Dark Sky recommendations.
- Additional lighting restrictions are proposed as part of the West Innovation District (ID-6) requirements.
- These updates will be reviewed through the formal public code amendment process, beginning with Planning and Zoning Commission review in May, followed by a recommendation to City Council.

Development Review Process Update

An aerial, monochromatic rendering of a city development project. The scene features a central plaza with a large, flat-roofed structure, surrounded by walkways, trees, and a bridge crossing a river. The background shows existing city buildings and streets. The overall aesthetic is clean and architectural.

Economic Development Strategy

Strategic Plan – Adopted October 2023

A Strategic Plan to Ensure Long-Term
Economic Prosperity in Dublin:
Navigating in Today's Constantly Evolving Headwinds



Performed for:
City of Dublin
Economic Development Division

Performed by:
TEconomy Partners, LLC

May 2023



NEWMARK GLOBAL STRATEGY & CONSULTING

Dublin Semiconductor Supply Chain Positioning Study

Prepared for:  City of Dublin | ECONOMIC
DEVELOPMENT

May 30, 2023



Sustainable | Connected | Resilient



Economic Development Strategy and Development Review Process

Strategy 2:
Make Dublin's Development Processes More Transparent and Predictable

Action 5:
Foster Understanding and Predictability & Adhere to Vision & Plan for Development

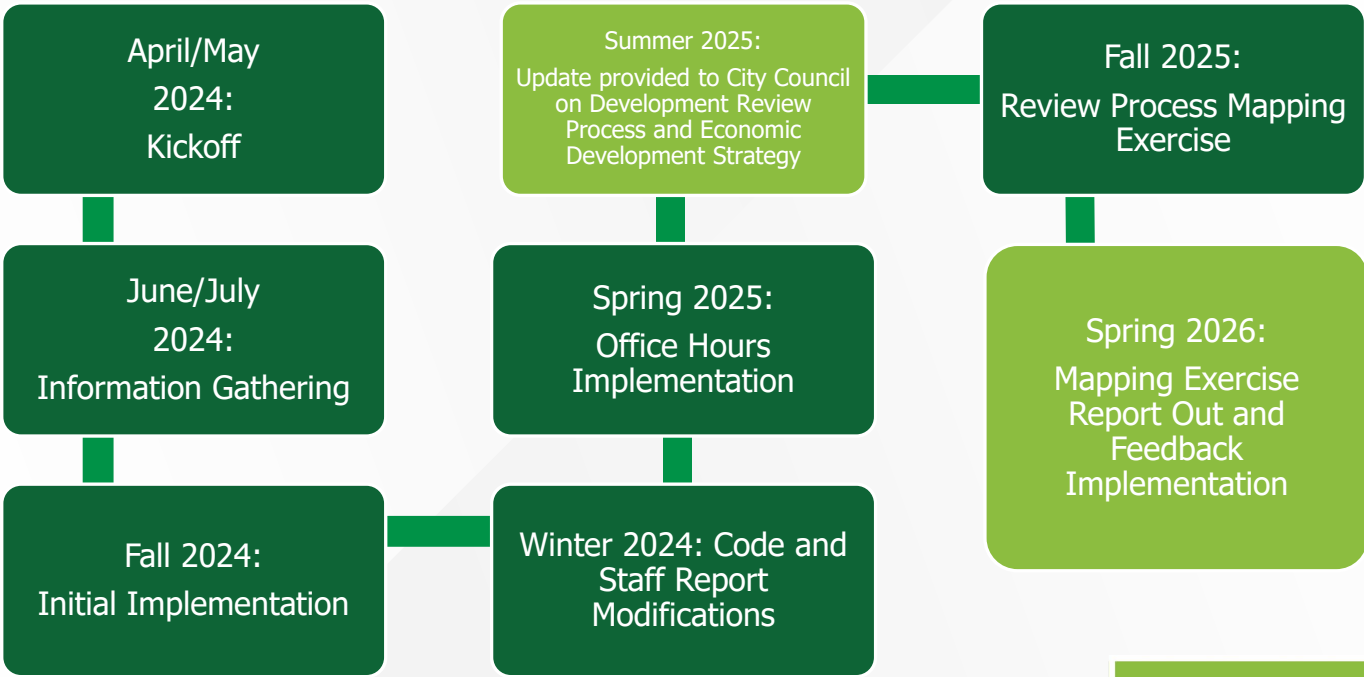
Maintain High Quality Infrastructure & Quality of Place



Strategic Plan Win Highlights

- Envision Dublin – Adopted July 2024
(TEconomy Strategy 2, Action 5; Newmark Study)
- Metro Center Revitalization Plan – Adopted December 2024 (*TEconomy* Strategy 1, Action 3)
- Site capacity studies & Environmental site assessments
(Newmark Study)
- Identified top sites for marketing purposes
(Newmark Study)
- Established weekly development office hours
(TEconomy Strategy 2, Action 5; Newmark Study)
- EDAs approved since Strategy Adoption
(TEconomy Strategy 3, Action 8)

Development Review Process Improvements Timeline



What We Heard – Spring 2024

- Ideas suggesting what stakeholders would like to see “More of...” and “Less of...”
- External surveys indicated satisfaction with City staff but found the submissions and approvals system difficult to navigate. Additionally, they recommend clarifying the project process, highlighting requirements for planning submissions, identifying key milestones, and communicating expectations throughout the process.
- Benchmarking of 19 U.S. cities revealed that municipalities employ diverse operational systems, requirements for plan reviews, and expectations for project managers.

MAJOR *ACTION* THEMES

Project Management Approach

Staff Reports

Central Intelligence

Requirements and Review Process

Tiers of Service

Technology Use

Established at the May/June 2024 workshops.

Turning Ideas into Action

Project Management Approach:

A single point of contact for development applications who guides external development requests through the full process. The role would be responsible for understanding key milestones, risk assessment, project progress monitoring, coordinating reviews and comments from City staff, and after-action reviews.

Accomplished

- ✓ Determined number of projects staff works on annually
- ✓ Established initial test cases
- ✓ Assigned Case Managers to pilot projects
- ✓ Gained feedback from external stakeholders
- ✓ Drafted expectations for a Case Manager
- ✓ Benchmarking session with Westerville
- ✓ Added Case Manager column to internal project tracking spreadsheets
- ✓ Formalized Case Manager responsibilities and provided training

Turning Ideas into Action

Staff Reports and Recommendations:

Streamline the Staff Report process to increase efficiency among City staff and to better serve Boards and Commissions for their review process. Benchmark other cities to determine best practices, potentially provide the applicant an opportunity to present first, and assess the value of providing a staff recommendation.

Accomplished

- ✓ Discussed with Boards and Commissions regarding information and format of staff reports and any desired changes
- ✓ Surveyed Council, Boards and Commissions for feedback
- ✓ Gathered feedback from Council, Boards and Commissions on staff reports and recommendations
- ✓ Identified and drafted alternatives Staff Report
- ✓ Implemented revised Staff Reports
- ✓ Maintained staff recommendations
- ✓ Updated and improved educational opportunities for Boards and Commissions (Ongoing)
- ✓ *Work with Engineering & Building Standards to identify the level of detail needed for review*

Turning Ideas into Action

Centralized Intelligence:

Create a centralized team that manages tracking inquiries, early questions, determines the best location for storing leads and reporting gathered information.

Accomplished

- ✓ Created a Central Intelligence (CI) Teams channel
- ✓ Determined the staff members who need to be added to the Teams channel
- ✓ Created an intake form for property-related inquiries that the CI Group uses to track historical contacts
- ✓ Trained staff members and implemented use of new inquiry-tracking tool

Turning Ideas into Action

Requirements and Review Process:

Define triggers for process steps, ensure consistent application of regulations, and determine the necessary level of detail for requirements

Accomplished

- ✓ Added required field for owner contacts on applications
- ✓ Began copying owner on application status for continuity
- ✓ Posted submission deadlines on website
- ✓ Developed a system to link applications between Planning and Building Standards to ensure continuity
- ✓ Investigated the opportunity to create a single application form
- ✓ Code Amendments
 - ✓ Passed Ord. 07-25 – Concept Plan Process
- ✓ *More direct integration of Transportation & Mobility into the application review process*
- ✓ *Standardize the review comments made by Engineering*
- ✓ *Update the standard construction drawings*

Turning Ideas into Action

Tiers of Service:

Offer options for fast-track applications meeting specific criteria, provide guidance for new or complex projects, and establish a standard process for other applications, defining variables for each service tier

Accomplished

- ✓ Reviewed previous cases that received administrative approvals and identified patterns signifying why they were handled administratively
- ✓ Allow new HD Code & Guidelines a year for review
- ✓ Implemented weekly Development Office Hours to foster enhanced engagement, understanding, and awareness
- ✓ *Staff leadership determined the essential steps of our review processes and identified where the process can be more efficient*

Turning Ideas into Action

Technology Use:

Update technology standards to better match existing and future use cases, further enhancing usability and education for outward-facing applications

Accomplished

- ✓ Condensed the number of "nested permit types", i.e., specific permits an applicant must receive that contribute to a broader building permit
- ✓ Created "frequent flyer" (properties of high interest) information sheets for continuity in response to inquiries
- ✓ Identify quick fixes in current development software solutions
- ✓ Continue to assess the long-term software solution (ongoing)

In Progress

- Produce user-friendly submittal guides & tools for applicants (Q4 2025/Q1 2026)
- Support an internal Black Belt project to review and standardize data usage and storage, and report out (2026)

October 2025 Mapping Exercise



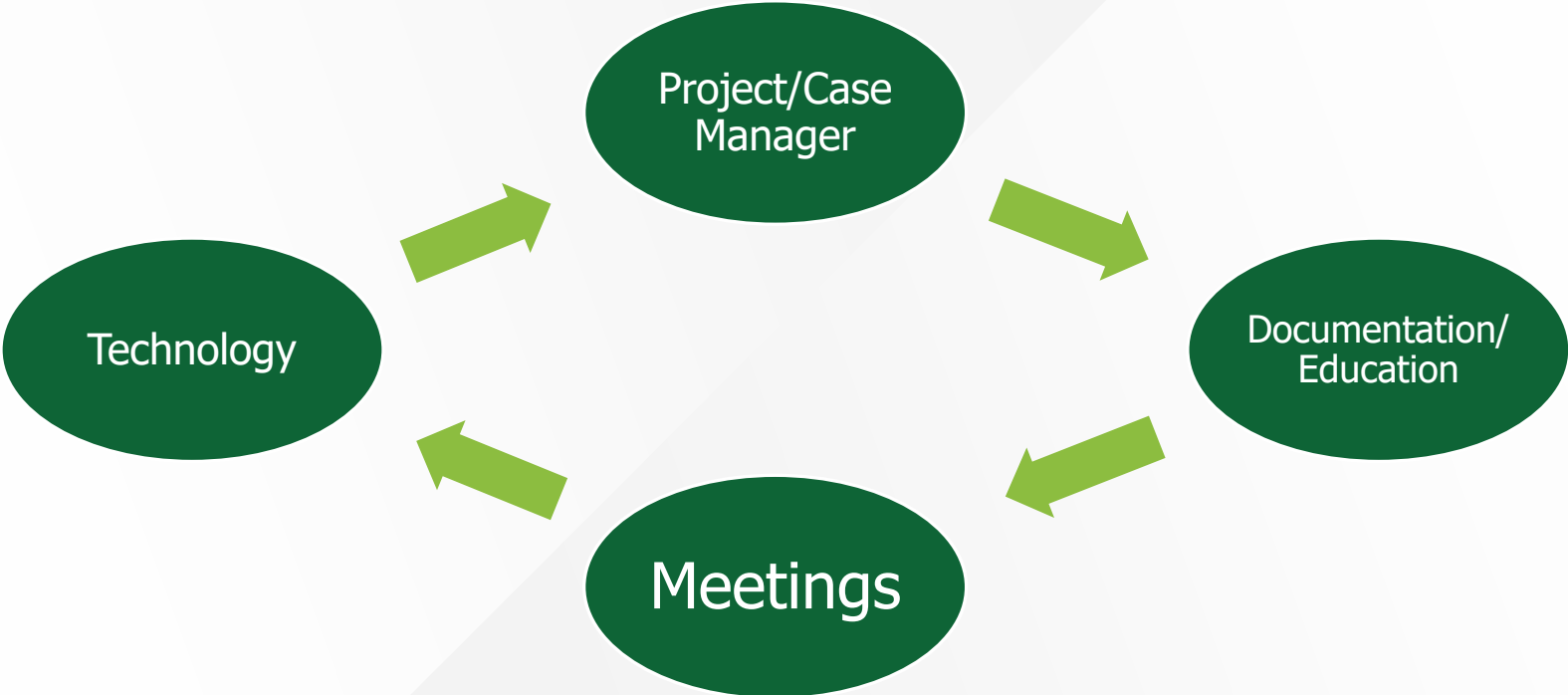
Guiding Principles:

- Expedite internal review timelines
- Apply the right standards at the right times
- Maintain high standards of review

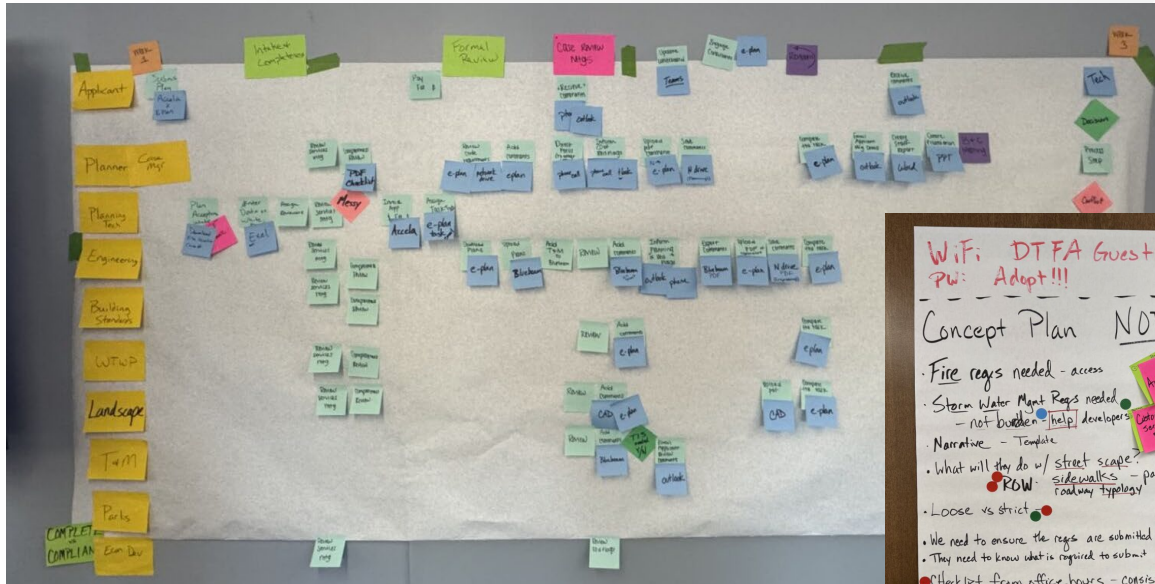
An aerial architectural rendering of a modern urban development. The scene features a river on the right side, crossed by a bridge with two large circular arches. In the foreground, a large, curved pedestrian walkway with a wooden deck and integrated greenery leads towards a central rectangular building with a flat roof. The building has a sign that says "EXIT". To the left, there are multi-story residential or commercial buildings with balconies and large windows. The overall atmosphere is bright and modern, with a focus on pedestrian-friendly infrastructure and green spaces.

Where We Are Today

October 2025 Mapping Exercise – Four Focus Areas Identified



How did we come up with the Four Focus Areas?



Prelim. Plan Issues Red Flags

- When + where traffic study required? Memo submit ●
- Planning - Amount of regs may cause problem - challenge ● - sometimes requires outside consultants ●
- Eliminate Comment Response Cycle ●
 - Can we reduce this? ●
- Identify most frequent sticking points ●
 - street types ●
 - open spaces ●
 - internal circulation ●
 - phasing ●
 - infrastructure ●
 - storm water ●
- Internal education on specific steps ●
 - not everyone has the info they need ●
 - this can slow down process or create general confusion ●
- Case Review cadence/mgr/team ●
 - independent review - done - kick back to ●

Code vs Guidelines ●

Future ●

Code vs Guidelines ●

tech e-plan ●

Education teamwork ●

unify ●

coordin ●

Why? Customer not aware ●

Case Review can help here. ●

How can we make things here? the most of this? (oh) ●

WiFi: DTFA Guest PW: Adopt!!!

Concept Plan NOTES

What's the Mission?

- Fire regs needed - access ●
- Storm Water Mgmt Regs needed - not burden ● help developers ●
- Narrative - Template ●
- What will they do w/ street scape: ●
 - sidewalks - parking ●
 - roadway typology ●
- Loose vs strict ●
- We need to ensure the regs are submitted ●
- They need to know what is required to submit ●
- Checklist from office hours - consistent ●
- More than just parcel # or address ●
- Right people - knowledgeable people from customer side ●

Business ●

Customer Service Focus ●

Screen grab ●

not detailed PD that they have to do ●

Do not ●

Checklist from office hours - consistent ●

More than just parcel # or address ●

Right people - knowledgeable people from customer side ●

Checklist from office hours - consistent ●

More than just parcel # or address ●

Right people - knowledgeable people from customer side ●

Development Friendly Mindset

- ✓ Transparent, predictable, consistent review process
- ✓ Acknowledgment, direction and support from Executive Leadership
- ✓ Mindset
 - ✓ Solution Oriented
 - ✓ Nurturing/Start with "yes" mentality
 - ✓ Problem solving not roadblocks
- ✓ Staff empowerment
- ✓ Increase clarity and consistency

Project/Case Manager

- Designated contact for streamlined communication
- *What does this mean?*
 1. Case managers shall have situational awareness of the project at all points of the process
 - Case managers are responsible for high level knowledge of the entire development review process (i.e., cross-training)
 2. Case managers have the authority to coordinate with other staff members involved with the development review process and hold them accountable

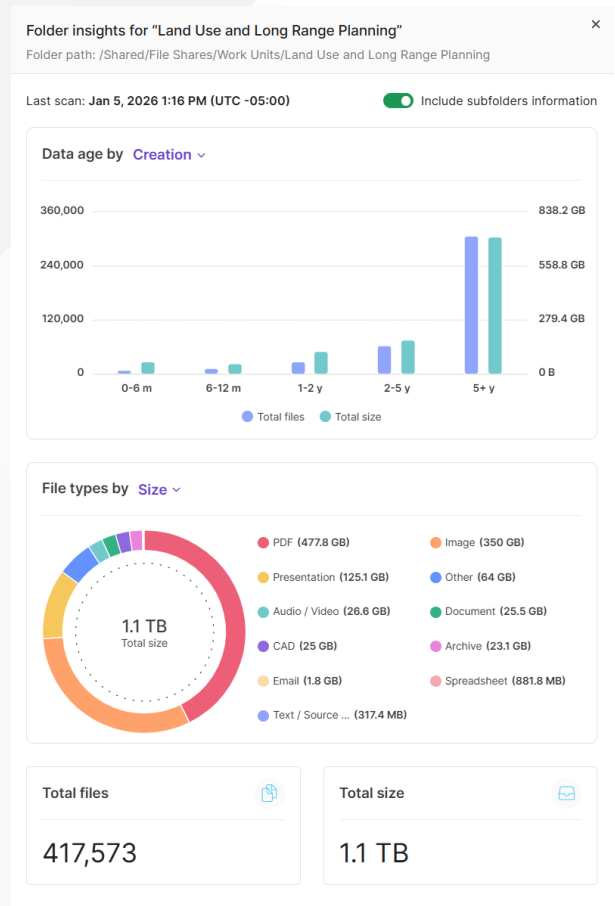
Meetings and Technology

Meetings

- Audit existing meetings with each dept. involved in development review (frequency, purpose, issues)
 - One-pagers for a clear definition of meeting purpose in progress
 - Potential for “new” meetings (i.e., site visit)

Technology

- Continue technology usage analysis & recommendations
 - Assess file storage strategy
 - Conduct analysis on multiple programs and process



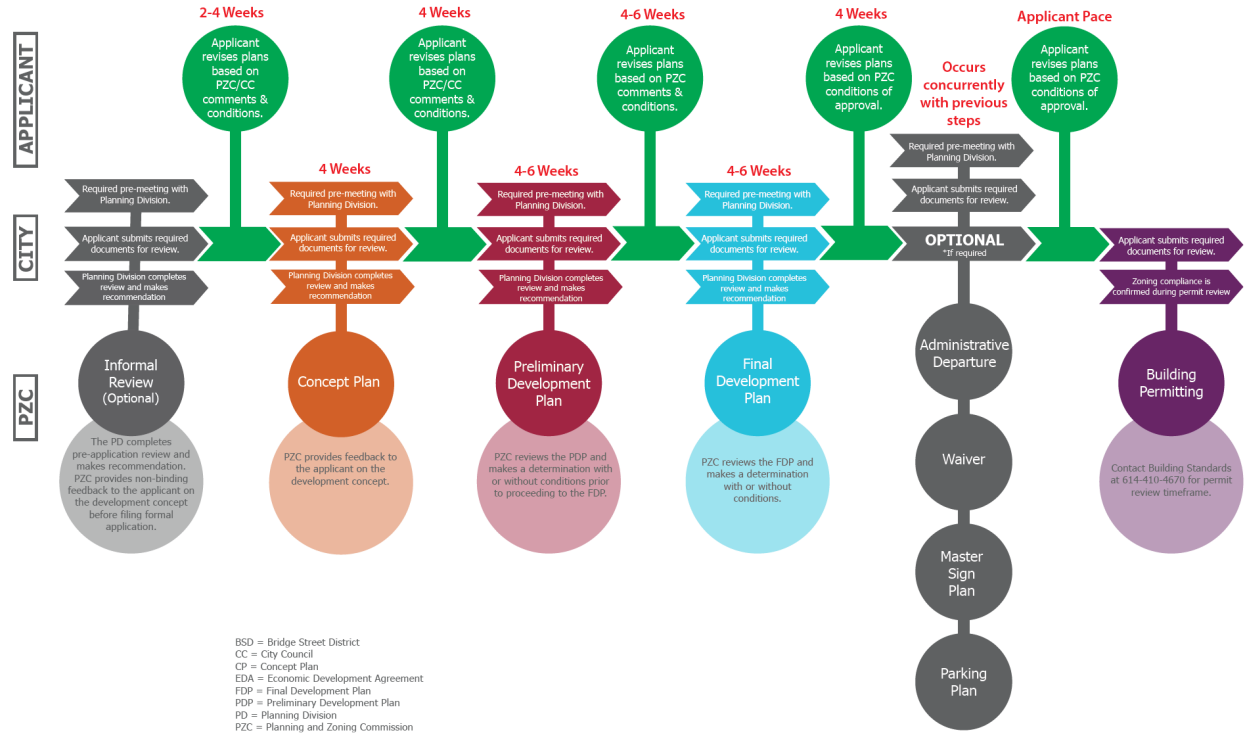
Documentation and Education

Application review timelines

- Updated website and internal timelines to reflect latest changes

Establishing consistent timeframes for review of development applications

BSD Development Review Timeline



Documentation and Education (Cont.) - Application Requirements

- Evaluating existing application requirements, submittal checklists, and review criteria to identify gaps, redundancies, and unclear requirements
- Analyzing how application requirements align with local ordinances, codes, comprehensive plans and adopted policies
- Reviewing handoffs and dependencies between departments to identify process breakdowns impacting review timelines and outcomes
- Identifying inconsistencies between documented requirements and actual review practices used by staff
- Outline process to streamline improvements

An aerial photograph of a city, overlaid with a semi-transparent green filter. The image shows a dense urban landscape with various building footprints, streets, and green spaces. Several districts are labeled with white text and thin white lines pointing to specific areas. The labels include: Perimeter Commerce District (top left), Shier Rings TechFlex District (middle left), Metro Office District (center), Emerald Corporate District (top right), Bridge Street District (far right), and Blazer Research District (bottom center).

Perimeter Commerce District

Shier Rings TechFlex District

Metro Office District

Emerald Corporate District

Bridge Street District

What's Next and How Do we Get There

Blazer Research District

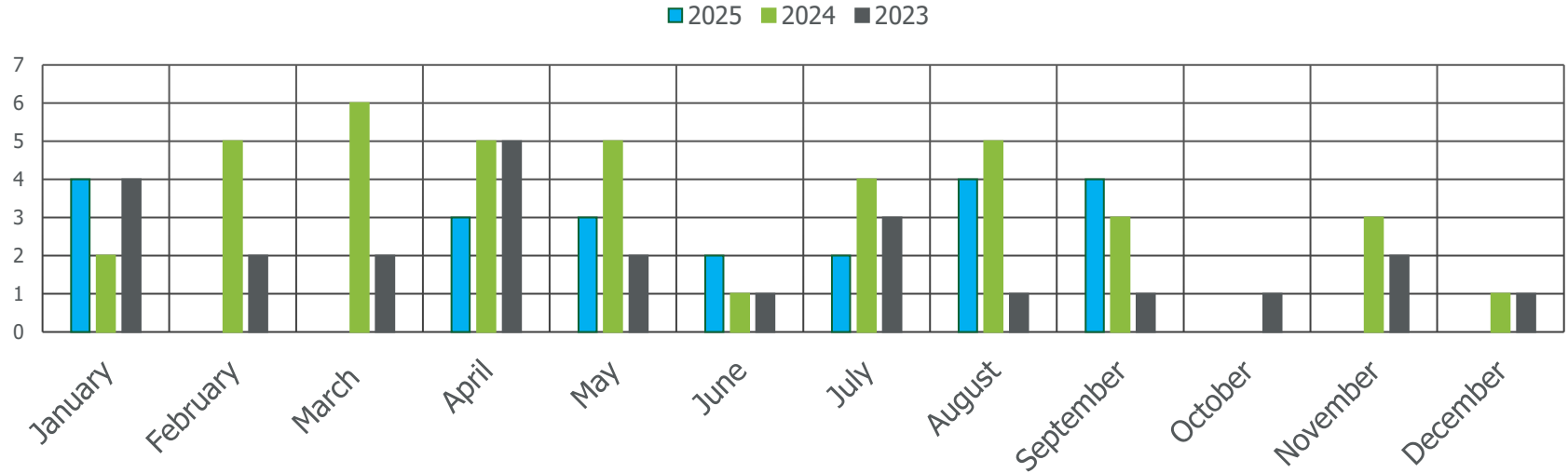
Next Steps

- Continuous Development Friendly Mindset
- Case manager empowerment
- Application Requirements Analysis and Adjustments
- Technology Advancement
- Meeting Improvements/Efficiency
- Professional Development and Cross-Training



Positive Outcomes

ARB Cases Per Year



Development Office Hours Impacts



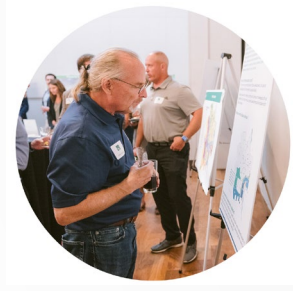
- **Fosters Public/Private Partnerships** – Value added service that builds trust and transparency with customer
- **Streamlines Development Process** – One meeting for customer to connect directly with relevant department. Saves customer time, risk, and money.
- **Creates Business Friendly Environment** – Business and real estate development professionals provided positive feedback on their experience. Provides single point of contact for customer.
- **Results** ---> Supports development investment necessary for high quality infrastructure and quality of place

Competing & Executing Everyday Day



Foster Effective Public-Private Partnerships

- Business retention visits
- JobsOhio
- One Columbus
- Broker & Development Contacts



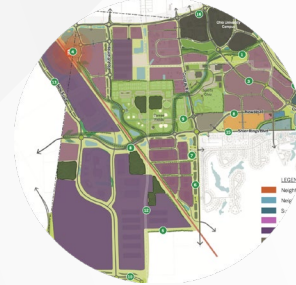
Transparent & Predictable Development Review Process

- Office Hours
- WIDIIS
- WID Rezoning



Metro Center Revitalization Plan

- Adopted Plan
- Established new Metro Owner Association Board
- Engagement w/ property owners for development



Catalyze Economic Development in the West Innovation District

- WIDIIS
- PARC
- Cosgray Commons
- Ohio University
- ID-6 Rezoning

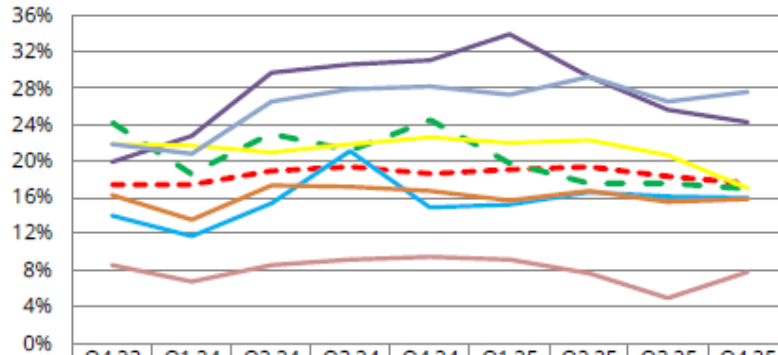


Continue momentum of Bridge Street District

- Block J – Cenovus HQ
- Indus/Daimler development agreement
- Riverview Village

Dublin Office Real Estate Snapshot

Office Vacancy Rates



	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25
Central Ohio- 53.6m*	17.41%	17.44%	18.84%	19.30%	18.58%	19.02%	19.31%	18.23%	17.57%
Dublin- 10.5m*	24.17%	18.67%	23.04%	21.20%	24.52%	19.78%	17.56%	17.56%	16.87%
CBD- 17.9m*	13.98%	11.75%	15.29%	21.14%	14.87%	15.13%	16.51%	16.16%	15.94%
Westerville- 2.4m*	19.82%	22.8%	29.7%	30.68%	31.05%	33.92%	29.28%	25.68%	24.24%
Easton- 2.9m*	21.84%	21.66%	20.97%	21.89%	22.57%	21.98%	22.24%	20.70%	17.07%
Polaris- 2.7m*	16.24%	13.60%	17.25%	17.24%	16.77%	15.70%	16.71%	15.49%	15.85%
Worthington- 3.0m*	21.90%	20.8%	26.5%	27.89%	28.28%	27.23%	29.28%	26.48%	27.64%
U/A Grandview- 4.4m*	8.49%	6.79%	8.61%	9.09%	9.52%	9.09%	7.67%	4.96%	7.85%

*million square feet

16%

of all Central Ohio leasing volume in Q4-2025

Source: [Dublin Quarterly Commercial Real Estate Reports](#)

Market Strength

Dublin ranks among the most active submarkets in Central Ohio

Tenant Migration

Tenants moving within the region consistently place Dublin among top submarkets

Dublin Advantages: Diverse Employment • Quality Infrastructure • Pro-Business Environment



Thank you!

To: Members of the Community Development Committee
From: Megan D. O'Callaghan, P.E., City Manager
Date: April 14, 2025
Initiated By: Jennifer M. Rauch, AICP, Director of Community Planning & Development
Kendel L. Blake, Assistant to the City Manager
Emily Goliver, Operations Administrator - Sustainability
Re: Roof Aesthetics

Background

At the direction of City Council during the March 17 Council Roundtable discussion, staff have conducted research into the topic of green roofs with a focus on their environmental benefits and sustainability potential, as well as how other cities have incorporated green roof policies into their building codes and development practices.

Living Green Roofs

Green roofs, also known as living roofs, involve the installation of vegetation and growing media on building rooftops. These systems are typically designed with waterproofing layers, root barriers, drainage systems, and plants, and they are generally classified as either extensive or intensive, depending on soil depth and the types of vegetation used.

From a sustainability perspective, green roofs provide a wide range of benefits. They help manage stormwater by capturing and slowing runoff, reducing the burden on urban stormwater systems. They contribute to the reduction of the urban heat island effect by cooling rooftop surfaces and surrounding air temperatures. Green roofs also improve air quality by filtering pollutants and sequestering carbon dioxide, provide insulation that enhances a building's energy efficiency, and contribute to urban biodiversity by creating habitats for pollinators and birds. In some cases, they also offer noise reduction benefits, particularly in dense urban settings.

A number of cities have adopted green roof policies to advance their climate goals and support sustainable development. Chicago was one of the early adopters in the U.S., requiring green roofs on city-owned buildings and offering incentives to private developers, resulting in more than 5.5 million square feet of green roofing. Washington, D.C. mandates green roofs on new construction and major roof replacements and has implemented a rebate program through its RiverSmart Rooftops initiative. New York City offers property tax abatements and requires the installation of sustainable roofing zones, including green roofs, on most new buildings and major renovations. Portland, Oregon uses development incentives, such as floor area ratio bonuses, to encourage green roof installation on projects that impact stormwater discharge. These cities have demonstrated that green roof policies can be effective tools for managing urban environmental challenges and advancing broader climate resilience strategies.

The City of Dublin currently maintains living green roofs at the Dublin Community Recreation Center and the Pavilion at Riverside Crossing Park. The City invests approximately \$12,000 annually in landscape maintenance for these green roofs. Additional green roofs can also be found

within the community, including at Dublin Methodist Hospital.

Artificial Green Roofs

In addition to traditional living green roofs, there are also artificial green roofs that replicate the appearance or function of natural green roofs without using live vegetation. These systems, often referred to as synthetic green roofs, artificial turf roofs, or faux green roofs, utilize synthetic materials such as artificial turf, plastic plants, or modular panels designed to simulate the look of a vegetated rooftop. While they can provide aesthetic benefits and some minor insulation, artificial green roofs do not offer the same environmental advantages as living green roofs, such as stormwater retention, air purification, or support for biodiversity. However, they can still be an option for buildings looking for a green appearance without the maintenance and care required for living vegetation.

Several cities have adopted regulations related to artificial turf, with a few addressing rooftop applications more broadly through impervious surface or green roof policies. West Valley City, Utah, has legalized artificial turf for residential properties with strict standards regarding blade realism, pile height, and installation quality. In Tequesta, Florida, artificial turf is permitted for single- and two-family homes with restrictions on visibility in front and side yards, along with quality requirements. Orlando, Florida, discourages turf use—especially in historic districts—and requires engineering permits for installations, classifying turf as a potentially impervious surface. Internationally, Zürich, Switzerland, mandates green roofs for all flat rooftops not used as terraces, highlighting a commitment to stormwater management, biodiversity, and urban cooling. While rooftop-specific turf policies are uncommon, these examples provide insight into how cities are regulating artificial surfaces in residential and urban settings.

Dublin Sustainability Plan

The Dublin Sustainability Plan was presented to City Council at the June 13, 2024, meeting and addresses four themes:

1. Model Sustainable Leadership
2. Design Sustainable Communities
3. Support the Natural Environment
4. Get to Zero Waste

The Plan identifies strategies and actions related to green roofs through the Design Sustainable Communities and Support the Natural Environment themes. This includes expanding and maintaining programs that provide incentives to encourage green development and sustainable building methods; incorporating new incentives for new constructions to promote green building or development certifications; deepening engagement with nature-based solutions; and increasing resident and neighborhood participation in City efforts to expand green stormwater infrastructure, such as green roofs.

Recommendation

Staff is providing this information for discussion purposes. The following discussion questions are proposed:

1. What types of materials should be encouraged (live v. artificial)?
2. How should green roofs be incorporated?
3. What areas of the city should these be encouraged?
4. Other considerations?

ROOF AESTHETICS

Community Development Committee

April 15, 2025

Sustainable | Connected | Resilient

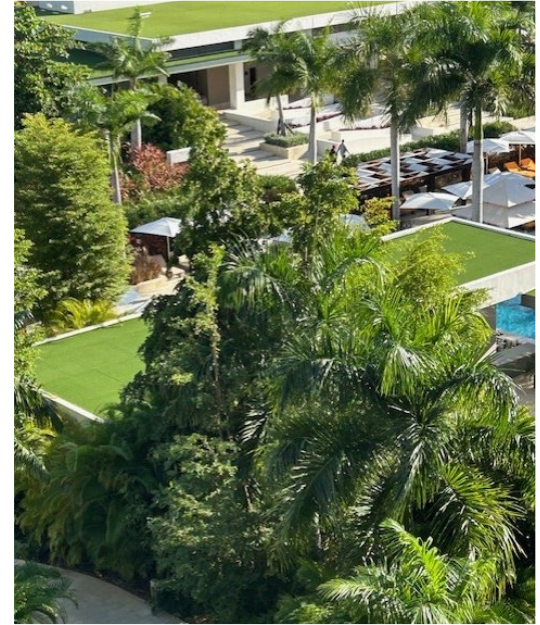


Background

Council Roundtable Discussion

- March 3, 2025
 - Photos shown
 - Potential incorporation of green rooftops with Metro Center Implementation Plan
- March 17, 2025
 - Discussed photos in more detail
 - Recommended additional research be conducted

Green Roof Examples



Provided by Council Member Reiner

What are Green Roofs?

Green roofs, also known as living roofs, involve the installation of vegetative layers on building rooftops. They typically consist of waterproofing, root repellent systems, drainage, growing medium, and vegetation.

There are two main types of living roofs:

- **Extensive:** Lightweight, low-maintenance systems with shallow soil and drought-tolerant plants
- **Intensive:** Deeper soil profiles that support a wider variety of plant types and sometimes even trees or recreational spaces



Sustainability & Environmental Benefits

Green roofs offer a range of environmental and community benefits:

- **Stormwater Management:** Green roofs retain rainfall, helping to reduce runoff volume and delay peak flow, which mitigates pressure on stormwater infrastructure.
- **Urban Heat Island Effect:** Vegetated rooftops reduce ambient temperatures, especially in highly developed areas.
- **Air Quality Improvement:** Vegetation filters pollutants and sequesters carbon dioxide.
- **Energy Efficiency:** Green roofs provide insulation, reducing heating and cooling demands.
- **Biodiversity:** They create habitats for pollinators and birds, contributing to local biodiversity.
- **Noise Reduction:** Soil and plants can buffer sound, particularly useful in high-density environments.

Green roofs align with the draft Sustainability Plan's long-term (7+ years) goal to pilot green building methods.

Cities with Green Roof Policies

A number of U.S. and international cities have implemented green roof policies through their building codes or incentive programs:

Chicago, IL

- One of the early adopters in the U.S.; green roofs are required on city-owned buildings and incentivized for private development.
- Over 500 green roofs covering more than 5.5 million square feet.
- Provides density bonuses and expedited permitting for developers.

Washington, D.C.

- Mandates green roof installation on new construction and major roof replacements through the Green Building Act and Stormwater Regulations.
- Offers rebates through the RiverSmart Rooftops program.
- Recognized as a national leader in green roof square footage per capita.

New York, NY

- Green roof installation is incentivized via property tax abatements.
- Local Laws 92 and 94 (2019) require sustainable roofing zones (solar panels or green roofs) for most new buildings and major renovations.

Portland, OR

- Uses a “Floor Area Ratio Bonus” to encourage green roof installation.
- Green roof requirements apply to projects that impact stormwater discharge and cover a certain percentage of the roof area.

Dublin Green Roofs



Riverside Crossing Park Pavilion



Dublin Methodist Hospital

Artificial Green Roofs

- Green roofs that mimic the appearance or function of natural green roofs without using live vegetation, often referred to as synthetic green roofs, artificial turf roofs, faux green roofs, or simulated green roofs.
- These systems typically use synthetic materials like artificial turf, plastic plants, or modular panels designed to imitate the look of a vegetated roof.
- While they can provide some aesthetic and minor insulation benefits, they generally do not offer the same environmental advantages as living green roofs (like stormwater retention, air purification, or biodiversity support).



Cities with Artificial Roof Regulations

Several cities have implemented regulations concerning the use of artificial turf, primarily focusing on ground-level installations. However, specific codes addressing artificial turf on rooftops are less common.

West Valley City, Utah

- Legalized artificial turf installations across residential properties.
- Requires lifelike blades, a minimum pile height of 1.5 inches, and a face weight of 50 oz/yd².
- Includes proper installation and maintenance standards.

Tequesta, Florida

- Permits artificial turf for single-family and two-family homes.
- In front yards, turf is only allowed as decorative grid alongside pavement.
- Must be screened from view from adjacent rights-of-way.
- Includes quality and maintenance requirements.

Zurich, Switzerland

- Requires all flat roofs (not used as terraces) to be greened since 1991.
- Emphasizes environmental goals: biodiversity, stormwater management, and heat mitigation.

Orlando, Florida

- Discourages artificial turf, especially in historic districts.
- Requires engineering permits for installation.
- Considers turf as potential impervious surface for environmental reviews.

Recommendation

Discussion Questions

- What types of materials should be encouraged (live v. artificial)?
- How should green roofs be incorporated?
- What areas of the city should these be encouraged?
- Other considerations?



CONTRACT CHECKLIST

Request Type: **Contract** **Addendum/Change Order #** _____

Munis Contract Number: 25-55-14 **Contract Category:** Professional Services Agreement

Section I (Required)

Vendor Number: 5592	Vendor Name: Intrinsic Landscaping
Vendor Address: 3126 W. LAKE AVE. GLENVIEW, IL 60026	
Contact Name (For signature): Tommy Hileman	Contact Email: tommy@intrinsiclandscaping.com
Service Start Date: 04/01/2025	Contract End Date: 10/31/2025
Purpose & Description: SOLE SOURCE provider for maintenance of Pavilion and Rec. Center Green Roof Landscaping.	

Section II (Required)

Project Number:	Project Name: 2025 Contractual Bed Maintenance-Green Roof Program
Org #: 10140433	
Object #: 713005	
Original Budgeted Amount: \$ 100,000.00	Change Order/Addendum Amount:
Original Amount Contracted: \$ 11,313.41	Total Contract Amount: \$ 11,313.41

Section III (Required)

For Professional Services, competitive bidding is recommended, but not required (choose one):

Competitive Bid Received No Competitive Bid Received

Purchasing Guidelines for Goods and Services (per Administrative Order 4.6):

- Purchases less than \$5,000 - Director's discretion, competitive bidding not required
- Purchases between \$5,000 and \$30,000 – Three informal quotes obtained **(See Section IV)**
- Purchases between \$30,000 and \$75,000 – Three formal quotes obtained **(Attach Quotes)**
- Purchases greater than \$75,000 – Competitive bidding and legislative approval obtained **(Attach)**
 - Resolution/Ordinance# _____ Date Passed _____
- Purchases greater than \$75,000 - Bid Waiver Option and legislative approval obtained **(Attach)**

Bid Waiver Explanation: Choose One

Resolution/Ordinance# _____ Date Passed _____





CONTRACT CHECKLIST

Section III continued (Required)

Is this a cooperative purchase? Yes No

If yes, specify contract #/cooperative purchase agency (DAS, Sourcewell, etc.)

Section IV (Informal Quotes Only)

Informal Quote:

Vendor Name: Sole Source

Quote Amount: _____

Informal Quote:

Vendor Name: _____

Quote Amount: _____

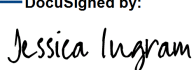

Informal Quote:

Vendor Name: _____

Quote Amount: _____

Note: Please attach contract and all exhibits.

Verification – your signature below certifies the enclosed contract complies with City of Dublin revised Charter of Dublin, Ohio and Administrative Orders 4.1, 4.2 and 4.6.

<p>Form submitted by:</p> <p>DocuSigned by:  Jessica Ingram <small>C2EBB2072F5544F... 1/28/2025</small></p>	<p>Department/Division Name & Signature Required:</p> <p>DocuSigned by:  Jason Anderson <small>E93D141B9D2A41F... 1/29/2025</small></p>
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PSA 25-55-14

PROFESSIONAL SERVICES AGREEMENT
Green Roof Maintenance Program-Contractual Bed

This Services Agreement ("Agreement") is made and entered into and effective on this 1st day of April 2025 by and between the City of Dublin, Ohio ("Dublin"), an Ohio Municipal Corporation, with offices located at located at (6555 Shier Rings Road, Dublin, OH 43016) and Intrinsic Landscaping ("Service Provider"), with an office and principal place of business located at 3126 Westlake Avenue, Glenview, IL.

Recitals

WHEREAS, Dublin desires to engage Service Provider to perform the services as more fully described in the attached Exhibit A (the "Services"); and

WHEREAS, Service Provider desires to perform the Services and desires to be so engaged.

NOW, THEREFORE, in consideration of the foregoing and of the covenants and agreements herein contained, the parties, intending to be legally bound, agree as follows:

Provisions

- I. Performance of the Services.** Provider shall:
 - A. Perform the Services as set forth in Exhibit A.
 - B. If the Service Provider is an individual, complete, sign and return the Ohio Public Employees Retirement System ("OPERS") Independent Contractor Acknowledgement form.
 - C. Give prompt notice to Dublin should the Service Provider observe or otherwise become aware of any fault or deficit in the project or any nonconformance with the Agreement.
 - D. Remit to Dublin after the termination of this Agreement, all files and documents pertaining to the project that have been obtained or produced including, but not limited to, permits, licenses, applications, codes, drawings, site plans, photographs and similar materials. Service Provider shall be entitled to retain copies for the Service Provider's files.

II. Obligations of Dublin. Dublin shall:

- A. Assist the Service Provider by placing at its disposal all available information pertinent to the Services for the project.
- B. Use its best efforts to secure release of other data applicable to the project held by others.
- C. Make all necessary provisions to enter upon public and private property as required to perform the Services.
- D. Give prompt notice to the Service Provider should Dublin observe or otherwise become aware of any fault or deficit in the project or any nonconformance with the Agreement.

III. Term and Termination. The Agreement shall commence on 1st day of April 2025, and shall terminate on the 31st day of October 2025. Dublin may terminate this Agreement at any time by giving Service Provider thirty (30) days advance written notice. In the event this Agreement is terminated by Dublin prior to its natural expiration, Service Provider shall be paid the amounts for work actually performed in accordance with this Agreement to the date of this early termination.

IV. Payment.

- A. Service Provider shall be compensated on monthly per visit basis in accordance with Exhibit A.
- B. The Service Provider shall invoice Dublin monthly for services rendered through the previous month and Dublin agrees to pay within thirty (30) days of receipt of a valid invoice. A valid invoice shall consist of a fully itemized account of hours worked by each individual working on the project with a description of work performed, as well as an itemization of all reimbursable expenses which must be documented with copies of receipts whenever possible. All invoices must include the contract number and the purchase order number of this contract which is located in the upper right-hand corner of the first page of this document. Invoices must also include information describing the percentage of each phase of the work which has been completed, and a summary of billings and payments made to date.

V. Relationship of the Parties. The parties acknowledge and agree that Service Provider is an independent contractor and is not an agent or employee of Dublin. Nothing in this Agreement shall be construed to create a relationship between Service Provider and Dublin of a partnership, association, or joint venture. Further, the parties acknowledge that Service Provider is paid a fee, retainer or other payment as per Section IV of this Agreement; is not eligible for workers' compensation or unemployment compensation; is not eligible for employee fringe benefits such as vacation or sick leave; does not appear on Dublin's payroll; is required to provide his or her own supplies and equipment; and is not controlled or supervised by Dublin personnel as to the manner of work.

VI. Indemnification.

- A. Professional Liability. Relative to any and all claims, losses, damages, liability and cost, the Service Provider agrees to indemnify and save Dublin, its officers, officials, and employees harmless from and against any and all suits, actions or claims for property losses, damages or personal injury arising from the negligent acts, errors or omissions by the Service Provider or its employees.
- B. Non-Professional Liability (General Liability). To the fullest extent permitted by law, the Service Provider shall indemnify, defend and hold harmless Dublin, its officers, officials, employees or any combination thereof, from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of the acts or omissions of the Service Provider, provided that such claim, damage, loss or expenses is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of property (other than the work itself) including loss of use resulting therefrom, but only to the extent caused by the negligent acts or omissions of the Service Provider, any subconsultant(s) of the Service Provider, its agents, or anyone directly or indirectly employed by them or anyone for whose acts they may be liable. Such obligations shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this paragraph.

VII. Insurance.

- A. The Service Provider shall secure and maintain, at his/her/its own expense, errors and omissions insurance in an amount not less than One Million Dollars (\$1,000,000.00) per claim/annual aggregate to protect himself from any claim arising out of the performance of professional services and caused by negligent acts, omissions or negligent acts for which the Service Provider may be legally negligent. The Service Provider shall maintain said coverage for the entire

contract period and for a minimum of one year after completion of the work under the contract.

- B. In addition to errors and omissions insurance, the Service Provider shall also secure and maintain, at his/her own expense, insurance for protection from claims under Worker's Compensation acts, claims for damages because of bodily injury including personal injury, sickness or disease or death of any and all employees or of any person other than such employees, and from claims or damages because of injury to or destruction of property including loss of use resulting therefrom, and any other insurance prescribed by laws, rules, regulations, ordinances, codes or orders.
- C. The Service Provider shall secure and maintain, at his/her own expense, General Liability insurance in an amount not less than One Million Dollars (\$1,000,000.00) per occurrence.
- D. The Service Provider shall secure and maintain, at his/her/its own expense, Property insurance for protection from claims or damages because of damage to or destruction of property including loss of use resulting therefrom in an amount not less than Five Hundred Thousand Dollars (\$500,000.00).
- E. Dublin shall be held harmless for any damage to the Service Provider's property and/or equipment during the course of performance under the Contract.
- F. The above referenced insurance shall be maintained in full force and effect during the life of this Contract and for one year beyond, where specified. Certificates showing that the Service Provider is carrying the above referenced insurance in at least the above specified minimum amounts shall be furnished to, and approved by, Dublin prior to the start of work on the project and before Dublin is obligated to make any payments to the Service Provider for the work performed under the provision of this contract. All such Certificates, with the exception of those for Worker's Compensation and Errors & Omissions coverage, shall clearly reflect that the City of Dublin is an "Additional Insured".

VIII. Employee Documentation

- A. Service Provider guarantees that the individuals employed by the Service working on this project are authorized to work in the United States. The Service Provider will upon demand provide Dublin with appropriate documentation (Form I-9) for any Service Provider employee performing services for Dublin.

- B. The Service Provider agrees to indemnify Dublin in accordance with Section VI of the Agreement for any issue arising out of the Service Provider's hiring or retention of any individual who is not authorized to work in the United States.

IX. Taxes.

- A. Service Provider has the following identification number for income tax purposes: Located in Munis.
- B. Service Provider is subject to and responsible for all applicable federal, state, and local taxes.
- C. Dublin represents that it is a tax-exempt entity and evidence of this tax-exempt status shall be provided to Service Provider upon written request. Service Provider hereby further agrees to withhold all municipal income taxes due or payable under the provisions of Chapter 35 of the Codified Ordinances of Dublin, Ohio, for wages, salaries and commissions paid to its employees and further agrees that any of its subcontractors shall be required to agree to withhold any such municipal income taxes due under such chapter for Services performed under this Agreement.
- D. The Service Provider shall receive Internal Revenue Service form 1099 from Dublin for income tax reporting purposes.

X. Assignment. Neither party may assign this Agreement without obtaining express, written consent from the other party prior to assignment.

XI. Entire Agreement / Amendment. This Agreement constitutes the entire understanding of the parties hereto with respect to the subject matter hereof and supersedes all prior negotiations, discussions, undertakings and agreements between the parties. This Agreement may be amended or modified only by a writing executed by the duly authorized officers of the parties hereto. It is understood and agreed that this Agreement may not be changed, modified, or altered except by an instrument, in writing, signed by both parties in accordance with the laws of the State of Ohio.

XII. Discrimination.

- A. No discrimination for reason of race, color, national origin, religion, sex, genetic information, pregnancy, age, ancestry, military status, sexual orientation, gender identity, marital status, veteran's status, or disability shall be permitted or authorized by Dublin and/or Service Provider in connection with the Services.

- B. Nothing in this Agreement shall require the commission of any act contrary to any law or any rules or regulations of any union, guild, or similar body having jurisdiction over the Services of Service Provider.

XIII. Governing Law/Venue. Any controversy or claim, whether based upon contract, statute, tort, fraud, misrepresentation or other legal theory, related directly or indirectly to this Agreement, whether between the parties, or of any of the parties' employees, agents or affiliated businesses, will be resolved under the laws of the State of Ohio, in any court of competent jurisdiction in Franklin County, Ohio.

XIV. Severability. If any provision of this Agreement is held invalid or unenforceable, such provision shall be deemed deleted from this Agreement and shall be replaced by a valid, mutually agreeable and enforceable provision which so far as possible achieves the same objectives as the severed provision was intended to achieve, and the remaining provisions of this Agreement shall continue in full force and effect.

XV. Paragraph Headings. Paragraph headings are inserted in this Agreement for convenience only and are not to be used in interpreting this Agreement.

[Signatures appear on following page]

BY SIGNING THIS AGREEMENT, YOU HEREBY ACKNOWLEDGE THAT YOU HAVE BEEN INFORMED THAT THE CITY OF DUBLIN, OHIO HAS CLASSIFIED YOU AS AN INDEPENDENT CONTRACTOR AND THAT YOU HAVE BEEN ADVISED THAT CONTRIBUTIONS TO OPERS WILL NOT BE MADE ON YOUR BEHALF FOR THESE SERVICES.

FURTHER, BY SIGNING THIS AGREEMENT, YOU HEREBY ACKNOWLEDGE THAT THE CITY OF DUBLIN, OHIO HAS IN NO WAY LIMITED OR RESTRICTED YOUR RIGHT TO PROVIDE THE AGREED-TO SERVICES TO THE GENERAL PUBLIC AND THAT YOU REGULARLY PROVIDE SUCH SERVICES TO THE GENERAL PUBLIC.

IN WITNESS WHEREOF, the parties have executed this Agreement as of this date, 2/3/2025.

CITY OF DUBLIN, OHIO

BY: DocuSigned by: Jason Anderson Date 1/29/2025
Jason Anderson, Director of Public Service

BY: DocuSigned by: Megan O'Callaghan Date 2/3/2025
Megan O'Callaghan, City Manager

INTRINSIC LANDSCAPING

BY: Signed by: [Signature] Date 1/29/2025
ITS: Director of Operations-OH

Approved as to Form:

Signed by: Yaz Ashrawi Date 1/29/2025
Yaz Ashrawi, City of Dublin Assistant Law Director

CERTIFICATION OF FUNDS

I hereby certify that the funds required to meet the City's obligation, payment, or expenditure under this Agreement have been lawfully appropriated or authorized for such purpose and are free from any obligation now outstanding

DocuSigned by: Jaime L. Hoffman 1/29/2025
Jaime Hoffman, Interim CFO/Director of Finance Date

EXHIBIT A

Scope of Services



INTRINSIC

landscaping

The Earth Is Our Business

City of Dublin

Link Pavilion + Rec. Center

Dublin, OH

Green Roof Maintenance Proposal

Prepared for: Scott Moncrief
City of Dublin - OH, USA

Prepared by: Tommy Hileman
Intrinsic Landscaping, Inc.

Monday, October 7, 2024

Green Roof Maintenance Proposal



Project Information

Name: City of Dublin - Pavilion Green Roof + Rec. Center

Location: Riverside Crossing Park/Dublin Rec. Center

System Type: Extensive

Introduction

Routine green roof maintenance will ensure the success of the intended appearance, purpose, and function of the green roof system you have invested in. Intrinsic is a green roof specialty company; our knowledge and experience equip us to decipher problems and offer solutions to meet your expectations. Periodic maintenance and monitoring specific to the green roof environment is essential to support long-term health and viability. The following can be used as a guide for subsequent maintenance.

During the maintenance period, approved maintenance personnel will maintain the vegetated cover, growing media, green roof underlayments, edge components, and drain inspection chambers.

Scope of Work

Green Roof Inspection

The roof will be visually inspected for any performance issues, technical concerns, or damage. Common problems include poor drainage or wind erosion. Roof drains, gutters, and vegetation-free zones will be inspected and cleaned of any unwanted debris. Photos and written documentation of issues will be provided as needed.

Safety

Intrinsic takes pride in staffing safe and knowledgeable personnel. All representatives who will be working onsite will understand how to identify safety concerns and utilize the proper protocols and equipment to work safely. 100% Fall Protection will be used where applicable.

Weed Removal

It is very important to control non-target plants on a green roof, especially during the establishment phase. Green roof plants will be identified before potential weeds are removed. Hand weeding will be conducted while avoiding practices that could damage the green roof system or waterproof membrane.

On-site Plant Propagation

To accelerate the period of establishment, stem cuttings and seeds may be selectively harvested from areas of dense vegetation and distributed in more sparse areas to reach target plant coverage.

Green Roof Maintenance Proposal



Watering

Initial watering is crucial to plant performance immediately after installation and through the plant establishment period. Once established, extensive green roof plants are drought-tolerant species that are chosen to perform with limited water and extreme temperatures. Should supplemental watering be needed it will be brought to the attention of the client and if approved will be completed on a time and materials basis - \$44.19/man hour.

Fertilization

Green roofs will only reach their peak environmental potential when completely filled with healthy plants. Intrinsic uses an organic 'Greenroofer' fertilizer that was specifically developed for green roofs. It will not damage or react with roofing systems. 'Greenroofer' fertilizer will be applied in the spring and fall. These treatments will ensure healthy and aesthetically pleasing green roof plants.

Debris and Trash Removal

Foreign objects, debris, or garbage will be removed and properly disposed.

Notes:

Maintenance personnel will need access to the green roof, based on a predetermined schedule. The client must provide rooftop water sources.

Pricing

Link Pavilion 2025

(April-October)
6 Monthly Visits
2 Fertilizations

\$3,192.90

Rec. Center 2025

(April-October)
5 Monthly Visits
1 Fertilizations

\$6,044.22

Plant Enhancement Option \$2,076.29

Accepted by:

Thank you,

Printed Name (Client Representative)

Signature (Client Representative)

Company (Client Representative)

Site Contact and Phone Number

Billing Contact and Phone Number

Tommy Hileman , Project Manager
Intrinsic Landscaping, Inc
Monday, October 7, 2024

To: Members of the Community Development Committee
From: Megan D. O'Callaghan, P.E., City Manager
Date: May 13, 2025
Initiated By: Jennifer M. Rauch, AICP, Director of Community Planning & Development
Re: Green Roof Code Benchmarking

Summary

At the April 15 Community Development Committee meeting, members reviewed research and information about green roofs and development practices regarding their installation. Staff was asked to conduct additional benchmarking of other city's zoning code requirements regarding green roofs. Legal staff provided several resources for the Committee's review and further direction.

Background

At the direction of the City Council during the March 17 Council Roundtable discussion, staff have conducted research into green roofs, focusing on their environmental benefits and sustainability potential and how other cities have incorporated green roof policies into their building codes and development practices. Staff provided information about living and artificial green roofs and how those have been implemented in various cities, as well as information about how a potential green roof policy would align with Dublin's Sustainability Plan and where green roofs exist in the city.

The Committee requested additional information about green roof options and benchmarking other communities' regulations. Additionally, the committee shared interest in understanding how to encourage developers to use the roof areas differently, whether it is using turf, planting or activating the roof with gathering areas, how incentives and economic development tools might be used, and impacts on implementation with existing versus new buildings. Staff has provided initial research regarding community regulation benchmarking for the Committee's reference.

Benchmarking

Legal staff conducted benchmarking to understand what regulations exist regarding the requirement of green roofs. They identified that there are a limited number of cities with these regulations, and those communities that did provide regulations were typically very large cities, such as Denver, New York City and Portland. Most allow green roofs as one option among a few that would have a positive ecological effect, rather than a mandate that must be followed in all instances. These regulations have been attached for the Committee's reference.

City of Denver

Denver added a new section to its Building Code to address green roofs. It requires new construction with at least 25,000 square feet of gross floor area to install a "cool roof" (materials with certain solar reflectance values that reduce urban heat island effect) and one of 8 additional eco-friendly components, including green space on the roof. Other options include solar panels, off-site renewable energy purchases, demonstrated decreases in energy consumption, energy-

Memo re: Green Roof Benchmarking

May 14, 2025

Page 2 of 2

reducing building certificates, and combinations thereof. Green roofs are not mandated, only an available option.

New York City

New York City Local Laws 92 and 94 require that the roofs of certain buildings be partially covered with green roof or solar photovoltaic electricity generating systems in accordance with the New York City Building Code. LL 92 amended the building code.

City of Portland

Portland (OR) amended its zoning code to require all new buildings with a net building area of 20,000 or more square feet in CX, EX, RX, and IG1 to have "eco-roofs." A temporary exception allows for the installation of solar panels through 2028.

City of San Francisco

San Francisco allows developers to use a "living roof" as an alternative means of satisfying the city's Better Roof requirements. The building must have a gross area of more than 2,000 square feet and 10 or fewer occupied floors, among other conditions.

Additional Information

Legal staff also provided an additional reference document, which included a review of green law and policy by NYU School of Law. The document provides a more detailed analysis of the different methods cities have mandated or incentivized the construction of green roofs in their jurisdictions.

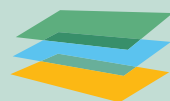
Recommendation

Staff is providing this information to further the Committee's discussion of green roofs.

A Review of Green Roof Laws & Policies

Domestic and International Examples

Sara Savarani
February 2019



Guarini Center
Frank J. Guarini Center on Environmental,
Energy, and Land Use Law
at NYU School of Law

A REVIEW OF GREEN ROOF LAWS & POLICIES

Sara Savarani
February 2019

There are a number of reasons to install a green roof in an urban setting. Green roofs can help with stormwater retention, mitigate the urban heat island effect, enhance biodiversity, improve local air quality, and reduce building energy usage.¹ The myriad benefits provided make green roofs an attractive tool for cities seeking to improve their sustainability.

With this in mind, cities around the world have adopted diverse policies to promote green roofs in recent years. Several cities, including Toronto, San Francisco, and Copenhagen, have passed laws mandating green roof installations when constructing new buildings, or when renovating an existing buildings. Other cities, including Washington, DC, provide rebates or tax credits for green roof installation projects. Still others, including Austin and Portland, have amended their zoning laws to grant density bonuses or other zoning incentives to developers who pursue green roof projects. Finally, several cities provide reductions to stormwater fees to those who install green roofs.

As shown below, New York City has provided financial incentives for green roof projects via both a tax abatement and a grant program. However, neither has been particularly effective at incentivizing green roofs. The tax abatement is set to expire this year, and, in the eight years that it was offered, only seven property owners were granted abatements.² Meanwhile, the grant program has funded only thirty-five green infrastructure projects in the eight years since it was launched and has done so at great expense.³ These efforts can be strengthened.

The following is a table of several different mechanisms by which other cities have mandated or incentivized the construction of green roofs in their jurisdictions. This is not intended to be an exhaustive list. It does, however, provide examples of some of the more common approaches in the United States and abroad.

The laws and policies presented in the table below have been grouped into six separate categories. The cities listed under **Green Roof Mandates** are those that have required the installation of green roofs in certain circumstances, such as when a new building is constructed or an existing building undergoes substantial renovation. The following category, **Sustainability Mandates**, lists cities that provide green roofs as an option for complying with general green infrastructure or sustainability laws or policies, but do not specifically mandate them. The third category, **Rebates, Tax Abatements, & Refunds**, lists cities that offer tax credits or rebates to those who install green roofs. The cities listed under the fourth category, **Zoning Incentives**, are those that offer density bonuses and Floor Area Ratio (FAR) bonuses to developers who pursue green roofs. The fifth category is **Grant & Loan Programs**, which lists cities that offer full or partial funding, in the form of grants or loans, to construct green roofs. Finally, the sixth category, **Reduction in Stormwater Charges**, lists cities that apply credits to a property's sewer charges in exchange for installing green roofs. Notably, the goal of this table is merely to provide an accounting of policies that other jurisdictions have adopted to promote green roofs. We do not intend to express judgment here on the relative merits of any particular policy that has been adopted.

¹ Danielle Spiegel-Feld & Lauren Sherman, *Expanding Green Roofs in New York City: Towards A Location-Specific Tax Incentive*, 26 N.Y.U. ENVTL. L.J. 297 (2018).

² *Id.* at 298.

³ *Id.* at 319–20; N.Y.C. DEP'T OF ENVTL. PROT., NYC GREEN INFRASTRUCTURE: 2017 ANNUAL REPORT 10 (2018), https://www1.nyc.gov/html/dep/pdf/green_infrastructure/gi_annual_report_2018.pdf.

TABLE: GREEN ROOF LAWS & POLICIES

CITY	LAW / POLICY TITLE	YEAR ENACTED	OPERATIVE PROVISION
Green Roof Mandates			
Basel, Switzerland	Building and Construction Law ⁴	2002	Green roofs required on all new and renovated flat roofs.
Copenhagen, Denmark	Green Roof Policy ⁵	2010	Requires green roofs on all new buildings with roof slopes of less than 30 degrees.
France (nationwide)	Biodiversity Act and Green Roof Statement ⁶	2015	Developers must build either green roofs or solar panels on all new commercial buildings.
Munich, Germany	Green Roof Ordinance ⁷	1997	Requires green roofs on all flat roofs larger than 100 square meters.
Portland, OR	Ecoroof Requirement ⁸	2018	Requires green roofs to cover 100 percent of the roofs on new buildings with a net building area of 20,000 square feet or more, excluding rooftop parking lots and several equipment and green alternatives (which can cover up to 40 percent of the roof).
San Francisco, CA	Better Roofs Ordinance ⁹	2017	Green roofs, solar, or a combination of both must comprise between 15 and 30 percent of the roof space on most new construction projects. San Francisco was the first city in the nation to mandate solar and green roofs on new buildings.
Tokyo, Japan	Green Roof Law ¹⁰	2001	Green roofs are required on new buildings with a flat roof area of at least 1,000 square meters.
Toronto, Canada	Green Roof Bylaw ¹¹	2009	Applies to new development or additions greater than 2,000 m ² gross floor area. Requires the installation of green roofs on new commercial, institutional, and multifamily residential developments. The size of green roof required ranges from 20 to 60 percent of the available roofs space, depending on the size of the building.

⁴ CLIMATE ADAPT, *Green Roofs in Basel, Switzerland: Combining Mitigation and Adaptation Measures* (2015), <https://climate-adapt.eea.europa.eu/metadata/case-studies/green-roofs-in-basel-switzerland-combining-mitigation-and-adaptation-measures-1>.

⁵ *Copenhagen Adopts a Mandatory Green Roof Policy*, INHABITAT (June 9, 2010), <https://inhabitat.com/copenhagen-adopts-a-mandatory-green-roof-policy/>. See also GREEN ROOFS COPENHAGEN, <https://www.kk.dk/files/green-roofs-copenhagenpdf/download>.

⁶ Alexa Carrasco, *New French Law Forces Buildings to Plan for Green Roofs*, CURBED (Mar. 26, 2015), <https://www.curbed.com/2015/3/26/9976798/france-law-green-roofs>.

⁷ NASA, NASA & GREEN ROOF RESEARCH (2012), https://www.nasa.gov/pdf/665643main_NASA_and_Green_Roofs_Research_Brochure_Revised_9_5_2012.pdf.

⁸ Portland City Code § 33.510.243, available at <http://www.portlandonline.com/shared/cfm/image.cfm?id=53363>. ENVTL. SERVS. & CITY OF PORTLAND, GUIDANCE ON CC2035 ECOROOF REQUIREMENTS AND THE SWMM (2018), <https://www.portland.oregon.gov/bes/article/691262>.

⁹ SF PLANNING DEPT., *San Francisco Better Roofs*, <https://sf-planning.org/san-francisco-better-roofs> (last updated Jan. 2017).

¹⁰ U.S. COMM. SERV., AN OVERVIEW OF JAPAN'S GREEN ROOF MARKET (2016), https://build.export.gov/build/groups/public/@bg_jp/documents/webcontent/bg_jp_099194.pdf.

¹¹ TORONTO, *City of Toronto Green Roof Bylaw*, <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/green-roofs/green-roof-bylaw/> (last visited Feb. 11, 2019).

Zürich, Switzerland	Green Roof Program ¹²	1991	All new or renovated buildings with flat roofs that are not used as roof terraces must have green roofs.
Sustainability Mandates			
Chicago, IL	Sustainable Development Policy ¹³	2004	Requires development projects that are receiving financial assistance or special approvals to reach a certain number of points, which are granted based on the use of specific sustainable strategies, including green roofs.
Denver, CO	Green Buildings Ordinance ¹⁴	2018	Requires new buildings 25,000 square feet or larger to have reflective, light-colored covering on the roof or portions of the roof, and must also do one of the following: install a green roof or solar panels; achieve LEED gold; purchase renewable energy; or pay a per-square-foot fee. A green roof ordinance was initially passed in 2017, but was altered in 2018 due to difficulties with the green roof mandate.
Seattle, WA	Seattle Green Factor ¹⁵	2006	Score-based code requirement that “increases the amount and improves the quality of landscaping in new development.” Developments in specified zoning districts must achieve a certain score from credits based on various green landscaping options, including green roofs.
Rebates, Tax Abatements, & Refunds			
Hamburg, Germany	Green Roof Strategy ¹⁶	--	Building owners who install green roofs can receive subsidies covering up to 60 percent of the installation costs. This financial support (up to €3 million in total) is available until the end of 2019 through the Hamburg Ministry for Environment and Energy.
New York, NY	Green Roof and Solar Tax Abatement Program ¹⁷	2008	The city and state provided a tax credit of \$5.23 per square foot, up to \$100,000, but stopped accepting applications on March 15, 2018.

¹² Zürich, Switzerland, URBAN GREEN-BLUE GRIDS, <https://www.urbangreenbluegrids.com/projects/zurich-switzerland/>.

¹³ CITY OF CHICAGO, *Chicago Sustainable Development Policy*, https://www.chicago.gov/city/en/depts/dcd/supp_info/sustainable_development/chicago-sustainable-development-policy-update.html (last updated Jan. 2017); CITY OF CHICAGO, *Chicago Sustainable Development Policy Handbook*, https://www.chicago.gov/city/en/depts/dcd/supp_info/sustainable_development/chicago-sustainable-development-policy-handbook0.html (last visited Feb. 20, 2019).

¹⁴ DENVER, *Denver's Green Buildings Ordinance*, <https://www.denvergov.org/content/denvergov/en/denver-development-services/commercial-projects/green-roof-initiative.html> (last visited Feb. 11, 2019). DENVER, *From Green Roofs to Green Buildings*, <https://www.denvergov.org/content/denvergov/en/denver-development-services/commercial-projects/green-roof-initiative/Green-Buildings-Background.html> (last visited Feb. 11, 2019).

¹⁵ SEATTLE.GOV, *Seattle Green Factor*, [https://www.seattle.gov/sdci/codes/codes-we-enforce-\(a-z\)/seattle-green-factor](https://www.seattle.gov/sdci/codes/codes-we-enforce-(a-z)/seattle-green-factor) (last visited Feb. 11, 2019).

¹⁶ CLIMATE ADAPT, *Four Pillars to Hamburg's Green Roof Strategy: Financial Incentive, Dialogue, Regulation, and Science* (2016), https://climate-adapt.eea.europa.eu/metadata/case-studies/four-pillars-to-hamburg2019s-green-roof-strategy-financial-incentive-dialogue-regulation-and-science/#legal_aspects.

¹⁷ NYC MAYOR'S OFF. OF SUSTAINABILITY, *Green Roof Tax Abatement*, <https://www1.nyc.gov/html/gbee/html/incentives/roof.shtml>; S.B. 4802, 2013-2014 Reg. Sess. (N.Y. 2013).

Palo Alto, CA	Green Roof Rebate ¹⁸	2008	Provides \$1.50 per square foot of installed green roofs (limited to \$1,000 max for residential properties and \$10,000 max for commercial properties). Part of the city's Stormwater Measures Rebate Program.
Philadelphia, PA	Green Roof Tax Credit ¹⁹	2007	The credit is against the Business Income and Receipts Tax. Since 2016, the credit amounts to 50 percent of all construction costs of the green roof, up to \$100,000.
Washington, DC	RiverSmart Rooftops Green Roof Rebate Program ²⁰	2006	DC's Department of Energy & Environment offers a rebate of \$10 (if the proposed green roof is within the combined sewer system) or \$15 (if it is within the municipal storm sewer system) per square foot of voluntary green roof installations.
Zoning Incentives			
Austin, TX	Green Roof Density Bonus ²¹	--	Green roof installations earn up to nine bonus square feet of floor area, depending on the percent of roof covered, public access to the roof, and whether or not the green roof meets the city's Downtown Public Plaza Standards.
Chicago, IL	FAR Bonus ²²	2015	A bonus of up to 2 FAR is granted for green roofs covering over 50 percent, or 2000 square feet, of the roof area of downtown developments.
Philadelphia, PA	FAR Bonus ²³	--	FAR bonus is granted for residential green roofs and "green buildings," which can earn that designation through green roofs.
Portland, OR	Ecoroof FAR Bonus ²⁴	2009	FAR bonus is granted for large-scale development programs within the Central City Plan District. Developers are allowed one additional square foot for 10 to 30 percent green roof coverage, two additional square feet for 30 to 60 percent coverage, and three additional square feet for over 60 percent coverage.

¹⁸ CITY OF PALO ALTO, *Green Roofs*, <https://www.cityofpaloalto.org/gov/depts/pwd/stormwater/rebates/greenroofs.asp> (last updated May 16, 2018).

¹⁹ CITY OF PHILADELPHIA, *Green Roof Tax Credit*, <https://www.phila.gov/services/payments-assistance-taxes/tax-credits/green-roof-tax-credit/> (last visited Feb. 11, 2019).

²⁰ DC.GOV, *Green Roofs in the District of Columbia*, <https://doee.dc.gov/greenroofs> (last visited Feb. 11, 2019).

²¹ EXISTING CREDITS FOR GREEN ROOF PROJECTS IN AUSTIN (2014), http://www.austintexas.gov/sites/default/files/files/Sustainability/GR_Existing_Credit_Fact_Sheet_Revised_2014.pdf.

²² ADAPTATION CLEARINGHOUSE, *Chicago Zoning Ordinance 17-4-1015 Green Roofs Incentives*, <https://www.adaptationclearinghouse.org/resources/chicago-zoning-ordinance-17-4-1015-green-roofs-incentives.html>; FLOOR AREA BONUS MENU, <https://www.chicago.gov/content/dam/city/depts/dcd/general/maps/bonuses.pdf>.

²³ PHILADELPHIA WATER, GREEN ROOF ZONING INCENTIVES (2016), http://phillywatersheds.org/doc/Green%20Roof%20Zoning%20Incentives_2016%20Fact%20Sheet.pdf.

²⁴ ENVTL. SERVS. & CITY OF PORTLAND, ECOROOF FLOOR AREA RATIO BONUS OPTION (2009), <https://www.portland.oregon.gov/bes/article/474490>.

Grant & Loan Programs			
Basel, Switzerland	Green Roof Installation Subsidies ²⁵	1996–1997 2005–2006	Basel had two year-long incentive programs; both programs provided subsidies for green roof installations.
Chicago, IL	Green Roof Grant Program ²⁶	2005	The Department of Environment offers residential and small commercial building owners \$5,000 for green roof installations.
Chicago, IL	Green Roof Improvement Fund ²⁷	2006	Reimburses building owners in the central business district for green roof projects. The reimbursement totals 50 percent of “highly visible projects covering at least half the available roof area.”
Cincinnati, OH	Green Roof Loan Program ²⁸	2011	Offers low-interest loans for green roof design and construction for both new and existing buildings.
New York, NY	Green Infrastructure Grant Program ²⁹	2011	Provides funds for green infrastructure projects’ design and construction, including green roof projects.
Portland, OR	Green Investment Fund ³⁰	2005–2009	The city granted a total of \$425,000 per year to innovative green building projects, including green roof projects.
Portland, OR	Grey to Green Initiative ³¹	2008–2013	The Bureau of Environmental Services offered \$5 per square foot of new green roof construction.
Toronto, Canada	Eco-Roof Incentive Program ³²	2006	Provides grants for the installation of green roofs or cool roofs on existing buildings, new buildings with a gross floor area of less than 2,000 square meters, or new building projects conducted by the Toronto School Boards or nonprofits. Projects receive \$100 CAD per square meter and up to \$1,000 CAD for a structural assessment, with a maximum of \$100,000 CAD (though larger requests may be granted with City Council approval).

²⁵ Available at <https://pd.zhaw.ch/publikation/upload/203013.pdf>.

²⁶ Catherine Malina, *Up on the Roof: Implementing Local Government Policies to Promote and Achieve the Environmental, Social, and Economic Benefits of Green Roof Technology*, 23 GEO. INT’L ENVTL. L. REV. 437, 450 (2011). We cannot confirm whether this program is still in effect.

²⁷ *Id.* We cannot confirm whether this program is still in effect.

²⁸ PROJECT GROUNDWORK, GREEN ROOF LOAN PROGRAM, http://projectgroundwork.org/downloads/green_roof_loan_program_final.pdf.

²⁹ NYC ENVTL. PROTECTION, *Grant Program for Private Property Owners*, https://www1.nyc.gov/html/dep/html/stormwater/nyc_green_infrastructure_grant_program.shtml (last visited Feb. 11, 2019).

³⁰ CITY OF PORTLAND, *Green Investment Fund (GIF) Grant*, <https://www.portlandoregon.gov/bps/42134> (last visited Feb. 11, 2019).

³¹ CITY OF PORTLAND, PORTLAND’S GREEN INFRASTRUCTURE: QUANTIFYING THE HEALTH, ENERGY, AND COMMUNITY LIVABILITY BENEFITS 1-4 (2010), <https://www.portlandoregon.gov/bes/article/298042>.

³² TORONTO, *Eco-Roof Incentive Program*, <https://www.toronto.ca/services-payments/water-environment/environmental-grants-incentives-2/green-your-roof/> (last visited Feb. 11, 2019).

Reduction in Stormwater Charges			
Minneapolis, MN	Stormwater Utility Fee Credit ³³	2005	Buildings that implement stormwater practices, including by installing green roofs, can receive up to 50 percent credit against their stormwater utility fee for tools that address stormwater quality, and between a 50 and 100 percent credit reduction for tools that address stormwater quantity.
Nashville, TN	Green Roof Rebate ³⁴	2012	Applies a credit to the monthly sewer charges for a property, with a maximum total credit of \$10 per square foot of green roof, to be credited “for 60 months or until the maximum total is reached, whichever comes first.”
Philadelphia, PA	Stormwater Credits Program ³⁵	--	The Philadelphia Water Department provides credits to those who mitigate stormwater runoff by using stormwater management practices (SMPs), including green roofs.
Portland, OR	Stormwater Discount Program ³⁶	2006	Properties can receive up to a 100 percent discount on the stormwater utility fee by implementing stormwater management practices, including green roofs.
Washington, DC	Stormwater Fee Discount Program ³⁷	2013	The District’s Department of Energy & Environment has a discount of up to 55 percent of the stormwater fee for eligible best management practices, which include green roofs.

³³ MINNEAPOLISMN.GOV, *How Can I Reduce My Stormwater Fee?*, http://www.minneapolismn.gov/publicworks/stormwater/fee/stormwater_fee_stormwater_mngmnt_feecredits (last visited Feb. 11, 2019).

³⁴ NASHVILLE.GOV, *Green Roof Rebate*, <https://www.nashville.gov/Water-Services/Developers/Low-Impact-Development/Green-Roof-Rebate.aspx> (last visited Feb. 11, 2019).

³⁵ PHILADELPHIA WATER DEPARTMENT, *6.3 Stormwater Credits Program*, <https://www.pwdplanreview.org/manual/chapter-6/6.3-stormwater-credits-program>.

³⁶ CITY OF PORTLAND, *Stormwater Discount Program*, <https://www.portlandoregon.gov/bes/41976> (last visited Feb. 11, 2019); Catherine Malina, *Up on the Roof: Implementing Local Government Policies to Promote and Achieve the Environmental, Social, and Economic Benefits of Green Roof Technology*, 23 GEO. INT’L ENVTL. L. REV. 437, 452 (2011)

³⁷ *District Establishes New Stormwater Fee Discount Program*, DC.GOV (Oct. 21, 2013), <https://doee.dc.gov/release/district-establishes-new-stormwater-fee-discount-program>.

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§ 10-300. Definitions.

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The following words and phrases, as used in this article XIII, have the following meanings:

- (a) Addition for purposes of this article XIII means an extension or increase in gross floor area or height of a building or structure. A connecting element of limited width as required by the International Building Code for a pedestrian walkway does not create an addition to a building.
- (b) Available roof space means the total roof area of a building excluding the following:
 - (1) Private terraces no greater in area than the gross floor area of the abutting unit at the roof level;
 - (2) Outdoor amenity spaces of buildings, including, but not limited to, areas for recreational or social use;
 - (3) Areas of rooftop mechanical, electrical or other equipment, including cell towers or other equipment leasing space on the roof, and all required clearances around these areas;
 - (4) Areas covered by skylights;
 - (5) Areas consisting of glass-covered atriums;
 - (6) Areas covered with glazing (windows); and
 - (7) Areas for renewable energy devices.
- (c) Building for the purposes of this article XIII means any structure used or intended for supporting or sheltering any use or occupancy. The boundary of any single building is defined by its surrounding exterior walls. Party walls as constructed in accordance with the International Building Code shall create separate buildings.
- (d) Building official means the person authorized and directed to act on behalf of the building permitting and inspections services in the interpretation and enforcement

of the Building Code of the City and County of Denver, and appointed by the executive director of community planning and development.

- (e) Campus means a tract of contiguous property with one (1) or more owners; that contains or will contain more than one (1) building; and that is planned, developed and operated as an integrated facility for a number of individual uses with special attention to coordinated circulation, parking, utility needs, aesthetics and compatibility. For purposes of this definition, the presence of public rights-of-way shall not destroy contiguity of land area. A campus may contain only existing buildings, existing buildings and proposed new buildings, or only proposed new buildings.
- (f) Character defining roof means a visible roof where the roofs relationship to the overall shape of the building, as well as the roofs distinctive materials, craftsmanship, or decorative details are important to the overall visual character of the building; a change of materials, color, or shape to a character defining roof would significantly impact the visual character of the building.
- (g) Cool roof means a roof, or portion of a roof, containing roof covering materials meeting certain solar reflectance values that mitigate or assist in reducing urban heat island effect.
- (h) Denver Building and Fire Code has the same meaning as in Section 10-16, D.R.M.C.
- (i) Executive director of CPD means the executive director of the department of community planning and development ("CPD"), or his/her designee.
- (j) Executive director of DDPHE means the executive director of the department of public health and environment ("DDPHE"), or his/her designee.
- (k) Green space means any area that is proposed to contain trees, groundcover, shrubs, urban agriculture, natural grass/turf, or vegetated roofs.
- (l) Greenhouse means a structure or a thermally isolated area of a building that maintains a specialized sunlit environment exclusively used for, and essential to, the cultivation, protection or maintenance of plants, that sells its commodities for a profit, or on behalf of a non-profit, and is constructed or planned to be constructed as either an F-1 or U occupancy.
- (m) Gross floor area means the gross floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The gross floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area of a building shall not include shafts with no openings, interior courts, or areas used exclusively for the storage or parking of vehicles.

- (n) Individual roof section means a portion of roof bounded on all sides by one (1) or more of the following features: a wall or parapet; the roof edge; an expansion joint; or a roof divider.
- (o) Net zero energy building means an energy-efficient building where, on a source energy basis, the actual annual delivered energy is less than or equal to the on-site renewable exported energy.
- (p) Owner means any person, agent, operator, entity, firm, or corporation having any legal or equitable interest in the building or property; or any person authorized to act on the owner's behalf.
- (q) Renewable energy device means a device that obtains energy derived from solar radiation, wind, landfill gas, biomass, the internal heat of the earth, or another source with the approval of CPD.
- (r) Residential building means a building where more than sixty (60) percent of the gross floor area of the building is used, designed or intended to be used for a household living use type as defined in the Denver Zoning Code, including accessory residential uses; however, a residential building shall not include a nursing home or hospice use, a residence for older adults use, or a lodging accommodation use, all as defined in the Denver Zoning Code.
- (s) Roof means the overhead structural component of a building or a part of a building supported by walls or columns and which functions primarily to shelter the interior of the building from the effects of weather and the infiltration of water.
- (t) Roof recover means the process of installing an additional layer of roof covering over a prepared existing roof covering without removing the existing roof covering.
- (u) Roof replacement means the process of removing the existing roof covering, repairing any damaged substrate, and installing a new roof; or the reconstruction or renewal of any part of an existing roof for the purposes of its maintenance.
- (v) Total roof area means the square footage of all roofs and roof sections located on a building. A roof covering a story or stories below grade, as determined in accordance with the International Building Code as adopted in the Denver Building and Fire Code, shall not be included in the calculation of total roof area of a building.
- (w) Vegetated roof means an assembly of interacting components designed to waterproof and normally insulate a building's top surface that includes, by design, vegetation and related landscape elements.
- (x) Visible roof means an individual roof section that is at least partially visible from a person of average height in a public vantage point such as a park, public street, campus grounds, or private street with public easement.



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§ 10-301. Green building requirements for new buildings.

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- (a) In general. Except as provided in subsection 10-301(c) below, an owner constructing a building containing twenty-five thousand (25,000) square feet or greater of gross floor area who has not submitted a formal site development plan application with payment of all applicable fees by 4:30 pm on November 2, 2018 must provide the following green building requirements:
- (1) A cool roof; and
 - (2) One (1) of the following options:
 - a. Green space covering an area in one (1) of the following amounts, whichever is least:
 1. Ten (10) percent of the gross floor area of the building;
 2. Sixty (60) percent of the total roof area on the building; or
 3. The available roof space on the building.
 - b. On-site solar panels covering an area anywhere on the building or zone lot equal to seventy (70) percent of the total roof area or an area equal to an amount required to provide one hundred (100) percent of estimated annual average electricity used at the building. Other renewable energy devices may be used in place of on-site solar panels so long as the owner provides evidence of similar generation capacity. Any net zero energy building complies with this subsection 10-301(a)(2)b.
 - c. Off-site renewable energy purchase with the following requirements:
 1. The off-site renewable energy purchase must be met through a minimum five (5) year contract for a subscription, lease, or purchase of a share in a voluntary renewable energy program offered by Xcel Energy or a community solar project for which a dedicated renewable energy resource located in Public Service Company of Colorado territory is built

- for that customer program, and which has dedicated customer capacity or energy to fulfill that customer's subscription;
2. The term of purchase must be renewed a minimum of every five (5) years for the life of the building; and
 3. The off-site renewable energy purchase must cover the equivalent energy production of either (i) the estimated one hundred (100) percent of electricity the building will use, or (ii) the amount that would have been provided with required on-site solar panels and demonstration of decreased energy consumption measured as estimated cost savings of a minimum six (6) percent above requirements in the applicable Denver Building and Fire Code.
- d. Demonstration of decreased energy consumption measured as estimated cost savings of at least twelve (12) percent above requirements in the applicable Denver Building and Fire Code.
 - e. Building certification of LEED Gold, Enterprise Green Communities, the National Green Building Standard ICC/ASHRAE 700, or an equivalent certification approved by the building official.
 - f. A combination of green space, and renewable energy device(s) with the following required coverages:
 1. Green space covering an area in one (1) of the following amounts, whichever is least:
 - (i) Three (3) percent of the gross floor area of the building;
 - (ii) Eighteen (18) percent of the total roof area on the building; or
 - (iii) Thirty (30) percent of the available roof space on the building; and either section 10-301(a)(2)f.2 or 3 below.
 2. On-site solar panels located anywhere on the subject zone lot covering an area in one of the following amounts, whichever is least:
 - (i) Seven (7) percent of the gross floor area of the building,
 - (ii) Forty-two (42) percent of the total roof area on the building; or
 - (iii) Seventy (70) percent of the available roof space on the building.
 3. Renewable energy devices, other than solar panels, so long as the renewable energy devices achieve equivalent total energy production to the required amount of on-site solar panels in subsection 10-302(2)f.2 above; or
 4. Alternative coverages of green space and on-site solar panels may be approved by the building official so long as the combination covers an area in one (1) of the following amounts, whichever is least:
 - (i) Ten (10) percent of the gross floor area of the building;
 - (ii) Sixty (60) percent of total roof area on the building; or

- (iii) The available roof space on the building.
 - g. A combination of green space and off-site renewable energy purchase, with the following requirements:
 - 1. Green space covering an area in one (1) of the following amounts, whichever is least:
 - (i) Three (3) percent of the gross floor area of the building;
 - (ii) Eighteen (18) percent, of total roof area on the building; or
 - (iii) Available roof space on the building.
 - 2. The off-site renewable energy purchase must be met through a minimum five (5) year contract for a subscription, lease, or purchase of a share in a voluntary renewable energy program offered by Xcel Energy or a community solar project for which a dedicated renewable energy resource located in Public Service Company of Colorado territory is built for that customer program, and which has dedicated customer capacity or energy to fulfill that customer's subscription. The term of purchase must be renewed a minimum of every five (5) years after initial purchase.
 - 3. The off-site renewable energy purchase must cover the amount that required on-site solar panels would have provided and demonstration of decreased energy consumption measured as estimated cost savings of a minimum two and a half (2.5) percent above requirements in the Denver Building and Fire Code.
 - h. A combination of green space and decreased energy consumption with the following requirements:
 - 1. Green space covering an area in one (1) of the following amounts, whichever is least:
 - (i) Three (3) percent of the gross floor area of the building;
 - (ii) Eighteen (18) percent of total roof area on the building; or
 - (iii) The available roof space on the building.
 - 2. Demonstration of decreased energy consumption measured as estimated cost savings of a minimum five (5) percent above requirements in the applicable Denver Building and Fire Code during plan review.
- (b) Payment into the green building fund.
- (1) Instead of providing required green space, an owner may pay an amount to the green building fund, defined in division 3 below, of fifty dollars (\$50.00) per square foot of all green space coverage required in subsections 10-301(a)(2)a, f, g, or h, but not provided.
 - (2) In cases where an owner chooses to provide green space as required in subsections 10-301(a)(2)a, f, g, or h, but is unable to provide the entirety required green space coverage, the owner may pay fifty dollar (\$50.00) per square foot for

no more than twenty-five (25) percent of the green space required, but not provided, and must provide at least seventy-five (75) percent of the required green space coverage.

(c) Exceptions.

(1) Subsection 10-301(a) shall not apply to the following:

- a. One- and two-family dwellings constructed under the provisions of the International Residential Code;
- b. Dwelling units constructed in a group of three (3) or more attached units in which each unit extends from foundation to roof and is not more than three (3) stories above grade plane; or
- c. Temporary structures, air supported structures, and greenhouses.

(2) Subsection 10-301(a)(1) shall not apply to the following:

- a. Portions of a proposed roof that include the following:
 1. Photovoltaic systems or components;
 2. Solar-, air-, or water-heating systems or components;
 3. Vegetated roofs;
 4. Above-roof decks or walkways; or
 5. HVAC systems and components, and other opaque objects mounted above the roof.
- b. Portions of a proposed roof shaded during the peak sun angle on the summer solstice by neighboring buildings or other portions of the same building;
- c. Portions of a proposed roof that are ballasted with a minimum stone ballast of fifteen (15) pounds per square foot;
- d. Twenty-five (25) percent of an individual roof section, when the remaining seventy-five (75) percent of the proposed individual roof section contains a cool roof;
- e. An individual roof section containing less than twenty five (25) percent of roofing materials; or
- f. Visible roofs for no more than ten (10) percent of the total roof area.

(3) Subsection 10-301(a)(2) shall not apply to residential buildings five (5) stories or fewer, less than sixty-two and one-half (62.5) feet in height, and with twenty-five thousand (25,000) square feet or more of gross floor area.

(d) Character defining roof. When a proposed roof is determined to be a character defining roof, the building official may allow roof materials that do not meet the requirements for a cool roof.

(e) Continuing compliance. An owner of a building subject to the requirements of section 10-301(a) must provide a cool roof and one (1) of the options of 10-301(a)(2) for the duration of the building's existence.

(Ord. No. 1134-18, § 1, 10-29-18)

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§ 10-302. Green building requirements for existing buildings.

Latest version.

- (a) In general. Except as provided in subsection 10-302(d) below, any owner of a building that has received a certificate of occupancy prior to November 2, 2018 and whose building contains twenty-five thousand (25,000) square feet or greater of gross floor area, must provide the following green building requirements upon a roof replacement for more than five (5) percent of either the total roof area or individual roof section(s), as applicable, in any calendar year:
- (1) A cool roof; and
 - (2) One (1) of the following options:
 - a. Green space covering an area in one (1) of the following amounts, whichever is least:
 1. For total roof area replacement: two (2) percent of the gross floor area of the building; for individual roof section replacement: two (2) percent of the gross floor area of the building, multiplied by the area of individual roof section(s) being replaced, divided by the total roof area of the building;
 2. For total roof area replacement: eighteen (18) percent of the total roof area on the building; for individual roof section replacement: eighteen (18) percent of the individual roof section(s) being replaced; or
 3. Available roof space on the total roof area of the building, or the individual roof section(s) being replaced, as applicable.
 - b. On-site solar panels located anywhere on the building or zone lot and covering an area in the least of the following:
 1. For total roof area replacement: five (5) percent of the gross floor area of the building; for individual roof section replacement: five (5) percent of the gross floor area of the building, multiplied by the area of roof section(s) being replaced, divided by the total roof area of the building;
 - 2.

For total roof area replacement: forty-two (42) percent of the total roof area on the building; for individual roof section replacement: forty-two (42) percent of the individual roof section(s) being replaced; or

3. An area equal to an amount required to provide one hundred (100) percent of estimated annual average electricity used at the building.
 - c. Building certification of LEED Silver, Enterprise Green Communities, the National Green Building Standard ICC/ASHRAE 700, or an equivalent certification approved by the building official.
 - d. Enrollment in the energy program described in section 10-304 below.
- (b) Payment into the green building fund.
- (1) Instead of providing required green space, an owner may pay an amount to the green building fund, defined in division 3 below, of fifty dollars (\$50.00) per square foot of all green space coverage required in subsection 10-302(a)(2)a, but not provided.
 - (2) In cases where an owner chooses to provide green space as required in subsection 10-302(a)(2)a, but is unable to provide the entirety of green space coverage required, the owner may pay fifty dollars (\$50.00) per square foot for no more than twenty-five (25) percent of the green space required, but not provided, and must provide at least seventy-five (75) percent of the required green space coverage.
- (c) Individual roof section replacements. Any excess coverage requirements provided on an individual roof section replacement may be applied to later roof replacements of individual roof sections of the building.
- (d) Exceptions.
- (1) Subsection 10-302(a) shall not apply to the following:
 - a. One- and two-family dwellings constructed under the provisions of the International Residential Code;
 - b. Dwelling units constructed in a group of three (3) or more attached units in which each unit extends from foundation to roof and is not more than three (3) stories above grade plane;
 - c. Temporary structures, air supported structures, and greenhouses; or
 - d. Buildings that have complied with section 10-301(a).
 - (2) Subsection 10-302(a)(1) shall not apply to the following:
 - a. Portions of a roof that include or are covered by the following:
 1. Photovoltaic systems or components;
 2. Solar-, air-, or water-heating systems or components;
 3. Vegetated roofs;
 4. Above-roof decks or walkways; or

5. HVAC systems and components, and other opaque objects mounted above the roof.
 - b. Portions of a roof shaded during the peak sun angle on the summer solstice by neighboring buildings or other portions of the same building;
 - c. Portions of a roof that are ballasted with a minimum stone ballast of fifteen pounds per square foot, or, in the case of an existing ballasted roof, the weight of ballast for which the roof was originally designed;
 - d. Twenty-five (25) percent of an individual roof section, when the remaining seventy-five (75) percent of the individual roof section contains a cool roof;
 - e. An individual roof section containing less than twenty-five (25) percent of roofing materials; or
 - f. Visible roofs for no more than ten (10) percent of the total roof area.
- (3) Subsection 10-302(a)(2) shall not apply to the following:
- a. Residential buildings five (5) stories or fewer, or less than sixty-two and one-half (62.5) feet in height and with twenty-five thousand (25,000) square feet or more of gross floor area;
 - b. A building that must replace its roof due to an emergency, including, but not limited to, fire or wind damage to be determined by the building official;
 - c. A building that must replace its roof due to hail damage in the first year after the effective date of this ordinance when the building owner can demonstrate a gap in insurance coverage. Such gap exists where the building owner has insurance coverage that includes the cost of meeting any new code requirements, but had a cost limit on that coverage that is insufficient to meet the additional costs of this ordinance, and the insurance policy is not yet due for renewal; or
 - d. A building that contained a vegetative roof prior to January 1, 2018, so long as the vegetative roof is replaced upon any roof replacement.
- (e) Compliance with new building requirements. Any owner who submits a building permit for a roof replacement or construction including roof replacement, and has complied with subsection 10-301(a), does not have to comply with the requirements of section 10-302(a), but shall maintain compliance with the selected option from section 10-301(a)(2) or demonstrate compliance with another option from section 10-301(a)(2) upon completion of any roof replacement which must be submitted and approved by the building official.
- (f) Character defining roof. When a proposed or existing roof is determined to be a character defining roof, the building official may allow roof materials that do not meet the requirements for a cool roof.
- (g) Roof recover. Any owner proposing a roof recover of more than five (5) percent of either the total roof area or individual roof section in any calendar year, and whose

building contains 25,000 square feet or greater of gross floor area must comply with section 10-302(a)(1) for that portion of roof being recovered, but need not comply with the requirements of section 10-302(a)(2). When an analysis of any individual roof section prior to a roof recover determines that application of a cool roof will result in condensation, then an owner may choose not to provide a cool roof.

- (h) Continuing compliance. An owner of a building subject to the requirements of section 10-302(a) must provide a cool roof and one (1) of the options of section 10-302(a)(2) for the duration of the building's existence.

(Ord. No. 1134-18, § 1, 10-29-18)



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§ 10-303. Additions.

Latest version.

- (a) Large additions. Any owner proposing an addition of fifty thousand (50,000) square feet of gross floor area or greater to a building shall comply with section 10-301 for that addition.
- (b) Small additions. Any owner proposing an addition of twenty-five (25,000) or more and less than fifty thousand (50,000) square feet of gross floor area to a building shall provide a cool roof, as applicable, and comply with any of the following:
- (1) Any of the requirements of section 10-302(a)(2)a-c for that addition;
 - (2) The requirements of section 10-302(b) for that addition; or
 - (3) Estimated energy cost savings of at least four (4) percent above requirements in the Denver Building and Fire Code for that addition.

(Ord. No. 1134-18, § 1, 10-29-18)



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§ 10-304. Energy program.

Latest version.

- (a) Purpose. The purpose of this section is to establish an energy program that provides an owner various options designed to reduce cumulative emissions city-wide in an amount equivalent to section 10-302(a)(2)(b).
- (b) Applicability. An owner subject to the requirements of section 10-302(a), may enroll in the energy program at or before the time of roof replacement.
- (c) Options. The requirements of the energy program shall provide for compliance options, including, but not limited to, the following: building certification; on-site solar panels; off-site renewable energy purchase; energy efficiency improvements; reductions in energy use intensity; and differentiation of requirements for buildings over and under fifty thousand (50,000) square feet of gross floor area.

(Ord. No. 1134-18, § 1, 10-29-18)

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 - Division 1. GREEN BUILDING REQUIREMENTS

§ 10-305. Campus compliance with green building requirements.

Latest version.

- (a) Compliance. Owners of buildings within a campus may comply with the green building requirements of sections 10-301(a)(2)a, b, or f, and 10-302(a)(2)a or b, through application of the requirements at a campus-wide level instead of complying with each individual building in the campus or each zone lot. Owners of buildings within a campus must comply with any applicable cool roof requirements for each individual building within a campus.
- (b) Documentation. CPD shall require owners who choose to comply at the campus level to submit a plan documenting compliance with section 10-301(a) or section 10-302(a). Such plan may include, but is not limited to, a general development plan (or successor type of plan), infrastructure master plan, site development plan, or development agreement. A site development plan will be required for any new buildings or green space.
- (c) Energy master plan. Owners choosing to comply with section, 10-301(a)(2)b or f or section 10-302(a)(2)b must submit an energy master plan to CPD.

(Ord. No. 1134-18, § 1, 10-29-18)



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§ 10-306. Authority to adopt rules and regulations.

Latest version.

The executive director of CPD and the board of public health and environment shall have the authority to adopt cooperatively rules and regulations for the implementation and administration of this article XIII.

(Ord. No. 1134-18, § 1, 10-29-18)

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§ 10-307. Enforcement.

Latest version.

- (a) It shall be unlawful to violate any provision of this article XIII, or any rules and regulations adopted pursuant to this article XIII.
- (b) The executive directors of CPD and the DDPHE, or their designees, have the authority to enforce the provisions of article XIII.
- (c) This article applies to all agents, successors and assigns of an owner. A building permit shall not be issued, and a site development plan shall not be approved unless the owner meets the requirements of this article and rules and regulations adopted under this article. The building official may deny, suspend or revoke any building or occupancy permit for a site when he/she finds a violation of article XIII or adopted rules and regulations.
- (d) CPD and the DDPHE are authorized to issue notices or orders for violations of this article. Any person who violates any provision of this article XIII, including any rules and regulations adopted under this article, shall be subject to a civil penalty in an amount up to fifty dollars (\$50.00) times sixty (60) percent of the total roof area, to be deposited into the green building fund, defined below.
- (e) In the event an owner subject to the civil penalty above fails to pay the required amount within one hundred eighty (180) days, the civil penalty shall be considered a debt to the city until paid in full. This debt shall be a perpetual lien on the property, and shall be superior and prior to all other liens, regardless of their dates of recordation, except for liens for general taxes and prior special assessments, until the civil penalty owed, delinquent interest, and recording fees have been paid in full. In addition to the remedies set forth in this section, an action or other process provided by law may be maintained by the city to recover or collect any amounts, including interest, owing under this section. Interest shall be calculated in the same manner and same amount as delinquent property taxes. The executive director of the department of public health and environment shall record the lien with the clerk and recorder.

(f) In addition to any other available remedy, the executive director of community planning and development or the executive director of the department of public health and environment may take legal action to require an owner to construct a cool roof upon discovery of any unpermitted roof recover or replacement.

(Ord. No. 1134-18, § 1, 10-29-18)

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§ 10-308. Appeals.

Latest version.

- (a) Any person aggrieved by a denial, suspension, or revocation of a building permit or occupancy permit, or a determination of the applicability of this article, may appeal to the board of appeals; however, the board of appeals is not authorized to grant variances to the requirements of this article.
- (b) Any person aggrieved by a final administrative action or decision by the executive director of CPD or DDPHE concerning issuance of a civil penalty as allowed in section 10-307(d), may appeal in accordance with the process described in Article I, Section 24, D.R.M.C., except that no request for a variance shall be granted by the board of public health and environment. The decision of the board of public health and environment may be appealed to district court in accordance with the Colorado Rules of Civil Procedure Rule 106(a)(4).

(Ord. No. 1134-18, § 1, 10-29-18)

33.510 Central City Plan District

510

Sections:

General

- 33.510.010 Purpose
- 33.510.020 Where the Regulations Apply
- 33.510.030 Application of Regulations Along Proposed Rights-of-Way and Accessways

Use Regulations

- 33.510.100 Vehicle Repair and Vehicle Sales or Leasing
- 33.510.110 Mixed Use Waterfront Development
- 33.510.112 Commercial Parking
- 33.510.114 Exemptions for Portland State University
- 33.510.115 Additional Uses Allowed in the Open Space Zone
- 33.510.116 Retail Sales And Service Uses for Specified Sites in the CX and EX Zones
- 33.510.117 Retail Sales And Service and Office Uses in the RX Zone
- 33.510.119 Retail Sales And Service and Office Use in the IG1 Zone
- 33.510.120 Retail Sales And Service and Office Uses in Specified Historic Resources in the
IH Zones
- 33.510.121 Residential Uses in the EX Zone

Development Standards

- 33.510.200 Floor Area Ratios
- 33.510.205 Floor Area Bonus and Transfer Options
- 33.510.210 Height
- 33.510.211 Shadow Study Required
- 33.510.215 Required Building Lines
- 33.510.220 Ground Floor Windows
- 33.510.223 Bird-Safe Exterior Glazing
- 33.510.225 Ground Floor Active Uses
- 33.510.230 Required Residential Development Areas
- 33.510.240 Drive-Through Facilities
- 33.510.242 Demolitions
- 33.510.243 Ecoroofs
- 33.510.244 Low Carbon Buildings
- 33.510.250 Additional Standards in the North Pearl Subarea
- 33.510.251 Additional Standards in the South Waterfront Subdistrict
- 33.510.252 Additional Standard in the Central Eastside Subdistrict
- 33.510.253 Greenway Overlay Zone in the South Waterfront Subdistrict
- 33.510.255 Central City Master Plan
- 33.510.257 Signs for Additional Uses Allowed in the Open Space Zone

Parking and Access

- 33.510.261 Parking Built After July 9, 2018
- 33.510.262 Parking Built Before July 9, 2018
- 33.510.263 Parking and Loading Access

Map 510-1 Central City Plan District and Subdistricts

Map 510-2 Maximum Floor Area Ratios

Map 510-3 Base Heights

Map 510-4 Bonus Heights

Map 510-5 Greenway Bonus Target Areas

Map 510-6 Special Residential Use Areas

Map 510-7 Required Building Lines

Map 510-8 Ground Floor Windows

Map 510-9 Ground Floor Active Use Areas

Map 510-10 Parking Sectors

Map 510-11 Shadow Study Required

Map 510-12 Retail Sales and Services Limited

Map 510-13 Streetcar Alignment

Map 510-14 South Park Blocks Frontages

Map 510-15 South Waterfront Greenway Public Access

Map 510-16 North Pearl Height Opportunity Area / South Waterfront Height Opportunity Area /
RiverPlace Height Opportunity Area

Map 510-17 Area Where Vehicle Repair and Vehicle Sales and Leasing Uses are Restricted

Map 510-18 North Pearl Subarea Special Building Height Corridor

Map 510-19 Required Central City Master Plan

Map 510-20 View Corridor Areas

Map 510-21 South Waterfront 2002 Top of Bank Line

Map 510-22 Park Blocks Required Building Line

Map 510-23 Floor Area Transfer Sectors

General

33.510.010 Purpose

The Central City plan district implements the Central City 2035 Plan. The regulations address the unique role the Central City plays as the region's premier center for jobs, health and human services, tourism, entertainment and urban living. The regulations encourage a high-density urban area with a broad mix of commercial, residential, industrial and institutional uses, and foster transit-supportive development, pedestrian and bicycle-friendly streets, a vibrant public realm and a healthy urban river.

33.510.020 Where the Regulations Apply

The regulations of this chapter apply to the Central City plan district. The boundaries of the plan district and its subdistricts are shown on Map 510-1 at the end of this chapter, and on the Official Zoning Maps. For other regulations, in cases of conflict the most restrictive regulation controls. The

- D. Timing and location of the housing.** Required housing must be located on the site and if developed as part of a mixed-use project must receive an occupancy permit in advance of or at the same time as an occupancy permit for nonresidential portions of the project.

33.510.240 Drive-Through Facilities

Drive-through facilities are prohibited in the Central City plan district.

33.510.242 Demolitions

In R, C, and E zones, sites must be landscaped within 6 months of the demolition of buildings unless there is an approved development for the site. Approved development means a project approved through design review in design zones, and issuance of a building permit outside of design zones. The landscaping must meet at least the L1 standard of Chapter 33.248, Landscaping and Screening, except that no shrubs or trees are required.

33.510.243 Ecoroofs

- A. Purpose.** Ecoroofs provide multiple complementary benefits in urban areas, including stormwater management, reduction of air temperatures, mitigation of urban heat island impacts, air quality improvement, urban green spaces, and habitat for birds, plants and pollinators. The standards are intended to:
- Maximize the coverage of ecoroofs;
 - Allow for the placement of structures and other items that need to be located on roofs; and
 - Support the architectural variability of rooftops in the Central City.
- B. Ecoroof standard.** In the CX, EX, RX, and IG1 zones, new buildings with a net building area of 20,000 square feet or more must have an ecoroof that meets the following standards. Until January 1, 2029, development that includes a residential use can choose to meet Subsection B. or C. below:
1. The ecoroofs, including required firebreaks between ecoroofs areas, must cover 100 percent of the building roof area, except that up to 40 percent of the building roof area can be covered with a combination of the following. Roof top parking does not count as roof area. Roof area that has a slope greater than 25% does not count as roof area:
 - a. Mechanical equipment, housing for mechanical equipment, and required access to, or clearance from, mechanical equipment;
 - b. Areas used for fire evacuation routes;
 - c. Stairwell and elevator enclosures;
 - d. Skylights;
 - e. Solar panels;
 - f. Wind turbines;
 - g. Equipment, such as pipes and pre-filtering equipment, used for capturing or directing rainwater to a rainwater harvesting system;

SEC. 149. BETTER ROOFS; LIVING ROOF ALTERNATIVE.

(See Interpretations related to this Section.)

(a) **Purpose.** State law requires that certain new residential and nonresidential buildings set aside a “solar ready” portion of the roof equal to 15% of the total roof area. The solar ready area must be unshaded and free of obstructions, to allow that portion of the roof to be used for future installation of solar energy or heating systems. The San Francisco Green Building Code requires a building owner to actually use the solar ready area of the roof for solar energy or heating systems. The purpose of this Section 149 is to allow the use of “living roofs” as an additional means of meeting some or all of the Better Roof requirements of the Green Building Code, and thereby further promote the use of rooftops to increase renewable energy resources, stormwater management, and biodiversity.

(b) **Definitions.** As used in this Section 149, the following capitalized terms shall have the following meanings:

Better Roof Requirements. The requirements of San Francisco Green Building Code Sections 4.201.2 and 5.201.1.2, as amended.

Living Roof. The media for growing plants, as well as the set of related components installed exterior to a facility’s roofing membrane. “Living Roof” includes both “roof gardens” and “landscaped roofs” as referenced in the California Building Code.

Living Roof Area. The area of media for growing plants installed for the purposes of compliance with this Section, consistent with standards prepared and maintained by the Planning Department for planning, installation, and maintenance of Living Roofs.

Minimum Better Roof Area. An equivalent area to the Solar Ready Zone, as calculated under CCR Title 24, Part 6, Section 110.10 and San Francisco Green Building Code Sections 4.201.2 and 5.201.1.2, as applicable.

Roof. All outside coverings of a building or structure, including the structural supports, decking, and top layer exposed to the outside, at all levels of building, excluding roof area designated for skylights, vehicle traffic, or heliport.

Solar Ready Zone. A section of the roof designated and reserved for the installation of a solar electric or solar thermal system as required in certain new buildings by CCR Title 24, Part 6, Section 110.10(b) through (e) and San Francisco Green Building Code Sections 4.201.2 and 5.201.1.2, as applicable.

(c) **Applicability.** A project sponsor may use a Living Roof as an alternative means of meeting some or all of the Better Roof requirements for any building that meets all four of the following criteria:

- (1) The building constitutes a Large Development Project or Small Development Project under the Stormwater Management Ordinance (Public Works Code secs. 147-147.6);
- (2) The building has a gross floor area of 2,000 square feet or more;
- (3) The building has 10 or fewer occupied floors; and
- (4) The project sponsor applies for a site permit or building permit on or after January 1, 2017.

(d) **Living Roof Requirements.** Should a project sponsor use a Living Roof as a means of meeting some or all of the Better Roof requirements, the sponsor shall submit to the Planning Department for its review and approval a Living Roof design in which the sum of the areas of the following features is equal to or greater than the Minimum Better Roof Area:

- (1) Area of all solar photovoltaic collectors that meet the performance criteria of the San Francisco Green Building Code (secs. 4.201.2(c)(1) and 5.201.1.2(b)(1)), as appropriate;
- (2) Area of all solar thermal collectors that meet the performance criteria of the San Francisco Green Building Code (secs. 4.201.2(c)(2) and 5.201.1.2(b)(2)), as appropriate; and
- (3) Area and Location of Living Roof.

(A) For the purpose of this Section 149, each square foot of Living Roof shall count as 0.5 square foot towards the Minimum Better Roof Area requirements; provided, however, that the actual square footage of the Living Roof shall be used to determine compliance with the Stormwater Management Ordinance. The Planning Department, after consulting with the San Francisco Public Utilities Commission and the Department of the Environment, shall adopt rules and regulations to implement these provisions and coordinate compliance with the Stormwater Management Ordinance.

(B) A Living Roof may be located within or outside of the Solar Ready Zone used for compliance with CCR Title 24, Part 6, Section 110.10. Where a Living Roof Area is located outside the Solar Ready Zone, the requirements of Section 110.10 for the solar zone shall otherwise still apply.

(e) **Waiver.** If the project sponsor demonstrates to the Zoning Administrator’s satisfaction that it is physically infeasible to meet the Living Roof requirements as written for the project in question, the Zoning Administrator may, in his or her sole discretion and pursuant to the procedures set forth in Planning Code Section 307(h), grant partial relief from the requirements stated in subsection (d) where the design of the Better Roof is within 10% of any quantitative requirements. The requirements of CCR Title 24, Part 6, Section 110.10 for the solar zone shall remain applicable.

(Added by Ord. [221-16](#), File No. 160965, App. 11/10/2016, Eff. 12/10/2016, Oper. 1/1/2017; amended by Ord. [202-18](#), File No. 180557, App. 8/10/2018, Eff. 9/10/2018)

AMENDMENT HISTORY

Division (e) amended; Ord. [202-18](#), Eff. 9/10/2018.

Division 4.2

ENERGY EFFICIENCY

SECTION 4.201 – GENERAL

4.201 Add the following section:

4.201.2. Better roofs.

(a) Newly constructed Group R occupancy buildings are required by California Title 24 Part 6 Energy Standards to install photovoltaic (PV) energy systems. For newly constructed multifamily buildings the minimum size of such systems is required by Section 170.2(f) and 170.2(g) to be not less than the smaller of PV system size determined by Equation 170.2-C or Equation 170.2-D, or the total of all Solar Access Roof Area (SARA) multiplied by 14 W/ft². Projects that constitute a Large Development Project or Small Development Project under the Stormwater Management Ordinance (Public Works Code secs 147-147.6) may exclude from SARA any roof area where both:

(1) The area is occupied by living roof, meaning the area of media for growing plants, and

(2) The area occupied by living roof contributes to determination of compliance with the Stormwater Management Ordinance, as documented by a Preliminary Stormwater Control Plan or a Modified Compliance Application submitted to the San Francisco Public Utilities Commission.

(b) In any final Stormwater Control Plan approved by the San Francisco Public Utilities Commission, including where such approval may occur subsequent to addenda to a Site Permit wherein compliance with California Title 24 Part 6 Energy Standards is documented, the applicant shall ensure the area occupied by living roof contributing to determination of compliance with the Stormwater Management Ordinance is no less than the square footage approved for exclusion from SARA.

4.201.3 Energy Performance.

(a) **All-electric buildings.** A newly constructed residential all-electric building shall be designed and constructed such that the Energy Budget for the proposed building is no greater than the corresponding Energy Budget for a Standard Design Building compliant with California Title 24 Part 6 Energy Standards.

(b) **Mixed-fuel residential buildings.** A newly constructed mixed-fuel residential building shall be designed and constructed such that the Energy Budget is no greater than 90% of the Title 24 Part 6 Energy Budget for the Standard Design Building as calculated by compliance software approved by the California Energy Commission.

Division 5.2

ENERGY EFFICIENCY

SECTION 5.201 – GENERAL

5.201 Add the following sections:

5.201.1.1 Energy performance.

(a) **All-electric buildings.** A newly constructed all-electric non-residential building shall demonstrate the Energy Budget for the proposed building is no greater than the Energy Budget calculated for the Standard Design Building meeting California Title 24 Part 6 Energy Standards.

(b) **Mixed-fuel buildings.** A newly constructed mixed-fuel non-residential building shall demonstrate the Energy Budget for the proposed building is no greater than 90% of the Title 24 Part 6 Energy Budget for the Standard Design Building meeting California Title 24 Part 6 Energy Standards.

Exception: Buildings consisting primarily of occupancy F, L, or H are exempt from this Section.

5.201.1.2. Better roofs.

(a) California Title 24 Part 6 Energy Standards section 140.10 requires newly constructed buildings of uses noted in Table 140.10-A to install photovoltaic (PV) energy systems, and requires the minimum size of such systems to be not less than the smaller of PV direct current size determined by Equation 140.10-A, or the total of all Solar Access Roof Area (SARA) multiplied by 14 W/ft². Projects that constitute a Large Development Project or Small Development Project under the Stormwater Management Ordinance (Public Works Code secs 147-147.6) may exclude from SARA any roof area where both:

(1) The area is occupied by living roof, meaning the area of media for growing plants, and

(2) The area occupied by living roof contributes to determination of compliance with the Stormwater Management Ordinance, as documented by a Preliminary Stormwater Control Plan or a Modified Compliance Application submitted to the San Francisco Public Utilities Commission.

(b) In any final Stormwater Control Plan approved by the San Francisco Public Utilities Commission, including where such approval may occur subsequent to addenda to a Site Permit wherein compliance with California Title 24 Part 6 Energy Standards is documented, the applicant shall ensure the area occupied by living roof contributing to determination of compliance with the Stormwater Management Ordinance is no less than the square footage approved for exclusion from SARA.



To: Members of Dublin City Council, Planning and Zoning Commission, Architectural Review Board and Board of Zoning Appeals

From: Megan D. O'Callaghan, City Manager

Date: October 8, 2024

Initiated By: Jennifer M. Rauch, AICP, Director of Community Planning and Development
Mitchell Ament, Management Analyst

Re: Lean Six Sigma Analysis of the Development Review Process

Summary

On October 23, 2023, the City Council adopted the 2023 Economic Development Strategic Plan Update, which outlined a series of implementation strategies to help ensure the city's continued economic vitality. A cross-departmental team has focused on Strategy 2 regarding the development review process and identified six major action themes through a Lean Six Sigma analysis. Staff has prepared a detailed presentation of the efforts related to this strategy, including benchmarking, initiatives completed and underway, and discussion topics for Council, Boards and Commissions' awareness and feedback.

Background

A cross-departmental team, including representatives from the Office of the City Manager, Community Planning and Development, Economic Development, Building Standards, Engineering and Transportation and Mobility in conjunction with 3-Point Consulting LTD conducted a Lean Six Sigma analysis focusing on Strategy 2 from the Economic Development Strategic Plan, which indicates the City should:

Make Dublin's Development Processes More Transparent and Predictable, Thereby Reducing Uncertainty. The rationale behind this strategy identifies that attracting and retaining value-added business enterprises is highly competitive, and the ability to grow and scale such companies within a region is extremely difficult. For a city to be a competitive location for attracting and retaining industrial drivers, it must ensure that its government policies, procedures, regulations, and codes are encouraging rather than discouraging investment.

The Plan goes on to identify Action 5, which states that the City should:

Foster Understanding and Predictability Regarding the Type of Development being Sought and Adhere to the Stated Vision/Plan for Development. This action includes:

- Validate the Council's commitment to the city's area plans, specifically the Dublin Corporate Area, West Innovation District and Bridge Street District.
- Update the Community Plan.
- Articulate the Council's vision to the Council/Board/Members/Staff.

- Explore additional opportunities for innovative/expedited visioning processes involving the Council, Board, members, staff developers and landowners.
- Ensure new hires connect with industry leadership.

This staff and consultant team has worked over the past eight months to study the development review process and identify opportunities for improvement that meet the goals of the strategy outlined above. This work aimed to evaluate the development process from an initial project idea through building occupancy and identify improvement and efficiency areas at each stage. As part of the process, external stakeholders were invited to participate, including City Council and Boards and Commissions representatives, developers, architects, engineers/project managers, and legal advisors. Participants shared their perspectives on the City's review process, which was instrumental in understanding opportunities for process improvement.

In addition to this feedback, other Lean Six Sigma activities included data collection and benchmarking, process mapping of the current and proposed processes, testing of the proposed processes and documentation of this overall effort, the results and the new process.

All of the feedback and input resulted in the creation of six major action themes, which include project management, staff reports, central intelligence, requirements and review processes, tiers of service, and technology. Each theme included a list of tasks to complete to address its goals. The attached presentation includes a detailed explanation of each theme and the tasks that have been accomplished, are in progress or require further discussion.

Recommendation

Staff requests that the City Council, Board and Commission members review the materials and provide feedback following the presentation at the Joint Work Session.

**JOINT WORK SESSION OF
DUBLIN CITY COUNCIL,
PLANNING & ZONING COMMISSION,
ARCHITECTURAL REVIEW BOARD,
BOARD OF ZONING APPEALS
October 16, 2024**

Minutes

Mayor Amorose Groomes called the Wednesday, October 16, 2024 joint work session to order at 6:02 p.m.

Members Present:

Council Members: Vice Mayor Alutto, Mayor Amorose Groomes, Ms. De Rosa, Ms. Fox, Mr. Keeler, Ms. Kramb

Members absent: Mr. Reiner

PZC Members: Mr. Alexander, Ms. Call, Mr. Chinnock, Mr. Deschler, Mr. Garvin, Ms. Harter

Members absent: Mr. Way

ARB Members: Ms. Cooper, Mr. Cotter, Ms. Damaser, Mr. Jewell, Ms. Patt-McDaniel

BZA Members: Mr. Anderson, Mr. Kretz, Mr. Murphy, Mr. Nigh, Ms. Tyznik

Staff Members: Ms. Rauch, Ms. O'Callaghan, Mr. Gracia, Mr. Boggs

Also present: Tracy Owens

Ms. O'Callaghan led the Pledge of Allegiance.

City Updates:

Mayor Amorose Groomes provided updates on City initiatives.

Land acquisition

Recent acquisitions include Carter Farms (137 acres), Shepherd Excavating (8 acres), and SportsOhio (98 acres).

This acquisition consists of multiple parcels that can be leveraged for a number of strategic opportunities related to economic development, transportation and recreational uses. The City has had a land acquisition policy that advances several of our Strategic Plans including:

- Strategic Framework and Vision
- City Council Visionary Goals
- Community Plan
- Economic Development Strategic Plan
- Parks and Recreation Master Plan and
- West Dublin Passenger Rail Station Study.

Purchases of land enable the City to control the ultimate use of the property and as the City continues to build out, there are fewer opportunities to purchase property.

Mayor Amorose Groomes shared the West Innovation District (WID) Special Area Plan map that was developed as a result of the Envision Dublin Plan. Before this purchase, Dublin was more than 90% built out. This purchase opened up another 20-30% growth opportunity. She listed some

future improvements, such as Cosgray widening, University extension, Shier Rings extension, Houchard improvements, Eiterman realignment, and a new road west of CSX. The roadway network is starting to take shape. Many of tonight's attendees will have input on how this vision will come to be. With the acquisition of SportsOhio Dublin nearly doubled our outdoor field usage.

Passenger Rail and LinkUS

Mayor Amorose Groomes reviewed the Ohio Corridor Identification and Development (Corridor ID) Program and shared a map showing rail lines through Ohio. The Corridor ID is a Federal Railroad Administration (FRA) initiative to reimagine passenger rail planning nationally. The two most interesting lines to Dublin are the 3C&D - an application submitted by the State of Ohio and being supported by State officials; and the Midwest Connect, which was submitted by Fort Wayne, Indiana in conjunction with MORPC. Mayor Amorose Groomes shared that she will be traveling to Fort Wayne to meet with leadership to talk about next steps. The Corridor ID is a three-step process.

Step 1 (Selection and Initiation) is where we are now.

Step 2 (Route Planning) – This step details routes, stations, and what capital improvements must be made. It is estimated to take 1 to 3 years to complete. The City of Dublin invested heavily into the HyperLoop study and already has answers to many of these questions so she believes it will not take the full three years.

Step 3 (Project Development) – This includes the engineering and final environmental review.

Mayor Amorose Groomes shared the Central Ohio and Regional Rail Map and Potential Passenger Rail Stations showing a contemplated rail station in Dublin. She noted that this is a competitive process. A 20-minute drive shed map was shared showing that Dublin is centrally located.

Mayor Amorose Groomes stated that early polling shows LinkUS has a chance of passing in November. There are three primary corridors. The northwest corridor represents more than 60% of jobs in the region and terminates in Bridge Park. It will be a game changer for employers. The Ohio Department of Transportation (ODOT) is looking at a line across 270 from Dublin to the Intel site. This speaks to the work that boards and commissions do. No other community has the opportunity to be linked to mass transit like the City of Dublin. This could provide access to jobs and opportunity. LinkUS will be a dedicated lane for buses that operate as light rail. Passengers enter and exit the buses at grade. She encouraged everyone to vote for Issue 47 this November.

Metro Center Revitalization

The City Council and boards and commissions have spent a lot of time discussing Metro Center Revitalization. The implementation is nearing the end of the "thinking" process and soon entering the "doing" process. Current conditions include more than 7,500 parking spaces. There is pavement in spaces that could be used for other purposes to build density and vibrancy. Elements for Revitalization include:

- support existing office tenants,
- embrace walkability,
- foster a sense of place,
- consolidate underutilized surface parking, add structured parking with mixed-use development,
- provide a variety of new housing types for workers and residents, and
- establish a unique natural open space amenity and connect the district with greenspace.

The revitalization will start with focusing planning efforts along Frantz Road, which involves starting the central water portion.

Fiber to Every Home

Being the most connected City in the U.S. has been a goal of City Council. Fiber allows us to accomplish many of the City's goals. Fiber to the Home is now moving into phase 2 of construction. The City is ensuring there is ample communication with residents.

Questions

Mr. Garvin asked about the number of local LinkUS stations projected. Mayor Amorose Grooms stated that it will function similar to light rail with the only stop contemplated in Dublin at in Bridge Park. Assuming LinkUS and a rail stop both come to fruition, there will likely be an interim stop between the two.

Ms. Harter stated Dublin City Schools had a speaker on LinkUS and it was well-received.

Ms. Call asked if there are other transportation efforts that would make a difference. Mayor Amorose Grooms stated that there are also trails, sidewalks, bike paths, etc. but the rail and LinkUS would be advantageous to Dublin.

Lean Six Sigma Development Process Review

Ms. O'Callaghan stated that the presentation this evening is the culmination of very hard work by all City staff. Every department has been represented in this process. This review follows the adoption of the City's Economic Development Strategic Plan Update. A cross-departmental team has focused on Strategy 2 regarding the development review process and identified six major action themes through a Lean Six Sigma analysis. Tracy Owens led the Lean Six Sigma analysis and helped identify improvement opportunities within the Development Process. Feedback from developers is a desire for more transparency and predictability. Every effort was made to engage with as many stakeholders as possible including our board and commission members. Ms. O'Callaghan expressed her appreciation for the members' engagement.

Ms. Rauch introduced the development process review topic, the Lean Six Sigma process, and invited Mr. Owens forward.

Mr. Owens began by referencing one of the past process improvements (Building Standards Plan Review Process Improvement) in which he was involved. There were a lot of long-held beliefs about how that process was supposed to work. They took a perennial backlog of 30-35 projects and brought it down to single digits within a couple of weeks.

Mr. Owens explained how Lean Six Sigma works. There are five phases:

Define – Define exactly what needs solving, determine whether it is worth trying to solve and engage sponsors.

Measure – Quantify the problem. Collect data to understand the current situation.

Analyze – Identify the cause of the problem.

Improve – Implement and verify the solution. Solutions need tested.

Control – Maintain the solution. Institutionalize the best path forward until the next round of improvements.

Mr. Owens stated that the development process review timeline began in April 2024. It was brought to our attention as an opportunity for improvement. In May, there was a current process analysis workshop that included many of the board and commission members in attendance this evening. External stakeholders were involved in that step. Soon after that study, a survey was conducted. A workshop was held June 21 to study and synthesize emerging themes to be turned into actions. On June 28, there was a feedback session. A second survey was conducted July through September and that brings the project to this joint work session.

Feedback from participants at the May 10 workshop included words like, predictable, responsive, friendly, and flexibility. Dublin is a community that is conscious of design that is proud of its environment.

Mr. Cotter asked if developers wanted the process to be faster or cheaper. Ms. O'Callaghan stated that with development, time is money, so they wanted both. Ms. Call stated that unpredictability leads to increased cost. Mr. Owens stated that there is always the iron triangle of speed, accuracy and cost.

Mr. Deschler stated that he thinks there should be more Code specificity not less.

Mr. Owens share more of the feedback shared on May 10, 2024. Knowing that was not the full voice of everyone involved, a survey of local stakeholders was conducted. Key takeaways from the survey included satisfaction with staff and the helpful nature of the City's employees. Clarifying the process was a theme that came up on May 10th and through the survey. How to help someone through the development review process is one of the action themes.

A benchmarking survey was conducted as well. Some of the organizations researched were Cincinnati, Cleveland, Delaware, Detroit, MI, New Albany, Grove City, Upper Arlington, Westerville, and more.

A workshop was held June 21, 2024 to turn ideas into action. He shared examples of work sheets used to facilitate the *analyze* and *improve* phases. Some could be put in place immediately. The following action themes were identified/developed:

- Project Management Approach
- Central Intelligence
- Tiers of Service
- Technology Use
- Requirements and Review Process
- Staff Reports

Mr. Owens noted that there is always another round of improvement projects.

Mr. Nigh asked how many people attended these meetings.

Ms. Rauch stated that there were maybe 20 attendees at the first meeting. Staff tried to target those with whom they work on a very regular basis. Mr. Owens stated that there were 30 or 32 survey responses received.

Mr. Kretz asked if the City loses any business because of the process as it exists today. Mr. Gracia answered affirmatively and stated that there are people that choose not to engage because of

perception of the process. Mr. Owens stated that one of the action themes, Central Intelligence, involves tracking overtures people make toward developing in Dublin and determining how to keep them engaged.

Mr. Deschler asked if the developments lost are developments Dublin would want. Mr. Gracia stated that the future development of those large parcels in which the City has recently invested, hinge a lot on this development review process, the envision Dublin process, and related Code changes. To utilize that land properly, these issues will need to be addressed. If no changes are made, Dublin will not compete on a global scale. Mr. Gracia references some of the City-owned parcels that had a specific strategy regarding semi-conductor supply chain and stated that use is currently not permitted on those sites.

Mr. Keeler stated that it is important to make the distinction between commercial and residential uses. The desire is to streamline the process for commercial development in the western part of the City. Someone constructing residential knows they will reap a financial upside of building in Dublin and will follow a process. A corporate partner would have many options.

Mr. Cotter asked how the City will measure success with this endeavor. Ms. Rauch stated there will be process metrics. That is part of the loop of evaluation. Some results are subjective and others are objective. Ms. O'Callaghan stated that the City currently has a performance measurement tracking system and performed extensive benchmarking.

Ms. Harter stated that she hears staff circle back with an applicant regarding a site that is more appropriate. Staff is cultivating relationships behind the scenes. Ms. Rauch stated that Planning and Economic Development work very closely together.

Ms. Rauch summarized and shared the six action themes. Each theme has a project statement or goal and identified tasks to help with accomplishment. Some are more complex than others.

Project Management Approach

This came out of the stakeholder discussion and is an effort to help shepherd projects through the process without having multiple points of contact. That single point of contact could be any staff member. It was not desirable to have someone going through the development review process trying to hunt down answers. Staff has identified a number of projects and tested this approach. Staff utilized this with five specific projects: Media Source, COhatch, Lightbridge Academy, Fallback Studios, and Roundtable. This helped staff determine that the approach works. This does not require the case manager to be a subject matter expert but determine how to get the answers needed. That requires more training and transparency amongst staff. The formalization of the Case Manager role and project management training is in progress.

Mr. Gracia shared an example of a broker telling an existing company looking for a new home that they would not get a permit in time to stay in Dublin. Because of the relationship with the Economic Development Department, this representative reached out to Dublin and they were able to help this company stay in Dublin. A case manager would be very beneficial in a case such as this.

Central Intelligence

Ms. Rauch stated that this is the ability to track inquiries. Previously staff members had their own way of tracking inquiries. Inquiries do not always come in to Planning staff. Central Intelligence

provides the opportunity to consolidate that information. This action involves how to track contact the contact, what was the question asked, and what was the answer given. This will also help with properties that generate many inquiries. A fact sheet was created on those properties to ensure consistent information is reviewed, updated and provided.

Tiers of Service

Ms. Rauch stated that there are developers that are very familiar with the process and those that are new to Dublin. This action then involves looking at ways to engage with them and any necessary Code changes. One of the in-progress items is how to handle people that want to meet with staff. Staff is looking at establishing a set time every week to meet with developers that includes the same set group of staff members.

Technology Use

This action item considers how to use technology to the best advantage. Staff has identified and accomplished how to use technology to access and research cases or permits. Another piece of this action item is considering other software solutions to make the development review process as seamless as possible.

Ms. Fox asked if the desire for an easier online system is addressed in this theme. Ms. Rauch answered affirmatively and stated that many of the themes overlap. There was discussion around the many application types that currently exist and whether there is a way to rebuild the system to allow applicants to submit one application that would then getting routed appropriately based on responses or information submitted.

Requirements and Review Process

Ms. Rauch stated that this theme as well as the next theme are areas for discussion and feedback from the group this evening. This covers many pieces of this process including how we are communicating with owners/applicants, posting submission deadlines on the website, and linking applications between planning and building divisions. In progress items include standardizing comments, updating standard drawings and posting on website. Staff is also investigating necessary code modifications that could streamline the review process.

Staff Reports and Recommendations

A survey was conducted with boards and commission and City Council. Very specific conversations have been held at board and commission meetings. Staff reports are very different depending on the reviewing body. Staff wanted to determine how staff reports and recommendations can be helpful and how to tailor it to the needs of the reviewing body. Next steps would be to implement changes requested by the boards and commission. That also includes the topic of the level of details required for engineering, transportation and mobility and defining that. A lot of engineering information is currently required at the planning stage. Some of that could possibly be required at the building review stage. The determination needs to be made as to what the compromise is that allows staff to be confident the project would work but would not require the significant investment of 80% engineering.

Ms. Rauch shared the survey results from the board and commission survey. There were a series of questions asked that looked at how information is provided in a staff report, how clear that

information is, how clear the scope of what the body is reviewing is, and what other things would be helpful to be included. A question was also asked regarding staff recommendations. Respondents shared that information is clear. There was a lot of agreement that more clarity could be provided on concept plans. Comments were received about ensuring continuity between the City vision and development proposals. There was feedback given that encouraged staff to look for opportunities to abbreviate the information. Additional information about how the other divisions engage throughout the process could be added. The majority of survey respondents felt that staff recommendations were helpful.

Ms. Rauch summarized the survey responses regarding staff reports as follows:

- Each Board and Commission has different informational needs
- Opportunities to streamline information
- Clarity around what the Board/Commission should focus
- Integration of Envision Dublin information/recommendations
- Provide information about previous items discussed with applicants
- Importance of applicant engagement with neighborhoods
- Majority of members expressed support for staff recommendations

The second part of this survey sought feedback regarding presentations. Recently PZC has changed the order in which they hear presentations allowing the applicant to go first followed by staff. BZA has kept their order the same with staff presentations going first. Staff is trying to tailor these for the specific board or commission. There was a lot of discussion around making sure presentations include graphics and 3D modeling. Staff's takeaways were to further refine presentations, not duplicate applicant presentation, help keep the board or commission focused, and the order in which presentations occur.

Staff benchmarked recommendations with area municipalities and professional resources. Staff has determined that they will continue to provide a recommendation. A staff recommendation provides a level of transparency to applicants as they move through the process.

Ms. Patt-McDaniel stated that she assumes applicants have a good idea of what conditions will be from staff. For ARB, applicants may not have public speaking experience but she thinks an applicant should be given the opportunity to go first because they will feel they have more agency. Applicants may see staff's recommendation as biasing the Board. Ms. Rauch stated that is the hybrid approach that staff will employ with ARB. There are some applicants that feel comfortable going first, and some who do not.

Ms. O'Callaghan stated applicants have asked to have a chance to tell their story

Ms. Call stated PZC had similar conversation about staff recommendations. The perception of the applicant as well as the public is that the decision has already been made. Public comment could be impacted. PZC discussed whether the staff recommendation should be removed.

Ms. Damaser stated the applicant also has the burden of proof and traditionally those people go first and they get to state their case and then staff can agree or share an alternative view.

Mr. Alexander asked about the case manager and if there has been an evaluation of staff responsibilities and if the potential increase in workload factors in. Ms. Rauch stated that it will be an increase because an employee would be fielding inquiries that they may not have in the past, but the goal is not for that employee to have the answer to every question. They are the connection

point to find the answer. Hopefully that will reduce other finding answers. These actions will need to be implemented and evaluated.

Ms. O'Callaghan stated that she is passionate about this recommendation (case manager). Typically, when she gets involved, a developer has not received a satisfactory answer or has received conflicting information. One point of contact will save dividends on other projects, provide predictability and customer service.

Mr. Alexander referenced the feedback regarding more context for code requirements. One of the best things he experienced on ARB, was staff had consultants write staff reports that were a tutorial on Code and how to apply it. It was a great way to provide some training without having a separate meeting. It could be helpful to have some sort of "why" behind the Bridge Street zoning code.

Ms. Call stated that the Envision Dublin Community Plan with the Neighborhood Design Guidelines tell the "why" and show what the City desires and that is included in staff reports.

Mr. Cotter referenced the Tiered Service action item and suggested staff make sure to present it in a way so that it does not feel like one party is being favored over another.

Ms. Fox stated that so much of this is to provide predictability for the applicant. Many tools are utilized, such as the Code, Guidelines, Envision Dublin Plan, special area plans, etc. It takes a lot of time to understand all of that. She asked how staff help applicants to understand the abstract vision. Ms. Rauch stated that is part of initial meetings with applicants. Those meetings provide a good opportunity for staff to determine how to share that information and communicate it clearly throughout the process. Staff has talked about how to include that information more clearly and succinctly.

Mr. Gracia stated that staff thoroughly reviews and evaluates processes among many divisions/departments.

Mayor Amorose Groomes stated that she would like to reinforce that this process is about being very clear about the process, steps and expectations and not getting every application to approval. She does not want everyone to think that we need to say yes to everything. We do not. She said to board and commission members that this is a fantastic community because people just like you have sat in your seats and made tough decisions just like you. These are ways to help remove negative perceptions in the marketplace.

Ms. Patt-McDaniel stated that she did economic development at the State level for many years. Removing cloudiness and making the process clear is uber important. Shepherding someone through the development review process in a community could be a waste of resources for the State. All of these proposals will make it easier for people who are coming to Dublin that are not currently in the state or region. There is a lot of opportunity in Dublin. To the extent that the process can be made clear, it should be done. Developers want to know what the game is and what the rules are. They will play by them as long as they know what they are.

Ms. De Rosa stated when Amazon launched one-click buy, it seemed impossible and is now the standard. The goal is to keep standards but make it easy for people to follow them. This work does that.

Ms. O'Callaghan stated there will not be any part of this process that will lower the bar. Transparency and fairness is what this is all about.

Mr. Boggs shared potential code modifications. Some of the stakeholder feedback was able to be implemented administratively. Some will require action by the people in the room this evening in one way or another because it will require changes to the Code. Two points of stakeholder feedback were:

- Focus on vision and reduce Code specificity; and
- Opportunity to reduce the form-based Code restrictions.

He would like to approach this in the spirit that it was intended, which was to make sure that we are focusing on what is essential to get a high-quality product. People talked about creativity, personality and innovation. There are things in the Code that may be too prescriptive. There are two pillars that staff have identified as opportunities. The first one is about Concept Plans and the second is with regard to the Bridge Street Code and differentiating code and guidelines. Currently the City has a three-step review process, generally speaking. For many years, the Planned Unit Development (PUD) has been the cornerstone of how development has happened. The PUD process begins with a concept plan that may have some form in terms of architectural inspiration and site layout. The applicant is looking for honest and open feedback from PZC about what that level of support there is for use, layout and general architectural style. In the Bridge Street and Mixed-Used Regional (MUR) and Historic Districts, the Concept Plan is a decision step. There is a vote taken at the end of the presentation and if the vote is negative, then that application stops in its tracks. Staff and legal have discussed code modifications for the Concept Plan to make it so that the process is consistent in the Bridge Street District, MUR and Historic District the way it is used with the PUD. An applicant could then decide to move forward to a Preliminary Development Plan if they so chose. A benefit of this is that it will encourage more free-flowing dialogue because, while it will be tethered to the Community Plan, there will not be criteria to focus on creating a record around because the next stage would be an administrative appeal. Another benefit would be that it streamlines the process. Before Concept Plans, applicants often begin with an Informal Review creating a four-step process. The next code change is to the Bridge Street code itself. The conversation around this began years ago. There is a desire to have guidelines but leave room for innovation.

Mr. Deschler sought confirmation that applicants would still have option for Informal Review. Ms. Rauch answered affirmatively. Mr. Deschler asked how much waiver backlog the code modification would assist with. Mr. Boggs stated one of the challenges with the waiver process is that people think a waiver is a variance. A waiver in the Bridge Street District is not intended to be a variance. Mayor Amorose Groomes stated that a waiver can be a good thing.

Mayor Amorose Groomes stated that moving forward, this discussion will continue in upcoming individual meetings. The point of this evening was to introduce these concepts and the work that has been done.

Board/Commission Reporting

Ms. De Rosa stated that due to the late hour, the boards/commission reporting may continue at a different meeting. She thanked everyone for joining the boards and commissions and expressed appreciation for staff. Each year, the PZC, BZA and ARB provide a written report/update to City Council. In that report they give background about cases they've reviewed and what they need from Council. Going forward, at the joint meeting, there will be opportunity to have that discussion. She then asked Ms. Call to explain what might be the subject of a report.

Ms. Call stated that the last time we were together, there was discussion about lines of demarcation - which boards/commission are responsible for what. There is no predictability when PZC is talking about school enrollment or utility requirements. Keeping focus on what each body is responsible for allows the

process to keep moving forward. City administration executes, each board or commission has roles and responsibilities. If PZC operates outside of our purview, it is at a detriment to the whole process. This year, PZC saw 588 acres of development. They looked at 40 separate cases ranging from administrative code reviews to amended Final Development Plans and everything in between. Those 588 acres of the City's approximately total 16,000 acres is a significant percentage. They did see some very interesting projects, such as a film studio and a new headquarters. Everyone is here because they love the City of Dublin. With PZC's 40 cases and an average of 2 hours per meeting, it was a labor of love. We can see from previous years successes like a hospital under construction and a hospital fully operational with an expected expansion, a funeral home, additional headquarter offices that are currently thriving, why PZC takes the larger overview rather than the myopic case by case review. PZC is appreciative of the roles each board plays. It is in meetings like these, that we can see how we work better together to continue to make Dublin the place we want to grow.

Ms. Krumb, as City Council's liaison to ARB, welcomed new planning commission members. She thanked Mr. Alexander for his service on ARB. ARB has done a lot of work on the Code this year that is improving the historic district.

Mayor Amorose Groomes thanked all members. She recognized that time is money and everyone has given a lot of their time. That is a tremendous investment in this City. She looks forward to continuing these conversations and the work easing pain points.

The joint work session was adjourned at 8:10 p.m.

Mayor, Dublin City Council

Chair, Planning and Zoning Commission

Chair, Architectural Review Board

Chair, Board of Zoning Appeals

Deputy Clerk of Council

**DUBLIN CITY COUNCIL
WORK SESSION
5555 PERIMETER DRIVE
DUBLIN, OH 43017**

**JUNE 16, 2025
6:00 PM**

MINUTES

Mayor Amorose Groomes called the Monday, June 16, 2025 work session to order at 6:00 p.m.

Council members present: Vice Mayor Alutto, Mayor Amorose Groomes, Ms. De Rosa, Ms. Fox, Mr. Keeler, Ms. Kramb and Mr. Reiner.

Staff present: Mr. Hounshell, Mr. Bitar, Mr. Gracia, Mr. Barker, Ms. Babbit, Mr. Hartmann, Chief Paez, Ms. Willis, Ms. Hunt, Ms. Blake, Mr. Hammersmith, Mr. Earman and Mr. Ament.

Also present were: Tim Schmalenberger, MKSK (in-person); and William Creed, Merrick joined virtually.

Mr. Reiner led the Pledge of Allegiance.

Scioto River Corridor Study – Riverside Crossing Park Kayak Launch and Livery

Mr. Earman stated that this topic is a follow-up to a previous discussion where staff presented the original ideas and concepts for the Riverside Crossing Park Master Plan. One of the key elements of the plan was the location of a permanent canoe launch and livery. When the Parks and Recreation Master Plan was approved, there were recommendations that involved the Riverside Crossing Park Master Plan and revisiting some of the elements of that plan based on the community feedback. In May of 2024, staff updated the recommendations and presented them to City Council for further study of the Scioto River Corridor for an optimal location of the kayak livery and launch site. Mr. Earman explained the on-water exploration that was conducted with staff and Sunrise Kayaking (operator). Staff engaged McLaughlin Whitewater, who does consulting work involving rivers with navigation challenges, river modifications, etc. for recreational activities. They did a comprehensive study from the O'Shaughnessy Dam all the way south of the Bridge Street bridge. In January 2025, staff met with the City of Columbus as requested by City Council to pursue potential partnerships for a kayak launch site at O'Shaughnessy Dam. There are some conflicts with the electro-hydraulic systems they have in place at that location and they were not interested in putting any kind of additional impact on those systems. Staff met with Rapid 5 (Rivers and Parks Imagination Design) organization leadership who were very supportive of the work that has been done exploring options and the recommendation that will be given for consideration.

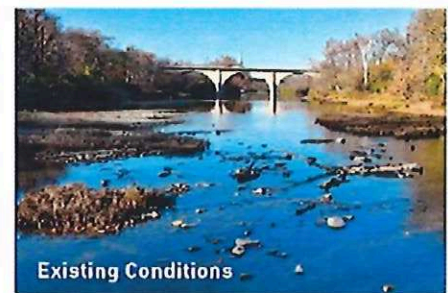
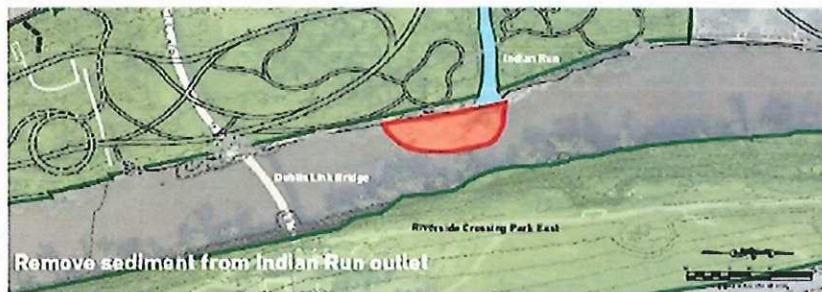
Mr. Earman described the public input opportunities for the master plan for the park. The two elements that were most mentioned by the community were the kayak launch and the activation of the west side of the park. Feedback received from City Council included:

- Consider moving the kayak livery to a different location;
- Provide access to the river and activate the shoreline;
- Move active recreation amenities away from residential areas;
- Be cognizant of natural features and tree preservation; and
- The parking lot size was deficient.

The study consisted of a four or five mile stretch of the river to identify areas in the river that would require some modifications such as dredging, relocation of boulders, etc. Several areas were considered for the launch relocation throughout the study process. Four potential locations were identified as the best options for the launch site and livery.



The site referenced as "B" in the map above was the originally proposed site, but there was concern that this area was too close to the residential area and too close to the pedestrian bridge. The site marked as "A" is a new location that was identified through this process. The east side "C" site presented challenges due to the limited parking and modifications that would be required. Finally, site "D" is the site close to Scioto Park which is heavily programmed. Accommodating a launch site at this location would require modifications to Scioto Park. The area indicated by the circle with the line through it would need modifications to the river to get access south of the 270 Bridge in this location. Taking into consideration cost effectiveness, location and proximity to the downtown area, site A is the recommended site. This site offers three different potential loops for kayaking. There are some areas where the City would need to mitigate challenges of the river where there is debris and boulders that would have to be removed. Mr. Earman provided visuals of the type of modifications needed.



Mr. Earman shared the concept of the recommended location which includes a restroom facility, parking lot and a cobble beach that provides significant access to the river's edge.

Concept for Recommended Location



He also shared illustrations of what 100 cubic feet per second looks like, which is the minimum flow for recreational use versus 400 cubic feet per second, which is the optimal use of the river. The maximum base flow for recreational use is 1000 cubic feet per second. This proposed location and concept provides protection and continued operations whether the river is at low or high levels of flow.

Ms. Fox asked about the materials that would be used for the cobblestone beach as the illustration looks to vary in material. Mr. Schmalenberger stated that it would be rock, definitely not sand. He stated it tends to be a kind of natural angular river gravel. He added that at first glance, it looks like a beach, but it is a compacted surface that is very consolidated so it will not erode. He stated that the rendering also shows the intention of weaving large slabs of stone into the design to reinforce the shoreline. He explained that this site is advantageous because it drops down from Dublin Road into this property and is fairly level with the river, so when it floods, it floods slowly.

Mr. Reiner stated that there is a parking lot at O'Shaughnessy and an asphalt road going down by the dam. Mr. Earman stated that the City of Columbus has been good to work with, but the situation at the dam is an engineering issue. The City of Columbus has been very willing to work with Dublin on offering kayaking down at Griggs Reservoir and they issued the required permits to the operator. He added that Columbus and Rapid 5 have been very supportive of this operation. Mr. Schmalenberger stated that Columbus's main concern was they did not want anyone interfacing with the dam or the outlet structure. Mr. Reiner asked if there were plans for Columbus to modify the area just south of the dam to make a launch site. Mr. Earman stated he is unaware of any plans that Columbus may have but added that he believes they would be willing to look at areas south of the dam area that is an issue. He stated such a plan could be in the future. Currently staff is concentrating on the Riverside Crossing Park aspects and amenities.

Ms. De Rosa asked about putting a climbing wall or something else in addition to this given the size of the space. Mr. Schmalenberger stated that there is certainly room for a climbing wall in the

launch site space. Ms. De Rosa asked if any other amenities were considered. Mr. Schmalenberger stated that they are focused primarily on the kayaking aspects.

Mayor Amorose Groomes stated that the property lines vary up and down the river and in fact, property lines actually go into the middle of the river. She stated this could create some difficulty in trying to make adjustments in the riverbed itself if it is on private property. Secondly, she stated in 2023 she shared some images of the City Manager of Golden, Colorado where they actually put concrete out into the river for the launch pad. She stated that she would not be supportive of any material short of concrete on this beach because she has sat on docks down there and watched 36" trees racing down the river at times. She stated no matter how compacted the material, her concern is that it would not hold up. She stated that she would like to explore concrete and see what that looks like relative to the property owners along the river and engaging with them earlier rather than later. She would not be supportive of materials that would not stay in place. Mr. Schmalenberger stated that in this initial concept, they were showing more natural materials and incorporating the large slabs of stone that could be set into this location.

Ms. O'Callaghan stated that the images shared by Mayor Amorose Groomes were provided to the design team and are being used for the inspiration for those respite locations a little further south. Mr. Schmalenberger stated that if a lesser hard surface is implemented and the location is heavily used by kayakers, then it could be upgraded to a stamped concrete in the future to accommodate the heavier use. Mayor Amorose Groomes suggested planning for heavy use because she stated that when people have an opportunity to engage in that space, they do.

Staff sought the following feedback from Council:

Does City Council support the proposed location south of the I-270 Bridge as the preferred site for the permanent kayak livery and public launch?

- Ms. Krumb is supportive of the launch site. She suggested a broader name for the project and removing the word "livery" from the title. She stated she sees this less as a livery and more as a public launch site. It should be a launch site for any manual watercraft and the City should not be operating a permanent livery. She is also not in favor of a vendor/operator storing their items permanently at this location either. She suggested exploring a permit process for users who are members of the general public. She would like to make the use of this launch site open to any vendor/operator (paddleboards, canoes, etc.) Ms. O'Callaghan stated that prior to Sunrise Kayaking taking over operations, a request for proposals (RFP) was issued for an operator and she anticipates that the same process would be used for future opportunities. Mr. Earman added that Sunrise Kayaking was the only response to the RFP and it was viewed as a pilot program to see how it goes.
Ms. Krumb also stated that she agrees that the material should be more permanent along the river's edge. She stated that while she is in favor of removing debris, she is not supportive of modifying the river channel or artificially manipulating it.
In response to Ms. O'Callaghan's question regarding whether Ms. Krumb was supportive of having the infrastructure there necessary for a livery that would be operated by others, Ms. Krumb stated that she was not supportive of a permanent livery or facility to store items.
- Ms. Fox is supportive of the location. She liked the fact that it is broad and she sees an opportunity to activate the area. She would like to see it be not just a kayak launch, but have opportunities for other things as well. She would like to see chairs or picnic tables in the shady areas for the people who do not wish to kayak to wait on their friends or family who do. She does not mind having infrastructure in place to store the kayaks and an operator for the season. She suggested Council consider owning the property along the river between I-

270 and the bridge because building houses there does not make the best use the property for the community.

Ms. Fox asked about the impact of the budget for this project on getting other amenities on the east side. Ms. O'Callaghan stated that the budget discussion would be part of the upcoming Capital Improvement Plan (CIP) process. There is currently \$1 million in the 2025 budget for a kayaking launch or livery. It was viewed as a placeholder when it was included in the budget last year. She stated that depending upon the outcome of these discussions, staff can start incorporating features into the discussion when it is understood how Council would like to prioritize implementation.

- Mr. Reiner stated that with a \$4 million dollar budget, this should be a central outdoor activity focal point and for the people who do not wish to kayak, there should be areas to enjoy the space. He agreed with Mayor Amorose Groomes' comments regarding a concrete ramp that is stamped. He added that using the large stones as suggested by Mr. Schmalenberger and having a safe launch area is a critical component. He would like to see natural material used where possible. He would like this space to have the reputation of a really cool place in Dublin that is more than just kayaks.
- Mr. Keeler stated he is supportive of the location, and he likes the vision for this space. He agrees with trying to keep it as natural as possible. He stated that in the past he has not been supportive of allocating millions of dollars to the east side of Riverside Crossing Park. It is time to program what we have. He is in favor of moving funding to this purpose to execute this vision.
- Ms. De Rosa is supportive of the vision and the location of the launch. She likes that permanent parking and restrooms. She would like to see more permanent infrastructure at Riverside Crossing Park and Coffman Park and would be supportive of adding funding for that purpose. She reiterated a desire to see a climbing wall or some other additional amenities to maximize the opportunity in this space without overprogramming it. She agrees with Ms. Fox's point that these are physical activity spaces, but they need to be balanced for those who want to just go enjoy the space. Regarding materials, Ms. De Rosa deferred to her colleagues and added that it needs to be durable and safe.
- Vice Mayor Alutto thanked staff and consultants for the work and the details included. She shared that she is supportive of the location. She would prefer to keep the materials as natural as possible but will defer to the experts on what would work best. She stated that she liked the inspirational pictures shared by Mayor Amorose Groomes of Golden, Colorado and she likes the idea of having additional uses. She is also supportive of using opportunities to make sure that as many people can enjoy the space as possible. She asked if the space would have ADA accommodations. Mr. Earman responded affirmatively. Regarding any permanent structures for storage, Vice Mayor Alutto stated she would have to see what they would look like and mentioned that she does not care for the structures at Griggs Reservoir.
- Mayor Amorose Groomes stated that she believes this will be an active, well-used space from day one. She would like to see materials be very durable and something that can be cleaned of debris after a storm. She noted that concrete depth should be the highway standard and made to look nice. She suggested having a clear delineation of a play area versus where to launch a kayak. She stated that she can envision boulders in succession that would act as a step down and protective area in the event of heavy water activities. It could have far more than just a kayak launch but provide river engagement access to people.
She stated that she is supportive of having one provider and that whoever the provider is for the kayaks will have significant liability, so she stated she wanted to be certain that there was great liability coverage and the City was protected. Having a provider would not preclude anyone from taking their own kayak or canoe into the water. She is supportive of having a

permanent structure, but it needs to be designed to Planning and Zoning Commission standards for outdoor furniture and it needs to stay neat and clean in the offseason.

Mayor Amorose Groomes stated that she would like to see a wash station by the river because this is bacteria infested water, so she would like to offer an opportunity to those exiting the river to rinse off as a safety measure.

Mr. Earman thanked Council for their feedback and sought clarification on the rock-climbing wall idea. He added that there are opportunities as the other parcels of property are explored to make this contiguous to add to that northern location at a future date. He stated that due to the popularity that this site will have, he does not want to oversaturate or overcrowd this area with parking. He suggested looking at an alternative site for the climbing wall that would not interfere with the natural beauty. Ms. De Rosa stated that her comment was to maximize the opportunity for activation of at all seasons, how much it would cost, where it would be implemented etc. Mr. Earman stated that when staff brings the full Master Plan back to Council, they will include those opportunities, thought processes, options and line-item expenses.

Ms. Fox added that this is a serene place, and she would like to see a swing from a tree or a hammock or things used for just relaxing and viewing the river. Mr. Earman stated that when staff brings the Master Plan update back to Council, there are seven respite areas along the riverbank. Ms. Kramb stated that this area will flood, so it does not make sense to spend money on amenities that will not hold well.

In response to Ms. Fox's question regarding the grading from the parking lot to the river edge, Mr. Schmalenberger stated that it is approximately 5 feet. He added that if there are too many improvements then it would make a lot of work to go back and clean up after every heavy rain. Mayor Amorose Groomes noted that many of the amenities are available at other parks. She stated that this park does not have to be everything to everyone. Mr. Schmalenberger stated that people being able to get to the water's edge is key. Mayor Amorose Groomes agreed and stated that there is passive engagement with the water and there is active engagement with the water.

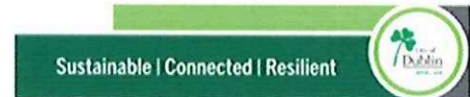
Mr. Earman thanked Council for the feedback and stated that the Master Plan Update will come to Council amidst the CIP process.

Economic Development Strategic Plan Implementation Update

Mr. Gracia introduced Economic Development team members Luke Fleming and Abby Falcone. He started his presentation with Council by reviewing the Strategic Framework that guides the decision-making within the City. He then referenced City Council's 2025 goals which are:

- Become the Most Connected Community in the U.S.;
- Revitalize Metro Center;
- Create a Premier Athletic Complex;
- Reimagine and Launch Dublin's Community Events Program; and
- Accelerate Economic Development in the West Innovation District.

In addition to the Strategic Framework and Council goals, Mr. Gracia stated that their work is grounded in the Economic Development Strategic Plan that was adopted by Council in October of 2023. In addition to the adopted Strategic Plan, another study was discussed by Council which was Newmark's Semiconductor Supply Chain Positioning Study. This study was tied directly to the Intel announcement in the region. Mr. Gracia shared that what is important about the Newmark study was that it was very pointed and direct with respect to site readiness and community readiness. He stated that the groundwork and foundations of the recommendations in the strategic plan and study are both applicable across the City, not just the semiconductor industry. He stated that he would be highlighting the work that is being done to position the City, not only in the West Innovation District, but in every business district for site readiness. Mr. Gracia reviewed the following graphic:



Mr. Gracia highlighted the strategies and action steps that are being implemented as recommended in the Strategic Plan and Newmark Study, such as:

- Envision Dublin (Adopted July 2024);
- Metro Center Revitalization Plan (Adopted December 2024);
- Site capacity studies and environmental site assessments;
- Identified top sites for marketing purposes;
- Established weekly development office hours; and
- Economic Development Agreement (EDA) approvals.

Mr. Gracia stated that the Economic Development team stays committed to the plan, they trust the process and execute according to the process. He stated that the following are a part of the ongoing strategic plan implementation:

- **Envision Dublin Implementation:** The implementation of Envision Dublin allowed an opportunity to make important policy and development decisions long-term while keeping in mind some key elements that were part of the Strategic Plan.
- **Accelerate Economic Development in the West Innovation District:** There are special area plans in the Envision Dublin plan that set conditions through infrastructure and quality of place to accept the business interests. There is significant public sector investment through infrastructure that will be necessary to achieve the goal of accelerating development in the West Innovation District. The City is part of other activities in this area, such as realizing and helping complete the Ohio University Framework Plan, OSU Wexner Medical Center and their long-term plans, the recent purchase of SportsOhio and accepting some of the flex tech innovation. Working together as a region helps to guide decision making so there are infrastructure connections in leveraging assets and resources in a truly holistic development pattern.
- **Bridge Street District momentum:** There are transformative blocks that are currently underway for development agreements, specifically Block J and Block Y. These development

agreements have been adopted, and they are now being implemented to accept new office demand. The office vacancy rate in the Bridge Street District is essentially zero. The Block J office building is already 50% leased. The Indus/Daimler mixed-use project is the last remaining vacant parcel on Riverside Drive. This project will continue east toward Sawmill Road. COhatch Riverview Village is a development agreement where staff has been working through significant capital investments in infrastructure to support that type of development.

- Metro Center Revitalization Plan Implementation: Mr. Gracia stated that this project is an example of trying to balance multiple stakeholders with multiple legal teams. Staff is committed to moving that forward because the ponds must be transferred to set conditions for public infrastructure investment.
- Business Retention Visits: Mr. Gracia stated that the success of their work comes from the existing businesses. The Economic Development team is constantly meeting with our companies and building relationships. They are committed to assisting businesses with any challenges and connecting them to resources.

Mr. Gracia stated that bringing relevant departments together to streamline the development process and participate in office hours has been well received by the development community. The goal is to have a streamlined, predictable and transparent process. Mr. Gracia noted some things that have been learned as staff implemented this plan. He stated that changes in leadership can sometimes be a challenge as people move positions, change partners, etc. The heavy lift of long-term projects can be a challenge when considering budgets, implementation of infrastructure, etc. Staff from engineering, transportation, planning, and economic development coming together to be proactive in planning what is needed so the infrastructure matches the development requests has been helpful. The cost of development is always changing and the Economic Development team makes it a priority to understand those changes.

Mr. Gracia shared some results that they have been tracking since implementing the strategy:



Mr. Gracia noted that there was one big project that accounted for the larger EDA totals in 2024 versus 2025. That project was OhioHealth who was building a new tower in our community. He added that while incentives are important there are many companies that recommit to Dublin without incentives. Mr. Gracia provided some examples of businesses and why they chose Dublin.

Mr. Gracia concluded his presentation by sharing how the Economic Development team will continue to implement the strategy. They will:

- Intentionally focus on execution of Economic Development Strategic Plan through sustainable and effective public-private partnerships;
- Continue setting conditions for transparent and predictable development review processes;
- Continue implementing the Metro Center Revitalization Plan;
- Move the West Innovation District forward by setting conditions for development through rezoning and infrastructure investments in alignments with Envision Dublin; and

- Continue interdepartmental coordination to execute the plan every day, week, month, year.

Mr. Keeler asked about rankings in terms of economic development reward by industry. Mr. Gracia stated that he just received an update from One Columbus regarding the current project pipeline. He shared that less than 10% of the projects are for office space. Over 60% are in the flex industrial space.

Mr. Keeler asked if the focus could be narrowed by industry. Mr. Gracia stated that bioscience and biopharma have experienced huge growth in the last five years. Automotive research and development have been in strong demand as well. There are data center projects, but they understand the constraints that they have in terms of utility capacity.

Mr. Keeler asked what industries have expressed interest in the West Innovation District. Mr. Gracia stated that there has been some interest, but it is largely about noticing that the City is setting conditions for the area, so they are looking to see what will be accepted in the area. He stated that some interest has been received from the medical bioscience industry and some from the true flex innovation. Medical bioscience is probably the highest concentration.

Mr. Keeler asked about the commercial improvements previously referenced and whether that included tenant improvements. Mr. Gracia responded affirmatively.

Ms. De Rosa commented on the synergies up and down the US33 corridor and the amount of growth in housing units. She asked Mr. Gracia's thoughts on the amount of investment that is coming into the US33 corridor and whether that is positive or negative in attracting businesses. Mr. Gracia stated that this type of development impacts the ability to attract workforce. He stated that it is often considered together when businesses are considering where they want their business to be located in relation to where they want to live.

Ms. De Roda asked if he would propose any modifications to the strategic plan in light of current conditions. Mr. Gracia stated that it is all still relevant to condition-setting for future development, so there are no modifications he would make at this time.

Vice Mayor Alutto commended the team and the City Manager on the development review process predictability and streamlining. She asked what Mr. Gracia is hearing from businesses about workforce availability and workforce readiness. Mr. Gracia thanked Vice Mayor Alutto for the kudos and noted that Jenny Rauch, Brad Fagrell and the management analysts have been integral in making the office hours a success. Ms. O'Callaghan stated that industry partners were involved in the early stages of considering development process improvements and they suggested having office hours.

Regarding workforce, Mr. Gracia stated that in central Ohio we have a growing population which puts Ohio and the Midwest in a small group of shortlisted markets for consideration. We are in a unique position and the regional investments that Dublin participates in tells businesses considering Ohio that we are already addressing any issues they may have.

Mayor Amorose Groomes stated that she was in Seattle recently for the National Association of Regional Council's (NARC) meeting and the Executive Director of Dayton's Regional Council was there. She said that he spoke about Dayton trying to position themselves in the Columbus market and be associated with our region for the reasons Mr. Gracia was just mentioning. She added that it would make our region better and more compelling to include elements that Dayton has to offer. Mr. Gracia added that we have strong workforce partners, but those job numbers and skill sets are very competitive and difficult to satisfy.

Ms. Kramb asked if Mr. Gracia has noticed a trend in the typical square footage or type of buildings that are in demand. Mr. Gracia stated that the square footage may have been reduced, but the amount of dollar per square foot is substantially increased. They are spending more on high quality finishes and experiences so they have employee satisfaction coming to work every day. In response to Ms. Kramb's question regarding a trend in the size of the companies, Mr. Gracia stated that the current range in projects is the 40-to-70-employee range.

Ms. Fox asked about having larger comprehensive educational opportunities to help drive economic growth. Mr. Gracia responded affirmatively and added that bringing other offerings to the OU campus has been part of their framework plan. The right programs could help drive mixed use development.

Ms. Fox stated that quality of life brings success. She asked if economic development evaluates the amenities or what is needed in one of the development nodes as projects come in. Mr. Gracia stated that he looks at what amenities are available and what might be needed regionally. He added that much of that is captured in the Envision Dublin plan as the balance of commercial and residential was evaluated.

Ms. Fox asked, specifically to Metro Center, about the conversations with the property owners. Mr. Gracia shared that the property owners along Frantz Road and on the inner loop are all engaged in the process and are aware of how they will be impacted by Phase 1 of the project. They have been supportive of plans.

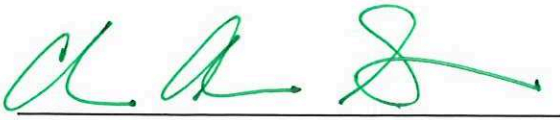
Mr. Reiner thanked Mr. Gracia and the Economic Development team for their efforts. He asked if the Economic Development team has received requests from developers interested in building \$2-\$3-million-dollar homes. Mr. Gracia stated that they have not received those requests. He reiterated that they use Envision Dublin as a guide to see where the areas are that could accept future growth while keeping the balance between commercial and residential and provide amenities. The City Manager stated that the most frequent inquiry her office receives is regarding higher density residential.

Mr. Reiner asked if Dublin's status as the Best City in America is being marketed through Economic Development. Mr. Gracia stated that it is, and they have a marketing program developed by the Communications and Marketing team.

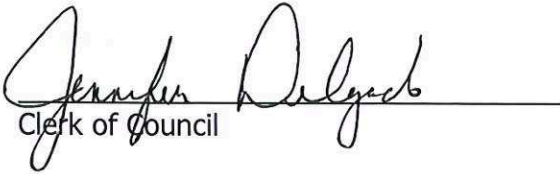
Mayor Amorose Groomes thanked Mr. Gracia for the presentation and update. She added that she had the opportunity to spend time with some of the leadership of Hexion and they are already talking about how they could influence programs that would help students prepare for jobs.

Mayor Amorose Groomes had one other item she brought forward. She stated that recently when she was going to the Farmer's Market there was a banner on the front of a table that said, "Eliminate Property Taxes." There were two people gathering signatures on a petition. She stated that through conversation with the two people, she learned that there is misinformation being communicated about how property taxes are spent and what the impacts of not having property taxes would be. She wanted to bring this up to encourage the City to start telling the story and educating people on this issue before they start signing petitions. She suggested developing a plan about how we can communicate with our residents to make sure they are making informed decisions and have the facts on this issue particularly if they are trying to get signatures on a petition.

The meeting was adjourned at 8:11 p.m.

A handwritten signature in green ink, consisting of stylized initials and a surname, positioned above a horizontal line.

Presiding Officer - Mayor

A handwritten signature in black ink, appearing to read 'Jennifer Dulged', positioned above a horizontal line.

Clerk of Council



To: Members of Dublin City Council
From: Megan D. O'Callaghan, P.E., City Manager
Date: June 17, 2025
Initiated By: Jennifer M. Rauch, AICP, Director of Community Planning & Development
Jeremiah Gracia, Director of Economic Development
Mitchell Ament, Management Analyst
Re: Development Review Process Update

Summary

On October 23, 2023, City Council adopted the 2023 Economic Development Strategic Plan Update, which outlined a series of implementation strategies to help ensure the city's continued economic vitality. A cross-departmental team has focused on Strategy 2 regarding the development review process and identified six major action themes through a Lean Six Sigma analysis. On October 16, 2024, City Council, alongside the Board and Commission members, reviewed the materials and provided feedback on the presentation at the Joint Work Session. Staff have continued to implement the recommendations with the goal of completing the remaining tasks by the end of 2025. Staff has prepared a brief update for Council's awareness.

Background

A cross-departmental team, including representatives from the Office of the City Manager, Community Planning & Development, Economic Development, Building Standards, Engineering and Transportation & Mobility, in conjunction with 3-Point Consulting LTD, conducted a Lean Six Sigma analysis focusing on Strategy 2 from the Economic Development Strategic Plan, which indicates the City should:

Make Dublin's Development Processes More Transparent and Predictable, Thereby Reducing Uncertainty. The rationale behind this strategy identifies that attracting and retaining value-added business enterprises is highly competitive, and the ability to grow and scale such companies within a region is extremely difficult. For a city to be a competitive location for attracting and retaining industrial drivers, it must ensure that its government policies, procedures, regulations, and codes are encouraging rather than discouraging investment.

The Plan goes on to identify Action 5, which states that the City should *Foster Understanding and Predictability Regarding the Type of Development Being Sought and Adhere to the Stated Vision/Plan for Development.*

This action includes:

- Validate the Council's commitment to the city's area plans, specifically the Dublin Corporate Area, West Innovation District and Bridge Street District.
- Update the Community Plan.
- Articulate the Council's vision to the Council/Board/Members/Staff.

- Explore additional opportunities for innovative/expedited visioning processes involving the Council, Board, members, staff developers and landowners.
- Ensure new hires connect with industry leadership.

The cross-departmental team has scrutinized the development review process to identify improvement areas per the strategy outlined above. The objective was to assess each stage of the development process, from the initial project concept to building occupancy, and to pinpoint opportunities for enhanced efficiency. City Council and Boards and Commissions representatives, and external stakeholders, such as developers, architects, engineers/project managers, and legal advisors, were invited to participate in the evaluation. Their input provided valuable insights into the City's review process and assisted in identifying areas for potential improvements. This stakeholder feedback established six major action themes: project management, staff reports, central intelligence, requirements and review processes, tiers of service and technology. Each theme contains a list of tasks designed to fulfill its objectives.

At the October 2024 Joint Work Session, staff members shared the tasks completed to date and sought feedback regarding staff reports and recommendations provided to the Boards and Commissions, and potential Code modifications to streamline the review process. The outcome of this feedback included:

1. Redefined and reorganized staff reports for clarity, with additional information within reports and associated presentations tailored to suit the relevant Board or Commission's needs.
2. Continued incorporation of staff recommendations within staff reports for Board or Commission consideration.
3. Adoption of an initial Code modification, focusing on the concept plan step.

Six Action Themes

An updated version of the presentation provided at the October 2024 work session has been prepared with additional tasks completed, identification of the remaining in-progress items to complete and estimated times for completion. Staff have continuously progressed on deliverables following the work session across the six major action themes. The tasks completed following the October Work Session are highlighted below.

Project Management Approach

Staff members have delineated the Case Manager responsibilities by incorporating this description into the roles and responsibilities spreadsheet presented in the Planning and Economic Development onboarding processes. This document undergoes continuous review and is updated as needed. This approach provides a single point of contact for potential applicants as they progress through the full development review process.

Staff Reports and Recommendations

Community Planning & Development staff completed several major tasks reviewed at the October Work Session. The first task was gaining feedback from Council, Board, and Commission members regarding staff reports and presentations. This aided the staff in identifying the appropriate amount of information and organization of information within the staff report. Subsequently, alternative report options were drafted to address the varying informational needs of each Board or Commission, which have since been updated and implemented for each group. Finally, the staff continues to provide educational and training opportunities for Boards and Commissions. This

includes on-topic specific training, conferences, individual meetings with staff as needed, and our annual Board and Commission training scheduled for July 2025. These opportunities continue to be evaluated and adapted to meet the needs of the Board and Commission members.

Centralized Intelligence

Development staff members received training on the new inquiry tracking tool called the Property Inquiry Tracker. The Tracker serves as a catalogue of initial communication points between staff and inquirers regarding zoning questions, potential projects or economic development leads. Built using the ArcGIS platform, this tool enhances the searchability of historical records through a mapping feature and database. The Tracker is updated regularly by staff and includes inquiries received since 2021. Staff continues to have check-ins to ensure the platform provides the information needed and is updated to include any additional improvements.

Requirements and Review Process

A number of tasks have been completed under this theme, including the adoption of Ordinance 07-25 to amend the Zoning Code to retain the Concept Plan as a required step in the review process for large-scale development projects. However, it transitioned from a determination step to a non-binding feedback step by the required reviewing body for projects both with and without a Development Agreement. This amendment provided consistency amongst the City's review processes, allowing applicants to obtain feedback and streamline approval steps. Additionally, the Engineering and Transportation & Mobility teams are also updating their standard construction drawing detail requirements. An interim update was completed in December 2024, with a comprehensive update scheduled for completion in the third quarter of 2025. One of the larger outstanding items is related to our development process mapping analysis, which will be completed by the end of Q4 2025, with more details below under the next steps. The outcome of this work will further one additional task outlined in this theme, which ensures the enhanced integration of the Transportation & Mobility team into the application review process.

Tiers of Service

Staff have accomplished several tasks within this theme to provide guidance for new or complex projects and establish a standard application process. Weekly Development Office Hours have been implemented every Thursday, 10:00 am – 11:00 am, to foster engagement, understanding, and awareness among Dublin's constituents and corporate residents. The City of Dublin's Development Office Hours offer an opportunity for the property owners, applicants and their design professionals to meet with key plan review staff. As part of these meetings, staff provide feedback on potential projects in an informal setting prior to formal application submission. Office Hours meetings can help identify and guide developers and businesses through any issues that might arise in a formal review. A record of Office Hours meeting attendees, topics, and associated materials is stored internally to track stakeholder engagement in our processes and development plan alterations between the initial contact inventoried by the Property Inquiry Tracker and the formal application submission process with the Community Planning & Development department. The feedback received from Office Hour participants to date has been very positive and participants shared that they would like to see other municipalities take a similar approach.

Technology Use

The Information Technology department collaborated with Building Standards and Planning staff members to identify quick fixes in current development software solutions. The team has also provided additional support to enhance the software's internal and external usability while

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identifying and implementing continual improvements. Staff will continue to identify opportunities for software improvements and enhancements to our website as needed.

Next Steps

One of the larger outstanding items is related to our development process mapping analysis. This analysis will more clearly identify the scope of review conducted at each stage of the process and outline and look for opportunities to streamline the internal review process. The goal is to complete the analysis and begin implementing the recommendation by the end of Q4 2025.

Recommendation

Informational purposes only.

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CALL TO ORDER

Mayor Amorose Groomes called the Monday, June 23, 2025 Regular Council Meeting of Dublin City Council to order at 5:00 p.m.

ROLL CALL

Members present were Vice Mayor Alutto, Mayor Amorose Groomes, Ms. De Rosa, Ms. Fox, Mr. Keeler, Ms. Kramb and Mr. Reiner.

Staff members present were Ms. O'Callaghan, Mr. Hartmann, Chief Paez, Ms. Weisenauer, Ms. Rauch, Ms. Wawszkiewicz, Ms. Willis, Ms. Hoffman, Mr. Fleming, Mr. Gracia, Mr. Barker, Mr. Ashrawi, Chief Paez, Mr. Hendershot, Mr. Ament, Ms. Hunter and Ms. Blake.

Others present were Anthony Core, Squire Patton Boggs; Jim Arnold, SFC; and Tom Ricchiuto, BakerTilly.

ADJOURNMENT TO EXECUTIVE SESSION

Mayor Amorose Groomes moved to adjourn to executive session for the purposes of discussing the following:

- Legal Matters: Conferring with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action; and
- Personnel Matters: Considering the Employment of a Public Employee.

Vice Mayor Alutto seconded the motion.

Vote on the motion: Ms. De Rosa, yes; Ms. Kramb, yes; Mr. Keeler, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes; Mayor Amorose Groomes, yes.

PLEDGE OF ALLEGIANCE

Mayor Amorose Groomes invited Ms. Kramb to lead the Pledge of Allegiance.

SPECIAL PRESENTATIONS/RECOGNITION

- Letter of Gratitude from City Council to Mark Lehr
Mayor Amorose Groomes invited Mr. Lehr to come forward and be recognized by City Council for his work on the Dublin Veterans Cemetery Project. Mr. Lehr, with Mr. Holton, discovered gaps in documentation of veterans buried in Dublin Cemetery. Since that discovery, he has worked with the City and the Veterans Advisory Committee to properly identify, document and honor all military veterans interred in Dublin Cemetery. As a result of his research, he has confirmed the identification of over thirty additional veterans. Mayor Amorose Groomes, on behalf of Council, thanked Mr. Lehr for honoring the military legacy of the Dublin community.

CITIZEN COMMENTS

There were no citizens wishing to provide comments.

CONSENT AGENDA

- Minutes of the June 2, 2025 Regular Council Meeting
- Minutes of the June 16, 2025 Special Council Meeting

There was no request to remove an item from the Consent Agenda.

Mayor Amorose Groomes moved to approve the Consent Agenda.
Vice Mayor Alutto seconded the motion.

Vote on the motion: Mr. Keeler, yes; Ms. Kramb, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes; Mayor Amorose Groomes, yes; Ms. De Rosa, yes; Ms. Fox, yes.

ORDINANCES FOR ADDITIONAL READING/PUBLIC HEARING

Ordinance 06-25

Rezoning of Nine Parcels (PID 272- 000195, 272-000086, 274 -001259, 274 -001260, 274-001261, 274-001419, 274-001420, 274-001313, and 274-001421) from R, Rural District to ID-2, Research Flex District and ID-3, Research Assembly District (Case 25-008Z)

Mr. Hounshell provided Council a presentation summarizing the proposed rezoning of nine parcels totalling approximately 370 acres in size. Two of the parcels (65 acres) are owned by the City of Dublin and are located at the intersection of Shier Rings Road and Cosgray Road. The remaining sites are privately owned and within the City of Dublin corporation limits. There are no development proposals that are being submitted in coordination with this rezoning application.

Mr. Hounshell provided a history of the public engagement since this item was last before City Council on April 7. Ordinance 06-25 was tabled by City Council following concerns and questions from residents regarding the rezoning. A public neighborhood meeting was held on May 8 to share the Envision Dublin Community Plan’s provisions for this area, the rezoning request and the development process in the West Innovation District (WID). Additional meetings were held in May and June with the Ballantrae Homeowner’s Association (HOA), individual meetings with neighborhood residents and the rezoning property owners and representatives. Mr. Hounshell stated that the concerns raised at each of these meetings were similar to those raised at the April 7 meeting and included permitted uses, data centers and their environmental and physical impacts, the impact of development on the thoroughfare system, the height of future development, negative impacts on property values and health and safety of residents adjacent to industrial development. Residents also expressed their dissatisfaction about the public engagement and communication regarding the zoning changes. Regarding the meetings with property owners within the WID, Mr. Hounshell added that staff met with the current property owners of this rezoning application to provide an update on the status of the ordinance, share resident concerns and answer questions about the next steps in the process. Those property owners and representatives did express concern about how potential changes to the code could impact the future developability of these properties and expressed a desire to retain flexibility with the permitted uses and development standards. On June 11, a meeting was held specifically for the representatives and residents of Washington Township. The presentation that was shared by the residents at the June 11 meeting was provided to Council as well as all public comment that has been received. Coordination is ongoing for follow-up meetings between staff and members of the Ballantrae neighborhood board.

For the purposes of providing updates on the rezoning, staff has created a West Innovation Rezoning website (<https://dublinohiousa.gov/west-innovation-district-rezoning/>), which not only includes information about the rezoning, but also includes frequently asked questions and answers. The website also includes future changes that staff is considering and some future plan updates that will aid in seeing the vision for the WID.

Staff met with representatives from the existing data facility regarding the concerns raised by residents about the noise. This was the first that they had heard these concerns. They were appreciative of the meeting, and staff committed to engage and coordinate with the facility to help identify any additional measures for sound mitigation that could be implemented.

Mr. Hounshell shared that staff is also considering potential code amendments to help address some of the concerns that have been raised by residents and City Council. These future code amendments would need to be vetted for not just these properties in the rezoning, but for all properties in the WID, as there are properties that are currently zoned ID-2 and ID-3. Any amendments will be considered through the public review process beginning with review and recommendation by the Planning and Zoning Commission (PZC) and then a final determination by City Council. Mr. Hounshell highlighted a few of the changes that have already been identified as potential amendments. Staff is exploring removing data centers as a permitted or conditional use in the ID-2 District, which is

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immediately adjacent to the Ballantrae neighborhood. With respect to the ID-3 District, staff is exploring data centers as a conditional use, but requiring use specific standards that would regulate and restrict the operations and negative impacts that may occur to surrounding properties. Mr. Hounshell offered examples of specific standards regarding location of mechanical equipment, size and height limits on buildings and setbacks from residential uses and noise studies before and after construction. Staff is currently conducting the research necessary to develop recommendations for what would be appropriate in the WID area. Regarding Utility District Energy Plants, they are currently a primary principle use. Staff is exploring a change that would make them an accessory use, in which case they would have to be supporting an existing use. Additionally, staff is working to update or add any relevant definitions for uses that are currently being used in the WID, making sure they are aligned with the vision for the WID. In terms of service area locations and operations, staff is trying to address loading bays and service areas to make sure that they are not visible or impacting adjacent properties. Restrictions regarding operating hours is also being explored to make sure that adjacent properties are not impacted during the night hours. Staff is exploring potential height buffers adjacent to residential areas. There are areas of the WID where height would be encouraged, such as along US 33 and on the Ohio University (OU) campus. The final update provided by Mr. Hounshell was regarding a landscape buffer study that would determine if current buffering requirements meet the WID intent. This study is important, not only to the adjacent residential areas, but also to the entire WID area to develop its character.

Mr. Hounshell shared the future land use plan that was shared at the April 7 meeting, which shows the properties along Cosgray Road designated as Flex Innovation and the properties adjacent to Houchard Road that are designated as Industrial. The WID Special Area Plan continues to reinforce the future land use plan. The use categories are consistent with that plan and this establishes more recommendations for the district as a whole. They address preservation of certain structures, buffering from Cosgray Road, the extension of roadways and leveraging economic development opportunities. Staff supports the proposed rezoning to ID-2 and ID-3. Staff also recognizes and appreciates the concerns expressed by neighboring residents. Staff recommends preparing targeted amendments to the zoning code in collaboration with both residents and current property owners to provide additional assurances and reinforce the City's commitment to high quality context and sensitive development in the WID.

Mayor Amorose Groomes explained the public comment process. She reviewed what information and comments Council had already received and reviewed prior to the meeting. She encouraged anyone wishing to speak and provide new information to do so. Each speaker was provided 3 minutes to share their comments.

The following citizens came forward to express opposition to Ordinance 06-25, citing concerns of traffic, pollution, noise and the potential reduction of property values and quality of life:

- Angela Whitfield, 5891 Baronscourt Way;
- Lynn Roose, 5830 Houchard Road;
- Victoria McDonald (including children Maddie and Devin), 5642 Tynecastle Loop;
- Lindsay Bartow, 5797 Trafalgar Lane;
- Sandra McIntosh, 5792 Trafalgar Lane;
- Tara Roe, 5749 Trafalgar Lane;
- Amy Schiebel, 5884 Baronscourt Way;
- Theresa Collins, 5619 Tynecastle Loop;
- Dr. Michael Loochtan, 5857 Vandeleur Place;
- Mark McNelis, 7069 Wind Rose Way;
- Richard Weeks, 5826 Houchard Road;
- James Martinson, 7074 Cormac Way;
- Todd Hemmert, 5824 Houchard Road;
- Lisbeth Lovell, 5753 Bonaly Court;
- Kathy Balmert, 5860 Houchard Road;
- Chris Brown, 6720 Stone Circle Way;
- Tim Myers, 5884 Glendavon Court;

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- Joe Black, 5920 Trafalgar Lane;
- Cathy Butler, 5965 Roundstone Place; and
- Daniel Hammel, 5725 Trafalgar Lane.

Ms. Weisenauer read three comments that were submitted online as follows:

- Kory Shinlever, 5816 Trafalgar Lane, wrote:
"I am Kory Shinlever, a Dublin resident living at 5816 Trafalgar Lane in Ballantrae. My property backs up to Cosgray Road and would be directly across from the proposed rezoned WID area. As part of this community, I am writing to express my opposition to the proposed rezoning of West Innovation District Ord 06-25 from R, Rural to ID-2 and ID-3. My opposition is based on these potential/probable negative effects:
 - The loss of neighborhood and community character and integrity
 - A decrease in the market value of my home
 - Increased traffic congestion
 - Safety
 - Environmental – lighting, noise, hazardous fumes
 - Communication- lack of transparency from HOA and within Council
 - Permitted and Conditional uses that need to be defined and not ambiguous

Would you want this behind your home? Would you want it to hear the noise in your back yard? Would you want your kids or grandkids near this type of development where you've built a home, family, and community? Most reasonable people would say 'no'. Please DO NOT rezone this site to ID 2 or ID 3."

- Juli Hetrick, 6995 Ballantrae Loop, wrote:
"Please table action on this matter until the August 11th meeting."
- Darmawan Wardhana, 6718 Dunheath Circle, wrote:
"We have concerns about rezoning 9 parcels due to: 1) potential light, noise, and heat pollution, 2) potential power supply and electric grid issues, 3) lack of communication & transparency in the due process by the city council. Thanks for your considerations."

Ms. Kramb thanked all the residents who attended and expressed appreciation for the research people have done. She recommended visiting the new webpage that the City created. There is a lot of good information on there and a section for frequently asked questions and answers. She encouraged asking questions, because these considerations help to improve our code. There are already some code changes in the works, and she encouraged those in attendance to attend the PZC meetings where any proposed code changes will be reviewed. She added that the code is not static; we learn and adjust as we go.

Ms. Fox thanked everyone for coming to the meeting. She stated that even though discussions can be difficult and uncomfortable, they are very healthy. She added that this is what democracy is and it is what we are here to do. She stated that she is also impressed with the amount of work the residents have put into their comments. She finds it helpful as Council considers making adjustments. She used the Bridge Street Code as an example of code that has undergone many amendments. She stated that the development of the WID around the hospital, the university and the opportunities around a new sports center could be very exciting and complementary to the (Ballantrae) neighborhood. She added that there is more work to be done. She encouraged the continuation of the conversation and working together in a trusting way. She shared that she will always be interested in talking with the residents and that it is important to find the right solutions.

Mr. Reiner stated that he has been on Council since the start of the Ballantrae neighborhood. He stated that Council is not willing to sacrifice any of the quality of life or aesthetics that the residents of Ballantrae enjoy. He shared that the City of Dublin was recently awarded the "Best City to Live in" a few weeks ago due to the high standards that Council has for the community. He stated his appreciation for using the Landscape code in these developments. He is concerned with mounding for noise abatement and other park-

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like aspects. He thanked the residents for their participation and expressed appreciation to staff for continuing to refine this application. He assured those in attendance that Council has always stood by the residents to make Dublin a great City.

Mr. Keeler complimented the young speakers on their impactful statements. He stated that Council is listening to the comments and is appreciative of the research that has been done. He stated that Council does deserve some credit for working with residents given past experiences. He stated that Council wants to make the best decision for the community. He shared that it is Council's job to recognize the economics of this. He explained that there is not a great deal of tax revenue that comes from the homes in the community. He stated that the proposed adjustments that are coming to the code are proof that the residents have been heard. He is hopeful that in the end, we will all have a product with which we are happy.

Ms. De Rosa stated that one of her mentors in her professional life said to her, "it is more important that we ask questions than talk about answers." She thanked everyone who attended the meeting to ask important questions. She stated that Council and staff hear the citizens, and we are committed to working to try and find answers that make good sense for both short and long term. She stated her appreciation for the continued dialogue.

Vice Mayor Alutto expressed gratitude to the residents who came to speak to Council on this item. She was apologetic about any communication issues and stated that certainly was never the intention. She stated that several speakers brought up good points to consider. She stated that the staff in this City is excellent, and she requested that staff follow-up with a few items, including:

- The sewer and water requirements as they pertain to future development;
- Potentially refining the noise requirements regarding both the level and duration. She agrees that limits are necessary to ensure it is followed.
- Ensure that any studies that have been conducted are made available to the residents; and
- Any code violations that may be present with Turkey Hill.

She encouraged everyone to attempt to understand their tax bill and how the taxes are spent. She acknowledged that this is a difficult conversation when attempting to balance needs and desires. She asked that residents give Council and staff the opportunity to continue these conversations and work together toward great solutions.

Mayor Amorose Groomes stated that this ordinance will have another reading and public hearing on August 11th and notices will go out prior to that. She also stated that the City will communicate to the HOA leadership, and anyone who at any point has signed in, spoken or provided their contact information, upcoming agendas and packet materials prior to August 11. She asked staff to follow up with the following information:

- Research and guidance that may exist regarding noise ordinances; and
- Water and sewer and how it will be provided to the areas within the WID. She added that the expectation is that whatever development happens in the WID that drainage would get better, not worse. She stated that standard will be held to any development. She stated that the City has worked extensively on the Cosgray Ditch to improve the drainage for the Ballantrae area.

She stated that in the City of Dublin, the code is a living document. Continuous improvements are made as needed and as appropriate. PZC will review each of the proposed code amendments as they come forward. She encouraged participation from the public regarding the proposed updates. It is the code that will govern the development that is in this area.

Mayor Amorose Groomes moved to hold an additional reading and continuation of the public hearing on August 11, 2025.

Vice Mayor Alutto seconded the motion.

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Vote on the motion: Mayor Amorose Groomes, yes; Mr. Reiner, yes; Ms. Fox, yes; Ms. De Rosa, yes; Mr. Keeler, yes; Vice Mayor Alutto, yes; Ms. Kramb, yes.

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 17-25

Providing for the Issuance and Sale of Notes in the Maximum Principal Amount of \$4,875,000, in anticipation of the Issuance of Bonds, for the Purpose of Paying the Costs of Improving the Municipal Recreational Facilities by Constructing, Renovating and Equipping various Structures and Athletic Fields and Courts, Constructing various Site Improvements Thereto, Providing Parking Facilities, and Acquiring Real Property and Interests Therein in Connection Therewith, Together with all Necessary and Related Appurtenances Thereto

Ms. Hoffman stated that there have been no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

Vote on the Ordinance: Ms. Fox, yes; Ms. Kramb, yes; Mr. Keeler, yes; Mayor Amorose Groomes, yes; Ms. De Rosa, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes.

Ordinance 18-25

Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$5,000,000 for the Purpose of Paying the Costs of Improving the Municipal Recreational Facilities by Constructing, Renovating and Equipping various Structures, Courts and Pools, and otherwise Improving the Site Therefor, Together with all Incidental Work and Related Appurtenances Thereto

Ms. Hoffman stated that there have been no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

Vote on the Ordinance: Ms. Kramb, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes; Ms. De Rosa, yes; Ms. Fox, yes; Mayor Amorose Groomes, yes; Mr. Keeler, yes.

Ordinance 19-25

Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$10,430,000 for the Purpose of Paying the Costs of Improving the City's Vehicular and Pedestrian Transportation System within and Serving the Northern Historic Dublin area by Rehabilitating, Renovating, Redeveloping, and Constructing Roadways and Pedestrian Pathways, Stairways and related Site Preparation, Streetscaping, Landscaping and Aesthetic Improvements, including Adjacent Park Improvements, Installing Sanitary Sewer, Storm Sewer and Water Improvements, Relocating Certain Existing Utility Lines, and Acquiring Interests in Real Estate therefor, Together with all Incidental Work and related Appurtenances Thereto

Ms. Hoffman stated that there have been no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

Vote on the Ordinance: Mr. Reiner, yes; Ms. Fox, yes; Mayor Amorose Groomes, yes; Ms. Kramb, yes; Vice Mayor Alutto, yes; Ms. De Rosa, yes; Mr. Keeler, yes.

Ordinance 20-25

Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$650,000 for the Purpose of Paying the Costs of Improving the Municipal

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Sanitary Sewer System by Extending Certain Sewer Lines, Repairing and Lining Certain Existing Sewer Lines, Reducing Inflow and Infiltration, and Installing New Sewer Lines, New Force Mains, a Lift Station and a Pump Station, Together with all Incidental Work and related Appurtenances Thereto

Ms. Hoffman stated that there have been no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

Vote on the Ordinance: Mr. Keeler, yes; Ms. De Rosa, yes; Vice Mayor Alutto, yes; Ms. Fox, yes; Ms. Kramb, yes; Mr. Reiner, yes; Mayor Amorose Groomes, yes.

Ordinance 21-25

Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$16,000,000 for the Purpose of Paying the Costs of Refunding Bonds Previously Issued by the City for the Purpose of Paying the Costs of Providing for the Construction of Two Parking Structures within the Bridge Street District and Otherwise Improving the related Sites, Together with all Necessary Appurtenances thereto, all in furtherance of Commerce and to Create Jobs and Employment Opportunities.

Ms. Hoffman stated that there have been no changes to this Ordinance from the first reading. She added that additional information was provided in Council's meeting packet as requested to follow up from the first reading. Staff recommended approval.

There were no public comments.

In response to Ms. De Rosa's question regarding the timing of this Ordinance vis-à-vis with interest rates, Mr. Ricchiuto stated that there are federal laws which stipulate that these bonds cannot be refinanced on a tax-exempt basis until 90 days before their call day. These bonds are callable on December 1 of this year. 90 days prior to that date is September 2. The Bond team is planning to close on the Tax-Exempt General Obligation Bonds on September 3. This is the correct timing to hit these deadlines.

Mr. Keeler asked about the rate. Mr. Ricchiuto stated that the rate would be locked in about two to three weeks before the closing date. This is referred to as "pricing." At that point in time, the highest bid or lowest rate is selected and prepared for closing. He stated that rates will go up and down; since the first reading, for example, the rates have held close to where there were before.

Vote on the Ordinance: Vice Mayor Alutto, yes; Mayor Amorose Groomes, yes; Ms. De Rosa, yes; Ms. Fox, yes; Mr. Keeler, yes; Ms. Kramb, yes; Mr. Reiner, yes.

Ordinance 22-25

Providing for the Issuance and Sale of Bonds in the Maximum Aggregate Principal Amount of \$32,900,000 for the Purpose of Paying the Costs of Refunding Bonds Previously Issued by the City for the Purpose of Paying the Costs of Various Public Infrastructure Projects

Ms. Hoffman stated that there have been no changes to this Ordinance from the first reading. She added that additional information was provided in Council's meeting packet as requested to follow up from the first reading. Staff recommended approval.

There were no public comments.

Vote on the Ordinance: Mr. Reiner, yes; Ms. De Rosa, yes; Ms. Kramb, yes; Vice Mayor Alutto, yes; Ms. Fox, yes; Mayor Amorose Groomes, yes; Mr. Keeler, yes.

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Ordinance 23-25

Authorizing the Removal of Zions Bancorporation, National Association and Authorizing and Directing the Appointment of U.S. Bank Trust Company, National Association, in each case as the Authenticating Agent, Bond Registrar, Transfer Agent and Paying Agent, for the City's Outstanding Bond Issues, and Authorizing the Execution and Delivery of any Necessary Notices, Instruments, Documents or Agreements Appropriate to the Foregoing Matter

Ms. Hoffman stated that there have been no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

Vote on the Ordinance: Ms. De Rosa, yes; Mayor Amorose Groomes, yes; Mr. Reiner, yes; Mr. Keeler, yes; Ms. Kramb, yes; Vice Mayor Alutto, yes; Ms. Fox, yes.

INTRODUCTION/FIRST READING – ORDINANCES

Mayor Amorose Groomes moved to waive the Council Rules of Order and read Ordinances 24-25 through 27-25 together.

Vice Mayor Alutto seconded the motion.

Vote on the motion: Ms. Kramb, yes; Mr. Reiner, yes; Vice Mayor Alutto, yes; Ms. Fox, yes; Ms. De Rosa, yes; Mayor Amorose Groomes, yes; Mr. Keeler, yes.

The Clerk read the Ordinance titles into the record.

Ordinance 24-25

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.050-Acre Temporary Easement from the Property Located at 6810 Avery-Muirfield Drive, identified as Franklin County Parcel Number 273-000441-00 from Richard A. Coleman, II, for the Public Purpose of Carrying out the Waterways Maintenance Program 2025 Project (24-016-CIP)

Ordinance 25-25

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.026-Acre Temporary Easement from the Property Located at 7777 Lanham Court, Identified as Franklin County Parcel Number 273-011167-00 from Umit Ozguner and Fusun Ozguner, for the Public Purpose of Carrying out the Waterways Maintenance Program 2025 Project (24-016-CIP)

Ordinance 26-25

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.031-Acre Temporary Easement from the Property Located at 7771 Boylston Court, Identified as Franklin County Parcel Number 273 -010825-00 from Jordan Spellman and Rebecca Spellman, for the Public Purpose of Carrying out the Waterways Maintenance Program 2025 Project (24-016-CIP)

Ordinance 27-25

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.058-Acre Temporary Easement from the Property Located at 7772 Boylston Court, Identified as Franklin County Parcel Number 273- 010826-00 from Mark Gregory Stolze and Julie A. Stolze, for the Public Purpose of Carrying out the Waterways Maintenance Program 2025 Project (24-016-CIP)

Vice Mayor Alutto introduced the Ordinances.

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Mr. Hendershot stated that these four Ordinances acquire temporary easements for the Waterways Maintenance Program for 2025. The Waterways Maintenance Program provides for the maintenance of waterways, open channels and streams located on City-owned properties or properties where the City has maintenance responsibilities. The program preserves and improves the stability and flood-carrying capacity of the waterways, addresses areas of erosion, and protects riparian corridors and infrastructure. The proper operation of waterways is critical to ensuring the conveyance of stormwater runoff and reducing the occurrence of flooding and damage to infrastructure due to channel erosion. The Waterways Maintenance Program includes the stabilization of eight stream sites across the City. Mr. Hendershot provided visuals showing the sites relevant to this project. The project is planned to be advertised for bids in July 2025 with construction to commence in the fall of 2025 to be completed in the spring of 2026. The project requires the acquisition of four temporary easements from four properties. These four temporary easement are needed for the construction operations of the project. The City has participated in good faith discussions with the property owners and have arrived at mutually agreeable terms. These are the only needed acquisitions for the project and all were agree upon at the appraised values. Staff recommended approval at the second reading/public hearing.

There was no public comment.

Ms. Fox stated that the creeks and the stream banks are a beautiful aesthetic asset to the community. She asked about the materials that are used and noted that in previous maintenance areas, she has noticed that the rock material that is used looks out of place. Mr. Hendershot stated that the materials and scope of construction is outlined in the construction plans which will be approved soon. He added that there are some areas that, depending on accessibility, are receiving rock protection to try to anchor the stream banks. He shared that they are also trying something progressive in some areas where it is not typical rock anchoring, rather it is a mixture of soil, brush, gravel and stone. That materials is then used in addition to anchor logs that will be used for trees that needed to be fell as part of this project. He added that it is a case-by-case basis depending upon accessibility, but staff is cognizant of the aesthetic nature of these areas. In response to Ms. Fox's question regarding planting, Mr. Hendershot stated that plantings are a big part of this program.

Ms. De Rosa asked about the status of the program since it started at an accelerated schedule. Mr. Hendershot stated that the City has contracted with the Franklin Soil and Water Conservation District to perform waterway inspections. The City currently has about 50 miles of waterways within the City, not all of which the City is responsible for. The Franklin Soil and Water Conservation District is close to finishing their inspections. The goal is to refresh the program to reprioritize any critical areas. He added that there was a formula created when the program was established, and it takes into account susceptibility of critical infrastructure and how close it is to these waterways. He stated that since the original adoption of the waterways program, he believes they are through the majority of the critical sites, which is why the inspections are being done. The original inspections were done six to eight years ago.

Mr. Keeler, addressing Ms. Fox's comments regarding materials, stated that every spring as the water flows, debris, soil, silt and sand builds up on and between those rocks. With time, they will not be noticeable. Ms. Fox agreed and stated that the only thing she was concerned about was the white limestone inexpensive material that takes a lot longer to be incorporated into the natural setting.

Mayor Amorose Groomes asked how long it will be before the maintenance of these corridors will need to be repeated. Mr. Hendershot stated that the goal is for any repairs to last a long period of time. He added that he does not have a specific timeframe, but he is hopeful that in 20, 30 or 40 years the stream banks will be anchored.

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Mayor Amorose Groomes stated that areas where logs and other materials are used as Mr. Hendershot has described would last significantly less time. Mr. Hendershot stated that when the mixture of materials was being considered, staff benchmarked with other communities that had used the material to learn what they had discovered while using it. Mayor Amorose Groomes suggested not using it in any other areas until the City has their own data regarding how well it holds up. She stated that a creek bed she frequently walks by was lined with cages filled with limestone. She added that the recent rains have washed the cages away. Mr. Hendershot stated that as part of the inspections that Franklin Soil and Water Conservation District are completing, they are looking at those areas that were completed a few years ago to see how they have held up. Mayor Amorose Groomes asked about cost comparisons per linear foot. Mr. Hendershot stated that he does have that information that could be provided. He stated that the costs are in line with what has been budgeted.

Mayor Amorose Groomes asked if since the City has maintenance responsibilities of these corridors, there are any other vehicles available to us to acquire these easements rather than negotiating to get them one-by-one. Mr. Hendershot stated that the majority of what is needed is access to get to these areas.

In response to Mayor Amorose Groomes' question regarding how long the temporary easement provides access, Mr. Hendershot stated that the temporary easement is for 12 months once construction begins. He added that the hope is that the City would not need access again for a number of years. He stated that the appraised value of the property being accessed can change as well. Mayor Amorose Groomes stated that if there is a creative solution to this access issue, she would be interested in exploring it. Mr. Hendershot expressed appreciation for the feedback.

Second Reading/Public Hearing for the Ordinances is scheduled for Tuesday, July 1, 2025.

Mayor Amorose Groomes moved to waive the Council Rules of Order and read Ordinances 28-25 and 29-25 together.

Vice Mayor Alutto seconded the motion.

Vote on the motion: Ms. Fox, yes; Mr. Keeler, yes; Ms. Kramb, yes; Mayor Amorose Groomes, yes; Ms. De Rosa, yes; Mr. Reiner, yes; Vice Mayor Alutto, yes.

The Clerk read the Ordinance titles into the record.

Ordinance 28-25

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.032-Acre Permanent Drainage Easement from the Property Located at 5584 Brand Road, Identified as Franklin County Parcel Number 273-000587-00 from Stephen K. Gill and Rachel K. Teitt Gill, for the Public Purpose of Carrying out the Earlington Park Drainage Basin Improvements Project (24-023-CIP)

Ordinance 29-25

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.022- Acre Temporary Easement from the Property Located at 5584 Brand Road, Identified as Franklin County Parcel Number 273-000587-00 from Stephen K. Gill and Rachel K. Teitt Gill, for the Public Purpose of Carrying out the Earlington Park Drainage Basin Improvements Project (24-023-CIP)

Vice Mayor Alutto introduced the Ordinances.

Mr. Hendershot stated that these two ordinances authorize the acquisition of a permanent drainage easement and a temporary easement for the Earlington Park Drainage Basin Improvements project. Mr. Hendershot provided a photo of the Brand Road Pedestrian Tunnel, which is located east of the Brand Road and Bristol Parkway intersection and north of the Earlington Park Drainage Basin. The pedestrian tunnel has experienced repeated stormwater flooding over the past several years. The City has concerns with this frequent

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flooding condition and its impacts on public health and safety. In 2023, the City contracted EMH&T to investigate the cause of the frequent flooding. As a result of that investigation, it was determined that this project is needed to improve the Earlington Park Drainage Basin. This project will be adjusting the flood routing of the drainage basin in Earlington Park away from the pedestrian tunnel. The project also includes raising the embankment on the north end of the basin and regrading around the basin perimeter to increase storage capacity. The project will create a berm on the north side of Brand Road. The project is planned to be advertised for bids in July with construction in the fall and completion in the spring of 2026. Mr. Hendershot noted that the City was awarded \$468,000 in grant funding for this project through a one-time community investment fund from the State of Ohio. These ordinances authorize the permanent and temporary easements necessary for access. Staff recommended approval at the second reading/public hearing.

There were no public comments.

In response to Mr. Keeler's question, Mr. Hendershot stated that the shared-use path on Brand Road will not be impacted by this project.

Mr. Keeler then asked about the permanent drainage easement illustration and the large sycamore tree that is nearby. Mr. Hendershot stated that staff is actually cutting diagonally across Brand Road specifically to avoid impacting the tree.

Ms. De Rosa stated that she has noticed that walkers have created their own walking paths around the pond that don't align with current walking paths. She asked if, during this project, some of the walking paths could be realigned. Mr. Hendershot stated that the area needs regrading, so the walking path will be slightly reconfigured. Ms. De Rosa noted the flooding that occurs on the southern area of the basin every time it rains. Mr. Hendershot stated that the basin is under capacity, so it likely is over topping just as it is in the pedestrian tunnel. The southern area will be addressed as part of this project, as well.

Ms. De Rosa asked about the vegetation being fixed as well because the beavers have taken down a fair number of trees. Mr. Hendershot stated that with this project, there were several trees right along the edge of the basin that needed to come out, so it could be regraded around the basin to expand the footprint. They will put back as many trees as possible.

Mayor Amorose Groomes asked about the Bristol Commons pond and the erosion and flooding that has been a problem for the footpaths in that area. She asked if that would be addressed at some point as well. Mr. Hendershot stated that there is a project to address the area called the Bristol Commons and Park Place project. There are two basins that will be improved. The plans are underway for that, and it will be in the upcoming CIP.

Second Reading/Public Hearing for the Ordinances is scheduled for Tuesday, July 1, 2025.

Ordinance 30-25

Authorizing the Provision of a Certain Incentives to Pathways Financial Credit Union, Inc. to Induce it to Purchase a Facility to Relocate and Expand a New Office and its Associated Operations and Workforce, all Within the City; and Authorizing the Execution of an Economic Development Agreement

Vice Mayor Alutto introduced the Ordinances.

Mr. Fleming stated that staff has been in discussions with Pathways Financial Credit Union and after an exhaustive search of their current residence in Columbus, they have identified and purchased a property within the City of Dublin. The relocation will include a total of 46 employees and is expected to increase to 67 employees by the end of 2029. The proposed Economic Development Agreement is a one-time \$60,000 grant that would help with outfitting their property that they will purchase, along with a performance withholding

incentive valued at about \$13,000. Total estimated payroll withholdings is about \$623,000. Staff recommended approval at the second reading/public hearing.

There were no public comments.

Second Reading/Public Hearing for the Ordinances is scheduled for Tuesday, July 1, 2025.

Ordinance 31-25

Authorizing the Provision of Certain Incentives to Hylant Group, Inc. to Induce it to Lease a Facility to Relocate and Expand an Office and its Associated Operations and Workforce, all Within the City; and Authorizing the Execution of an Economic Development Agreement

Vice Mayor Alutto introduced the Ordinances.

Mr. Fleming stated that staff has been in discussions with Hylant Group, who is a current resident of Dublin in Metro Place South. Hylant has affirmed their intention to stay in Dublin for at least an eight-year lease renewal. In order to support their commitment, an Economic Development Agreement is proposed with a one-time \$8,000 grant to help with expansion and outfitting of their current office space. Additionally, a withholding incentive valued at \$53,000 over a three-year period is also included. Total payroll withholdings during the three years is estimated to be \$687,000. Hylant's confidence in Dublin and excitement over the Metro Center visioning has solidified their commitment to stay in Dublin, specifically in Metro Center.

There were no public comments.

Ms. Fox asked how many employees they have at Hylant. Mr. Fleming will provide that information. Ms. Fox expressed appreciation for the small businesses in the community.

Second Reading/Public Hearing for the Ordinances is scheduled for Tuesday, July 1, 2025.

Ordinance 32-25

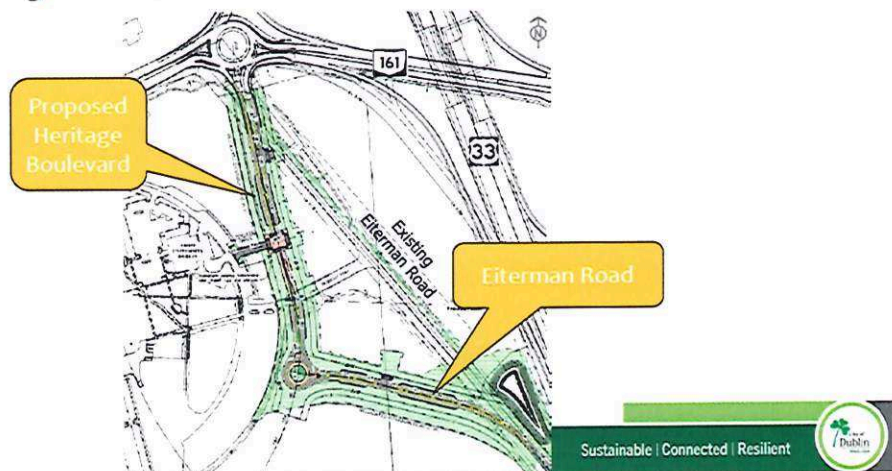
Renaming a portion of Eiterman Road to Heritage Boulevard in the City of Dublin, Ohio

Vice Mayor Alutto introduced the Ordinances.

Mr. Hendershot stated that this ordinance would rename a portion of Eiterman Road to Heritage Boulevard. In December of 2024, City Council adopted Resolution 65-24 for the Eiterman Road Relocation Project. That project is currently under construction and will realign a segment of Eiterman Road from the south side of the current roundabout at the intersection of SR161 and Post Road to a proposed new roundabout approximately 1300 feet south of the SR161 and Post Road intersection.

Mr. Hendershot provided a visual of the project.

Project Overview



Eiterman Road will continue to be named Eiterman Road once it realigns with the former roadway alignment. Heritage Boulevard will eventually continue south and connect to the roundabout at Eiterman Road during a future phase of University Boulevard. Mr. Hendershot stated that this proposed renaming has been closely coordinated with planning staff, the Northwest Regional Emergency Communication Center (NRECC), Franklin County Engineer's Office and Ohio University staff, all who support the renaming. There are no existing addresses from this portion of roadway and no similar roadway names in the surrounding area.

There were no public comments.

Mayor Amorose Groomes clarified the route of the proposed Heritage Boulevard and asked about the future phases as well. She stated, referring to future plans of the roadway, that it would make sense to have Heritage Boulevard run from SR161 all the way to Cosgray Road. Mr. Hendershot agreed that would be logical. Mayor Amorose Groomes inquired if the nomenclature would continue all the way down to the OSU facility. Mr. Hendershot responded affirmatively.

Second reading/public hearing is scheduled for Tuesday, July 1, 2025.

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 36-25

Approving solely for the purpose of Section 147(f) of the Internal Revenue Code of 1986, the Issuance of Revenue Lease Obligations for the Benefit of OCLC, Inc. by the Columbus-Franklin County Finance Authority and Authorizing Other Documents in Connection with the Issuance of the Obligations

Vice Mayor Alutto introduced the Resolution.

Mr. Hartmann stated that this resolution is related to OCLC's desire to have the Columbus-Franklin County Finance Authority issue revenue lease obligations on their behalf. Pursuant to the IRS Code, the political subdivision where the nonprofit business is located, commonly called the host city, must approve the amount being financed, in this case, \$40 million for upgrading technology and servers. The City is not issuing or responsible for the obligations. This is merely an approval to allow the Columbus-Franklin County Finance Authority to issue these obligations. Staff recommended approval. Mr. Hartmann introduced Tony Core from Squire, Patton, Boggs who was present on behalf of OCLC.

There were no public comments.

In response to Ms. Fox's question regarding what the improvements will be to OCLC, Mr. Core stated that the money is for equipment, specifically computers, computer servers and software. This is done every five years or so.

Vote on the Resolution: Mayor Amorose Groomes, yes; Vice Mayor Alutto, yes; Ms. Kramb, yes; Ms. Fox, yes; Mr. Reiner, yes; Ms. De Rosa, yes; Mr. Keeler, yes.

Resolution 37-25

Accepting the Lowest and Best Bid for the Annual Sanitary Sewer & Stormwater Maintenance Program 2025 (25-013-CIP)

Vice Mayor Alutto introduced the Resolution.

Mr. Hendershot stated that this resolution is for acceptance of the lowest and best bid for the annual Sanitary Sewer and Stormwater Maintenance Program for 2025. This year's program includes the task order maintenance and repair of the City's sanitary sewer collection system and stormwater management system. Work is determined during routine system inspections, resident requests or on an emergency basis. This program is a critical component of the City's ongoing effort to maintain its sanitary sewer and stormwater infrastructure. This program is also necessary to meet the Ohio EPA's Director's Final Findings and Orders that were agreed upon by the City on February 11, 2009. This

program is funded through the 2025-2029 CIP in the amount of \$110,000 for Sanitary Sewer and \$120,000 for Stormwater Maintenance. Mr. Hendershot noted that this is a unit hour pricing. The Engineer's estimate was \$2,883.

On June 4, 2025, one bid was received and publicly opened. CST Utilities LLC submitted the lowest and best bid of \$2702 per unit hour. The project is expected to be completed by December 31, 2026.

There were no public comments.

Vote on the Resolution: Vice Mayor Alutto, yes; Mr. Reiner, yes; Mr. Keeler, yes; Ms. De Rosa, yes; Ms. Kramb, yes; Ms. Fox, yes; Mayor Amorose Groomes, yes.

Resolution 38-25

Adopting the Downtown Dublin Curbside Management Plan

Vice Mayor Alutto introduced the Resolution.

Ms. Wawzkiewicz stated that as discussed at the March 17 and May 19 Council meetings, the Downtown Dublin Curbside Management Plan was created to manage curb use, reduce conflicts and support downtown Dublin's economic growth. The plan identifies a detailed curb typology, a curbside management toolbox and a two-year implementation action plan to guide equitable, safe and efficient use of curbside space. Feedback regarding previous discussion was summarized in Council's materials and are incorporated here with the additions including loading zone education, coordination with the EV parking plan, review of the study and decriminalization of parking violations.

There were no public comments.

Ms. Fox stated that she noted that valet service was going to be studied for the Bridge Park area, but she was wondering if valet service could be offered in whatever areas are needed. Ms. Wawzkiewicz responded affirmatively and stated that as the project progresses, staff can evaluate whatever mobility needs arise.

Mayor Amorose Groomes stated that she is hopeful of getting some EV parking information sooner rather than later because she is seeing a lot of abuse of the system that is in place right now. She added that charging for parking to try to recoup some of the expenses that the City has incurred in this district is a good idea.

Ms. Kramb agreed and stated she would be supportive of charging for EV parking.

Mayor Amorose Groomes reiterated that she would be supportive of charging for both the EV parking and curbside parking, because there is cost recovery for everything in the City except on-street parking.

Vice Mayor Alutto stated that she was in agreement that this is a good way to encourage the use of free parking in the garages.

Ms. De Rosa stated that this was discussed at length during the last discussion, and the consensus of Council was not to charge for on-street parking. She added that the little bit of money charging for parking would make is not worth it. Free parking encourages people to frequent businesses in the area. She agreed that EV parking was different, and she is supportive of charging for that service.

Mr. Keeler stated that he believes it should be free to park but pay to charge your vehicle.

Vote on the Resolution: Mr. Keeler, yes; Mayor Amorose Groomes, yes; Ms. Fox, yes; Vice Mayor Alutto, yes; Ms. Kramb, yes; Mr. Reiner, yes; Ms. De Rosa, yes.

Resolution 39-25

Accepting the Lowest and Best Bid for the Muirfield Drive at Sells Mill Drive Pedestrian Crossing Improvements Project (22-021-CIP)

Vice Mayor Alutto introduced the Resolution.

Ms. Wawszkiewicz stated that staff conducted a competitive bid for the Muirfield Drive at Sells Mill Drive Pedestrian Crossing Improvements Project. This project includes a high-intensity crosswalk or HAWK signal at the intersection with curb ramp signs, markings and a new sidewalk. The HAWK signal will not only enhance safety but also encourage walking and biking by improving connectivity between the sidewalks and shared-use paths. On June 3rd, two bids were publicly opened. The lowest bid was from the Danbert Electric Corporation, but they were unable to meet ODOT’s disadvantaged business enterprise requirements. The second bid was from Complete General Construction Company for \$461,570.86. This project is included in the 2025-2029 CIP, and the construction and construction administration funding will come through the ODOT Award – Safe Routes to School Program. No local match is required for the project. Staff recommended approval.

There were no public comments.

Vote on the Resolution: Ms. De Rosa, yes; Mr. Keeler yes; Vice Mayor Alutto, yes; Mayor Amorose Groomes, yes; Mr. Reiner, yes; Ms. Fox, yes; Ms. Kramb, yes.

Resolution 40-25

Authorizing the City Manager to Enter Into a Facilities Management Agreement with Sports Facilities Management, LLC

Vice Mayor Alutto introduced the Resolution.

Ms. O’Callaghan stated that this resolution is regarding a Facilities Management Agreement for professional management services for the SportsOhio complex. This agreement is in furtherance of Council’s goal to create a premier athletic complex. The City acquired the property back in September 2024. A temporary management agreement was negotiated with the Shepherds, and that agreement committed them to continue management of the facility or up to one year, which would expire September 2025. In the meantime, the City formed a steering committee in September 2024 and began discussing the future of SportsOhio and its operations by reviewing relevant plans and key project updates for the area. The committee developed a request for proposal (RFP). The RFP was publicized and responses evaluated. Interviews were conducted and ultimately, the committee recommended Sports Facilities Company (SFC). Following City Council’s approval of the steering committee’s recommendation, the City, with BakerTilly negotiated a contract with SFC pending approval of this resolution.

SFC would begin a one-month management overlap timeframe with the Shepherd team to support a smooth transition. SFC is a leading national firm specializing in the development, management and optimization of sports, recreation and events venues. SFC has served more than 2000 communities across the US, offering a full suite of services from planning and financing to operations and programming. She introduced Jim Arnold, SFC’s National Director of Business Development, who was present.

Ms. O’Callaghan provided an overview of the contract terms as follows:

- SFC will oversee all aspects of the operations: staffing, marketing, maintenance, events, sponsorships, advertising and daily activities;
- The term begins July 1 through December 2029 with three-five-year renewals unless there is a 180-day notice; and
- Base management fee of \$20,000 a month.

The City intends for SportsOhio to remain a public asset, used for public purposes and potentially future economic development to ensure that asset remains tax exempt. The City structured this management agreement as opposed to a lease to maintain exclusive control over the operations of the facility. The cost structure of a set management fee with limited incentives will ensure that the property remains tax exempt. This is a similar structure that was used in the agreement with the Shepherd family for the management of operations to-date. There are incentives included in this agreement including receipt of 7.5% of food and beverage sales, provided that the annual revenue exceeds \$180,000.

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There is a tiered structure for sponsorship and advertising revenue with SFC receiving 20% of revenue for those are initiated by SFC and 15% of the revenue for those initiated by the City.

Ms. O'Callaghan shared that in terms of funding, the City appropriated \$2.5 million as part of the annual budget process for 2025. The funds from those appropriations will be used for the SFC management agreement. In future years, SFC will be required to submit an annual operating budget and business plan and that will be in alignment with the City's operating budget process. She reviewed the contract terms specific to operations. She stated that all revenue collected by SFC on behalf of the City will be deposited into a City-owned operating account. These revenues are considered City funds and serve as the primary source for covering all operating expenses. While operations are funded through the operating account, payroll will be managed separately through a payroll account administered by SFC. SFC will be responsible for providing all necessary staffing. The City will have the right to review and approve staffing decisions.

Under the contract, SFC is responsible for all routine maintenance activities and addressing emergency repairs. The City remains responsible for capital improvements and major repairs that exceed \$10,000 in cost and have a useful life of more than five years.

Ms. O'Callaghan thanked the staff for their research and support in this process. She stated that staff reached out to cities that have agreements as terms of this agreement were being considered. She thanked Mr. Arnold and team at SFC. She added that SFC will be involved with our master planning work that has been initiated and will continue through the end of the year in furtherance of Council's goal.

There were no public comments.

Ms. Kramb asked about any funding left and whether that will transfer to SFC upon the start of the contract. Ms. O'Callaghan stated that upon approval of this contract, the City will provide the 30-days notice to terminate the Shepherd agreement, and the funds that have been appropriated for this year will be utilized to fund the balance of this year with SFC. The Shepherd team will be paid the management fee through the termination of the agreement.

Ms. Kramb asked about insurance liabilities. Would a child who gets hurt playing soccer be covered under the management company's insurance? Ms. O'Callaghan responded affirmatively.

Mr. Keeler asked Mr. Arnold about the positions that will be hired and the timeline for that. Mr. Arnold stated that staffing will be a consideration in the first 30 days. He stated that they will match the staffing to the budget at hand. Some of the positions may be filled by members of their corporate team. He added that as they have the revenue projected in the program and the business plan to support the positions, then they will be put into place.

Mr. Keeler stated that contracts will differ by municipality. He stated he would be more comfortable with \$15,000 a month for the first 12 months and then stepping it up to \$20,000 to see how it goes. Mr. Arnold stated that the \$20,000 is in line with venues of similar size. This is probably a larger scale effort than some of the venues that they have in other recent contracts. Ms. O'Callaghan added that the benchmarking that was done informed what was a fair agreement. There was a lot of give and take as dollar amounts were discussed, and this contract is the result of three months of negotiations.

Ms. De Rosa asked about how the rollout communication to the community is being planned. Mr. Arnold stated that internally they will be doing a large kick-off with their team, and they will bring marketing, human resources, operations team, etc. to Dublin. The goal of that is an in-market kickoff with the City as well as stakeholders. Members of their team will be working with members of the City staff to coordinate and put a marketing plan together. He stated that the goal is to be fully transitioned within 90 days. The first 30 days, they will be fully transitioned into the building, but 90 days is when they will have everything in place.

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Ms. Fox stated that there is so much excitement about this in the community and from the City. She stated that she would like to have a checkpoint with SFC at the end of the year to hear how things are going. She expressed her excitement for this great partnership. Mr. Arnold stated that they do monthly reports that are mostly finance related, but they will work on a method of communicating the story of what is happening at the location. Ms. O'Callaghan stated that it is also planned to discuss this as part of the operating budget.

Mayor Amorose Groomes asked if the background checks are in line with what the City requires in background checks. Mr. Arnold stated that he believes they are aligned but is happy to double-check that.

Mayor Amrose Groomes stated that she assumes the name of this park will change in short order. She asked if there is flexibility to build into that change. Mr. Arnold responded affirmatively and described the creative process the team uses to bring ideas forward when considering names. He stated that they keep the creative process going until something feels right and everyone feels good about the name.

Vote on the Resolution: Ms. Kramb, yes; Mr. Reiner, yes; Mr. Keeler, yes; Mayor Amorose Groomes, yes; Ms. De Rosa, yes; Ms. Fox, yes; Vice Mayor Alutto, yes.

OTHER BUSINESS

- Community Development Committee Recommendation – Green Roofs
Ms. Rauch stated that staff and the legal team had the opportunity to have discussions at two Community Development Committee (CDC) meetings recently to talk about green roofs and development standards. Staff conducted some benchmarking of other communities to understand the potential implementation of green roofs. The committee really wanted to investigate how these strategies could be implemented using incentives at different levels that range from the aesthetic only component up to the truly sustainable component of green roofs. The committee's consensus was to have staff investigate incorporating green roofs into the Metro Center code and guidelines that are being developed. CDC is bringing forward this recommendation to Council.

Ms. Fox stated that it is so appropriate in the Metro Center. This is not meant to be burdensome, but to offer it as an incentive to provide this amenity and see that it creates value. Ms. Rauch added that testing these concepts in Metro Center allows the City to collect additional data about the financial implications of these roofs, as well.

Mayor Amorose Groomes moved to approve the CDC recommendations directing staff to investigate the incorporation of green roof requirements into the development of the Metro Center Code and Guidelines.

Vice Mayor Alutto seconded.

Vote on the motion: Mr. Reiner, yes; Mr. Keeler, yes; Ms. De Rosa, yes; Vice Mayor Alutto, yes; Ms. Fox, yes; Mayor Amorose Groomes, yes; Ms. Kramb, yes.

- Development Review Process Update
Ms. Rauch stated that this item is to provide an update to Council regarding the work that has been done this last year on the Development Review Process. This was a recommendation out of the Economic Development Strategy that was approved in October 2023. This is an opportunity to make sure our Development Review Process is as transparent and predictable as possible. Staff conducted a significant amount of evaluating with external stakeholders, developers, the development community and board and commission members to hear concerns and opportunities for improvement in navigating the development review process.

Ms. Rauch stated that benchmarking with other communities was part of this evaluation process as well. There were six major action themes that were identified throughout the process:

- o Project Management Approach – making sure there is a point of contact;
- o Staff Reports – streamlining information provided for added efficiencies;
- o Central Intelligence – creating a centralized team and centralized information;
- o Requirements and Review Process – defining triggers for process steps and ensuring consistency;
- o Tiers of Service – offer options for fast-tracking applications that meet certain criteria; and
- o Technology use – updating technology standards to better match existing and future use cases.

Ms. Rauch explained each of the major action themes. Regarding next steps, she stated mapping out the review process in a lean six-sigma exercise to find efficiencies and streamline processes will take place. They will be looking specifically at the scope of review and the internal review processes. The outcomes will be the identification of essential steps in the review process, the level of detail needed, improved integration among staff, standardization of review comments and timeframes, production of user-friendly submittal guides and tools and any code modification recommendations.

Mr. Keeler expressed appreciation for the work and congratulated staff on a job well done.

Ms. Fox complimented staff on the work that has been accomplished so far. She suggested giving applicants a feedback survey when they go through these processes that are new.

Ms. Kramb stated that since the code has been changed and a concept plan does not require a vote in two districts, she asked if enough applications have come in to evaluate whether removing the vote was effective. Ms. Rauch stated that there have been a couple and she does believe it is working. There is not a great deal of data, but staff definitely advises applicants on what to provide. One of the biggest complaints initially was how much data was required at the beginning. Ms. Kramb stated that the developers and stakeholders who were initially interviewed would appreciate hearing an update on what is being done.

Ms. Kramb, referring to Ms. Fox’s suggestion, stated that she did not like surveying applicants. People do not generally like surveys.

Ms. De Rosa agreed with Ms. Kramb that the developers would appreciate hearing the work that has been done and what steps are being taken.

Mayor Amorose Groomes stated that this work is a wonderful start, recognizing that code is a forever changing document.

- Quarterly Innovation & Technology Briefing

Mayor Amorose Groomes announced that due to the lateness of the hour, the Innovation & Technology Briefing will be moved to the July 1, 2025 meeting.

STAFF COMMENTS

Ms. O’Callaghan deferred her comments to the next meeting.

COUNCIL REPORTS

- **Committee Reports**

- o Administrative Committee: Ms. De Rosa reported that the Administrative Committee met on Tuesday, June 17 to review the draft City Information Security Policy. The Committee provided feedback on the draft provided by

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staff and asked staff to finalize the document for Council’s consideration. The Committee also suggested preparing a public education brochure on the City’s Information Security Program, similar to the City’s brochure regarding local taxes. The Committee unanimously recommended bringing the Information Security Policy forward to City Council for consideration and adoption at the July 1st meeting.

• **Liaison Reports**

- Ms. De Rosa:
 - US 33 Corridor: They continue to have the conversations about important development up and down the corridor.
 - Planning and Zoning Commission: The architect who consults for the City provided a presentation regarding building materials. She stated that she requested bringing a summary back to Council about new building materials or what the trends are to keep Council informed.
- Ms. Fox:
 - School Board Liaison: She stated that the traffic signals at Cacchio Lane were discussed. The Jerome Township Comprehensive Plan draft is near completion, and both the City and the School District have submitted their suggestions and comments for consideration. The drones have been in place on the rooftops of Grizzell Middle School and Scioto High School for the Drone as First Responder Program. The School Resource Officer contract was approved by the Schools.
- Mr. Keeler:
 - School Board Liaison: Picking up where Ms. Fox left off, House Bill 35 proposes the elimination of inside millage, which is a portion of property taxes that are levied without voter approval. He expressed his disapproval of the bill and commented on the difficulty the schools would face if such a bill were to pass. The City and Schools sent a joint letter of opposition on June 16. Mayor Amorose Groomes stated that much of the dollars that are in the reserves for schools are encumbered and not a “rainy day fund,” and 80% of the school’s budget is staffing. She too disapproves of the legislative bill.
- Mr. Reiner:
 - Dublin Arts Council: Vivian Ripley’s exhibit is ending June 27th. The upcoming exhibit will run July 12 through August 29th. The orange Italian snails are on the move and are over at Dublin Friendship Village for a visit. The new Director will be announced soon.
- Ms. Kramb:
 - Washington Township: The Washington Township Trustees meeting was held last week, and residents were present regarding the WID rezoning. She sent an email summarizing the meeting to Council after the meeting was over.
- Mayor Amorose Groomes:
 - MORPC: She attended the National Association of Regional Councils meeting in Seattle on June 8-11th. There was a big emphasis on transit-oriented development. They have completed some additional rail stops in the area. There was a lot of discussion regarding the funding of transit-oriented development. The Executive Committee

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was held on June 5 and the Commission meeting was on the 12th. A luncheon was held prior to the Commission meeting on the 12th, where Jason Cayman, CEO of Columbus Partnership shared his vision about what he hopes to accomplish.

COUNCIL ROUNDTABLE

Ms. Fox stated that she has come to appreciate the fact that, in this country, this room can be filled with people offering differing opinions and that those opinions can be expressed freely. She stated that this is something to be proud of and we should celebrate and be appreciative.

Vice Mayor Alutto thanked Officer Burke and wished him a happy retirement.

Mayor Amorose Groomes shared the following:

- o A COMMA meeting was held June 6, where there was a legislator's lunch and discussion about the state budget. She spoke about the home rule of governing, and the public realm adjacent to our roadway network;
- o She attended the WID Rezoning meeting that was held at the Washington Township Administrative Building. She stated the steps that the City has taken in purchasing land in order to provide an orderly form of development. This should be part of the conversation.
- o She congratulated the Chamber on a successful Corporate Charity Cup and Ohio Health who was the overall winner.
- o She attended a ceremony to celebrate the collaboration between Mount Carmel and elementary school students who created uplifting placemats for the patients at Mount Carmel.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:53 p.m.



Mayor – Presiding Officer



Clerk of Council



Dublin Commercial Q4 2025 Real Estate Statistics

Absorption & Vacancy

The Dublin market closed the fourth quarter with 213,501 square feet of net positive absorption across the office, industrial, retail, and medical sectors. Overall vacancy declined 0.4% to 9.9%, supported by constrained new supply and steady tenant demand. Office properties drove quarterly performance, generating 125,510 square feet of positive absorption and outperforming other asset classes. By comparison, New Albany posted the strongest absorption among suburban submarkets at 175,800 square feet, while remaining suburban areas recorded mixed results ranging from modest gains to slight pullbacks. Industrial absorption in Dublin remained positive but limited at 5,533 square feet, reflecting a more measured pace of activity. Retail and medical properties posted minor net contractions of 4,900 and 2,102 square feet, respectively. The Greater Dublin submarket continues to rank among the most active in Central Ohio, accounting for 16% of total leasing volume during the quarter. Tenant migration patterns across the metro consistently place Dublin among the top three submarkets for leasing velocity. The largest transaction of the quarter was completed by Virtusa, which leased 8,063 square feet at 5475 Rings Road. Supported by a diverse employment base, strong infrastructure, and a pro-business environment, Dublin remains well positioned for sustained investment and occupancy growth.

Tenants in the Market

According to Colliers | Columbus, 31 office tenants are currently focused exclusively on Dublin, representing 260,500 square feet of active demand. The submarket continues to rank among the most preferred locations for office users within the region. Demand remains concentrated in smaller footprints, with 20 tenants targeting requirements under 10,000 square feet. Healthcare and technology firms represent the most active sources of office demand.

Industrial demand remains steady within the broader North submarket, which includes Dublin, Westerville, and Worthington. A total of 18 industrial users are evaluating opportunities totaling approximately 1.2 million square feet. Of these, 13 requirements are concentrated in spaces under 100,000 square feet, reflecting continued demand for functional, mid-sized facilities.

Around the Region

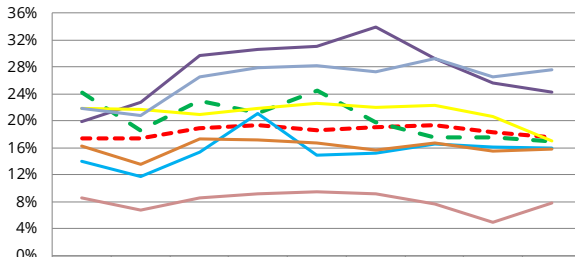
The Columbus office market continued its gradual recovery at year-end, with leasing activity concentrated primarily in the CBD and Dublin submarkets, which together accounted for roughly half of all transactions. Overall vacancy declined to 17.57%, while average asking rents edged higher to \$21.87 per square foot (FSG). Class A properties maintained an approximate 11% rental premium over Class B space, underscoring sustained flight-to-quality trends. Investment sales remained subdued, with fourth-quarter volume totaling \$60.79 million and average pricing at \$67.10 per square foot.

The industrial market rebounded in 2025 with net absorption nearing 11 million square feet for the first time since COVID-era highs. Market-wide vacancy fell nearly 1% quarter-over-quarter to 6.40% and now sits approximately 3.0% lower year-over-year, driven largely by demand for modern bulk distribution space. Average asking rents declined \$0.18 during the quarter to \$6.86 per square foot (NNN), reflecting the absorption of higher-priced inventory and limited availability of newly delivered premium space. Investor interest remained strong, with fourth-quarter sales volume increasing to \$444.7 million and average pricing reaching \$104.59 per square foot.



Submarket Comparison

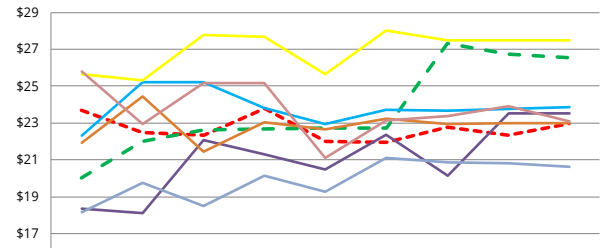
Office Vacancy Rates



	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25
Central Ohio- 53.6m*	17.41%	17.44%	18.84%	19.30%	18.58%	19.02%	19.31%	18.23%	17.57%
Dublin- 10.5m*	24.17%	18.67%	23.04%	21.20%	24.52%	19.78%	17.56%	17.56%	16.87%
CBD- 17.9m*	13.98%	11.75%	15.29%	21.14%	14.87%	15.13%	16.51%	16.16%	15.94%
Westerville- 2.4m*	19.82%	22.8%	29.7%	30.68%	31.05%	33.92%	29.28%	25.68%	24.24%
Easton- 2.9m*	21.84%	21.66%	20.97%	21.89%	22.57%	21.98%	22.24%	20.70%	17.07%
Polaris- 2.7m*	16.24%	13.60%	17.25%	17.24%	16.77%	15.70%	16.71%	15.49%	15.85%
Worthington- 3.0m*	21.90%	20.8%	26.5%	27.89%	28.28%	27.23%	29.28%	26.48%	27.64%
U/A Grandview- 4.4m*	8.49%	6.79%	8.61%	9.09%	9.52%	9.09%	7.67%	4.96%	7.85%

*million square feet

Class A Office Rental Rates (FSG*)



	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25
Central Ohio- 24.1m*	\$23.68	\$22.48	\$22.34	\$23.78	\$21.99	\$21.93	\$22.78	\$22.35	\$22.99
Dublin- 4.4m*	\$20.03	\$22.02	\$22.65	\$22.69	\$22.71	\$22.71	\$27.31	\$26.72	\$26.55
CBD- 7.9m*	\$22.30	\$25.19	\$25.23	\$23.81	\$22.93	\$23.73	\$23.66	\$23.76	\$23.84
Westerville- 0.9m*	\$18.35	\$18.13	\$22.08	\$21.29	\$20.50	\$22.34	\$20.13	\$23.51	\$23.51
Easton- 2.0m*	\$25.66	\$25.31	\$27.79	\$27.69	\$25.66	\$28.01	\$27.49	\$27.50	\$27.50
Polaris- 1.9m*	\$21.95	\$24.45	\$21.43	\$23.05	\$22.67	\$23.22	\$22.95	\$22.97	\$22.97
Worthington- 1.3m*	\$18.16	\$19.75	\$18.49	\$20.12	\$19.29	\$21.12	\$20.88	\$20.82	\$20.64
U/A Grandview- 1.9m*	\$25.81	\$22.92	\$25.14	\$25.14	\$21.11	\$23.12	\$23.39	\$23.90	\$23.09

*Full Service Gross (base rent plus operating expenses)

Leasing Activity

Property Address	Execution Date	Tenant Name	Leased SF	Asking Rate	Type	Subtype
5475 Rings Rd	11/04/2025	Virtusa Corp.	8,063	\$13.50/NNN	Office	General
6397 Emerald Pkwy	11/26/25	Dublin Internal Medicine	7,808	\$10.00/NNN	Office	Medical
6500 Emerald Pkwy	12/30/2025	Hooper Holding Co.	6,189	\$12.50/NNN	Office	General
6745 Longshore St	12/01/2025	Undisclosed	5,537	\$48.00/NNN	Retail	Mixed-Use
425 Metro PI N	12/01/2025	Honda Trading America	4,987	\$10.75/NNN	Office	General

Sales Activity

Property Address	Sale Date	Sale Price	Size SF	Type	Subtype	Year Built/Reno.
3825 Hard Rd	12/18/2025	\$24,800,000	109,045	Retail	Health Club	2006
5747 Perimeter Dr	10/27/2025	\$4,390,000	66,120	Office	General	2000
6805 Avery-Muirfield Dr	10/20/2025	Undisclosed	26,404	Office	Medical	2003
5853-5871 Frantz Rd	12/2/2025	\$7,123,584	12,337	Retail	Strip Center	2022
6870 Perimeter Dr	11/25/2025	\$775,000	8,870	Office	Medical	2007

Database

The statistical set for each property type comprises all competitive buildings in the City of Dublin. Competitive space is any space that can be easily used by another tenant for the purposes of that property type. In the case of retail for example, an automobile dealers' building is not included because it would be difficult for another non-dealer to use the space. For industrial, heavy manufacturing properties is excluded. For office, all properties where the government is both 100 percent owner and occupier are excluded as well. The building list was updated in Q4 2024 to reflect a more accurate dataset.

Methodology

The report is compiled using sources for reporting vacancy rates includes consulting agent knowledge from Colliers, external databases, and local news. Asking rental rates are calculated by using the weighted average of the asking rates. The available space of each building is then multiplied by the asking rate for that building. Then, the rate-by-space amount in the entire market is added and divide by the total amount of available space in the market. This allows buildings with more available space than another to weight the average.

Q4 2025

					Net Absorption*		New Construction		Asking Rental Rate	
	# of Buildings	Total SF	Vacant SF	Vacancy %	Current Quarter	Year to Date	Current	Completed	(Average Weighted)	Type
Office	139	10,292,661	1,728,277	16.79%	125,510	232,253	104,200	-	\$24.45	FSG
A	34	4,663,006	1,300,255	27.88%	53,042	117,934	104,200	-	\$26.55	FSG
B	69	4,932,295	408,721	8.29%	78,797	100,103	-	-	\$19.45	FSG
C	36	697,360	19,301	2.77%	(6,329)	14,216	-	-	\$15.99	FSG
Retail	47	3,999,680	32,533	0.81%	(4,900)	(5,107)	-	-	\$16.23	NNN
Anchored Strip Center	4	270,616	-	0.00%	-	-	-	-	-	NNN
Big Box	7	628,320	-	0.00%	-	-	-	-	-	NNN
Freestanding	16	1,290,257	6,300	0.49%	(6,300)	(4,252)	-	-	\$16.13	NNN
Neighborhood	8	507,463	2,183	0.43%	1,400	(2,183)	-	-	\$17.50	NNN
Storefront	9	915,782	19,050	2.08%	-	6,328	-	-	\$15.76	NNN
Strip Center	3	387,242	5,000	1.29%	-	(5,000)	-	-	\$21.50	NNN
Industrial	74	3,683,344	86,991	2.36%	5,533	(11,543)	-	-	\$11.24	NNN
Flex/R&D	36	2,215,678	72,591	3.28%	5,533	(33,543)	-	-	\$10.55	NNN
General Industrial	6	362,640	-	0.00%	-	-	-	-	-	NNN
Warehouse/Distrib.	32	1,105,026	14,400	1.30%	-	22,000	-	-	\$12.28	NNN
Medical	37	1,202,583	42,637	3.55%	258	(2,102)	-	-	\$18.29	FSG

Q3 2025

					Net Absorption*		New Construction		Asking Rental Rate	
	# of Buildings	Total SF	Vacant SF	Vacancy %	Current Quarter	Year to Date	Current	Completed	(Average Weighted)	Type
Office	139	10,292,661	1,801,866	17.51%	51,921	158,664	-	-	\$24.43	FSG
Retail	47	3,999,680	27,633	0.69%	(27,390)	(207)	-	-	\$17.17	NNN
Industrial	74	3,683,344	92,524	2.51%	(27,104)	(17,076)	-	-	\$11.13	NNN
Medical	37	1,202,583	42,895	3.57%	-	(2,360)	-	-	\$21.87	FSG

*absorption calculated by occupancy date

Report compiled by Colliers | Greater Columbus Region

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