



**POWELL DEVELOPMENT COMMITTEE
MEETING MINUTES
SEPTEMBER 5, 2023**

1. CALL TO ORDER/ROLL CALL

Chairperson Heather Karr called the September 5, 2023, Powell Development Committee meeting to order at 6:00 p.m. The following members of the Committee were present for at the meeting: Shaun Simpson, Citizen Representative; Mayor Daniel Swartwout, Council Representative; and Chairperson Heather Karr, Council Representative. The following staff members were present for the meeting; Aaron Stanford, City Engineer; Grant Crawford, Public Service Director; and Jeffrey Tyler, Assistant City Manager/Community Development Director.

2. APPROVAL OF MINUTES

- a. Approval of Development Committee Meeting Minutes held on August 1, 2023.

[08012023_Dev_Comm__Min.pdf](#)

MOTION: Shaun Simpson motioned to approve the Development Committee Meeting Minutes held on August 1, 2023. This motion was seconded by Mayor Daniel Swartwout. The minutes were approved by consensus.

3. TODAY'S BUSINESS

- a. Placemaking Presentation by NBBJ and Jeff Tyler, Assistant City Manager/Community Development Director

[Powell_Placemaking_090523.pdf](#)

Assistant City Manager Tyler discussed the meeting is to start looking at the potential redevelopment of Village Green and to look at what is wanted by the policy makers and citizens. The City has contracted with NBBJ to help frame the work shop series to include: placemaking; establishing design guidelines on September 13, 2023; and looking at legal issues and the Master Services Agreement on September 19, 2023. The workshops are intended for information and discussion.

PRESENTERS:

Megha Pareki Sinha

Kim Way

NBJJ

250 South High Street, Suite 300

Columbus, Ohio 43215

Megha Sinha discussed the plan to getting the conversation started and the impact of the project. The project is for Village Green and is 12 acres of city owned land in downtown Powell. The study area is the TIF District (Four Corners and Historic District). The idea of the project is part of the 2022 Downtown Investment Strategy study. The study showed insights and priorities of Council for future development which includes: enhancing the relationship between vehicles and pedestrians; providing mixed-use development; supporting quality design characteristics of the historic village; utilizing regional amenities; establishing the infrastructure to enable development; leveraging partnerships; and executing a cohesive vision through short-term and long-term investments.

Megha Sinha also discussed the site objective and placemaking, which can provide other opportunities within the downtown. The objective is to create an authentic sense of place that incorporates placemaking elements such as, a park presence, walkability, mixed-use development with a vibrant commercial component, and with multimodal access. There is the potential for vertical mixed-use housing and space for business and community amenities. There will be a need to explore options for City Hall and the alignment with City Parks Master Plan.

City Engineer Aaron Stanford discussed the support of Compete Street, which was passed as Resolution No. 2023-19 on August 1, 2023. The Compete Street Initiative provides for the safe, efficient, multimodal approach to development or transportation facilities. The approach to planning and design will create the network that will incorporate facilities for walking, bicycling, shared mobility devices assistive devices, transit, school buses, driving and commercial and emergency vehicles. The development of a transportation network using Complete Street Principles strives to provide for a network that provides for multiple modes of transportation for all ages, abilities and incomes. Moving forward with the Complete Streets Policy the City will be reviewing and proposing updates to building regulations and zoning. It will look at upgrades to public ROW and requirements for private development.

Kim Way discussed the definition of Placemaking and Placemaking Fundamentals. Placemaking is a multi-faceted approach to the planning, design and management of public space. It looks on a local community's assets, inspiration and potential with the intention of creating public spaces that serve the community by improving the urban vitality and promoting people's health. He detailed what placemaking is and what it is not. He questioned each committee member on what they find are the unique features of the City. Shaun Simpson discussed that the City has a unique feel, even as a bedroom community, there is a lot citizen involvement and mixed use of businesses. Mayor Swartwout discussed that the downtown area has a lot of history along with a traditional suburban community. Chairperson Heather Karr discussed that residents are drawn to the downtown and the amenities make for a thriving suburban community, with a small town feel.

PUBLIC PARTICIPATION:

Vince Margello
1900 West Powell Road
Powell, Ohio

Mr. Margello discussed that Powell is thought of as a safe community.

Mr. Way discussed the Placemaking Vision for Powell which is to create an authentic sense of place that incorporates placemaking elements such as, park presence, walkability, mixed-use development with a vibrant commercial component, with multimodal access. He provided field observations of Downtown Powell with outdoor cafes, businesses that spread outside, a lot of color in the downtown. With some of the edges of Powell, there is more dedication to cars than pedestrian activities. He discussed the Village Green site which has a pond, playground structure, splash pad, a Veteran's Memorial, and greenspace. He acknowledged the importance of special events in the City and the need to not lose programming. There is a need to look at and create new vehicular and pedestrian access to be a safe, connected and accessible community. He reviewed the key elements and characteristics of Quality Places and the need to consider how to compliment existing places with a variety types of space of differing scales and connectivity. He discussed different options for providing park amenities and new features, such as pocket parks, public art and plazas woven into a development.

Shaun Simpson questioned if the City receives any federal or state funding that would prohibit any use of the land. Mayor Swartwout discussed that while looking at development options it needs to be considered the traffic that drives through SR750 to access venues, such as The Columbus Zoo. Chairperson Karr discussed the need to be mindful that we currently have a downtown area that is dependent on having people staying on Powell Road, and need to look at how to make the area connected and accessible. Assistant City Manager Tyler addressed transportation and that this has been looked at with the Keep Powell Moving and there is a need to find efficient ways to keep vehicles moving, but also find ways to have those traveling want to stop and visit.

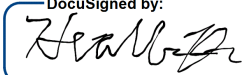
4. FUTURE BUSINESS


- a. Next Scheduled Meeting Date: October 3, 2023

5. ADJOURNMENT

MOTION: Mayor Swartwout moved to adjourn the Powell Development Committee meeting. This motion was seconded by Shaun Simpson. The motion was approved by consensus and the meeting adjourned at 6:39 p.m.

MINUTES APPROVED: November 8, 2023

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 Heather Karr,
 Chairperson
 11/9/2023
 Date

DocuSigned by:

 EF311841E49A409
 Elaine McCloskey
 City Clerk
 11/9/2023
 Date