



Ashbaugh Road Neighborhood Meeting

*City of Dublin Community Recreation Center (Talla Rooms 2-3), 5600 Post Rd., Dublin, OH 43017
June 18, 2026 | 6:00-7:30 p.m.*

MEETING SUMMARY

Meeting Purpose

- Inform adjacent property owners about the planned water transmission main route, including expected construction impacts and plans to restore the area once construction is complete.
- Provide an opportunity for residents and property owners to ask questions regarding construction impacts, vegetation removal and replacement, stormwater management, utility coordination and long-term corridor maintenance.

Meeting Attendance

- 20 participants signed into the meeting.

Meeting Overview

The Ashbaugh Road Neighborhood Meeting for the Home Road Water Plant Transmission Mains project was held on Thursday, June 18, 2026, from 6:00 to 7:30 p.m. at the City of Dublin's Community Recreation Center at 5600 Post Road. Twenty meeting attendees signed in.

The meeting agenda follows:

- Project overview & status
- Ashbaugh corridor – construction impacts
- Landscape restoration strategy
- Schedule
- Next steps

Tim Huffman, Columbus Water & Power (CWP), provided a brief welcome and introduced the project teams, while Marie Keister, MurphyEpson (meeting facilitator), reviewed the meeting agenda and discussed the meeting ground rules.

Katie Nolan, Gresham Smith, consultant deputy project manager for the Water Plant Transmission Main (WPTM) team, provided a recap of the need for a new water plant. She noted that the new plant and associated transmission mains will meet the growing need for clean, safe drinking water in central Ohio.

The team then outlined the process goals guiding the project:

- Select the most technically feasible, reliable, resilient and constructible routes
- Collaborate with stakeholders and local governments throughout the process
- Be transparent with the public and communicate proactively
- Minimize disruptions to the extent possible

Katie Nolan of Gresham Smith provided an overview of the Ashbaugh corridor construction process. The team explained that open-trench construction will be used to install the 48-inch transmission main, with the pipe set a minimum of 5 feet below the road surface. Vegetation clearing and utility relocation will occur before construction of the transmission mains begins. Environmental requirements must be met throughout the process.

Katie reviewed the Ashbaugh alignment. The transmission main will be constructed primarily within the existing right-of-way of the 0.43-mile Ashbaugh corridor, with two small bump-outs near existing culverts to the north and south of residential properties. The main will be positioned on the east side of the corridor; however, construction activities will affect the full width of the right-of-way.

Morgan Dunay, Gresham Smith, presented the landscape restoration strategy. The planting palette will integrate a mix of evergreen and deciduous native species to restore current screening density over time. The City of Columbus will replace trees and bushes removed during construction, except for invasive Honeysuckle. The Landscape Restoration Design will align with Dublin's approved planting list and the surrounding area's landscaping character. Anticipated screening timeline: partial screening within 0–5 years; full screening maturity typically at 10+ years.

The team clarified maintenance responsibilities. The City of Dublin is, and will continue to be, responsible for maintaining the landscape within the right-of-way. It was also reiterated that the City of Dublin owns the right-of-way. Property owners will be responsible for maintaining turf located outside the right-of-way but within their private property boundaries, including the existing easement.

The presentation concluded with a schedule overview. Ashbaugh corridor construction is anticipated sometime between 2028 and 2030, with the exact timeline to be confirmed once a contractor is on board. The community will receive ample advance notice and ongoing updates through the project website, public meetings and Dublin communication channels.

COMMENTS AND QUESTIONS

Community Questions and Responses During the Meeting

Tree Assessment

- **How were the trees in the corridor assessed?**
 - The arborist evaluated trees using the following health categories:
 - Excellent/Good — healthy, structurally sound



- Fair — technically alive but in declining condition with limited life expectancy
- Poor — dying, in poor health or presenting structural hazards
- Dead — no viable condition for preservation.

Approximately 80% of trees within the corridor were assessed as fair, poor or dead. The assessment considered both health and structural stability to determine whether any posed a safety hazard. No trees on private property will be removed. Trees within the right-of-way fall within the jurisdiction of the City of Dublin, and removal decisions rest with the City.

Replacement Plantings

- **What are the plans for replacement plantings?**

- The project team is working with the City of Dublin to finalize a planting plan. Dublin and their team will approve the planting plan.

Regarding replacement tree sizes:

- Evergreen trees will be planted at 6 to 8 feet in height, which is the standard nursery measurement.
- Trees larger than 5 inches in trunk diameter are unlikely to establish successfully due to transplant stress.
- Nurseries do not routinely carry trees larger than 5 inches in diameter; larger trees require special orders, years of preparation and involvement from one of only four or five companies in the United States capable of moving trees of that scale.
- While height cannot be immediately replaced, the goal is a well-maintained, manicured corridor consistent with other Dublin green corridors — mulched, landscaped and as attractive as possible from the outset.

Homeowner Input on Plantings

- **Will residents have input on planting decisions?**

- Individual homeowners will not have final authority over planting decisions in the right-of-way, as those trees are City property. However, Dublin may consider resident feedback, concerns and preferences.

Stormwater Management During Construction

- **How will stormwater be managed during construction?**

- A detailed topographic survey is underway to assess existing drainage patterns and determine how stormwater will be managed throughout construction. The project must meet local, state and federal stormwater management requirements. All required erosion and sediment control measures will be implemented.

Wind Screening

- **How will the project address the loss of wind screening?**

- The existing tree canopy provides wind protection for properties to the east of Ashbaugh Road. A portion of the southern tree buffer will be retained and maintained. Invasive



species such as honeysuckle will be removed, while trees will be preserved where it is feasible to continue providing wind buffering. Lower-level plantings will help capture low wind along the corridor.

Project Alignment

- **Why is the transmission main separated at Muirfield Drive?**
 - The project team evaluated seven alignment alternatives, weighing impacts to schools, businesses, traffic, hydraulics, existing utilities, ground conditions and the environment. Separating the transmission main along Muirfield Drive was selected because it results in the least overall impact based on those criteria.
 - **Why do the two transmission mains separate, with one main going down Muirfield and Post, while another follows Ashbaugh, Earlington and Coffman? Why can't both mains avoid Ashbaugh, Earlington and Coffman?** An extensive analysis recommended that the two transmission mains be separated when possible, and this occurs at Muirfield and Post and at Ashbaugh, Earlington and Coffman. Two separate transmission mains provide reliability, resilience, and the capacity to handle increased water volumes as our region grows. If something happens to one main, the other main will act as a backup to avoid anyone losing access to the drinking water produced at the plant. The goal is to keep the two mains as far apart as possible.
- **Why aren't two lanes of maintained traffic proposed along Coffman Road?**
 - The team's analysis — which included public input, school and traffic studies — determined that maintaining two lanes of traffic along Coffman would create significant disruption as it doesn't provide enough space to construct the transmission main safely. The selected alignment reflects the option with the fewest impacts across all evaluated criteria.

Utilities

- **Will buried electrical lines need to be removed?**
 - The east side of Ashbaugh has fewer existing utilities. No buried electrical lines will need to be fully removed as part of the project.
- **Can AEP be required to relocate or bury its overhead poles?**
 - The project team does not have authority to require AEP to relocate or bury overhead infrastructure. AEP holds the right to maintain its poles within its easement, and neither the City of Columbus nor the City of Dublin can mandate underground placement. The project team will continue to engage AEP to explore collaborative solutions. This project will not impact AEP poles on the west side of the corridor.

Pedestrian Access During Construction

- **Will the Ashbaugh Road path be accessible during construction?**
 - The Ashbaugh Road path will be closed for the full duration of construction. Maintenance-of-traffic plans will be distributed to residents in advance. Alternative routes to Muirfield Drive will be available and communicated before construction begins. The corridor will be cleared of construction equipment during the Memorial Tournament.



Specific contract provisions require the work zone to be vacated during the tournament period.

- **Has outreach been conducted to all homeowner associations along the corridor?**

- A resident noted that Bristol Commons had not been included in previous outreach. The project team has conducted outreach to homeowner associations and community groups along the corridor, including updates at past City of Dublin HOA Bi-annual meetings typically held in April and October. The project has held public meetings on June 18, 2024, and December 3, 2024, and presented to Dublin City Council on May 20, 2024, and March 9, 2026. City of Dublin Communications has also distributed updates about meetings using their communication channels.

Residents are encouraged to share concerns and preferences regarding plantings and conditions behind their properties, but the property owner, the City of Dublin, will make final decisions.

Construction Safety

- **What safety measures will be in place during construction?**

- Safety is the project's top priority, particularly given the corridor's proximity to schools and high pedestrian activity. Contract requirements include construction fencing along the full work zone; equipment secured and locked each night; contractor compliance with all safety specifications in the project contract; and active oversight by both the City of Dublin and the City of Columbus throughout construction. The full corridor will be secured during construction and will not be left open or accessible to the public.

Property and Fencing

- **What will happen to fencing and private property during construction?**

- Any fencing within the easement that must be removed during construction will be replaced and restored to its pre-construction condition. Any damage will be repaired. No trees on private property will be removed. The project team committed to leaving the corridor in better condition than it was found.

Maintenance

- **Who will maintain plantings after construction, and what if they don't survive?**

- The City of Dublin will maintain all trees and plantings within the existing Ashbaugh Road right-of-way following construction. The project team committed to replacing any plantings that do not survive within the first year. The corridor will be maintained to the same standard as other landscaped corridors throughout Dublin.

Questions and Responses from Comment Forms

- One comment form was received during the neighborhood meeting.

Homeowner Input on Plantings

- **I'd like to see the planting designs that will go behind my house.**



- Individual homeowners will not have final authority over planting decisions in the right-of-way, as those trees are City property. However, resident concerns and preferences will be considered.

NEXT STEPS

- The project team will finalize the planting design with the City of Dublin.
- If additional outreach occurs regarding specific property concerns, property owners will be contacted by mailed letter.
- Maintenance of traffic plans will be distributed to residents in advance of construction.
- Additional public meetings are planned.

PROJECT TEAM ATTENDANCE

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| • Tim Huffman, Columbus Water & Power | • Lisa Shuster, Gresham Smith |
| • Steven Nocera, Columbus Water & Power | • Chavious Burns, Gresham Smith |
| • Matt Casey, ms consultants | • Gary Bowen, DLZ |
| • Josh Martin, ms consultants | • David Finney, DLZ |
| • Ken Ricker, ms consultants | • Marie Keister, MurphyEpson |
| • Adam Bittinger, ms consultants | • Nick Hoffman, MurphyEpson |
| • Clair Heigley, ms consultants | • Hannah Heald, MurphyEpson |
| • Allie Aldrich, ms consultants | • Elyas Ingram, D&D PolicyWorks |
| • Katie Nolan, Gresham Smith | • Lexi James, D&D PolicyWorks |
| • Morgan Dunay, Gresham Smith | • Paul Hahn, Ahlum & Arbor |
| • Abhi Nair, Gresham Smith | |

CITY OF DUBLIN ATTENDANCE

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| • Dr. Greg Lam, City Council | • Michael Barker, Deputy City Manager |
| • Megan O'Callaghan, City Manager | • Paul Hammersmith, City Engineer |

MEETING NOTIFICATION

Notification for the public meeting included the following:

- **Mailed letter** – On Thursday, May 28, twenty-seven notification letters were mailed to adjacent property owners and residents living next to the Ashbaugh corridor in Dublin, Ohio.
- **Email** – On Friday, May 29, email notifications were distributed to the Muirfield HOA, Muirfield Village Golf Club and Memorial Tournament representatives.



- ***Other outreach activities*** – Prior to the meeting, an engagement team member gave a brief update to the Muirfield Green Bristol HOA about the project and neighborhood meeting; engagement team members went door-to-door canvassing the east side of Ashbaugh Road (within the Bristol Commons neighborhood), alerting affected homeowners about the project and inviting them to the meeting.

