



CITY OF DUBLIN

Emerald Parkway Phase 8

Public Information Meeting

October 27, 2010
6:30 pm to 8:00 pm



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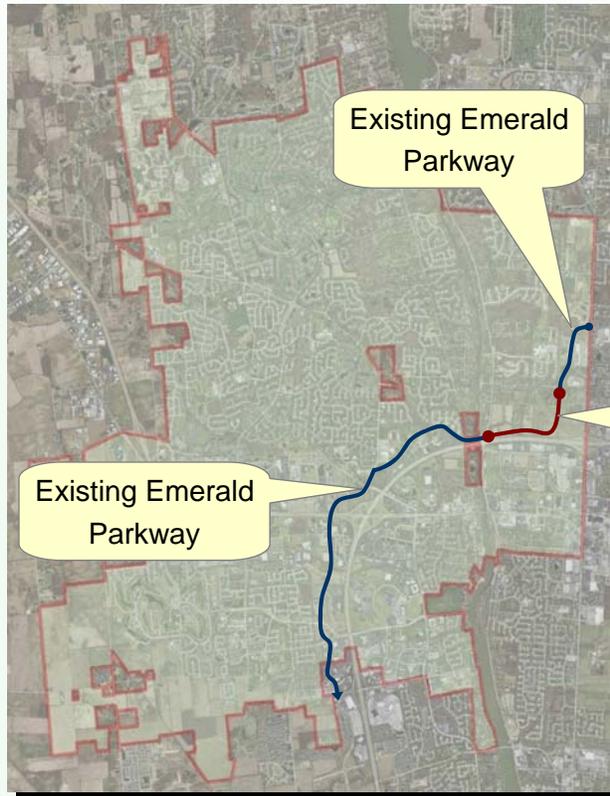
Agenda

- Background
- Economic Development Impact
- Community Plan/Area Plan Review
- Project Details
- Questions

Background



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Existing Emerald Parkway

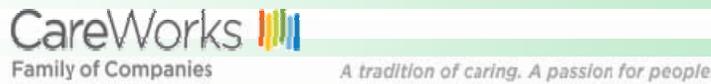
Existing Emerald Parkway

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Economic Development Impact



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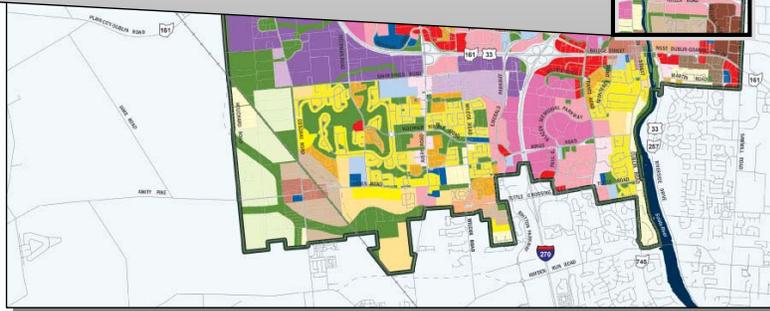


2007 Dublin Community Plan

Future Land Use Plan



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FUTURE LAND USE CLASSIFICATION

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Mixed Residential Rural Density
- Mixed Residential Low Density
- Mixed Residential Medium Density
- Mixed Residential High Density
- Neighborhood Office
- Standard Office
- Premium Office
- High Density Office/Research & Development
- Low Density Office/Research & Development
- General Commercial
- Mixed Use Neighborhood Center
- Mixed Use Village Center
- Mixed Use Town Center
- Public Institutional/Civic
- Private Institutional
- Parks/Open Space
- River

Planning Area Boundary
 Future Roadway
 Railroad

0 0.5 1 2 Miles

Map 3.3 Future Land Use
 Adopted: Ordinance 198-07 December 11, 2007
 Revised:
 2007 Dublin Community Plan



Bright Road Area Plan



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PLANNING GOAL

..build upon and enhance the character of Bright Road while ensuring preservation efforts and high quality office development that focuses on architecture and site design that complements surrounding neighborhoods.

KEY ISSUES

- Buffer existing residential
- Greater open space and pedestrian connection
- Improve traffic access/circulation
- Preserve archaeological and natural features
- Establish gateways into Dublin
- Use CIP to encourage development
- Expect high quality development



Bright Road Area Plan



Area plan concepts are general guides to indicate potential development options. Plans are advisory only, and the actual uses, form, location and siting of buildings, parking areas and access points will be determined through the public review process. Properties retain all existing rights.

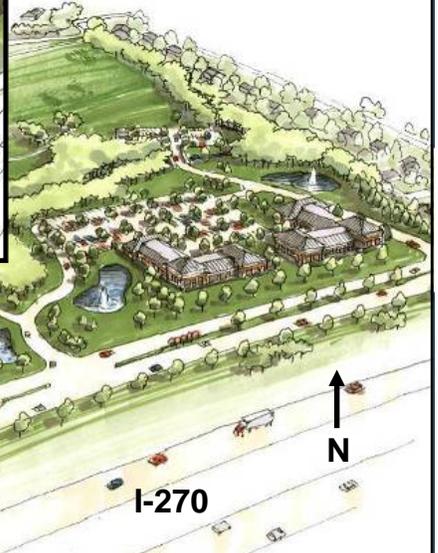




Bright Road Area Plan



- Planning Challenges and Issues**
- Protect and buffer existing residential areas
 - Encourage greater open space and pedestrian connections
 - Improve traffic, circulation, access and movement
 - Preserve important archaeological and natural features
 - Establish a high quality, visible gateway into Dublin
 - Use capital improvements as a catalyst for development
 - Maintain expectations for appropriate, high quality development



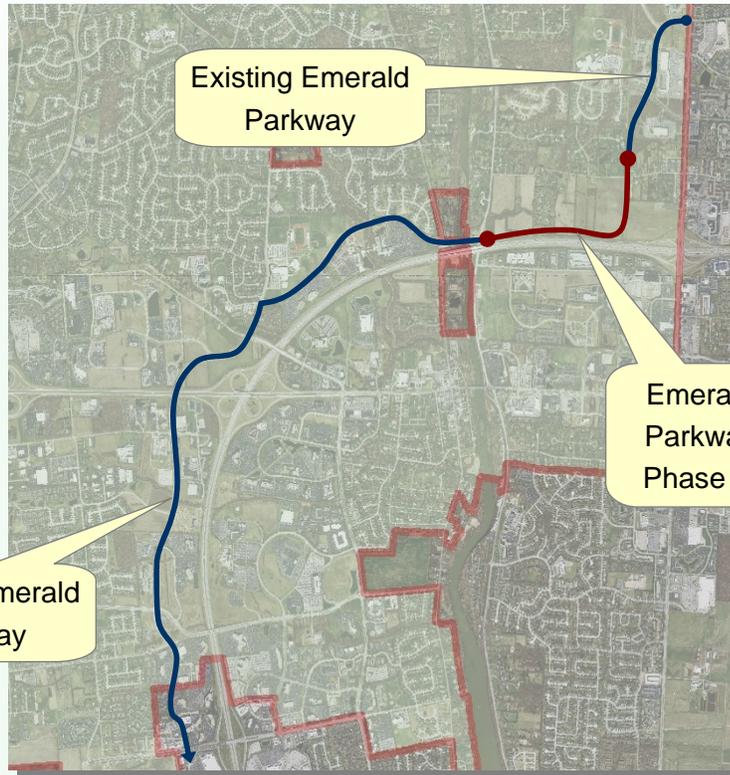
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Emerald Parkway – Phase 8



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Project Details Overview

- Multi-lane Roundabout with brick truck apron at Bright Road intersection
- Warm LED street lighting will be installed
- Medians and intersections will be brick like existing Emerald Parkway
- Speed limit will be 40 mph
- Street trees will be planted



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Project Details Bright Road at Riverside Drive

For the existing intersection:

- 12 crashes since September 1, 2007
- Crash rate = 0.34
(1 crash occurs for every 3 million vehicles that enter the intersection, or about 1 every 3 months)
- Severity ratio = 50%
(1 in 2 accidents results in injury)



Project Details

Utilities - Public

Sanitary sewer and waterline to be extended



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Project Details Utilities - Private

- AEP electric will be moved underground within the roundabout area
- Towers were raised in anticipation of this project

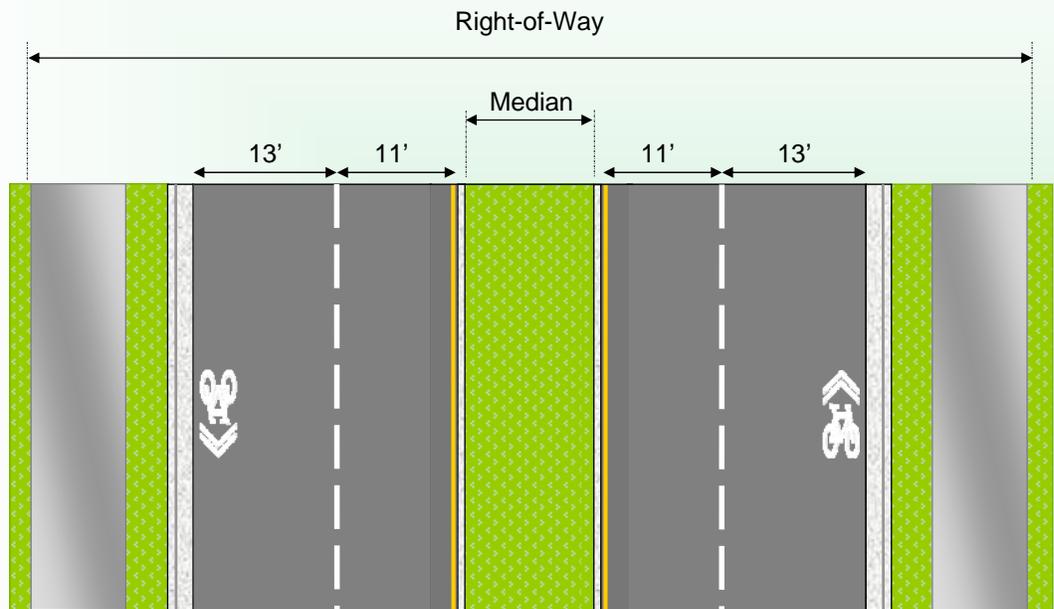




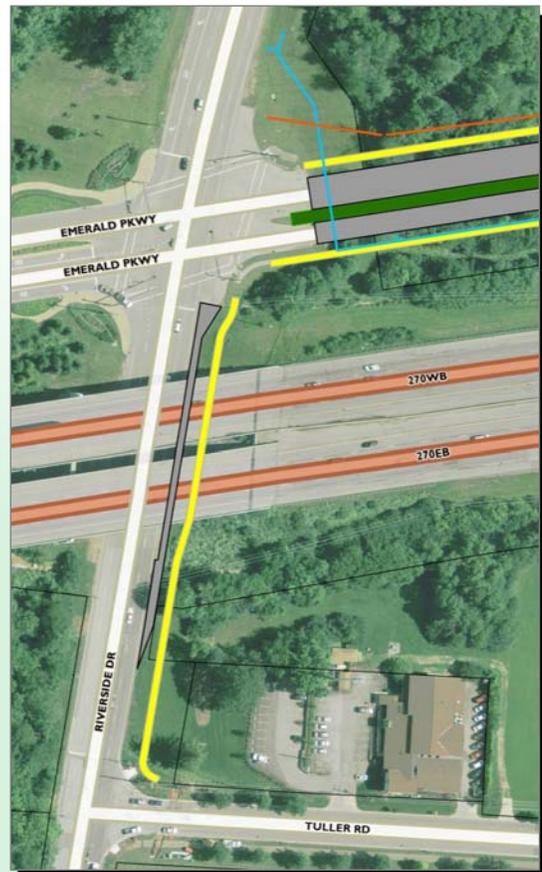
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Project Details

Pedestrian & Bike Connections on Emerald Parkway



Project Details Pedestrian & Bike Connections to Tuller Road



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Project Details

Property Acquisition

Individual meetings will be held with affected owners

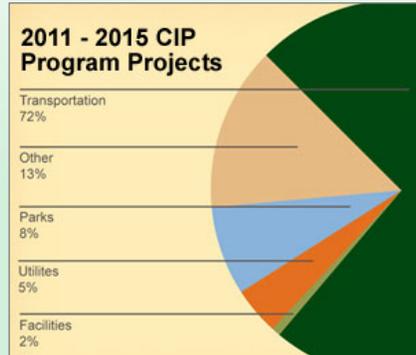




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Project Details Cost & Funding

- Programmed at \$9.5 million in the City's 2011 – 2015 CIP Program
- State of Ohio has allocated \$900,000





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Project Details Schedule

- Design: 95% complete
- Start construction: late 2011
 - » (depending on pace of property acquisitions)
- Construction timeframe: 12-15 months



Questions



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