

To: Planning and Zoning Commission Members
From: Steve Langworthy, Director of Land Use and Long Range Planning
Date: December 5, 2013
Initiated By: Rachel S. Ray, AICP, Planner II
Re: Shier Rings Roadway Corridor Character Study – Planning Presentation (Case 13-073 ADM)

Overview

The Shier Rings Roadway Corridor Character Study is intended to provide detailed policy and general design guidance for future roadway improvements and the surrounding land use character in this important corridor.

Background

In 2011, the City of Dublin identified various business districts, principally located in the central core of the city. At the same time, Planning began an examination of important roadway corridors throughout the city to study land use, roadway design, and roadside character issues. The first of these planning efforts was the Hyland-Croy Roadway Corridor Character Study, completed in June 2011.

Shier Rings Road is the next area for examination. This roadway contains a unique mix of industrial, office, residential, and City facilities, along with vacant land and infill sites. Nearly all of the area is covered by newer zoning regulations under the Technology Flex District and the West Innovation District.



Shier Rings Roadway Corridor Character Study Area Boundaries

Study Area

A considerable amount of planning has taken place for the far west end of the Shier Rings Road corridor west of Avery Road as part of the West Innovation District plan. Portions of Shier Rings Road along Avery Road have been studied as part of the Avery Road Corridor Special Area Plan

within the recently adopted Dublin Community Plan. The City is looking at the Shier Rings Road corridor in its entirety through this roadway character study.

How Will This Study Be Used?

Roadway corridor character studies include an examination of roadway design, adjacent land uses, open spaces, and other character elements that together affect the way a road is experienced by bicyclists, pedestrians, and motorists. Final recommendations will help guide future improvements to the design and character of Shier Rings Road.



While this study builds on previous planning studies, including the Dublin Community Plan, for land use and transportation network recommendations, no changes to the Future Land Use designations of properties within the study area are anticipated. Similarly, no changes to the Thoroughfare Plan are recommended.

The consultant firm CHA based out of Indianapolis was retained to manage this study under Planning's supervision.

Study Overview

The principal challenge for Shier Rings Road is its diverse mix of land uses, which includes undeveloped land, newer residential neighborhoods, and aging office and industrial developments. This study seeks to identify improvements that will establish a cohesive character along Shier Rings Road, despite the diversity of land uses and character.

The Dublin Community Plan Roadway Character map recommends "Traditional Dublin Character" for Shier Rings Road, which includes Dublin's primary connector roads such as Avery Road, Muirfield Drive, Emerald Parkway, and Frantz Road. This study evaluates character recommendations including landscaped medians, meandering bike paths, formal landscape treatments, landscaping to screen uses along the roadways, curb and gutter, and other appropriate design recommendations to ensure a consistent feel for this important roadway.

The purpose of the Shier Rings Roadway Corridor Character Study is to provide strategies for integrating and balancing transportation mobility planning with land use and development character objectives identified in the Community Plan. The study includes:

1. An analysis of existing conditions, previous planning efforts, and recommended land uses and development character along Shier Rings Road;
2. Recommended right-of-way improvements to best support future land uses and community character objectives while maintaining a safe and efficient transportation network; and
3. Recommendations for sidewalks, bicycle lanes, landscaping, lighting, furnishings, and signs to enhance the visual appeal of the corridor and ensure a consistent character will be experienced from one end of the roadway to the other.

Following background analysis, stakeholder input (described below), and work sessions with City staff (Planning, Engineering, Economic Development, Parks and Open Space, and Community Relations) the consultant team is preparing preliminary recommendations for:

1. Character of development adjacent to Shier Rings Road;
2. Bicycle and pedestrian facilities;
3. Intersection improvements;
4. Access management;
5. Landscape character; and
6. Gateways

A summary of this information including preliminary recommendations will be presented to the Planning and Zoning Commission at their December 5, 2013 meeting.

Stakeholder Input

In addition to stakeholder interviews conducted during the first stages of the project in June 2013, an initial stakeholder input meeting was held on September 18 at the Washington Township Administration Building. Approximately 40 residents, property and business owners, and other interested parties participated in an informal open house session to meet with City representatives and the CHA consultant team to discuss concepts for the Shier Rings Road corridor. Attendees reviewed information related to area existing conditions, past planning efforts, general roadway characteristics, and future development intent for the West Innovation District and Avery Road corridor. Participants also took part in an implementation exercise that was used to prioritize potential development character recommendations.



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Stakeholders will have another opportunity to learn about potential short- and long-term phased improvements for this important roadway at a second stakeholder input meeting scheduled for 5:00 – 7:00 pm on Wednesday, December 4, 2013.

Recommendation

Final plan concepts for the Shier Rings Roadway Corridor Character Study will be presented to the Planning and Zoning Commission for recommendation to City Council in early 2014 as an amendment to the Dublin Community Plan.

Feedback from the Planning and Zoning Commission is requested on the preliminary study recommendations to be presented by the CHA consultant team at the December 5, 2013 Commission meeting.