

# SHIER RINGS ROAD CORRIDOR CHARACTER STUDY



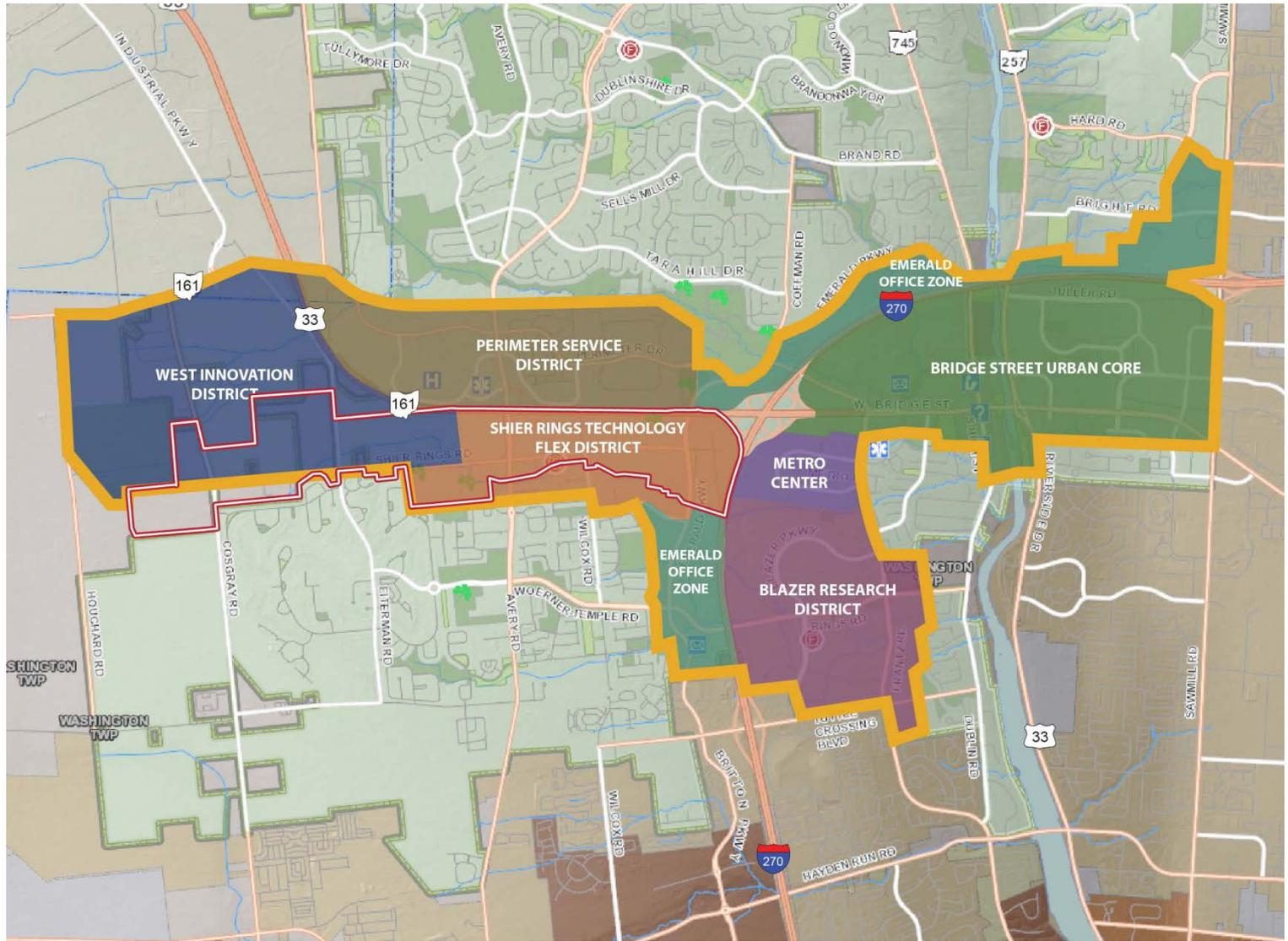
City of Dublin

Community Open House | December 4, 2013

# Project Purpose and Intent



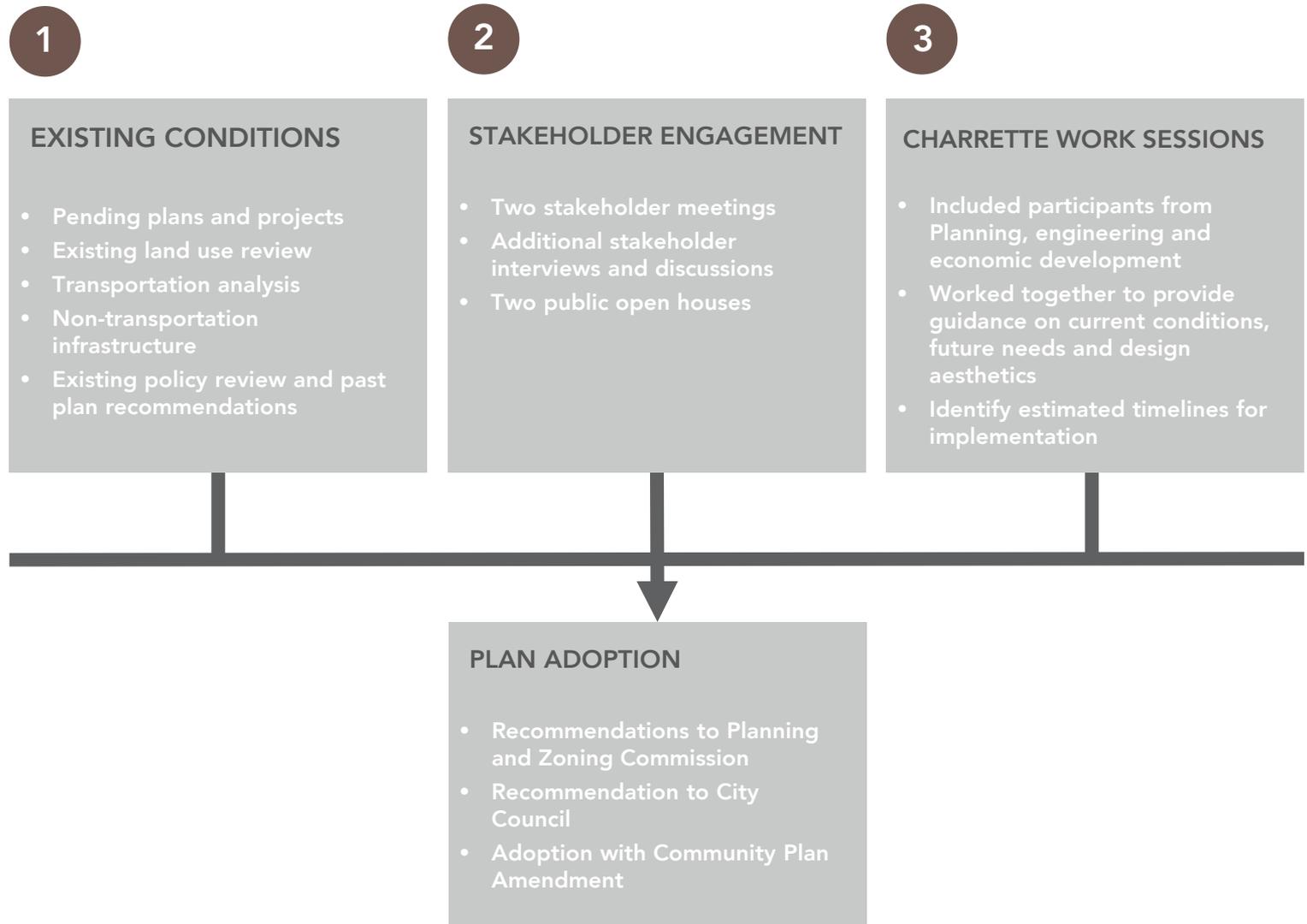
# Project Purpose and Intent



## What is a Corridor Character Study?

- Includes an examination of roadway design, adjacent land uses, open spaces, and other character elements.
- Recommendations often include roadway alignments, number and width of travel lanes, turn lanes, and intersection treatments.
- Other considerations include the provision of pedestrian and bicycle amenities such as sidewalks, multi-use paths, on-street bike lanes, and marked crosswalks.
- Considers how adjacent development should address the roadway in terms of building location, height, landscape, and vehicular access.

# Project Process



## What is Included in this Study?

This study evaluates the overlap between these two business neighborhoods and seeks to identify cohesive design aesthetics and development character recommendations to tie the Shier Rings Road corridor together.

This plan includes:

- An analysis of existing conditions and previous planning efforts and evaluation of recommended land uses and development character along Shier Rings Road.
- Recommended right-of-way improvements to best support the future land use mix and community character objectives while maintaining safe and efficient transportation.
- A series of longer and shorter-term project recommendations that can be implemented as development pressures and traffic demand increase.

## EXISTING CONDITIONS

### PHYSICAL

Things we can see and document.

### PERCEPTIONS

Items included existing development character, existing facilities including sidewalks, shared use paths, travel lanes, drainage and utilities.

### POLICY

## EXISTING CONDITIONS

PHYSICAL

Things people think and feel.

PERCEPTIONS

Included stakeholder thoughts on traffic capacity, safety, corridor needs and overall area aesthetic.

POLICY

## EXISTING CONDITIONS

PHYSICAL

Things adopted by the City of Dublin.

PERCEPTIONS

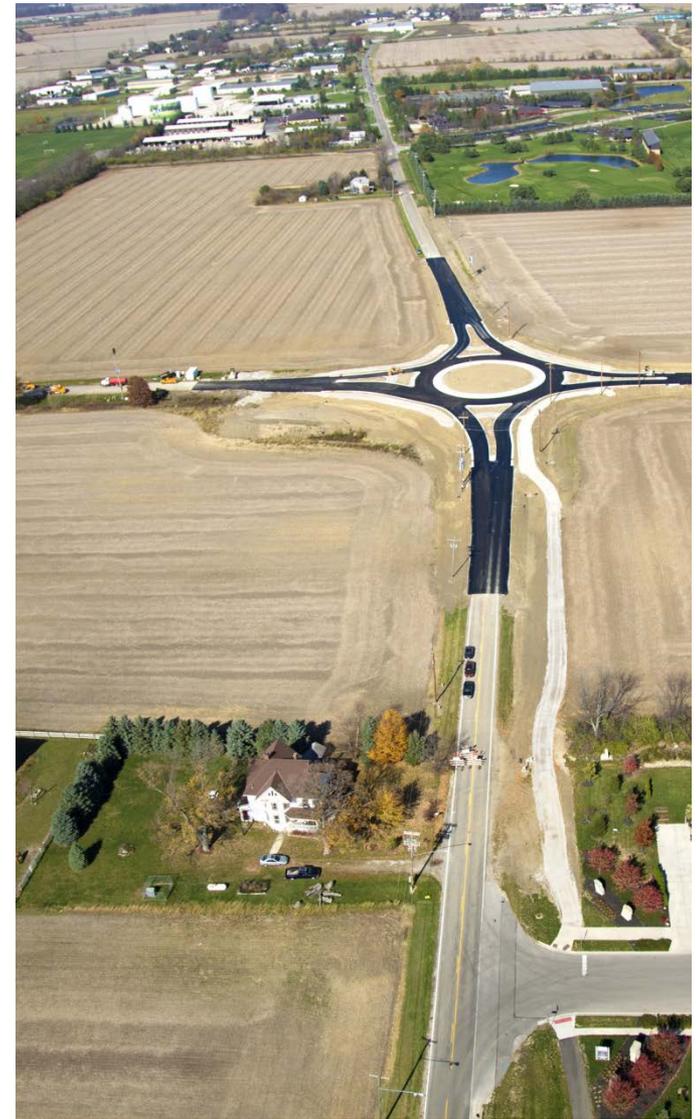
Items include past recommendations, guidelines and formal policy documents

POLICY

# Existing Conditions: Physical

## Corridor Character

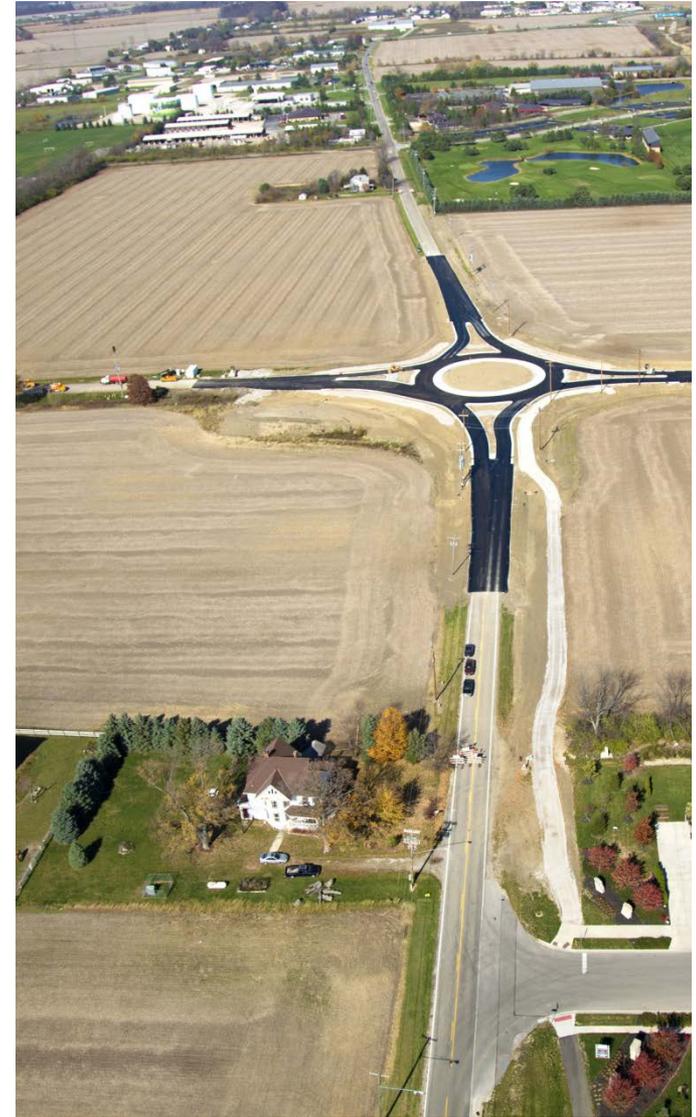
- Eclectic mix of existing development
- Several large undeveloped properties
- Multiple properties have opportunities for redevelopment
- Variable right-of-way widths
- Existing bicycle and pedestrian facilities
- Mature tree stands and understory vegetation
- Private development landscaping
- Intersections and roadway segments currently operating at safe and efficient levels



# Existing Conditions: Perceptions

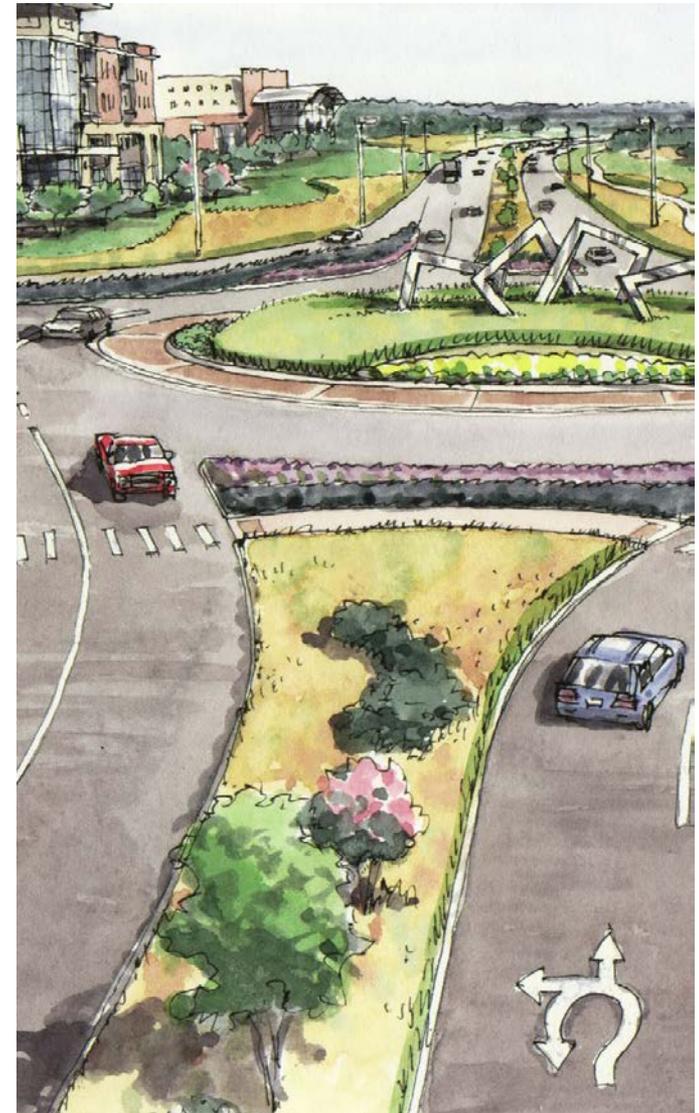
## Corridor Character and Area Strengths

- Strong sense of community pride
- Older feeling- not kept up with development
- Disjointed feeling
- Missing traditional Dublin amenities such as bicycle paths, sidewalks and high quality landscape
- Serious traffic concerns west of Avery Road
- Roadway congestion at Avery Road intersection
- Existing land uses are disjointed and potentially incompatible in some areas



## Previous Recommendations and Policies

- Dublin Community Plan
  - Roadway Character
  - Future Land Use Plan
  - Thoroughfare Plan
  - West Innovation District Special Area Plan
  - Avery Road Special Area Plan
  - Historic Preservation
- Zoning Code
  - West Innovation District
  - Technology Flex District



## Existing Conditions: Policy



Future right of way widths were identified as a component of the Community Plan

- 100' Shier Rings Road (Avery Road to Eiterman Road)
- 100' Shier Rings Road realignment (through West Innovation District)
- 70' Shier Rings Road (Emerald Parkway to Avery Road)
- 60' Shier Rings Road (Eiterman Road to Cosgray Road)

## RECOMMENDATIONS

### Traditional Dublin Character:

*This character exemplifies the high quality standards by which Dublin's primary roadways have been designed, built and landscaped over the past several decades to provide a very formalized and maintained roadway.*

- Dublin Community Plan

## RECOMMENDATIONS

### Traditional Dublin Character:

- Use of 100-foot setbacks or equivalent to blend with surrounding developments;
- Design of curvilinear roads with landscaped medians and meandering bike paths;
- Installation of formal, maintained landscape treatments;
- Use of variable mounding with landscaping to screen uses along roadways; and
- Primarily curb and gutter design, but may include swales

## Recommendations: The elements

The design for the Shier Rings Road corridor provides a cohesive design aesthetic and development character using the following elements:

- Future land uses and development character
- Corridor access management
- Consistent intersection treatments
- Integrated and connected bicycle and pedestrian facilities
- Corridor and intersection landscaping
- Area gateways

# Recommendations: Corridor Development and Character



*Shier Rings Road near Avery Road*

# Recommendations: Corridor Access Management



*Shier Rings Road looking east at Avery Road*

# Recommendations: Corridor Access Management



*Shier Rings Road at Rings Farm site*

# Recommendations: Corridor Intersection Treatments



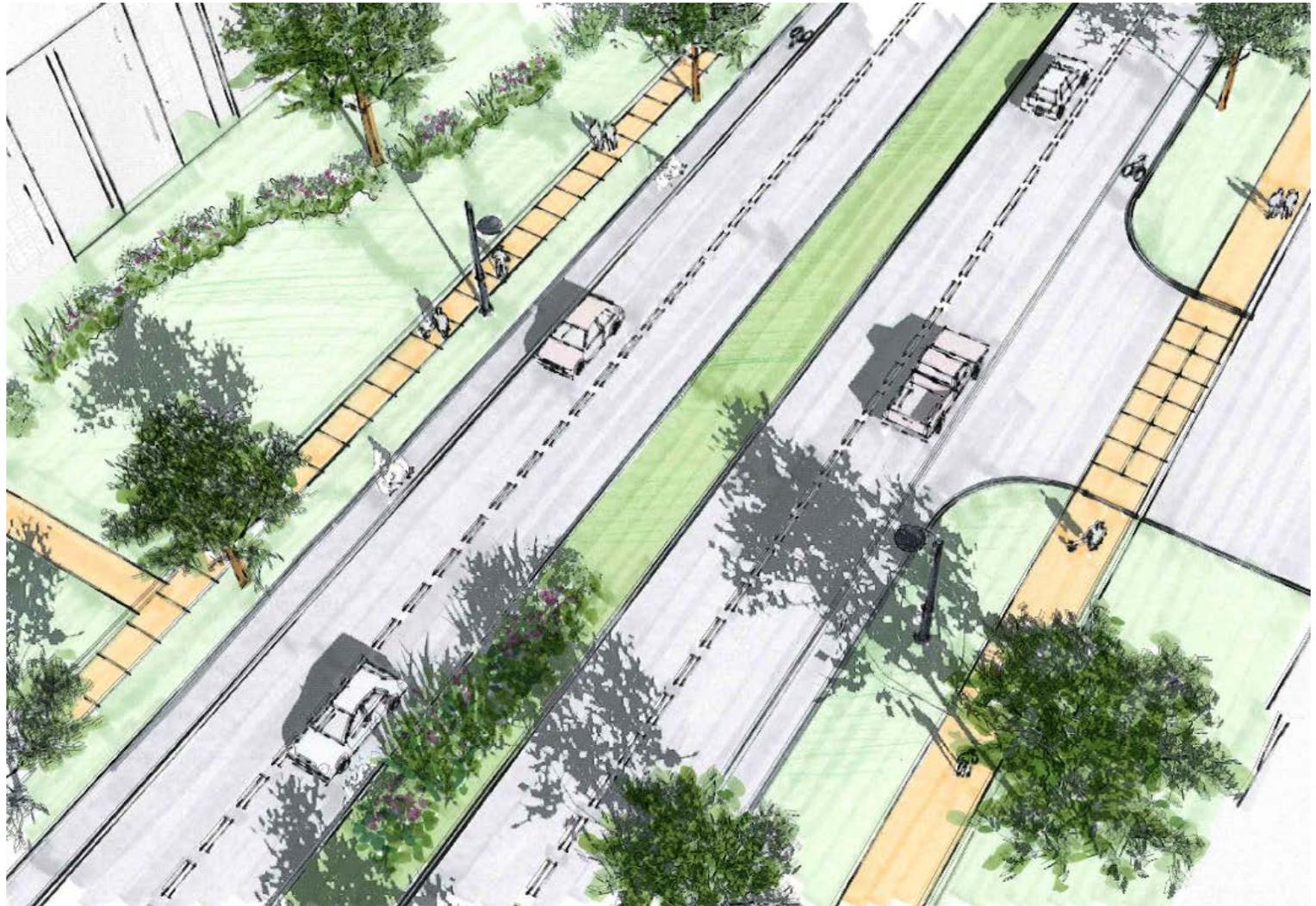
*Shier Rings Road at Eiterman Road*

# Recommendations: Corridor Intersection Treatments



*Shier Rings Road at Rings Farm site*

# Recommendations: Bicycle and Pedestrian Facilities



*Shier Rings Road near Avery Road*

# Recommendations: Bicycle and Pedestrian Facilities



*Shier Rings Road east of Cosgray Road*

# Recommendations: Corridor Landscaping



*Shier Rings Road looking east at Avery Road*

# Recommendations: Corridor Landscaping



*Shier Rings Road east of Cosgray Road*

# Recommendations: Corridor Landscaping



*Shier Rings Road at Eiterman Road*

# Recommendations: Area Gateways



*Shier Rings Road at Avery Road (from West Innovation District Plan)*

# Recommendations: Area Gateways



*Shier Rings Road west of Eiterman Road*

## IMPLEMENTATION

**A total transformation of the corridor cannot happen overnight.**

*The overall study recommendations have been separated into a logical set of projects that collectively serve to achieve a more unified corridor aesthetic.*

*This unified aesthetic will be accomplished by consistent stormwater infrastructure, coordinated landscape treatments, complementary land uses and development character, and connected bicycle and pedestrian facilities.*

The 10 projects identified have the opportunity to change the character of the corridor in both the short and long term.

- Shier Rings Road and Wilcox Road Roundabout
- Avery Road Roundabout and adjacent Road Segments
- Eiterman Road Roundabout
- Shier Rings Road Widening and Improvements (Avery Road to Eiterman Road)
- Construction of Future Research Parkway (Shier Rings Road redirected north through the West Innovation District)
- Shier Rings Road Improvements (Eiterman Road to Cosgray Road)
- Shared Use Path Connections (Shier Rings Road and Avery Road Intersection)
- Shared Use Path Connections (Avery Road to Emerald Parkway)
- Roundabout Landscape Treatments
- West Innovation District Gateway
- Additional Landscape Buffering

# Implementation: The Projects

A table summarizes the leading and supporting groups for implementation, the activities and events that will necessitate project initiation (triggers), other projects which must occur before the first, estimated timeframe, and potential level of difficulty.

PROJECT		RESPONSIBILITIES		TRIGGERS	PREREQUISITE / COREQUISITE PROJECTS	TIMEFRAME	DIFFICULTY
		LEAD	SUPPORT				
1.	SHER RINGS ROAD AND WILCOX ROAD ROUNDABOUT	Engineering	Land Use and Long Range Planning, Parks, Community Relations	Development, Safety		Medium	Medium
2.	AVERY ROAD ROUNDABOUT AND ADJACENT ROAD SEGMENTS	Engineering	Land Use and Long Range Planning, Parks, Community Relations	Development, Capacity		Medium	High
3.	ETERMAN ROAD ROUNDABOUT	Engineering	Land Use and Long Range Planning, Parks, Community Relations	Development, Safety, Capacity		Medium	Medium
4.	SHER RINGS ROAD WIDENING AND IMPROVEMENTS (Avery Road to Eterman Road)	Engineering	Land Use and Long Range Planning, Parks, Community Relations	Development, Capacity	2	Long	Medium
5.	CONSTRUCTION OF FUTURE RESEARCH PARKWAY	Engineering	Land Use and Long Range Planning, Parks, Community Relations	Development	3	Long	Medium
6.	SHER RINGS ROAD IMPROVEMENTS (Eterman Road to Cosgray Road)	Engineering	Land Use and Long Range Planning, Parks, Community Relations	Development	3, 5	Long	Medium
7.	SHARED USE PATH CONNECTIONS (Shier Rings Road and Avery Road Intersection)	Engineering	Land Use and Long Range Planning, Parks, Community Relations	Budget		Short	Low
8.	SHARED USE PATH CONNECTIONS (Avery Road to Emerald Parkway)	Engineering	Land Use and Long Range Planning, Parks, Community Relations	Budget		Short	Medium
9.	ROUNDABOUT LANDSCAPE TREATMENTS	Parks	Land Use and Long Range Planning	Budget		Short	Low
10.	WEST INNOVATION DISTRICT GATEWAY	Parks	Land Use and Long Range Planning, Community Relations	Development	3, 5	Long	Low
11.	ADDITIONAL LANDSCAPE BUFFERING	Parks	Land Use and Long Range Planning, Community Relations, Economic Development	Budget		Short	Low

Project summaries are also included for additional information on right-of-way elements and specific development difficulties and constraints.

## SHIER RINGS ROAD AND WILCOX ROUNDABOUT

*FROM SCHERERS PLACE TO EMERALD PARKWAY*

**PROJECT SUMMARY**

Shier Rings Road east of Awery Road is anticipated to remain a two lane corridor according to the current Thoroughfare Plan. While this roadway may not change its geometry, the character of the roadway can be altered greatly by introducing additional bicycle and pedestrian amenities, new vegetation, street lights and intersection improvements.

The eastern portion of the Shier Rings Road corridor represents an opportunity to transform an existing industrial corridor into a vital connection for motorists, pedestrians and bicyclists. It is recommended that the roadway from Emerald Parkway to the Smith's Medical eastern property line be redesigned and reconstructed to include the following:

- Two, 11-foot travel lanes
- Two, 5-foot bicycle lanes
- Six inch concrete curbs
- Minimum 8-foot wide shared use path along south side of the roadway
- Minimum 5-foot wide sidewalk along the north side of the roadway

- Tree lawn buffers separating the shared use path and sidewalk from the roadway
- Underground utilities wherever possible
- Street trees at regular intervals to complement existing trees rows and wooded areas
- Marked crosswalks at all controlled intersections

Additionally the intersection at Wilcox Road and Shier Rings Road should be reconstructed as a roundabout to increase capacity and address the existing offset alignment. The single-lane roundabout should include a roll curb along the inside island to accommodate some of the larger truck traffic servicing nearby businesses. A standard six inch curb can be used on the outside of the roundabout. Additional landscape treatments in the center island should contain shrubs and perennials that do not impact the visual sight distances required. The landscape treatment should be complementary to adjacent vegetation and developments.

**DIFFICULTY AND CONSTRAINTS**

The Shier Rings Road corridor currently has the right-of-way to accommodate the roadway enhancements included as a part of this project. Additional right-of-way at the Wilcox Road intersection would need to be acquired to accommodate the required roundabout geometry. The properties to the north of the Shier Rings Road corridor are currently undeveloped which could ease the acquisition process.

In addition to standard traffic maintenance and control during construction times, several businesses along this corridor segment operate facilities that are open twenty-four hours and require daily deliveries and truck service. Special coordination with these businesses will be necessary.

The diagram illustrates a cross-section of the roadway with the following components and widths from left to right:

- ADJACENT DEVELOPMENT
- BUFFER YARD: 1' WIDTH
- SHARED USE PATH: 8' WIDTH
- EXISTING MATURE TREES: VARIABLE WIDTH
- CURB AND GUTTER: 1.5' WIDTH
- BICYCLE LANE: 5' WIDTH
- TWO TRAVEL LANES: 22' WIDTH
- BICYCLE LANE: 5' WIDTH
- CURB AND GUTTER: 1.5' WIDTH
- TREE LAWN BUFFER: VARIABLE WIDTH
- SIDEWALK: 8' WIDTH
- BUFFER YARD: 1' WIDTH
- ADJACENT DEVELOPMENT

50 SHIER RINGS ROAD CORRIDOR CHARACTER STUDY, DRAFT DOCUMENT City of Dublin

## NEXT STEPS

**Community Open House Questions**

*Immediately following*

**Planning and Zoning Commission Presentation**

*December 5, 2013*

**Draft document review**

*Mid December*

**Final document and adoption**

*Early 2014*

# THANK YOU

**Rachel Ray**  
City of Dublin  
614.410.4656  
rray@dublin.oh.us

**Katie Clark**  
CHA Consultants  
317.780.7184  
cclark@chacompanies.com