

Planning Report

Thursday, May 1, 2014

Emerald Parkway, Phase 8 – Office Building

Case Summary

Agenda Item	1
Case Number	14-027INF
Proposal	An approximately 30,000-square-foot office building with the potential for a 20,000-square-foot expansion with associated parking and site improvements.
Request	Review and informal feedback for the potential development of an office building.
Site Location	North side of Emerald Parkway Phase 8, approximately 750 feet east of the intersection with Riverside Drive.
Owner/Applicant	Marsha Grigsby, City Manager, City of Dublin
Case Manager	Claudia Husak, AICP, Planner II (614) 410-4675 chusak@dublin.oh.us
Planning Recommendation	Discussion and Feedback

Proposed Discussion Questions

1. Are the proposed building and parking sited appropriately given the existing site conditions?
2. What architectural influences from existing office buildings are appropriate to the surrounding area and the Bright Road Area Plan of the Community Plan?
3. Could the Commission support two interstate-oriented wall signs for the Phase 1 building?
4. What other signs would the Commission view as appropriate?
5. Other considerations by the Commission?



 <p>City of Dublin</p>	<p>14-027INF Informal Review Emerald Parkway Phase 8 Emerald Parkway</p>	<p>0 200 400 Feet</p> 
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Facts

Site Area	Approximately 5 acres, of a 19-acre parcel	
Zoning	R-1, Restricted Suburban Residential District	
Surrounding Zoning and Uses	<p>All land to the east, north and west is zoned R-1, Restricted Suburban Residential District. Land to the east includes single-family residences along Grandee Cliffs Drive and Jenmar Court. To the north are the Wright's Run (Billingsley Creek) and the Holder-Wright Earthworks and Farmhouse. To the west is vacant land. Across Bright Road, to the north, are large lot single-family residences. Presently, to the south of the site is the construction zone for Emerald Parkway, Phase 8. The roadway is scheduled to be completed in November of this year. I-270 is south of future Emerald Parkway.</p>	
Site Features	<ul style="list-style-type: none"> This informal application focuses on the southern portion of the Holder-Wright parcel, south of the creek. The site is vacant and includes significant tree rows along all site boundaries. Construction for Emerald Parkway, Phase 8 is underway and significant tree removal and blasting has taken place. The site slopes up from south to north from the creek approximately 10 feet. The northern portion of the parcel has significant historical features including the farmhouse and earthworks. 	
Site History	<p>The City completed a Master Plan for the Holder-Wright Farm and Earthworks in November 2011 and provided City Council with an update of the planning efforts in April of 2012. The Master Plan included office development on the south side of the creek with access from future Emerald Parkway to be shared with the park access.</p>	

Facts

Park Plan

The plan concept included approximately 70,000 square feet of office space (including the land to the west) in one and two story office buildings south of the creek with access from future Emerald Parkway to be shared with the park access. The highlights of this plan are the preservation of existing vegetation, a pedestrian path system, and sustainable stormwater management.



Details

Informal

Proposal

This proposal includes an office building and parking lot with access from future Emerald Parkway through a shared drive that provides access to the park and the property west of this site.

Update

This case was postponed prior to the April 17, 2014 Planning and Zoning Commission to allow additional time for the applicant to refine the application. No changes have been made to the site plan.

Use

The existing zoning district, R-1 does not permit office use. A rezoning to either SO, Suburban Office and Institutional District or PUD, Planned Unit Development District will be required before the site can develop. All requirements for SO zoning may be met for the site.

Community Plan *Future Land Use*



- Civic/Public Assembly
- Parks/Open Space
- Suburban/Rural Residential
- Standard Office/Institutional
- Mixed Use Urban Core
- Suburban Residential Low Density

The Future Land Use Map in the Community Plan shows this site as Standard Office/Institutional use which include areas with frontage along major collectors with secondary visibility and access. Uses will generally not exceed gross densities of 12,500 square feet per acre.

The proposed use for the site is for an office building with a maximum of 50,000 square feet on approximately 5 acres; which is under the projected density in the Community Plan.

Details

Informal

Community Plan *Bright Road Area Plan*

The Bright Road Area Plan emphasizes the importance of protecting and buffering existing residential areas by stating that efforts should be made to maintain the quaint character of the area's neighborhoods, and road access for residents should be improved while discouraging through traffic. The plan further suggests additional open space near existing neighborhoods to make a pedestrian connection and access to the park.



The completion of Emerald Parkway will be a significant milestone for Dublin providing relief to I-270 and providing full access from Tuttle Crossing on the south to Sawmill Road on the north. Completion of this last phase will provide more transportation options east of the Scioto River, while allowing greater access to area neighborhoods and an expected reduction in through traffic on other local roads.

The Plan further emphasizes the need to build upon and enhance the existing residential character of Bright Road between Riverside Drive and Emerald Parkway while ensuring the preservation of key natural features and historic sites. High quality office development is encouraged along Emerald Parkway that focuses on quality architecture and site design that complements the surrounding natural environment and residential neighborhoods.

Details

Informal

Layout

The proposed site plan concept shows a two-story, 30,000-square-foot building in the center of the eastern portion of the site. A Phase 2, 20,000-square-foot expansion area is shown to the west which could be either an addition or a separate building.



Access is provided in the eastern portion of the site from Emerald Parkway by a shared public right-of-way which runs along the north boundary of the site, just south of the creek. This street will provide access to a parking lot for the Holder-Wright Farmhouse and Earthworks park and any additional development to the west in conformance with the approved plan for the park.

A regional stormwater management pond is shown along the west site boundary, partially on a separate parcel. Planning generally supports the intent of stormwater management on a regional level, however, if the concept moves forward, ownership and maintenance responsibilities will need to be addressed as a portion of the pond is shown on property that is not part of this application.

Layout

The proposal appears to be largely in conformance with what is depicted in the Holder-Wright Farmhouse and Earthworks Master Plan and the Bright Road Area Plan. Buffering from the adjacent residences to the east is achieved by retaining some vegetation and the park amenities such as the parking area, visitor area and trails connecting the neighborhood to the park as originally conceived in the park master plan.

Architecture and Signs

The length of Emerald Parkway has a varied architectural character with a mixture traditional and modern designs. The use of glass is predominant along the buildings with highway frontage as are flat roofs. High-quality, traditional materials such as brick and stone, prevalent in typical Dublin office buildings, are included with this application. The building height is likely limited to 2 stories given the size of the site and the desire to park at a higher ratio.

Code permits corporate office signs for buildings with two or more stories and frontage along the interstate. It is reasonable to interpret the intent of the Code to permit an interstate-oriented sign even though there is no direct interstate frontage. These signs are permitted in addition to all other permitted signs and may be up to 200 square feet in size for buildings with two stories. The applicant has indicated a desire for two of these signs for the building in Phase 1. The applicant requests feedback from the Commission regarding the number of signs.

Details		Informal
Traffic & Access	Access is proposed to be provided from the eastern portion of the site by a public road that will provide shared access to buildings along Emerald between this site and Riverside Drive as well as the park to the north. The road is proposed to run along the north boundary of the site, just south of the creek.	
Parking	The plan shows 34 parking spaces in the lot serving the park and 287 parking spaces at build-out for 50,000 square feet of office. This is a parking ratio of 5.7 spaces per 1,000 square feet, where only 3 spaces per 1,000 square feet are required, or 87 spaces. The plan also shows parking along the road to the north as depicted in the master plan.	
Utilities & Stormwater Management	The proposed development will be required to meet stormwater requirements including having retention basins set back 50 feet from right-of-way. Generally, regional stormwater management is viewed as a positive solution.	

Analysis		Informal
General	Planning recommends the Commission consider this proposal with respect to the site layout, design features, architectural concept, and compatibility with surrounding development. The following analysis provides additional details.	
<i>Site Layout</i> <i>Discussion Questions</i> 1. Is the proposed building and parking sited appropriately given the existing site conditions?	<p>The site has largely been laid out with the recommendations from the Bright Road Area Plan and the Holder-Wright Master Plan addressing the needs for park access and amenities, shared access for the parcel to the west and consolidated stormwater management. The building is proposed in the center of the site with an expansion area to the west, away from the adjacent neighborhood. Two rows of parking are indicated along the Emerald Parkway frontage while the area plan showed buildings fronting Emerald Parkway.</p> <p>When completed, the character of Emerald Parkway includes a landscape treatment with mounding and plant material which may aid in screening the view of parking areas.</p>	
<i>Design Features</i> 2. Is the proposed architectural concept appropriate to the surrounding area? 3. Could the Commission support two interstate-oriented wall signs for the	<p>The Emerald Parkway office character includes large buildings with a variety of roof lines and smaller office condos with a more residential character. All use high quality materials and architectural detailing that emphasizes Dublin as a quality community. This is the first proposal for development along this very important, last piece of Emerald Parkway and this proposal provides an opportunity to locate a unique building at one of the city's gateway entrances.</p> <p>The proposal requests feedback for two interstate-oriented wall signs, which may be as large as 200 square feet. Code would allow one of these signs as well as a 50-square-foot ground sign at a maximum height of 15 feet. Planning agrees that the Code could reasonably be interpreted to meet the intent of the</p>	

Analysis		Informal
Phase 1 building?	interstate frontage provision which would make the building eligible for this sign and requests feedback from the Commission on whether two signs would be appropriate.	
4. What other signs would the Commission view as appropriate?	The building in Phase 2 is not currently proposed for an interstate-oriented sign but a request may be made in the future.	

Recommendation		Feedback
Summary	The Informal Review provides the opportunity for feedback for an applicant in the first stage of contemplating development. It is intended to allow staff and the Planning and Zoning Commission to provide non-binding feedback to an applicant regarding the intended land use and development pattern. Planning recommends the Commission consider this proposal with respect to the Community Plan in terms of use, and compatibility with surrounding development. Summarized below are suggested questions to guide the Commission discussion.	
Discussion Questions	<ol style="list-style-type: none"> 1. Are the proposed building and parking sited appropriately given the existing site conditions? 2. What architectural influences from existing office buildings are appropriate to the surrounding area and the Bright Road Area Plan of the Community Plan? 3. Could the Commission support two interstate-oriented wall signs for the Phase 1 building? 4. What other signs would the Commission view as appropriate? 5. Other considerations by the Commission? 	