

Planning Report

Thursday, April 17, 2014

Emerald Parkway, Phase 8 – Office Building

Case Summary

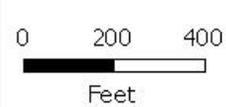
Agenda Item	2
Case Number	14-027INF
Proposal	An approximately 30,000-square-foot office building with the potential for a 20,000-square-foot expansion with associated parking and site improvements.
Request	Review and informal feedback for the potential development of an office building.
Site Location	On the north side of Emerald Parkway Phase 8, approximately 750 feet east of the intersection with Riverside Drive.
Owner	Marsha Grigsby, City Manager, City of Dublin
Applicant	Tim Kelton, Ruscilli
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. Is the proposed architectural concept 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?/



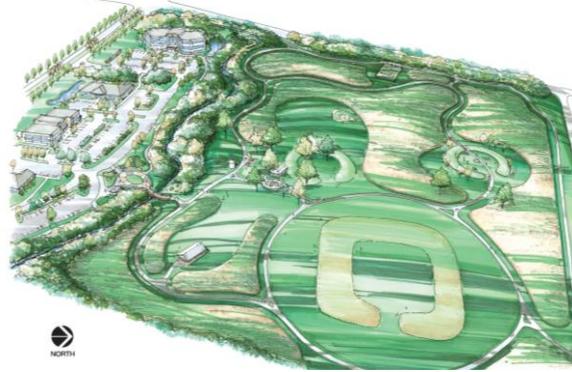
14-027INF
Informal Review
Emerald Parkway Phase 8
Emerald Parkway



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 the site boundaries. • Construction for Emerald Parkway, Phase 8 is underway and significant tree removal and blasting has taken place. • The site slopes up (to the south) 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 states that the site was originally settled in 1818 and the farmhouse was built in 1820.</p>

Facts

Park Plan



The plan includes approximately 70,000 square feet of office space (including the land to the west) 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, the including of a pedestrian path system, and sustainable stormwater management.

Details

Informal

Proposal

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

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.

Community Plan *Future Land Use*

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.



square feet on approximately 5 acres; which meets the projected density in the Community Plan.

The proposed use for the site is for an office building with a maximum of 50,000

Details

Informal

Community Plan *Bright Road Area Plan*

The Bright Road Area Plan emphasizes the importance of high quality development and the establishment of a visible gateway into the City of Dublin. Given the site's location near existing residences buffering the proposed office use will be an important consideration as will be the proposed character of the office building. The plan suggests the incorporation of additional open space near existing neighborhoods to facilitate pedestrian connections and park opportunities.



The Plan encourages high quality office development along Emerald Parkway that focuses on quality architecture and site design that complements the surrounding natural environment and residential neighborhoods. The Plan further emphasizes the preservation of key natural features and historic sites.



The completion of Emerald Parkway will be a significant milestone for Dublin providing relief to I-270 and providing full access from Tuttle Crossing to the south to Sawmill Road on the north. Completion of this last

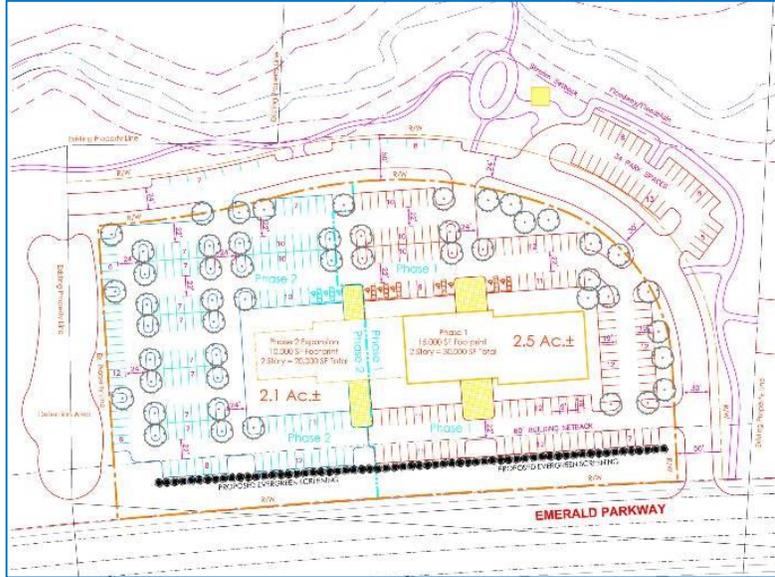
phase will provide more transportation options east of the Scioto River, while allowing greater access to area neighborhoods and an expected reduction in through traffic on other local roads.

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. An expansion area of an additional 20,000 square feet is shown to the west for a Phase 2, which could be attached or detached from the Phase 1 building.



Access is provided in the eastern portion of the site from Emerald Parkway by a public road, which runs along the northern boundary of the site, just south of the creek and provides access to a parking lot for the Holder-Wright Farmhouse and Earthworks park and any future additional development to the east in conformance with the approved plan for the park.

A regional stormwater management pond is shown along the western site boundary, partially on a separate parcel. Planning 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 existing 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 applicant has provided a picture showing the architectural inspiration behind this proposal. The intent is for a modern building with traditional architectural detailing similar to the buildings in the Arena District in downtown Columbus. Brick and glass are the predominant building materials.

Details		Informal
Architecture and Signs	Code permits corporate office signs for buildings with two or more stories and frontage along the interstate. 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. It is reasonable to interpret the intent of the Code to permit an interstate-oriented sign even though there is no direct interstate frontage. The applicant requests feedback from the Commission regarding the desire for these signs when Code only permits one, along with the other signs that are permitted by Code.	
Traffic & Access	Access is proposed to be provided from the western 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 northern 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 four 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 parks plan and staff will further evaluate whether these spaces will be needed.	
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.	
Site Layout Discussion Questions 1. Is the proposed building and parking sited appropriately given the existing site conditions?	The site has been laid out based on 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 parcels 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. The character of Emerald Parkway includes a landscape treatment with mounding and plant material that should be continued in its last phase, which may aid in screening the view of parking areas.	

Analysis Informal	
<p><i>Design Features</i></p> <p>2. Is the proposed architectural concept appropriate to the surrounding area?</p> <p>3. Could the Commission support two interstate-oriented wall signs for the Phase 1 building?</p> <p>4. What other signs would the Commission view as appropriate?</p>	<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 employ high quality materials and architectural detailing that emphasize Dublin as a high 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 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.</p> <p>The building in Phase 2 is not currently proposed for an interstate-oriented sign but it is likely that such a request may be made in the future.</p>

Recommendation	Feedback
<p>Summary</p>	<p>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. Outlined below are suggested questions to guide the Commission discussion.</p>
<p>Discussion Questions</p>	<ol style="list-style-type: none"> 1. Are the proposed building and parking sited appropriately given the existing site conditions? 2. Is the proposed architectural concept appropriate to the surrounding area? 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?