

To: Community Development Committee of Council
From: Dana L. McDaniel, City Manager
Date: October 27, 2017
Initiated By: Matt Earman, Director of Parks and Recreation
Shawn Krawetzki, Landscape Architect, Parks
Devayani Puranik, Senior Planner
Re: Frantz Road Streetscape Improvements

Background

The Dublin Corporate Area Plan identified the Frantz Road corridor for streetscape improvements including aesthetic and functional updates. The Plan focuses on augmenting the transportation amenities for walking and bicycling within the corridor, and addressing the overgrown landscape material that lacks aesthetic appeal and blocks view, as well as ineffective signs within the corridor. Attached to this memo is the Frantz Road Corridor Section from the draft Dublin Corporate Area Plan for reference.

Description

The draft Plan provides the following recommendations for streetscape improvements along the Frantz Road corridor from W. Bridge Street to Tuttle Crossing Boulevard:

- Creation of gateways at the intersections with West Bridge Street and Tuttle Crossing Boulevard.
- Landscape enhancements to existing medians at targeted intersections.
- Additional landscape improvements to medians between intersections.
- Accent paving at both existing and proposed crosswalks.

Gateways

The intersections of Frantz Road with W. Bridge Street and Tuttle Crossing Boulevard are identified as locations for the creation of a gateway. These intersections provide an opportunity to enhance the landscaping and provide distinct signs that signify the entrance into the Frantz Road corridor.

Landscape Improvements

Most of the existing planting beds along the Frantz Road Corridor have aged and have incurred plant loss over the years. Some of this loss was a result of the median trees maturing and shading on the planting beds. There are many opportunities to add landscape elements to the planting beds to enhance the corridor and key gateway intersections.

The Plan proposes modifications to the existing medians at targeted intersections (Metro Place North and South, and Rings Road) and the medians between intersections. The proposed enhancement would allow for the installation of evergreen and colorful woody plants for year-

round interest. The existing stone walls would also be replanted with lower plant material to expose the walls to celebrate Dublin's iconic amenities. The inclusion of new stone wall elements at other relevant locations, the addition of evergreen material in the medians for additional winter interest, and the addition of more year-round color at key intersections will also help to continue the rhythm of landscape elements and visually connect with other corridor improvements.

Accent Paving

The proposed Plan identifies the opportunity to enhance existing crosswalk areas within the Frantz Road corridor. The proposed crosswalk enhancements would include additional plant material and specialty paving within the crosswalks.

Budget

This project was included in the 2018 - 2022 CIP budget called Frantz Road Streetscape Improvements (ET187). The total budget for this project is \$190,000 for design in 2018 and \$1,062,000 for construction in 2019. The construction budget currently allows for crosswalk enhancements, minor sidewalk repair, potential wayfinding elements, possible grading, and additional landscaping in the medians and at select intersections. The construction cost may need to be revised based on Council direction and any changes in scope.

Recommendation

Staff recommends that the Committee consider the following questions and provide direction to staff:

- Does the Committee support the recommendations within the draft Plan?
- Does the Committee support the recommended design concepts?
- Would the Committee like to introduce any other landscape elements?
- Any other concerns?

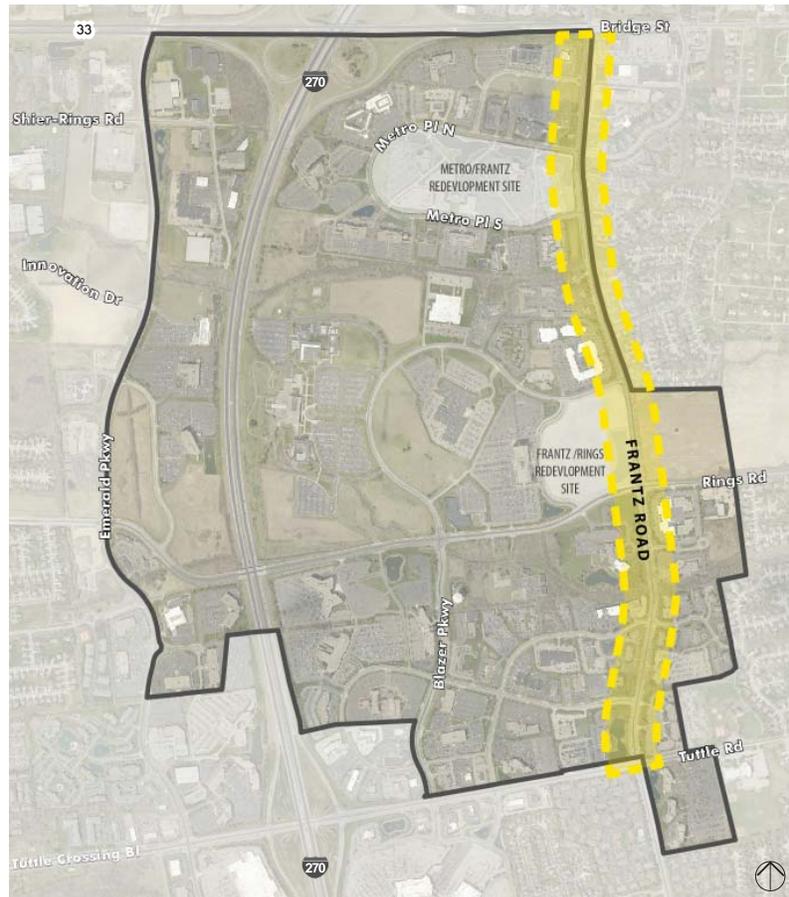
CORRIDOR FRANTZ ROAD

The Frantz Road Corridor has been identified as in need of aesthetic and functional updates. In particular:

- ▶ Landscaping has become overgrown, lacks aesthetic appeal, and blocks the view of many uses.
- ▶ Signage is often physically separated from uses and ineffective.
- ▶ Active transportation amenities for walking and biking should be augmented.
- ▶ Lacks consistent aesthetic throughout corridor.

Streetscape improvements along Frantz Road should be part of a larger strategy that can occur in conjunction with corridor redevelopment and/or as a separate initiative by the city. Examples of those improvements include:

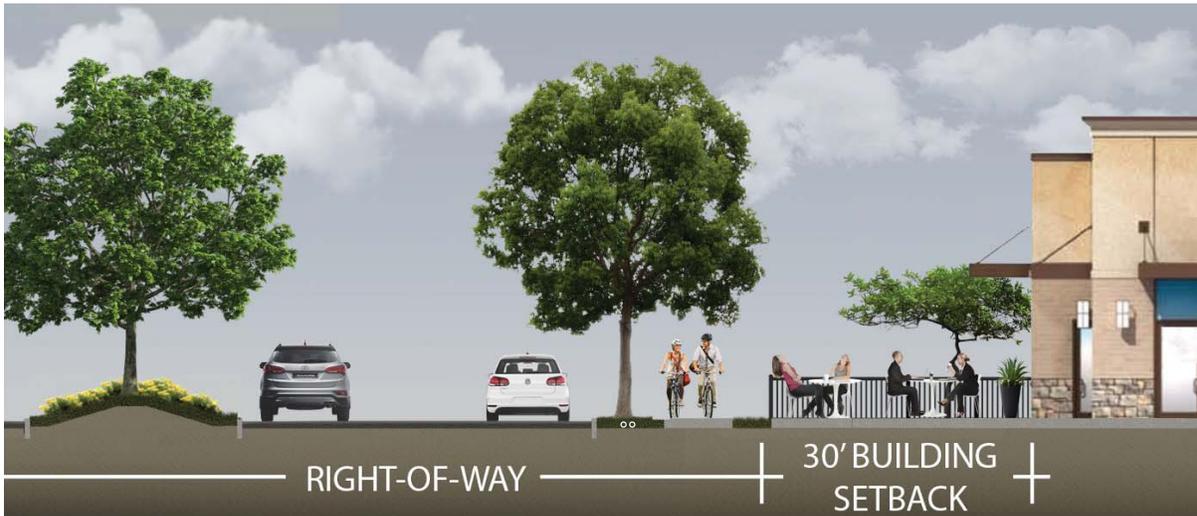
- ▶ Creation of gateways at the intersections with Bridge St. and Tuttle Rd.
- ▶ Landscape enhancements to existing medians at targeted intersections
- ▶ Additional landscape improvements to medians between intersections
- ▶ Accent paving at both existing and proposed crosswalks



Frantz Rd. corridor within study area



Frantz Rd. existing condition - typical section



Frantz Rd. proposed condition - typical section

FRANTZ ROAD TYPICAL IMPROVEMENTS



Frantz Road and Metro Place South - EXISTING



Frantz Road and Metro Place South - WITH RECOMMENDED IMPROVEMENTS



Dense landscape screening along property frontages obscures view of businesses from Frantz Road.

Landscape Screening

One of the most recognizable landscape features in Dublin is the existence of intense screening along the public rights-of-way. This code requirement has established an aesthetic that appeals to residential and commercial citizens alike. As one of the earliest commercial development corridors in the City, Frantz Road is also home to some of the most mature landscapes.

Many of the commercial properties along the corridor could contribute to rejuvenation of the streetscape by pruning, replacing or otherwise enhancing dense overgrown buffer plantings. The City should consider programs to incentivize participation in planting enhancements along this corridor. Examples include:

- ▶ An expedited administrative review process
- ▶ Matching low interest / no interest grants or loans
- ▶ Educational outreach to property owners and building managers.



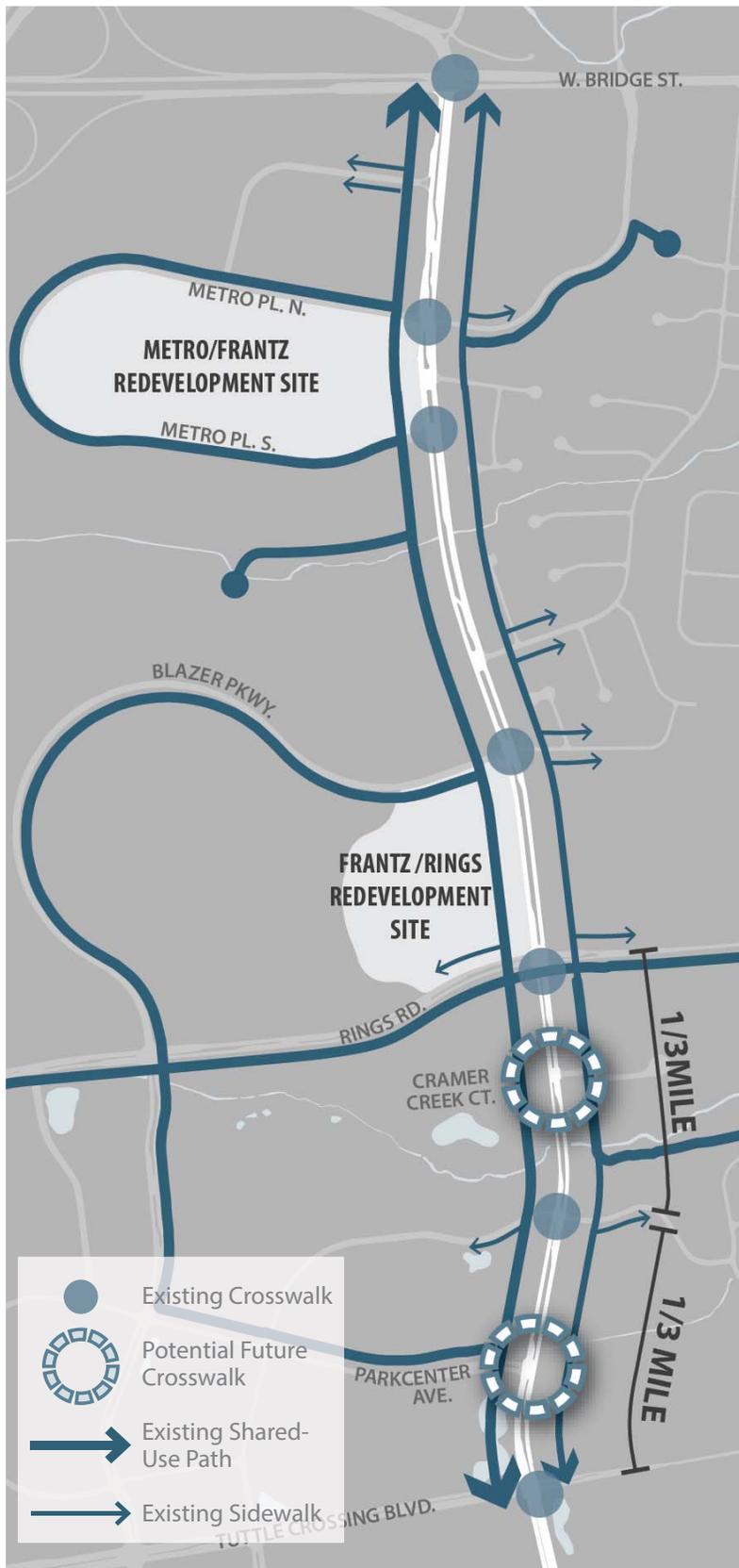
Existing landscape is often overgrown creating a "tired" appearance.



Overgrown landscaping can detract from a property's appearance instead of enhance it.

Pedestrian Connectivity

Stakeholder and community input indicated the desire to improve pedestrian connectivity along the corridor. Existing sidewalks and multi-use paths provide an excellent infrastructure to build upon. Possible additional enhancements should focus on ease of access from neighboring residential areas to existing and proposed businesses. Specific examples cited include: provide clear crossing points at intersections, painted crosswalks, and user activated or automated crossing signals, etc. Proposed crossings at Cramer Creek Ct. and Parkcenter Ave. should be evaluated as pedestrian activity in the area increases with the new development. Additional consideration should be given to providing ease of access to main entrances of buildings from the public right-of-way.



Existing and proposed pedestrian circulation along Frantz Road



Existing medians limit opportunities for pedestrian crossings



Future pedestrian crossings could be evaluated where Frantz Road intersects with Parkcenter Ave. and Cramer Creek Ct.



Automated pedestrian crossing signal

Signage

A relatively low percentage of businesses in the Frantz Road corridor portion of the study area have direct frontage along Frantz Road. As part of the City's signage and wayfinding standards thought should be given to providing shared signage, sub-district branding or identity and other opportunities for businesses to be identified along the primary access corridors.



Existing wayfinding signage is limited and inconsistent.



Many signs are not positioned to clearly show a connection to the businesses they serve.



Examples of shared-use monument signs



Proposed streetscape improvements along Frantz Rd.

Streetscape Improvements

Streetscape improvements along Frantz Road should be part of a larger strategy that can occur in conjunction with corridor redevelopment and/or as a separate initiative by the city. Examples of those improvements include:

- ▶ Creation of gateways at the intersections with Bridge St. and Tuttle Rd.
- ▶ Landscape enhancements to existing medians at targeted intersections
- ▶ Additional landscape improvements to medians between intersections
- ▶ Accent paving at both existing and proposed crosswalks



The intersections of Frantz Rd. with Tuttle Crossing and Bridge St. are opportunities for enhanced landscaping and distinct signage to create gateways into the Frantz Rd. corridor.



Proposed examples of enhanced landscaping in medians



Examples of crosswalks with ornamental paving