

EMERALD PARKWAY CONCEPTUAL DEVELOPMENT PACKAGE

Parcel ID: 273-010645-00

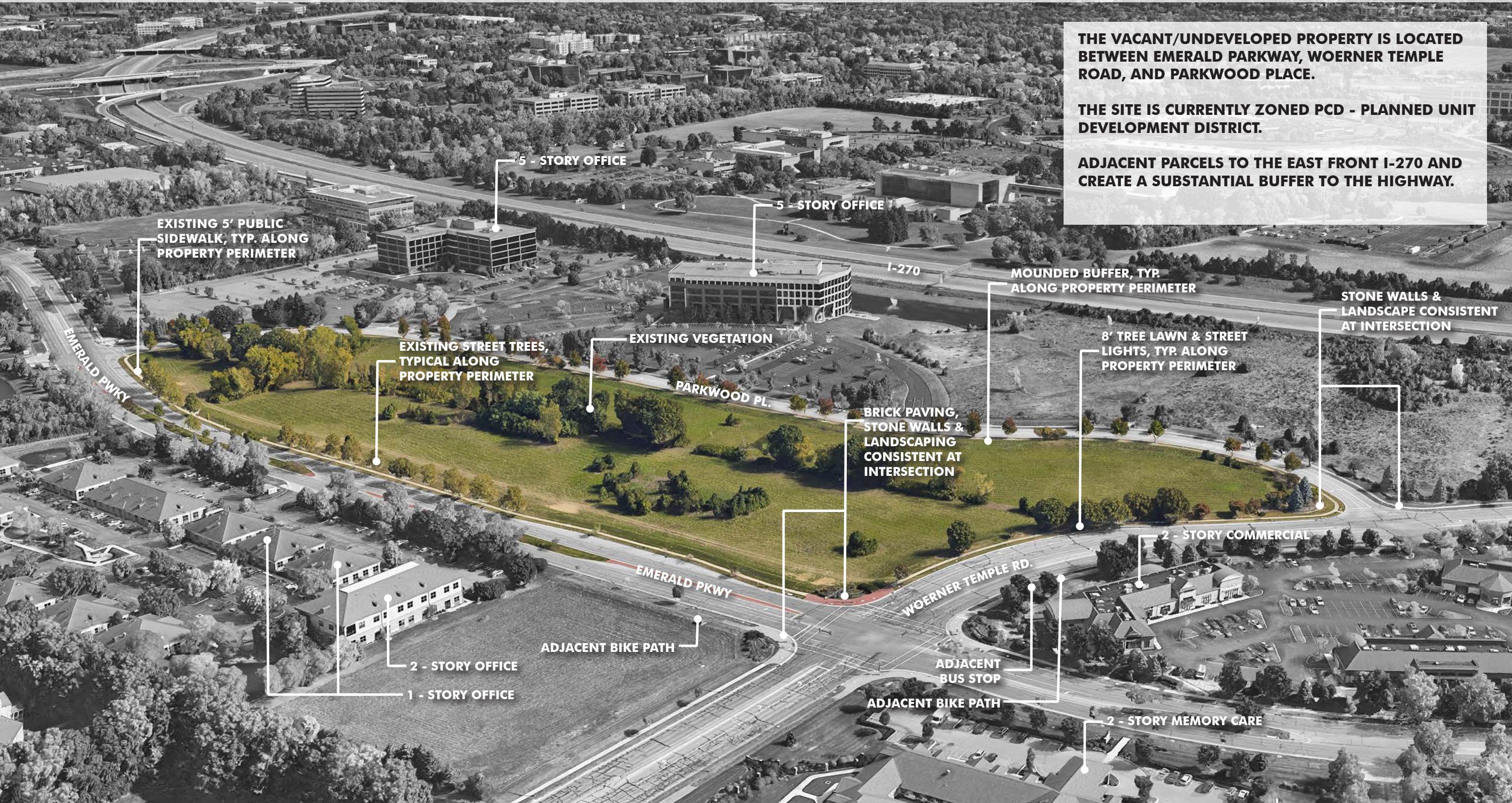
Owner: Van Trust Real Estate | 950 Goodale Blvd. Ste. 100, Columbus OH 43212

Project Rep: Ryan Lidke | ryan.lidke@vantrustre.com | 614.745.0618

SITE CONTEXT



EXISTING CONDITIONS



THE VACANT/UNDEVELOPED PROPERTY IS LOCATED BETWEEN EMERALD PARKWAY, WOERNER TEMPLE ROAD, AND PARKWOOD PLACE.

THE SITE IS CURRENTLY ZONED PCD - PLANNED UNIT DEVELOPMENT DISTRICT.

ADJACENT PARCELS TO THE EAST FRONT I-270 AND CREATE A SUBSTANTIAL BUFFER TO THE HIGHWAY.

- 5 - STORY OFFICE
- 5 - STORY OFFICE
- EXISTING 5' PUBLIC SIDEWALK, TYP. ALONG PROPERTY PERIMETER
- EXISTING STREET TREES, TYPICAL ALONG PROPERTY PERIMETER
- EXISTING VEGETATION
- PARKWOOD PL.
- BRICK PAVING, STONE WALLS & LANDSCAPING CONSISTENT AT INTERSECTION
- MOUNDED BUFFER, TYP. ALONG PROPERTY PERIMETER
- 8' TREE LAWN & STREET LIGHTS, TYP. ALONG PROPERTY PERIMETER
- STONE WALLS & LANDSCAPE CONSISTENT AT INTERSECTION
- 2 - STORY COMMERCIAL
- 2 - STORY OFFICE
- 1 - STORY OFFICE
- ADJACENT BIKE PATH
- ADJACENT BUS STOP
- ADJACENT BIKE PATH
- 2 - STORY MEMORY CARE

SITE CONTEXT ANALYSIS | WOERNER TEMPLE ROAD



WOERNER TEMPLE ROAD PROVIDES OPPORTUNITY FOR BUILDING FRONTAGE VISIBILITY BUT NO VEHICULAR SITE ACCESS. THE ROAD CURRENTLY PROVIDES ACCESS TO SOUTH ADJACENT PARCELS THAT CONSIST OF MEDICAL, RESTAURANT, AND ADDITIONAL OFFICE AND COMMERCIAL USES. VIEWS FROM THE SITE INCLUDE MATURE VEGETATION AND MOUNDED BUFFERS CONSISTENT ALONG THE STREETScape OF THE NEIGHBORING PROPERTIES. THE MOUNDING AND MATURE VEGETATION PROVIDES VISUAL BUFFERS TO THE ADJACENT PROPERTY PARKING LOTS. THE SOUTHWESTERN AREA OF THE SITE CORNERS A 4-LANE INTERSECTION INCLUDING TRAFFIC LIGHTS, CROSSWALKS, AND BRICK MEDIANS. CROSSWALKS PROVIDE PEDESTRIAN ACCESS TO THE EXISTING BIKE PATH AND BUS STOP.



SITE CONTEXT ANALYSIS | EMERALD PARKWAY



VIEW LOOKING OVER SITE



EMERALD PARKWAY PROVIDES OPPORTUNITY FOR PRIMARY VEHICULAR ACCESS POINTS TO THE SITE. THE ROAD CURRENTLY PROVIDES ACCESS TO WEST ADJACENT PARCELS THAT CONSIST OF MEDICAL, GENERAL SERVICES, AND ADDITIONAL OFFICE USES. VIEWS FROM THE SITE INCLUDE SIGNAGE, BRICK AND LANDSCAPED MEDIANS, MATURE VEGETATION, AND MOUNDED BUFFERS CONSISTENT ALONG THE STREETSCAPE OF THE NEIGHBORING PROPERTIES. THE MOUNDING AND MATURE VEGETATION PROVIDES VISUAL BUFFERS TO THE ADJACENT PROPERTY PARKING LOTS. THE NORTHWESTERN AREA OF THE SITE CORNERS INTERSECTION INCLUDING CROSSWALKS. CROSSWALKS PROVIDE PEDESTRIAN ACCESS TO THE EXISTING BIKE PATH ON THE WEST SIDE OF EMERALD PKWY.



SITE CONTEXT ANALYSIS | PARKWOOD PLACE



VIEW LOOKING OVER SITE



PARKWOOD PLACE PROVIDES OPPORTUNITY FOR VEHICULAR ACCESS POINT TO THE SITE. THE ROAD CURRENTLY PROVIDES ACCESS TO EAST ADJACENT PARCELS THAT CONSIST OF UNIVAR SOLUTIONS AND UNITEDHEALTH GROUP. VIEWS FROM THE SITE INCLUDE MATURE VEGETATION, SIGNAGE, AND MOUNDED BUFFERS CONSISTENT ALONG THE STREETScape OF THE NEIGHBORING PROPERTIES. THE MOUNDING AND MATURE VEGETATION PROVIDES VISUAL BUFFERS TO THE ADJACENT PROPERTY PARKING LOTS.



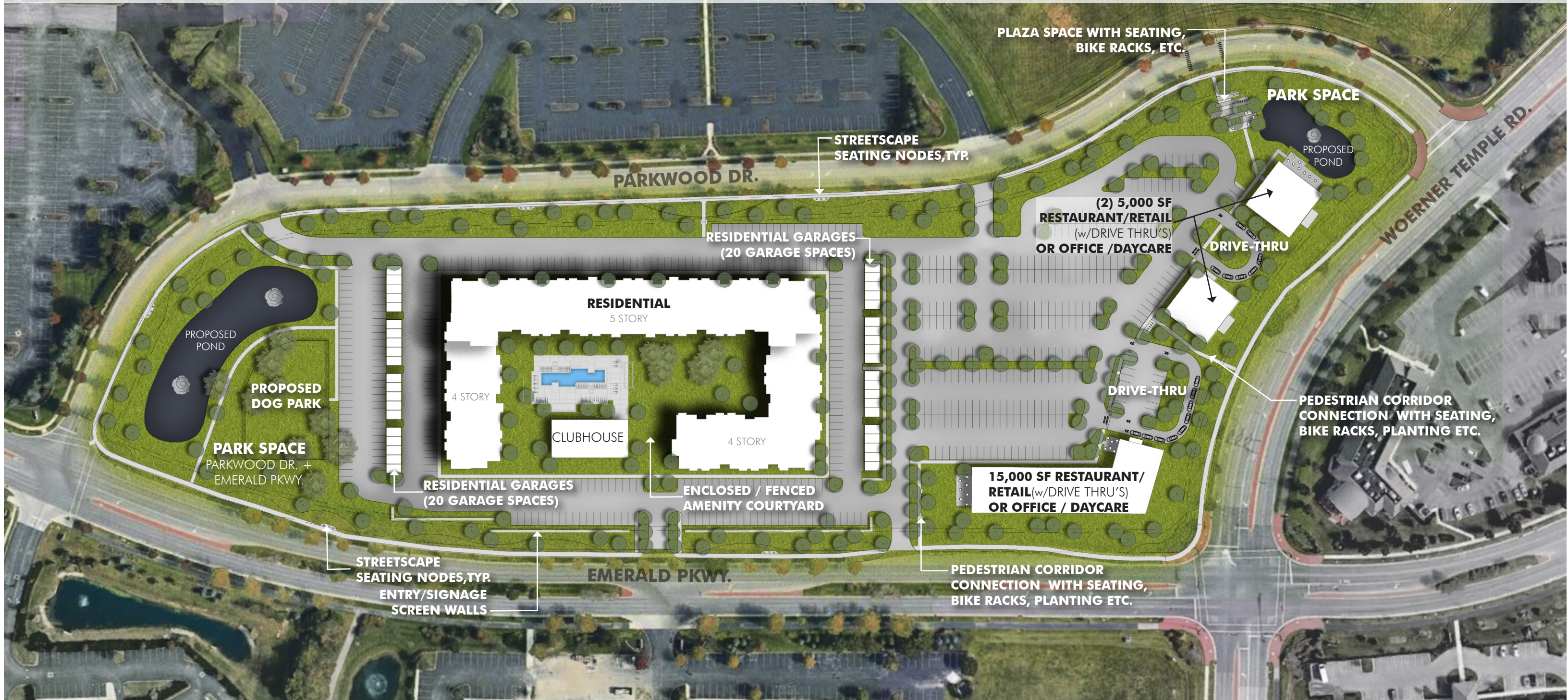
SITE PLAN

RESTAURANTS/RETAIL

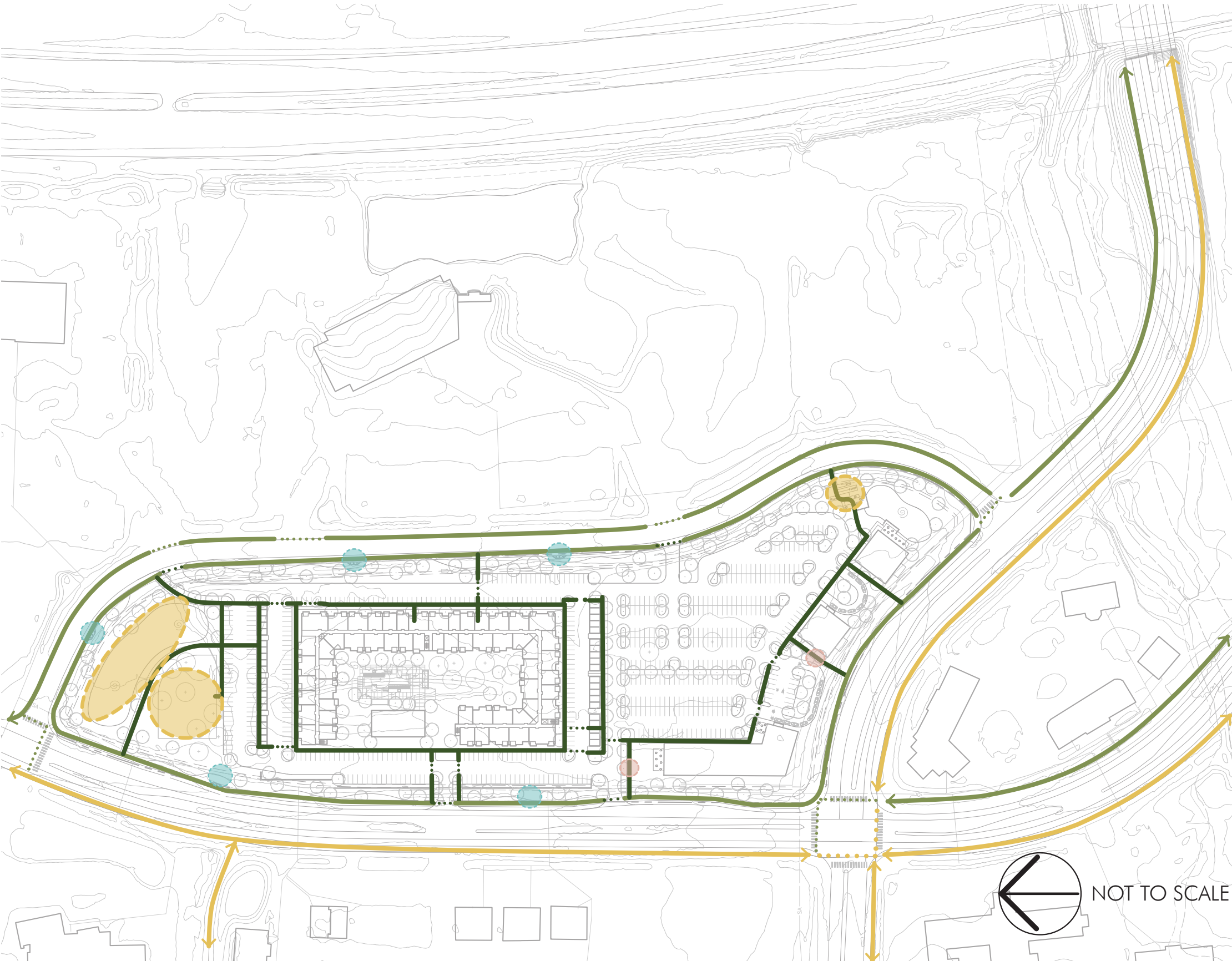
LOT: ±16.207 AC
ZONING: PCD
BUILDINGS: 25,000 SF
PARKING REQUIRED: 250 SPACES (10/1,000)
PARKING PROVIDED: 273 SPACES

RESIDENTIAL

LOT: ±16.207 AC
ZONING: PCD
BUILDINGS: 280 UNITS (25 STUDIO, 115 - ONE BED, 125 - TWO BED, 15 - THREE BED)
PARKING REQUIRED: 435 SPACES (STUDIO & 1 BED = 1/UNIT : 2 BED = 2/UNIT : 3 BED = 3/UNIT)
PARKING PROVIDED: 336 SPACES (40 GARAGES)



PEDESTRIAN CONNECTIONS + NODES



LEGEND

- **EXISTING PEDESTRIAN CIRCULATION**
- ⋯ **ROAD CROSSING**
- - - **PROPOSED PEDESTRIAN CIRCULATION**
- ⋯ **ROAD CROSSING**
- ↔ **EXISTING DUBLIN BIKEWAYS**
- ⋯ **ROAD CROSSING**
- **STREETScape SEATING NODE, TYP.**
- **PARK AREAS:**
 PARKLET
 DOG PARK
 POND WITH WALKING TRAIL
- **PEDESTRIAN CORRIDOR NODE, TYP.**

⬅ NOT TO SCALE

MASSING STUDY



DOG PARK

±280 UNIT
RESIDENTIAL/CLUBHOUSE
+ GARAGES

28,500 SF
RETAIL/ RESTAURANT

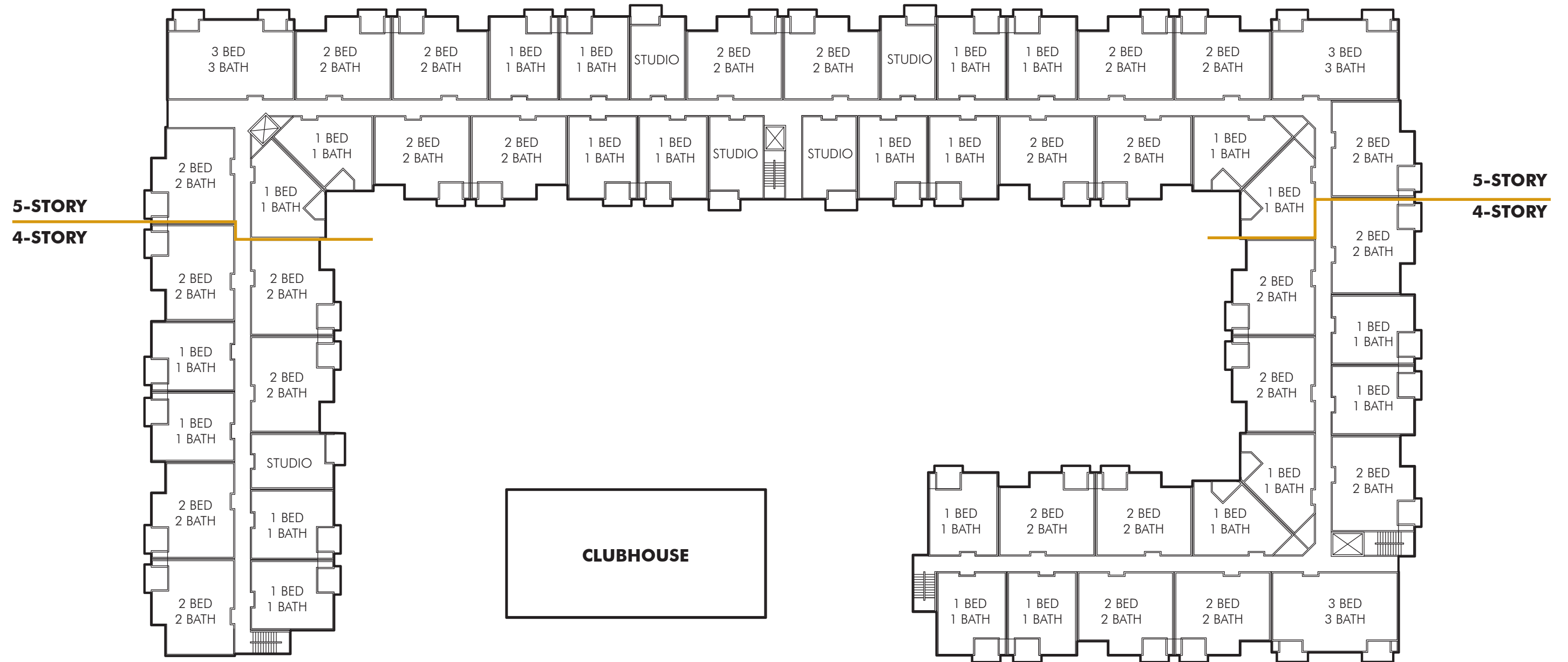
PARKLET

Google Earth

RESIDENTIAL BUILDING ARCHITECTURAL ELEVATION



RESIDENTIAL BUILDING ARCHITECTURAL FLOOR PLAN



SITE CHARACTER IMAGES - OUTDOOR AMENITIES

RETAIL / RESTAURANT SPACES



INDOOR + OUTDOOR EXPERIENCE



OUTDOOR DINING OR LOUNGE



INDOOR + OUTDOOR EXPERIENCE



OUTDOOR DINING OR LOUNGE



INDOOR + OUTDOOR EXPERIENCE

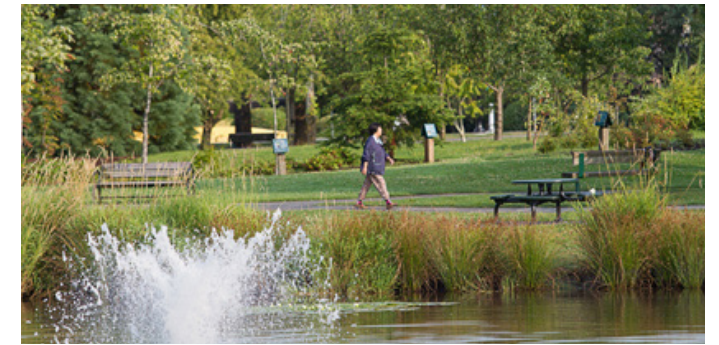


OUTDOOR DINING OR LOUNGE

PARKWOOD DR. + EMERALD PKWY. PARK SPACE



PASSIVE PARK SPACE



PONDS



PONDS



DOG PARK



PONDS



DOG PARK

SITE CHARACTER IMAGES - OUTDOOR AMENITIES

PARKWOOD DR. PLAZA + PARK SPACE



SEATING NODES



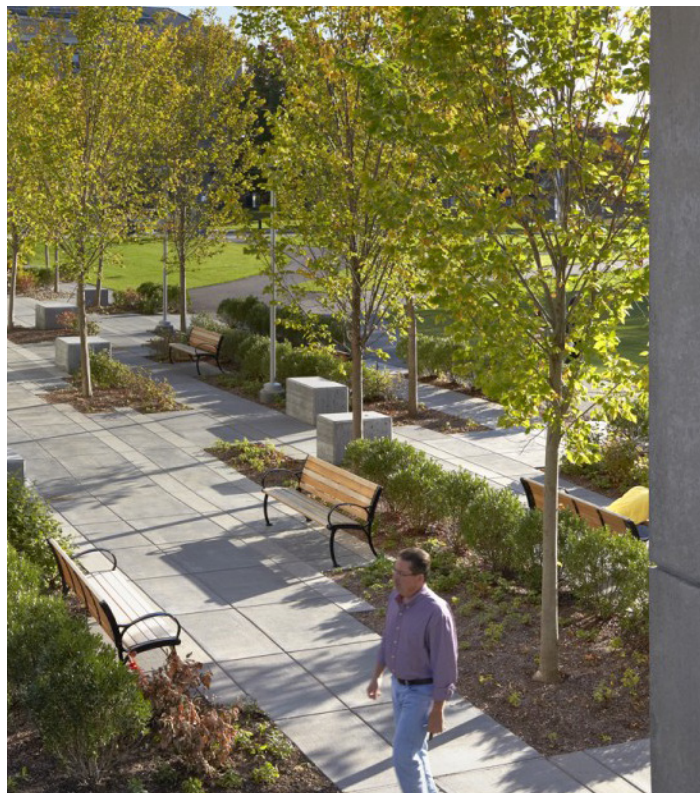
PEDESTRIAN CROSSINGS



PARK - LIKE DEVELOPMENT



PATIO DINING AREA @ POND

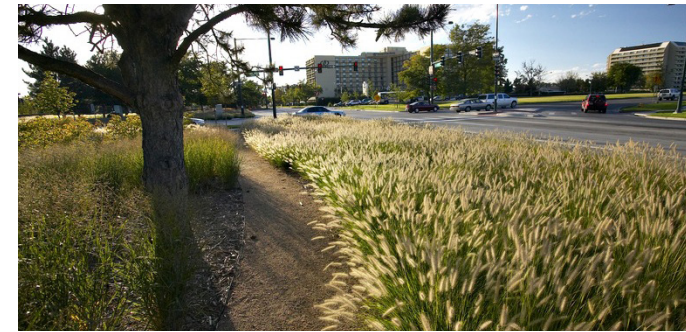


PLAZA



PLAZA

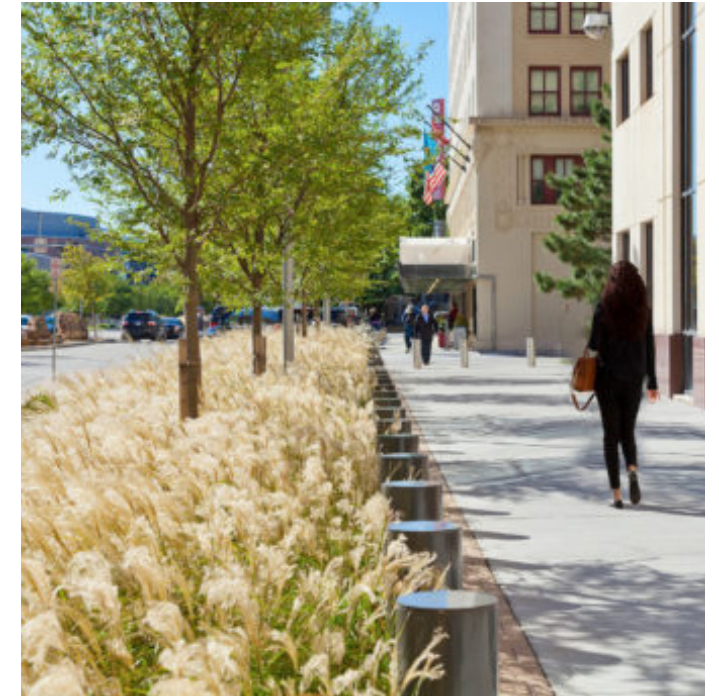
STREETScape CHARACTER



SEPARATION FROM VEHICULAR CIRCULATION



BICYCLE NODES



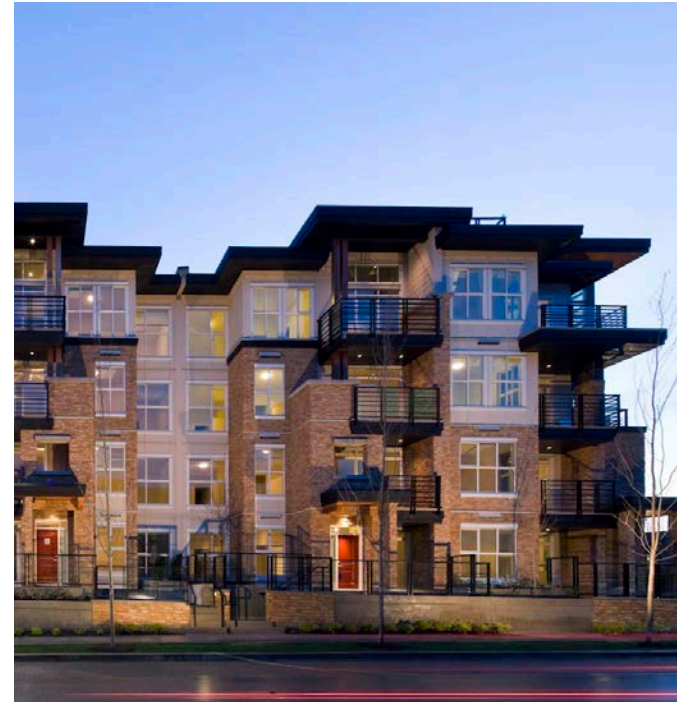
SEPARATION FROM VEHICULAR CIRCULATION



EXISTING MOUNDS + ENHANCED PLANTINGS

ARCHITECTURAL CHARACTER IMAGES

RESIDENTIAL



RETAIL

