

# EMERALD PARKWAY MIXED-USE DEVELOPMENT

## CONCEPTUAL DEVELOPMENT PACKAGE

Parcel ID: 273-010645-00

Owner: Van Trust Real Estate | 955 Yard Street, Ste. 100, Columbus OH 43212

Project Rep: Anna Brown | [anna.brown@vantrustre.com](mailto:anna.brown@vantrustre.com) | 614.745.0610





# SITE CONTEXT



**LEGEND**

 **DUBLIN BIKEWAYS**

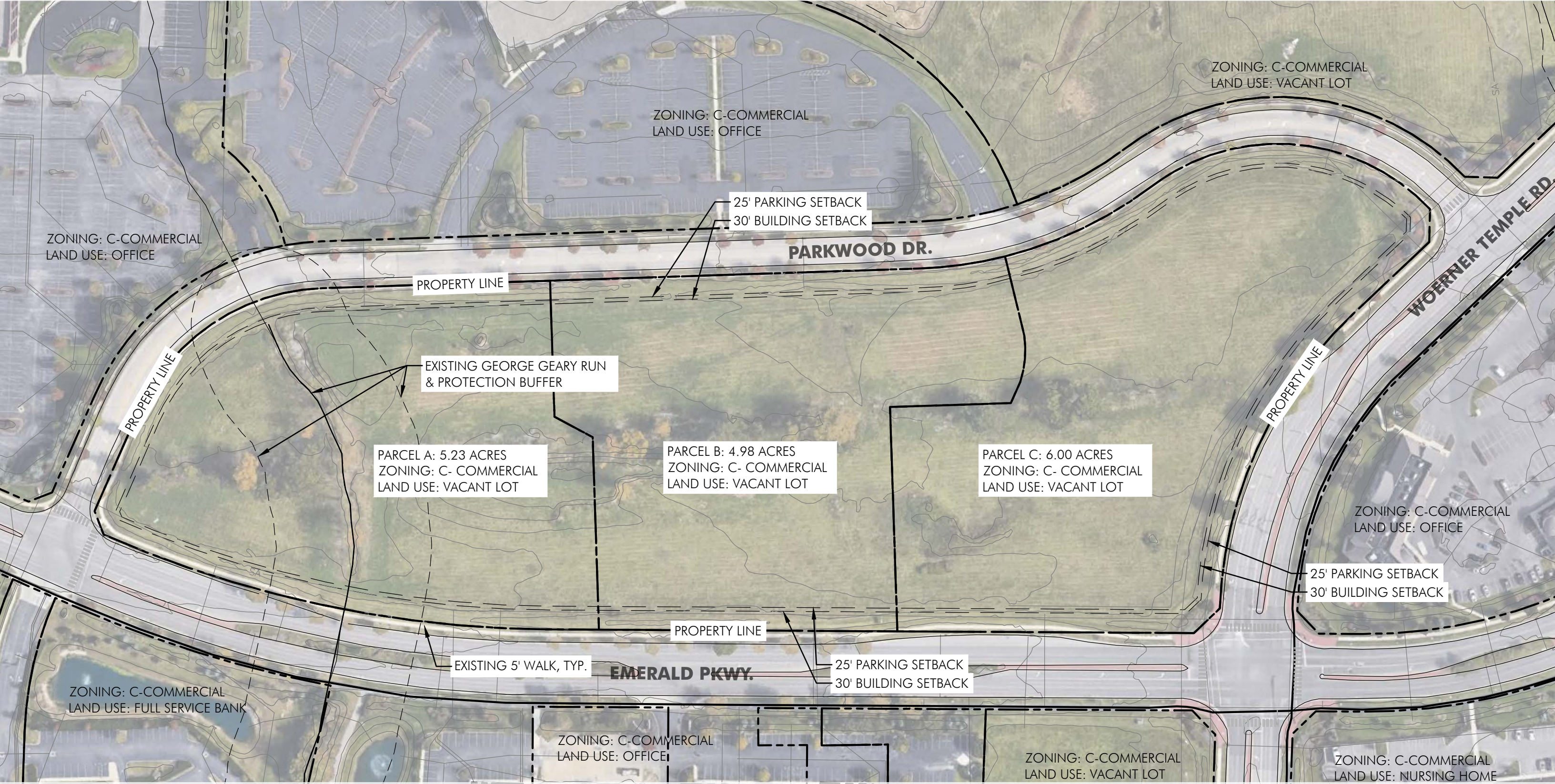


NOT TO SCALE



# EXISTING CONDITIONS PLAN

TOTAL LOT: ±16.21 ACRES (PARCELS A-B)  
ZONING: PCD



0 60' 120' 240'  
SCALE: 1" = 120'-0"



# EXISTING CONDITIONS OVERVIEW



**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.**



# 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.

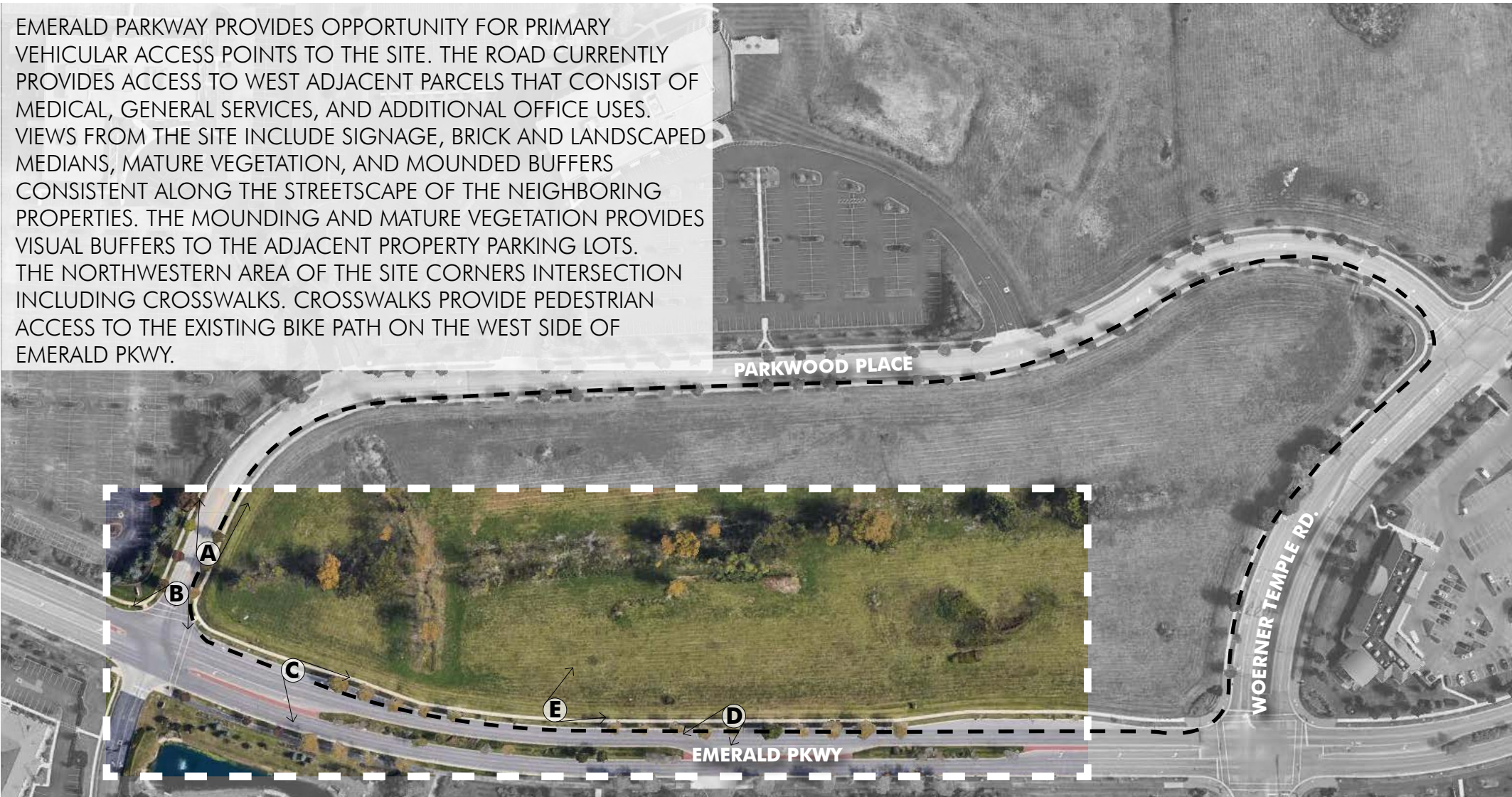




# SITE CONTEXT ANALYSIS | EMERALD PARKWAY



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



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.





# ILLUSTRATIVE SITE PLAN

**TOTAL LOT:** ±16.21 ACRES  
**ZONING:** PCD  
**PUBLIC PARK:** ±120,000 SF  
(248 UNITS x 200 SF = ±50,000 SF)

**RESIDENTIAL**  
**BUILDINGS:** ±248 UNITS (24 - STUDIO, 75 - 1 BED, 114 - 2 BED, 21 - 2 BED TH, 14 - 3 BED TH)  
**PARKING REQUIRED:** 340 SPACES (STUDIO & 1 BED = 1/UNIT : 2 BED = 1.5/UNIT : TOWNHOME = 2/UNIT)  
**PARKING PROVIDED:** 340 SPACES (266 SURFACE, 50 GARAGE, 24 STREET PARALLEL)

**RESTAURANTS/RETAIL/OFFICE**  
**REST./RETAIL BUILDINGS:** 19,500 SF  
**PARKING REQUIRED:** 195 SPACES (10/1,000)  
**PARKING PROVIDED:** 197 SPACES (SURFACE)





# ENVISION PLAN (SHOWN FOR REFERENCE ONLY)

## MIXED-USE EXAMPLE: PARKWOOD

The land uses for this site located along Emerald Parkway should concentrate on a mix of uses to include neighborhood scale office, residential uses and supporting commercial uses. Commercial uses include restaurant, retail and personal services limited to a maximum of 10,000 square feet and should be located at the south end of the property in order to create a retail cluster at the Emerald/ Woerner Temple intersection. The site design should including buildings fronting roadways with shared parking areas consolidated to the rear. Stormwater and landscape features should be integrated on the site. Perimeter screening and landscaping should still be the primary component of the landscape design. Heights should range from one- and two-stories along Emerald Parkway to a maximum of four stories along Parkwood Place. Four to six-story buildings are appropriate between Parkwood Place and I-270.

- 1 Create new, active open spaces.
- 2 Preserve and intergrate existing tree stand into side design, leverage as existing screening to buffer taller buildings along Parkwood Place from Emerald Parkway.
- 3 Preserve existing tree stands.
- 4 Maintain green character along Emerald Pkwy.
- 5 Highway frontage should continue to be reserved for office, parking and open space.
- 6 Existing stacked stone gateway.
- 7 Potential to continue mixed-use infill of existing surface parking lots along Parkwood Place.
- 8 Gateway landscape and building features address intersection.
- 9 High visibility office along I-270 frontage.
- 10 Active Parkwood Place.





# PEDESTRIAN CONNECTIONS + NODES

## LEGEND

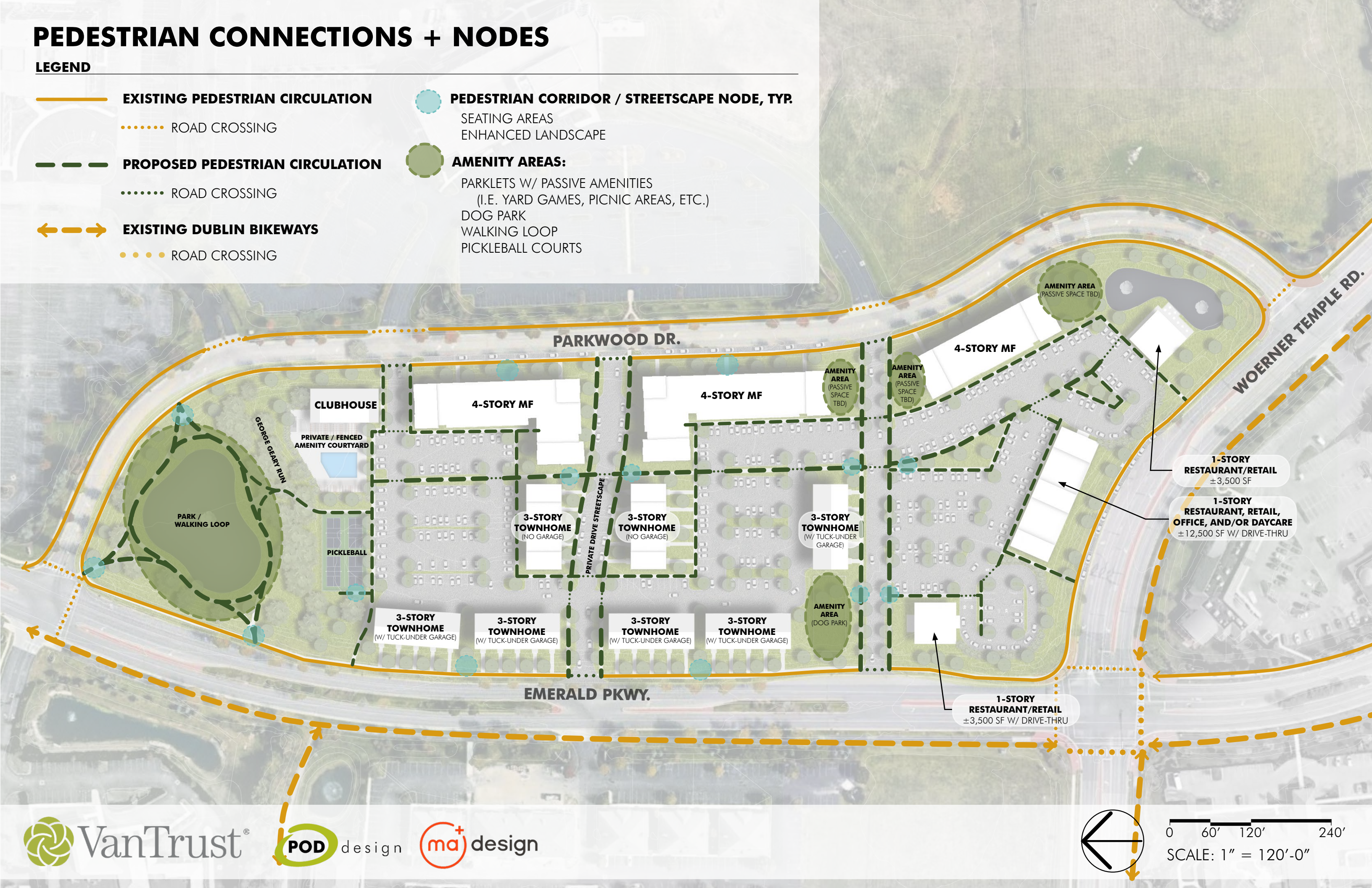
- **EXISTING PEDESTRIAN CIRCULATION**
- .....

 ROAD CROSSING
- **PROPOSED PEDESTRIAN CIRCULATION**
- .....

 ROAD CROSSING
- ↔

**EXISTING DUBLIN BIKEWAYS**
- .....

 ROAD CROSSING
- **PEDESTRIAN CORRIDOR / STREETScape NODE, TYP.**  
SEATING AREAS  
ENHANCED LANDSCAPE
- **AMENITY AREAS:**  
PARKLETS W/ PASSIVE AMENITIES  
(I.E. YARD GAMES, PICNIC AREAS, ETC.)  
DOG PARK  
WALKING LOOP  
PICKLEBALL COURTS



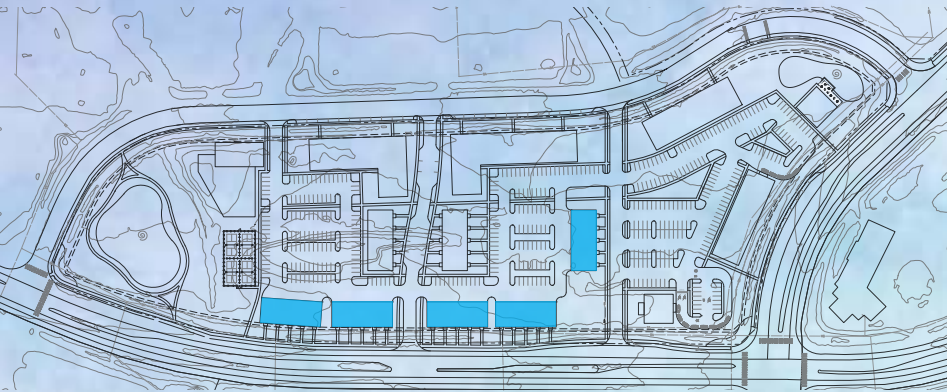


REFERENCE IMAGERY | SITE AMENITIES





# BUILDING ELEVATION

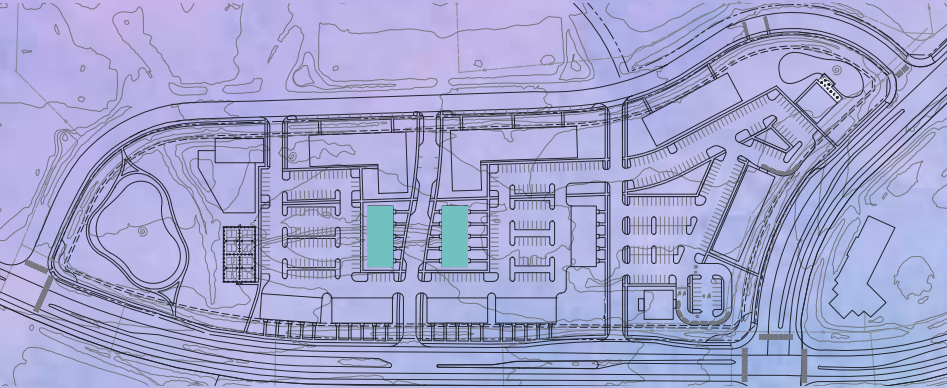


**3-STORY TOWNHOUSE (W/ TUCK-UNDER GARAGE)**  
EMERALD PARKWAY ELEVATION





# BUILDING ELEVATION

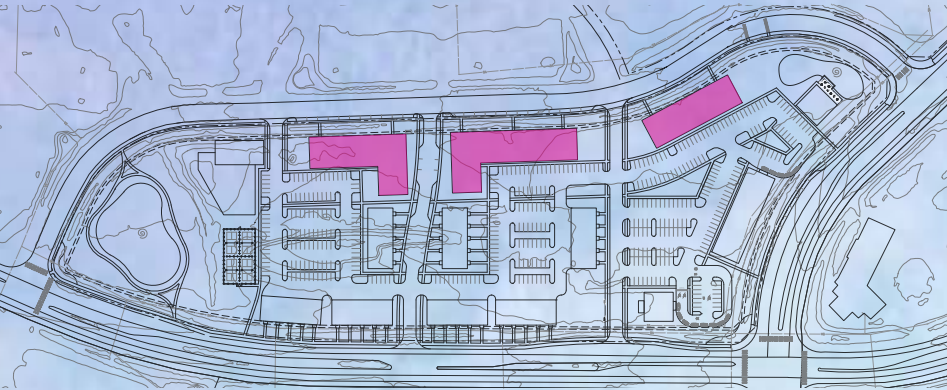


**3-STORY TOWNHOUSE (NO GARAGE)**  
PRIVATE NORTH - SOUTH DRIVE ELEVATION





# BUILDING ELEVATION

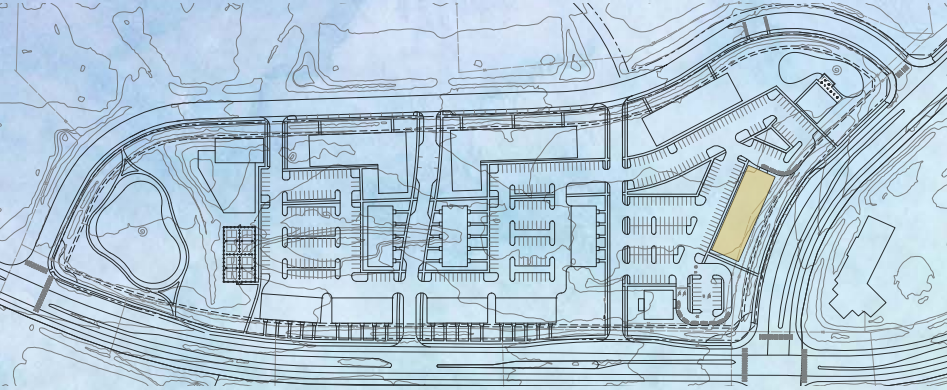


**4-STORY MULTI-FAMILY BUILDING**  
PRIVATE NORTH - SOUTH DRIVE ELEVATION





# BUILDING ELEVATION



**1-STORY COMMERCIAL**  
WOERNER TEMPLE ROAD ELEVATION





# MASSING STUDY





REFERENCE IMAGERY | ARCHITECTURE

