

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 | 614.745.0610



SITE CONTEXT

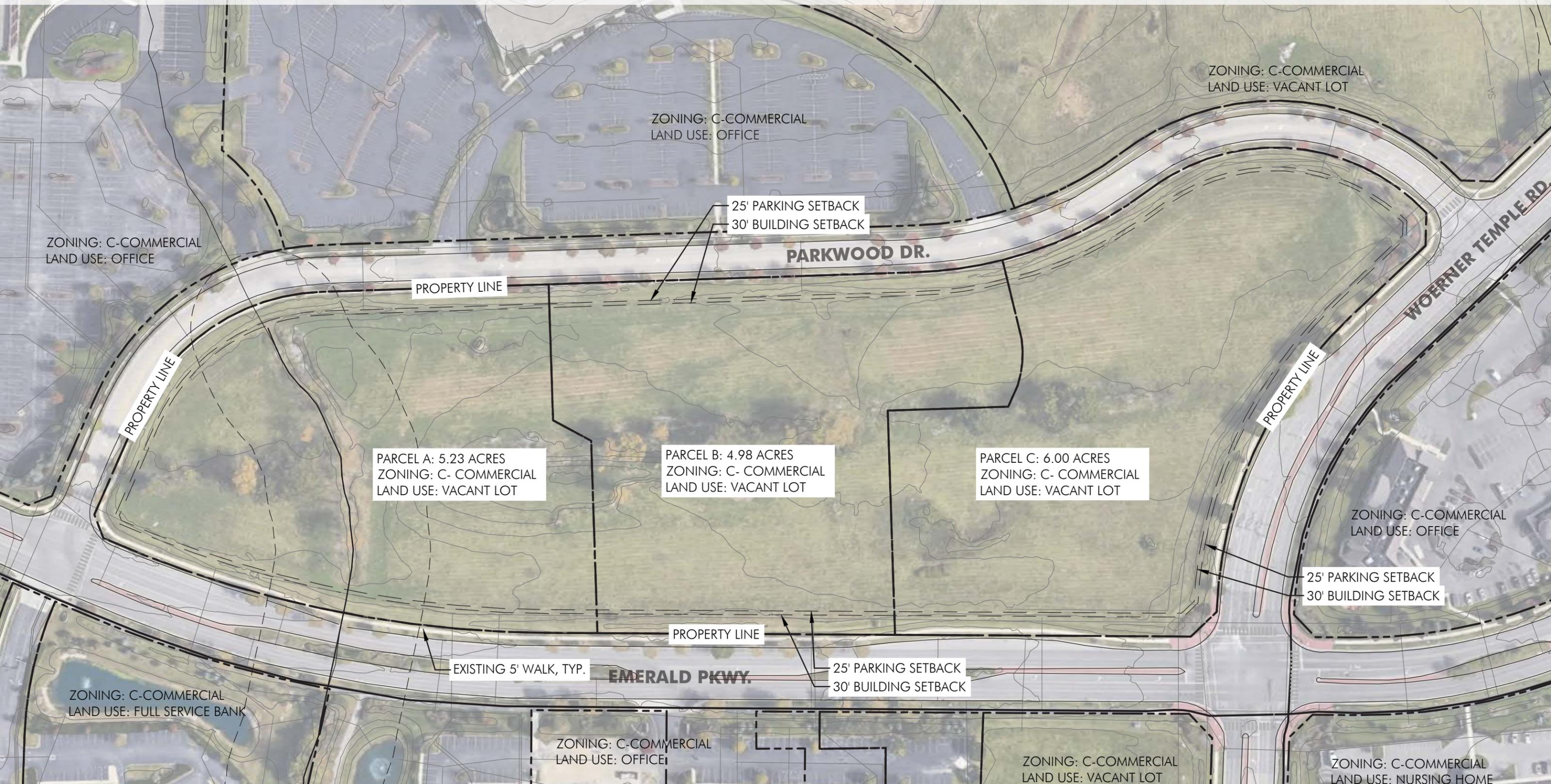


LEGEND
— DUBLIN BIKEWAYS



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.

- 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
- EMERALD PKWKY
- EMERALD PKWKY
- WOERNER TEMPLE RD.
- 2 - STORY COMMERCIAL
- 2 - STORY OFFICE
- 1 - STORY OFFICE
- ADJACENT BIKE PATH
- ADJACENT BUS STOP
- ADJACENT BIKE PATH
- 2 - STORY MEMORY CARE
- I-270

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



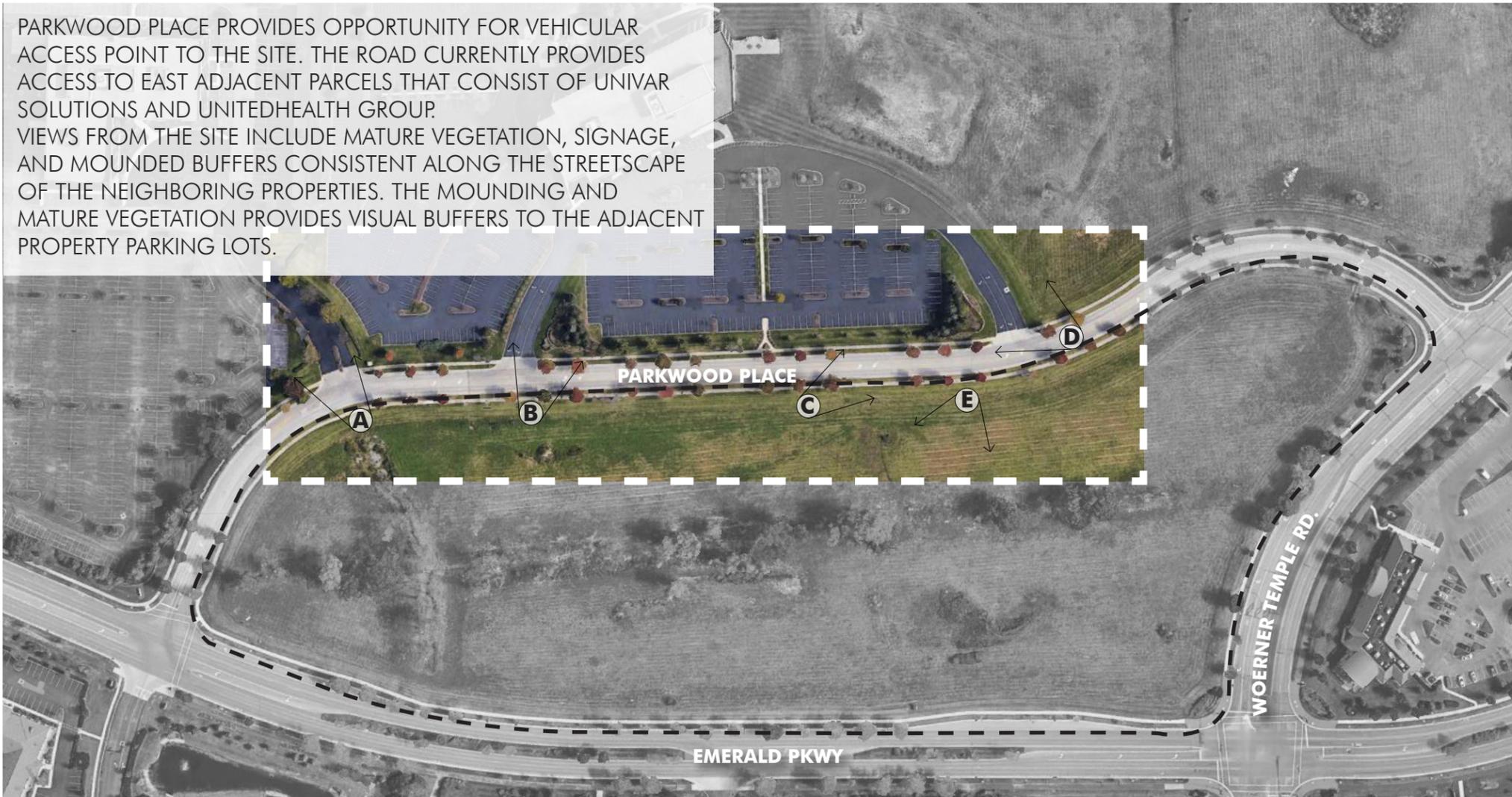
EMERALD PARKWAY PROVIDES OPPORTUNITY FOR PRIMARY VEHICULAR ACCESS POINTS TO THE SITE. THE ROAD CURRENTLY PROVIDES ACCESS TO WEST ADJACENT PARCELS THAT CONSIST OF MEDICAL, GENERAL SERVICES, AND ADDITIONAL OFFICE USES. VIEWS FROM THE SITE INCLUDE SIGNAGE, BRICK AND LANDSCAPED MEDIANS, MATURE VEGETATION, 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.

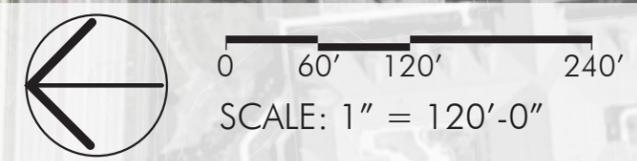


ILLUSTRATIVE SITE PLAN

TOTAL LOT: ±16.21 ACRES
ZONING: PCD

RESIDENTIAL BUILDINGS: 228 UNITS (24 STUDIO, 72 - ONE BED, 92 - TWO BED, 40 - TOWNHOME)
PARKING REQUIRED: 314 SPACES (STUDIO & 1 BED = 1/UNIT : 2 BED = 1.5/UNIT : TOWNHOME = 2/UNIT)
PARKING PROVIDED: 314 SPACES (210 SURFACE, 80 GARAGE, 24 STREET PARALLEL)

RESTAURANTS/RETAIL/OFFICE
REST./RETAIL BUILDINGS: 19,500 SF
PARKING REQUIRED: 195 SPACES (10/1,000)
PARKING PROVIDED: 200 SPACES (SURFACE)

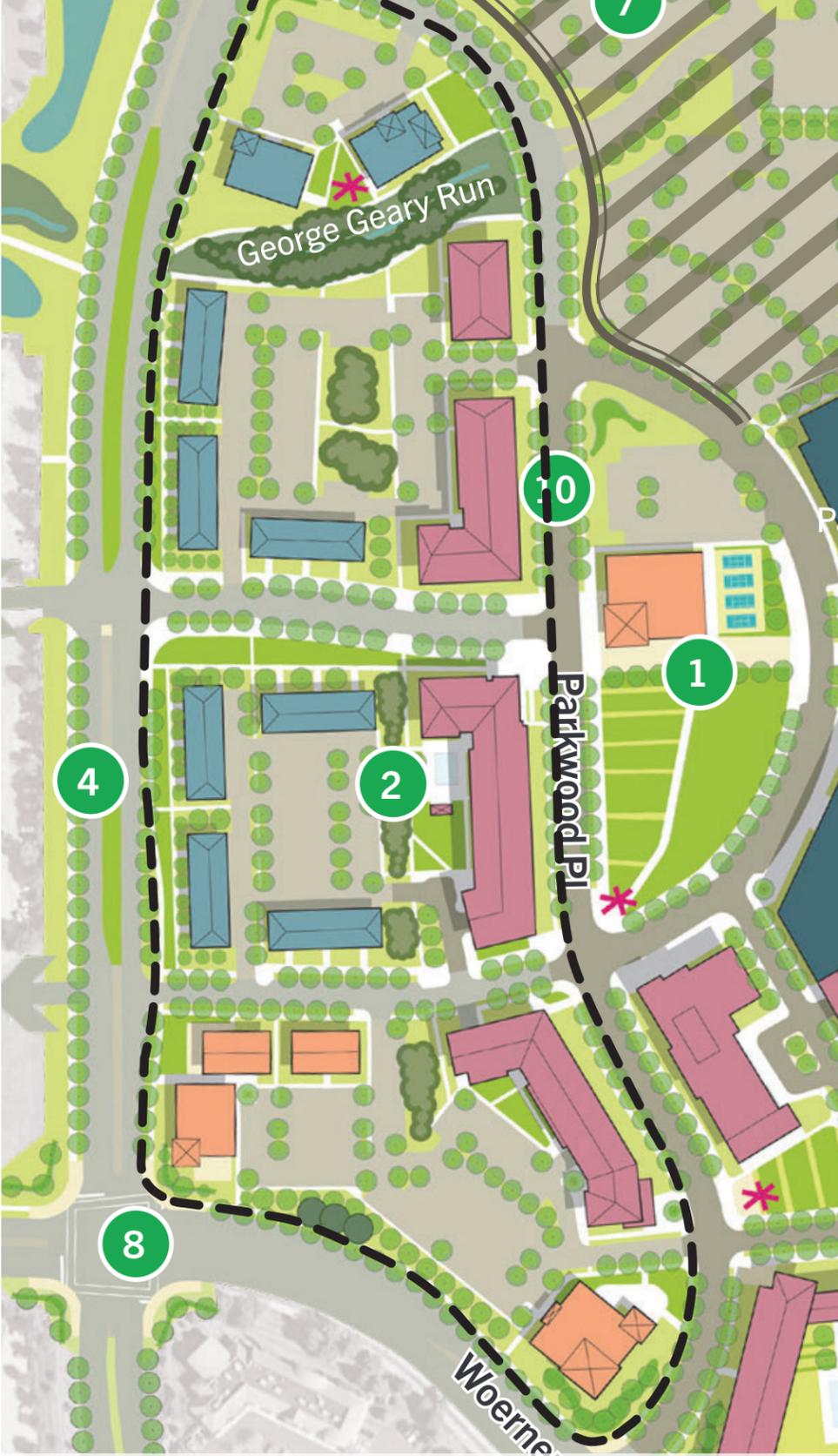


PLAN COMPARISON

SITE PLAN - DECEMBER 2025



ENVISION DUBLIN - EMERALD CORRIDOR PLAN



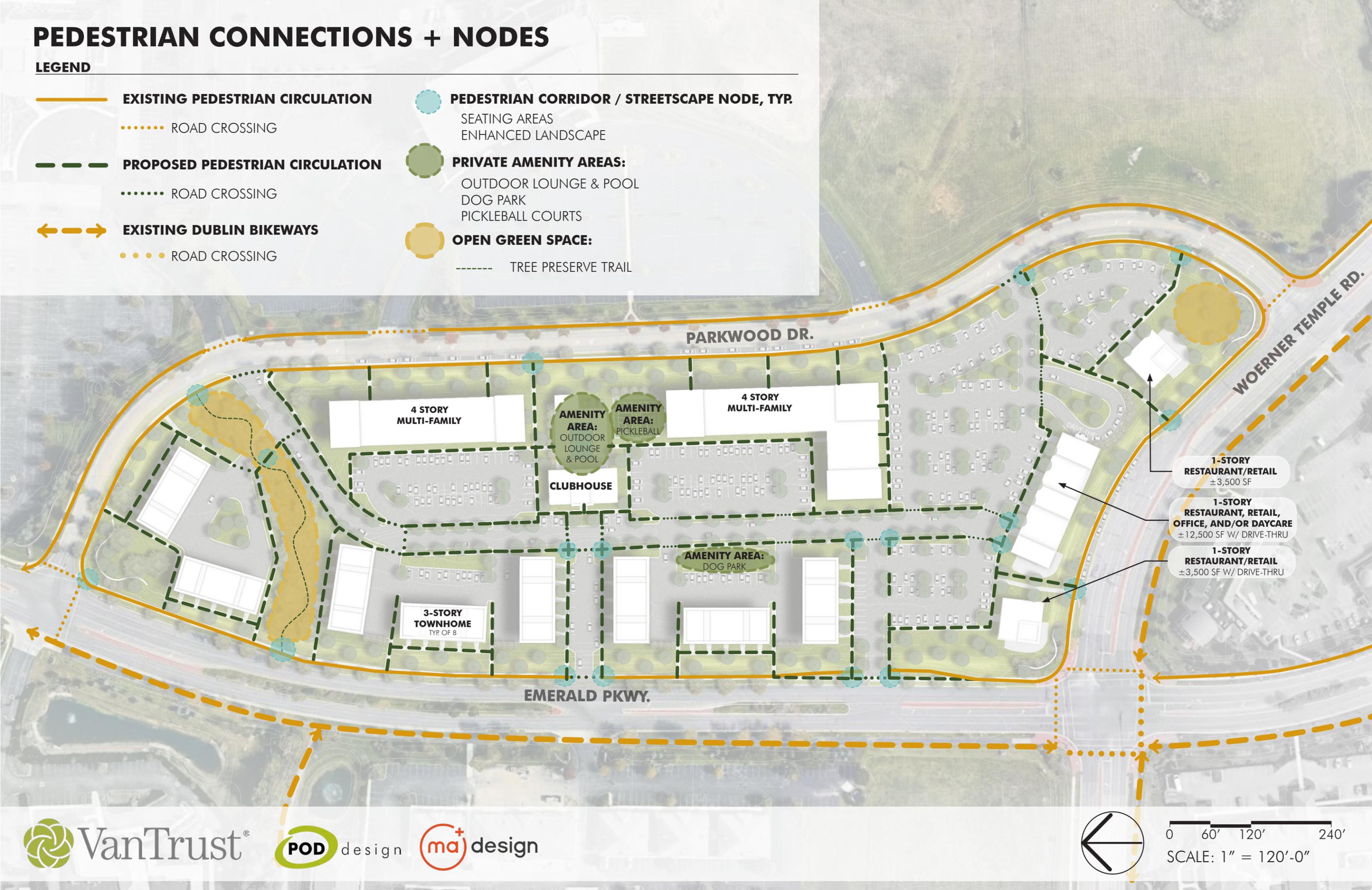
CURRENT PLAN



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
- **PRIVATE AMENITY AREAS:**
OUTDOOR LOUNGE & POOL
DOG PARK
PICKLEBALL COURTS
- **OPEN GREEN SPACE:**
----- TREE PRESERVE TRAIL



- 1-STORY RESTAURANT/RETAIL**
±3,500 SF
- 1-STORY RESTAURANT, RETAIL, OFFICE, AND/OR DAYCARE**
±12,500 SF W/ DRIVE-THRU
- 1-STORY RESTAURANT/RETAIL**
±3,500 SF W/ DRIVE-THRU



REFERENCE IMAGERY | SITE AMENITIES



STREETSCAPE CHARACTER



PRIVATE AMENITY AREA



DOG PARK



STORMWATER



OPEN GREEN SPACE



COMMERCIAL CHARACTER



LANDSCAPED MOUNDING



OPEN GREEN SPACE



COMMERCIAL CHARACTER

REFERENCE IMAGERY | ARCHITECTURE



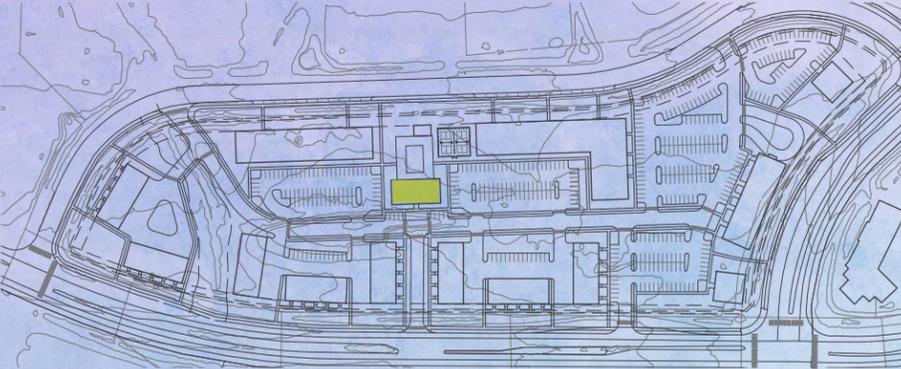
BUILDING ELEVATION



4-STORY MULTI-FAMILY BUILDING
EAST-WEST DRIVE ELEVATION



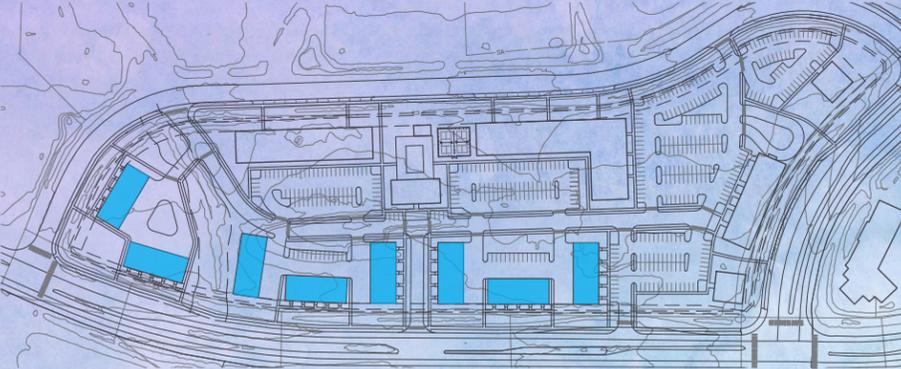
BUILDING ELEVATION



CLUBHOUSE



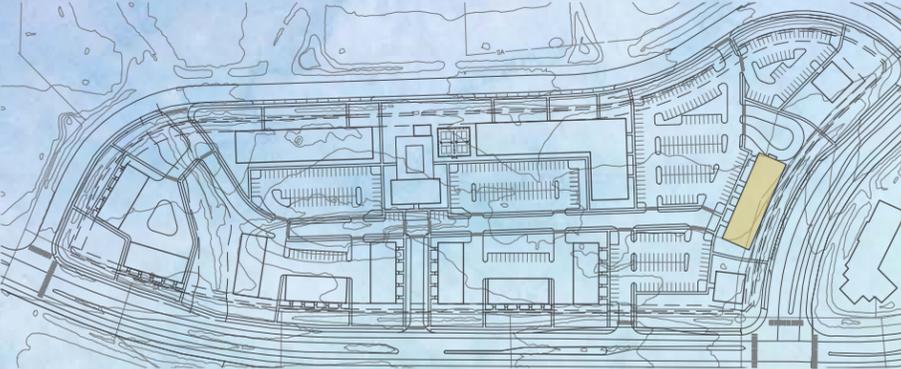
BUILDING ELEVATION



3-STORY TOWNHOUSE (W/ TUCK-UNDER GARAGE)



BUILDING ELEVATION



1-STORY COMMERCIAL
WOERNER TEMPLE ROAD ELEVATION



AERIAL VIEW (LOOKING NORTH)



3-STORY
TOWNHOMES, TYP.
(40 UNITS)

4-STORY
MULTI-FAMILY RESIDENTIAL
(188 UNITS)

CLUBHOUSE

DOG PARK

3,500 SF
RETAIL / RESTAURANT

12,500 SF
RETAIL / RESTAURANT /
OFFICE / DAYCARE

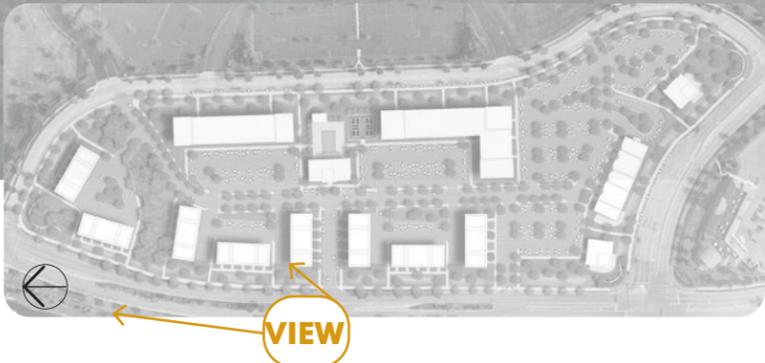
3,500 SF
RETAIL / RESTAURANT



SITE PERSPECTIVE



SITE PERSPECTIVE



AERIAL VIEW (LOOKING SOUTH)

