ID-6 SETBACK & SCREENING STUDY

DUBLIN WEST INNOVATION DISTRICT (WID)

WORKING DRAFT

MARCH 2026

OBJECTIVES

The intent of this study is to:

- Desired updates to the approach for screening the view of future buildings, service areas, and parking from the public ROW (streets, sidewalks, trails) and existing residences.
- Desired character of the public realm in the WID.
- Method for implementing the desired screening requirements:
    1. Zoning Code Updates
    2. Design Guidelines

Key objectives for the WID through this study include:

- Applying sustainability practices.
- Protecting economic viability/development potential of properties.
- Establishing clarity and predictability in expectations for screening/buffering.

ASSESSING CURRENT CONDITIONS

Existing Setback Requirements

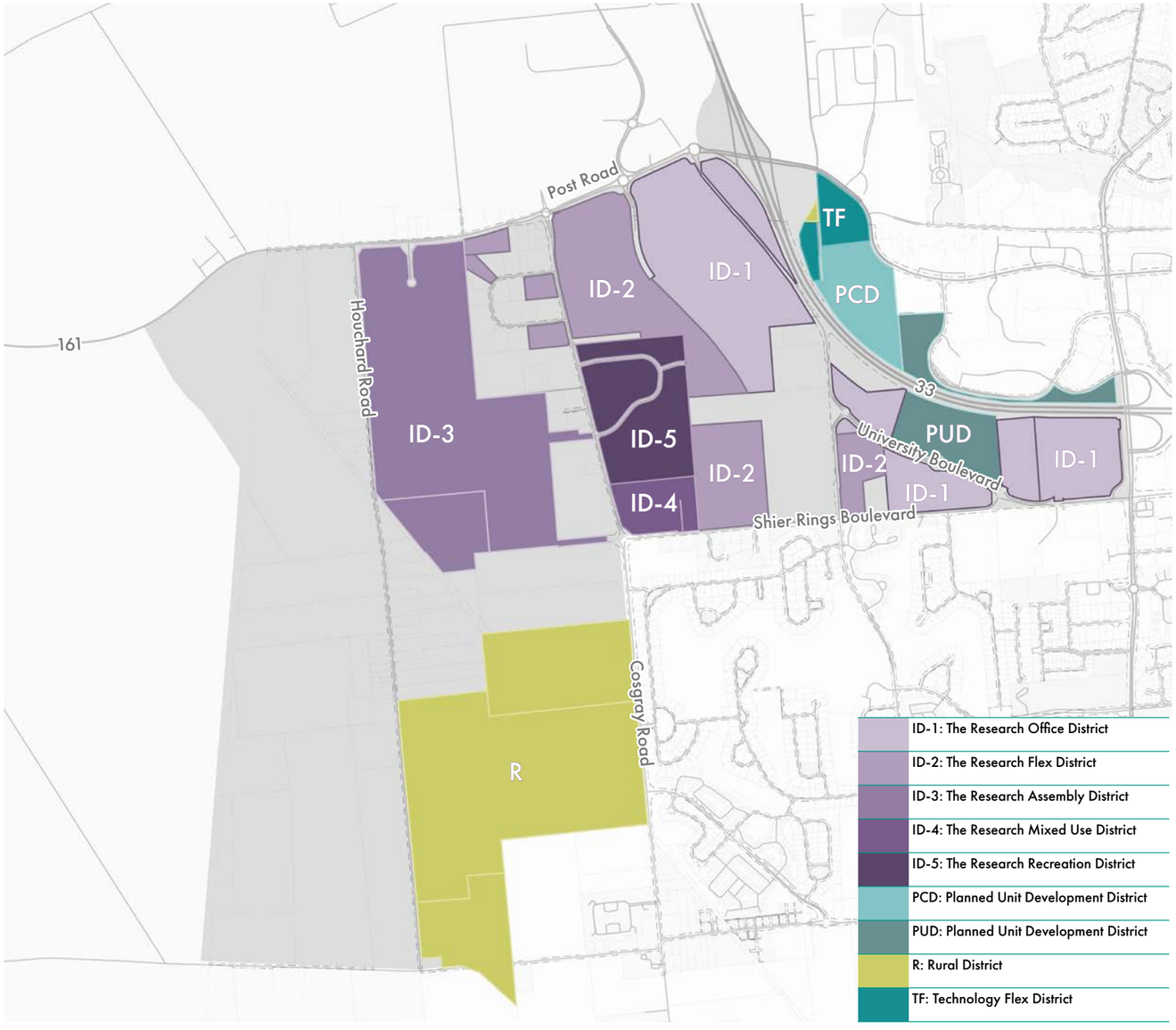
WEST INNOVATION DISTRICT REQUIREMENTS

Within the West Innovation District, side and rear setback requirements are determined by both the height of the structure and the zoning district in which it is located.

Building Height	Side/Rear Building Setbacks			
	ID-1	ID-2	ID-3	ID-4
17′	30′	15′	30′	15′
>17′-34′	35′	20′	35′	20′
>34′-51′	50′	35′	50′	35′
>51′	75′	50′	75′	50′

For pavement setbacks including open storage and service and loading areas except for common access drives or shared service courts requirements are:

Type	Required Setback
Side	≥15′, ≥30′ from any residential zoning district or a residential zoning district of a residential subarea of a planned development district
Back	≥25, ≥50′ from any residential zoning district or a residential zoning district of a residential subarea of a planned development district

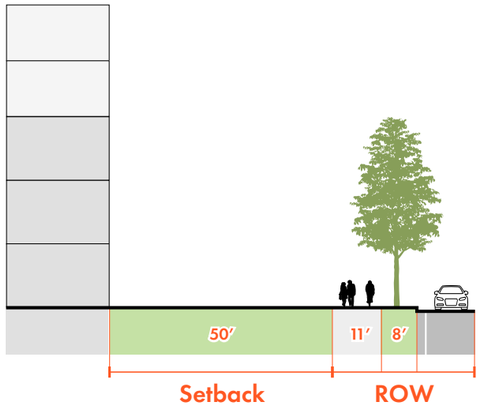


Existing Setback Requirements

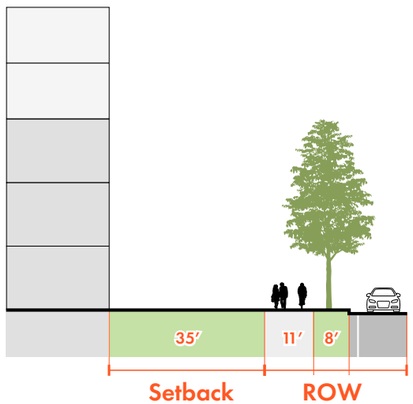
WEST INNOVATION DISTRICT REQUIREMENTS

Within the West Innovation District, front setback requirements for structures are determined by road type in the EAZ Transportation Plan.

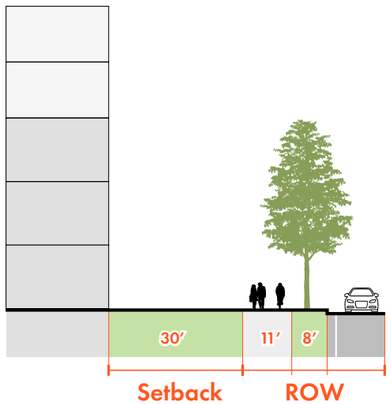
Arterial Required Front Setback: 50′

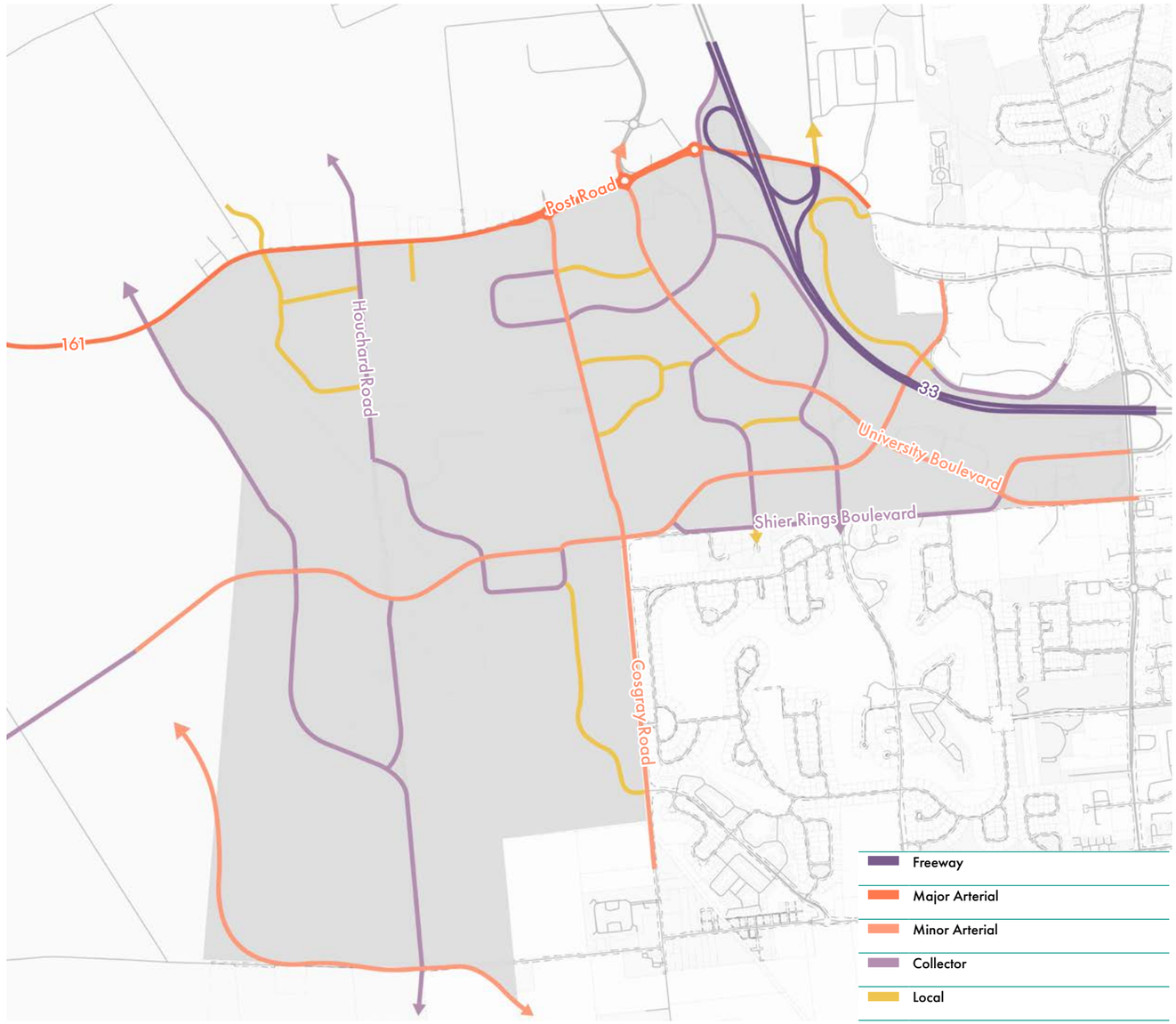


Collectors Required
Front Setback: 35′



Local Required
Front Setback: 30′





Existing Developments

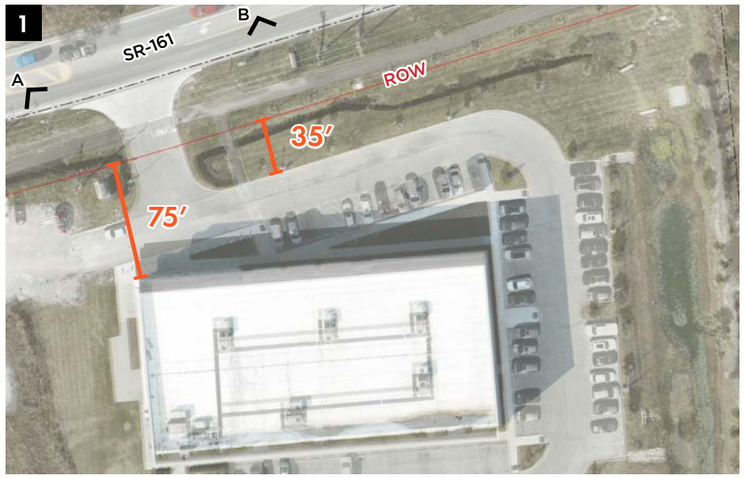
WEST INNOVATION DISTRICT

Vadata Inc Houchard Rd (Collector), WID

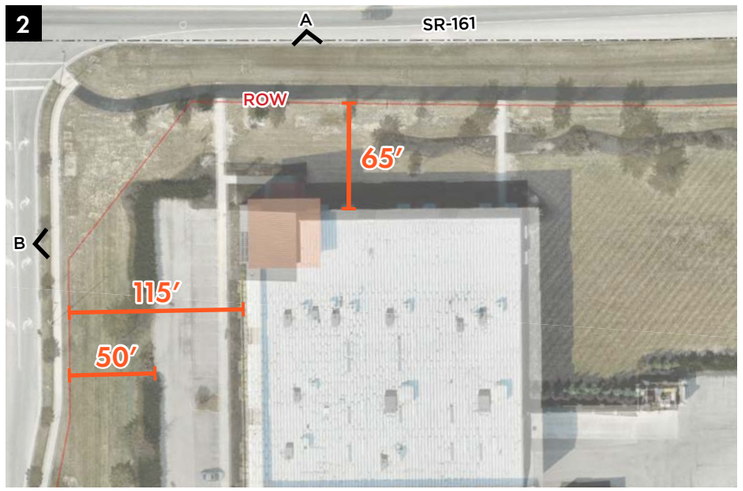
Existing Developments

WEST INNOVATION DISTRICT

Urban Air Trampoline and Adventure Park Dublin Plain City Rd (Major Arterial), WID



Command Alkon (Tuttle Emerald Development LLC) Dublin Plain City Rd (Major Arterial), WID



Seasonality

WEST INNOVATION DISTRICT

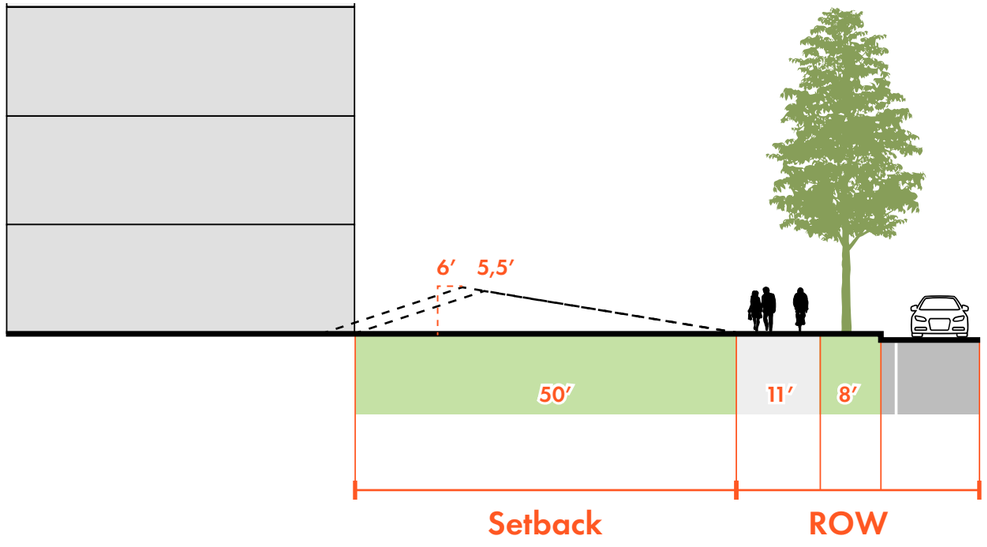
Summer

Winter

Arterial Streets

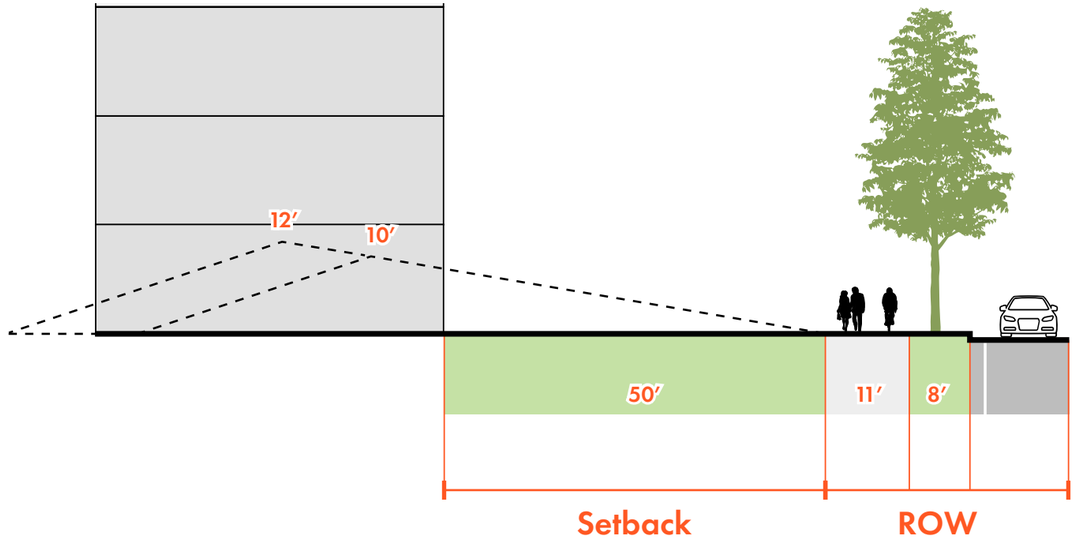
50′ SETBACK (CURRENT REQUIREMENTS)

Mound Height: 6′



Height	5,5-6′
Setback	50 ft
Mounding	Front slope - 6:1 Back slope - 3:1

Mound Height: 10-12′



Height	10-12′
Setback	50 ft
Mounding	Front slope - 6:1 Back slope - 3:1

Key Takeways

EXISTING CONDITIONS ASSESSMENT

- Original WID setbacks and screening were established following traditional Dublin landscape treatments intended to screen parking lots while retaining views to corporate office buildings from the public right-of-way; considerations should be made for changes to standards.
- Additional setbacks may be needed to accommodate desired mounding in some locations.
- Landscape and planting strategies can be updated to align with best practices to support long-term tree health, species variety, and sustainability.
- Setbacks provide an opportunity for placemaking, highlight Dublin character, and passive recreation.

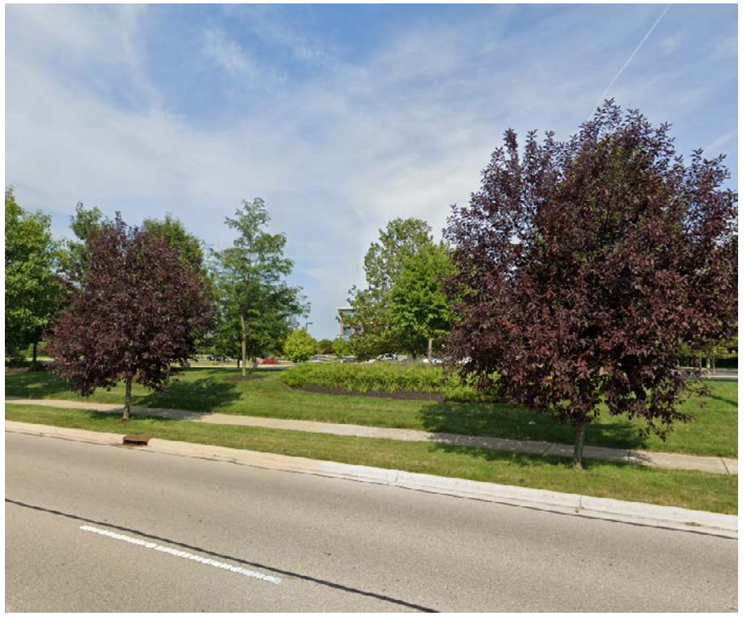
DISTRICTWIDE APPROACH

Setback Approaches

ENHANCED BUFFERING

Primary Screening

(Service Areas, Buildings, Parking)



TRADITIONAL LANDSCAPE

Limited Condition Screening

(Service Areas, Parking)

ICONIC MOMENTS

Gateway Opportunities

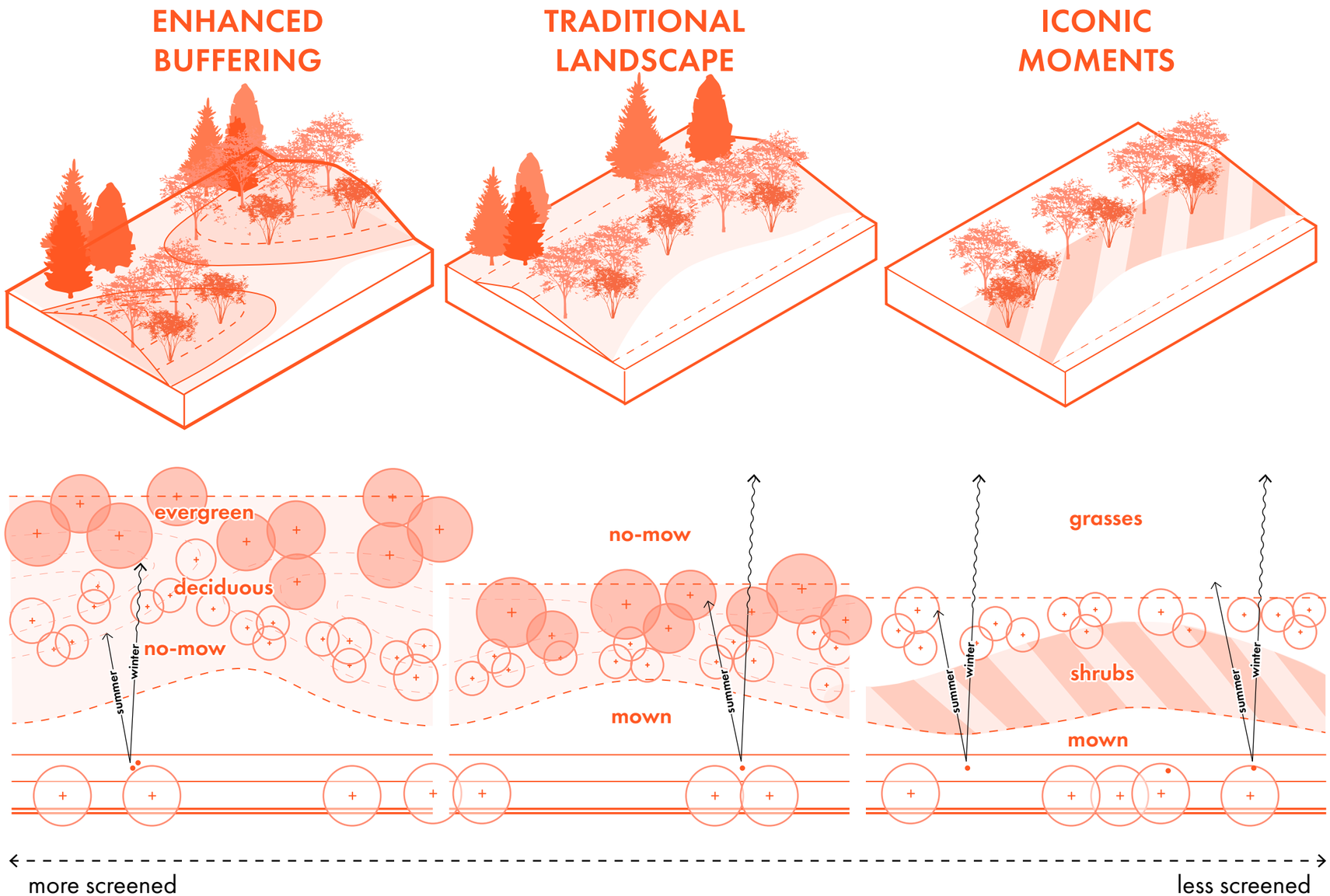
(Entry Experience, Roundabouts, Transition Zones)

What Does This Mean in Terms of Landscape?

SETBACK APPROACHES

Varying conditions with consistent character.

Creating environmental corridors and new habitats.



Enhanced Buffering

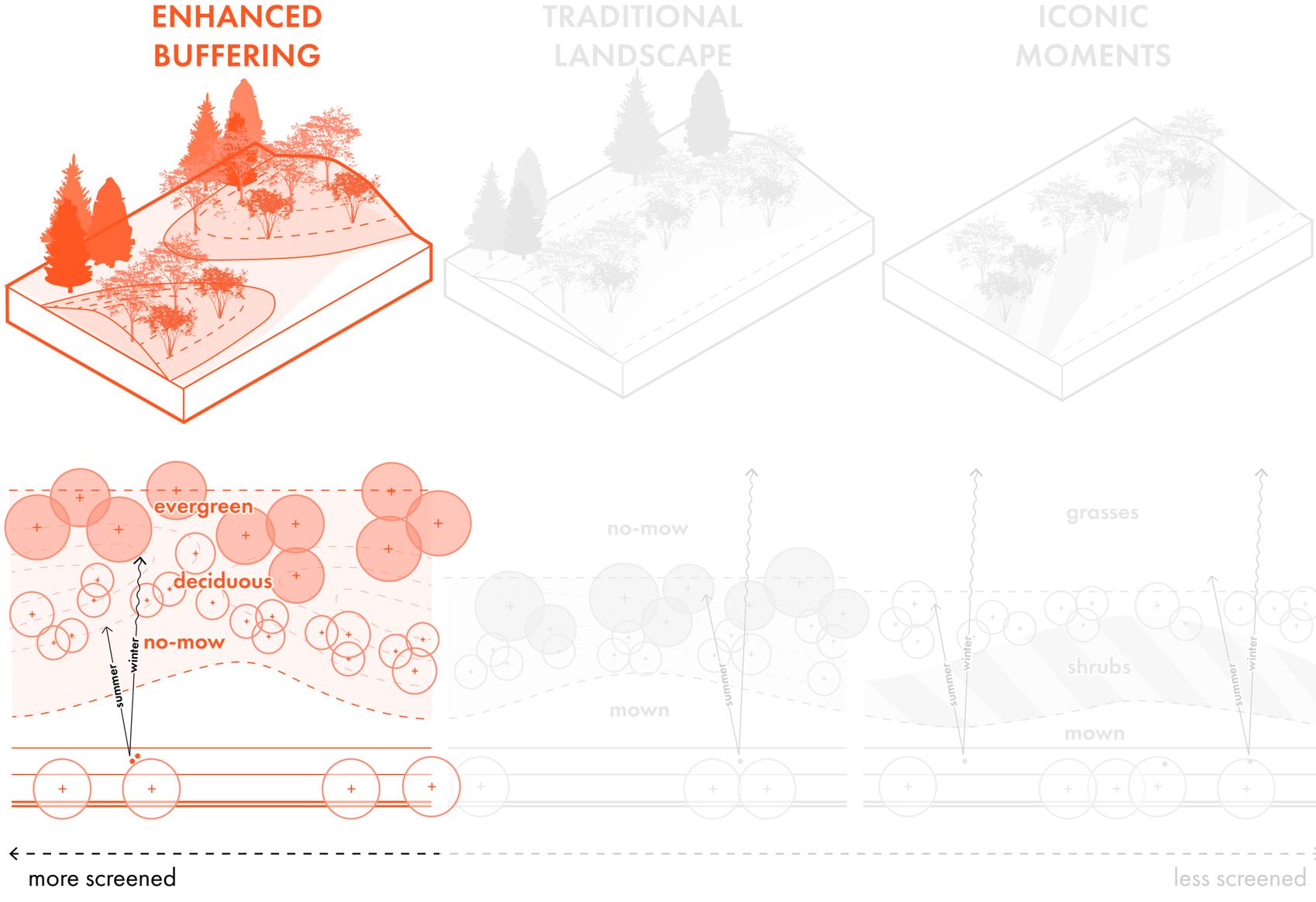
SETBACK APPROACHES

Key Considerations

- Large, overlapping and undulating planted mounds
- Provides the most screening
- Suitable for areas of adjacent residential and industrial development

WHERE TO IMPLEMENT

- Along key public arterials when space allows
- Corridors adjacent to residential land uses



Traditional Landscape

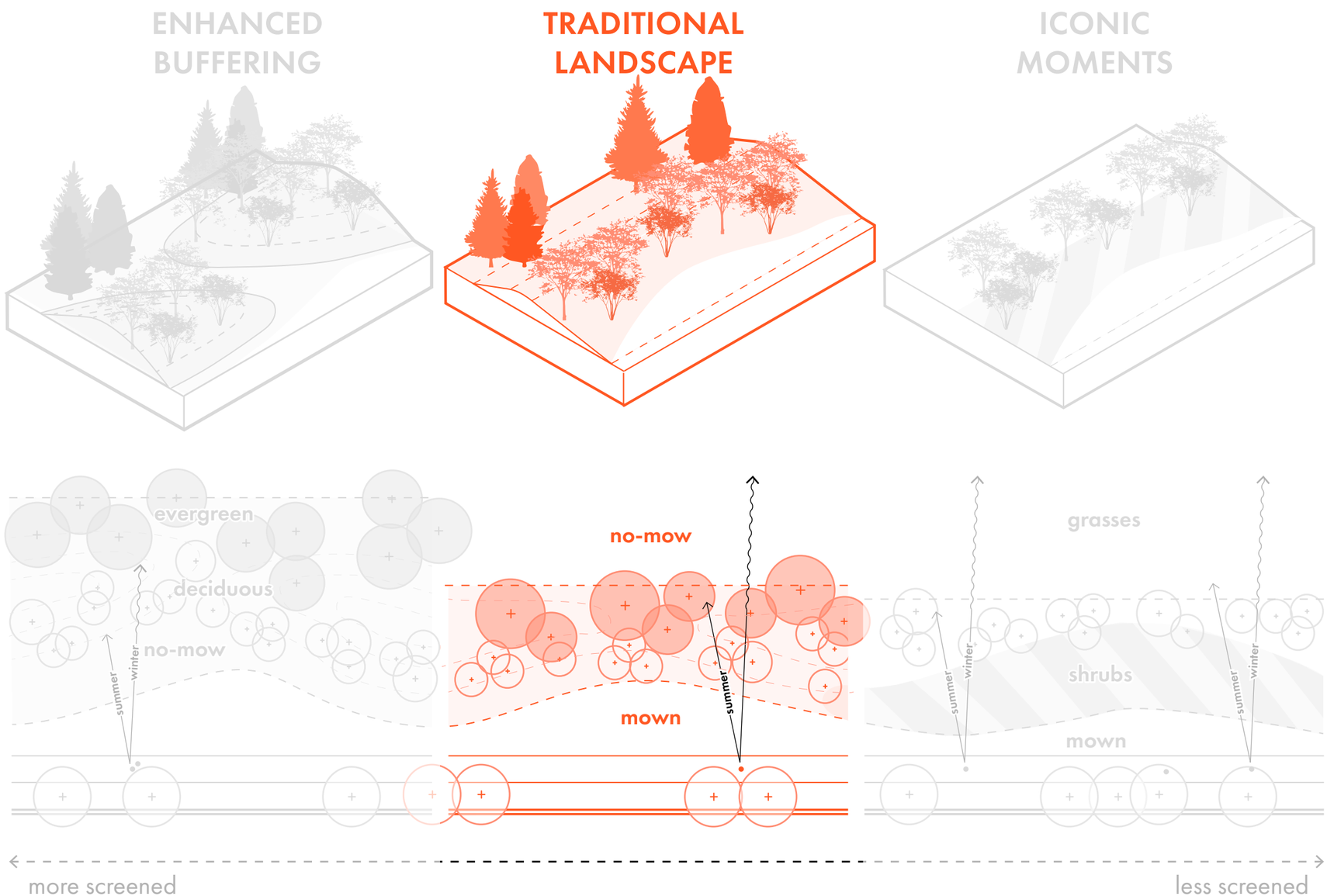
SETBACK APPROACHES

Key Considerations

- Little to no mounding, used to screen parking or small utility areas
- Screening achieved with dense planting
- Allows some visibility to building architecture
- Suitable for areas of adjacent industrial development or key architecure to showcase

WHERE TO IMPLEMENT

- Along corridors adjacent to other industrial land uses or interior roads within industrial parks
- Areas where architecture /development can be showcased



Iconic Moments

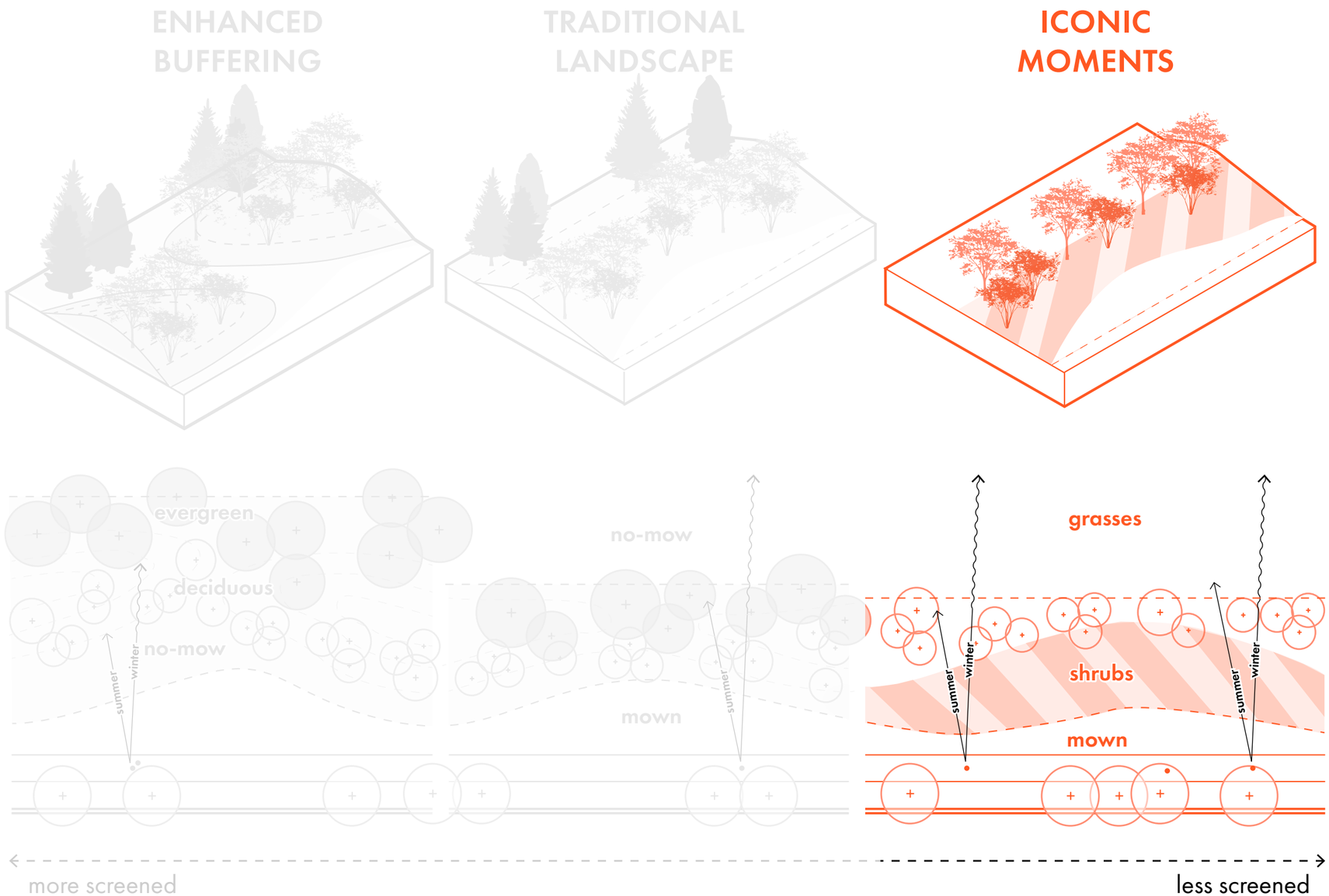
SETBACK APPROACHES

Key Considerations

- Sculptural mounding and/or planting
- Allows most visibility
- Suitable for key intersections and transitional moments
- Artwork and placemaking

WHERE TO IMPLEMENT

- Key intersections and roundabouts
- Areas where development is to be showcased or highlighted
- Transition zones from mixed use to industrial
- Primary site entries



PROPOSED ID-6 CONSIDERATIONS

DRAFT OUTLINE

ID-6 SETBACK AND SCREENING

1. INTRODUCTION - DESIGN INTENT AND DISTRICT CHARACTER

2. SITE FRAMEWORK

- Existing Site (Site Map with future ROW and parcels highlighted)
- Cosgray Road Future Streetscape Condition
- Site Features Map (natural features, established trees/tree rows, farmsteads)
- Regulating Plan (Technical site map with required setbacks from ROW & previously identified site features)

3. DESIGN GUIDELINES – EDGE CONDITION & SCREENING

- Intent & Character Overview
- Approach: Three Typologies
- Berm Grading Requirements
- Berm Planting Requirements
- Berm and Screeening Transitions (when applicable)
- Stormwater Approach (location, grading, planting)
- Multi-use Path Integration (when applicable)
- Easement Conditions (when applicable)
- Planting Guidelines & Allowed Plantings
- Landscape Maintenance

Maintaining Rural Character

WHAT IS THE APPROACH?

Given that the current WID landscape character is primarily agricultural and rural, the approach to planting and design within development setbacks should aim to maintain this character, as recommended in the Envision Dublin Community Plan.

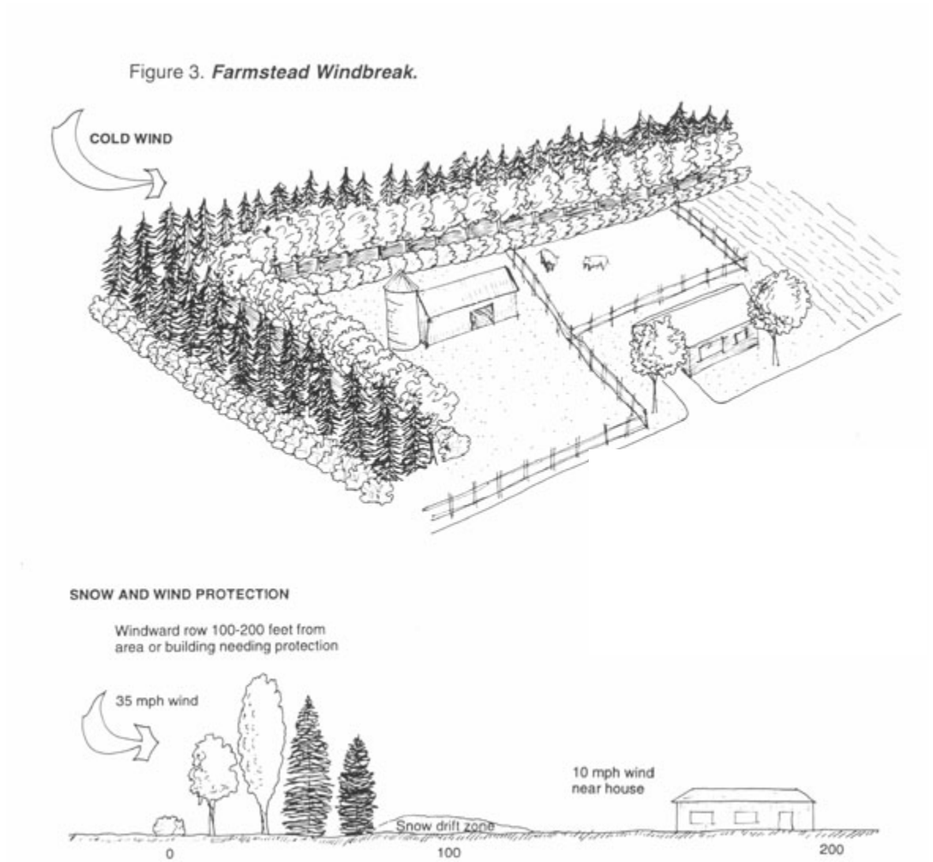
HOW TO IMPLEMENT

- Preserve tree rows & stands of trees (especially along field edges
- Native grasslands/prairie and open canopy plantings along road corridors
- Periodic small structures /uses close to road (house, gas station, church, graveyard, etc.)
- Periodic vistas with long views into space - farm field, pasture, horse farm, prairie

Maintaining Rural Character

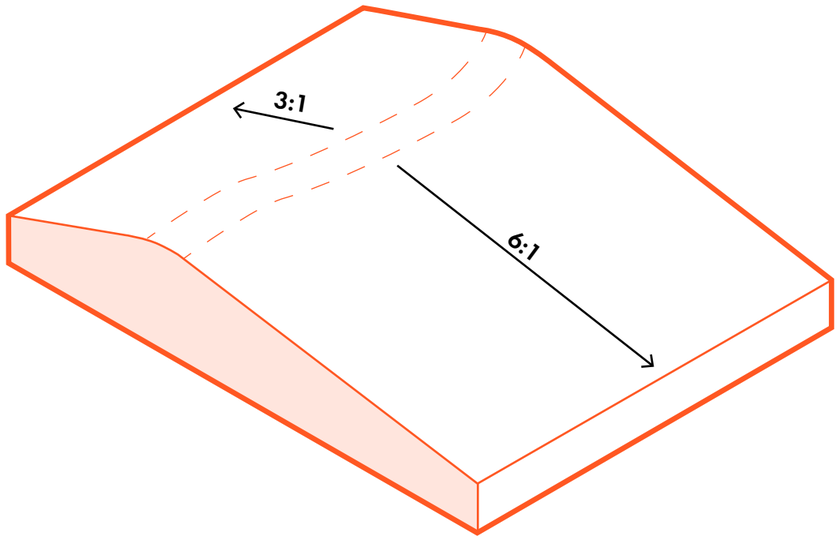
RURAL "WIND BREAKS"

Windbreaks or shelter belts have historically been implemented in rural or agricultural contexts for property delineation or soil conservation.



Slopes

MOUNDING CONSIDERATIONS

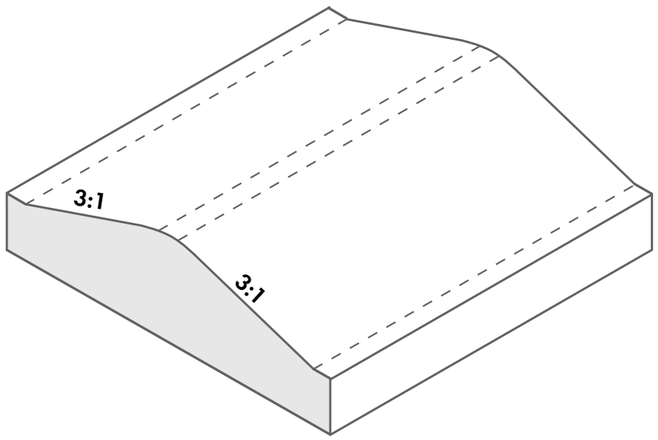


- 6:1 average slope (max) on the public side is our recommendation for a naturalized condition.
- 3:1 slope on the private side to reduce the depth of the slope and maximize developable land.

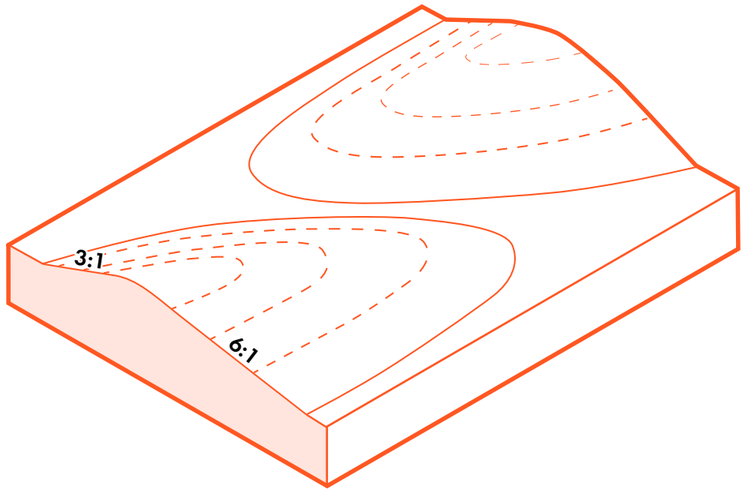
Overlapping & Undulating

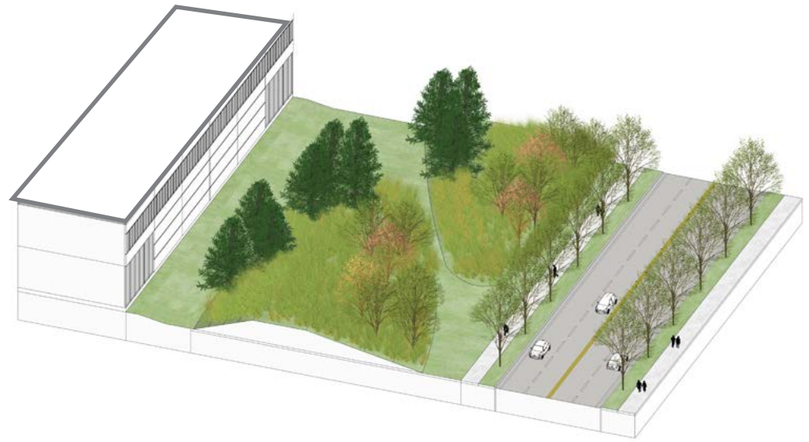
MOUNDING CONSIDERATIONS

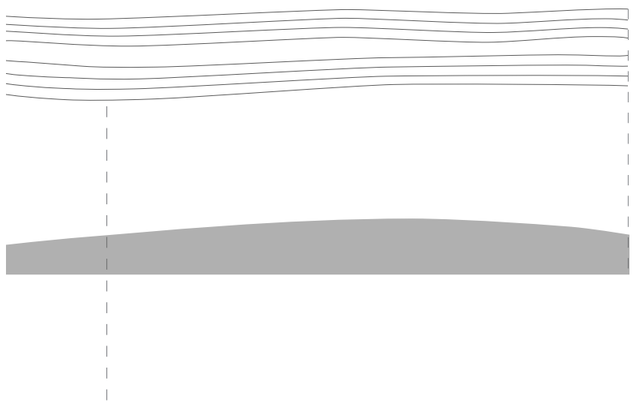
Traditional toothpaste mounds

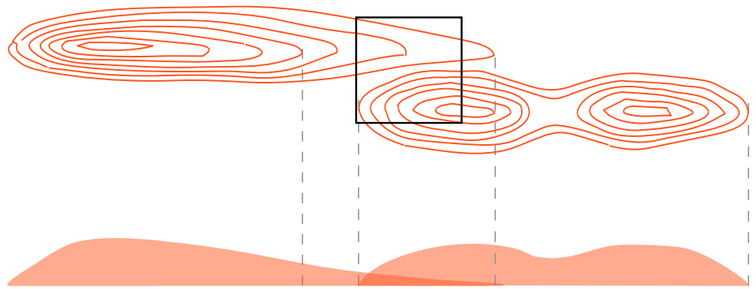


Overlapping/ undulating mounds

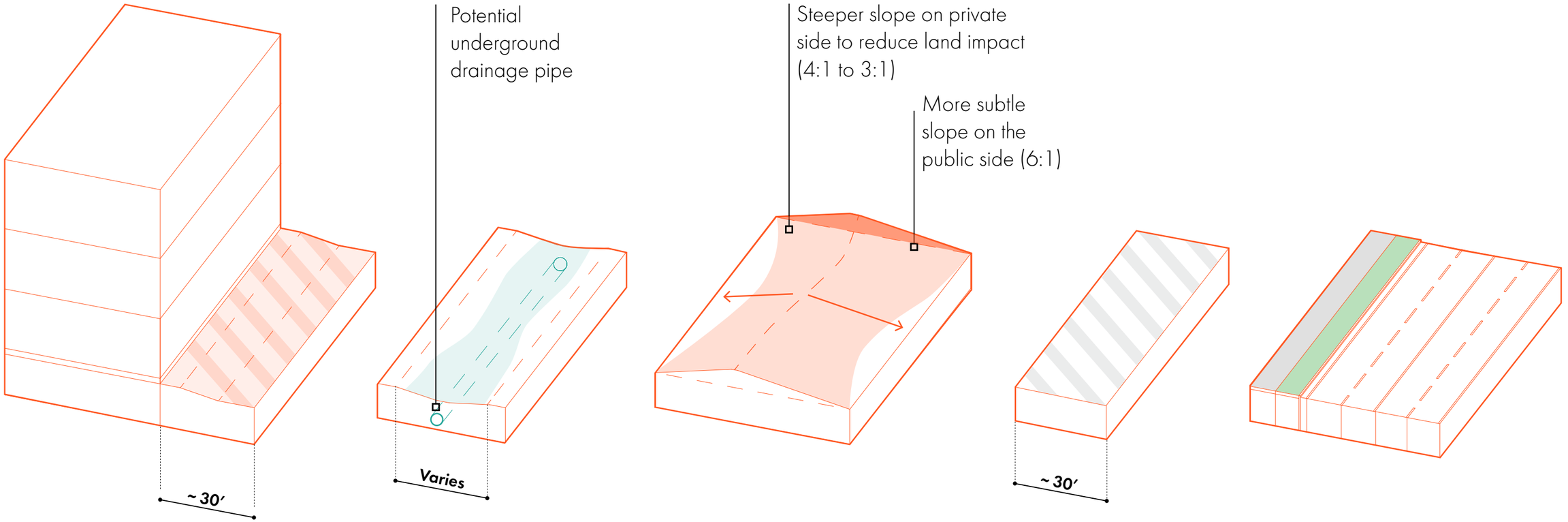








Components
MOUNDING CONSIDERATIONS



Building runoff
Space between mound and building face for drainage, user access/circulation, and emergency access.

Development stormwater & mound runoff
Space at the base of each side of mound for water runoff. This zone can be utilized for development stormwater requirements.

Mounds
Height of the berm: 6'to 14'

Potential underground utility easement

Right-of-Way

Stormwater Considerations

TWO APPROACHES

While meeting the screening goals is the primary priority, in areas where setback space allows for stormwater manaagement, there are two approaches:

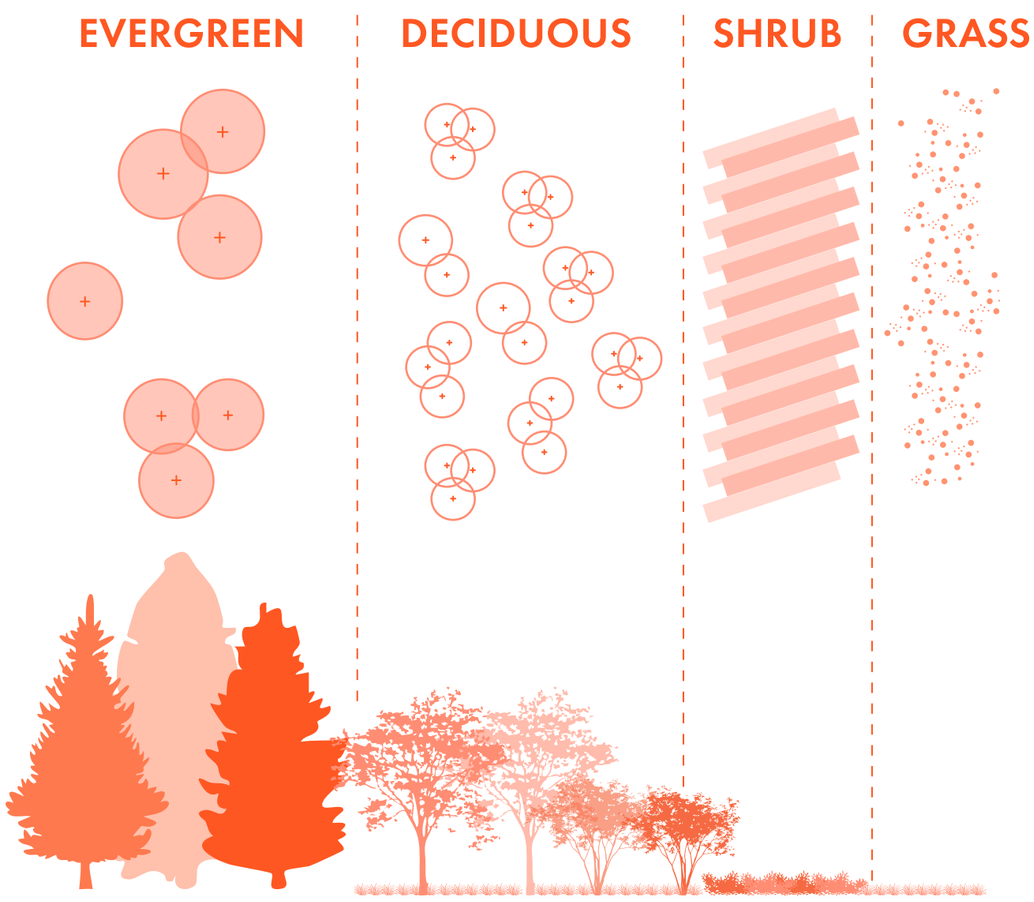
When setbacks are limited and/or screening is the priority:
Stormwater can be managed on the private side of the screening components, designed in a more engineered format.

When space allows, and there is a desire to integrate water into the public view:
Stormwater can be designed/integrated into the landscape setbacks where screening is less of a priority.

Stormwater interventions can vary anywhere from smaller 6-8′ swales and linear rain gardens to larger detention ponds or constructed wetlands.

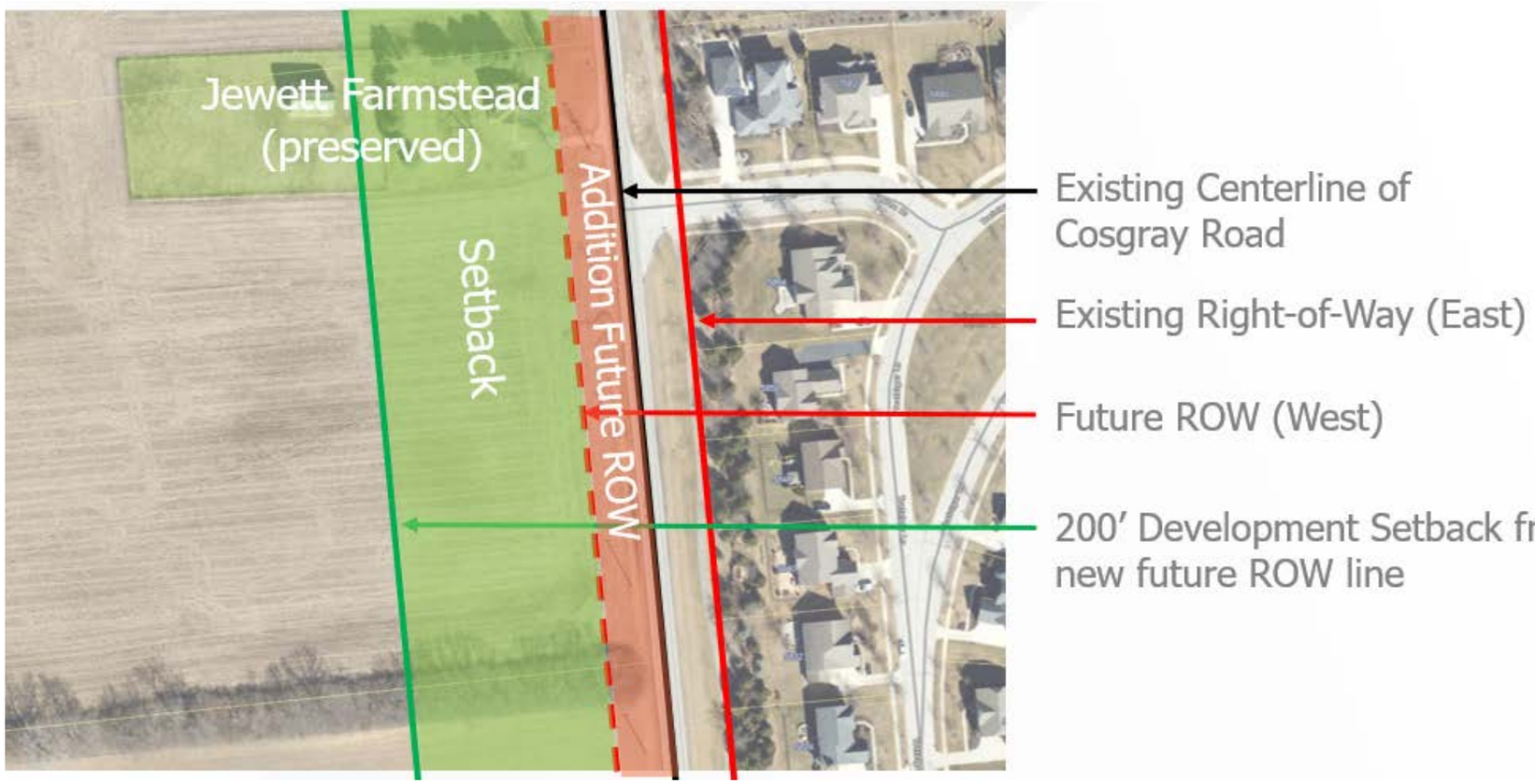
Layered Approach
PLANTING CONSIDERATIONS

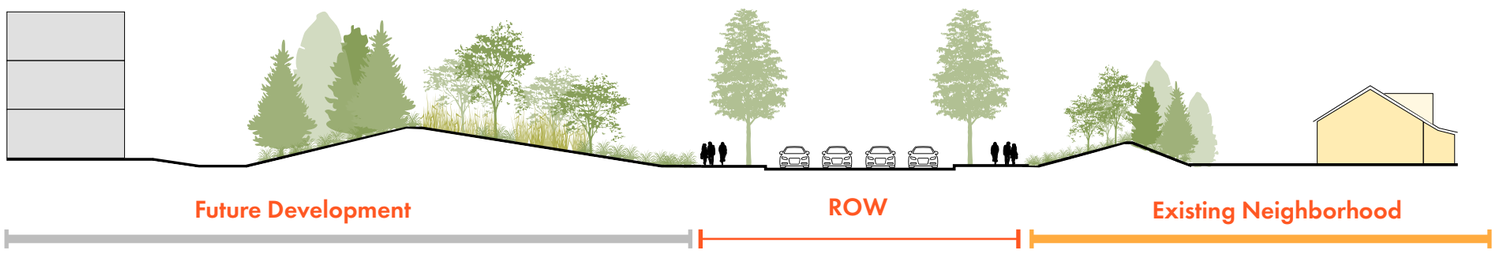
With or without mounds, planting should occur in four layers of naturalized “drifts” or organic groupings of trees. Consider optional shrub layer planted in rows to mimic agricultural planting.



Ehanced Buffering

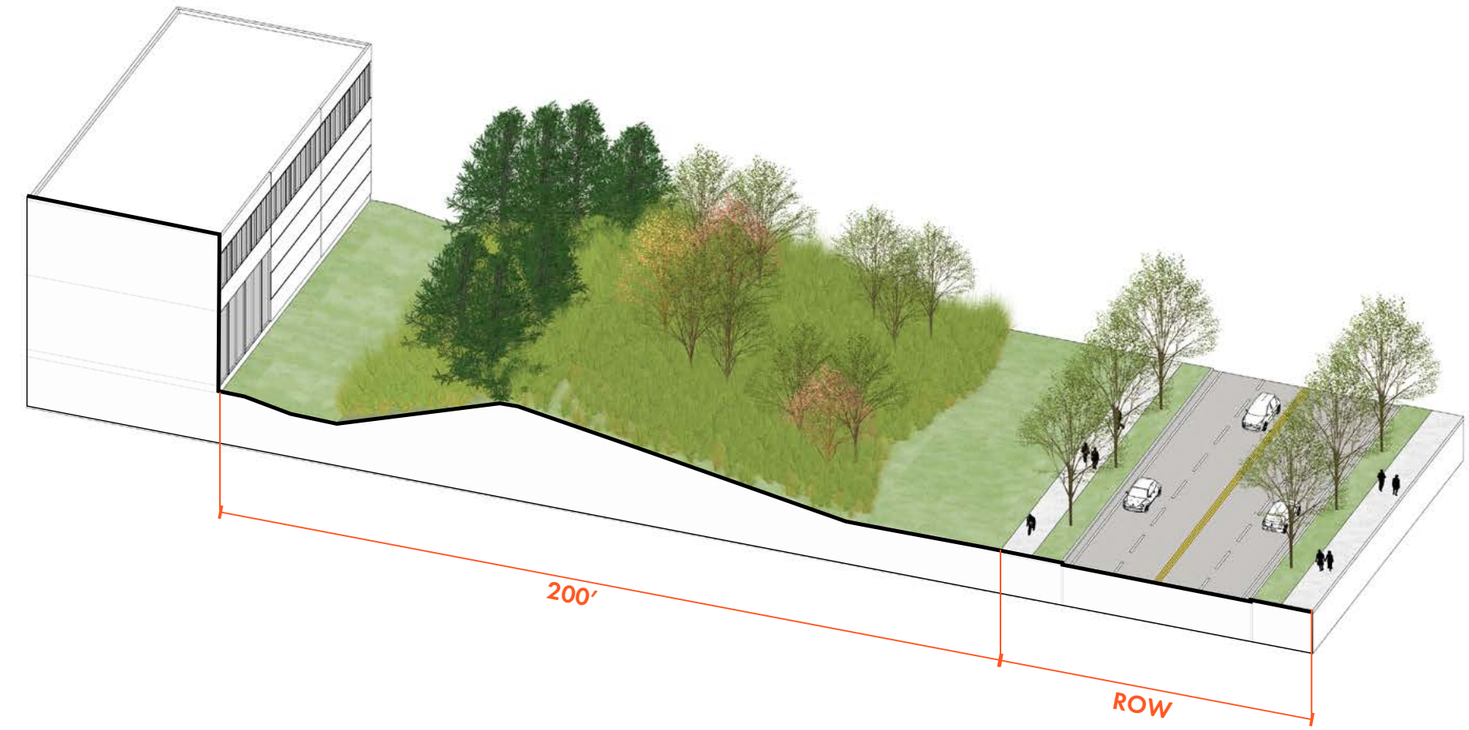
SETBACK APPROACH

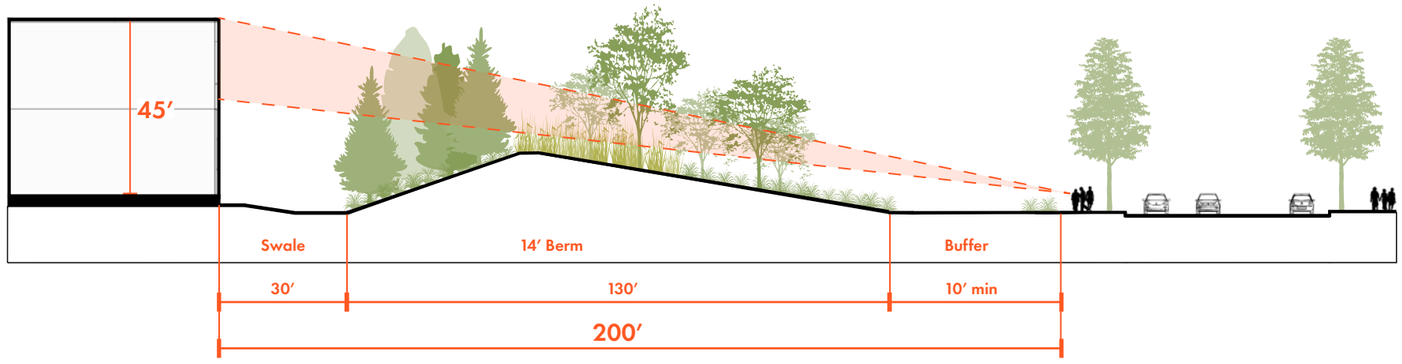




10’-14’ Berm Height (Cosgray Rd)

200’ SETBACK





10’-14’ height berm with the front slope of 6:1 and a back slope 3:1	
Height	14 ft
Setback	200 ft
Swales	Swale located on the private side of the berm to drain away from building.
Plants	- Evergreen clusters on private slope of mounds, deciduous clusters on public slope - No-mow or meadow grasses on front slope of mound - Mown turf in 10’ R.O.W. buffer

Cosgray Road

CONCEPTUAL VISUALIZATION (10'-14' MOUNDING)

Cosgray Road & Shier Rings Road

CONCEPTUAL VISUALIZATION