

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



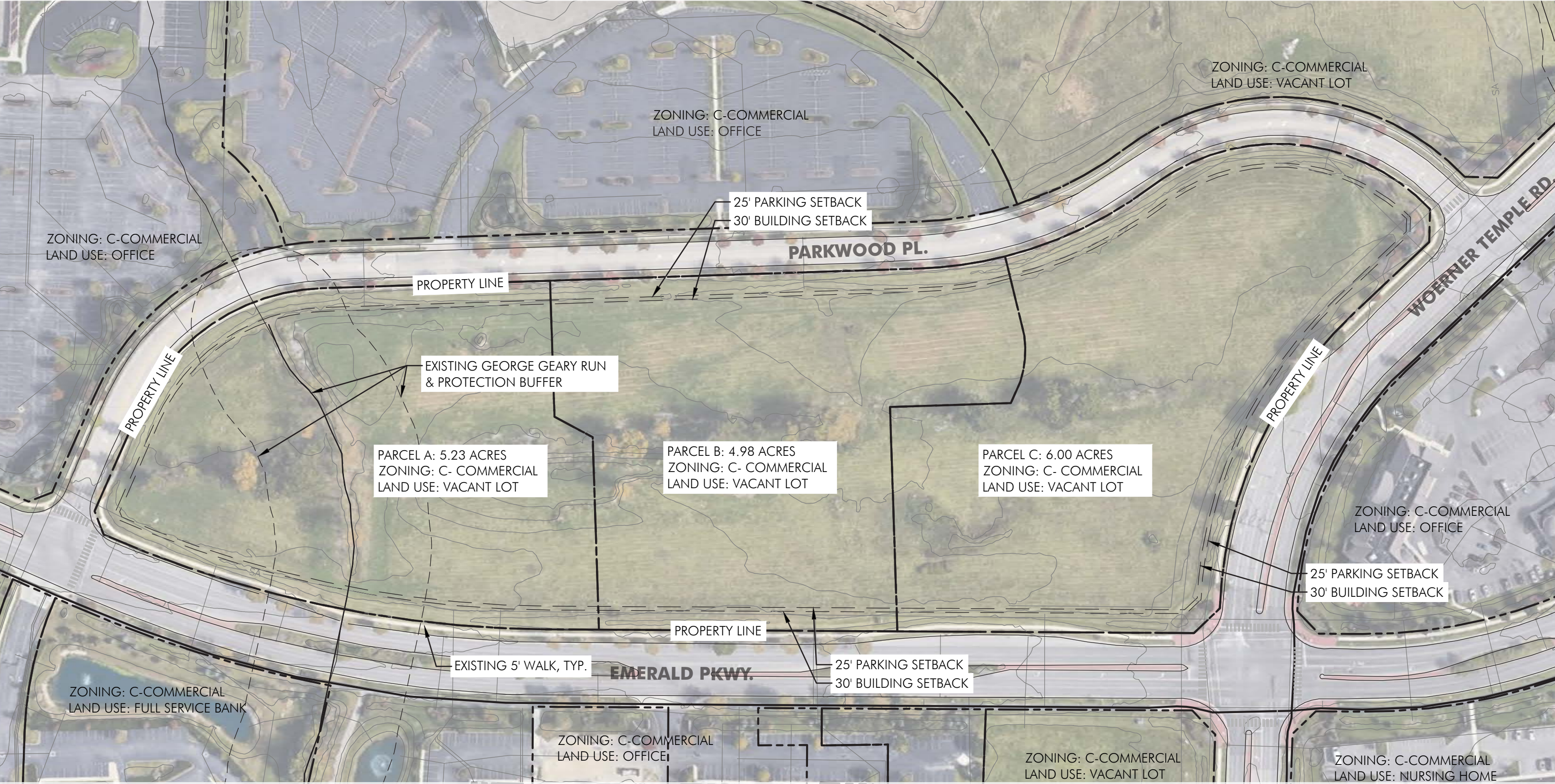
LEGEND

 **DUBLIN BIKEWAYS**



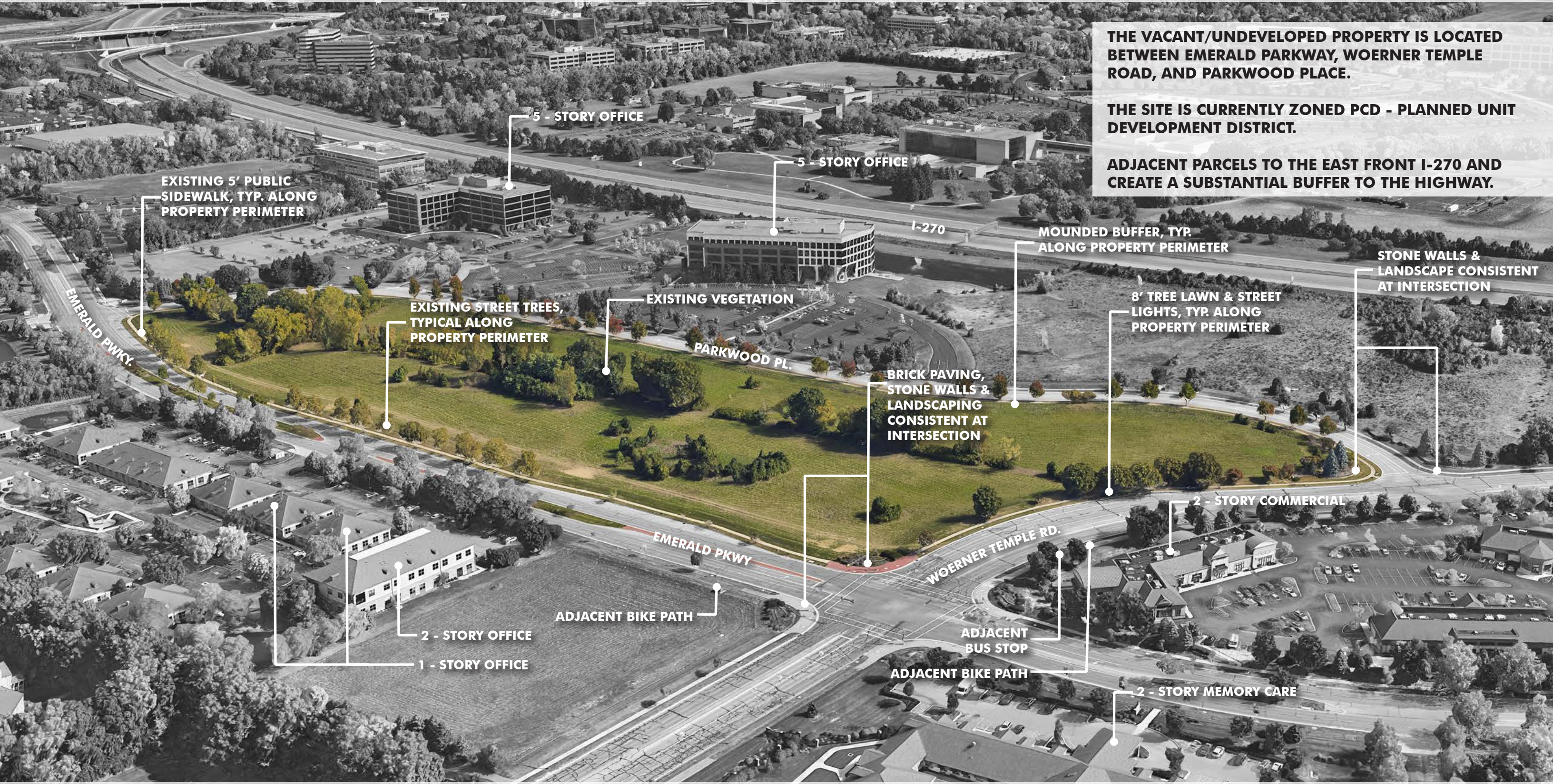
EXISTING CONDITIONS PLAN

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.

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:

PARKING REQUIRED: 294 SPACES (STUDIO & 1 BED = 1/UNIT : 2 BED = 1.5/UNIT : TOWNHOME = 2/UNIT)

PARKING PROVIDED: 294 SPACES (187 SURFACE, 60 GARAGE, 47 STREET PARALLEL)

RESTAURANTS/RETAIL/OFFICE

REST./RETAIL BUILDINGS:

13,500 SF

PARKING REQUIRED: 135 SPACES (10/1,000)**PARKING PROVIDED: 135 SPACES** (SURFACE)

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

PLAN COMPARISON
SITE PLAN - FEBRUARY 2026



NOT TO SCALE

ENVISION DUBLIN - EMERALD CORRIDOR PLAN



NOT TO SCALE

CURRENT PLAN



NOT TO SCALE

PEDESTRIAN CIRCULATION

LEGEND

- EXISTING PEDESTRIAN CIRCULATION
- PROPOSED PEDESTRIAN CIRCULATION
- PROPOSED GREEN SPACE CIRCULATION
- PROPOSED SIGNATURE TRAIL
- PROPOSED RESIDENTIAL AMENITIES
- PARK NODES

STREETSCAPE CHARACTER

EAST WEST PEDESTRIAN CORRIDOR

PEDESTRIAN FOCUSED STREETSCAPE

PARK / OPEN GREEN SPACE

PARKWOOD PL.

WOERNER TEMPLE RD.

4 STORY MULTI-FAMILY

4 STORY MULTI-FAMILY

POOL
CLUBHOUSE

1-STORY RESTAURANT/RETAIL
±3,600 SF W/ DRIVE-THRU

1-STORY RESTAURANT, RETAIL, OFFICE, AND/OR DAYCARE
±9,900 SF

DOG PARK

DOG PARK

3-STORY TOWNHOME
TYP. OF 8

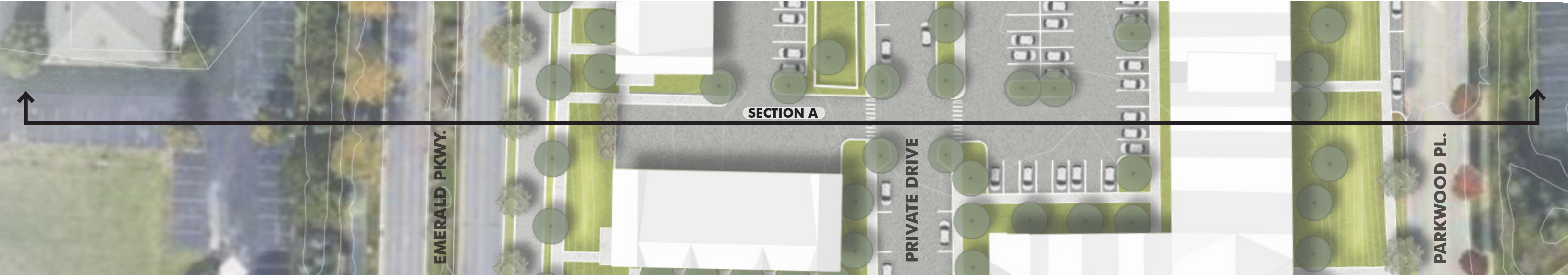
EMERALD PKWY.

PARK / OPEN GREEN SPACE

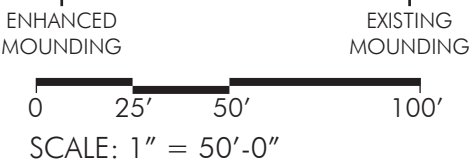


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SCALE: 1" = 120'-0"

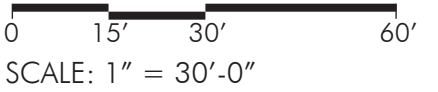
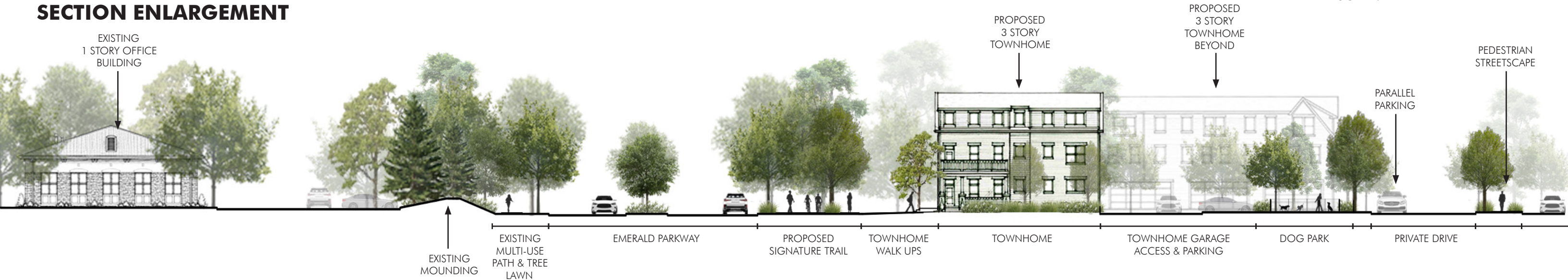
SITE SECTIONS



SECTION A



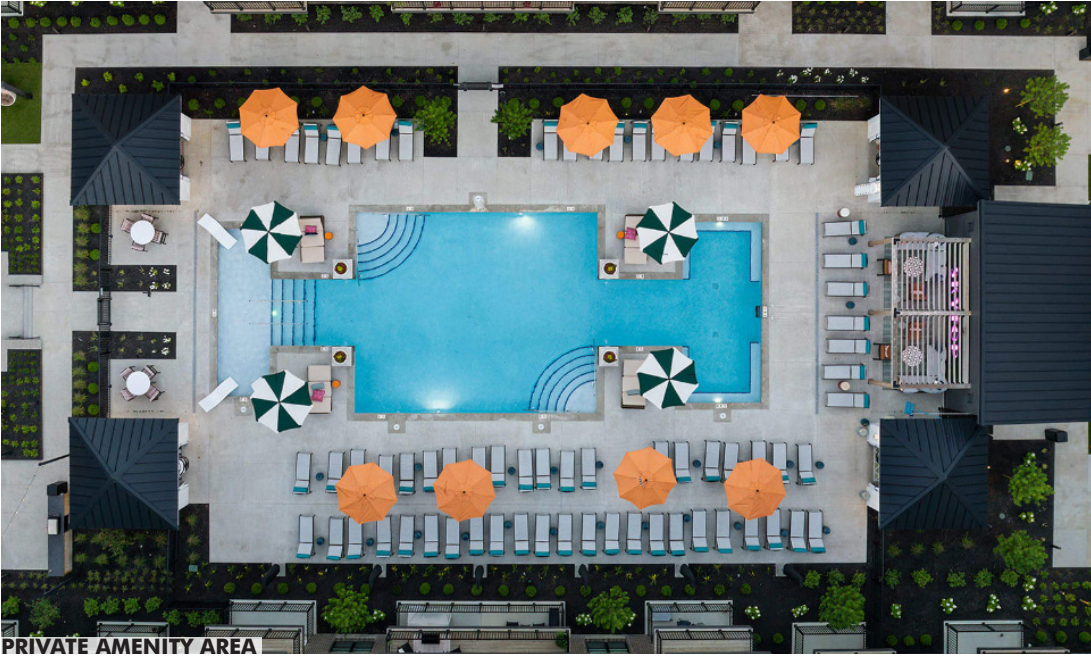
SECTION ENLARGEMENT



REFERENCE IMAGERY | SITE AMENITIES



STREETSCAPE CHARACTER



PRIVATE AMENITY AREA



DOG PARK



STORMWATER



OPEN GREEN SPACE



COMMERCIAL CHARACTER



LANDSCAPED MOUNDING



OPEN GREEN SPACE

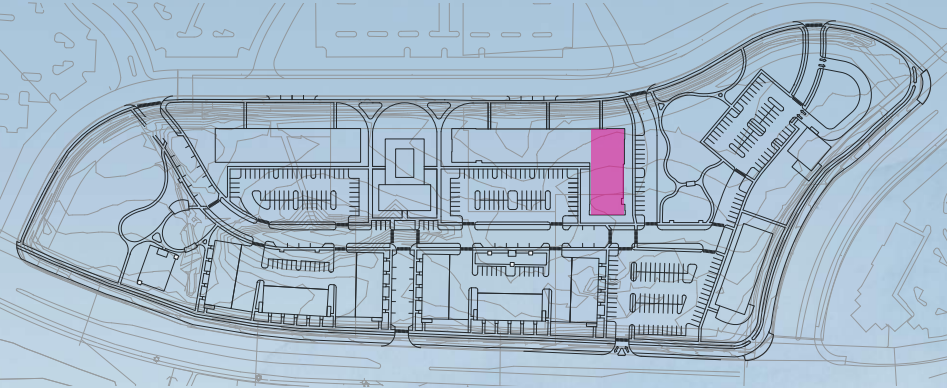


COMMERCIAL CHARACTER

REFERENCE IMAGERY | ARCHITECTURE



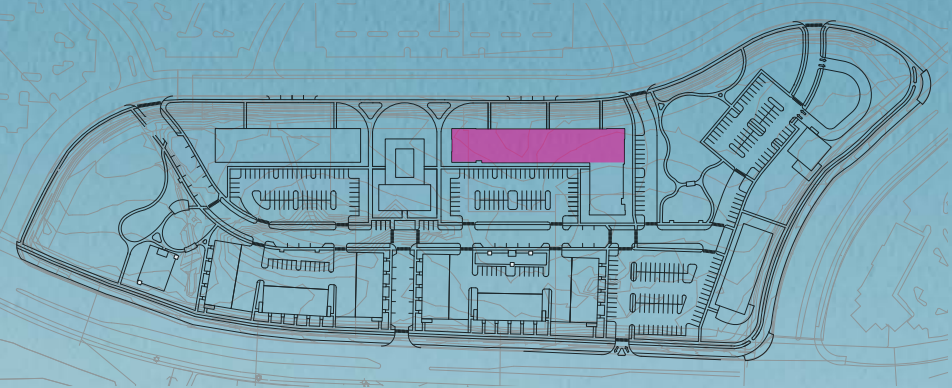
BUILDING ELEVATION



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



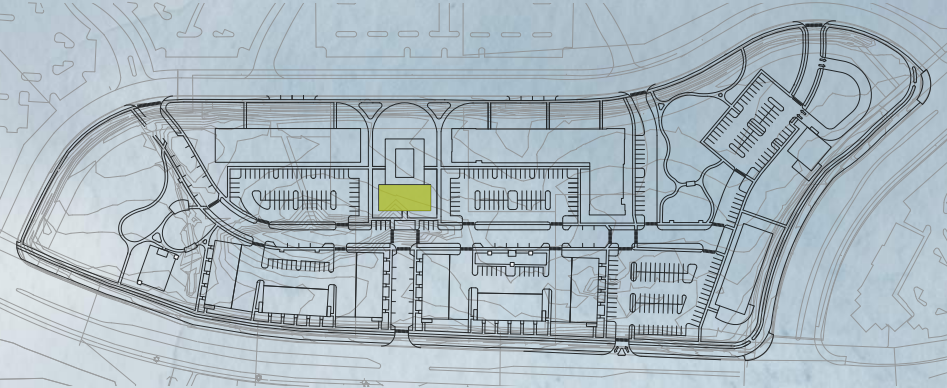
BUILDING ELEVATION



4-STORY MULTI-FAMILY BUILDING
STREET ELEVATION



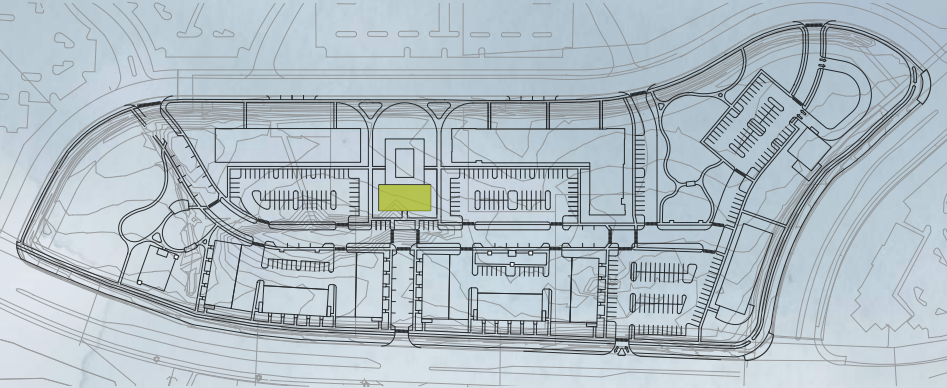
BUILDING ELEVATION



CLUBHOUSE
FRONT / WEST ELEVATION



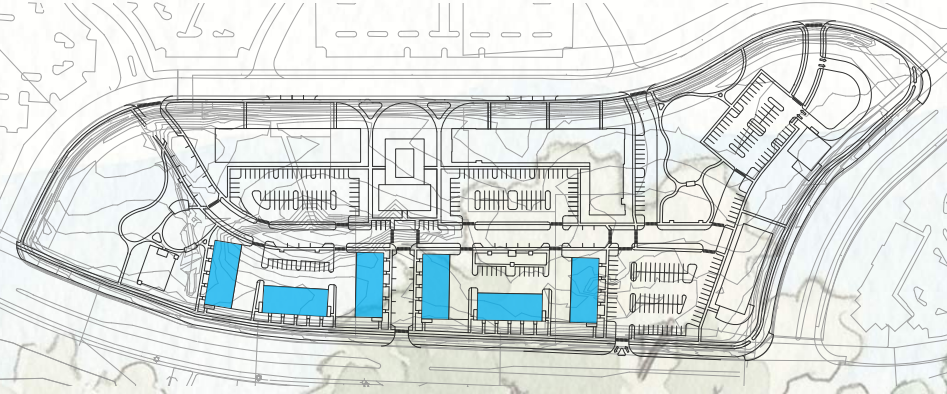
BUILDING ELEVATION



CLUBHOUSE
REAR / EAST ELEVATION



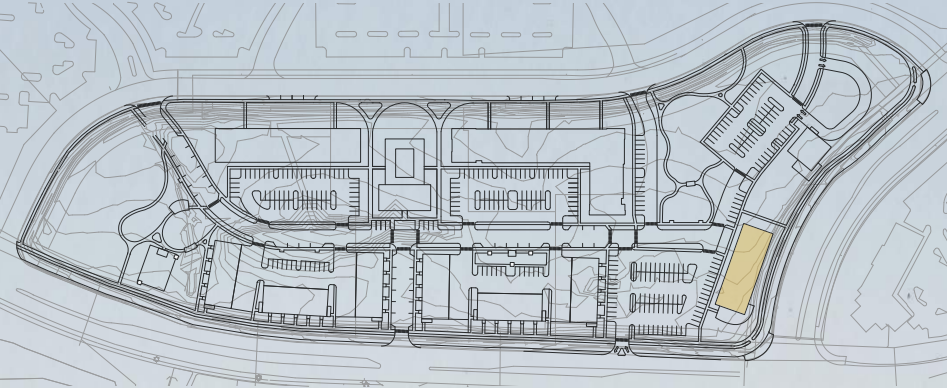
BUILDING ELEVATION



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



BUILDING ELEVATION



1-STORY COMMERCIAL
WOERNER TEMPLE ROAD ELEVATION



AERIAL VIEW (LOOKING NORTH)



4-STORY
MULTI-FAMILY RESIDENTIAL
(188 UNITS)

3-STORY
TOWNHOMES, TYP.
(30 UNITS)

CLUBHOUSE

DOG PARK

9,900 SF
RETAIL / RESTAURANT /
OFFICE / DAYCARE

3,600 SF
RETAIL / RESTAURANT

EMERALD PKWY

WOERNER TEMPLE RD.

PARKWOOD DR.

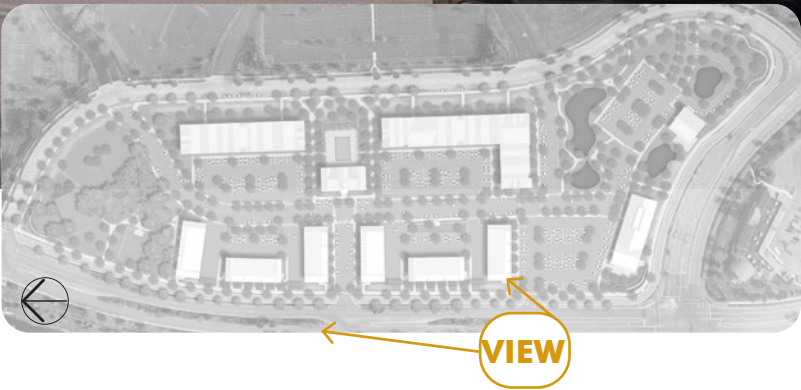
I-270



SITE PERSPECTIVE



SITE PERSPECTIVE



AERIAL VIEW (LOOKING SOUTH)

