

OHIO HISTORIC INVENTORY

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OHIO HISTORIC PRESERVATION OFFICE
567 East Hudson St.
Columbus, Ohio 43211-1030
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OHIO
HISTORICAL
SOCIETY

SINCE 1885

1. No. FRA-167-1		2. County Franklin		4. Present Name(s) Coffman Residence		<input checked="" type="checkbox"/> CODED <input type="checkbox"/> CODED	
3. Location of Negatives City of Dublin				5. Historic or Other Name(s) Coffman, Fletcher			
Roll No. 6		Picture No.(s) 1-5					
6. Specific Address or Location 6659 Coffman Road				16. Thematic Association(s) agriculture		28. No. of Stories 2	
6a. Lot, Section or VMD Number				17. Date(s) or Period c. 1865		17b. Alteration Date(s)	
7. City or Village If Rural, Township & Vicinity Dublin				18. Style or Design Italianate		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
8. Site Plan with North Arrow				18a. Style of Addition or Elements(s)		30. Foundation Material cut stone	
				19. Architect or Engineer		31. Wall Construction brick	
				19a. Design Sources		32. Roof Type & Material hip/slate	
				20. Contractor or Builder		33. No. of Bays Front 3 Side 2	
				21. Building Type or Plan		34. Exterior Wall Material(s)	
				22. Original Use, if apparent farm		35. Plan Shape T	
9. U.T.M. Reference Quadrangle Name Shawnee Hills 17 318110 4441280 Zone Easting Northing				23. Present Use public park/museum		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved (Explain in #42)	
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		37. Window Types <input checked="" type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> 2 over 2 <input type="checkbox"/> Other	
11. On National Register? Yes				12. N.R. Potential?		38. Building Dimensions	
13. Part of Estab. Hist. Dist? No				14. District Potential?		39. Endangered? No By What?	
15. Name of Established District (N.R. or Local)				25. Owner's Name & Address, if known		40. Chimney Placement oc/roof int/side	
				26. Property Acreage		41. Distance from and Frontage on Road	
				27. Other Surveys in Which Included National Register 4/79			
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Well preserved farmstead with an Italianate-influenced brick residence. The house features 6/6 and 2/2 windows; entrance with transom, sidelights and stone stoop; original slate roof; recessed side porch; stone lintels and sills. The house has been recently restored and is used by the Dublin Historical Society							
43. History and Significance (Continue on reverse if necessary) The property was built by the Coffman family, after whom the road was named. It is a fine example of a prosperous mid-19th century homestead. It has been preserved and is used as a museum to interpret local history.							
44. Description of Environment and Outbuildings (See #52) The property has several outbuildings including a small wooden building with vertical tongue & groove siding and a standing seam metal roof located near the house; a small barn with vertical plank siding and a (over)							
45. Sources of Information OHI 3/75; David Hartman, Dublin Historical Society							
46. Prepared by Jeff Darbee							
47. Organization BDR&C							
48. Date Recorded in Field 3/75							
49. Revised by N. Recchie							
50. Date Revised 3/03							
50b. Reviewed by							



FRA -
167-1

FRANKLIN

COFFMAN RESIDENCE

6659 COFFMAN RD.

51. Condition of Property

- ☐ Excellent
☐ Good/Fair
☐ Deteriorated
☐ Ruin
☐ Destroyed/Burned

Date _____

52. Historic Outbuildings and Dependencies

Barn Type(s)

- ☐ Corn Crib or Shed
☐ Summer Kitchen
☐ Silo
☐ Smoke House
☐ Spring House
☐ Ice House
☐ Designed landscape features
☐ Privy
☐ Garage

53. Affiliated OAI Site Number(s)

Archaeological Feature:

Observed

- ☐ Well
☐ Privy
☐ Cistern
☐ Foundation
☐ Structural Rubble
☐ Formal Trash Dump
☐ Other -

Expected on Basis of Archival Research

- ☐ Well
☐ Privy
☐ Cistern
☐ Foundation
☐ Structural Rubble
☐ Formal Trash Dump
☐ Other -

54. Farmstead Plan



42. (Cont'd)

43. (Cont'd)

44. (Cont'd)

standing seam metal roof; and a large barn with vertical tongue & groove siding and a gabled standing seam metal roof. A large garden is located to the west of the house. The entire complex is located within a Dublin city park next to the City Hall.

Parcel 273-000266 **Address** 6659 Coffman Rd **OHI** FRA-167-1

Year Built: Ca.1862-1865	Map No: 114	Photo No: 1494-1508 (7/8/16)
Theme: Agriculture	Historic Use: Agriculture/Single family house	Present Use: Museum
Style: Italianate	Foundation: Cut stone	Wall Type: Brick
Roof Type: Hipped/wood shingle	Exterior Wall: Brick	Symmetry: No
Stories: 2	Front Bays: 4	Side Bays: 4
Porch: Stone stoop on façade, and recessed porch with brackets on rear ell	Chimney: 3, Interior, 1 near southwest corner, 2 near north side of house.	Windows: 6-over-6 Wood-frame units

Description: The farmstead complex includes: a house, English Barn, front-gable barn, shed, privy, and spring house. The two-story brick Italianate-style house has an L-plan footprint expanded by a rear summer kitchen. The house has a hipped roof sheathed in wood shingles. Doors and windows on the house have stone lintels and sills. The façade is oriented south, with an entrance that includes a paneled door with sidelights and a transom. Windows on the building are wood-framed six-over-six sashes. The majority of the outbuildings are north of the house in a fenced enclosure.

Setting: The property is on the west side of Coffman Rd/Emerald Pkwy within Coffman Park. Immediately north and west of the complex, now a museum, is a parking area and municipal buildings. Nearby are athletic courts, and a playground.

Condition: Good

Integrity:	Location: Y	Design: Y	Setting: N	Materials: Y
	Workmanship: Y	Feeling: Y	Association: Y	

Integrity Notes: The property has good integrity, but the setting has been altered by the park, and municipal buildings.

Historical Significance: The property is listed in the NRHP as part of the Washington Township MRA.

District: No

Contributing Status: Yes

National Register: Washington Township MRA

Property Name: Fletcher Coffman Home



6659 Coffman Rd, house, looking northwest



6659 Coffman Rd, outbuildings, looking west

COFFMAN PARK

MASTER DEVELOPMENT PLAN

Prepared for:

CITY OF DUBLIN
Parks and Recreation Department
6665 Coffman Road
Dublin, Ohio 43017

Prepared by:

MYERS SCHMALENBERGER
Landscape Architects and Land Planners
523 North Park Street
Columbus, Ohio 43215

Updates:

Nyrop Property Element – November 2007 (Ordinance 91-07)
Perimeter Drive Expansion Element – June 2011 (Ordinance 35-11)



Master Plan Purpose

The purpose of this Master Plan is to insure that the existing and future municipal facilities and open space in Coffman Park are integrated into the surrounding planned development neighborhoods. Since there is no specific zoning district that is directly applicable to municipal facilities or parks and open space, the City has applied to rezone the existing and future facilities to the PUD, Planned Unit Development District. In addition to furnishing the information required by Chapter 1181.09, the City will develop a plan for Coffman Park that will provide the entire City with the needed park recreational opportunities, plan some expansion of the existing municipal building, maintain the historic setting of Coffman Historical Homestead and enhance the new athletic open space features already present within Coffman Park. All of this must be accomplished within the context of the existing and future land uses surrounding the site. Particular attention must be paid to establishing a compatible relationship between the residential neighborhoods and the more active uses of the park.

Coffman Park is strategically located as it buffers the residences to the north from the future industrial or commercial property south of Post Road. In addition, Coffman Park is located at the apex of two important historical roadways. As a high volume of traffic passes the park on a daily basis, the park and the new facilities provide the City with an opportunity to establish a community landmark that will serve as the activity center of the City.

Consistent with the provisions of the Planned Unit Development District standards, this Master Plan will identify the range of permitted uses that may be established in the park and establish the proper relationship between buildings and the land. The Plan will also provide development standards that will permit the park to be developed in an orderly, coordinated and comprehensive manner. Finally, the Plan will establish the supporting landscape and buffer standards that will enhance the natural quality and beauty of the land as well as provide amenity and privacy between uses.

Regional and Neighborhood Context

Coffman Park is located at the entry to the largest and most developed residential area of the city. State Route 161 from Post Road to Coffman Road is a very heavily traveled route in and out of the northwest area of Dublin. The City's Thoroughfare Plan attempts to relieve the high traffic volumes at the intersection of Post and Coffman Roads by extending Coffman south of Post Road and over US 33 and down to the I-270 interchange at Tuttle Road. Perimeter Drive is planned to be extended east to Coffman Road. This will create a new east-west arterial road between Coffman Road and Avery Road. The plan also indicates the desirability of a new road between Coffman Road and Dublin Road. All of these road plans are likely to increase the vehicular accessibility of Coffman Park, thus making it much more the center of the community. The extension and widening of these roads will have a visual impact on the existing area as it will diminish some of the rural quality that is presently enjoyed.

Post Road has served as the dividing line between industrial and commercial land associated with US 33 on the south and residential property on the north. The Dublin Community Plan indicates that nearly two-thirds of Dublin's projected residential population will lie north of Post Road and west of the Scioto River. Dublin High School is located just north of Coffman Park and Tara Hill Roads. The Dublin Justice Center is located just to the south on Perimeter Drive.

The development picture adjacent to Coffman Park is not yet complete. The land along the park is lined with residences on the north and east sides. The property adjacent to the park on the west is zoned R-1 and contains a residence and small horse farm. The land to the south is still being farmed but is zoned L1, Limited Industrial. It is unknown at this point how the land south of Post Road will be developed in the future. When this property is developed Coffman Park will lose its rural context.

Site Analysis

The Coffman Park Plan incorporates approximately 48+/- acres of land located on the west side of Coffman Road and the north side of Post Road. The City has been progressively acquiring property at this location since the mid 1970's. Approximately 14 acres of the site has been improved with the Dublin Municipal Building (approximately 11,000 sq. ft.), a metal maintenance building (5,000 sq. ft) and a small maintenance yard. The park portion of the site includes both passive and active recreation. The site includes a basketball and three tennis courts, a playground and picnic shelters and restroom. The passive open space area is attractively landscaped around the south Fork of Indian Run Stream. The stream is the key natural feature of the site. The remaining site features consist of the Indian Run flood plain and farm fields.

The land gently slopes south toward the stream. North of the stream flood plain the land is sufficiently flat to be of no consequence in the development of athletic fields, driveways or buildings. The size of the floodway makes development on the south side of the stream extremely remote from the rest of the park.

A tree survey has identified a number of tree masses and landmark trees on the site. Most of the trees are within close proximity to the stream. Other landmark trees are within a fence row that existed between two fields in the middle of the site.

A soil survey conducted has determined that the subsurface conditions of the site appear to be favorable for the construction of the proposed park and community center. Most of the soil deficiencies can be handled with standard building techniques. Borings in the area of a proposed pond encountered bedrock at an 8' depth. The report indicated that there is a remote possibility that the borings encountered a pinnacle rock formation. More investigation may have to be performed in this area if the area is to be developed as a pond. The soils analysis also indicated that a very fine to coarse gravel and sand type soil was discovered in the area of the proposed pond. If this is the case, the future pond will need to be designed so that the bottom of the pond can be lined with impervious clay. The subsurface investigation also indicated that large amounts of ground water will be encountered at 8' below grade. The construction of the building will require the use of sump pumps or other de-watering techniques depending on the amounts of ground water encountered. The completed building will most likely require sump pumps and foundation drains.

Coffman Park is currently served by both sanitary and water utility lines. Water lines exist along Coffman Road, Tara Hill Road and Post Road, and may be looped through the site in nearly any manner that provides service where it is needed but disturbs the least amount of park area. The site is also served by a large 21" sanitary sewer that exists between the stream and Post Road. The existing facilities are presently connected to that sanitary line. A storm sewer line that serves Shannon Park Subdivision crossed the park approximately in the middle of the L-shaped area. The line was extended from Shannon Park to where it discharges into the stream.

Summary of Site Conditions

1. Development must observe applicable flood plan regulations
2. There may be areas where soils will not permit the creation of future ponds.
3. Site planning will need to include the landmark trees on the site,
4. The existing and passive recreation space should be enhanced.

Coffman Park Elements and Objectives

The Coffman Park Master Plan was initiated due to the desire of City Officials to include a community center within Coffman Park. The location of the community Center and the park master planning process that ensued was guided by a set of development objectives and principles that were established as part of the Dublin Community Plan. These objectives are supporting principles included:

Recreational Facilities

- A. Objective: The parks system of Dublin shall be planned, located, designed and constructed to provide:
 - 1. Recreational opportunity for the Dublin community;
 - 2. Each neighborhood and sub-neighborhood of the City with parks grounds and playgrounds; and
 - 3. Recreational facilities for use by all age groups.
- B. Park Development Principles:
 - 1. Provide Mini-Parks for minimal recreational opportunities in unusual circumstances where neighborhood parks are not available.
 - 2. Provide Neighborhood Parks for basic recreational opportunities which are easily accessible to local residents.
 - 3. Provide Community Parks to concentrate on broad range of recreational activities for major portions of the City.
 - 4. Provide Specialty Parks for unique landmarks and environmentally significant areas.
 - 5. Locate parks to enhance unique landmarks and environmentally significant area.
 - 6. Maintain cooperative provision and use of school-park sites and facilities to provide maximum recreational opportunities.
 - 7. Carefully review park sites accepted for use by the City to ensure suitability for the projected needs of a given area. Such review will include review of the topography, nature of these soils, vegetation, and surrounding land uses.
 - 8. Promote and encourage the dedication and development of bicycle and pedestrian linkages between parks.
 - 9. Develop public parks in a manner consistent with applicable zoning development standards.
 - 10. Enhance advantages of the Scioto River by providing scenic overlooks and river parks while maintaining its landscape feature and not disturbing the channel.

Open Space

- A. Objective: To provide and enhance Dublin's natural features while allowing the environment to be shared by the community.
- B. Principles:
 - 1. Provide an interconnected open space system to permanently maintain visual and functional linkages between parks and other open spaces.

2. Promote the concept of acquiring development rights and easements when desirable and necessary to preserve open space, scenic views, woodlands, wetlands, and flood plains.
3. Continue and expand maintenance planting programs for planting on public property which add to the attractive character of the City.
4. Preserve natural features such as woodlands and ravines through strict enforcement of well defined flood plain and storm water management regulations.
5. Avoid undue erosion and sedimentation by encouraging preventive measures during development.

Community Services and Facilities

- A. Objective: City service facilities should be provided to efficiently meet the administrative, maintenance, public safety, and cultural needs of the community. The water system should provide for the safe and efficient delivery of water to the community, and the sewer system should provide the safe and efficient collection and disposal of community waste water.
- B. Principles:
 1. Locate administrative offices primarily in one municipal area.
 2. Assure that a sufficient amount of land is purchased to provide development and expansion of one main municipal area.
 3. Administer Safety Service from a central location.
 4. Provide a primary focus for community activities and City services within a civic center.
 5. Maintain a high level of government services commensurate with available revenues based on sound fiscal practice.
 6. Promote city services with well designed and integrated municipal buildings.
 7. Ensure that private sector development participates in improvements to the major sewer and water systems through water development fees and construction of selected facilities.
 8. Protect and preserve citizens and property from damage caused by fire, and work toward the elimination of hazards through fire prevention activities.

Environment and Appearance

- A. Objective: Dublin's small town atmosphere, scenic beauty, unique features, local heritage, and quality development should be protected and enhanced.
- B. Principles:
 1. Maintain high standards in public and private building design and landscape site design.
 2. Promote building and site designs that are of good scale and in harmony with permanent neighborhood buildings and the natural surroundings.
 3. Promote site planning in which setbacks and yards are in excess of zoning restrictions to provide an interesting relationship among buildings.

4. Maintain and enhance the visibility and character of the Scioto River corridor, including the quality of water and the maintenance of the natural vegetation along its banks.
5. Assure that the streams, ravines, and wooded areas are preserved as very important environmental elements within the community.
6. Develop an open space system which protects environmentally critical areas such as floodways and drainage corridors, against encroachment; preserves significant vistas and views; provides relief from expanses of development and pavement; and offers opportunities for development of systems of greenways and sites for outdoor recreation.
7. Maintain and enhance the visibility of those elements that build the image of Dublin such as stone walls, rock out-crops, and pastoral views.

Summary

Some of the specific plan elements that were to be included in the plan are as follows:

1. To develop a site plan for the Community Center that will be used by the entire community but yet sensitive to the neighborhood in which it will exist.
2. To create a circulation system within the park that will provide multiple points of access to the park.
3. Identify some area of expansion for the Municipal Building.
4. Preserve the rural open space character of the park along the perimeter roadways.
5. Enhance the historical setting of the Coffman Homestead.
6. Provide open space for plan and community gatherings.
7. Identify areas for public art.

Coffman Park Master Plan Elements

In the early stages of the master planning process it was apparent that the foremost task was to establish the exact position of the Community Center. The Center was to be in a prominent position, although it still had to be sensitivity placed so as to not adversely impact the surrounding residential properties. The existence of the stream and the relatively large flood plain circulated system was developed to provide access to the Center and the Park. The Coffman Homestead could not be visually impacted, but needed to be enhanced with landscaping and open space. Also, if the Municipal Building is expanded, from the elevation must continue to maintain the residential scale and quality that currently exists. The 48+/- acre park was found to be slightly too large and irregularly shaped to be designated as a campus with shared parking facilities. Instead the active areas of the park are located in as close proximity as possible along the park drives. This arrangement will enable users to access centrally located parking lots and also to permit multiple family activities to take place within short distances. By locating the more active play areas and structures along the drive in the interior of the site will also increase the amount of open green space within the park.

For descriptive purposes, the Coffman Park Master Plan will be divided into the individual elements that the Dublin City Council will adopt as the development plan for the park facilities.

Park Circulation System Element

Vehicular access to and within Coffman Park is dictated by the Community Center. The Center will have the highest average volume of vehicular traffic, as well as the highest peak volume within the park. Given the potential volume of traffic to the Center, it was decided that the park should have three access points. The multiple accesses will serve to distribute traffic, provide better access to the most populated areas of the City, establish the park as the center of the community activity and will permit access through the park from one facility to the next without using a perimeter arterial road.

The boulevard main entry of Post Road is designed so that it first accentuates the open space, then suddenly places entering vehicles on visual center with the Community Center. The design quality may be strengthened by strategically establishing the grade of the entrance drive to provide an even greater visual impact on arriving at the Center. A bridge will be built at this location in conformance with applicable floodway regulations.

The Coffman Road entry will be at the same location as it now exists. The drive should slightly pull away from the residences as it passes the existing Municipal Building parking lot. This will permit the establishment of a more substantial landscape buffer than is now in place. When the drive is beyond the houses it is planned to swing north so as to permit all parking lots to be on the south side of the road away from the residences.

The Down Patrick Dr. access on the north has been determined to be necessary due to the fact that many users of the park will come from the neighborhoods located in that area of the city. This access will serve to keep local traffic off the perimeter roadways.

The functional areas of the park will be connected with pedestrian/bike paths.

Development and Design Standards

- Driveway pavement widths will be 22' to 26' wide and improved with curb and gutters.
- Roads and bridges will be built to meet or exceed all city Engineering Standards.
- Pedestrian paths will be a minimum of 8' wide and be built to meet or exceed all city engineering standards.

Historic Coffman Park Homestead Element

The Coffman Homestead has been leased to the Dublin Historical Society who has taken considerable effort to preserve and restore this landmark. The Coffman House and barn and the other accessory structures have been restored for public viewing. It is the Historical Society's intent to gradually restore the entire homestead in an attempt to recreate farm life in early Dublin. Facility development within the park must be sensitive to the plans of the Historical Society. Future landscaping efforts should be coordinated so that the Homestead maintains its vintage appearance.

Permitted Uses

All uses attendant to a public restoration landmark including minor office use by the Dublin Historical Society.

Development and Design Standards

The Historical Society must adhere to the "Standards For Rehabilitation" as established by the Secretary of Interior.

Dublin Municipal Building Element

The existing Dublin Municipal Building is approximately 11,000 sq. ft. in size. The building houses the administration, parks and finance departments. The Parks Department is planned to move to the Community Center. The City Council Chambers are also located here. Since the City has recently purchased a building in another location to house many City Departments, it is unlikely that the existing Municipal Building will be expanded in the future. If the building is expanded, care should be taken to maintain the residential appearance from the Coffman Rd. frontage. A building expansion may also use the Coffman Homestead as a focal point for a new Council Chambers.

Permitted Uses

All uses associated with municipal administrative functions as well as other civic functions.

Development and Design Standards

- A parking study should be performed to determine the parking requirements of the expanded building. Parking may be shared with those lots developed for the park.
- The building will continue to complement the adjacent residential structures and the Coffman Homestead. The building will maintain its existing aesthetic quality with the continued use of compatible building materials and common lighting, signage and landscape themes.
- Building materials will be either wood or stone.
- The standing seam metal roof will be utilized on any expansion and painted to match the existing roof.

- No materials, supplies, equipment or products shall be permanently stored outside the permitted structure.
- Mechanical and all other equipment on the ground shall be fully screened from view by a wall, fence or landscape material utilizing the same material or character of the building.
- All lighting elements shall be in conformance with City of Dublin Lighting Guidelines.
- All waste and refuse shall be containerized and fully screened from view by a solid wall, mounding, planting and/or fence. The height of the proposed screen shall exceed the container by at least one foot. The enclosure will completely surround the container and be constructed of materials that are consistent with the building material and color.

Community Recreation Center Element

The Dublin community Recreation Center is to be a state-of-the-art facility that will serve as the community's prime location for all indoor recreation activity. The building program for the Center calls for gymnasiums, competitive and play pools, a jogging track, areas for senior citizen activities, woodshop, art room and theater, classrooms, kitchen facilities and a community hall. There will also be space for administrative offices. The first phase of the building is expected to be approximately 74,700 sq. ft. Phase two of the building will increase the size to approximately 117,000 sq. ft.

The interior and the exterior architectural program calls for the building to maintain a residential appearance. The structure is to be warmly inviting both inside and out. As the building will house many different types of activities it was extremely important to consider the adjacency requirements amount the activities. These requirements have dictated the layout of the building. The exterior site requirements were then obviously designed to match the interior. These features include the provision of sheltered and strategically located drop off areas, accessible parking lots, strong relationships to the outside activity areas and attractive views to and from the facility.

For purposes of the Master Plan, the building has been placed on the largest expanse of land within the park. The building will be just within the limits of the 100 year flood plain of the stream so that as much distance as possible is maintained to the residences north of the building. The parking lots for the building were placed on the west and north sides of the building in order to create a large lawn or open space area immediately adjacent to the building. A buffer plan has been developed to screen the parking lots and drives from the neighboring residences. The structure was also placed on the west side of the site to preserve the tree row that runs through the middle of the park area. This will preserve the existing landmark trees.

A traffic and parking study was performed to determine access, circulation and parking requirements for the Center.

Permitted Uses

All uses associated with a community recreation center.

Development and Design Standards

- The building will be no closer than 175 feet to the west property line and 280 feet to the north property line. All pavement areas will be setback a minimum of 15 feet from the west property line and 35 feet from the north property line.
- The height of the building shall be 50' as measured by the Dublin Zoning Code.
- The Community Center will have a minimum of 350 parking spaces.
- All waste and refuse shall be containerized and fully screened from view by a solid wall, mounding, planting and/or fence. The height of the proposed screen shall exceed the container by at least one foot. The enclosure will completely surround the container and be constructed of materials that are consistent with the building materials and color.
- No materials, supplies, equipment or products shall be permanently stored outside the permitted structure.
- All landscaping shall conform to the Dublin Landscaping Code Chapter 1187.
- The Community Center will be designed to be compatible with the Dublin Municipal Building and be sympathetic to the residential character of the surrounding area. Exterior materials for the building will include stone veneer, a synthetic plaster material with wood accents. The Center will maintain a sloped roof form similar to the existing Municipal Building. The roof material will be standing metal seam or copper.
- Building, roof and trim colors will be complimentary and be selected from an earth tone range of colors.
- All exterior lighting will be in compliance with the Dublin Lighting Guidelines especially as it pertains to the use of cut off fixtures to prevent light trespass onto adjacent properties.

Parks, Outdoor Recreation and Open Space Element

The Master Plan was prepared with the understanding that Coffman Park must maintain the scenic and recreational open space qualities that the public has enjoyed for years. The park has always been pleasing to those that have used the facilities as well as to those who drive by on a daily basis. Despite the fact that the use of the park will greatly increase over the years and that new facilities will be added, great care must be exercised to insure that the key open space areas are preserved and not developed in a hodge podge fashion. These open spaces will be as integral to the function and image of the park as the community buildings.

The park will maintain three large areas dedicated to passive open space.

1. The area located at the corner of Coffman Road and Post Road. The scenic open space in this area has for many years provided an attractive green entry into this quadrant of the City.
2. The area between Indian Run Stream and Post Road should remain open as it will buffer the park and maintain a rural character when the land on the south side of Post Road is developed.
3. The large space between the Community Center building and the residences in Shannon Park. The area will be more formal as it will be designed to accentuate the building and to serve specific exterior recreation programs associated with the Center. This area will also serve as a community gathering area for special events. A

community stage may be placed at the southern end of this open space near the stream to take advantage of the natural contours that will provide good viewing. The final plan may also include a pond if space and subsurface conditions permit.

Permitted Uses

Playgrounds, plan courts, picnic areas and shelters, a community stage, pergolas, ponds and other elements consistent with good landscape architectural practices

Development and Design Standards

- All parking areas will be hard surface and landscaped in accordance with the Dublin Zoning Code.
- Exterior lighting will be in conformance with the Dublin Lighting Guidelines.
- New play areas will be handicapped accessible.

Nyrop Property Element

The site includes 7.52 acres including the Nyrop house located at 5800 Post Road that is approximately 2,700 square feet including the lower level. The house was previously used as a residential house and is intended to be used as a multi-use city facility for the public and city staff. The site is natural and the architecture blends well with the environment and any future changes should be sensitive to this context.

Permitted Uses

All non-intense uses associated with a park facility such as education, civic activities, meeting space, and recreation activities, etc.

Development and Design Standards

- Any architectural charges should maintain the mid-century style and utilize similar materials such as stone and wood.
- Parking must meet Code. Any parking along Post Road should be kept to a minimum and designed to minimize the impact on the scenic character of Post Road. Shared parking with the Recreation Center is encouraged to minimize the impact of parking along Post Road. Pedestrian access should be provided from all parking facilities to the Nyrop house.
- All mechanicals must be screened per Code. All landscaping should be sensitive to all contexts along the North Fork Indian Run and blend with the surroundings.
- Lighting must be residential in character and be sensitive to the park setting and surrounding area.
- All waste and storage must be enclosed and screened appropriately for the site. All materials must be compatible with the building.

Perimeter Drive Expansion Element (+/- 42 acres)

The expansion of Coffman Park south of the South Fork Indian Run includes the rezoning of the following parcels from Limited Industrial (LI) District and Restricted Suburban Residential (R-1) District. The expanded site includes the Justice Center and additional lands purchased specifically for the expansion of Coffman Park:

- 273-003966 – Dublin Justice Center (6565 Commerce Parkway)
- 273-012291 – Main park expansion
- 273-012059 – Main park expansion
- 273-010590 – Residual parcel on north side of Post Road
- 273-003968 – Realignment of Commerce at Post Road
- 273-003967 – Realignment of commerce at Post Road
- 273-010591 – Open space at southeast corner of Commerce Parkway and Perimeter Drive
- 273-012324 – ROW along Commerce Parkway

Permitted Uses:

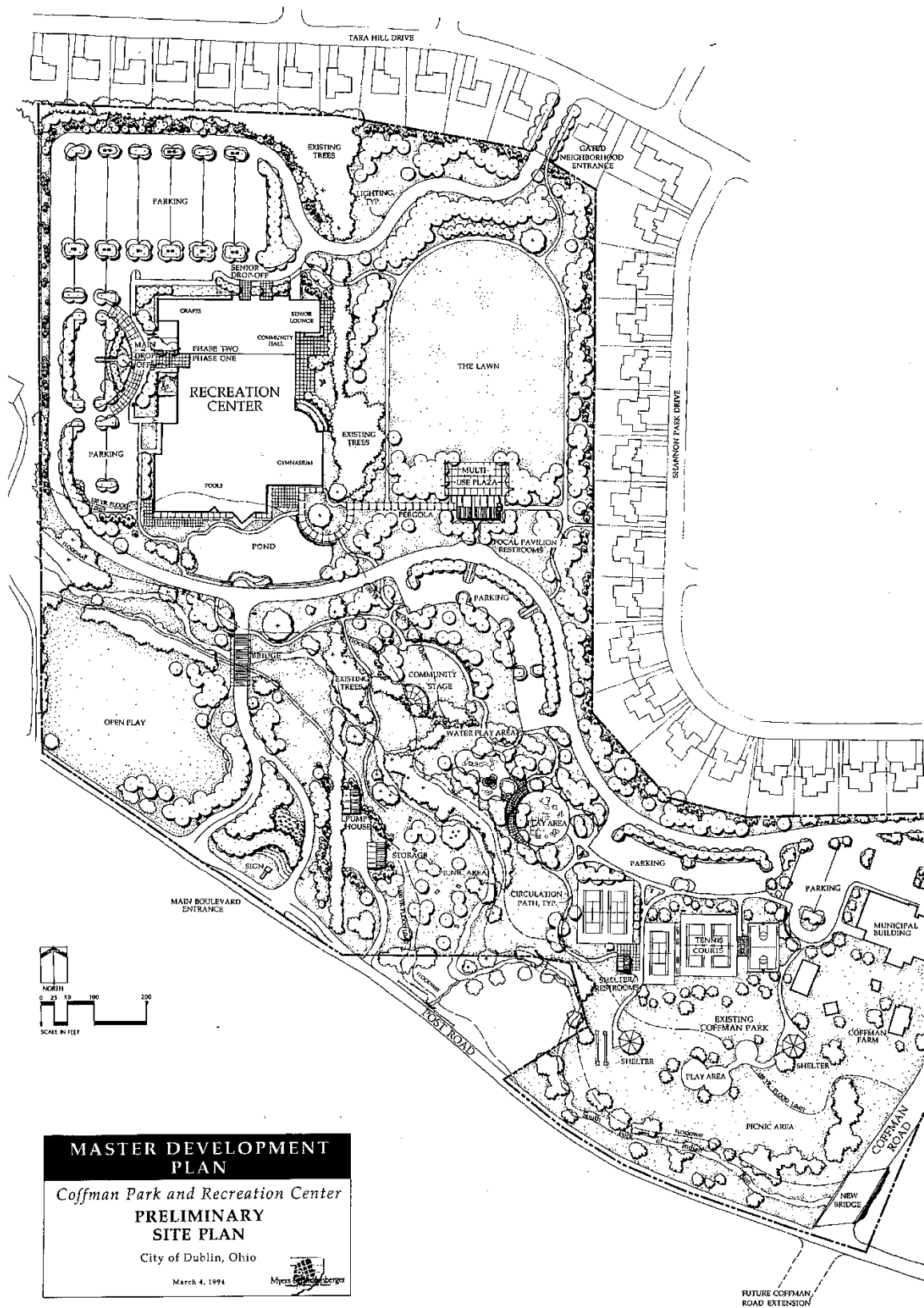
All municipal uses and park-related elements including, but not limited to, playgrounds, sport courts, picnic areas and shelters, community stages and amphitheaters, recreation activities and other related site components.

Development and Design Standards:

Development requirements for the park expansion shall meet the general requirements of this development text, as based upon an approved master plan adopted by City Council. The master plan addendum shall serve as the preliminary development plan upon which the final development plan shall be reviewed. Requirements of the Dublin Zoning Code shall generally apply unless provided for as part of the adopted master plan or as specifically permitted as part of the final development plan approval.

Buffer Detail Element

See the attached development plans:





LEGEND

a proposed older adult activity area - program and amenities to be determined; community relations center to be removed; existing barn to remain	g proposed elevated overlook/shelter and boardwalk; riparian corridor restoration and stormwater storage expansion	l existing entry drive - proposed realignment - single roadway
b proposed environmental discovery center - program and amenities to be determined - parking reconfigured and expanded as necessary to meet program requirements	h proposed open lawn picnic area and spray park - remove existing courts - existing shelters and play areas to remain	m existing vehicular entry, typical; entry marker at each location
c existing dublin recreation center buildings - parking and associated outdoor spaces to remain	i existing city hall and coffman homestead historic site - parking reconfiguration approximately 150 spaces - green stormwater strategies for hardscape runoff where possible	n existing and proposed recreation paths, typical - bike and walking path
d proposed formal lawn area; open lawn - shelter with restroom facilities - additional parking approximately 100 spaces - green stormwater strategies for hardscape runoff where possible	j proposed lighted court sports area - relocated and expanded tennis (6 courts), relocated and expanded basketball (2 courts), fitness stations or hardcourt expansion area (15,000 square feet), proposed restroom and shelter building, parking expansion approximately 100 spaces; pond reshaped and expanded as necessary to accommodate required storm water capacity; green stormwater strategies for hardscape runoff where possible	o proposed pedestrian entry, typical; entry marker at each location
e proposed amphitheater structure with roof - 2000 person capacity minimum - seating shown for approximately 1000 in stepped wall area - lawn area provides overflow seating	k proposed open play area	p proposed bike path extension and festival "main street", typical; 8-10' width
f existing utility and storage area - reconfigured entry drive - remove existing post road and bury utilities; existing uses and buildings to remain		q proposed pedestrian walkway, typical; 6' width
		r proposed pedestrian creek crossing, typical
		s potential future city hall - 70,000 square feet (two-story) and associated parking (approximately 300 spaces)



City of Dublin

**Land Use and Long
Range Planning**

5800 Shier Rings Road
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 5, 2015

The Planning and Zoning Commission took the following action at this meeting:

3. Coffman Park PUD – Justice Center 14-118AFDP

6565 Commerce Parkway Amended Final Development Plan

Proposal: A two-story building addition on the south side of the City of Dublin Justice Center and all associated site improvements. This is also a proposal for a modification to an approved development text to reflect pavement setbacks affected by right-of-way acquisitions. The site is located on the south west side of Commerce Parkway, south of Perimeter Drive and west of Emerald Parkway.

Request: Review and approval of an amended final development plan under the provision of Zoning Code Section 153.050.

Applicant: Michelle L. Crandall, Assistant City Manager, City of Dublin.

Planning Contact: Marie Downie, Planner I

Contact Information: (614) 410-4672, mdownie@dublin.oh.us

MOTION#1: Victoria Newell moved, Todd Zimmerman seconded, to approve this minor text modification to decrease the 50 foot required setback for the existing parking along SR-161/US-33 to 40 feet and decrease the parking ratio to 1/300 from 1/250 square feet of gross floor area, because modifications to the development text will allow the applicant to continue operating in compliance with zoning requirements and will not negatively affect surrounding properties.

VOTE: 6 – 0.

RESULT: This Minor Text Modification was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 5, 2015

The Planning and Zoning Commission took the following action at this meeting:

**3. Coffman Park PUD – Justice Center
14-118AFDP**

**6565 Commerce Parkway
Amended Final Development Plan**

MOTION#2: Victoria Newell moved, Todd Zimmerman seconded, to approve this amended final development plan because this proposal complies with all applicable review criteria and the existing development standards, with 4 conditions:

- 1) That all missing or dying trees in the parking lot and within the buffer adjacent to SR-161/US-33 be replaced and the landscape plans be revised accordingly at the building permit stage;
- 2) That all tree replacements be made at 2.5-inch caliper trees;
- 3) That Parks and Open Space staff work with Planning to meet the landscape and lighting requirements as outlined in this report; and
- 4) That the tree protection fencing be installed around the 12-inch tree on the south side of the building to ensure its protection.

*Amy Benetti, MSA Architects, representing the applicant, agreed to the above conditions.

VOTE: 6 – 0.

RESULT: This Amended Final Development plan application was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

STAFF CERTIFICATION

Marie Downie
Planner I