

COFFMAN PARK

MASTER DEVELOPMENT PLAN

Prepared for:

CITY OF DUBLIN

Parks and Recreation Department

6665 Coffman Road

Dublin, Ohio 43017

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Updates:

Nyrop Property Element – November 2007 (Ordinance 91-07)

Perimeter Drive Expansion Element – June 2011 (Ordinance 35-11)

**City Hall (5555 Perimeter Drive) Expansion – PZC March 4, 2021
(21-015Z/PDP)**



Coffman Park PUD Intent

The purpose of the Coffman Park Planned Unit Development District (PUD) is to ensure that the existing and future municipal facilities and open space in Coffman Park are integrated into the surrounding planned development neighborhoods. To establish a zoning district that is directly applicable to municipal facilities and parks and open space, the City rezoned the sites and facilities herein to the PUD, Planned Unit Development District in 2007 (Ord. 91-07) followed by an expansion in 2011 (Ord. 35-11) and 2021 (Ord. XX-XX). In addition to furnishing the information required by Chapter 153.050, the City developed a plan for Coffman Park that provides the entire City with the needed park recreational opportunities, expands the existing municipal buildings complex, preserves the historic setting of Coffman Historical Homestead and enhances the 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 and maintaining a compatible relationship between the residential neighborhoods and the more active uses of the park.

Coffman Park is strategically located as it buffers the residential to the north from the commercial property south of Post Road. In addition, Coffman Park is located at the apex of two important 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 PUD identifies the range of permitted uses that may be established in each subarea including the park and establishes the proper relationship between buildings and the land. The PUD also provides development standards that will permit the park and municipal facilities to be developed in an orderly, coordinated and comprehensive manner. Finally, the provisions plan establishes 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 PUD is located adjacent to one of the largest and most established residential areas of the city. State Route 161 from Post Road to Emerald Parkway (formerly Coffman Road extension) is a heavily traveled route in and out of the northwest area of Dublin. The City's Thoroughfare Plan, identified in the 2007 Community Plan, called for relief to the high traffic volumes at the intersection of Post Road and Emerald Parkway by extending Emerald Parkway south of Post Road and over US 33 and down to the I-270 interchange at Tuttle Crossing Boulevard. Perimeter Drive was also extended east to Emerald Parkway creating a new east-west arterial road. The surrounding roadway network increases the vehicular accessibility of Coffman Park, thus making it much more the center of the community.

Post Road has served as the dividing line between commercial land on the south and residential property on the north. The 2007 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 Coffman High School is located just northeast of Coffman Park. The Dublin Justice Center is located just to the south on Perimeter Drive. Dublin City Hall is located southwest of the intersection of Perimeter Drive and Emerald Parkway. The Dublin Department of Development building is located southwest of the intersection of Emerald Parkway and Coffman Road adjacent to the Coffman Homestead, and the Dublin Community Recreation Center is located at the terminus of Coffman Park Drive.

Site Analysis

The Coffman Park PUD incorporates approximately 110+/- acres of land located on the west of Emerald Parkway, north of U.S. 33, east of Post Road, and south of Tara Hill Drive. The City has been progressively acquiring property at this location since the mid 1970's. The City facilities include Dublin City Hall (5555 Perimeter Drive), Dublin Justice Center (6565 Commerce Parkway), Dublin Department of Development (5200 Emerald Parkway), Dublin Community Recreation Center (5600 Post Road), Coffman Homestead (6659 Emerald Parkway), a metal maintenance building, and a small maintenance yard. The main 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. There are a number of public art installations. The remaining site features consist of the Indian Run flood plain and farm fields. Southwest of the intersection of Perimeter Drive and Commerce Parkway there are additional active recreation facilities including a skate park, pickle ball courts, platform tennis, and a shelter/restroom with associated parking.

Generally, the park 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.

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. Site planning needs to include the landmark trees on the site
3. The existing and passive recreation space should be enhanced

Coffman Park PUD

General Elements and Objectives

The Coffman Park PUD 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 PUD Elements & Subareas

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 PUD will be divided into the individual elements that the Dublin City Council will adopt as the development plan for the park facilities.

A. Subarea A

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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 changes 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.

B. Subarea B

1. 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.

C. Subarea C

1. Dublin City Hall – 5555 Perimeter Drive (+/- 4.4 acres)

The expansion of Coffman Park south of Perimeter Drive, east of Commerce Parkway, and west of Emerald Parkway includes the rezoning of the following parcels from SO, Suburban Office and Institutional District, to PUD, Planned Unit Development District – Coffman Park. The expansion includes Dublin City Hall including Administrative Offices and Council Chambers:

273-012333 – City Hall
273-012334 – Council Chambers Addition

Permitted Uses:

All uses associated with municipal administrative functions as well as other civic functions including parks and open space shall be permitted. All uses identified as permitted and conditional under the SO, Suburban Office and Institutional District, shall be allowed as permitted or conditional uses.

Development and Design Standards:

Requirements of the Dublin Zoning Code shall apply unless altered as part of the adopted development text or as specifically permitted as part of a final development plan approval. Site development standards shall be in accordance with the SO, Suburban Office and Institutional District.

Two (2) wall mounted signs and one (1) placemaking art sign shall be permitted in addition to the two (2) ground signs. All sign designs shall be permitted in accordance with city-wide brand standards. Each wall sign shall not exceed 20 square-feet in size and 25 feet in height. The placemaking art sign shall not exceed 65 square feet in size and shall not exceed 20 feet in height. Wall mounted and placemaking art sign designs shall require approval by the City Manager, or designee, and shall require issuance of sign permits. The ground signs may not exceed 25 square

feet in size and 6 feet in height. Ground signs shall not require issuance of sign permits. All signs shall be non-illuminated, halo-illuminated, or externally illuminated. Internally illuminated signs are prohibited.