

21-127AFDP – EMERALD FIELDS PUMP TRACK

Summary

Construction of a modular bicycle pump track at Emerald Fields Park.

Site Location

The site is south of Summit View Road, $\pm 1,000$ feet west of the intersection with Sawmill Road.

Zoning

PUD: Planned Unit Development District, Northeast Quad – Subarea 2

Property Owner

City of Dublin

Applicant/Representative

Dana L. McDaniel, City Manager
Michael Hiatt, Landscape Architect, Parks and Recreation

Applicable Land Use Regulations

Zoning Code Section 153.050 – 153.056

Case Manager

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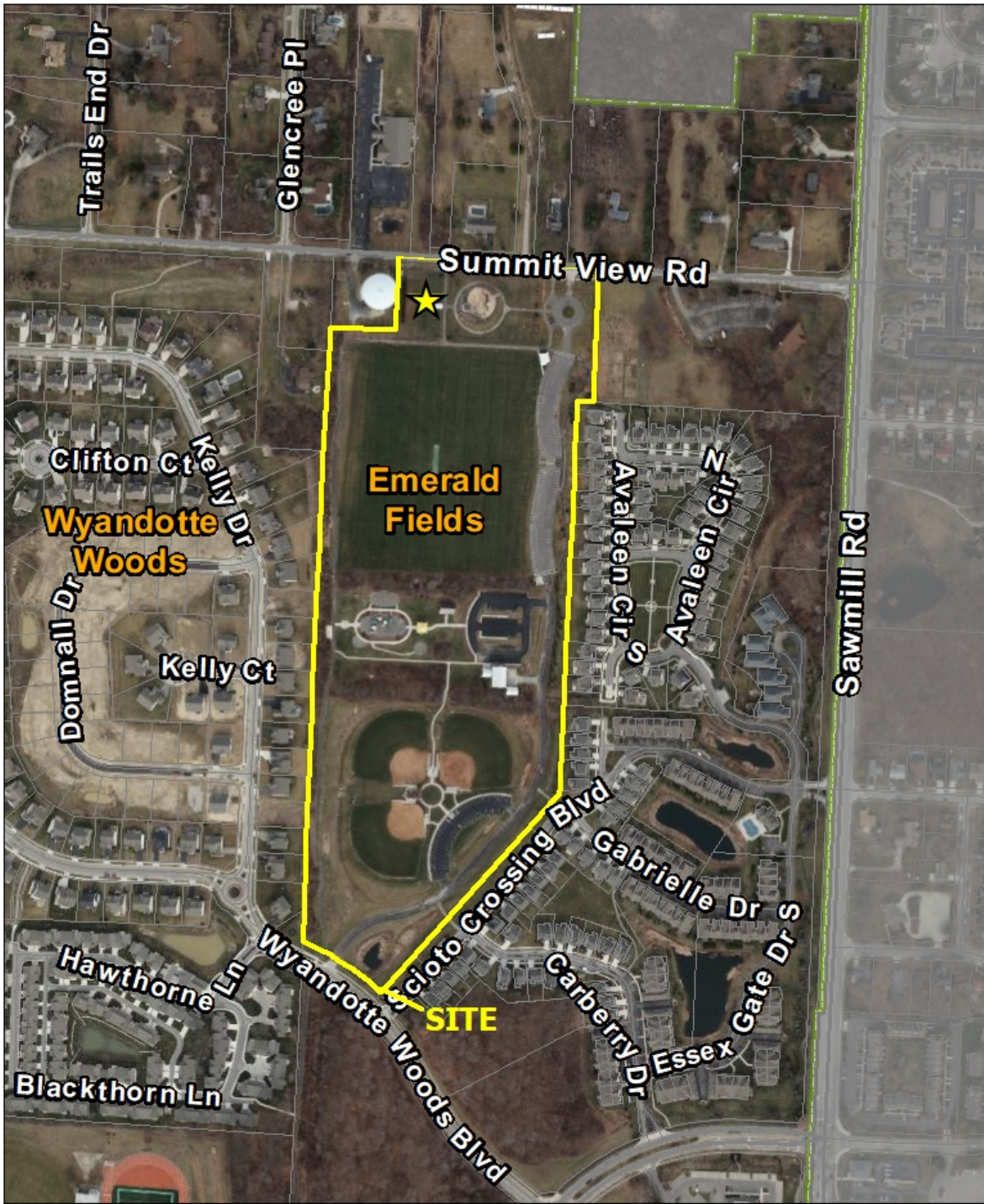
Next Steps



Following approval of the application, the applicant may proceed to Building Standards for a building permit.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-127AFDP Amended Final Development Plan Emerald Fields Bicycle Pump Track PID: 273-009125</p>	<p>0 170 340 Feet</p>	
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2. Overview

Background

The final development plan for the Northeast Quad did not include a site plan or regulations for the Emerald Fields Park. A master plan for Emerald Fields (pictured to the right) includes a playground, various ball fields, covered shelters, restroom facilities, and parking.

The Planning and Zoning Commission approved Phase I including the playground area in the northern portion of the park in 2001 and a restroom facility in the northeastern portion of the park in 2006. Phase II was approved in 2007 and included baseball fields, a parking area, a plaza, and the extension of the bike path in the southern portion of the park.

The Planning and Zoning Commission approved an Amended Final Development Plan (AFDP) for Emerald Fields in 2009, which allowed for the addition of a playground, a covered shelter, a restroom building, and other site improvements in the central portion of the park. In August 2017, the Planning and Zoning Commission reviewed and approved an Amended Final Development Plan application for the construction of two sand volleyball courts, two tennis courts, and other associated site improvements. However, these improvements were not constructed. The proposed pump track facility is proposed to be constructed in the location of the previously approved volleyball courts on the northern portion of the park.



Site Characteristics

Natural Features

The site features a wooded buffer along the east property line. Additional wooded areas extend along the southern edge of the existing lacrosse fields and the northern edge of the baseball fields. A stormwater retention pond is located on the east side of the park's entrance on Wyandotte Woods Boulevard.

Surrounding Land Use and Development Character

North: R-1: Restricted Suburban Residential District (Residential)

East: PUD: Planned Unit Development District, Northeast Quad (Residential)

South: PUD: Planned Unit Development District, Northeast Quad (Residential)

West: PUD: Planned Unit Development District, Northeast Quad (Residential)

Existing Road, Pedestrian and Bike Network

A vehicular drive with access on Wyandotte Woods Boulevard runs along the eastern portion of the site. The vehicular drive will not be impacted by the proposed site improvements. An asphalt shared use path connects Wyandotte Woods Boulevard from the south to Summit View Road to the north. The path has two access points to the single-family neighborhood to the

east, two access points to Summit View Road, and one access point to Wyandotte Woods Boulevard. No new bike or pedestrian paths are proposed as part of the improvements.

Proposal

The applicant is proposing a new modular bicycle pump track to be located in the northwest portion of the Emerald Fields Park. A pump track is an athletic facility designed as a circuit of rollers, banked turns and features designed to be ridden completely by bike riders “pumping” – generating momentum by up and down body movements, instead of pedaling or pushing. The proposal replaces the originally approved location for two sand volleyball courts, which were not constructed following approval from the Planning and Zoning Commission in 2017.

Development Standards

The development text for the Northeast Quad does not include development standards regulating the park. However, a warranty deed for the property states that any athletic fields must be setback 50 feet from any right-of-way or property line. The pump track facility is located approximately 50 feet from the western property line and approximately 52 feet from the northern property line.

Pump Track

The proposed pump track facility is proposed to be located to the east of the existing water tower and west of the existing playground. The facility includes two separate pump tracks. The triangular pump track is 450 square feet in size fixed to 1,000 square feet of asphalt and is located south of the more advanced track. The advanced pump track is 1,177 square feet in size fixed to 3,195 square feet of asphalt, and located north of the triangular track. The proposed tracks vary in height as you move throughout the course, with a maximum height of 3 feet. Each track is constructed of a black reinforced composite framework with an ultra-grip composite surface. Additional site improvements include connecting the pump tracks to the existing asphalt path to the east of the project site with a new 8-foot wide asphalt path, and adding 7 bike racks to the south of the existing pavilion on a 36-square-foot concrete pad. The applicant should work with Staff to finalize the bike rack detail, subject to Staff approval. No lighting is provided with this proposal, as the intent of the project is to offer the amenity as a daytime facility.

Landscaping

Throughout the pump track facility, the Parks and Recreation Department is proposing four bio-retention basins that will include a number of different plantings, such as Hydrangea ‘Limelight’, Rudbeckia, and Russian Sage. Each basin will include a different mixture of planting species, which are shown on the plans. Additionally, the installation of the pump tracks will require the removal of four trees on the site. Four new trees adjacent to the site are proposed to compensate for the removed trees. The trees being removed are below 6 inches in diameter at breast height, which only requires a replacement tree per tree removed.

Stormwater Management

A total of approximately 4,862 square feet of impervious surfaces are proposed on the site, which results in the requirement to provide stormwater management for the project. The proposal includes four bio-retention basins in addition to a potential dry detention basin to the north of the pump track facility as a possible solution for stormwater treatment, storage and drainage. The applicant will be required to continue to work with Engineering to demonstrate

compliance with stormwater management requirements as defined in Chapter 53 to the satisfaction of the City Engineer.

3. Criteria Analysis

Amended Final Development Plan Criteria 153.055(B)

- 1) *The proposal is consistent with the approved preliminary/final development plan.*
Criteria Met. The park has no specific requirements or regulations outlined in the approved development text, but meets the required setbacks provided on the warranty deed. The proposed recreation amenity is consistent with the intent of Emerald Fields.
- 2) *Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and adjacent property.*
Criteria Met with Conditions. The proposal will not affect existing pedestrian or vehicular circulation through the park. As the proposal is intended for bicycles, the applicant should continue to work with Staff to finalize the bike rack detail for the site.
- 3) *The development has adequate public services and open spaces.*
Criteria Met. The proposal does not affect public services or open space within the park.
- 4) *The development preserves and is sensitive to natural characteristics of the site while complying with applicable regulations.*
Criteria Met. The proposal includes the removal of four trees and the addition of four new trees and decorative plantings. The development preserves the natural characteristics of the site.
- 5) *The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.*
Not Applicable.
- 6) *The proposed signs are coordinated within the PUD and with adjacent development.*
Not Applicable.
- 7) *The landscape plan will adequately enhance the principle building and site; maintain the existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate.*
Criteria Met. The plan provides an appropriate variety of plantings throughout the bio-retention basins within the pump track area. The landscaping is appropriate to the scale of the project.

8) *Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the city or any other government entity which may have jurisdiction over such matters.*

Criteria Met with Condition. The improvements being proposed on the site require additional calculations and considerations for stormwater management. The proposal includes four bio-retention basins in addition to a potential dry detention basin to the north of the pump track facility as a possible solution for stormwater treatment, storage and drainage. The applicant will be required to continue to work with Engineering to demonstrate compliance with stormwater management requirements as defined in Chapter 53 to the satisfaction of the City Engineer.

9) *If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage.*

Not Applicable.

10) *The Commission determines the project to be in compliance with all other local, state and federal laws and regulations*

Criteria Met. The proposal appears to comply with all other known applicable local, state, and federal laws and regulations.

4. Recommendation

Staff recommends **Approval** of the Amended Final Development Plan with the following conditions:

- 1) The applicant work with Planning to finalize the bike rack detail, subject to Staff approval;
- 2) The applicant work with Engineering to demonstrate compliance with stormwater management requirements as defined in Chapter 53 to the satisfaction of the City Engineer.