

C. Coffman Park Area Plan

Existing Character

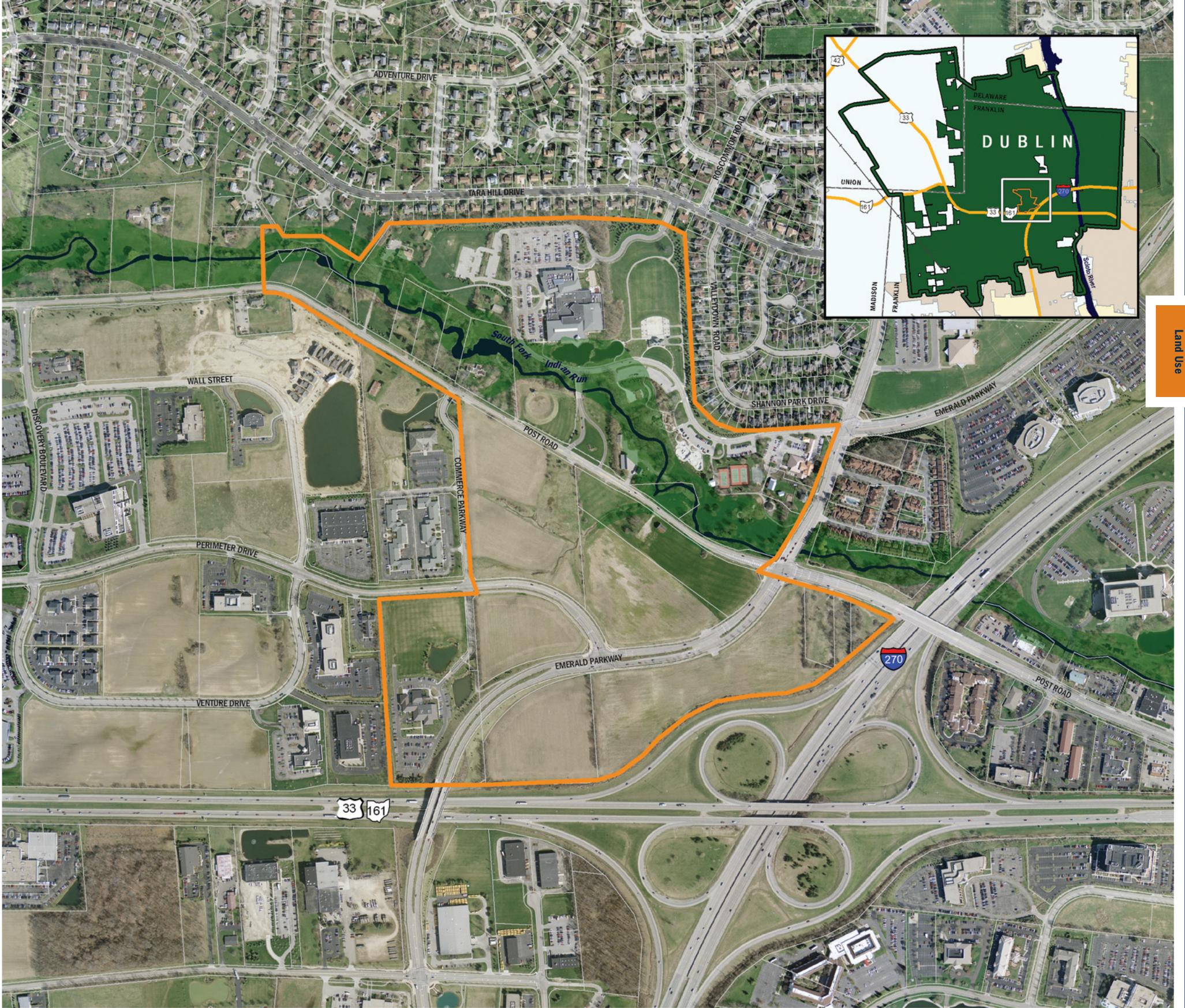
The Coffman Park Area is centrally located within the City in close proximity to Historic Dublin. This area includes existing portions of Coffman Park, planned park expansion areas and future commercial development areas. It is bordered to the north by the Shannon Park, Hemingway Village, Dublinshire and Indian Run Meadows residential developments, to the southeast by the I-270/U.S. 33 interchange, and to the south and west by Post Road and Commerce Parkway. The Village at Coffman Park residential development was approved in 2005 and includes 66 residential condominium units adjacent to the park along Post Road. Area topography is relatively flat with some relief along the South Fork of Indian Run adjacent to Post Road. Several agricultural barns and outbuildings are located along the south side of Post Road and provide the potential for integration into future plans. Perimeter Drive and Emerald Parkway divide undeveloped sites, and portions along the I-270/U.S. 33 interchange provide significant visibility to the area.

Dublin's Municipal Building serves as the City's current center of government.



The Coffman Homestead is home to the Dublin Historical Society.





Land Use

- Special Planning Area
- Parcel
- 100-Year Floodplain
- Stream
- Stream Corridor Protection Zone
- Land Use Planning Area



Map 3.7 Coffman Park Existing Conditions

Annually, Coffman Park becomes the center of all that is “Irish” in Dublin.



Existing park amenities include a broad range of recreational programming, the Municipal Building, Dublin Community Recreation Center (DCRC), Fletcher-Coffman Homestead and the Justice Center. In 2003, City Council adopted the Coffman Park Open Space Expansion Plan that serves as an additional policy guide for future park development.

Planning Challenges and Issues

Expand and enhance parkland

Consistent with past planning efforts, expansion of Coffman Park provides an excellent opportunity to create a memorable “central park” for Dublin residents. Available options to provide added recreational and civic space for activities such as the Dublin Irish Festival can result in substantial benefit to the community. Potential civic or public uses can be integrated with a mix of active and passive recreational programming, and the park’s location at the intersection of Post Road and Emerald Parkway provides a visible focal point along one of Dublin’s busiest corridors.

Improve access and area circulation

Establishing a proper balance between local transportation needs and area land use/design objectives are important for a safe and valued community park. Through the future widening of Perimeter Drive from Emerald to Holt Road, the transportation system can meet future demands for east-west connectivity. The ability to also link Post Road to Commerce Parkway will provide a clearly defined edge to the park. As a community focal point, the ability to create defined edges and entry points into the park is valuable to establish an identity. Reducing roads that facilitate through movements in the park also greatly enhance the pedestrian environment of the park and will allow for more efficient traffic movement at the intersection of Emerald Parkway and I-270, improving access and travel time along Dublin’s major employment corridor.

Protect the character of Post Road

Portions of Post Road between Emerald Parkway to Holt Road still retain a very



Agricultural land in Dublin’s center awaits development at the I-270/U.S. 33 Interchange.

rural character. The visual impact of the South Fork Indian Run corridor and its natural areas and informal landscaping and woodland provide a scenic backdrop. As a former unimproved state route, the ability to retain the area's character through alternative road design standards, maintenance procedures and landscape elements (native and naturalized plantings, fencing, etc.) will be critical to ensuring the pastoral view of the road. Maintenance and reuse of historic residences and outbuildings are also an important design component for consideration.

Encourage high quality development

Portions of the Coffman Park Area between Emerald Parkway and I-270 have excellent visibility and suitable access, and are poised for development. Plans for future interchange improvements and acquisition of right-of-way should be considered as properties are developed. Flyover ramps and other elements in the interchange design may be a significant component of the site design process. High quality

office uses should be sought that will provide street-oriented architecture, and parking that is adequately screened from Emerald Parkway.

Improve pedestrian connectivity

As Dublin's main open space focus, pedestrian connectivity should be provided to Coffman Park in all directions. Both sidewalk and bike path connections and tunnels at key locations should be provided to surrounding neighborhoods, parks and commercial developments; in addition, greenways throughout Dublin should be interconnected where possible to provide continuous regional pedestrian access from all areas of the City. In particular, visual and physical linkages should be encouraged between Coffman Park and Historic Dublin to link with the Scioto River Corridor and additional connections should be sought to link with the Northwest and Southwest Areas.

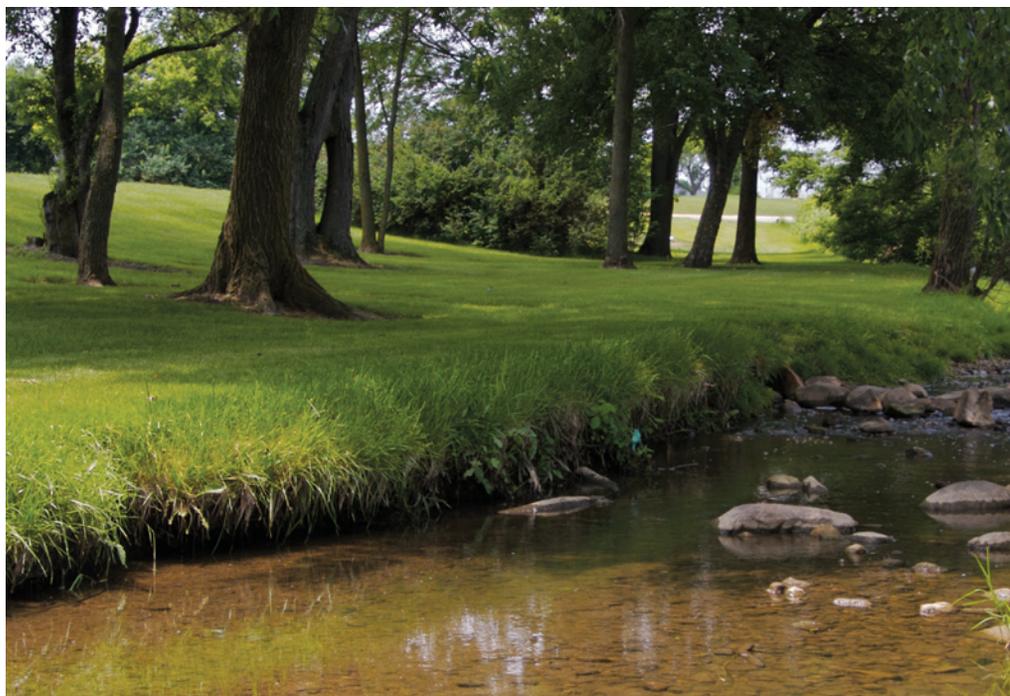
Enhance the natural value of the park

The South Fork Indian Run serves as the natural element upon which Coffman

Park is focused. Incorporating a variety of natural areas and plant communities, the stream provides a wealth of programming opportunities. Future development of the park should protect and buffer the South Fork, and efforts should be made to incorporate additional habitats, natural areas and elements into the overall design of the park. Residential properties that have been purchased over the past decade also provide a significant opportunity to provide looped pathways for hiking and jogging, as well as future nature and interpretive programs within the park. Park development should be coordinated with larger greenway initiatives to provide regional connectivity and wildlife corridors.

Planning Goals

...To expand Coffman Park as a civic and open space focal point within the City and to encourage appropriately-sited, high quality office development along the I-270/U.S. 33 interchange area that maximizes development potential and acts as a park buffer.



The South Fork Indian Run is the key natural element in Coffman Park.

Design Recommendations

Coffman Park Area Recommendations:

- ① Reforestation to increase native species and provide erosion control
- ② Incorporation of meadow area/plantings
- ③ Utilization of existing auto bridge for future pedestrian connectivity
- ④ Future removal of 5620 Post Road for open space
- ⑤ Potential use of outbuildings for outdoor classroom space
- ⑥ Future nature/interpretive center for educational programs
- ⑦ Integration of wildflower meadow to highlight the Watch House public art
- ⑧ Preservation of historic barn for use as boathouse
- ⑨ Integration of sports courts with Justice Center to minimize impact of lighting/noise
- ⑩ Widen Perimeter Drive to facilitate east-west through traffic
- ⑪ Shared use of civic building parking for recreational activity
- ⑫ Open lawn to be utilized for special events, etc.
- ⑬ Expanded future picnic area
- ⑭ Pedestrian bridge connection to join park areas
- ⑮ Incorporate signature architecture along I-270
- ⑯ Consider future interchange improvements and right-of-way issues
- ⑰ Integrate visual open space as green entrance to Coffman Park from Frantz Road
- ⑱ Consider design options to improve traffic flow at Emerald Parkway and Coffman Road



Coffman Park Area looking northwest from Interchange



Land Use

Figure 3.5
Coffman Park Plan



Area plan concepts are general guides to indicate potential development options. Plans are schematic only, and the actual mix of land uses, locations and configurations of buildings, parking areas and access points will be determined through the public review process. Properties retain all existing rights.