

## 14. Study Area K

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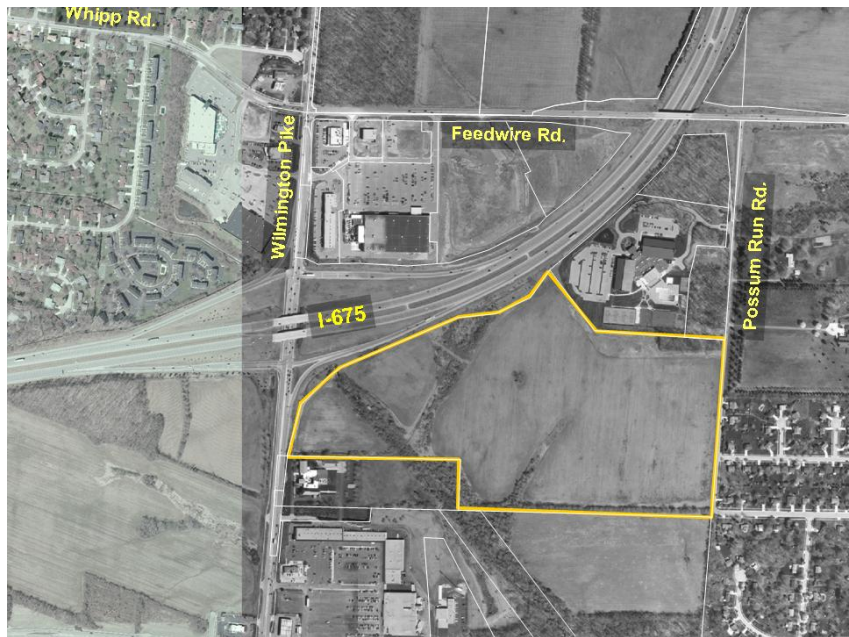
### **A. Overview**

*(Regional and Community Setting)* Study Area K lies at the far eastern edge of the Community, just east of Wilmington Pike, south of I-675 and west of Possum Run Rd. The surrounding region is predominately commercial and business uses with some residential to the east in the City of Bellbrook and Sugarcreek Township.

*(Type of Area)* This Study Area is currently farmed. The neighborhood surrounding the Study Area contains many characteristics of a multiple-use district including residential, retail, commercial, governmental, institutional and recreational uses. Unlike a typical mixed-use area, where uses are fully integrated (vertically and horizontally), the surrounding uses are located on individual parcels, with separate parking and access points. Automobiles take precedence over other forms of transportation such as mass transit and pedestrian modes. The floor area ratio in these areas is typically low, with widespread, highly visible surface parking in the non-residential areas. There is also a degree of isolation between commercial uses, and adjoining residential neighborhoods, with no pedestrian connections.

**B. Study Area Limits**

*(Study Area Location and Boundaries)* Study Area K is located on the eastern edge of the City of Centerville along Possum Run Road between an existing residential subdivision and the retail and commercial corridor along Wilmington Pike in Sugarcreek Township. This Study Area was recently annexed into the City of Centerville and is situated in Sugarcreek Township in Greene County.



Map K-1: Study Area Limits

**C. Development Conditions**

Summary of Key Findings

- The 74-acre Study Area is made up of one parcel, with no structures on the land.
- The land is relatively flat and is principally farmed.
- A small tributary crosses the property in the northwestern portion of the site.
- Tree lines generally define the perimeter and the tributary.
- The Study Area is an infill site, surrounded by existing developments along I-675.
- No pedestrian connectivity exists between this Study Area and surrounding land uses.

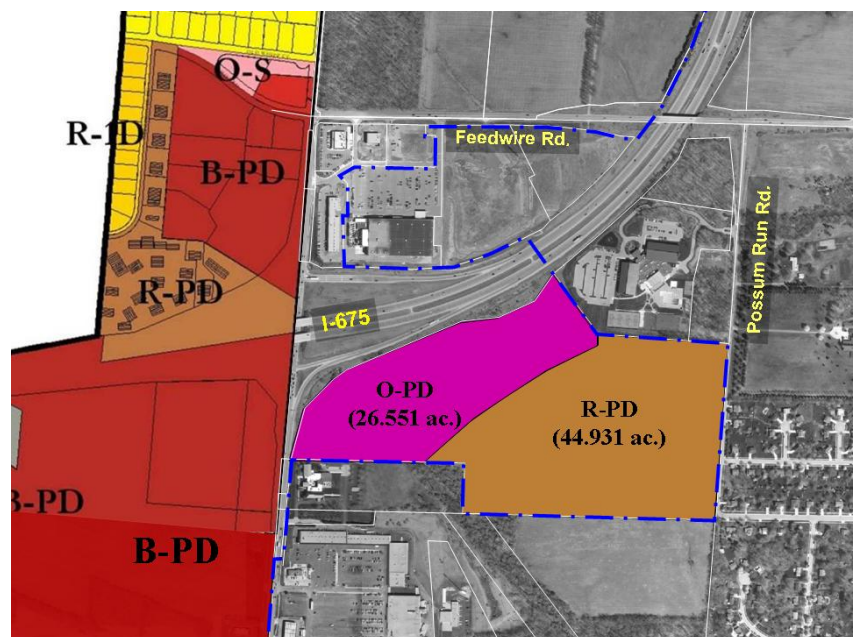
**D. Existing Development**

**1. Land Use and Zoning**

*(Study Area- General Land Use)* Study Area K is zoned R-PD, Residential Planned Development on the eastern portion of the site and O-PD, Office Planned Development on the western

portion. The purpose of the Planned Development (PD) zoning districts is to permit greater flexibility and more creative and imaginative design for the development of business areas than is possible under conventional zoning regulations. It is further intended to promote economically efficient uses of larger tracts of land. The general land use of Study Area K is illustrated in Map K-2.

*(Adjacent Land Uses)* Study Area K is bounded to the west by a large retail center anchored by Cub Foods, Hope United Methodist Church, Sugarcreek Township Fire and Police Substation, and parkland. The eastern boundary of the Study Area is bordered by single-family residential. Land along the southern boundary is vacant. The Five Seasons Country Club is located on the north side. Zoning districts located outside the Study Area but within the Wilmington Pike corridor include Sugarcreek Township B-2, Neighborhood Business on the east side and Centerville B-PD, Business Planned Development on the west side. This level of zoning provides for regional and large format retail centers.



Map K-2: Existing Zoning

## 2. Market Considerations

*(Office, Retail, and Residential Market)* This site has good visibility from I-675 and the Wilmington Pike and I-675 interchange. Study Area K is presently zoned for office, and residential development. Because of low projections for office absorption in this region, marketing and site visibility will be key factors for future, long term office use.

According to the office, retail, and residential market studies prepared by Development Economics, Washington Township and the City of Centerville lie within the competitive south Dayton sub-market. This area benefits from its location in the emerging Cincinnati-Dayton commutershed. The results of the market studies are as follows:

The expected office market absorption is 8,000-10,000 square feet of office space on average through 2008. This rate was established in the Comprehensive Plan as a community-wide average. In this local market, the development of the Miami Valley Hospital South Campus will generate a local market demand for office space much greater than the community average. Phase One of the MVH South Campus will include 100,000 square feet of medical office space scheduled to be open in the fall of 2007.

There will be an increasing locally generated demand of 200,000 square feet of retail space over the next few years in the form of restaurants (chain or unique specialty), grocery/pharmacy, apparel/accessory, and home furnishings stores. There will also be a demand for gas stations and convenience stores, hardware, specialty shopper goods, and personal services. Key retail marketing issues revolve around the need to upgrade and strengthen older strip spaces.

The City of Centerville and Washington Township can expect 470 and 1,200 new housing units respectively by 2007. Move-up families will make up over 50 percent of that market followed by transfers and relocations (20-25 percent) and empty nester/move-downs (10 percent).

### **3. Visual Character**

*(Visual Appearance –Landscaping, Streetscape, Building Setback, Parking, Visual Character)* Because of its location along I-675 and proximity to the Wilmington Pike interchange, the Study Area can serve as a gateway to the Community. Study Area K does not, at present, clearly define the edge of the Community.

The impression of the Study Area as you travel through the gateway is shaped by what is seen of the public and private realm from the roadway. This Study Area is zoned for office, and residential uses on separate sites. A country club is located to the north. Further east of Study Area K, single-family residential communities dominate the landscape, with some agricultural uses on the south side of the road.

### **4. Natural Features**

*(Topography, Vegetation, Watercourses, Ponds)* The presence of natural features in an area offers visual relief and

helps orient residents with features that differentiate one area from another, especially when the landscaping and architecture is non-distinctive. Study Area K is principally farmed. Treelines along the perimeter and along a small tributary in the northwest corner provides a break in the landscape and a varied topography.

## **5. Vehicular/Pedestrian Circulation**

*(Traffic Conditions)* Study Area K is south of I-675 and east of Wilmington Pike. Direct property access is available from Possum Run Road. Clyo Road, west of the Study Area, was extended from Wilmington Pike at the time when the Sugarcreek Plaza and Wal-Mart Shopping Centers were constructed. Clyo Road is currently a stub street that terminates near the southwestern portion of the Study Area. Clyo Road is proposed to be extended to the east and north through the Study Area to connect with Possum Run Road. This connection is desirable and will complete the arterial link from Wilmington Pike to Feedwire Road. This would need to be coordinated with Greene County and Sugarcreek Township. The Clyo Road/Possum Run Road connection should be a three-lane cross-section with a raised landscape median, sidewalks and a hiker/biker trail.

Access to Wilmington Pike is restricted because of the limited access right-of-way for I-675. A secondary access, however, is desirable to Wilmington Pike perhaps through the church property or the Sugarcreek Plaza. Interconnecting the adjoining land uses would be advantageous for all property owners and should be encouraged.

*(Pedestrian Facilities- Walkway and Bikeway)* There is a lack of pedestrian connection between developments adjacent to the Study Area. There are no sidewalks or hiker-biker trails in the area.

## **6. Utilities**

There is adequate water, sanitary, and storm facilities nearby the Study Area that can be easily accessed. These facilities can support additional development in Study Area K.

*(Water)* Although the site within Study Area K is not developed, public water is available in the existing right-of-way of Wilmington Pike and Clyo road west of the site. Static pressures in the Study Area, assuming ground elevations ranging from 960 to 1000 feet, should be between 45 and 70 psi. Adequate fire flow should be available due to the close proximity of the Bigger Road elevated storage tank, and assuming the waterlines constructed off the main lines are designed to meet the desired fire flow conditions.

(Sanitary) Existing sanitary sewer service is provided within the western right-of-way of Wilmington Pike. These sanitary sewers eventually discharge into the Greene County collection system. (Storm) Runoff from the site generally drains to the north toward I-675.

## **7. Site and Building Configuration**

The Study Area does not have access to Wilmington Pike. Access must be provided from Possum Run Road and its connection to Feedwire Road and future Clio Road. Visibility from I-675 and Possum Run Road into the site is good. Though undeveloped, the site is zoned O-PD to the north and west and R-PD to the south and east. Development of this study area should take advantage of its visibility and the view corridor from the intersection of I-675 and Wilmington Pike.

## **E. Development Recommendations**

The following describes the overall concept for directing future change within the Study Area. It is based on the previous existing conditions analysis and the land use concept for the Community. It begins by setting an overall direction for the Study Area and makes specific recommendations for both the private and public realm. The private realm includes property under private ownership and typically adjacent to a major roadway. The public realm includes the area within the right of way and any other property under public ownership.

### **1. Focus**

This site is currently zoned O-PD, and R-PD, for office and residential uses respectively. The focus of this Study Area is to structure the eventual use of the property in a way that is sensitive to the surrounding neighborhoods and on-site amenities, provides pedestrian and vehicular connectivity to adjacent parcels, and provides uses that will have a positive fiscal impact on the Community.

Summary of recommendations for Study Area K:

- Provide office and residential uses.
- Promote economic expansion for business development with consideration to existing zoning.
- Link this site to the adjacent neighborhood so that residential uses are integrated.
- Protect the existing wooded areas.
- Introduce gateway elements along the I-675 frontage and within the streetscape of Wilmington Pike, Possum Run Road and the Clio Road extension.

**2. Private Realm**

**a. General Land Use**

As discussed earlier, Study Area K is under single ownership and is currently undeveloped. Adjacent land uses include single-family residential to the east, retail/commercial to the west, I-675 and a Country Club to the north, and vacant land to the south. Additionally, the Sugarcreek Township fire and police substation and a park borders Study Area K to the southwest. Surrounding land uses are situated on individual parcels with separate parking and access to each. Land uses are not integrated and tend to be isolated from each-other and heavily dependent on the automobile.

Development Opportunities: A mixed-use development that incorporates what is unique about the Community into the design by using brick and indigenous stone as primary building materials. Access points to the Study Area and view corridors should be taken into consideration with final site layout and design. Existing wooded areas and treelines on the site should be protected and integrated into overall site layout for the Study Area.

The north and western portions of Study Area K, given its location to I-675 and Wilmington Pike and its proximity to the Miami Valley Hospital South Campus, is well suited to be developed as a corporate or professional office park developed in a campus setting. Such an office park should include support-uses including flex-office and incidental retail and residential uses.

Professional office uses are appropriate where existing O-PD zoning is in place. Office uses should include careful site layout to maximize visibility. The following table represents the approximate acreage per proposed land-use, with a square footage yield range for non-residential uses. This range is based on a floor area ratio between .35 and .45.

Proposed Land Use	Acres	Percentage	Yield (Square Feet)
Office	44.0	61.5	570,000 – 733,000
Residential	24.8	34.7	Not Applicable
Parkland	2.7	3.8	Not Applicable

*Note: Yield is based on an FAR range of .35 to .45 and excludes 15% of land acreage for internal ROW.*

Development of this portion of the Study Area should take advantage of access and visibility along I-675 and Wilmington Pike, with shared parking located to the rear or side of the buildings. Access onto Possum Run Road /Clyo Road extension should be made via one focal entrance serving the Study Area.

The east and southern portions of this Study Area, given its proximity to the existing single-family homes in Bellbrook and the public park should be developed as residential. The intensity and placement of development should respect the surrounding land uses. Access to Possum Run Road and the Clys Road extension should be limited to no more than two access points with the main access integrated with the office portion of the Study Area. The residential portion of Study Area K could also be developed as a retirement community providing housing choices for senior residents including independent living and assisted living. Nursing care and related office uses would also be appropriate for this area. Additionally, public and private open space and parkland should be provided perhaps linking with the existing park adjacent to the Study Area.

### **b. Development Density/Intensity**

The size and scale (intensity) of residential development should respect the adjacent neighborhood to the east of the Study Area. Use intensity and height compatibility with residential uses to the east is encouraged.

The frontage along I-675 and the Wilmington Pike interchange area will allow for a corporate or professional office park and allow a mix of land uses including residential and office support uses. A floor area ratio (FAR) range between .35 and .45 is appropriate for the Study Area, given that this portion is highly visible to I-675. Higher density office and mixed-use (four story buildings) are encouraged that front on I-675 and Wilmington Pike with shared parking located to the side and rear of structures to create a sense of entering the Community from the east.

### **c. Architecture**

The Study Area is a gateway for vehicular traffic traveling along I-675 from the east into the Community. This is an ideal opportunity site to link architectural elements from the Community's past into a gateway location. Buildings should have a design and form that reflect the Community character and would allow them to be occupied by various users over time, and not be specialized and designed for a particular use. Architecture should incorporate durable, indigenous building materials (mostly stone and brick) finished in the same level of detail on all sides of the building. Service areas should be designed and screened so as not to be visible from adjacent residential uses. Freestanding signs should be proportional to the setback, speed, and roadway width.



**d. Parking**

Future surface parking lots should be designed with landscaped islands and be located to the rear or side of primary structures. On-street parking within the Study Area should be encouraged, and shared parking should be integrated into the office and retail uses. Parking lots should be masked from the frontage by buildings, streetwalls, or hedges. Parking lot lighting should be downcast so as to minimize glare and potential illumination of neighboring residential uses. Parking structures should be encouraged on the site possibly taking advantage of any grade change from the freeway.

**e. Circulation (pedestrian and vehicular)**

Efforts to extend Clyo Road to provide access west to Wilmington Pike should be coordinated with the City of Bellbrook, Greene County, and Sugarcreek Township. The Study Area should have one focal entrance off of Possum Run / Clyo Road extension.

Pedestrian circulation should be connected with existing adjacent residential uses, and extend to the proposed park/open space portion of the Study Area. Pedestrian connection should also be extended along the frontage of Possum Run / Clyo Road extension and Wilmington Pike. Pedestrian access should be provided from the building frontage areas to surface parking lots and to public roadways.

**3. Public Realm****a. Streetscape**

The subject site falls within the jurisdiction of the City of Centerville. Street trees, reduced parking in advance of building lines, minimal number of curb cuts along Possum Run Road / Clyo Road extension, and landscaping with appropriately scaled signage can positively enhance the streetscape of this Study Area. This Study Area should be viewed as a gateway into the Community from the east along I-675. General recommendations from the Community Appearance Chapter of the Comprehensive Plan should be used to guide future gateway treatments introduced at this location by the City of Centerville. Such recommendations include burying utility lines, providing landscape materials to screen parking lots, and the consideration of using consistent signage and landscaping at all gateway locations.

**b. Landscape**

Landscaping can be an important tool to unify an area aesthetically, particularly if there are multiple users or property owners. Placing street trees in the public right-of-way is one

technique to soften the street and sidewalk edge of the sub-area and create a positive pedestrian environment. Future development of this area should strive to compliment and link surrounding uses as well as act as a gateway to the Community. Wooded portions of the Study Area and treelines should be emphasized in future development with as little grading as necessary, to provide visual relief, help orient residents and visitors, and potentially serve as a public open space.

**c. Transit**

Presently, there is no direct transit service to this Study Area. The nearest transit location (GDRTA bus stop) is at Clyo Road and Wilmington Pike to the west. Pedestrian and bicycle connectivity along Wilmington Pike, Possum Run Road and Clyo Road for access to this service is an important feature to promote the use of public transit. Transit service into Study Area K should be encouraged.

**d. Open space**

It should be a priority to provide open space with development on this site because this site is undeveloped with natural amenities. The wooded and treeline areas should be preserved as a visual backdrop to development. By clustering development, open areas could be an integral part of future plans for this property. This Study Area is an infill site that is currently zoned but has not been developed. Amenities such as major tree stands and open areas created by the small tributary should be retained. These items can be incorporated into the overall design and master plan for the site. A park area should be incorporated into this Study Area for use and enjoyment of nearby office workers and residents.

**e. Zoning**

The current zoning on this Study Area allows most of the recommended uses. Additional development standards should be adopted to encourage mixed-use design (or overlay zoning).

**4. Fiscal and Market Implications**

**a. Fiscal Implications**

The Study Area represents an opportunity for the Community to develop an infill location to advance economic development. The City of Centerville will benefit the most fiscally from increased office usage. This site already has residential and office zoning in place. Residential use will have little fiscal benefit to the Community. This location provides an opportunity to increase and diversify the City's job base with an emphasis on office use versus retail use. Overall, if development occurs, full

occupancy of the area will enhance property values the most, especially since this area functions as a gateway to the Community. By enhancing the environment for neighboring retailers, there will be more opportunities for upgrading the merchandise mix around this Study Area.

**b. Market Conditions**

Uses at this location should take advantage of the gateway visibility from the north from I-675 and the west from Wilmington Pike. A mixture of offices and residential uses can be incorporated into a pedestrian-friendly setting with an on-site park area. The market is likely to support residential uses at this type of location (adjacent residential use, good access, as the site extends back toward Possum Run Road and to the south). As stated earlier in the existing conditions section, the Community should expect absorption of 8,000 to 10,000 square feet total of office space each year (on average) through 2008 without any effort to induce the market. In this local market, the development of the Miami Valley Hospital South Campus will generate a local market demand for office space much greater than the community average. Phase One of the MVH South Campus will include 100,000 square feet of medical office space scheduled to be open in the fall of 2007. This Study Area has a large supporting residential and retail base to help support office uses. Office and residential uses should be thought of as the optimum long term uses for this site.