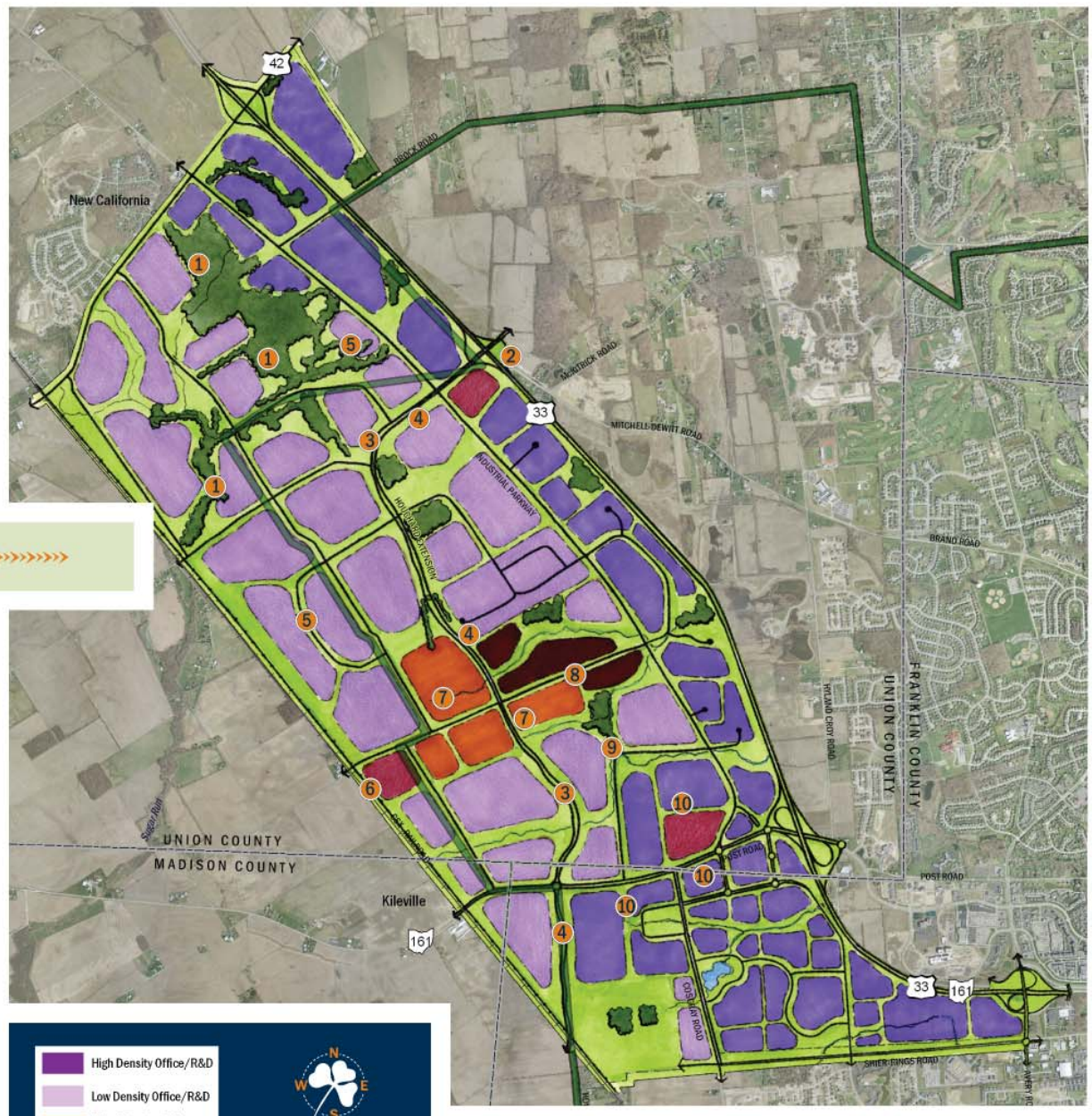
U.S. 33 Corridor Area Plan

Planning Challenges and Issues

- *Facilitate the creation of a cohesive, integrated employment center*
- *Maximize highly visible areas and land uses appropriately*
- *Provide convenient housing choices and access to daily services*
- *Incorporate attractive streetscapes and pedestrian environments*
- *Preserve and enhance natural features and the environment*
- *Utilize high quality, flexible design standards*

Design Recommendations



Summit View/Sawmill Area Recommendations:

1. Maximization of open space and preservation of woodland within the Big Darby watershed
2. Future interchange improvements at Mitchell-Dewitt Road
3. Parkway design with variable median for additional landscape character
4. 200-foot landscape setback along Houchard Extension
5. 200-foot buffer and greenway along railroad
6. Optional location for future transit station and support services
7. Higher density residential in walkable proximity to town center
8. Town center area within core to provide service and housing proximity to employment base
9. Pedestrian/greenway corridors linking to town center area
10. Higher density employment core along SR 161 with support uses

General Notes:

Intent of Plan is not to displace residential properties in the area; however, if the area is redeveloped the Plan reflects the preferred scenario for any redevelopment.

Planning Goals

…To enhance the area as a key employment and service center and as a prominent gateway to Dublin with high quality development, strong gateway treatments and overall design features that exemplify the office and technology focus of the area.