

B. Bright Road Area

Existing Character

The Bright Road area is bordered by Hard Road and I-270, and stretches west from Sawmill Road to Riverside Drive. Defined by the planned extension of Emerald Parkway, the area includes a significant list of planning and land use challenges that were initially addressed in the 1990 Bright Road Land Use Study.

Physical features vary significantly throughout the area, and portions along Riverside Drive are of scenic and historic significance. The area is characterized by three geometric earth mounds constructed between 300 B.C. and 500 A.D. by the Hopewell tribe. The ceremonial mounds consist of a large rectangular enclosure approximately 390 feet by 220 feet in size and two circular bank-and-ditch enclosures located nearby. Archaeologists interpret the earthen enclosures as symbolic forms used as a locus for periodic mortuary or other ritual activity. The area also contains scenic portions of the Billingsley Creek, providing substantial wooded areas, waterfalls and ravines. This western portion of the study area



Modest homes in wooded settings typify the charm of the Bright Road area.





Land Use

- Special Planning Area
- Parcel
- 100-Year Floodplain
- Native American Earthworks
- Stream Corridor Protection Zone
- Future Emerald Parkway
- City of Dublin
- Stream
- Land Use Planning Area



Map 3.6 Bright Road Existing Conditions

includes terrain that slopes significantly up the River bluff to Grandee Cliffs Drive, while portions south of the earthworks and ravine provide the opportunity to cluster development among significant tree stands along the future extension of Emerald Parkway.

Bright Road and surrounding neighborhoods are characterized by modest, low-density residential homes in a rural setting that is typical of older homes constructed within the township prior to annexation. Residential developments within the area include Grandee Cliffs, Glenbrier and Kiplinger Estates. Billingsley Creek and its surrounding woodlands create a distinctive backdrop for the area, and Kiplinger Pond created by a spillway is located just east of MacBeth Drive. Future completion of Emerald Parkway will unite the area and provide major access for infill development along I-270. Planning efforts focus on the ability to maintain and protect neighborhoods in a balanced manner with future growth along Emerald Parkway.

The Holder property on Bright Road holds great archeological significance.



Planning Challenges and Issues

Protect and buffer existing residential areas

Bright Road incorporates a very distinctive rural residential character that has been established over time by many factors such as housing stock, lot sizes, building setbacks and natural surroundings. All efforts should be made to maintain the quaint character of the area's neighborhoods, and road access for residents should be improved while discouraging through traffic.

Encourage greater open space and pedestrian connections

Due to the era in which development took place along Bright Road, the area lacks sidewalks and pedestrian infrastructure common to today's residential subdivisions. Every effort should be made to improve pedestrian connectivity and movement throughout the area, while sensitively considering the visual character and

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Completion of Emerald Parkway will open the area to future office development.

impacts of pedestrian infrastructure. Incorporation of additional open space near existing neighborhoods should be provided to facilitate pedestrian connections and park opportunities.

Improve traffic circulation, access and movement

The completion of Emerald Parkway from the Billingsley Creek to Riverside Drive will be a significant milestone for Dublin. Providing relief to I-270, the parkway will provide full access from Tuttle Crossing to the south to Sawmill on the north. Completion of this last phase will provide greater transportation network options east of the Scioto River, while facilitating a balance of greater access to area neighborhoods and an expected reduction in through traffic on local roads. Significant multi-jurisdictional efforts should be made to improve traffic and access management along the Sawmill Corridor to the benefit of area businesses and residents. Improvements should also be implemented at Bright Road and Riverside Drive to improve motorist safety.

Preserve important archaeological and natural features

The Bright Road Area contains invaluable natural and man-made features for which every effort should be made to protect. The Holder-Wright Works is an ancient man-made landform that has critical archaeological importance, and the adjacent Billingsley Creek ravine is a location of importance for its scenic and natural beauty. Nearby historic cemeteries that are poorly surveyed and studied also have importance to the area's heritage.

Establish a high quality, visible gateway into Dublin

Located adjacent to the Sawmill/I-270 interchange, the area is Dublin's major entry point from the northeast. Establishing high quality visible architecture, site planning and landscaping is important to represent Dublin's image and quality of life. Buildings fronting the interchange should be of a larger scale and establish an architectural statement that contrasts them from adjacent suburban retail and big box developments.

Use capital improvements as a catalyst for development

Implementation of major improvements within the area will require initiative on the part of both the public and private sectors. Planned capital improvements, including the final connection of Emerald Parkway and associated infrastructure should be encouraged to provide greater transportation connectivity, access and development potential along this key area of I-270 visibility.

Maintain expectations for appropriate, high quality development

As Dublin's premier business address, locations along the future Emerald Parkway extension should include high quality office development that respects the area's context. Higher profile offices should be preferred in areas where freeway and interchange visibility can be maximized, while appropriate scale and architectural style is provided near residential areas. Throughout the Bright Road Area retail is limited to service uses associated with office development that will reduce arterial trips by employees;



The Billingsley Creek has significant limestone landforms including caves and waterfalls.

integration of such support uses within the ground floors of offices is highly encouraged. Redevelopment proposals between Sawmill Road and Emerald Parkway should also be carefully considered to ensure that residential areas are fully integrated across Emerald Parkway and Bright Road.

Planning Goals

...To build upon and enhance the existing residential character of Bright Road between Riverside Drive and Emerald Parkway while ensuring the preservation of key natural features and historic sites. High quality office development should be encouraged along Emerald Parkway that focuses on quality architecture and site design that complements the surrounding natural environment and residential neighborhoods.



Bottom: Like other sections of Emerald Parkway, high visibility to I-270 should be used to promote first-rate development.

Design Recommendations

Bright Road Area Recommendations:

- ① Cul-de-sac Bright Road to improve access management
- ② Provide bike path connection from Riverside Drive through park to Grandee Cliffs and Emerald Parkway
- ③ Restrict access in park along Bright Road to through traffic
- ④ Preserve Ferris Cemetery area
- ⑤ Preserve Holder-Wright Works (Hopewell Mounds) with option for potential interpretive center and park elements
- ⑥ Provide minimum 200-foot scenic setback along Riverside Drive
- ⑦ Protect stream corridor, ravine and existing woodland areas
- ⑧ Future parking for community park will be determined at a later date
- ⑨ Restrict access along Riverside Drive
- ⑩ Future buffer and pedestrian connection
- ⑪ 100-foot landscape buffer and sound barrier treatment for adjacent residential
- ⑫ Access point to provide connection with Grandee Cliffs
- ⑬ Large residential lots and setbacks on Bright Road to blend with existing homes
- ⑭ Creation of internal neighborhood park space
- ⑮ 100-foot landscape buffer to provide residential transition and view of Bright Road
- ⑯ 100-foot setback from Emerald Parkway with parking to side and rear of architecture along the street
- ⑰ 100-foot high tension power line easement
- ⑱ Two-story offices and support services
- ⑲ Large scale office oriented to I-270
- ⑳ Limited and/or restricted access along Sawmill Road
- ㉑ Consistent landscape treatment along Sawmill (to match development to north)
- ㉒ Residences to be sensitively sited among trees
- ㉓ Bright Road widened to four lanes between Emerald and Sawmill

General Notes:

Encourage transportation improvements in the Sawmill corridor at Bright and Billingsley Roads. Focus on greater pedestrian connectivity throughout the area and across the Scioto River.



Figure 3.4
Bright Road Area Plan

0 200 400 Feet

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.





Riverside Drive at future Emerald Parkway looking northeast



Sawmill/I-270 interchange looking northwest

TOP: The Billingsley Creek provides a unique opportunity to blend new development with natural and archeological treasures.

BOTTOM: Interchange development should display Dublin's attention to high standards and quality development.