

CITY OF DUBLIN
BRIGHT ROAD AREA PLAN UPDATE
COMMUNITY WORKSHOP PRESENTATION

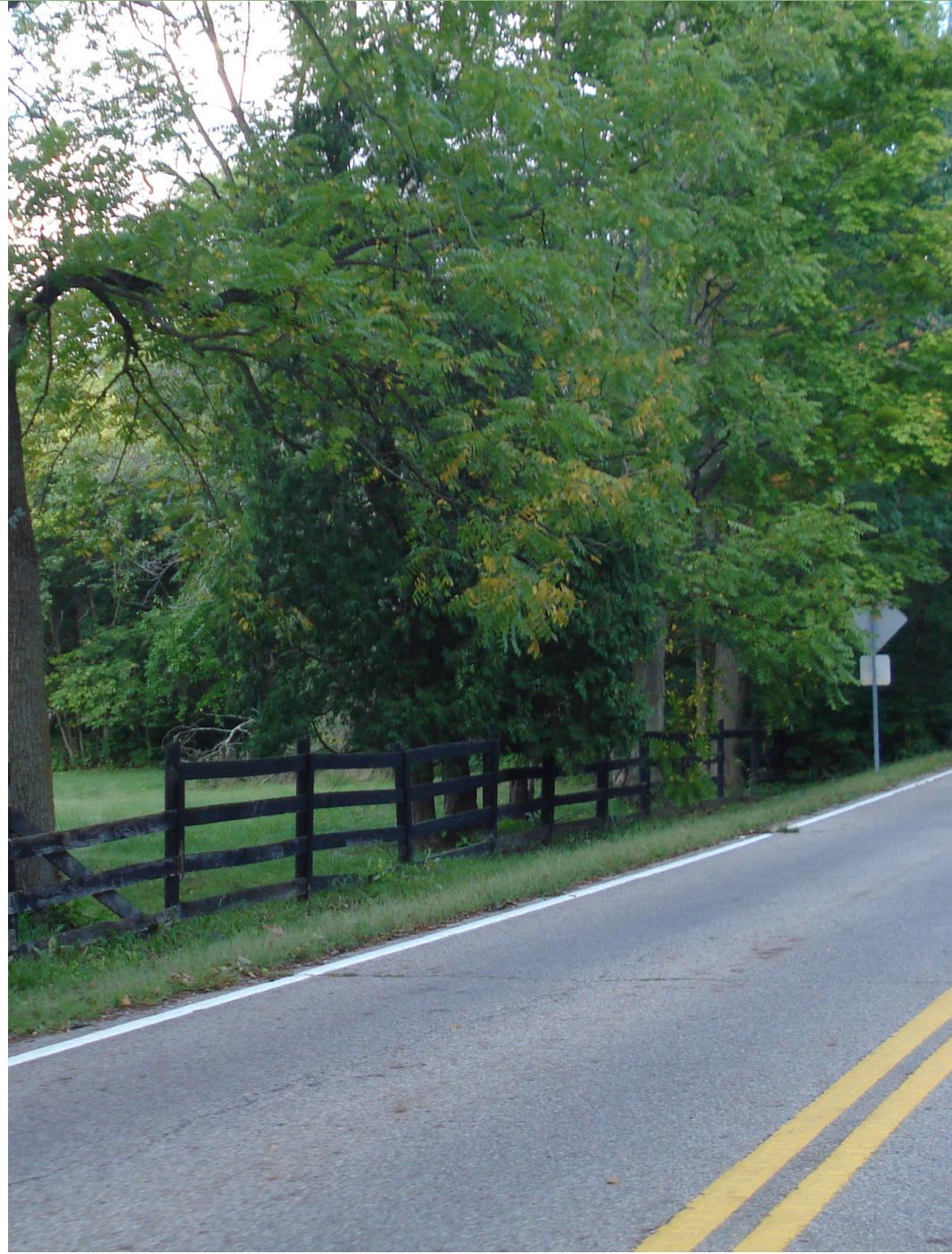


City of Dublin

MKSK

Meeting Agenda

1. Introduction and Planning Process
2. What We Heard
3. Bright Road Area Plan Update
4. Discussion
5. Next Steps



Process/Schedule

DUBLIN BRIGHT ROAD AREA PLAN UPDATE

5 - 6 Months

	August	September	October	November	December	January	February
TASK 1 - ANALYZE	●	●	●	●			
1. Kick-off Meeting							
2. Baseline Analysis							
3. Community Workshop							
4. Online Community Engagement							
5. Synthesis							
TASK 2 - CONCEPTUALIZE					● ●		
1. Draft Plan Graphic							
2. Best Practices and Benchmarking							
3. Staff Review							
4. Community Review Workshop							
5. Online Community Review							
6. Feedback summary							
TASK 3 - FINAL PLAN UPDATE						● ●	● ● ●
1. Final Draft Plan							
2. Community Review (online)							
3. Planning Commission							
4. City Council							

- MEETINGS WITH DUBLIN STAFF
- COMMUNITY WORKSHOPS
- PLAN ADOPTION MEETINGS

October 27th Community Workshop

What We Heard...

- Traffic is a major concern.
- Desire for more pedestrian and bicycle connections in this area.
- Holder-Wright Park will be a great asset for the Bright Road area.
- Improve traffic from Sawmill Road.
- The design of future office uses should minimize their impact on existing residential.
- Interest in creating some type of connection over I-270, to the Bridge Street District.
- Introduce a new type of residential use to the Bright Road area, such as senior housing options.
- There is a significant amount of interest in the topic of water and sewer accessibility.



Water and Sewer

Water and Sewer Service Priority

- 2022 (Sanitary Sewer Cost: \$643,000, Water Cost: \$908,000)
- 2030 (Sanitary Sewer Cost: \$156,000, Water Cost: \$140,000)

*Source: Nov. 12, 2015 City of Dublin Memo



Bright Road Area Plan Update Land Use

Bright Road Area Plan



Hard Road

LIFETIME FITNESS

KIPLINGER
ESTATES

Bright Road

HOLDER-
WRIGHT
PARK

GRANDEE
CLIFFS
ESTATES

THE VILLAGE
AT INVERNESS

Emerald Parkway

Riverside Drive

Sawmill Road

2013 Bright Road Area Plan



Holder-Wright Park

Single Family

Neighborhood Office

Mixed Residential

2015 Bright Road Area Plan

Land Use Typologies

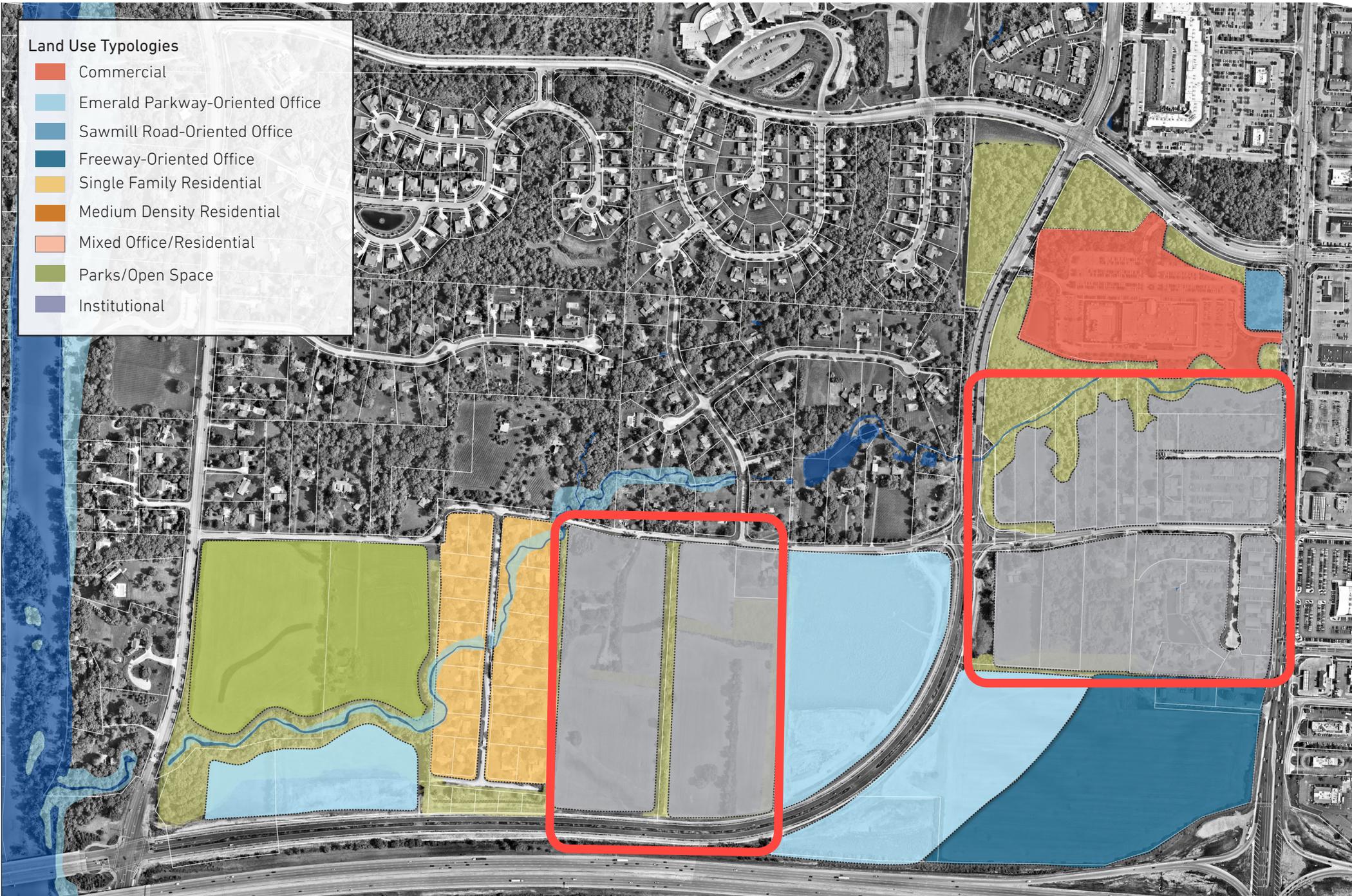
- Commercial
- Emerald Parkway-Oriented Office
- Sawmill Road-Oriented Office
- Freeway-Oriented Office
- Single Family Residential
- Medium Density Residential
- Mixed Office/Residential
- Parks/Open Space
- Institutional



2015 Bright Road Area Plan

Land Use Typologies

- Commercial
- Emerald Parkway-Oriented Office
- Sawmill Road-Oriented Office
- Freeway-Oriented Office
- Single Family Residential
- Medium Density Residential
- Mixed Office/Residential
- Parks/Open Space
- Institutional



2015 Bright Road Area Plan - Concept A

Land Use Typologies

- Commercial
- Emerald Parkway-Oriented Office
- Sawmill Road-Oriented Office
- Freeway-Oriented Office
- Single Family Residential
- Medium Density Residential
- Mixed Office/Residential
- Parks/Open Space
- Institutional



2015 Bright Road Area Plan - Concept B

Land Use Typologies

- Commercial
- Emerald Parkway-Oriented Office
- Sawmill Road-Oriented Office
- Freeway-Oriented Office
- Single Family Residential
- Medium Density Residential
- Mixed Office/Residential
- Parks/Open Space
- Institutional



2015 Bright Road Area Plan - Concept C

Land Use Typologies

- Commercial
- Emerald Parkway-Oriented Office
- Sawmill Road-Oriented Office
- Freeway-Oriented Office
- Single Family Residential
- Medium Density Residential
- Mixed Office/Residential
- Parks/Open Space
- Institutional



2015 Bright Road Area Plan - Concept D

Land Use Typologies

- Commercial
- Emerald Parkway-Oriented Office
- Sawmill Road-Oriented Office
- Freeway-Oriented Office
- Single Family Residential
- Medium Density Residential
- Mixed Office/Residential
- Parks/Open Space
- Institutional



2015 Bright Road Area Plan

Emerald Parkway-Oriented Office

- Emphasize an architectural presence along Emerald Parkway through building facade design.
- Maintain the standard of design established in other business developments within Dublin.
- Parking should not be located between the building and the street.
- Maintain the existing code-required setback along Emerald Parkway of 50 feet.



2015 Bright Road Area Plan

Freeway-Oriented Office

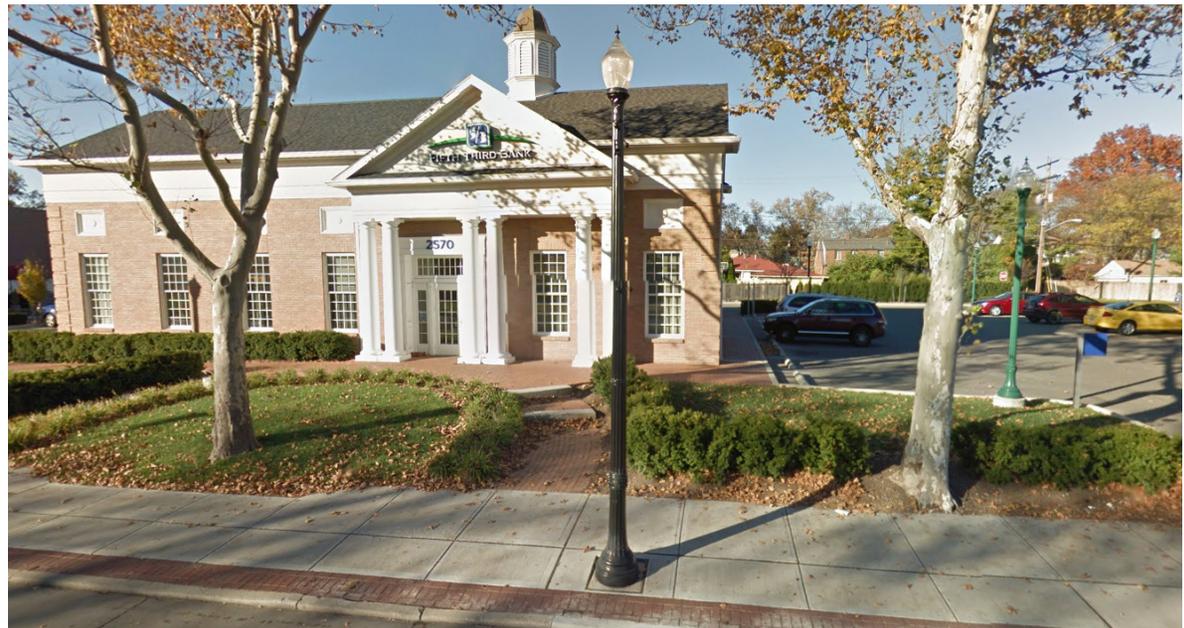
- Building design should represent the importance of this site as a gateway to Dublin.
- Orient buildings toward the freeway/interchange.
- Limit access from Sawmill Road
- Building height and scale should ensure visibility from the freeway.



2015 Bright Road Area Plan

Sawmill Road - Oriented Office

- Building setbacks should coordinate with existing structures, but also accommodate potential roadway widening.
- Building scale and massing should be consistent with existing office in the area.
- Parking should not be located between the building and the street.
- Consistent landscaping and streetscape treatment should be implemented along Sawmill Road.



2015 Bright Road Area Plan

Mixed Office/Residential

- Flexible land use to accommodate office, senior housing, nursing care or some combination.
- Buildings should have a presence at Bright Road and Emerald Parkway roundabout.
- Building scale and height should provide a transition from existing to new development.
- Maintain the existing code-required setback along Emerald Parkway of 50 feet.



2015 Bright Road Area Plan

Buffering Landscape

- Linear buffers along existing residential and Bright Road.
- Potential inclusion of multi-use path connections within buffer areas.



Mobility & Roadway Character

Street Typologies

- Existing Street Connections
- Potential Street Connections
- Potential Internal Drive Connections
- Potential Connection to Bridge Street District



Sawmill Road

Addition of Southbound Lane on Sawmill Road

- Sawmill Road Traffic Study currently underway by the City of Columbus
- Could potentially add a southbound lane on Sawmill Road
- How does this impact the streetscape on the Dublin side of Sawmill Road?
- What is the best way to accommodate pedestrians and cyclists?



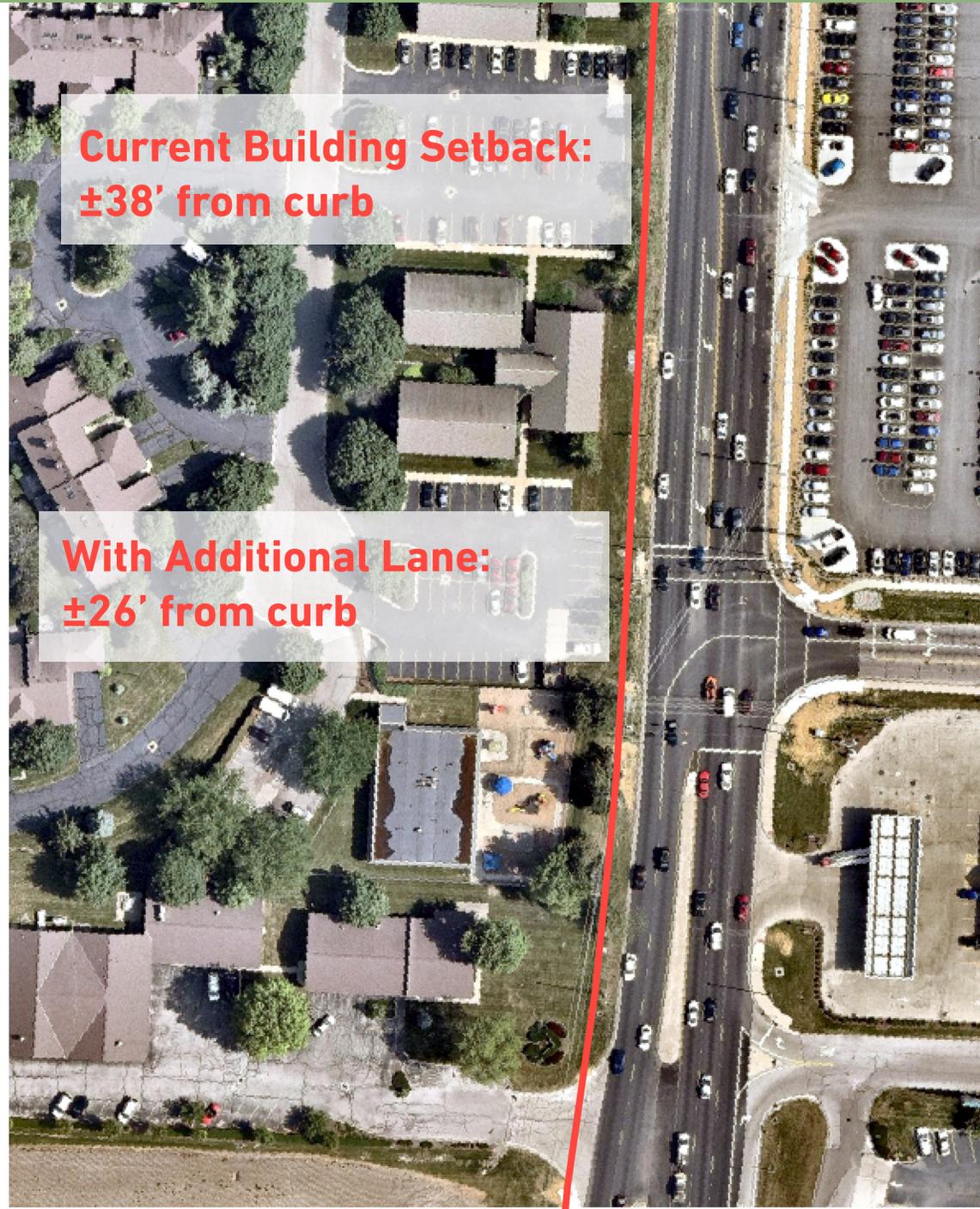
Sawmill Road



Building setback from walk: $\pm 15'$



Building setback from walk: $\pm 10'$



Mobility

Bright Road with 100 Ft Right-of-Way

- Traffic within this section of Bright Road is a major concern
- Current Area Plan identifies the need to widen this portion of Bright Road to a divided 4 lane section
- What could the streetscape along this portion of Bright Road look like?



Bright Road (East of Roundabout)-Undivided Examples



Emerald Parkway (Post Road to Coffman Road): 5 lanes (Undivided), Multi-use Path, Integrated Curb/Walk $\pm 86'$ (Back of walk to back of multi-use path)



Perimeter Drive (West of Avery-Muirfield Dr): 5 lanes (Undivided), Multi-use Path, Tree Lawn/Walk $\pm 88'$ (Back of walk to back of multi-use path)

Bright Road (East of Roundabout)-Narrow Median Examples



Bright Road (West of Roundabout)



Multi-Use Path without Curb



Multi-Use Path with Curb



Bright Road (West of Roundabout)



Wide Shoulder



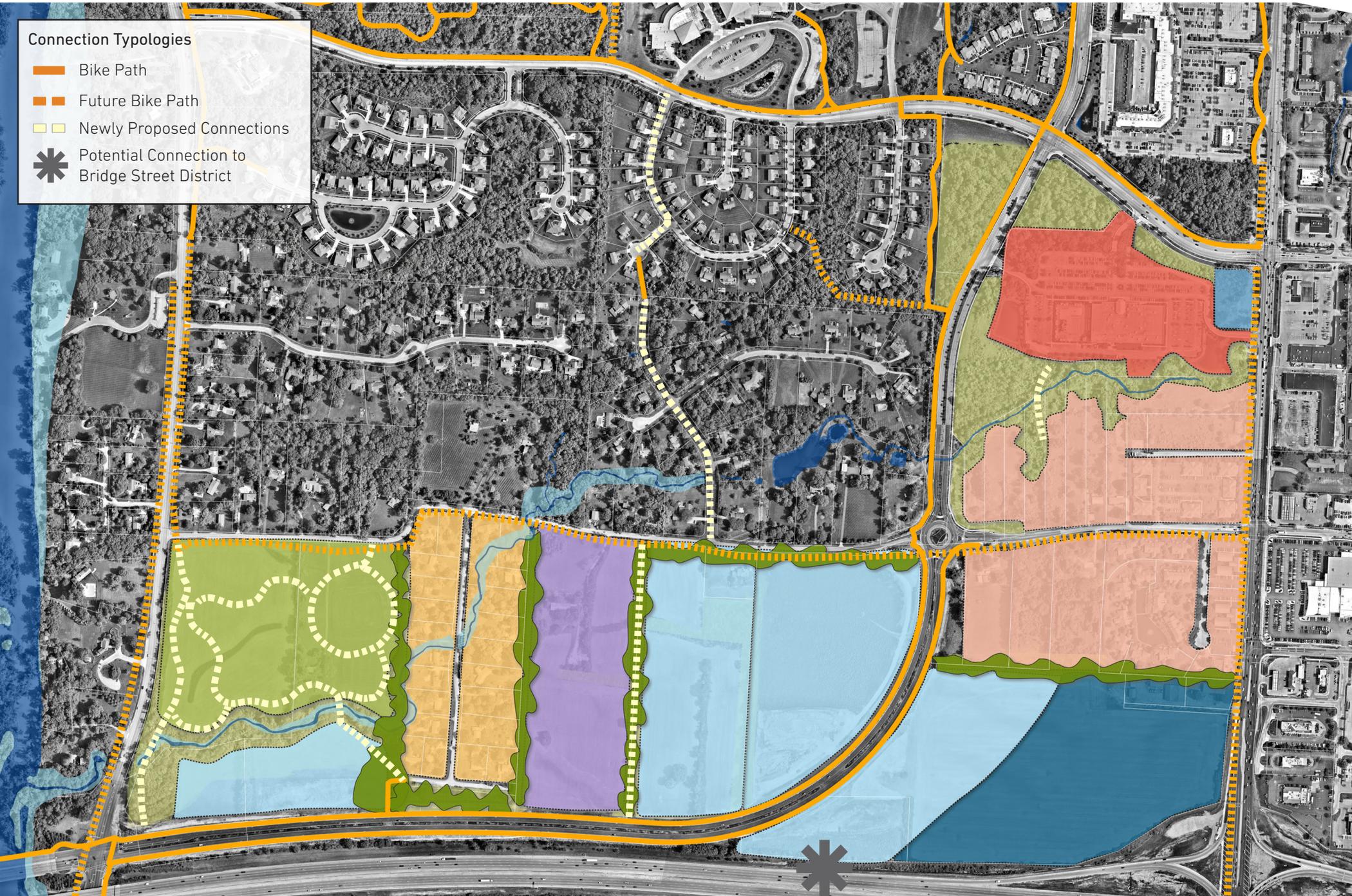
Berm and Sharrow



Bikes and Pedestrian

Connection Typologies

-  Bike Path
-  Future Bike Path
-  Newly Proposed Connections
-  Potential Connection to Bridge Street District



Natural Features



Next Steps

- Concept Refinement
- Final Draft Plan
- Community Workshop #3