



RIVERSIDE DR

TULLER RD

TULLER RIDGE DR

SITE

RUSH ST

CLARK ST

TULLER RIDGE

DIVISION ST

DALE-TULLER

EGG CT

N OVAL ST



0 200 400 Feet

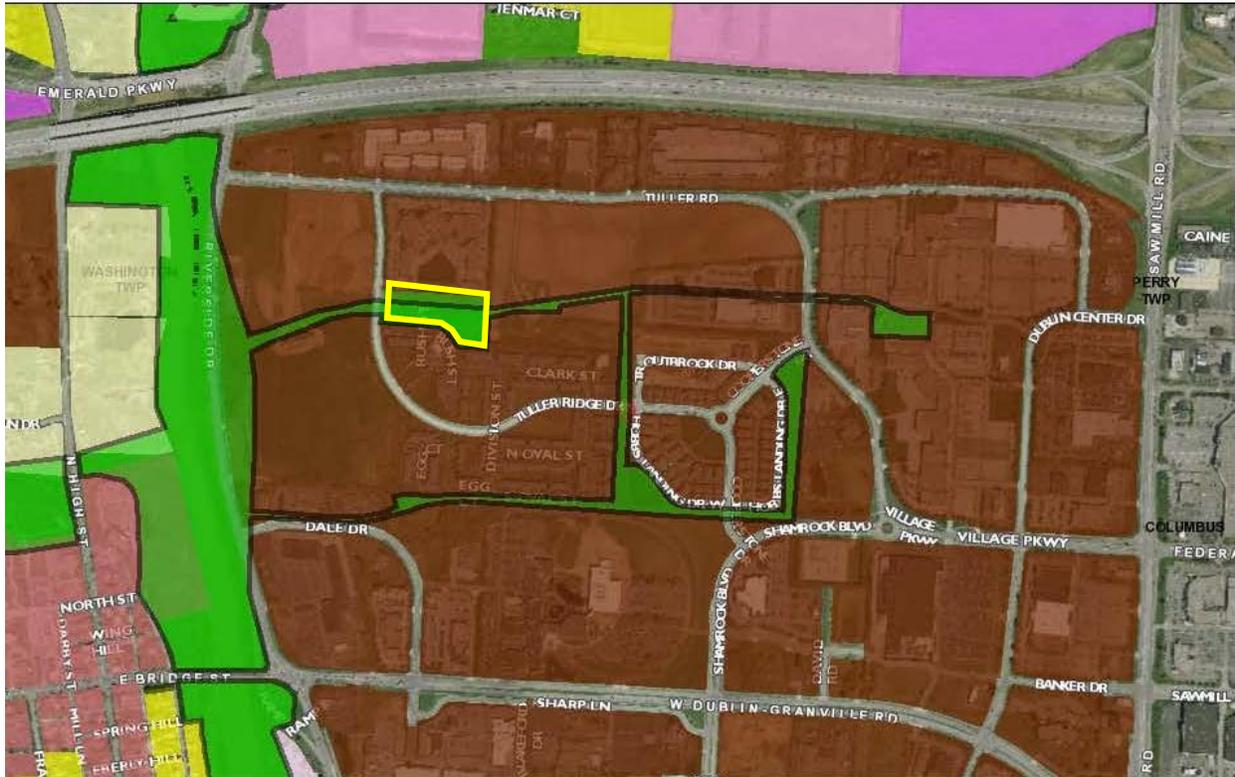


**Future Land Use Classifications**

	Mixed Use Urban Core		Parks/Open Space
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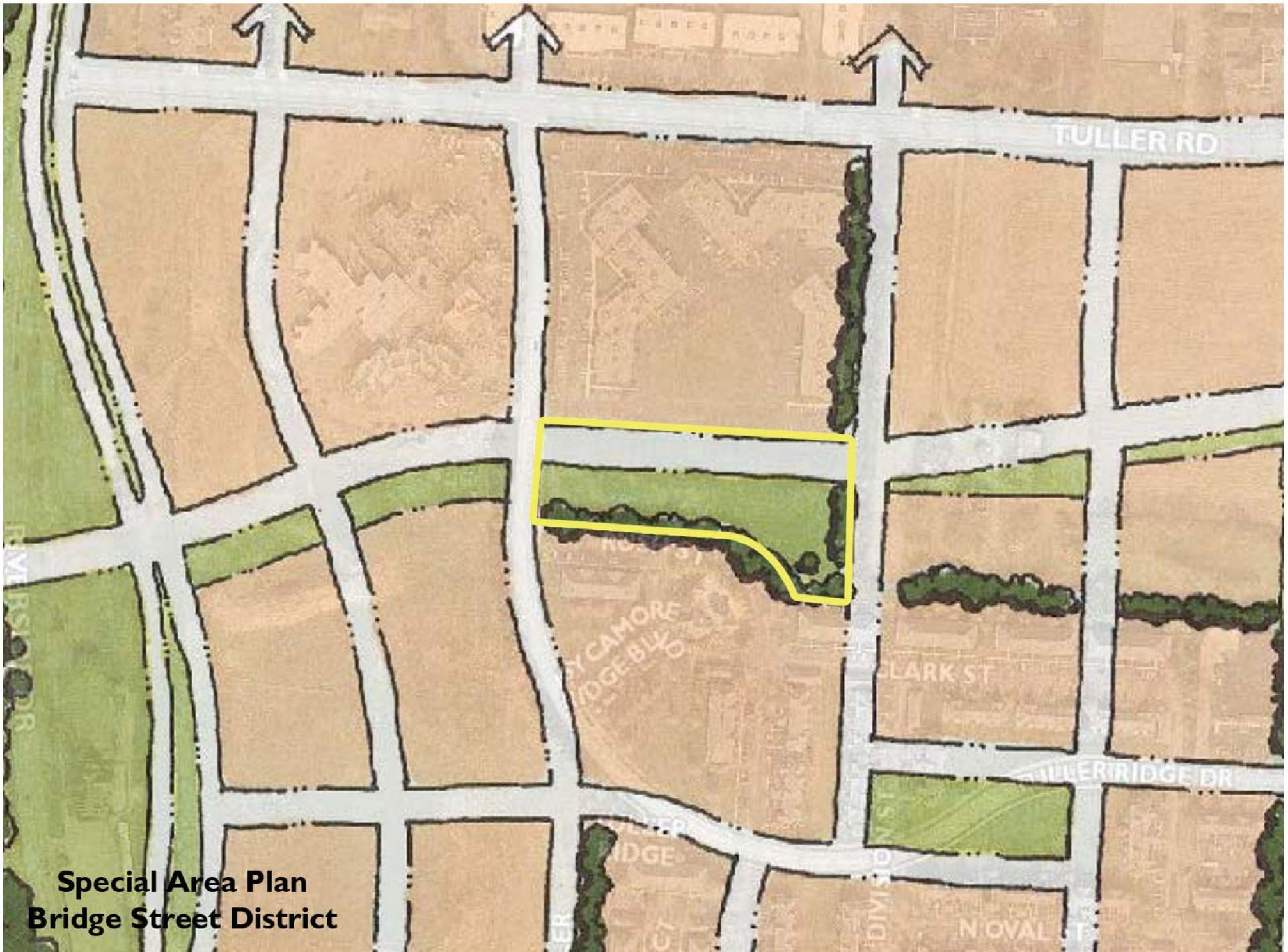


## Future Land Use Greenway Overlay



### Open Space Overlay

Some land identified for development or redevelopment on the Future Land Use Map include environmentally sensitive areas, such as wood lots, tree rows or stream corridors, or key connection points within the city's larger greenway network. The Future Land Use Map includes an 'open space overlay' that conceptually illustrates open space preservation and greenway connection opportunities throughout the planning area. This overlay is not intended to identify public land acquisition or to prohibit the development potential of individual properties. In many cases, existing development regulations will result in the preservation of certain portions of land as part of a larger development proposal. Public access and ownership are determined through the development review process on a case by case basis.



**Special Area Plan  
Bridge Street District**

# Tuller Greenway Character District

## Location

This character district offers opportunities for important connections: greenways connecting the Scioto River to Sawmill and West Dublin-Granville Roads, an expanded street network that integrates existing housing developments into larger walkable neighborhoods, and improved access to Emerald Parkway.

## Issues and Opportunities

The Tuller/Greenway Character District plays three important supporting roles for mixed-use development in the Bridge Street District east of the Scioto River. First, it contains existing residential developments that can contribute a valuable “critical mass” to support new residential development nearby. These developments are poised to benefit from the added amenities and access improvements that adjacent development will bring as it contributes to the creation of a true neighborhood. Second, the Tuller/Greenway Character District offers two potential opportunities for an important east-west greenway, street and transit links between the Riverside and Sawmill character districts. The east-west connections also improve regional access to Emerald Parkway as an alternative to Bridge Street and West Dublin-Granville Road. Third, this character district can deliver substantial additional development capacity, with opportunities to take advantage of visibility from I-270 as well as connections to emerging neighborhoods to create even higher-value development than exists in the area today. Land ownership and access patterns in the Tuller/Greenway Character District offer significant flexibility for providing an optimal response to these opportunities. While this is the single character district not directly accessible from a major arterial—and thus not likely to be a core location for mixed-use development—it will play a very important role as a complement to surrounding character districts through the direct street linkages, green space amenities and additional development opportunities it offers.

## Character Elements

Mixed uses are permitted and encouraged in nearly every part of the Bridge Street District since the intent of the Vision is to provide an environment where residents and businesses have access to a variety of amenities within walkable distances. While a mix of uses are permitted and expected in this area, the Residential Core area is expected to remain primarily residential. The Residential Core is tucked into the interior of the Bridge Street District, making the land less suited for high-profile commercial development requiring enhanced access and visibility. The principal opportunity for land within the Residential Core is that it has the opportunity to provide the critical population densities needed to support adjacent commercial and employment centers. Buildings in the Residential Core will range from one-and-a-half to four-and-a-half stories, although residential densities will effectively only be limited by the ability to provide adequate parking. The Residential Core will be tied together and connected to neighboring areas through a greenway network providing space for outdoor recreation and a transportation route for bicyclists and pedestrians.

### Highway Visibility

One of the greatest opportunities associated with the Bridge Street District is the potential for new development to have significant visibility from regional roadways, making a strong statement about Dublin and its urban core. The Highway Visibility area is intended to ensure that the Interstate 270 frontage is developed with high-profile buildings that set the tone for development within the Bridge Street District as an area with a strong character and an energetic economic environment.

Development within the Highway Visibility area may result in a mix of land uses depending on location, access to regional roadways, and available developable land area, but the desired character is for buildings ranging from three to seven stories with contemporary architecture framing the highway spaced to allow views into the interior of the Bridge Street District. Commercial and limited residential development within the Highway Visibility area will help support development in adjacent character districts.

### **Greenway Frontage**

The Greenway Frontage area is intended to ensure that development with frontage along the proposed the proposed greenways is designed with a high level of detail and pedestrian-oriented elements. Land uses within the Greenway Frontage areas will be predominantly residential, with a few key commercial anchors in strategic locations serving as important pedestrian destinations and gathering spaces. Buildings will generally range from two to four stories in height, although buildings with additional stories may be sensitively designed to make the most of river views.