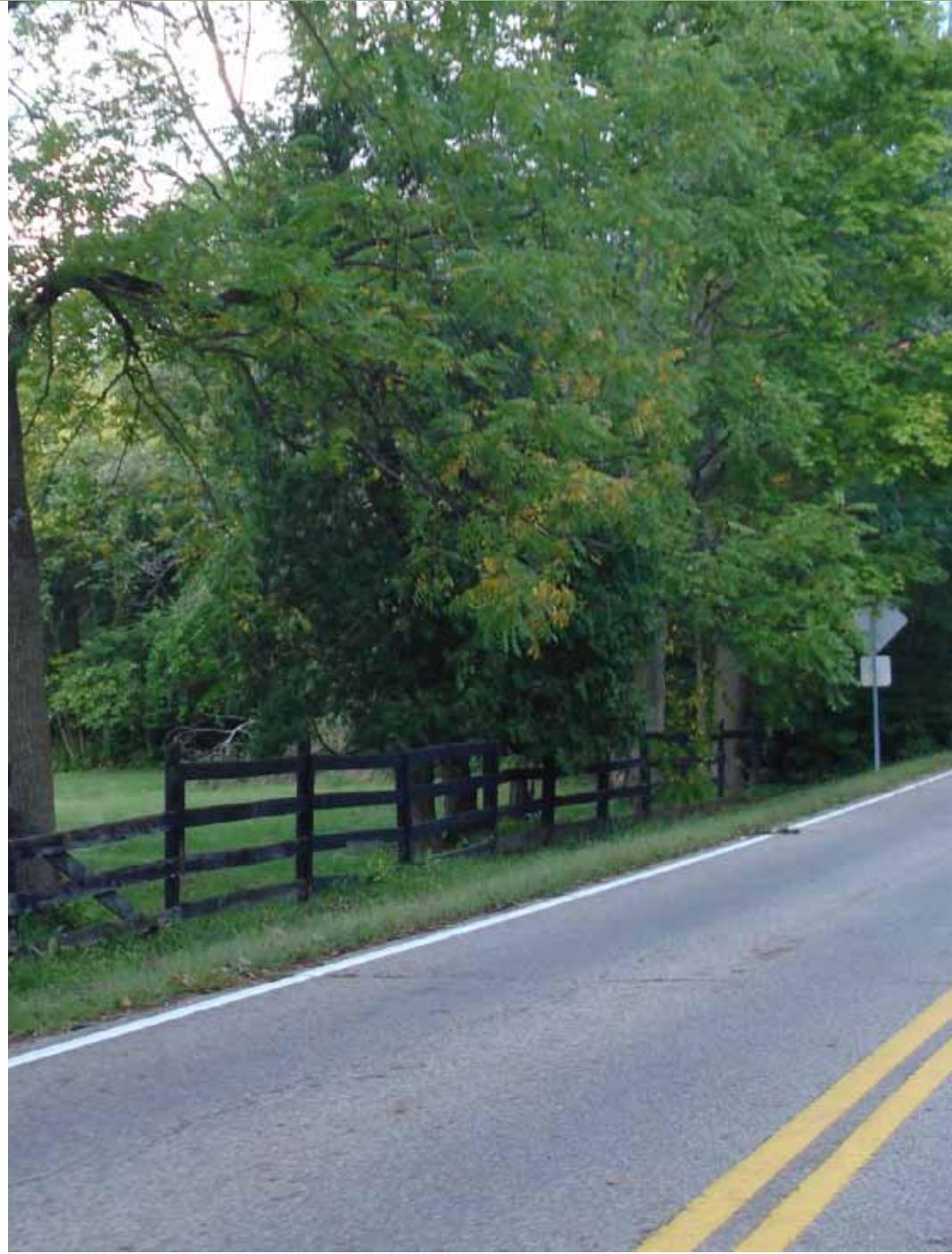


CITY OF DUBLIN
BRIGHT ROAD AREA PLAN UPDATE
COMMUNITY WORKSHOP PRESENTATION

Meeting Agenda

1. Introduction and Planning Process
2. Existing Conditions
3. Overview of Existing Plan
4. Discussion Stations
5. Next Steps



Project Team

MKSK

Chris Hermann, Principal in Charge

Justin Goodwin, Project Manager

Danielle Myers, Project Planner

Luis Calvo, Project Planner

City of Dublin

Vince Papsidero, Director of Planning

Devayani Puranik, Project Manager

Logan Stang, Planning

Nikki Martin, Planning

Matt Earman, Parks and Recreation

Laura Ball, Parks and Recreation

Colleen Gilger, Economic Development

Aaron Stanford, Engineering

Michael Hendershot, Engineering

Tina Wawskiewicz, Engineering

Todd Garwick, Engineering

Resident Representatives

Don Spangler

Jon Leffler



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

Bright Road Area Plan

What is an area plan?

- The Dublin Community Plan provides a comprehensive vision for the continued growth and development of Dublin.
- The Community Plan identifies key land use and transportation recommendations that inform decision-making of City officials on matters of development.
- Special Area Plans identify key areas within Dublin that require an additional level of study.
- Special Area Plans provide schematic representations of potential development areas at a variety of scales and levels of detail.



Bright Road Area Plan



Bright Road Area Plan

2013 Planning Goals

- Build upon and enhance the existing residential character
- Ensure the preservation of key natural features and historic sites
- Encourage high quality office development along Emerald Parkway
- Development should complement the surrounding natural environment and residential neighborhoods



Bright Road Area Plan

What has changed?

- Completion of Emerald Parkway
- Partial completion of Sawmill Road capacity improvements
- Advancement of Holder-Wright Park design
- Recent development proposals for office, emergency care, and COTA park and ride
- Increasing parking demands for office development affecting site designs
- Growing competition for office development



Bright Road Area Plan

Preliminary Planning Goals

- Advance economic development goals for office development in the Emerald Parkway Corridor.
- Establish desired land use patterns that respect the existing residential uses in the area.
- Identify the appropriate scale and high quality design of potential office development along Emerald Parkway.
- Define site design standards to guide development form, scale and character.
- Promote bicycle and pedestrian connections to parks and natural features.
- Develop thoroughfare connections that address growing traffic concerns.
- Ensure adequate provision of utilities and services.

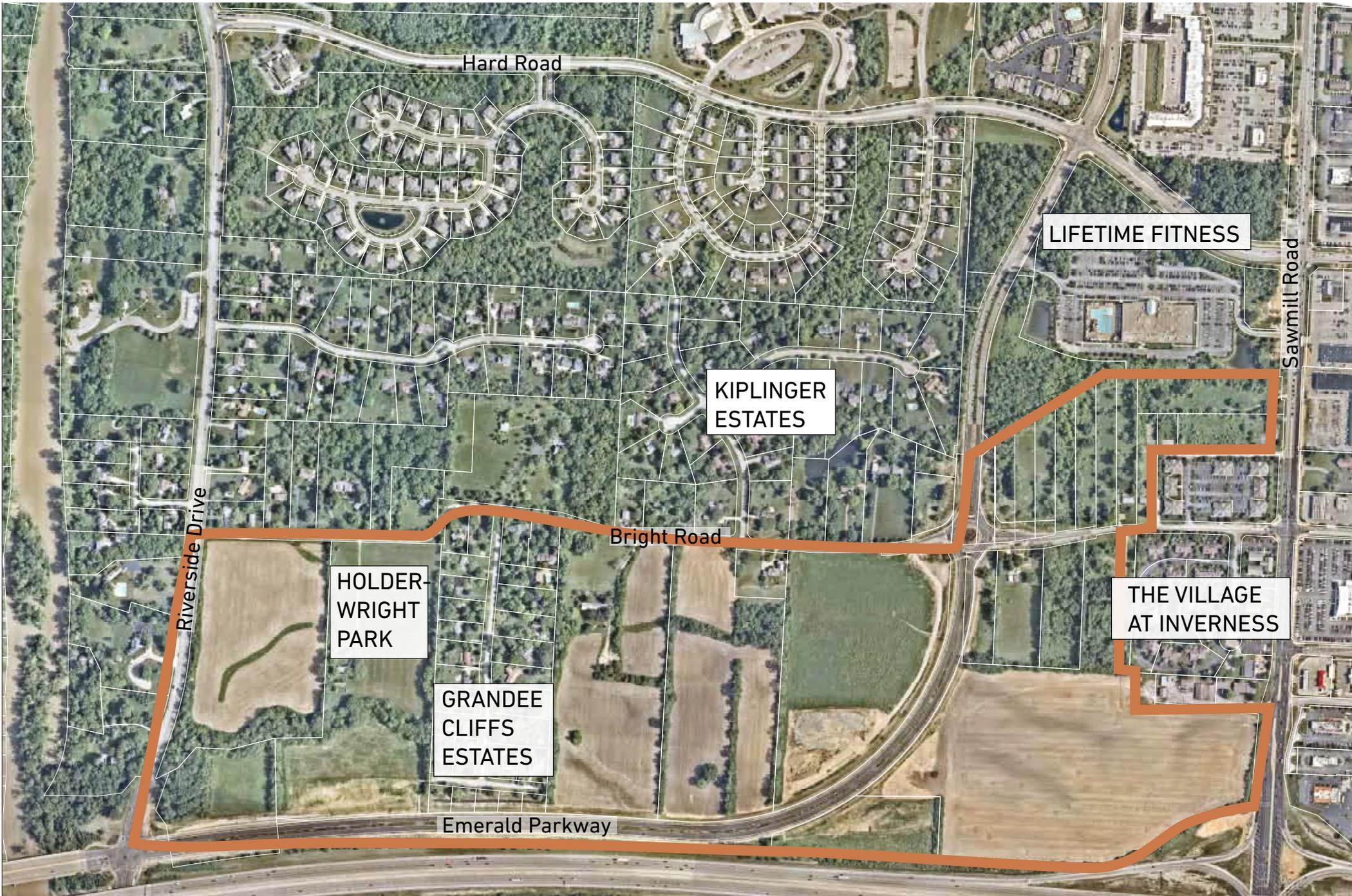


Existing Conditions

Bright Road Area



Bright Road Plan Study Area - 2013



Bright Road Plan Study Area - 2015



Bright Road Plan Study Area - 2015



Existing Character



Sawmill Road



Existing Office Uses



Emerald Parkway



Bright Road



Existing Residential Uses



Billingsley Creek/Wright's Run

Existing Land Uses

Street Typologies

- Commercial
- Office
- Undeveloped
- Single Family Residential
- Medium Density Residential
- General Institutional
- Civic/Public Assembly
- Parks/Open Space



Future Land Uses - Dublin Community Plan

Street Typologies

- Commercial
- Office
- Single Family Residential
- Mixed Residential Medium Density
- Parks/Open Space



Dublin Water and Sewer Service - Unserved Areas

Water and Sewer Service Priority

- High Priority
- Medium Priority

*Source: Sept. 18, 2014 City of Dublin Memo



Street Connections - Thoroughfare Plan (planned lanes)



Average Daily Traffic Volumes (approximate)

Street Typologies

- Major Arterial
- Minor Arterial
- Collector
- Local



Bicycle Connections

Bicycle Facility Types

- Existing Bikepath
- Future Bikepath
- Existing Sharrow
- Future Sharrow



Natural Features and Parks

Legend

- Stream/River/Pond
- Floodway
- Stream Corridor Protection Zone
- Existing Tree Stands
- Park



Previous Planning Efforts

2013 Bright Road Area Plan



Holder-Wright Park

Single Family

Neighborhood Office

Mixed Residential



Conceptual View from Sawmill Interchange



2013 Bright Road Area Plan



Holder-Wright Park

Single Family

Neighborhood Office

Mixed Residential

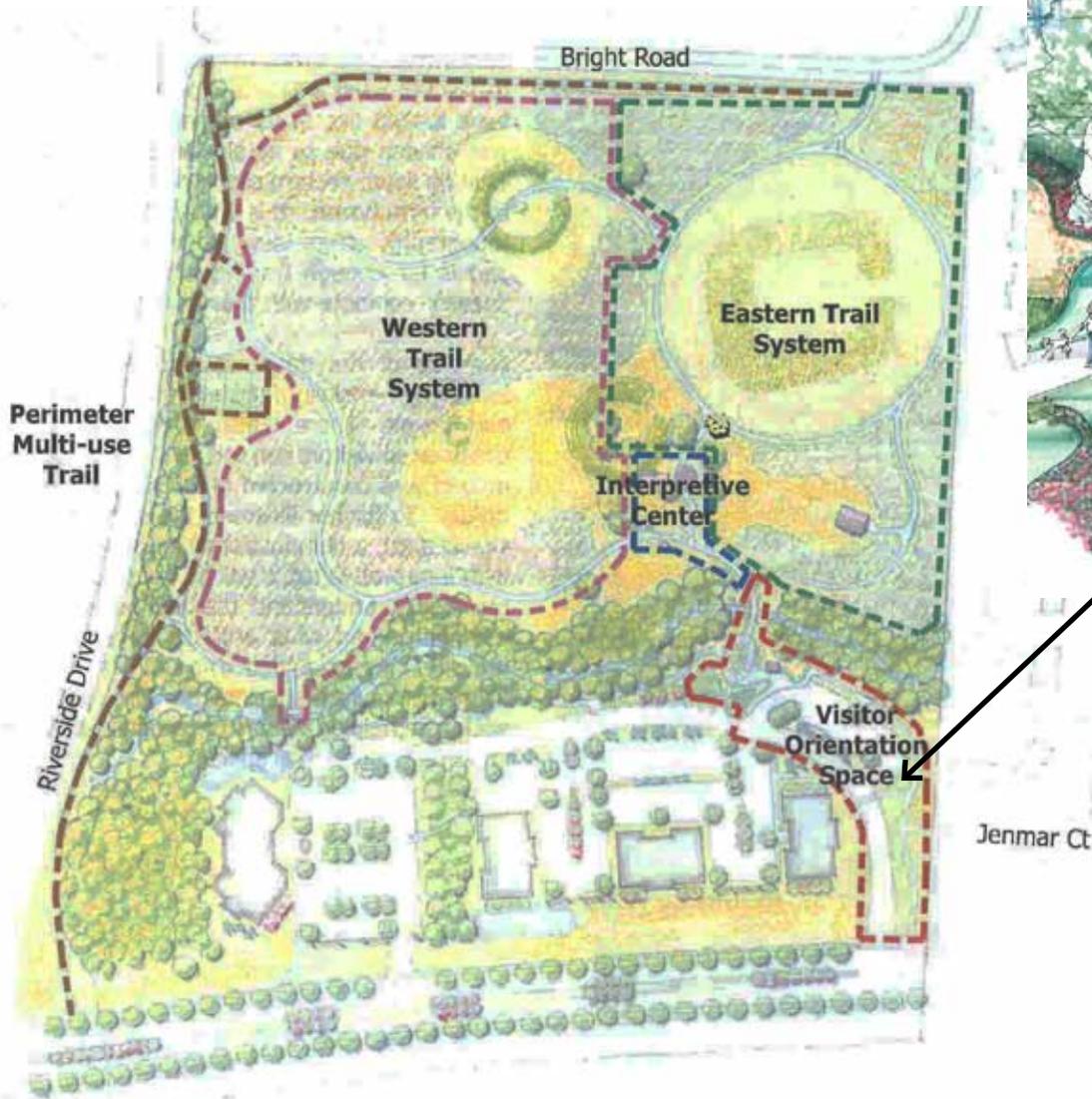
2

Conceptual View from I-270/Riverside Drive



2

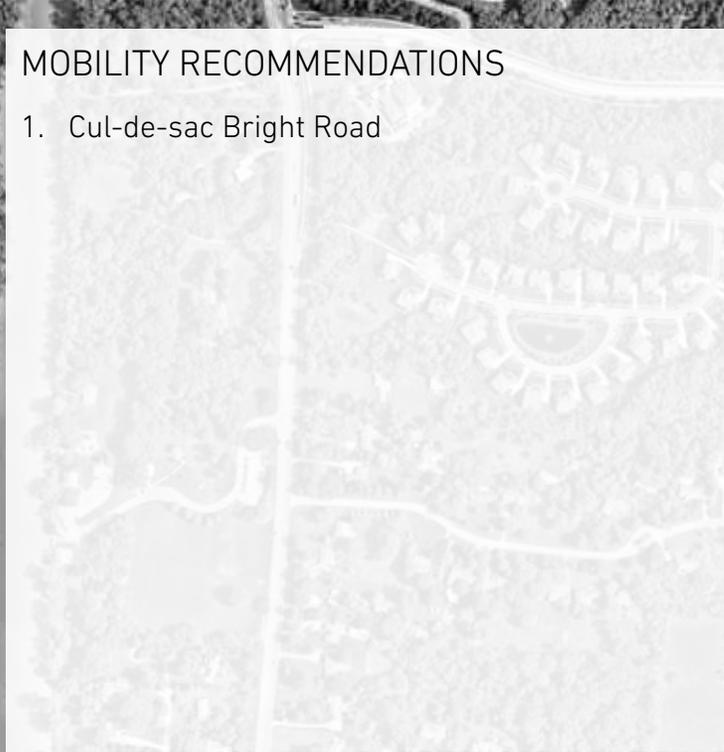
Holder-Wright Farm and Earthworks



2013 Bright Road Plan

MOBILITY RECOMMENDATIONS

1. Cul-de-sac Bright Road



2013 Bright Road Plan

MOBILITY RECOMMENDATIONS

1. Cul-de-sac Bright Road
2. Restrict access along Riverside Drive
3. Restrict park access to Bright Road (vehicular)



2013 Bright Road Plan

MOBILITY RECOMMENDATIONS

1. Cul-de-sac Bright Road
2. Restrict access along Riverside Drive
3. Restrict park access to Bright Road (vehicular)
4. Provide bike path connections from Riverside Drive through park to Grandee Cliffs and Emerald Parkway



2013 Bright Road Plan

MOBILITY RECOMMENDATIONS

1. Cul-de-sac Bright Road
2. Restrict access along Riverside Drive
3. Restrict park access to Bright Road (vehicular)
4. Provide bike path connections from Riverside Drive through park to Grandee Cliffs and Emerald Parkway
5. Future buffer and pedestrian connections



2013 Bright Road Plan

MOBILITY RECOMMENDATIONS

1. Cul-de-sac Bright Road
2. Restrict access along Riverside Drive
3. Restrict park access to Bright Road (vehicular)
4. Provide bike path connections from Riverside Drive through park to Grandee Cliffs and Emerald Parkway
5. Future buffer and pedestrian connections
6. Residential access point to provide connection with Grandee Cliffs



2013 Bright Road Plan

MOBILITY RECOMMENDATIONS

1. Cul-de-sac Bright Road
2. Restrict access along Riverside Drive
3. Restrict park access to Bright Road (vehicular)
4. Provide bike path connections from Riverside Drive through park to Grandee Cliffs and Emerald Parkway
5. Future buffer and pedestrian connections
6. Residential access point to provide connection with Grandee Cliffs
7. Explore potential connection between Emerald Parkway and Bridge Street District



2013 Bright Road Plan

MOBILITY RECOMMENDATIONS

1. Cul-de-sac Bright Road
2. Restrict access along Riverside Drive
3. Restrict park access to Bright Road (vehicular)
4. Provide bike path connections from Riverside Drive through park to Grandee Cliffs and Emerald Parkway
5. Future buffer and pedestrian connections
6. Access point to provide connection with Grandee Cliffs
7. Explore potential connection between Emerald Parkway and Bridge Street District
8. Limited and/or restricted access along Sawmill Road



2013 Bright Road Plan

MOBILITY RECOMMENDATIONS

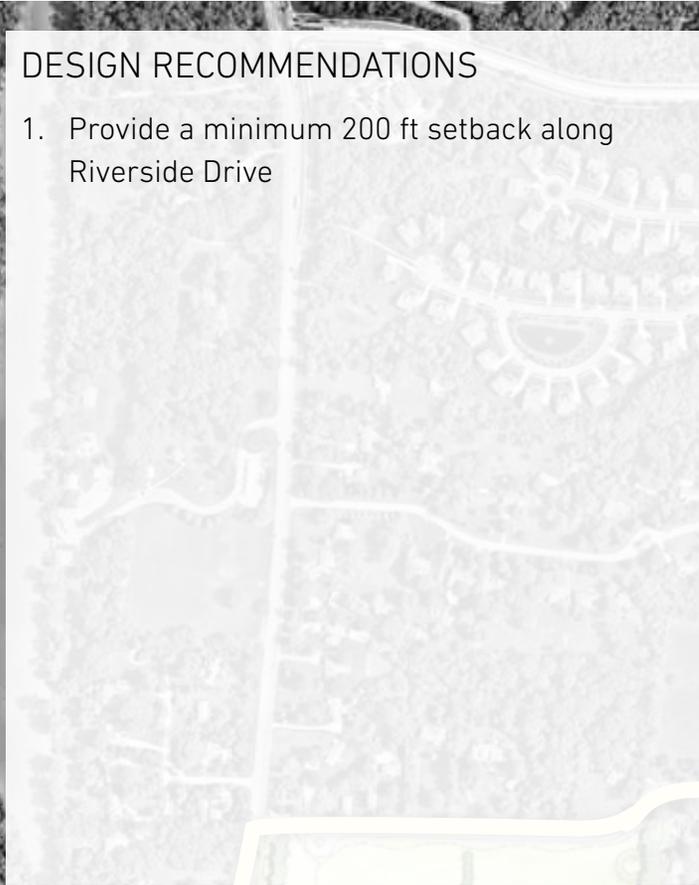
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5. Future buffer and pedestrian connections
6. Access point to provide connection with Grandee Cliffs
7. Explore potential connection between Emerald Parkway and Bridge Street District
8. Limited and/or restricted access along Sawmill Road
9. Bright Road widening to four lanes between Emerald and Sawmill



2013 Bright Road Plan

DESIGN RECOMMENDATIONS

1. Provide a minimum 200 ft setback along Riverside Drive



2013 Bright Road Plan

DESIGN RECOMMENDATIONS

1. Provide a minimum 200 ft setback along Riverside Drive
2. Provide a 100 ft landscape buffer and sound barrier treatment for adjacent residential



2013 Bright Road Plan

DESIGN RECOMMENDATIONS

1. Provide a minimum 200 ft setback along Riverside Drive
2. Provide a 100 ft landscape buffer and sound barrier treatment for adjacent residential
3. Large residential lots and setback on Bright Road to blend with existing homes



2013 Bright Road Plan

DESIGN RECOMMENDATIONS

1. Provide a minimum 200 ft setback along Riverside Drive
2. Provide a 100 ft landscape buffer and sound barrier treatment for adjacent residential
3. Large residential lots and setback on Bright Road to blend with existing homes
4. 100 ft landscape buffer to provide residential transition and view of Bright Road



2013 Bright Road Plan

DESIGN RECOMMENDATIONS

1. Provide a minimum 200 ft setback along Riverside Drive
2. Provide a 100 ft landscape buffer and sound barrier treatment for adjacent residential
3. Large residential lots and setback on Bright Road to blend with existing homes
4. 100 ft landscape buffer to provide residential transition and view of Bright Road
5. 100 ft high tension powerline easement



2013 Bright Road Plan

DESIGN RECOMMENDATIONS

1. Provide a minimum 200 ft setback along Riverside Drive
2. Provide a 100 ft landscape buffer and sound barrier treatment for adjacent residential
3. Large residential lots and setback on Bright Road to blend with existing homes
4. 100 ft landscape buffer to provide residential transition and view of Bright Road
5. 100 ft high tension powerline easement
6. 100 ft setback from Emerald Parkway with parking to side and rear of architecture along the street



2013 Bright Road Plan

DESIGN RECOMMENDATIONS

1. Provide a minimum 200 ft setback along Riverside Drive
2. Provide a 100 ft landscape buffer and sound barrier treatment for adjacent residential
3. Large residential lots and setback on Bright Road to blend with existing homes
4. 100 ft landscape buffer to provide residential transition and view of Bright Road
5. 100 ft high tension powerline easement
6. 100 ft setback from Emerald Parkway with parking to side and rear of architecture along the street
7. Residences to be sensitively sited among trees



2013 Bright Road Plan

DESIGN RECOMMENDATIONS

1. Provide a minimum 200 ft setback along Riverside Drive
2. Provide a 100 ft landscape buffer and sound barrier treatment for adjacent residential
3. Large residential lots and setback on Bright Road to blend with existing homes
4. 100 ft landscape buffer to provide residential transition and view of Bright Road
5. 100 ft high tension powerline easement
6. 100 ft setback from Emerald Parkway with parking to side and rear of architecture along the street
7. Residences to be sensitively sited among trees
8. Two-story offices and supportive services



2013 Bright Road Plan

DESIGN RECOMMENDATIONS

1. Provide a minimum 200 ft setback along Riverside Drive
2. Provide a 100 ft landscape buffer and sound barrier treatment for adjacent residential
3. Large residential lots and setback on Bright Road to blend with existing homes
4. 100 ft landscape buffer to provide residential transition and view of Bright Road
5. 100 ft high tension powerline easement
6. 100 ft setback from Emerald Parkway with parking to side and rear of architecture along the street
7. Residences to be sensitively sited among trees
8. Two-story offices and supportive services
9. Large-scale offices oriented toward I-270



2013 Bright Road Plan

DESIGN RECOMMENDATIONS

1. Provide a minimum 200 ft setback along Riverside Drive
2. Provide a 100 ft landscape buffer and sound barrier treatment for adjacent residential
3. Large residential lots and setback on Bright Road to blend with existing homes
4. 100 ft landscape buffer to provide residential transition and view of Bright Road
5. 100 ft high tension powerline easement
6. 100 ft setback from Emerald Parkway with parking to side and rear of architecture along the street
7. Residences to be sensitively sited among trees
8. Two-story offices and supportive services
9. Large-scale offices oriented toward I-270
10. Consistent landscape treatment along Sawmill



2013 Bright Road Plan

OPEN SPACE RECOMMENDATIONS

1. Preserve Ferris Cemetery area



2013 Bright Road Plan

OPEN SPACE RECOMMENDATIONS

1. Preserve Ferris Cemetery area
2. Preserve Holder-Wright Works with option for potential interpretive center and park elements



2013 Bright Road Plan

OPEN SPACE RECOMMENDATIONS

1. Preserve Ferris Cemetery area
2. Preserve Holder-Wright Works with option for potential interpretive center and park elements
3. Protect stream corridor, ravine and existing woodland areas



2013 Bright Road Plan

OPEN SPACE RECOMMENDATIONS

1. Preserve Ferris Cemetery area
2. Preserve Holder-Wright Works with option for potential interpretive center and park elements
3. Protect stream corridor, ravine and existing woodland areas
4. Creation of internal neighborhood park space for new residential



Bright Road Area Plan

2013 Planning Challenges and Issues

- Protect and Buffer existing residential areas
- Encourage greater open space and pedestrian connections
- Improve traffic circulation, access and movement
- Preserve important archaeological and natural features
- Establish a high quality, visible gateway into Dublin
- Use capital improvements as a catalyst for development
- Maintain expectations for appropriate, high quality development

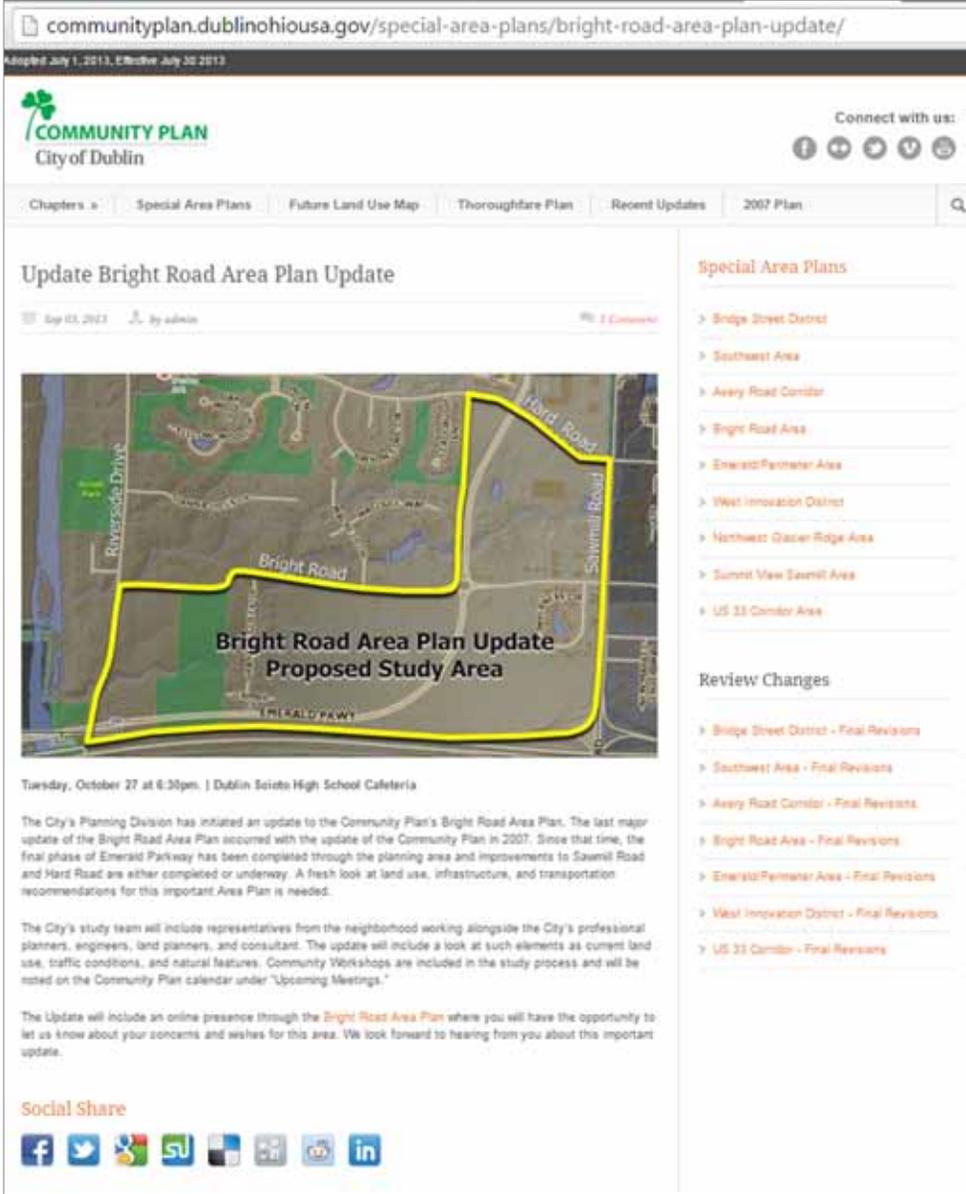


Next Steps

Public Input

We want to hear from you!

- <http://communityplan.dublinohiousa.gov/special-area-plans/bright-road-area-plan-update/>
 - Small group discussion tables
1. What are the biggest issues facing the area today?
 2. What do you see as the existing strengths for the Bright Road Area?
 3. Is anything missing from the current plan? Is anything unclear?
 4. What is the highest priority for new development in the area, in terms of design character?
 5. What is the highest priority for public infrastructure in the area?



The screenshot shows the website for the City of Dublin Community Plan, specifically the page for updating the Bright Road Area Plan. The page is titled "Update Bright Road Area Plan Update" and includes a map of the study area, a list of special area plans, and a section for reviewing changes. The map shows the Bright Road Area Plan Update Proposed Study Area, which is outlined in yellow. The map includes labels for Riverside Drive, Bright Road, Emerald Parkway, Hybrid Road, and Summit Road. The text on the page states that the City's Planning Division has initiated an update to the Community Plan's Bright Road Area Plan. The last major update of the Bright Road Area Plan occurred with the update of the Community Plan in 2007. Since that time, the final phase of Emerald Parkway has been completed through the planning area and improvements to Summit Road and Hard Road are either completed or underway. A fresh look at land use, infrastructure, and transportation recommendations for this important Area Plan is needed. The City's study team will include representatives from the neighborhood working alongside the City's professional planners, engineers, land planners, and consultant. The update will include a look at such elements as current land use, traffic conditions, and natural features. Community Workshops are included in the study process and will be noted on the Community Plan calendar under "Upcoming Meetings." The Update will include an online presence through the Bright Road Area Plan where you will have the opportunity to let us know about your concerns and wishes for this area. We look forward to hearing from you about this important update. The page also includes a "Social Share" section with icons for Facebook, Twitter, YouTube, LinkedIn, and other social media platforms.

Public Input

- 1. What are the biggest issues facing the area today?**
- 2. What do you see as the existing strengths for the Bright Road Area?**

3. Is anything missing from the current plan? Is anything unclear?

- 4. What is the highest priority for new development in the area, in terms of design character?**
- 5. What is the highest priority for public infrastructure in the area?**

Next Steps

- Summarize public input received through public meeting discussion tables and online
- Develop draft concepts
- Benchmark examples of appropriate design and character for development in this area
- Public presentation of draft plan and benchmark materials

