

**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	
<b>TASK 1 - ANALYZE</b>	●	●	●	●				
1. Kick-off Meeting								
2. Baseline Analysis								
3. Community Workshop								
4. Online Community Engagement								
5. Synthesis								
<b>TASK 2 - CONCEPTUALIZE</b>					● ●			
1. Draft Plan Graphic								
2. Best Practices and Benchmarking								
3. Staff Review								
4. Community Review Workshop								
5. Online Community Review								
6. Feedback summary								
<b>TASK 3 - FINAL PLAN UPDATE</b>						● ●	● ● ●	
1. Final Draft Plan								
2. Community Review (online)								
3. Planning Commission								
4. City Council								

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

# October 27<sup>th</sup> 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



# 2013 Bright Road Area Plan



# 2015 Bright Road Area Plan

## Land Use Typologies

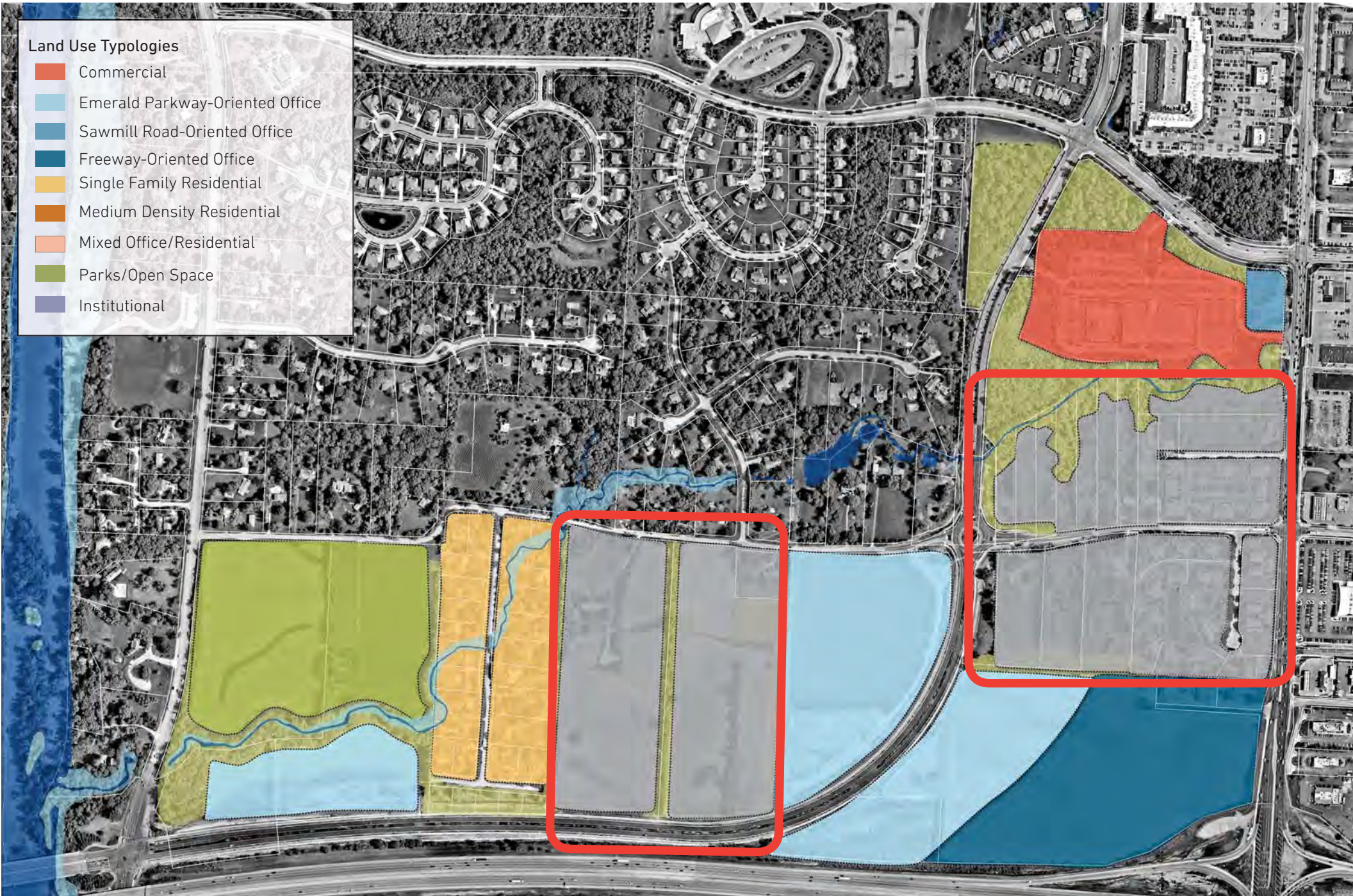
- Commercial
- Emerald Parkway-Oriented Office
- Sawmill Road-Oriented Office
- Freeway-Oriented Office
- Single Family Residential
- Medium Density Residential
- Mixed Office/Residential
- Parks/Open Space
- Institutional



# 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



# 2015 Bright Road Area Plan - Concept B



# 2015 Bright Road Area Plan - Concept C



# 2015 Bright Road Area Plan - Concept D



# 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

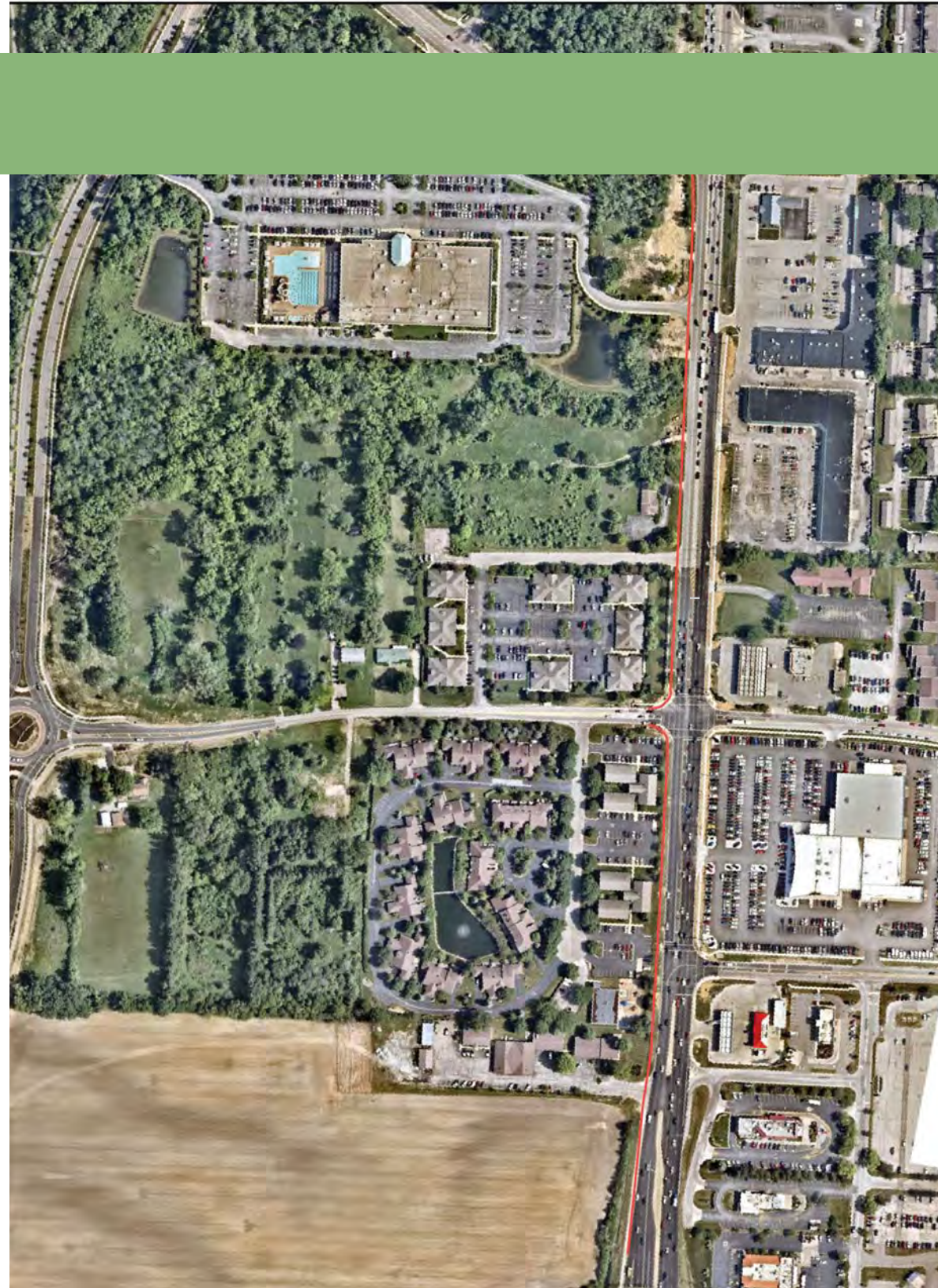
- Existing Street Connections
- Potential Street Connections
- Potential Internal Drive Connections
- Potential Connection to Bridge Street District



# Sawmill Road

## Addition of Southbound Lane on Sawmill Road

- Sawmill Road Traffic Study currently underway by the City of Columbus
- Could potentially add a south bound 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:  $\pm 10'$



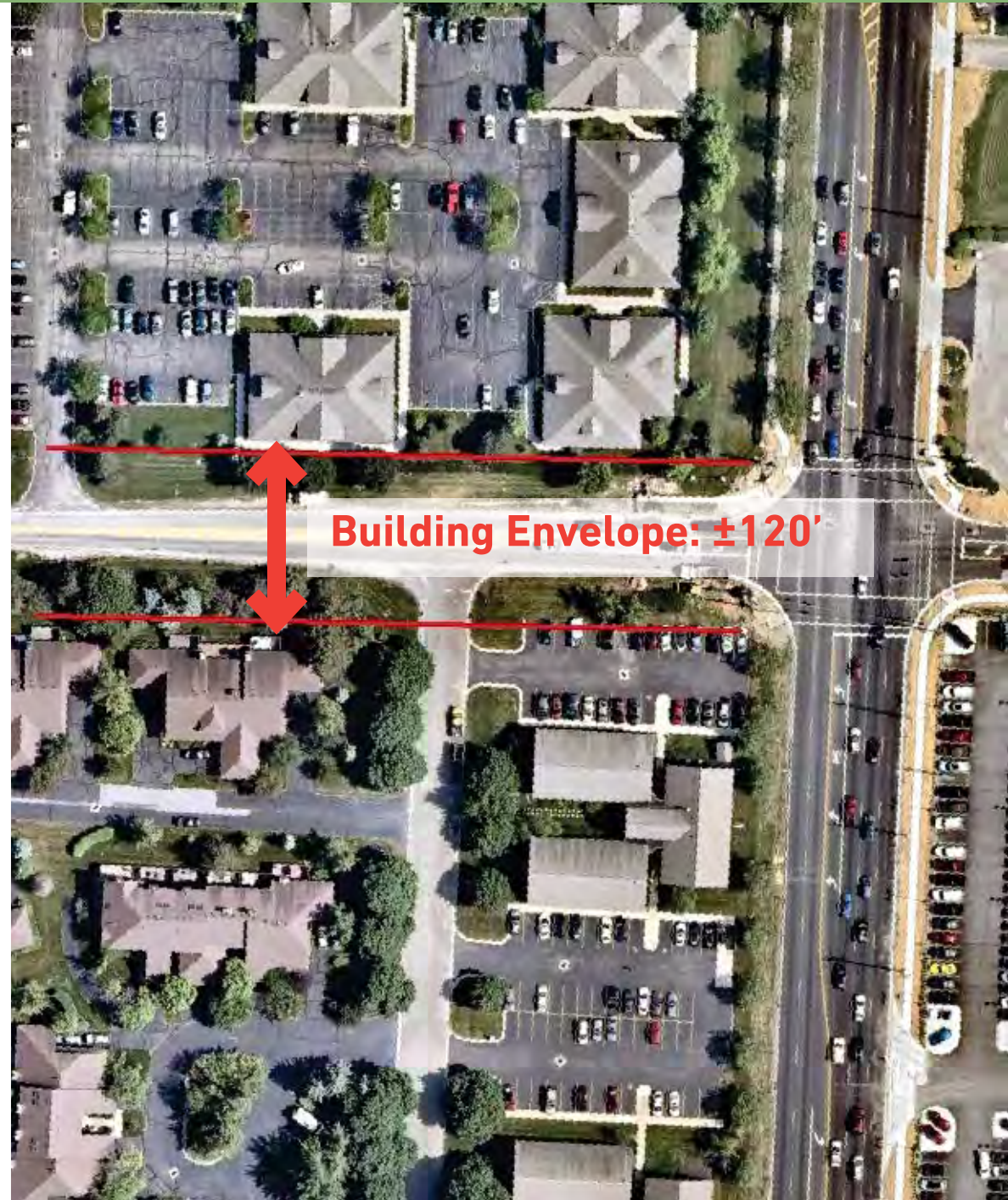
**Current Building Setback:**  
 **$\pm 38'$  from curb**

**With Additional Lane:**  
 **$\pm 26'$  from curb**

# 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