



BRIGHT ROAD SENIOR HOUSING & HEALTHCARE RESIDENCES

DUBLIN, OHIO 43016
CONCEPT PLAN REVIEW
PROGRAMMING STAGE
DECEMBER 12TH, 2019

DEVELOPER: BRIGHT ROAD SENIOR DEVELOPMENT PARTNERSHIP
169 LIBERTY STREET
POWELL, OHIO 43065

ARCHITECT: KONTOGIANNIS & ASSOCIATES
ARCHITECTS & PLANNERS
400 SOUTH 5TH STREET, SUITE 400
COLUMBUS, OHIO 43215

ENGINEER: ADVANCED ENGINEERING CONSULTANTS
1405 DUBLIN ROAD
COLUMBUS, OHIO 43215



Bright Road Senior Housing and Healthcare Residence

Concept Plan Project Statement

The Bright Road Senior Housing and Healthcare Residence is a proposed full service 55 and over healthcare and housing community including the following building types:

- Skilled Living Nursing Care
- Long Term Nursing Care
- Physical & Rehab Therapy Care
- Assisted Living
- Memory Care Senior Housing Independent with Dining & Services
- Senior 55 and Over Corridor One & Two Bedroom Apartments w/podium parking.
- Senior Loft Buildings with Attached Garages

Since the concept includes multiple levels of care over a 22-acre site with multiple building types, it was recommended by staff planners to submit a brief general concept plan and description of the proposed construction so planning commission could review and comment at the early programming stage of the work.

It is the developer's intent to provide a full continuum of care option for the senior population in Dublin.

Site Location

The site is located on the west side of Sawmill Road, along and north of Bright Road with Emerald Parkway as its west boundary and the Life Time Fitness building complex on its north property line. Also, the Mill Co. existing 7 building commercial office complex borders the southeast property corner. The location seems excellent for a continue of care project.

Site Characteristics

The site being considered consists of eleven tracts of land being assembled and placed into an integrated total package for the senior housing and healthcare project.

The approximate 22 acre site has a stream bisecting the site which flows to the west.

Existing open areas with indigenous tree cover are typical of the vegetation currently in place on the site. (See aerial view of site)

Site Access

Site access will be addressed as following:

From Sawmill Road

The existing drive on the west side of Sawmill Road was designed as the main access for vehicularly traffic. Additionally, an easement is in place which outs through the existing parking drive and leads to Bright Road.

Additionally, access requested will be a right in/right out on Bright Road approximately 245 to 300 feet west of the office drive and another access point on the north side of the stream adjacent to Life Time Fitness on Emerald Parkway.

The access on the north side of our site on Emerald Parkway would also be a right in/right out drive on Emerald Parkway as it goes north.

Site Utilization

The initial program being considered for site utilization is as follows: (see site programming drawing)

Sub Area One

Sub Area One is currently being programmed for a 3-story licensed 75 bed nursing home and a four story 100 bed assisted living building. The 3-story nursing home will front on Sawmill with the 4-story assisted living building west of the nursing home.

Both of these building will utilize a central kitchen and have a connection between them so assisted living residents can visit spouses who may be recuperating in the skilled or long-term care nursing facility.

Both of these buildings will border the stream.

Sub Area Two

Sub Area two will consist of a full-service independent living building which will include meals and other associated services.

The building will include studio, One and Two Bedroom residential units with spaces to provide daily activities, senior exercise spaces and other typical senior amenity spaces. Sixty parking spaces will be provided on the north wings of the building in a podium type structure.



Sub Area Three

Sub Area Three will be a two-floor assisted living memory care building. Each floor will house 40 memory care beds in 10-two bed units and 20 One Bedroom private units with multiple dining areas, amenity spaces and other support services spaces required for memory care residents.

Sub Area Four

6 – Senior 55 and over, 3-story, 6 - unit buildings with attached one car garages will occupy Sub Area four which overlooks the pond and storm detention area. These units will be 1,250 to 1,925 sq. ft. Senior housing units. Services and dining will be available for these residents at their requested, if needed, in the independent living facility.

Sub Area Five

Sub Area Five will be a four or five story senior 55 and over building consisting of 160 studio, 1 Bedroom and Two-Bedroom apartments with no services. This building will offer one parking space per unit in a podium style parking structure for most units.

Architecture

Since we are still in the programming phase of the project, our Architecture is undeveloped. However, the developer envisions a contemporary Architectural language as illustrated in the images he prepared for submission and review. He has selected some current Architecture he has seen in the environment and has provided some images for review of the Architectural Design direction he would like to pursue.

Progress to Date

The Bright Road Partnership began land assembly in Winter of 2019, by Spring of 2019, 7 of 11 tracts had confirmed an interest in selling the and our optioning the land available.

During Spring, Summer and early Fall of 2019, the developer, Architect and Civil Engineer met with City of Dublin Planning staff, Engineering staff and Development staff to review initial thoughts, program parameters and requirements.

Additionally, per staff recommendations we discussed the project with the Amy L. Kramb President of the Dublin East Civic Association, and based on our discussions of an over 55 senior residence and healthcare community, indicated that there would be support for that type of project.

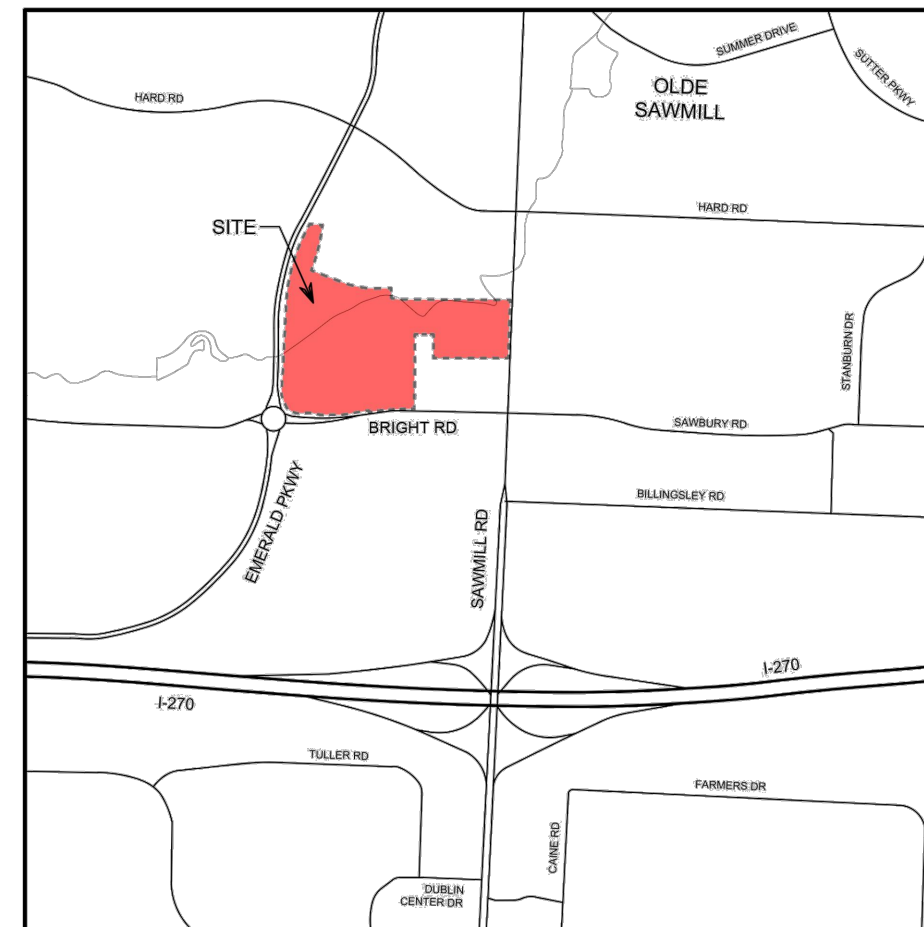
To date we have had positive support for the project, knowing full well we are just at the very beginning of work.

It is our wish to hear from staff planners, city engineers and the planning commissioner early on in our efforts to produce a successful senior continuum of care community.

In particular, we would ask for comments and direction on the following:

1. Use.
2. Setbacks/right-of-way, and other caveats that will affect Bright Road.
3. Access points on Bright Road and Emerald Parkway concerning location and right in/right out traffic patterns.
4. General planning comments.
5. General Architecture comments.
6. Density.

The developer, Architect and Engineer want to work with the stakeholders of this project and look forward to your review and comments.



SITE LOCATION MAP

SCALE: N.T.S.

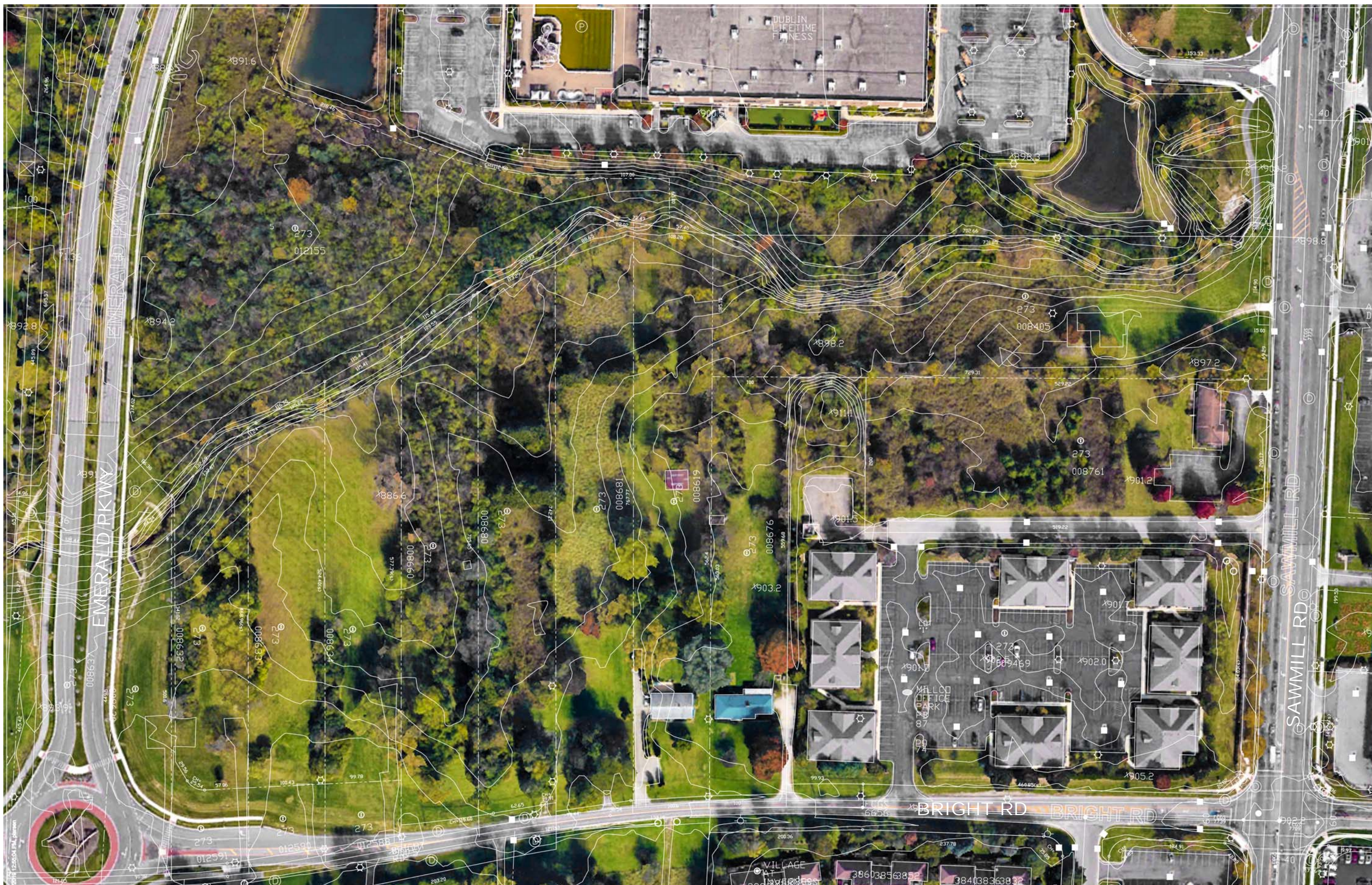


Kontogiannis & Associates

Architecture

Planning

Design

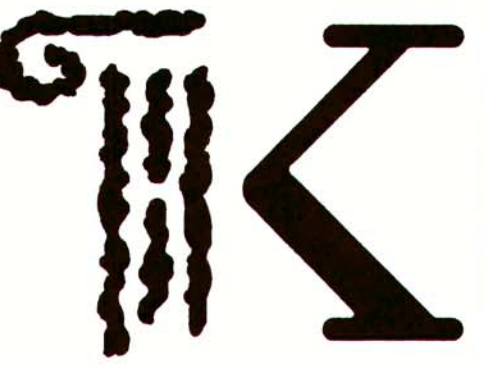


phone: 614.224.2083

fax: 614.224.4736

e-mail: architects@kontogiannis.com

400 south fifth street • suite 400 • columbus, ohio 43215-5492



KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

PROJECT:
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SENIOR
HOUSING &
HEALTHCARE
RESIDENCES**

7315 SAWMILL RD.
DUBLIN, OHIO 43016

DRAWING TITLE:

DATE:
REVISED:

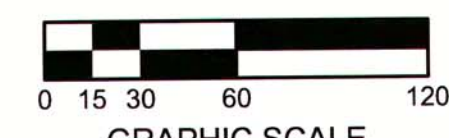
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- BID SET
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- CONSTRUCTION SET

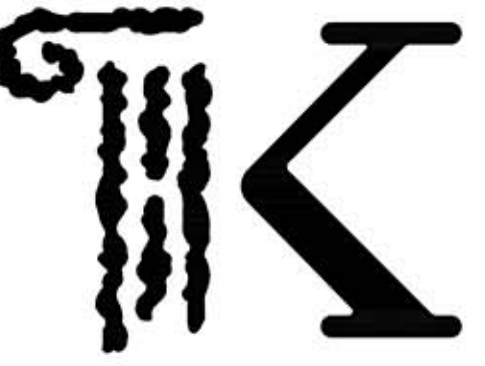


**SITE PROGRAMMING
MASTER PLAN**

SCALE: 1" = 60'



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KONTOGIANNIS & ASSOCIATES

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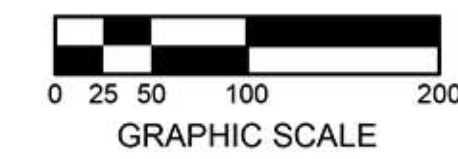
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SITE ZONING

SCALE: 1" = 100'





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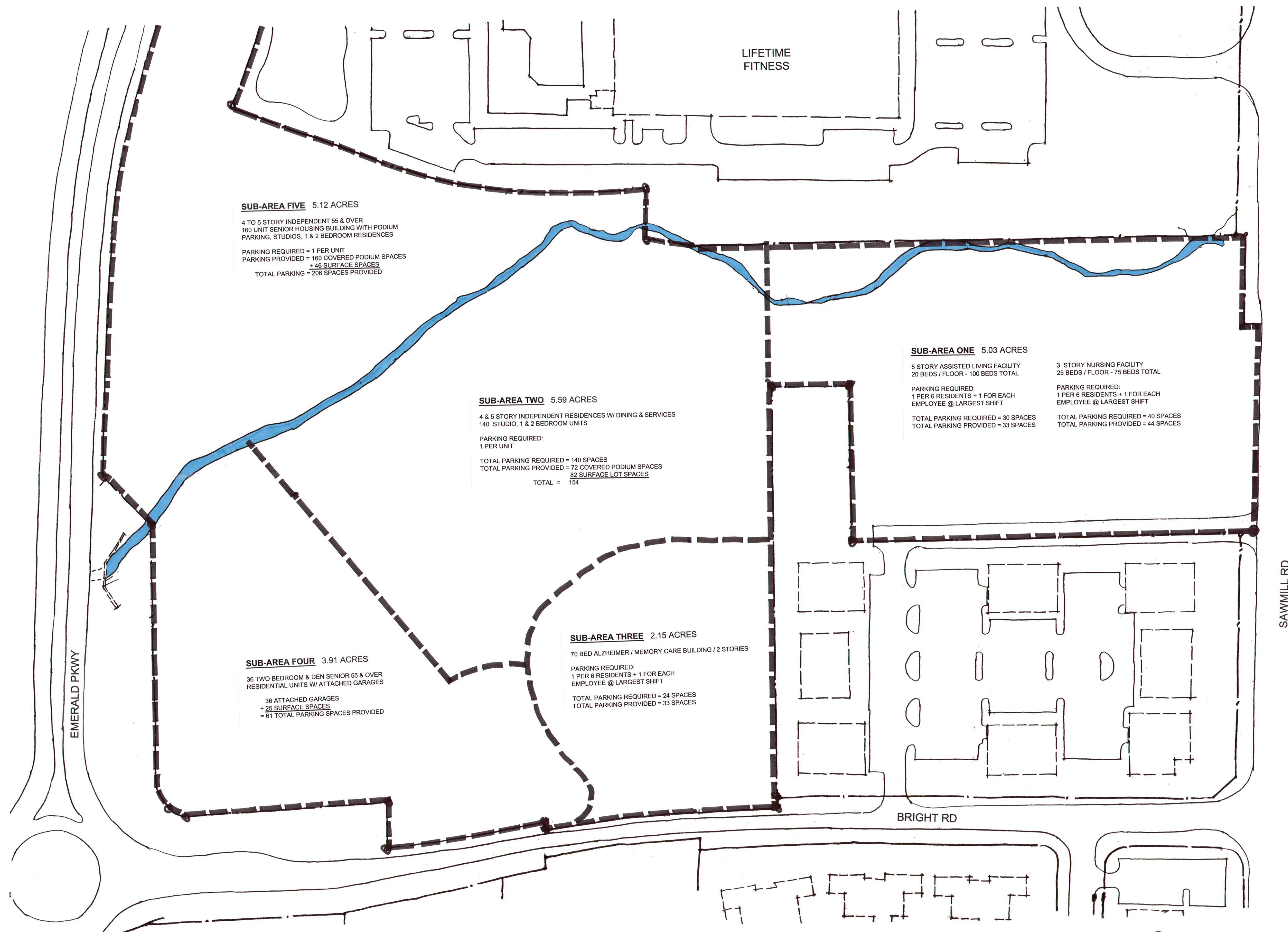
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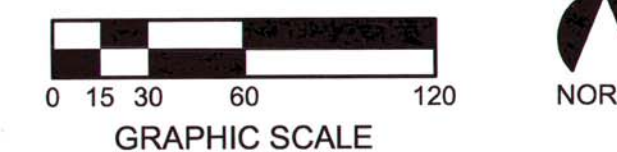
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SITE SCHEMATIC SUB-AREAS

SCALE: 1" = 60'



BRIGHT ROAD SENIOR HOUSING & HEALTHCARE RESIDENCES

WATER FEATURE CONCEPT:



BRIGHT ROAD SENIOR HOUSING & HEALTHCARE RESIDENCES

DESIGN APPROACH:

SOFT CONTEMPORARY
AESTHETIC

URBAN QUALITIES

SHARED GROUND LEVEL
SPACES

SHARED TERRACES

INDIVIDUAL BALCONIES

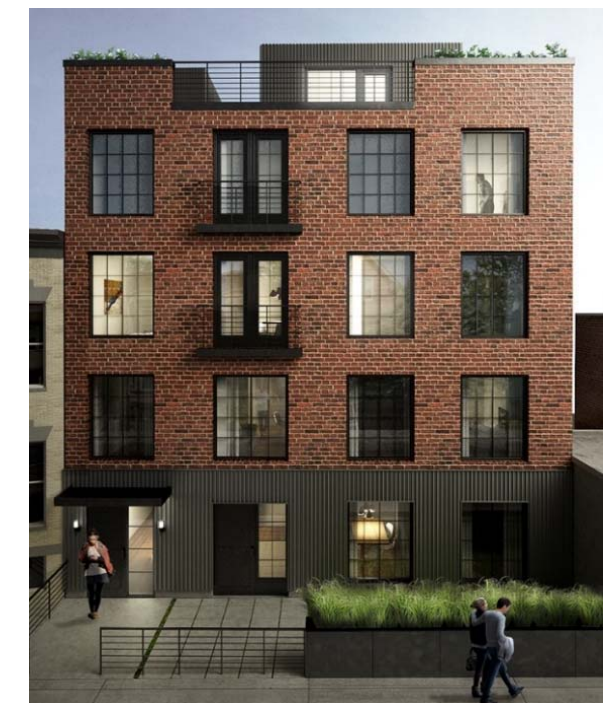
DESIRABLE AMENITIES

LUSH VEGETATION

ELEVATED GARDENS

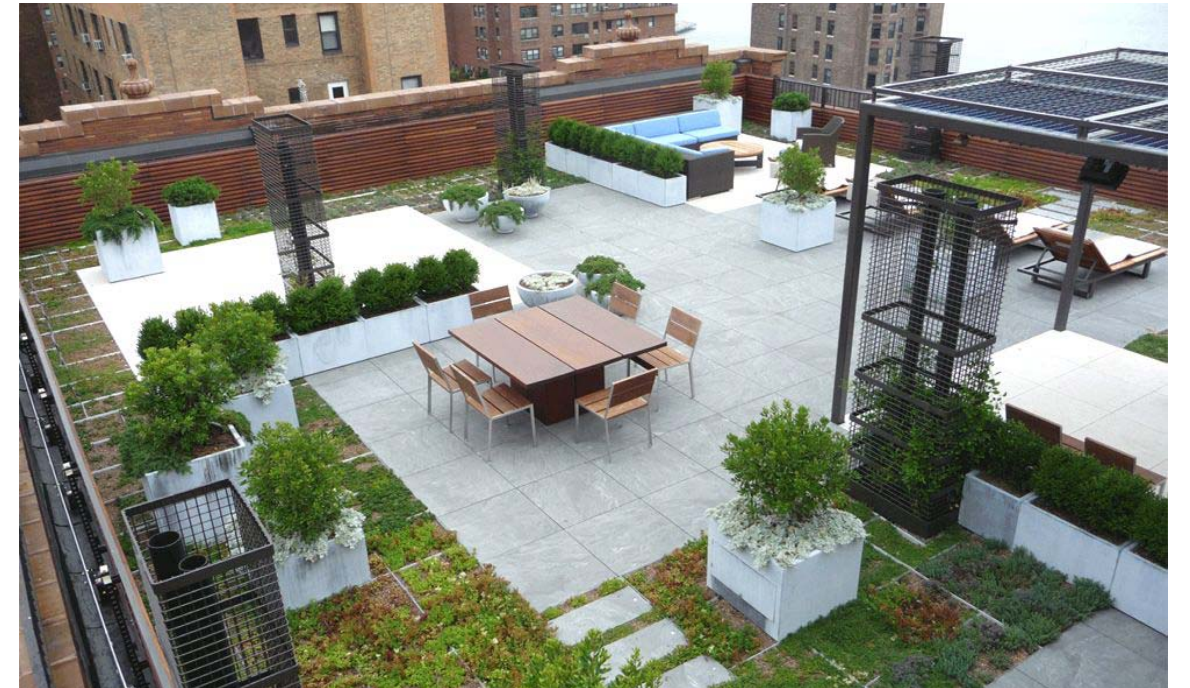
WATER FEATURES

COMMUNITY LIVING



BRIGHT ROAD SENIOR HOUSING & HEALTHCARE RESIDENCES

SHARED TERRACES:





DUBLIN SITE 1

SCALE: 1"=0' = 100'-0"

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Kontogiannis & Associates

Architecture

Planning

Design

APPLICATION CONTENTS LIST

1. Application & Check
2. Submittal Binder with Drawings (3 copies)
3. Adjacent Property Owners & HOA
4. Flash Drive

phone: 614.224.2083 fax: 614.224.4736 e-mail: architects@kontogiannis.com

400 south fifth street • suite 400 • columbus, ohio 43215-5492



Kontogiannis & Associates

Architecture

Planning

Design

EAST DUBLIN CIVIC ASSOCIATION

Email: edcaohio@hotmail.com

Phone: 614-264-7078: Amy L. Krumb, EDCA President
614-889-5042: Randy Roth, EDCA Vice President

273N232DA 00400	273-008880-00	4136 MACDUFF WY	DEVANTIER ANDREW J	JENNIFER L RIST
273N232DA 00500	273-008881-00	4143 MACDUFF WY	RUSH KYLE J	RUSH MAUREEN A
273N232DC 00300	273-012157-00	EMERALD PW	LFT REAL ESTATE CO INC	
273N232DC 00400	273-012153-00	3825 HARD RD	MOMA PARK LLC	
273N232DC 00500	273-012155-00	EMERALD PW	JLP-BRIGHT RD LLC	
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273N232DC 00700	273-012151-00	EMERALD PW	CITY OF DUBLIN OHIO	
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273O071C 05100	273-008632-00	4030 BRIGHT RD	CITY OF DUBLIN OHIO	
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273O071C 05700	273-008619-00	3876 BRIGHT RD	PUSECKER JULIA M	
273O071C 05800	273-008676-00	3870 BRIGHT RD	PATIBANDLA MADHURIMA	
273O071C 06101	273-009469-00	7251-7293 SAWMILL ...	MILLER INVESTMENTS CO	
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273T110B 03700	273-009063-00	3880 INVERNESS CT	KELLEY NANCY K	
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590O072D 02500	590-175665-00	7400-7444 SAWMILL ...	7400 SAWMILL ROAD LLC	
590O072D 02700	590-175662-00	7370 SAWMILL RD	KALAMATA LLC	
590O072D 02800	590-103173-00	7350 SAWMILL RD	FELLOWSHIP LUTHERN CHURCH	LCA INC

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