



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

Site Boundary



22 Acre Site Plan & Building Layout Exhibit

1 of 12 Pages



PROJECT DATA

SITE AREA: 21.5 ACRES (936,540 sf)

DEVELOPMENT COVERAGE TOTAL:	35.24%
1 Independent Living:	89,204 sf
2 Independent Living with assistance	44,256 sf
Total building area:	133,460 sf
3 Villas (13):	28,652 sf
4 Flats (9,962 x 2)	19,924 sf
5 Garages	
1,600 x 2	3,200 sf
1,920 x 2	3,840 sf
Total:	7,040 sf
- Villa driveways:	5,603 sf
- Roads:	135,370 sf
- Total driveways & roads:	140,973 sf
- Total Building, Roads & driveways:	330,049 sf
- Total Units:	372
21.5 Acres/ 372 Units = 17.30 Units per acres	

- 6 Dedicated park land
- 7 Open Space

TOTAL PARKING

Indoor parking spaces:	275
Outdoor surface parking spaces:	172
Total parking spaces provided:	447

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N
OVERALL CONCEPTUAL SITE PLAN
10/20/21



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CONCEPTUAL SITE PLAN

Additional 18.54 Acres
62 Villas on 13.5 Acres
50 Assisted Living
42 Memory Care

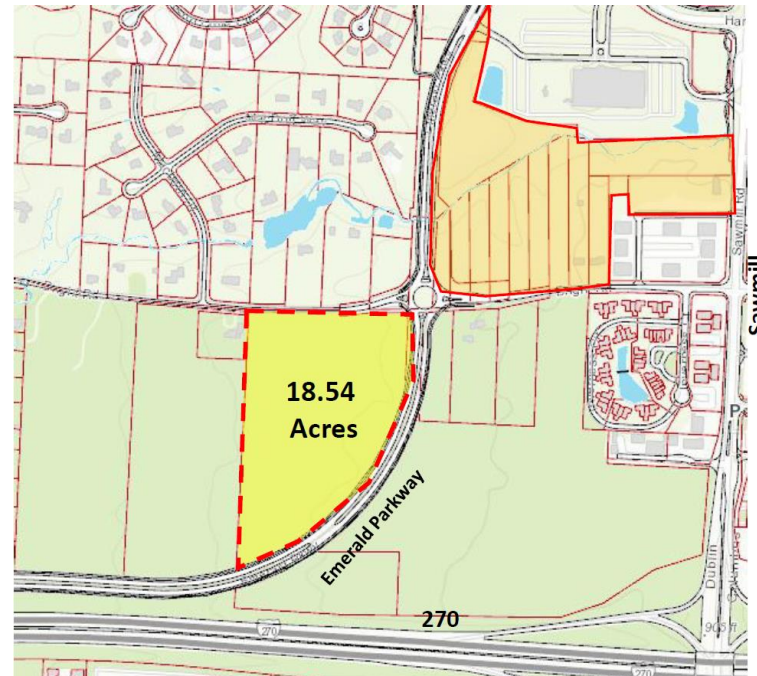


PROJECT DATA

SITE AREA: 18.54 ACRES (807,602 sf)

DEVELOPMENT COVERAGE TOTAL:	42.50%
1 Memory Care & Assisted Living Building:	56,286 sf
2 Adjacent Building:	12,000 sf
Total building area:	68,286 sf
3 Villas (62):	136,648 sf
- Villa driveways:	26,722 sf
- Roads:	111,585 sf
- Total driveways & roads:	138,307 sf
- Total Building, Roads & driveways:	343,241 sf
- Total Units:	154
18.54 Acres/ 154 Units =	8.30 Units per acres

TOTAL PARKING	
Outdoor surface parking spaces:	70
Total parking spaces provided:	70



Villas at Corazon (Past Project)





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 vehicular traffic. Additionally, an easement is in place which cuts 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.

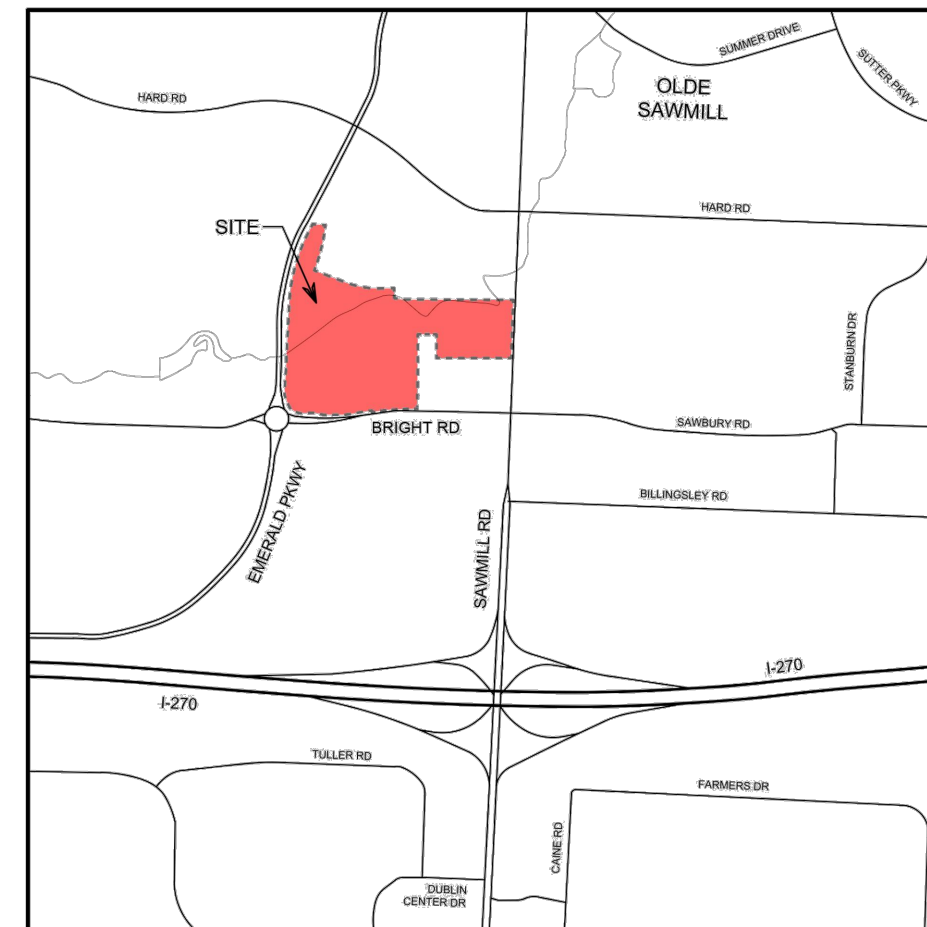
To date we have had positive support for the project, knowing full well we are just at the very beginning of work.

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.

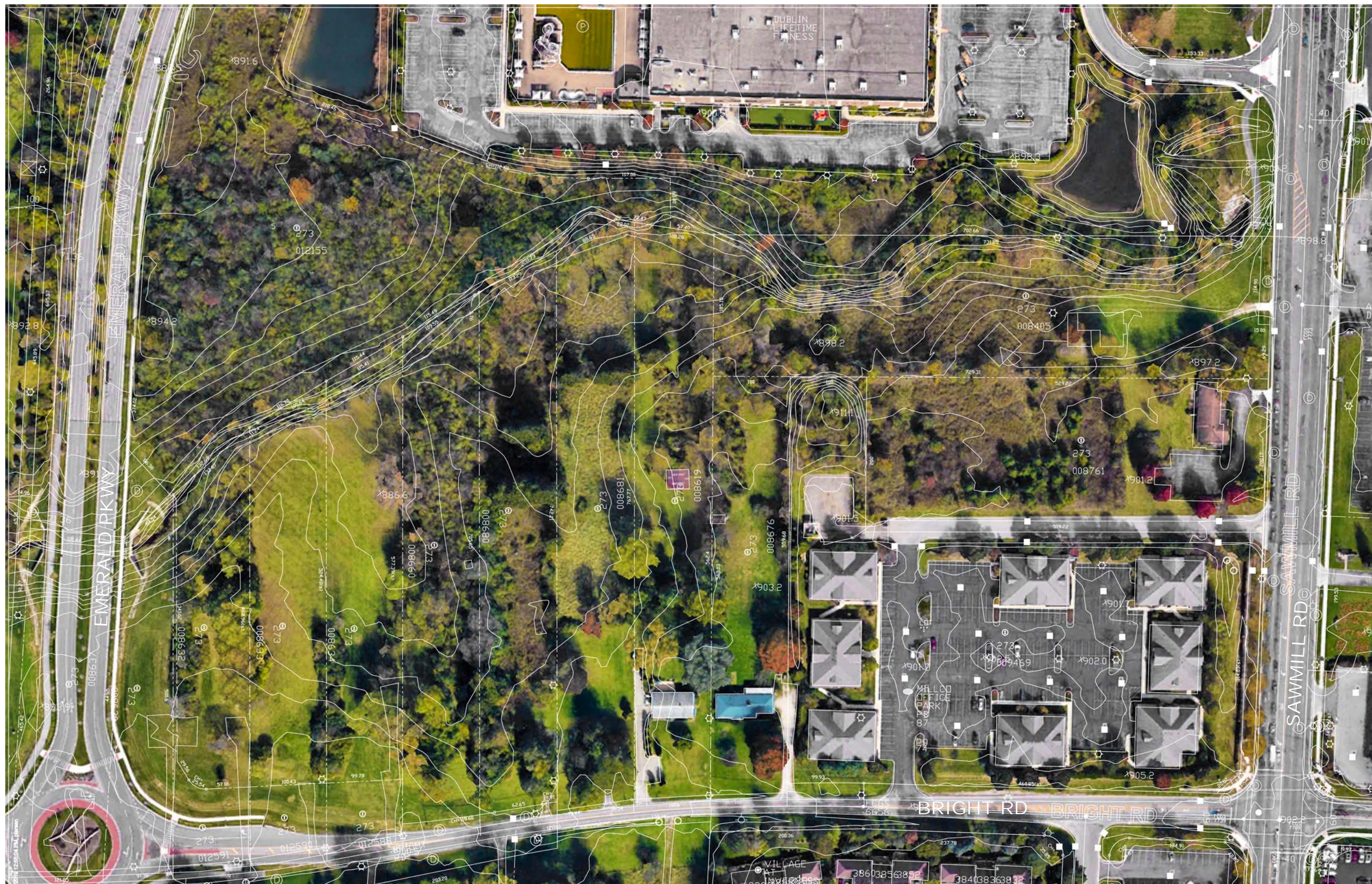


Kontogiannis & Associates

Architecture

Planning

Design

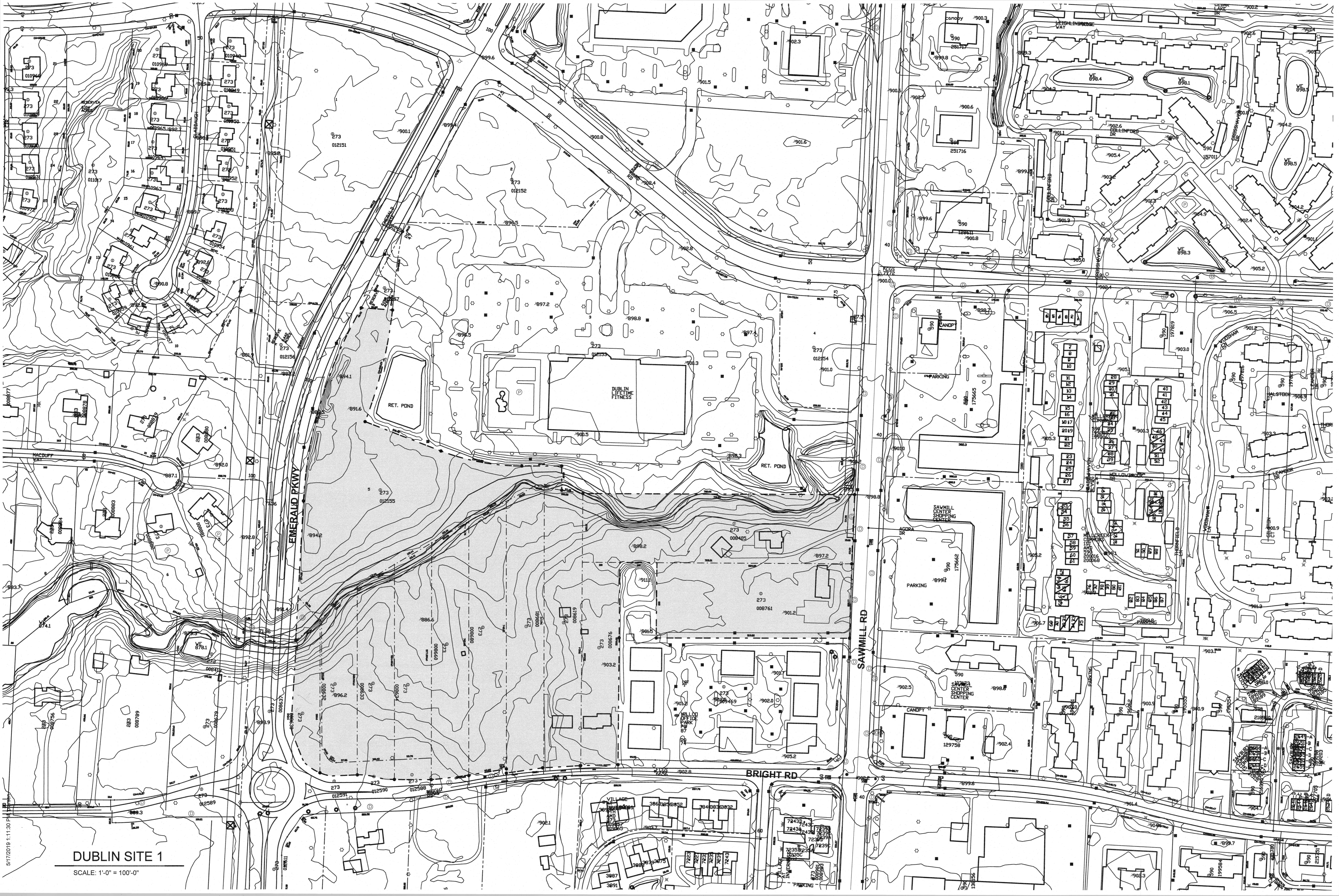


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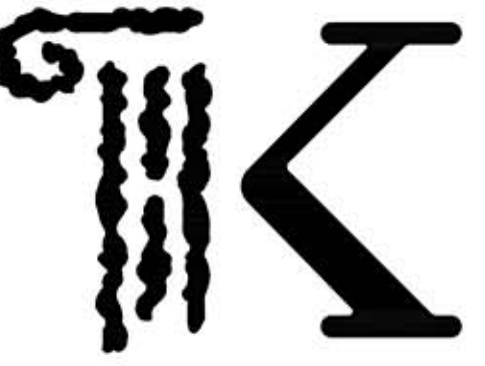
400 south fifth street • suite 400 • columbus, ohio 43215-5492



DUBLIN SITE 1

SCALE: 1" = 100'-0"

5/17/2019 11:30 PM



KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

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

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PROJECT:
**BRIGHT ROAD
SENIOR
HOUSING &
HEALTHCARE
RESIDENCES**

7315 SAWMILL RD.
DUBLIN, OHIO 43016

DRAWING TITLE:

DATE:
REVISED:

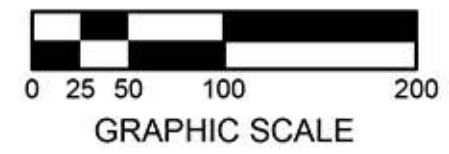
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EXPIRATION DATE 12/31/2019
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- ZONING SET
- BID SET
- PERMIT SET
- CONSTRUCTION SET



SITE ZONING

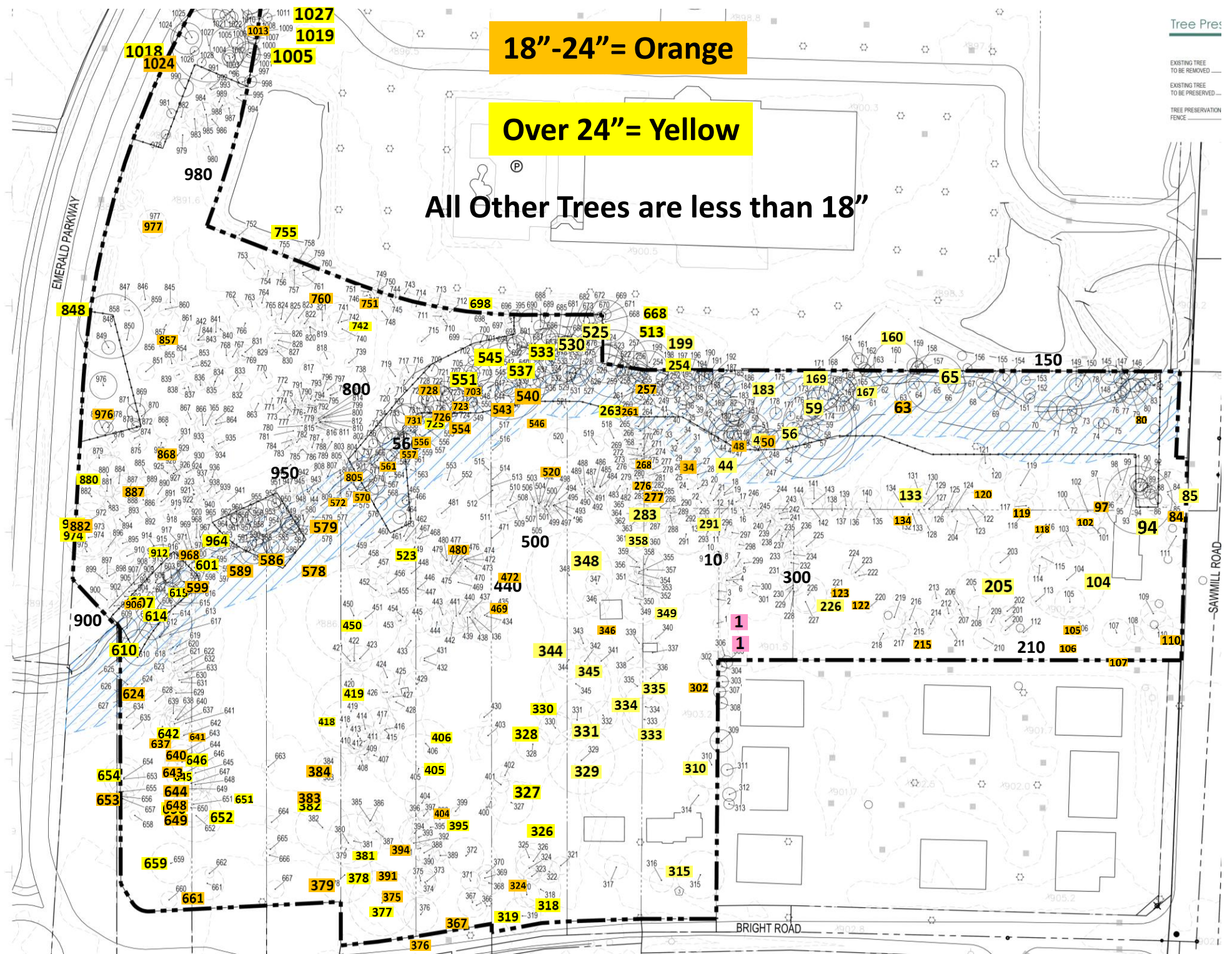
SCALE: 1" = 100'



18"-24" = Orange

Over 24" = Yellow

All Other Trees are less than 18"



EMERALD PARKWAY

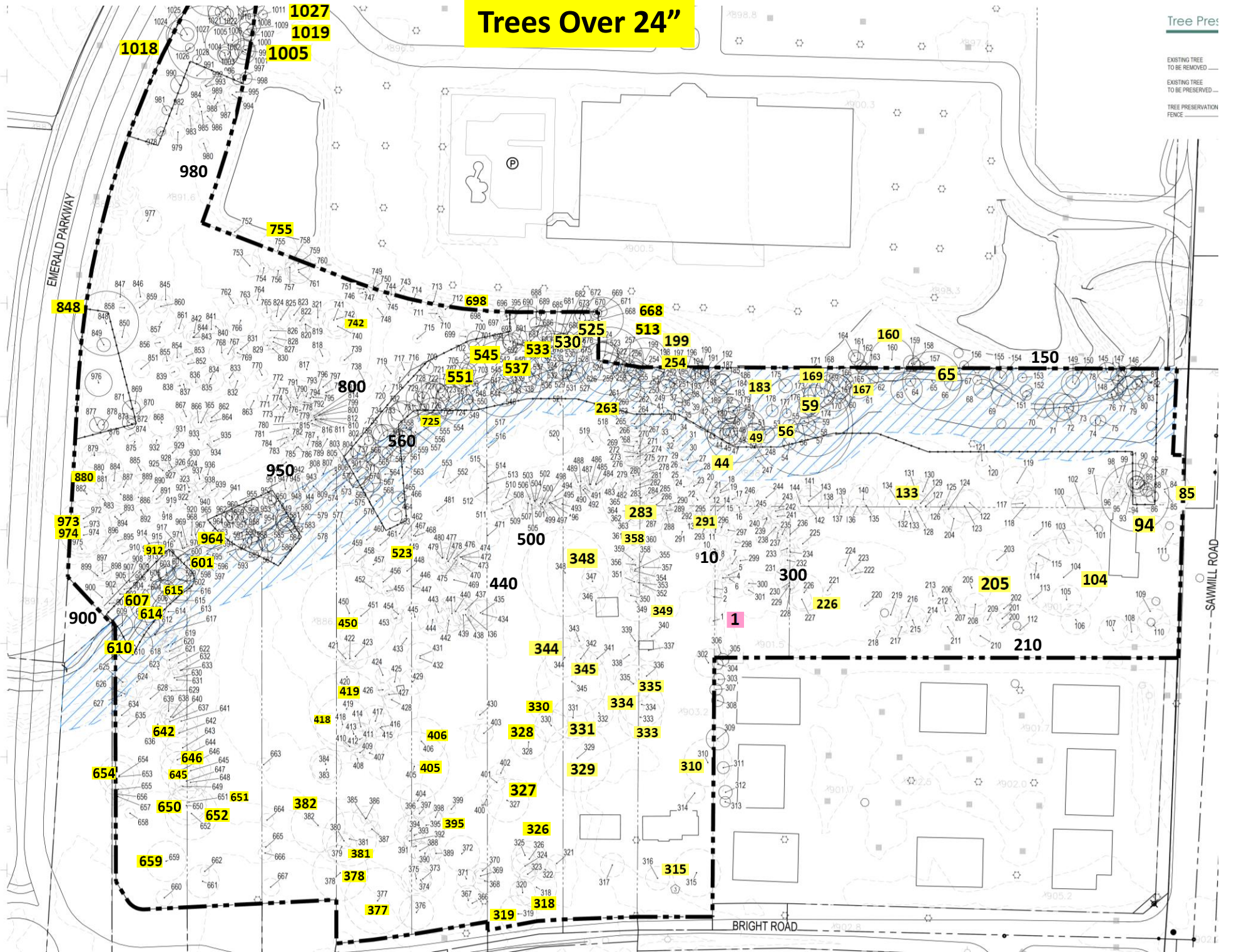
SAWMILL ROAD

BRIGHT ROAD

Trees Over 24"

Tree Pres

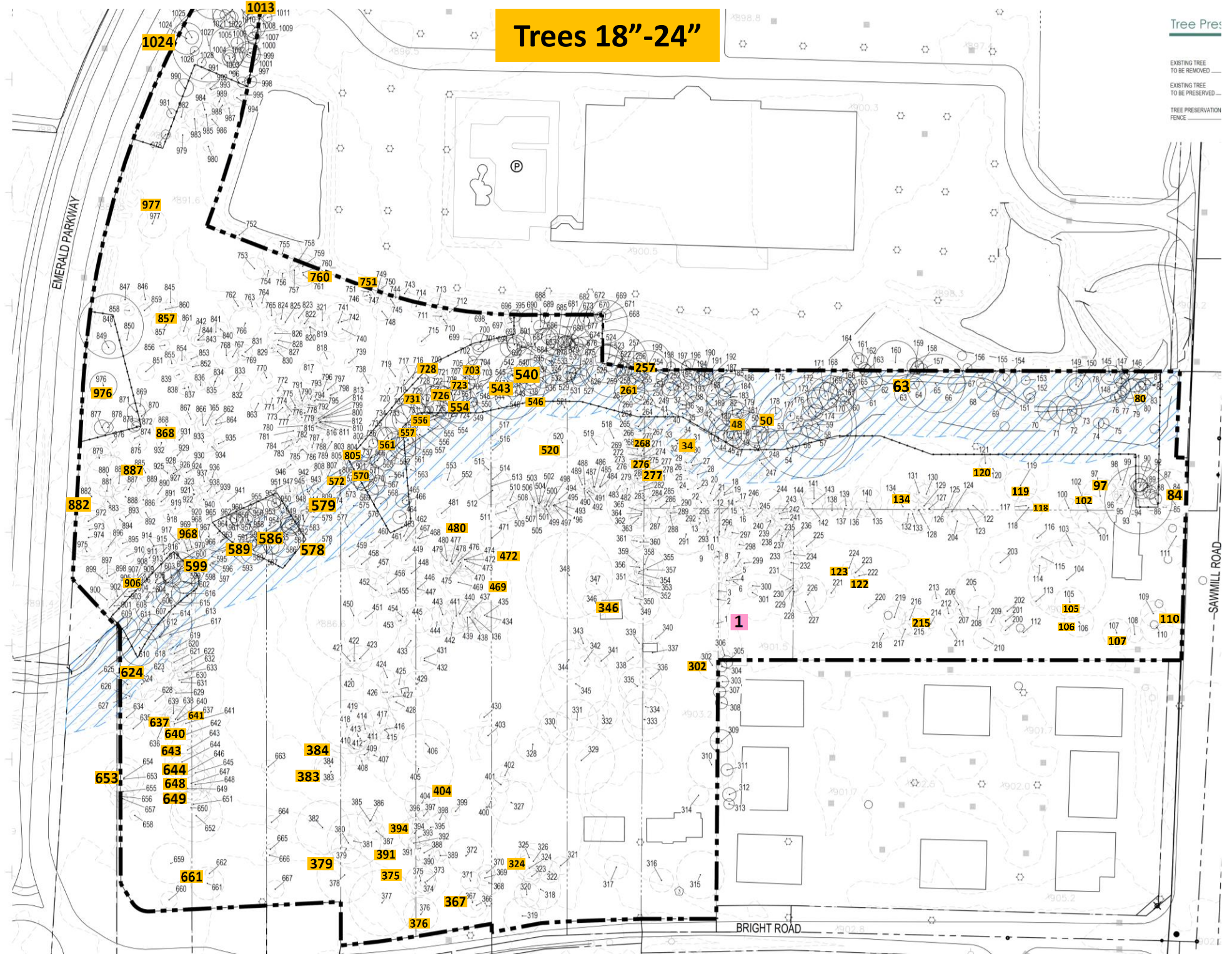
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE PRESERVED
- TREE PRESERVATION FENCE



Trees 18"-24"

Tree Pres

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE PRESERVED
- TREE PRESERVATION FENCE



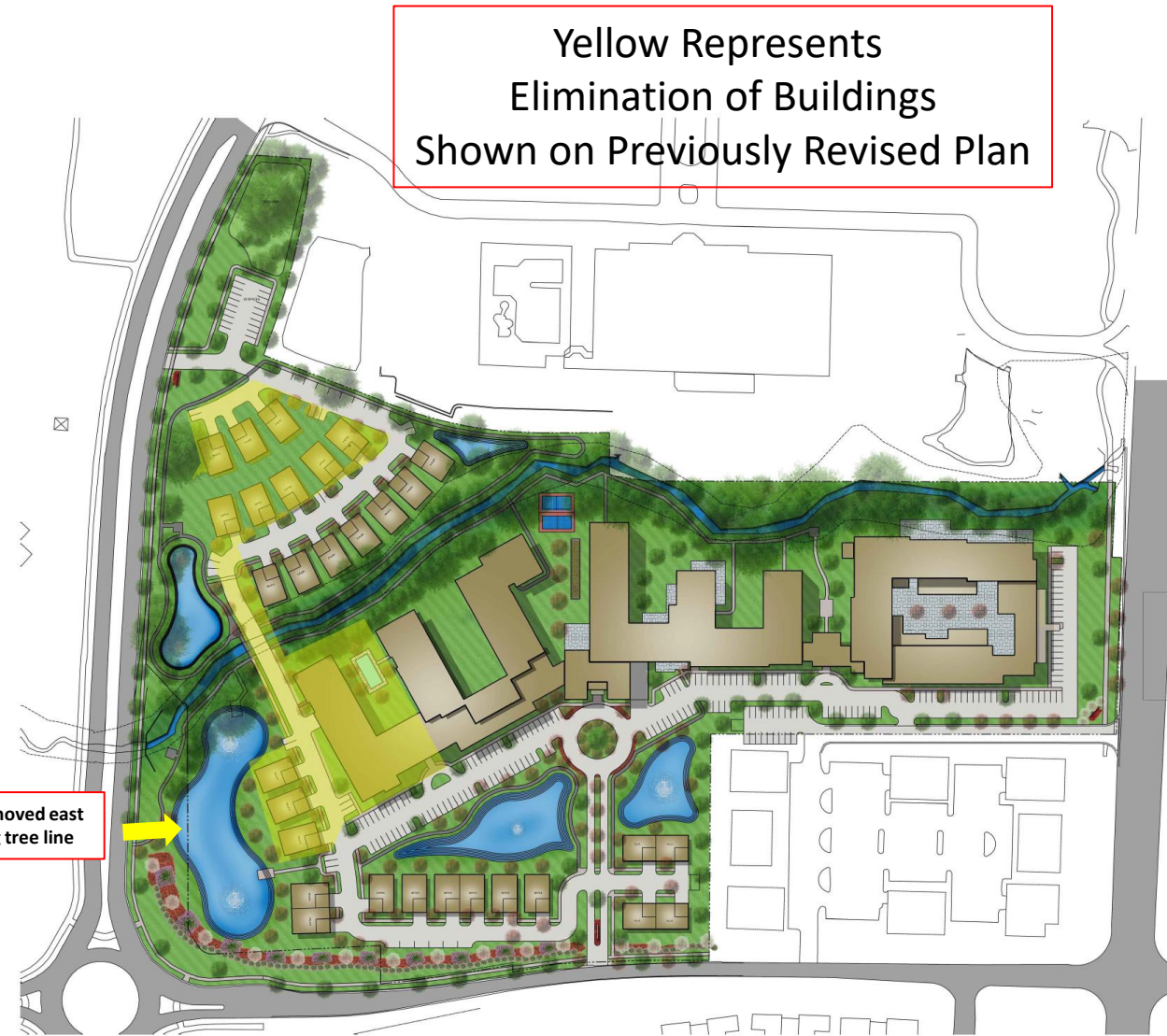
**Original Plan
(February 2019 P & Z Meeting)
Comparison to Current Plan**

Changes From Original Plan			
Sub-Area	Building Height/Stories		
	Original	Revised	Net
Sub Area 1	3 to 5 Story Building	3 Story Building	Less
Sub Area 2-A	New Land	3-4 Story Building Over Parking	Less
Sub Area 2-B (New Land)	4-5 Story Building	3-4 Story Building Over Parking	New Land
Sub Area 3	2-Story Building	1- Story Villas	Less
Sub Area 4	2-Story Flats	1- Story Villas	Less
Sub Area 5	5-Story Building	3- Story Flats	Less
Unit/Bed Totals			

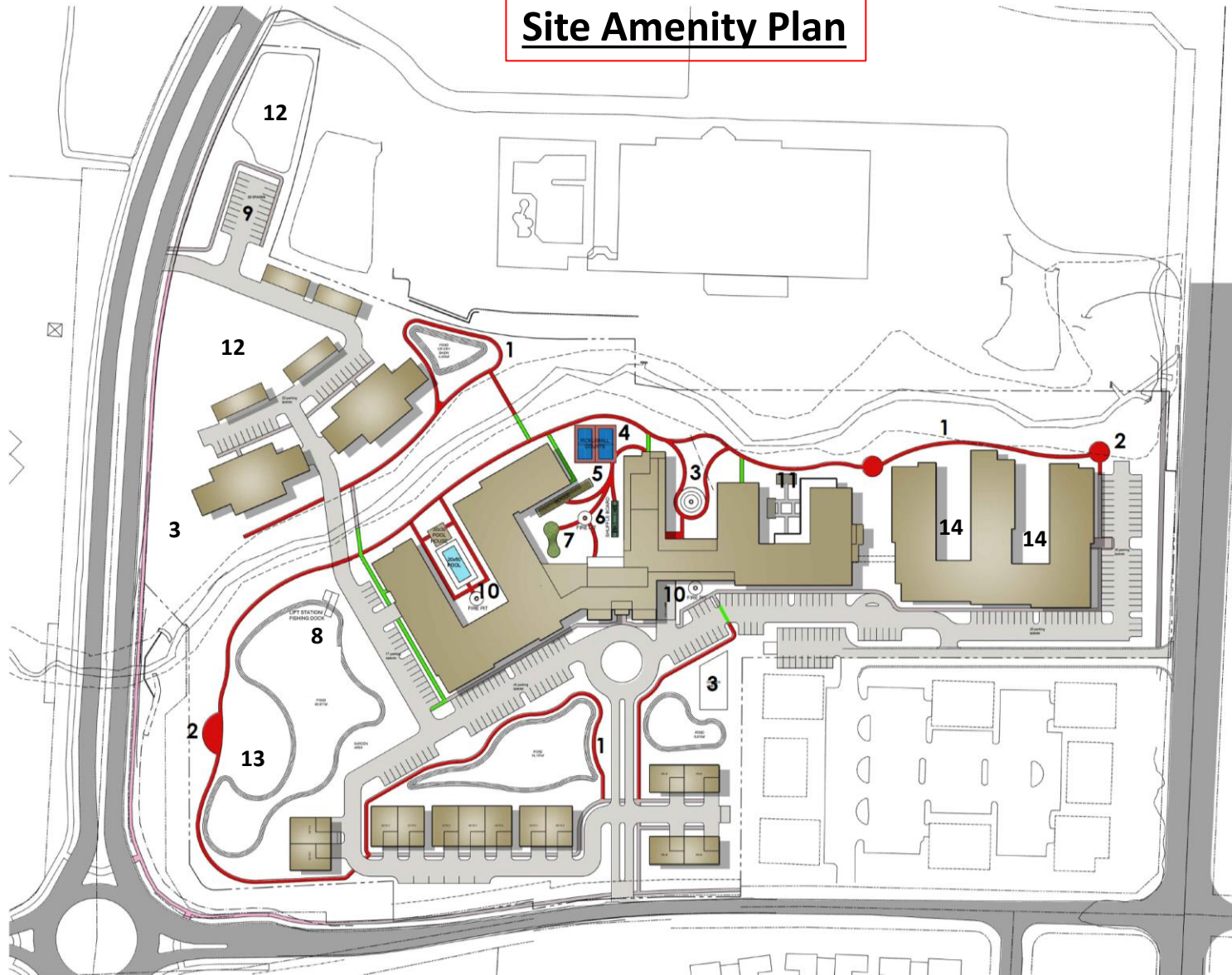


Changes From Original Plan			
Sub-Area	Units/Beds Count		
	Original	Revised	Net
Sub Area 1	175	120	-55
Sub Area 2-A	140	93	-47
Sub Area 2-B (new Land)	0	110	110
Sub Area 3	70	4	-66
Sub Area 4	36	9	-27
Sub Area 5	160	36	-124
Unit/Bed Totals	581	372	-209





Site Amenity Plan



SITE AMENITIES

1. WALKING PATH
2. REST AREAS
3. GARDENS
4. PICKLEBALL COURTS
5. BOCCIE COURTS
6. SHUFFLE BOARD
7. PUTTING GREEN
8. FISHING
9. PUBLIC PARK
10. FIRE PIT/ PATIOS
11. OUTDOOR MUSIC VENUE
12. OPEN SPACE
13. Existing Tree line to Stay
14. Gardens & Patios TBD

N
OVERALL SITE ACTIVITY PLAN
SCALE 1"=10'





ACTIVITY SPACES

- 1. INDOOR POOL
- 2. HIS AND HER LOCKER ROOMS
- 3. PICKLE BALL COURTS
- 4. BOCCE COURTS
- 5. SHUFFLE BOARD
- 6. PUTTING GREEN
- 7. OUTDOOR POOL
- 8. FIRE PIT/ PATIO
- 9. COVERED PARKING

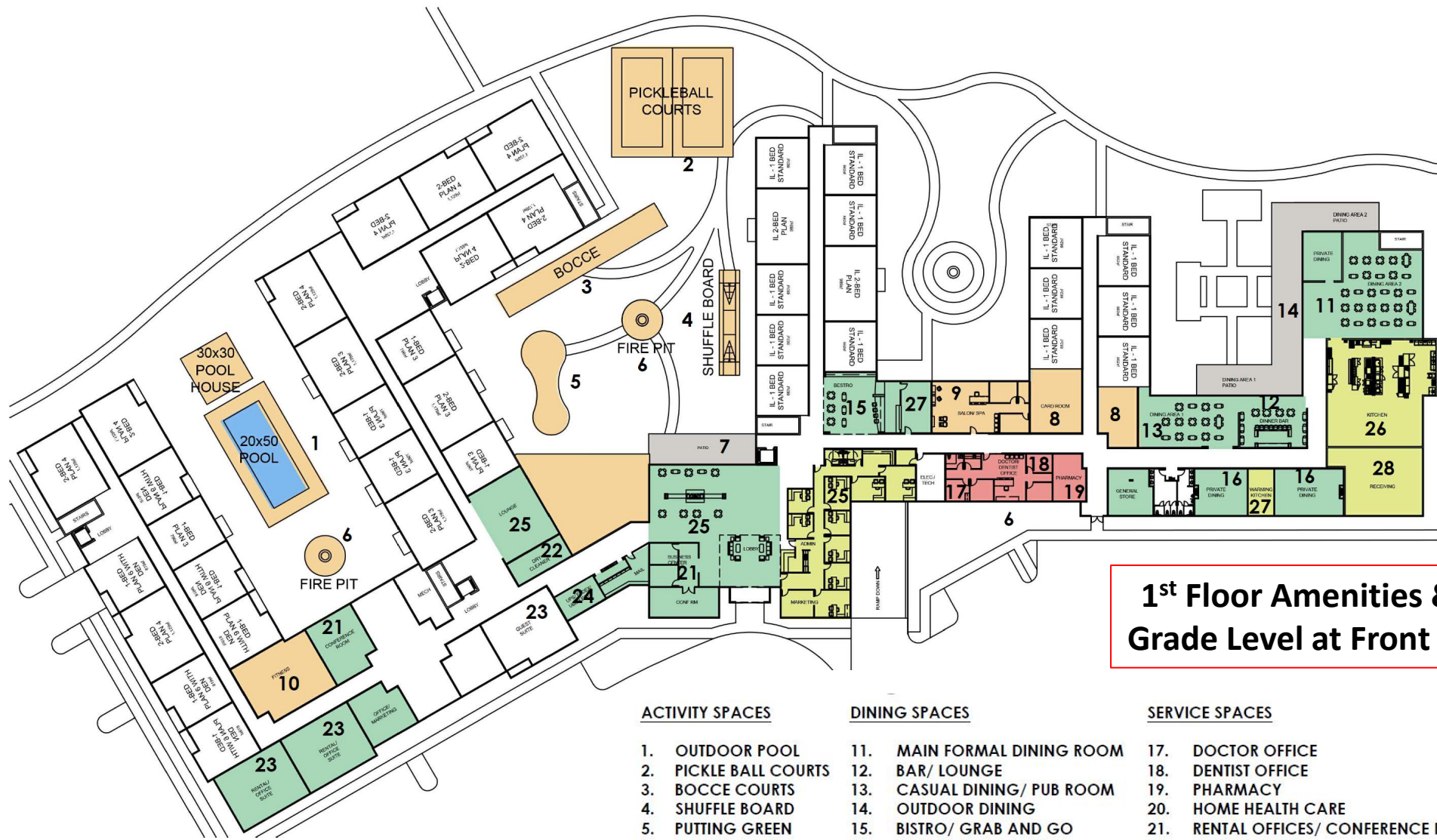
**Parking Level
Also "REAR" Grade Level**

N
CONCEPTUAL PARKING LEVEL FLOOR PLAN
SCALE: N.T.S.



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CONCEPTUAL PARKING LEVEL FLOOR PLAN



**1st Floor Amenities & Services
Grade Level at Front of Building**

ACTIVITY SPACES

- 1. OUTDOOR POOL
- 2. PICKLE BALL COURTS
- 3. BOCCE COURTS
- 4. SHUFFLE BOARD
- 5. PUTTING GREEN
- 6. FIRE PIT/ PATIO
- 7. PATIO
- 8. CARD ROOM
- 9. SALON/ SPA
- 10. FITNESS AREA

DINING SPACES

- 11. MAIN FORMAL DINING ROOM
- 12. BAR/ LOUNGE
- 13. CASUAL DINING/ PUB ROOM
- 14. OUTDOOR DINING
- 15. BISTRO/ GRAB AND GO
- 16. PRIVATE DINING AREA

SERVICE SPACES

- 17. DOCTOR OFFICE
- 18. DENTIST OFFICE
- 19. PHARMACY
- 20. HOME HEALTH CARE
- 21. RENTAL OFFICES/ CONFERENCE ROOMS
- 22. DRY CLEANERS
- 23. GUEST TEMPORARY STAY SUITES
- 24. UBER EATS/ UBER PICK UP
- 25. LOUNGE AREAS

BUILDING SERVICE SPACES

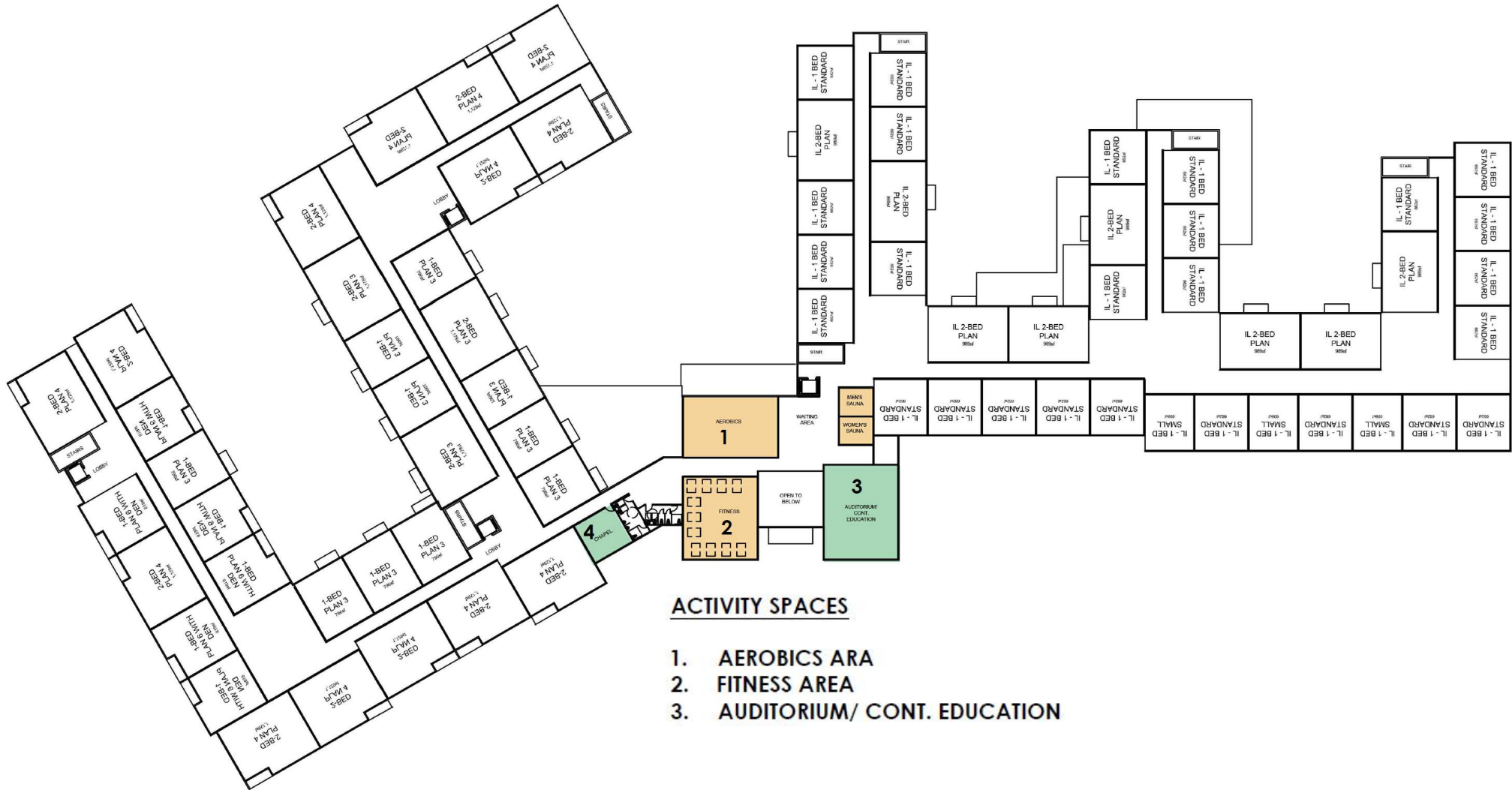
- 25. ADMINISTRATIVE OFFICES
- 26. KITCHEN
- 27. WARMING KITCHEN
- 28. RECEIVING



CONCEPTUAL FIRST FLOOR PLAN
SCALE: N.T.S.



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ACTIVITY SPACES

1. AEROBICS AREA
2. FITNESS AREA
3. AUDITORIUM/ CONT. EDUCATION

2nd Floor Amenities

CONCEPTUAL SECOND FLOOR PLAN
SCALE: N.T.S.



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CONCEPTUAL SECOND FLOOR PLAN



ACTIVITY SPACES

- 1. DEMO KITCHEN
- 2. LOUNGE
- 3. MOVIE THEATER
- 4. GOLF SIMULATOR/ GAME ROOM
- 5. CARD ROOM
- 6. ART ROOM
- 7. BALCONY

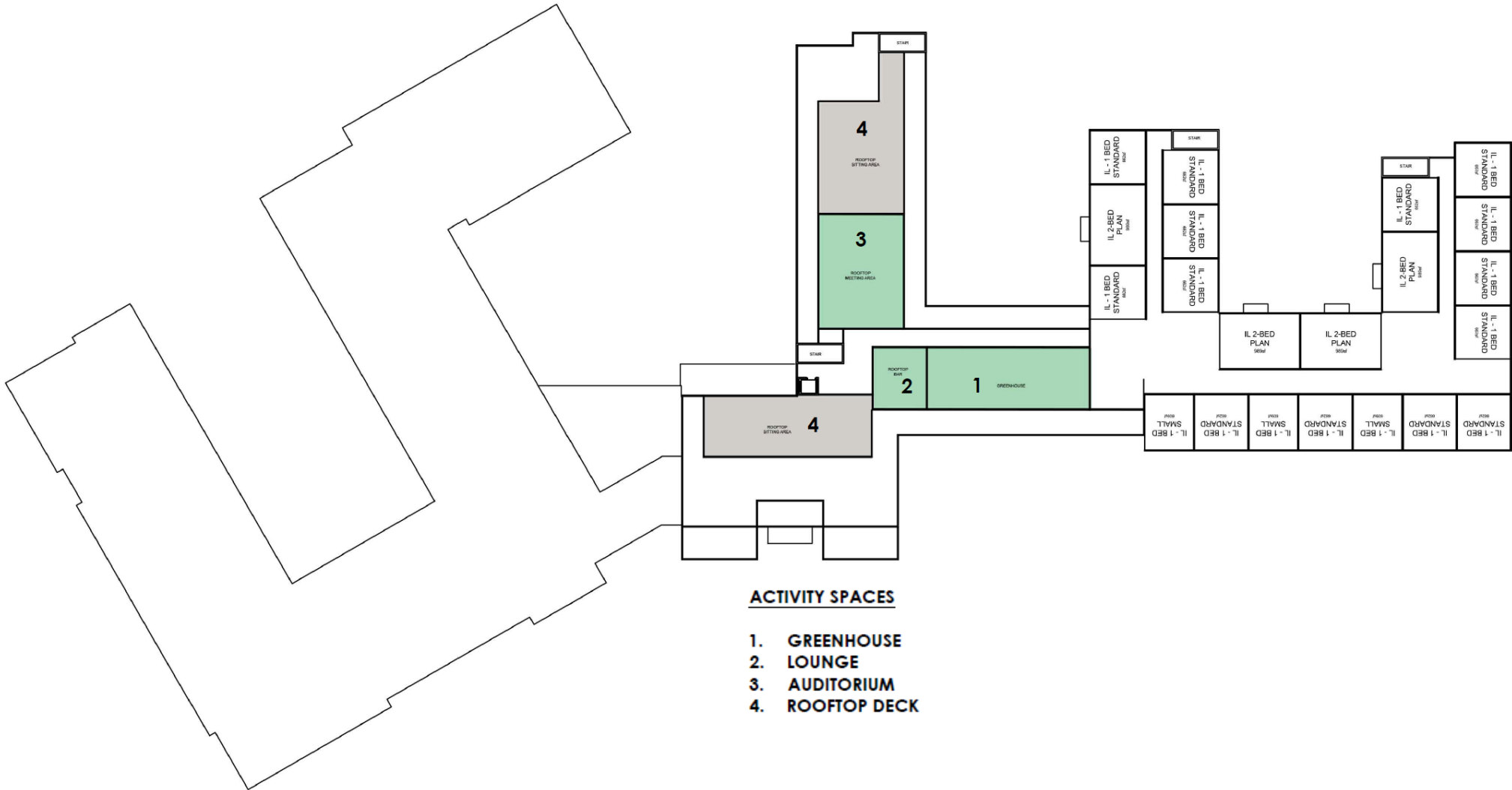
3rd Floor Amenities

CONCEPTUAL THIRD FLOOR PLAN
SCALE: N.T.S.



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CONCEPTUAL THIRD FLOOR PLAN



ACTIVITY SPACES

- 1. GREENHOUSE
- 2. LOUNGE
- 3. AUDITORIUM
- 4. ROOFTOP DECK

4th Floor Amenities

N
CONCEPTUAL FOURTH FLOOR PLAN
SCALE: NTS



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CONCEPTUAL FOURTH FLOOR PLAN

Rear Courtyards



CONCEPTUAL SPA COURTYARD
SCALE: NTS



CONCEPTUAL DINING COURTYARD
SCALE: NTS



CONCEPTUAL ENTRY NODE PATIO & REAR LAWN
SCALE: NTS



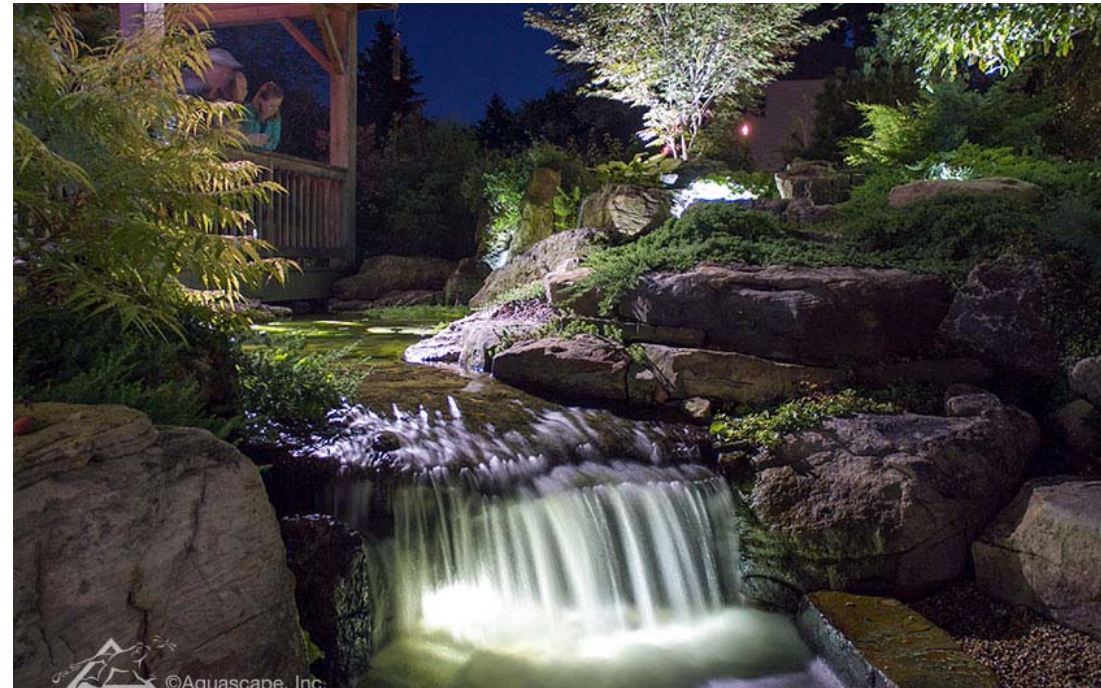
View From Bright Rd. Entry



View in Front of Clubhouse

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

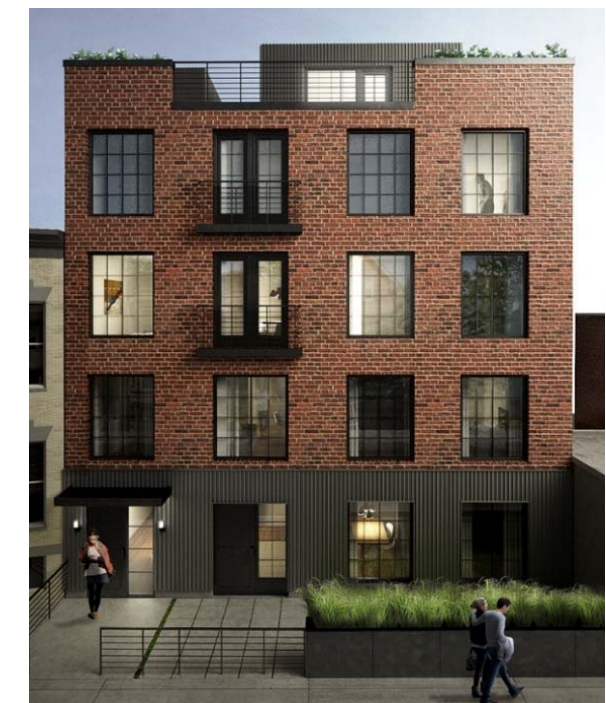
DESIRABLE AMENITIES

LUSH VEGETATION

ELEVATED GARDENS

WATER FEATURES

COMMUNITY LIVING



BRIGHT ROAD SENIOR HOUSING & HEALTHCARE RESIDENCES

SHARED TERRACES:

