

Bright Road Area Plan



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



Design Recommendations

Bright Road Area Recommendations:

1. Cul-de-sac Bright Road to improve access management
2. Provide bike path connection from Riverside Drive through park to Grandee Cliffs and Emerald Parkway
3. Restrict access in park along Bright Road to through traffic
4. Preserve Ferris Cemetery area
5. Preserve Holder-Wright Works (Hopewell Mounds) with option for potential interpretive center and park elements
6. Provide minimum 200-foot scenic setback along Riverside Drive
7. Protect stream corridor, ravine and existing woodland areas
8. Future parking for community park will be determined at a later date
9. Restrict access along Riverside Drive
10. Future buffer and pedestrian connection
11. 100-foot landscape buffer and sound barrier treatment for adjacent residential
12. Access point to provide connection with Grandee Cliffs
13. Large residential lots and setbacks on Bright Road to blend with existing homes
14. Creation of internal neighborhood park space
15. 100-foot landscape buffer to provide residential transition and view of Bright Road
16. 100-foot setback from Emerald Parkway with parking to side and rear of architecture along the street
17. 100-foot high tension power line easement
18. Two-story offices and support services
19. Large scale office oriented to I-270
20. Limited and/or restricted access along Sawmill Road
21. Consistent landscape treatment along Sawmill (to match development to north)
22. Residences to be sensitively sited among trees
23. Bright Road widened to four lanes between Emerald and Sawmill

General Notes:

Encourage transportation improvements in the Sawmill corridor at Bright and Billingsley Roads. Focus on greater pedestrian connectivity throughout the area and across the Scioto River.



Planning Goals

...To build upon and enhance the existing residential character of Bright Road between Riverside Drive and Emerald Parkway while ensuring the preservation of key natural features and historic sites. High quality office development should be encouraged along Emerald Parkway that focuses on quality architecture and site design that complements the surrounding natural environment and residential neighborhoods.



Riverside Drive at future Emerald Parkway looking northeast



Sawmill/I-270 interchange looking northwest