



April 25, 2013

Project Description

Edwards Communities – Dublin Village Center

Project Description - Edwards Communities, central Ohio's premier residential community builder, proposes to design, construct and manage a new high-end multi-family residential community within the Sawmill Neighborhood District area of Dublin. The community will consist of approximately 324 residences and will incorporate all of the unique and important design elements of the new Dublin – Bridge Street District. There will be approximately 224 one-bedroom units and 100 two-bedroom units. The community will be marketed to young professionals. Some of the larger two-bedroom units will also have a den space and will be marketed to empty nester families, which is an increasing demographic.

The residential community will consist of an approximately 6.5 acre site which is fronted on the north by Tuller Road, on the south by a new John Shields Parkway, and on the east by a new roadway. The new roadways will be designed and constructed to include all of the important urban elements of the Bridge Street District Code. The road network will essentially define the new community within a well-connected urban framework and will have a strong pedestrian friendly streetscape.

This residential community will be a very important ingredient within a new mixed-use neighborhood which will include residences, restaurants, retail shops, office space, a newly renovated AMC movie theatre and urban green spaces. The streetscape on all sides of the community will reflect the goals of the Bridge Street District and will be inviting to both the passerby as well as the residents.

The Architectural Design will reflect a classical style which is timeless and will strengthen the new neighborhood's sense-of-place. The main residential building will consist of an assemblage of well-designed classic architectural components that reflect the important goals of the Bridge Street District. The building will be designed utilizing the *Podium Apartment Building* design guidelines and will be 2 and 3 stories of residential over a single level of podium parking. There will also be residential units on the ground floor.

The main entrance will be fronted on the south side along the newly built John Shields Parkway and will focus on the projects leasing center and community clubhouse amenity. The pedestrian oriented streetscape will offer an inviting first impression feeling. There will be a strong indoor/outdoor relationship between the streetscape and the entranceways. This new entrance area will be just across the street from the new neighborhoods urban core consisting of new restaurants and an exciting urban green space.



The 7,500 square foot community clubhouse and leasing center will include an inviting leasing center space, a well-equipped fitness facility, casual living areas spaces, a movie theatre and other resident amenities such as a business center and mail room. The clubhouse area will have a strong relationship to the pool courtyard with large outdoor seating areas and lush landscaped spaces.

Additional entranceways will be on the east and west sides of the main residential building. The entrance courtyards will have a strong connection to the streetscape and will offer a very inviting experience. These entrance courtyards will essentially be pocket parks and will offer seating, interesting paved areas and landscaping.

A majority of the parking spaces for the community will be housed within the podium parking area on the ground floor. Of the projects approximately 468 parking spaces, 300 spaces will be within the building's podium parking area, with another 65 spaces within a parking area on the west side of the building. There are also another 103 on-street parking spaces along the new tree lined streets. The total parking ratio is 1.44 spaces per unit including the immediate on-street spaces. The exact parking count is preliminary and will be finalized during the construction document phase. Edwards feels very comfortable with this parking ratio as it is consistent with their other communities.

LEED Certification – Edwards Communities feels strongly that they are on the leading edge of architectural design & planning. Under the U.S. Green Building Council LEED Certification Points System, the project as currently designed meets or exceeds the LEED Certified points threshold.

Landscaping - The community will include 3 private lushly landscaped open-air atrium courtyards. The main courtyard which adjoins the community center will include a swimming pool, interesting paved areas, seating areas and lush landscaped spaces. The middle courtyard of the building will be constructed above the podium parking level and will incorporate various well designed landscape features including paved terrace seating areas and landscaped treatments. The north courtyard will also be on the ground level and include walkways, seating areas and landscaping.

Edwards Communities' current development schedule anticipates that the residential community will have a phased construction schedule and be totally completed in 2014.

Edwards feels that the overall project will be greatly improved as a result of the approval of this waiver. The architectural and site design teams have taken this waiver into consideration throughout the entire design process.

Edwards Communities feels that this new residential community along with the newly renovated AMC theatre will be the critical first phase of a new mixed use neighborhood within Dublin's Bridge Street District and will re-energize this entire area of Dublin. This neighborhood's new identity will be further strengthened by the new well-designed streetscapes, a renovated Applebee's Restaurant, new retail uses and a central urban green space surrounded by future first class restaurants. Edwards Communities feels that all of the important market demographics are already in place and will only improve after this first phase of development is completed in 2014.