

Informal Review Submission

Wyandotte Woods

Submitted to City of Dublin Land Use and Long Range Planning
5800 Shier Rings Road
Dublin, OH 43016

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DEVELOPMENT STATEMENT

Wyandotte Woods Project Narrative

Ⓐ The proposed multifamily project at Wyandotte Woods will house 120 units consisting of both one and two bedroom apartments. This luxury apartment community will consist of on-site covered parking, a clubhouse complete with a fitness center and pool along with a large open park. The community will have pedestrian access throughout the rest of Wyandotte Woods via sidewalks and trail connections.

All of the 120 units have a large open floor plan. They also have stainless steel appliances, in-suite washer and dryer and large balconies

Ⓑ This luxury apartment community is designed to fit in with the character and feel of the surrounding community both in terms of architecture and scale. The community will utilize the natural topography of the site and open space to create an attractive development that enhances the neighboring homes.

Ⓒ The proposed development relates to the Dublin Community Plan on many aspects such as:

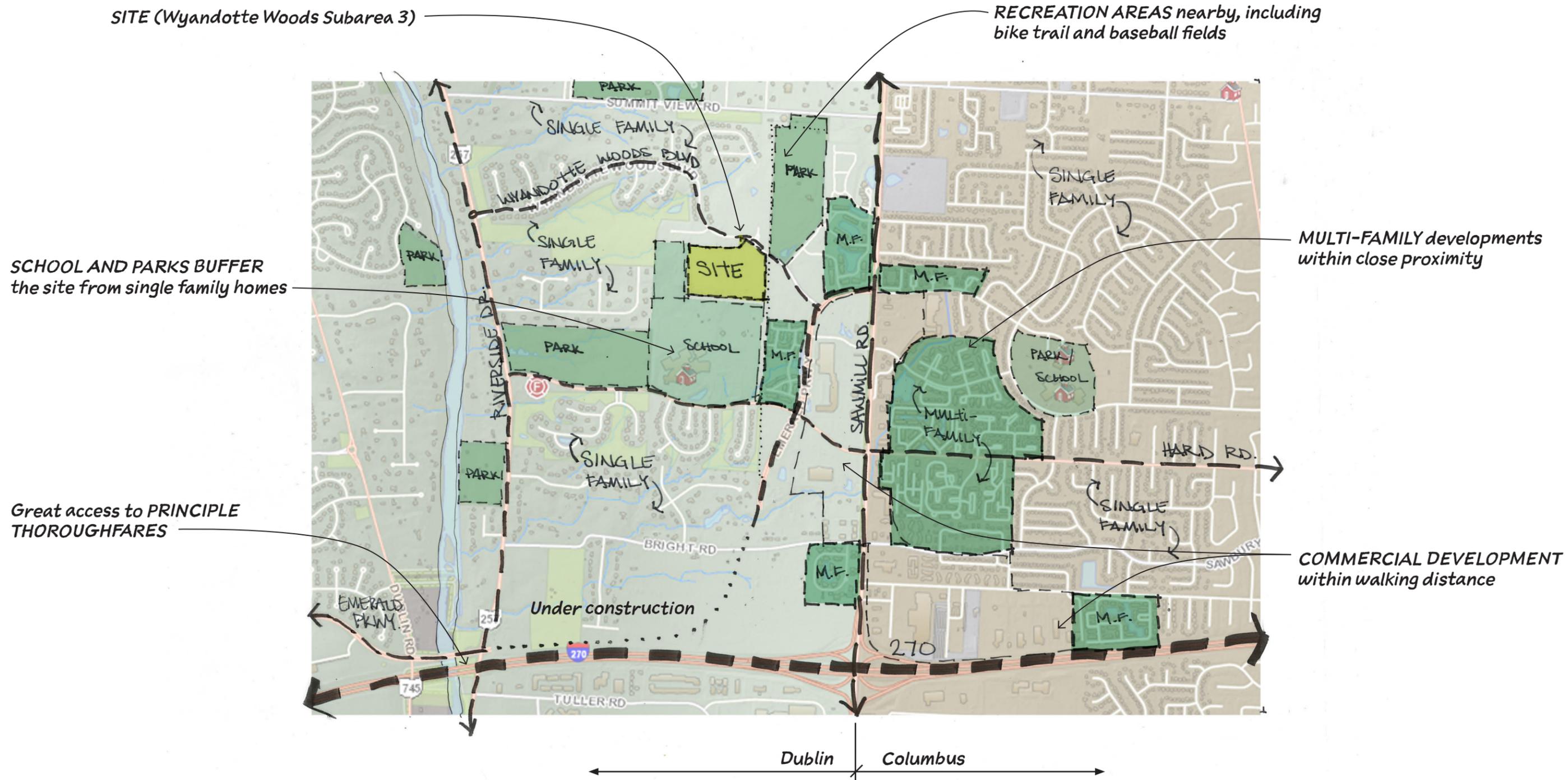
Community Character The development will be preserving open space for the use of various activities on site. This community will also be designed to alleviate the removal of existing trees as much as possible. The development will have a clear identity within Wyandotte Woods, while also acting like an extension of the adjoining developments.

Land Use The development will provide high quality design, while creating a sense of place through scale and building treatments. This community will be adding a wider range of housing choices for the existing and new residents of Dublin.

Transportation The development will be pedestrian friendly both for the onsite residents and neighbors. Trail connections will be incorporated in order to move throughout the site and adjoining pedestrian and bicycle facilities.

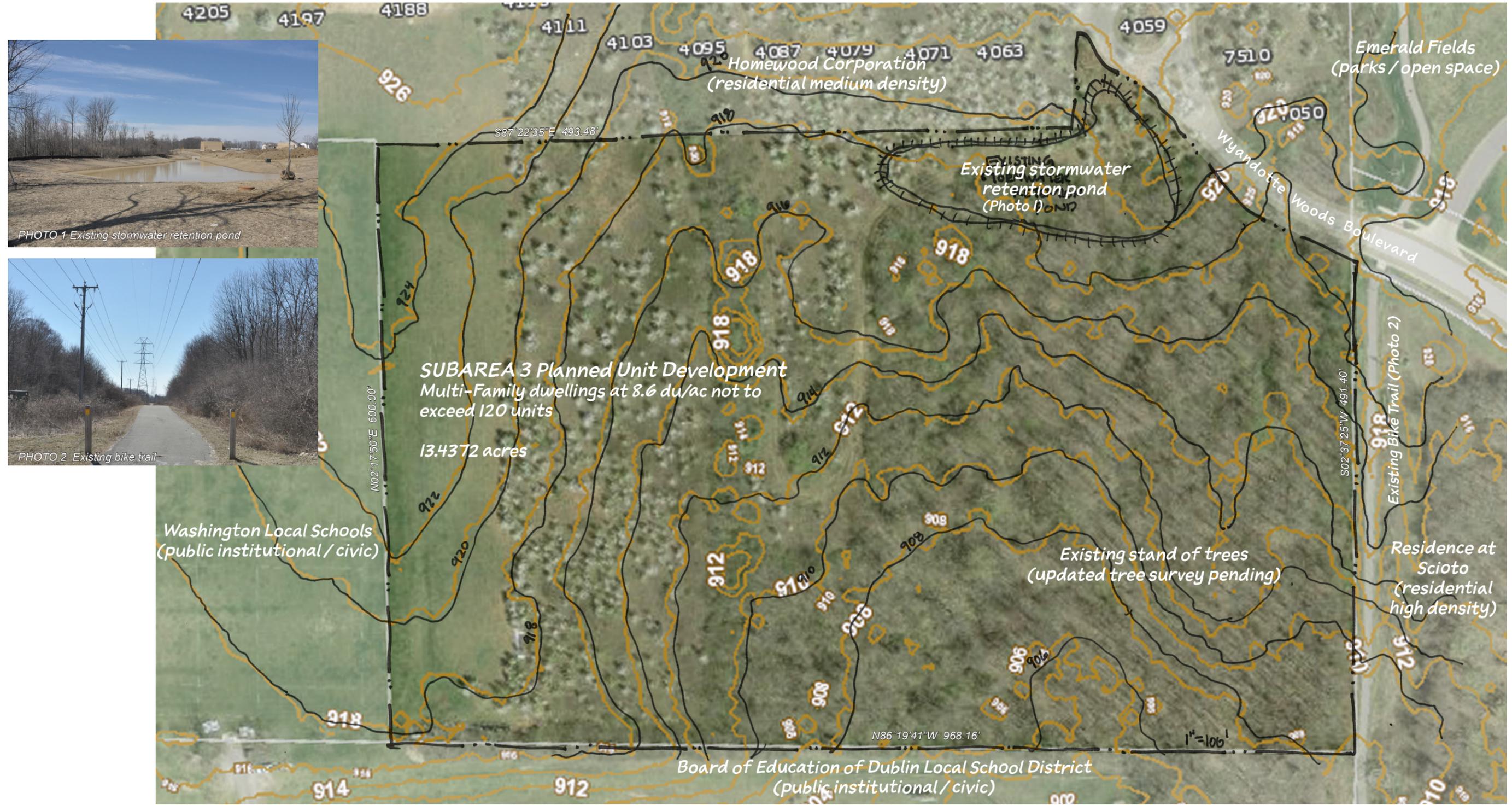
LOCATION, LOCATION, LOCATION

Vicinity Map showing general site location, principle thoroughfares, and adjacent land uses



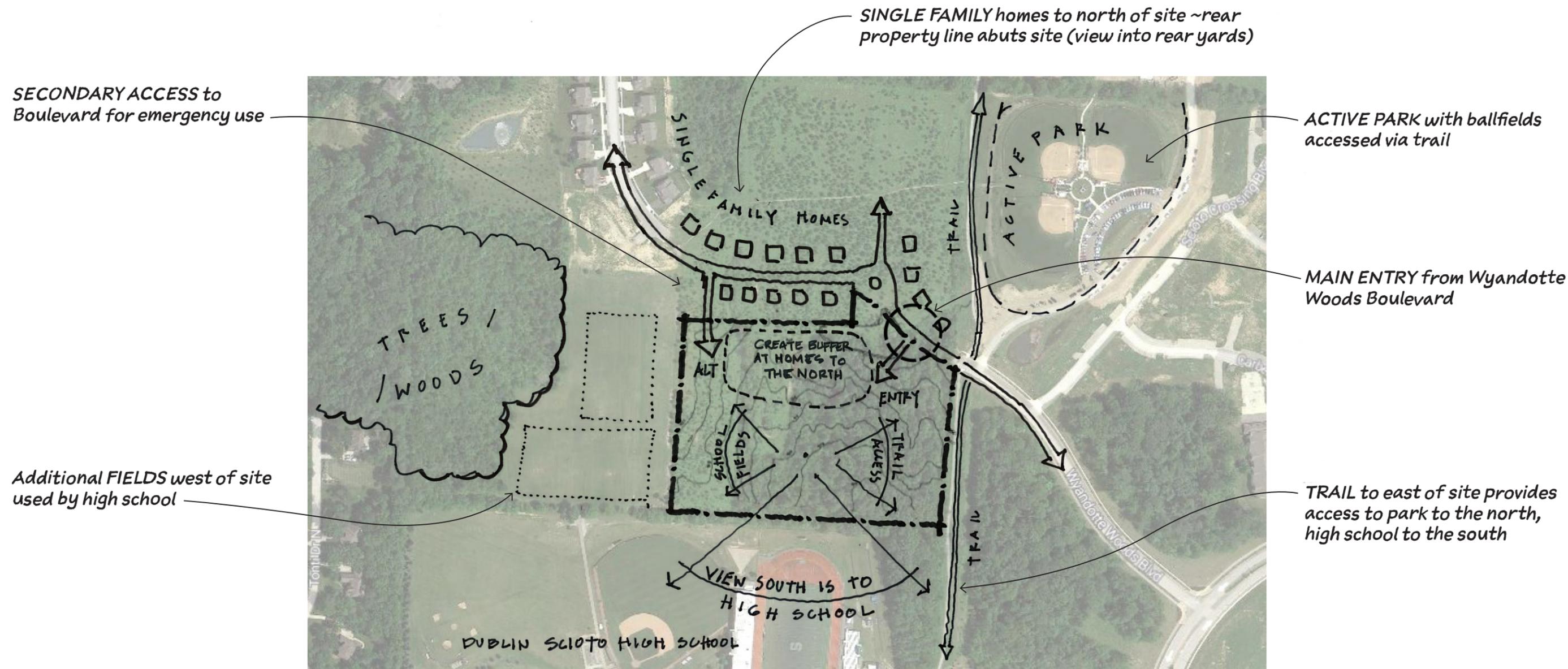
LEVEL UNDERSTANDING

Existing Conditions Map showing site boundaries, abutting properties, topographical features



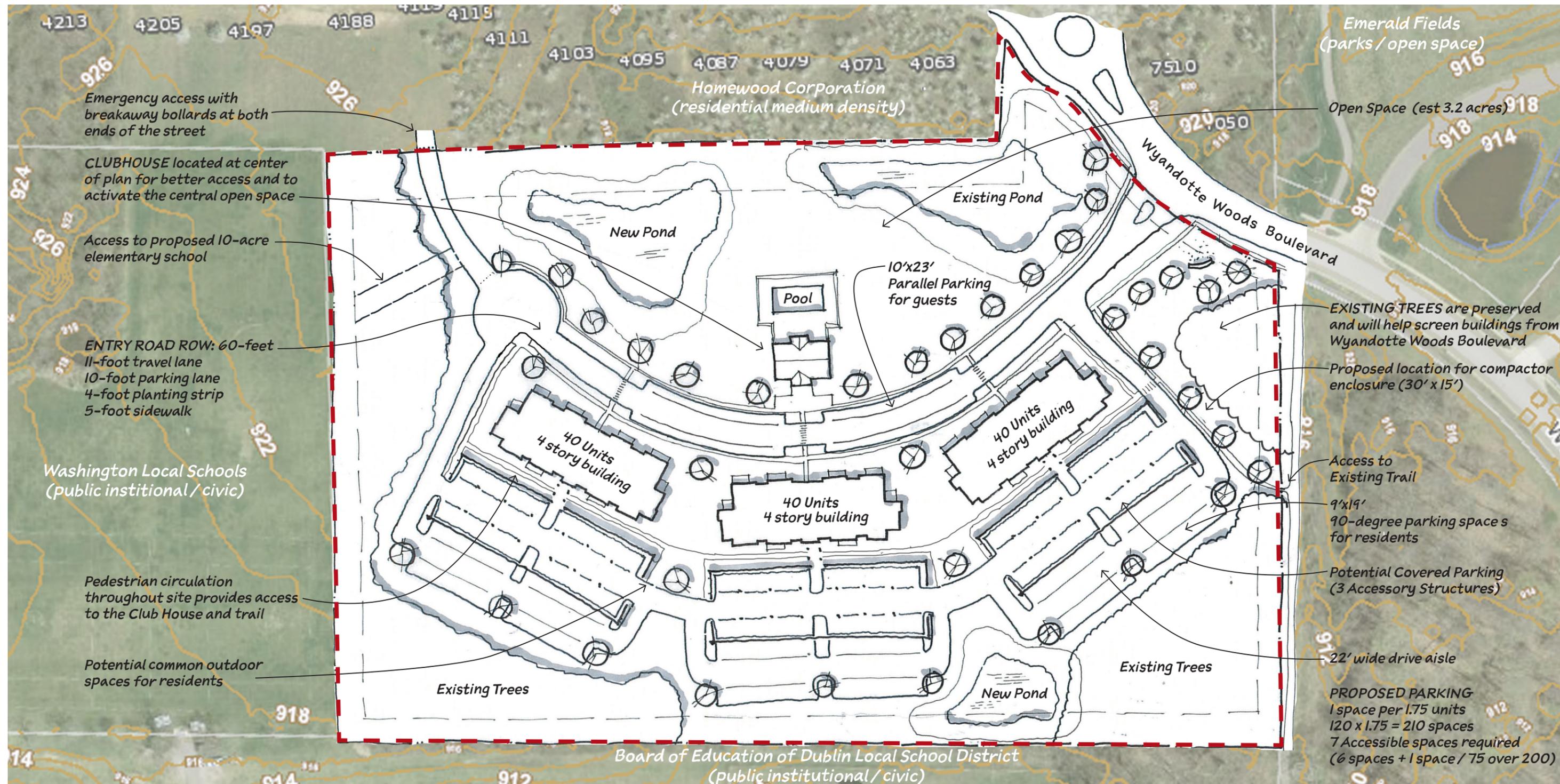
SITE FORCES

Understanding and responding to adjacent constraints and influences in advancing site design



CENTER COURT

Conceptual Development Plan for Wyandotte Woods



SITE AREA	OPEN SPACE	IMPERVIOUS SURFACE	RESIDENTIAL UNITS	PARKING
13.432 acres	7.7 acres (est)	5.7 acres (42% (est))	120 units	210 spaces (1.75 ratio) + visitor parking



BUILDING PRECEDENT

AR Building precedent located in North Fayette, PA



Rendered Front Perspective View

BUILDING PRECEDENT

AR Building precedent located in North Fayette, PA



Parking Elevation



Side Elevation



"View Side" Elevation



Side Elevation

BUILDING PRECEDENT

AR Building precedent located in North Fayette, PA



Photo showing full height windows

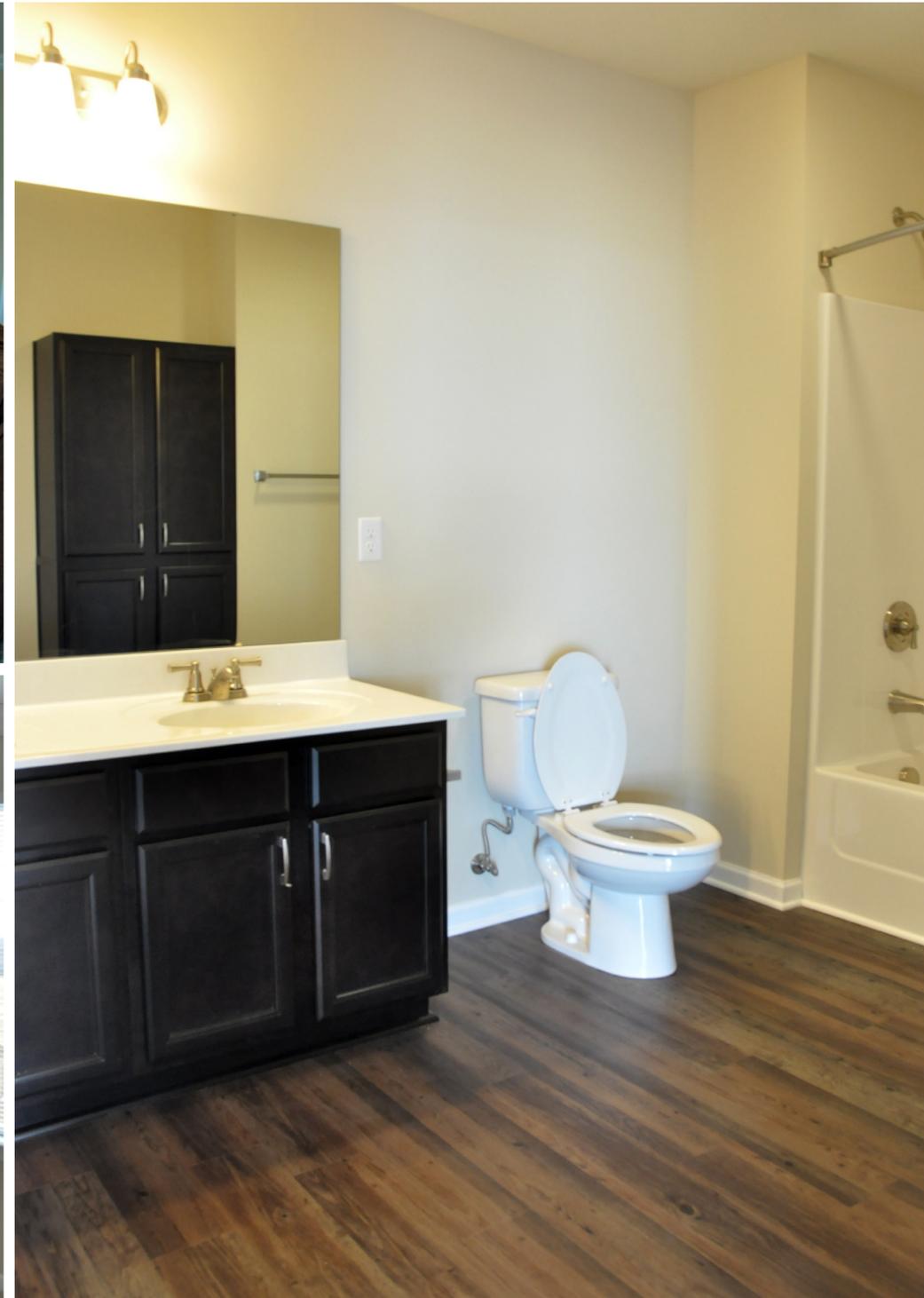


Porches are comfortable in depth for furniture and conversational areas



BUILDING PRECEDENT

AR Building precedent located in North Fayette, PA

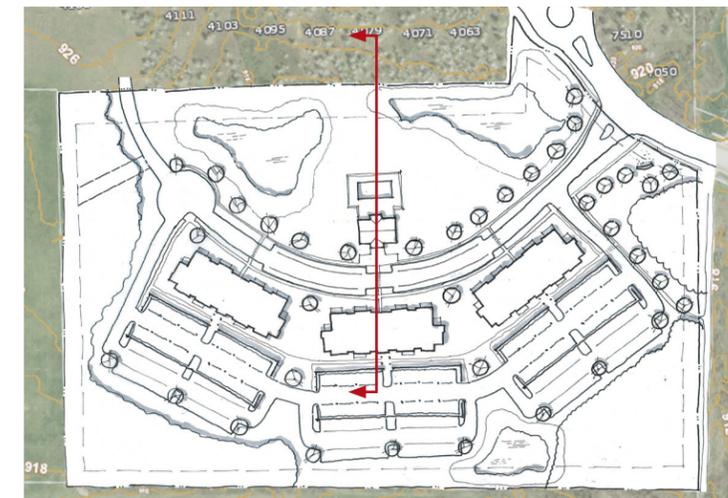


Interior view from corner unit and full height windows

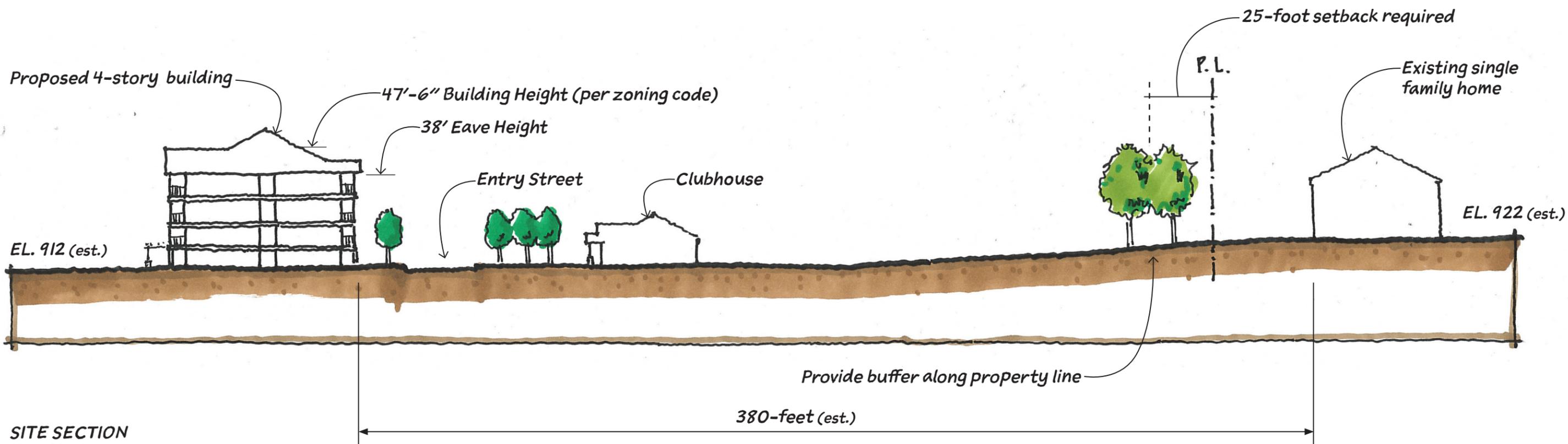
Typical unit bathroom

SITE SECTION

Section through center of site showing relationship to adjacent homes



KEY PLAN
Not to scale



SITE SECTION
1" = 40'-0"

UNDER COVER

Studying covered parking and its relationship to the main residential building footprint

