

## Informal Review Update

# Wyandotte Woods

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

**July 17, 2014**

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# WHAT WE HEARD

What we heard from the community and Planning Commission

## HISTORY OF COMMUNITY MEETINGS

- APRIL 15, 2014 HOMEOWNERS ASSOCIATION MEETING
- MAY 15, 2014 PLANNING COMMISSION - INFORMAL MEETING

## MEETING THE MARKET

- REACH FOR HIGHER RENT MARKET
- CONSIDER REDUCING UNIT COUNT
- CONSIDER PARKING UNDER BUILDINGS
- CONSIDER 4 BUILDINGS

CONCERN OVER MASSING AND SCALE OF 4 STORIES

LOOK AT CRAUGHWELL VILLAGE

HIDE HVAC UNITS

ELIMINATE VINYL

## ARCHITECTURE

INTEGRATE CLUBHOUSE INTO SITE

DON'T EXPOSE LUMBER UNDER PORCHES

WINDOWS NEED TRIM

GET CREATIVE!



PONDS NEED TO SUSTAIN THEMSELVES

QUALITY SIGNAGE AND LANDSCAPING AT ENTRY

LIKE THE BUFFER SPACE

## SITE LAYOUT

LOOK AT CONNECTING TO TRAINS, NEIGHBORHOOD, AND SCHOOL

MAKE OPEN SPACE MORE ATTRACTIVE AND USEFUL

PROTECT TREE CANOPY

COMPLETE TREE SURVEY

CONSIDER GRADING IMPACT ON TREES

## PARKING AND TRAFFIC

CONSIDER BANK OPEN PARKING

COVERED PARKING IS NOT ABSTRACTLY PLEASING

CONSIDER RIGHT TURN ONLY AT ENTRY

CLEARLY INDICATE VISITOR PARKING

LIKE THAT PARKING IS HIDDEN BEHIND BUILDINGS

ACCOMMODATE MISSING PARKING IN SITE PLAN

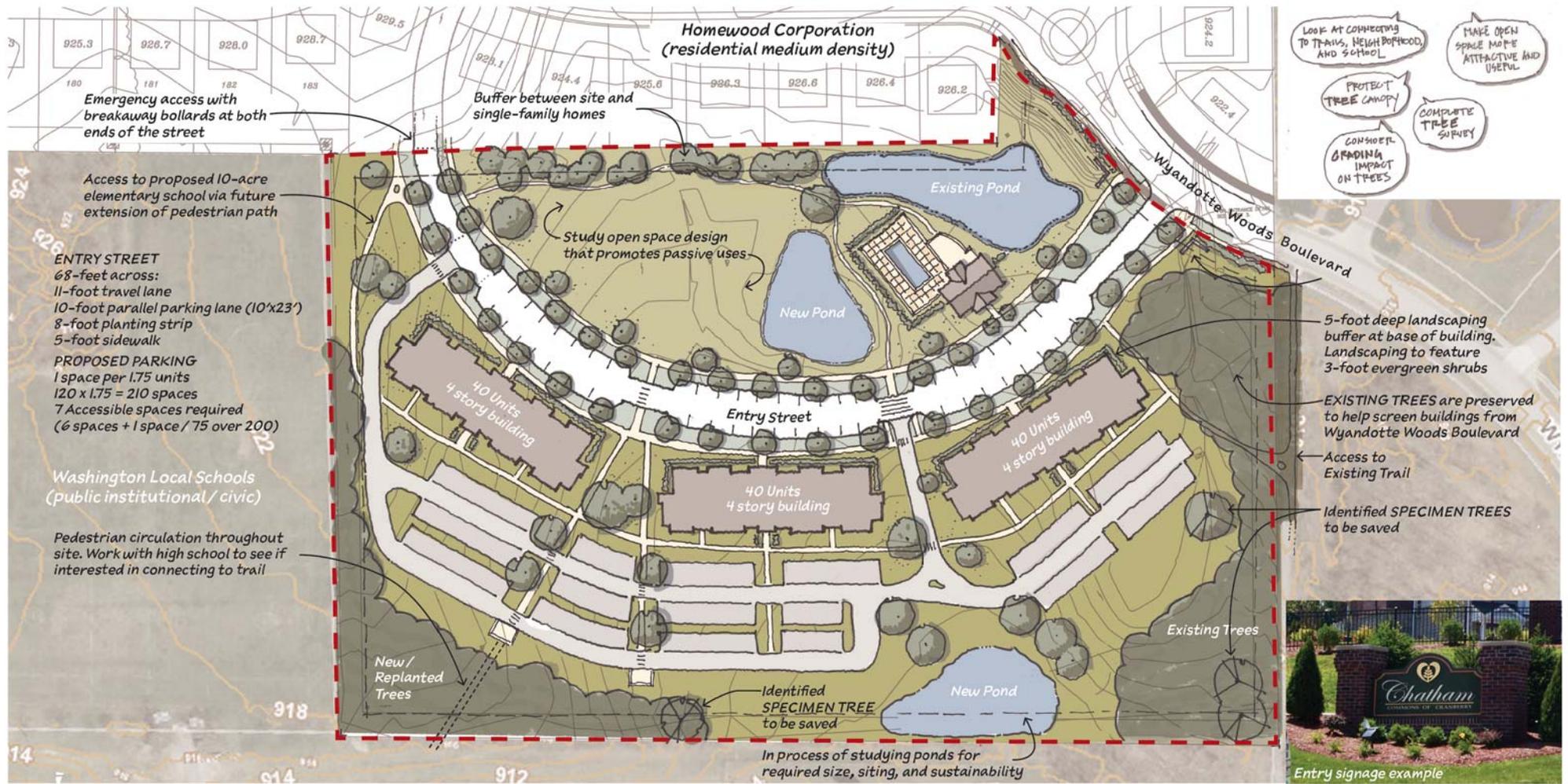
PROVIDE ANALYSIS SHOWING REDUCED PARKING DEMAND

MAKE STREETSCAPE RELATE TO NEIGHBORHOOD



# SITE LAYOUT

"Center Court" Conceptual Development Plan for Wyandotte Woods showing 210 parking spaces (1.75 parking ratio)

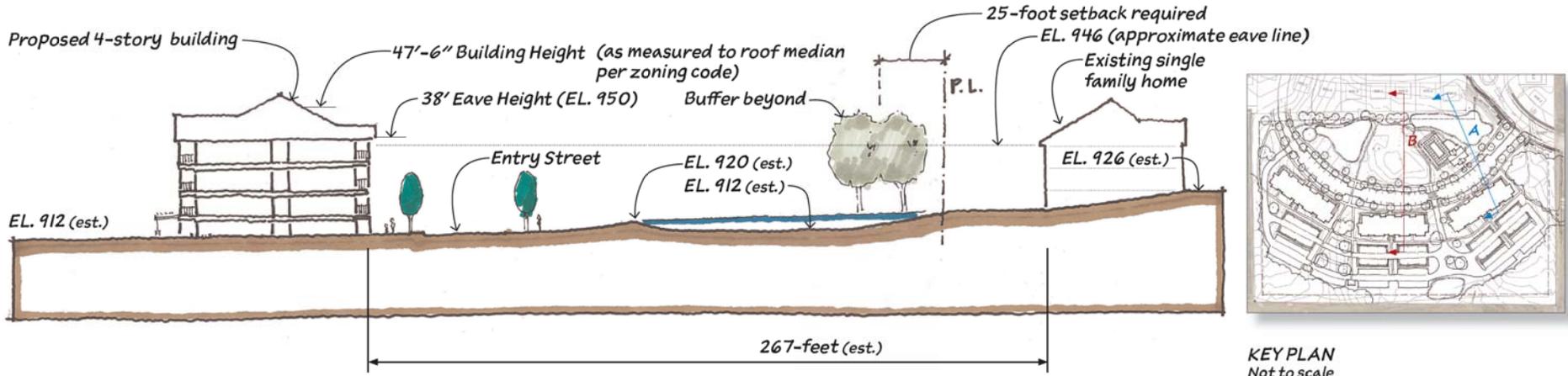


SITE AREA	OPEN SPACE	RESIDENTIAL UNITS
13.432 acres	7.7 acres (est)	120 units

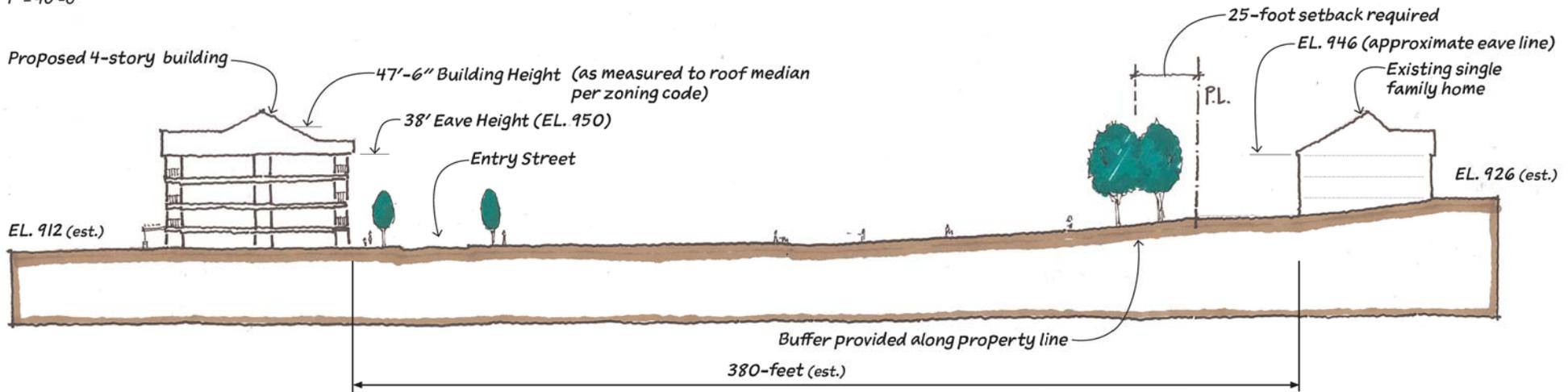


# SITE SECTION

Sections through site showing relationship to adjacent homes



**SITE SECTION A** - Section from nearest two points between homes  
1" = 40'-0"



**SITE SECTION B** - Section through center of site showing clubhouse and open space  
1" = 40'-0"

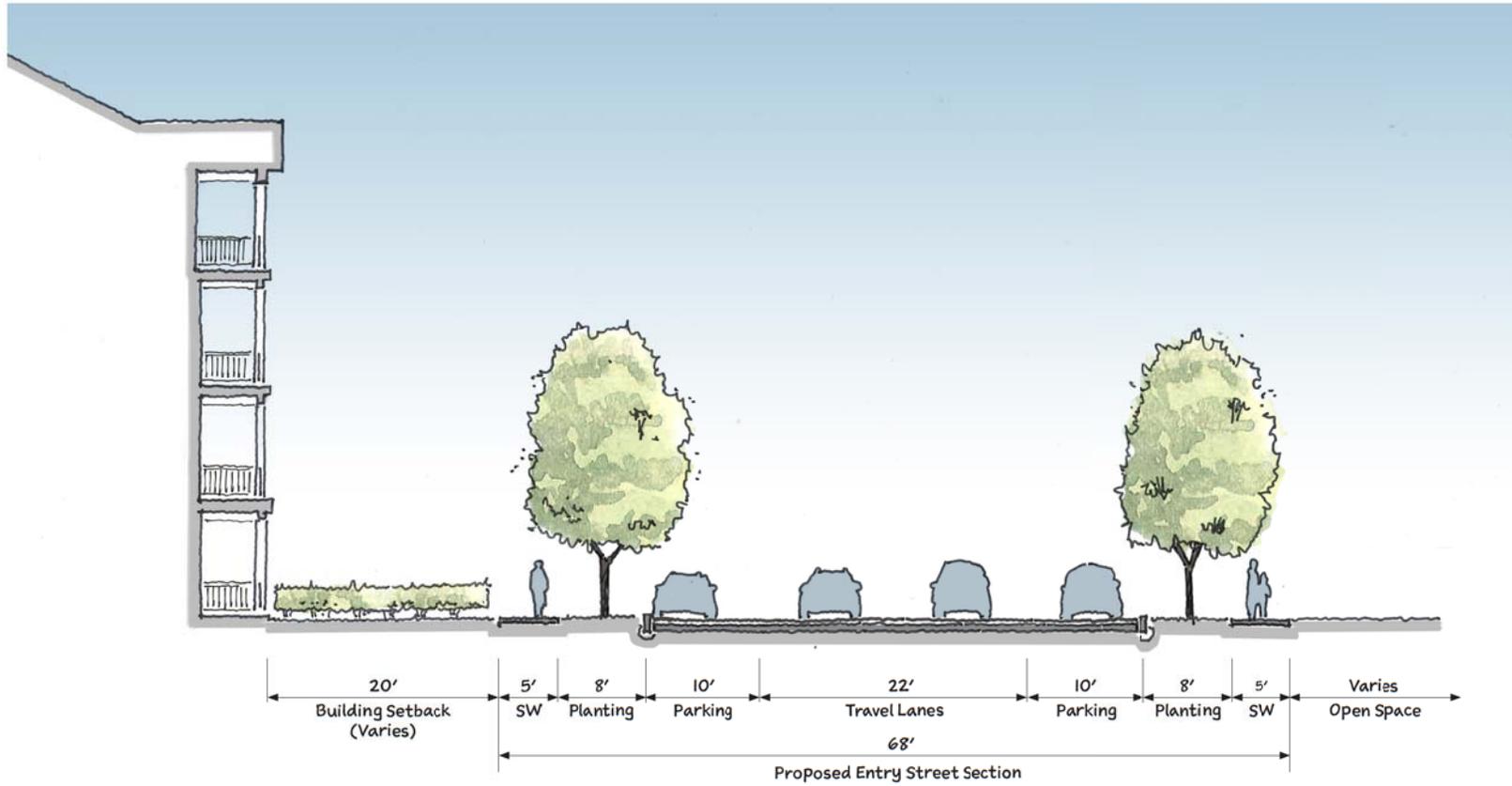
# PARKING, TRAFFIC, AND CIRCULATION

"Center Court" Conceptual Development Plan for Wyandotte Woods showing 300 parking spaces (2.5 parking ratio)



# STREET SECTION

Relating the streetscape to the rest of the neighborhood



# ARCHITECTURE

CONCERN OVER MASSING AND SCALE OF 4 STORIES

LOOK AT CLAYBURN VILLAGE

HIRE HVAC UNITS

ELIMINATE VINYL

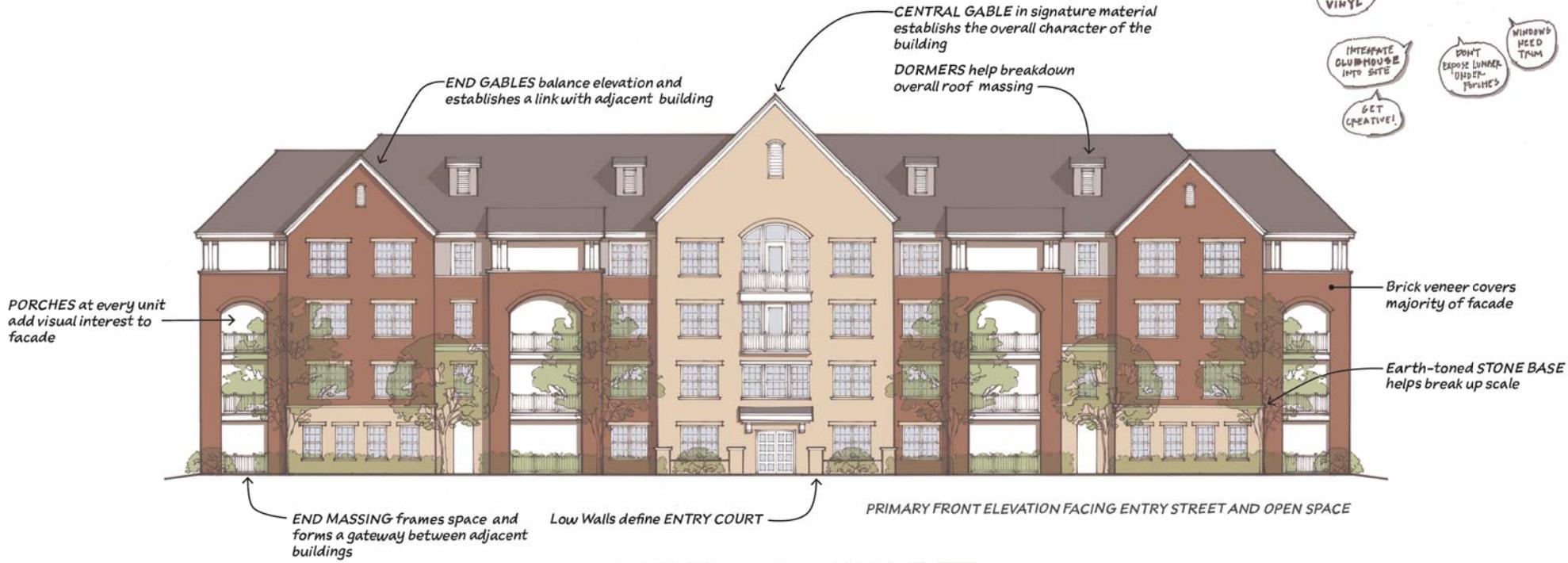
ARCHITECTURE

INTEGRATE CLUBHOUSE INTO SITE

GET CREATIVE!

DON'T EXPOSE DOWNER 'DISPER-PORCHES'

WINDOWS NEED TRIM



# ARCHITECTURE

CONCERN OVER MASSING AND SCALE OF 4 STORIES

LOOK AT CLAYBURN VILLAGE

HIRE HVAC UNITS

ELIMINATE VINYL

ARCHITECTURE

INTEGRATE CLUBHOUSE INTO SITE

DON'T EXPOSE DUNNIE DISSECT-PORCHES

WINDOW NEED TRIM

GET CREATIVE!

END GABLES balance elevation and establishes a link with adjacent building

Fiber cement siding at inline gables add variety to facade

DORMERS help breakdown overall roof massing

PORCHES at every unit add visual interest to facade

Brick veneer covers majority of facade

Earth-toned STONE BASE helps break up scale

Same material at CENTER BAY as on primary elevation creates relationship across facades

END MASSING frames space and forms a gateway between adjacent buildings

ALTERNATE FRONT ELEVATION FACING ENTRY STREET AND OPEN SPACE



# ARCHITECTURE

CONCERN OVER MASSING AND SCALE OF 4 STORIES

LOOK AT CLAYBURN VILLAGE

HIRE HVAC UNITS

ELIMINATE VINYL

ARCHITECTURE

INTEGRATE CLUBHOUSE INTO SITE

GET CREATIVE!

DON'T EXPOSE DOWNER 'DIPPER' PORCHES

WINDOWS NEED TRIM

HVAC units are located on roof and hidden from view by the hipped roof



Brick veneer covers majority of facade

Earth-toned STONE BASE helps break up scale

SIDE ELEVATION

HVAC units are located on roof and hidden from view by the hipped roof



Fiber cement siding adds variety to facade

Brick veneer covers majority of facade

Earth-toned STONE BASE helps break up scale

REAR ELEVATION FACING RESIDENT PARKING

# CONCEPTUAL RENDERING

Bird's eye view overlooking entrance

