

To: Members of Dublin City Council
From: Marsha I. Grigsby, City Manager 
Date: May 15, 2014
Initiated By: Steve Langworthy, Planning Director
Rachel Ray, AICP, Planner II
Re: Overview of Casto Tuller Flats Multiple Family Project, South of Tuller Road
between Tuller Ridge Drive and Village Parkway (Case 13-121INF)

Summary

At the City Council's March 17, 2014 work session, the applicants representing Tuller Flats, a multiple family development by Casto in the Bridge Street District, introduced Council to their proposed development, which had previously been informally reviewed by the Planning and Zoning Commission. At the work session, Council made several comments regarding the architectural character and site layout. As a result of the comments by Council, and previous comments from staff and the Planning and Zoning Commission, Casto has reworked its plan, especially with respect to the project's architectural character. They have requested the opportunity to again present their proposal and receive feedback from Council.

Background

Staff (the Director of Strategic Initiatives/Special Projects, Engineering and Planning) met with Casto and their representatives to obtain an overview of the revised proposal. After a brief look at the proposal (no plans were left with the City), some initial comments, summarized below, were made to the applicant.

Architecture

Generally it appeared as though some progress had been made toward creating a more diverse architectural palette. The applicant stressed the need to maintain some degree of consistency to make construction of the project economically viable. The revised architecture shows a broader range of material diversity, elevation changes, and some roof alterations. As part of staff's informal comments, it was stressed that the individual streets needed to have distinct characters so that they could be clearly differentiated from street to street. Some additional effort may be needed to vary some of the roof elements as well.

Site

The only significant site change is the incorporation of a large green fronting John Shields Parkway. The clubhouse and pool are then placed at the north end of the green. Two primary issues were raised regarding this change. First, the lack of an "edge" on John Shields Parkway was a concern, especially given the fact that the City's greenway fronts the Parkway on the south side of the street. Overall, this tends to give a distinctly suburban feel to the street.

The second request was for the applicant to consider incorporating the clubhouse features (office and other amenities) into one of the residential buildings. Again, a separate clubhouse

and pool are other distinctly suburban features, particularly given its location at the end of the green.

Recommendation

Planning recommends City Council informally comment on the revised proposed by Casto for the Tuller Flats development.

Tuller Flats
Dublin City Council
May 19, 2014



PAUL W. KENEY



\\CMHDATA\01\Project\120131546\DWG\04\Sheets\Development\Plan\6 Illustrative Color Site Plan.dwg Last Saved By: jmaxwell_4/23/2014 9:51 AM Last Printed By: Maxwell, Justin. ----- (No Xrefs)



MARK	DATE	DESCRIPTION

CAS
TO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
TULLER FLATS
ILLUSTRATIVE COLOR SITE PLAN

EMH
Evans, Melchiorri, Hamilton & Horn, Inc.
5500 New Albany Road, Columbus, OH 43254
Phone: 614.275.6500 Toll Free: 888.775.3448
emhinc.com

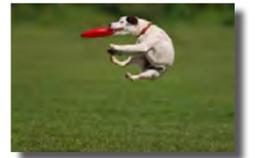
DATE
April 23, 2014

SCALE
1" = 50'

JOB NO.
2013-1546

SHEET
6/18





Park Characteristics

- 1. Community Green (180'x250')
- 2. Connection to Greenway
- 3. Bridge Street Corridor Greenway
- 4. Open Space Framed by Residential Buildings
- 5. Parallel Parking with Pervious Pavers
- 6. Community Building
- 7. Cycle Track





Columbus Commons



Tuller Flats Community Green



Dublin Coffman High School Football field

COMMUNITY GREEN: COMPARISON

TULLER FLATS











Casto is a privately held, vertically integrated real estate services company with an 87-year track record of successfully growing and maintaining a stable and consistent portfolio that includes dominant well located, well maintained, income-producing retail, multi-family, office and industrial properties in ten states and Puerto Rico. Ranked as one of the top 25 owners of and managers of retail real estate in the country, Casto is headquartered in Columbus, Ohio and serves a variety of clients from six offices in Ohio, Florida and North Carolina.

We are growing our portfolio and achieving exceptional results. We have built and/or acquired more than 33 million square feet of retail and residential real estate since 1926 and have established and continue to maintain excellent relations with financial institutions and institutional lenders to facilitate the financing of our real estate developments, construction project and acquisitions as well as the refinancing of existing properties. A survivor in a changing market and an innovator in a booming economy, we have prepared for a very successful future.

- 87 years of successful development and management of commercial, industrial and residential real estate
- 23MM SF of retail space ranging from grocery anchored to power centers to lifestyle centers
- Own and manage over 5,000 residential units with the principals having developed over 20,000.
- Developed over 4MM SF of mixed use developments in Raleigh, Orlando, Sarasota, Chicago