

Project Overview:

Tuller Flats is located on approximately 21.2 acres which includes a +/- 17.7 acre parcel south of Tuller Road, east of Village Parkway currently owned by the Thomas Family and a +/- 3.5 acre parcel to the east of Tuller Ridge Drive owned by the City of Dublin. The site is zoned BSC-Residential and is located in the Tuller/Greenway Character District. The applicant proposes 386 apartment units, a community clubhouse with amenities, village greens and the John Shields Greenway carried through the development. The residential buildings are 3 stories in height with multiple exterior building elevations and interior building configurations.

Unlike any existing buildings in the City, the proposed architectural style is unique to Dublin, featuring contemporary facades with high quality building materials and multiple color palettes. Our research indicates this product will appeal to a segment of the market that is currently underserved in the City of Dublin and surrounding area. Our building design boasts a range of apartment living configurations providing for both single and two level living units with attached garages as an option to many residents.

Tuller Flats intends to bring to life the five Vision Principles of the Bridge street Corridor and will be carried through the development. The proposed Tuller Flats development will provide a vibrant and walk-able community located within close proximity to area shopping and dining, residential neighborhoods, parks and open space. It will provide a unique living style that is currently not available in the City. This lifestyle choice will complement and strengthen Dublin's existing community fabric.

When adjacent parcels are developed and/or re-developed, Tuller Flats will be become fully linked to the rest of the Bridge Street Corridor District through an interconnected system providing options for vehicular, pedestrian and bicycle transportation. It will also become part of an integrated neighborhood supporting adjacent retail and office development.

With the extension of the John Shield's Greenway through the site, Tuller Flats will celebrate both a physical and visual connection to the Scioto River. The development proposes to save existing tree rows on the west and south property lines where feasible and intends to use more sustainable building and landscape materials. The site layout is direct in intent for less reliance on the auto and geared toward a pedestrian friendly environment for the residents of this community and the larger neighborhood.

### Project Details:

Planned uses for Tuller Flats include 25 apartment buildings and a community clubhouse with outdoor pool and deck area, open spaces including two village greens (one is located north of John Shields and is planned as a traditional central green surrounded by streets and building fronts, the other is south of John Shields and may serve as a dog park) and the John Shields Greenway.

The proposed number of dwelling units is 386 on 21.2 acres for a density of 18.2 dwelling units per acre. Buildings consist of multiple floor plans including both flat and two story units with one and two bedroom options. Some of the building floor plans have live work units on the first floor. Typical floor plans and conceptual elevations are provided with the submittal.

Building variety is achieved through the use of multiple building types, with complementary material palettes being employed on several of these types in various locations. The buildings themselves are composed of a variety of geometric forms, and these forms create recesses, openings, and projections of varying scale and proportion. Façade treatments create shifting rhythms along the length of the buildings and the building entries occur at different points in that rhythm. Building types and material palettes are intermixed to create variety within streetscapes. Placing identical building types with same material palettes adjacent to each other has been avoided as much as possible, with the exception of the buildings framing the north village green, which are intended to create a cohesive edge to the open space. The clubhouse is an accent building, with a complementary material palette but a sleek horizontal composition of forms that contrasts to the cadence of the residential buildings beyond.

The intent is for all buildings to be located within the required building zones (except as indicated in the waiver description below) and generally, most buildings are located 5 to 10 feet behind the right of way/roadway easement.

The required open space is approximately 1.77 acres when calculated per code at 200 square foot per unit. Approximately 4.7 acres of open space is provided in the 2 village greens and John Shields Greenway.

Vehicular and bicycle parking calculations are provided on the Site Plan.

Landscaping will be provided per code and will include street trees, interior parking lot trees, foundation planting and perimeter buffer planting. Significant vegetation occurs within tree rows on the west and south property lines. Additionally, there is an east /west tree row located approximately 150 feet from the south property line and existing street trees along Tuller Road. Although these trees have not been field surveyed or identified by species, condition or size, they were viewed on a site visit. The applicant's intent is to preserve the existing trees where feasible along the west and south property lines and protect during construction. It is the desire for the east /west tree row to be preserved within the John Shields Greenway. This area is anticipated

for dedication to the City for the extension of the greenway from the east, through our site to the River. The ultimate development of the greenway will be determined by the City. Existing trees to be maintained will have selective pruning as necessary. Street trees along Tuller will remain except in areas that require removal due to construction of new roads.

Sign design and locations have not been determined at this time. However, it is the applicant's intent to have a combination of wall and ground signs in key locations.

Dumpsters are planned to be located internally within the parking courts.

Stormwater management will be in compliance with City code and standards.

#### Waivers and/or Administrative Departures:

The applicant anticipates several Plan Waivers and/or Administrative Departures necessary for this development. They include the following:

- Section 153.060-A Maximum Block Dimensions: A waiver is necessary for the block extending from Tuller Ridge to Watson Street (land currently owned by the City of Dublin). This block exceeds the 500' maximum block length.
- 153.060 B Typical Block Access Configurations: A waiver is necessary for the western blocks on the property perimeters adjacent to Watson Street. These are "half blocks" until adjacent parcels are developed.
- Section 153.062(O)(3)(a)1 Apartment Building Street Frontage: Front Property Line Coverage: A waiver is necessary for the building location outside of the RBZ. This is necessary to allow the John Shields Greenway and to preserve existing trees.

As we work through the design in more detail, additional waivers may be discovered. All of these waivers are a function of the existing conditions on or surrounding the site.

An architectural rendering of a modern multi-story residential building named 'Tuller Flats'. The building features a mix of brick, light-colored siding, and large windows. In the foreground, there is a brick-paved sidewalk with people walking, including a couple in the center. A street with a car and a dog is visible to the right. The scene is set in a bright, sunny environment with trees and streetlights.

BASIC SITE PLAN SUBMITTAL  
TULLER FLATS

JUNE 30, 2014

**EMHT**  
Engineer, Landscape Planner,  
Landscape Architect

**CASTO**  
Applicant

  
SULLIVAN BRUCK  
ARCHITECTS  
Architect









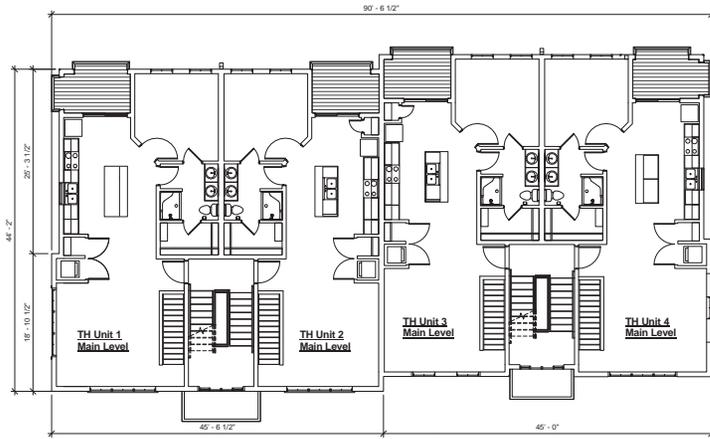


Tuller Flats  
Building Type 'A'  
8 Unit Building  
Casto Communities

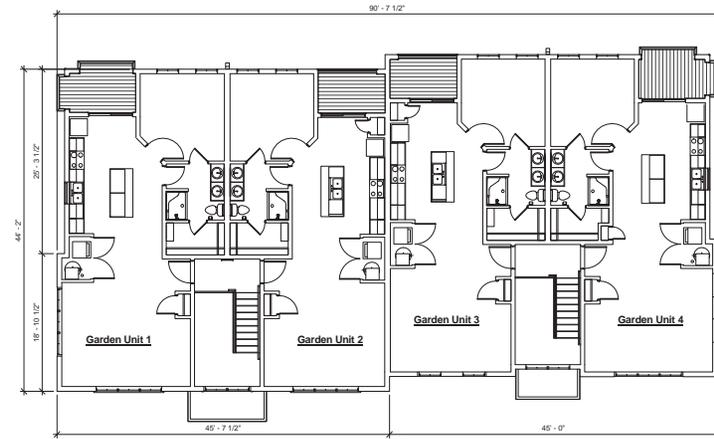
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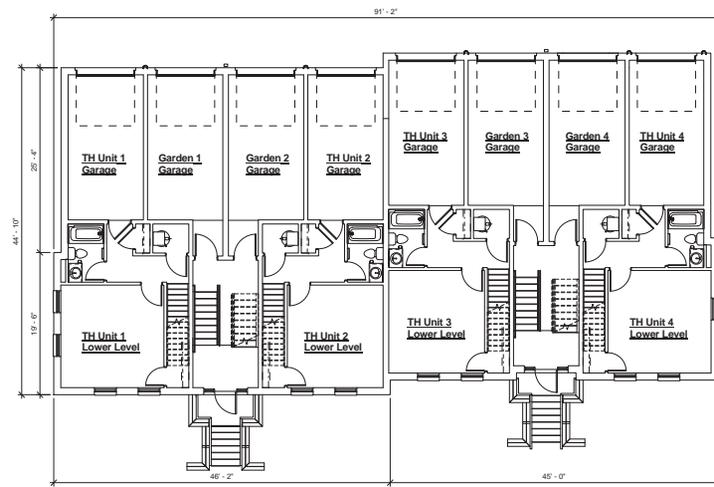
A.1  
Building Type 'A' Front Elevation  
2014.01.24



Type 'A' Floor 1 Plan  
1/8" = 1'-0"



Type 'A' Floor 2 Plan  
1/8" = 1'-0"



Type 'A' Ground Floor Plan  
1/8" = 1'-0"



**Tuller Flats**  
Building Type 'A' Floor Plans  
8 Unit Building  
Casto Communities



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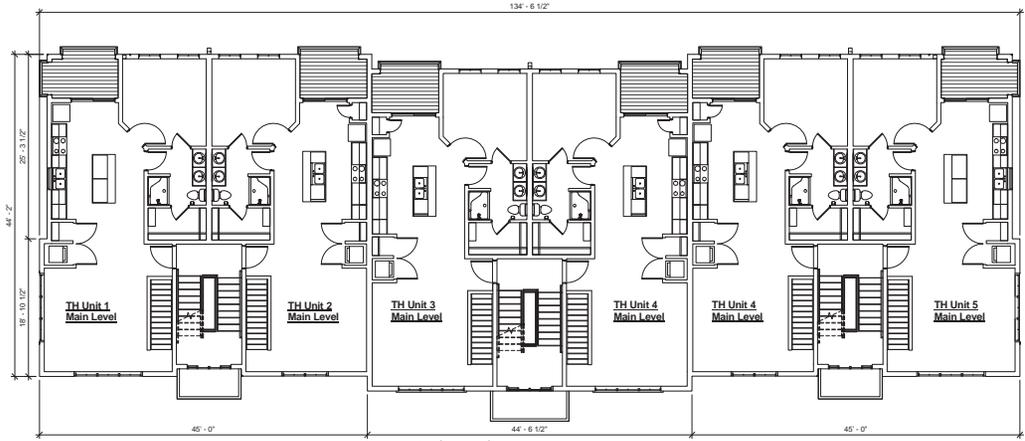


Tuller Flats  
Building Type 'B'  
12 Unit Building  
Casto Communities

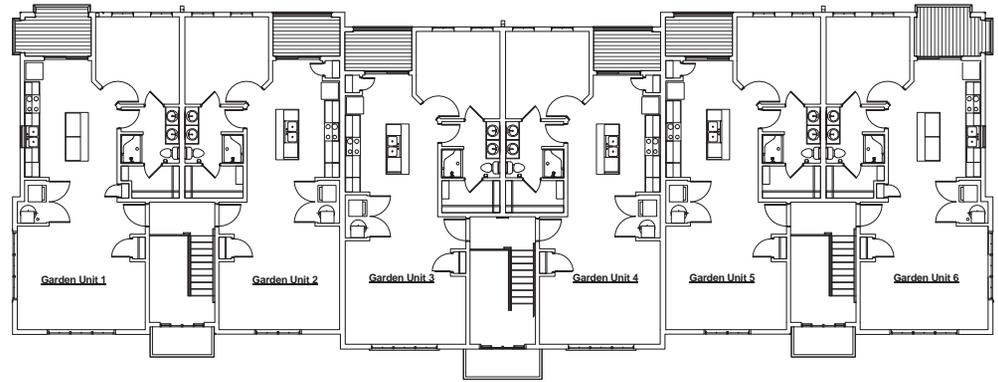
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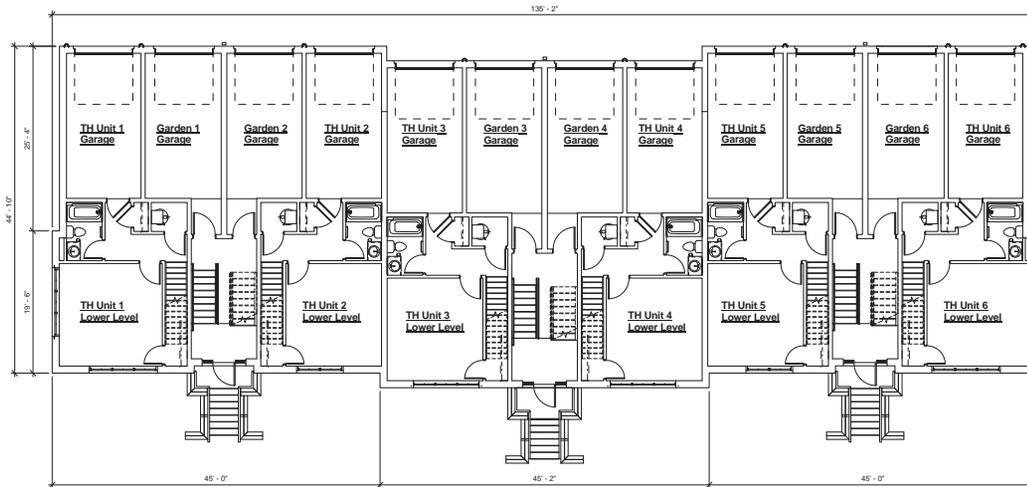
B.1  
Building Type 'B' Front Elevation  
2014.01.24



Type 'B' Floor 1 Plan  
1/8" = 1'-0"



Type 'B' Floor 2 Plan  
1/8" = 1'-0"



Type 'B' Ground Floor Plan  
1/8" = 1'-0"



**Tuller Flats**  
Building Type 'B' Floor Plans  
12 Unit Building  
Casto Communities



SULLIVAN BRUCK  
ARCHITECTS

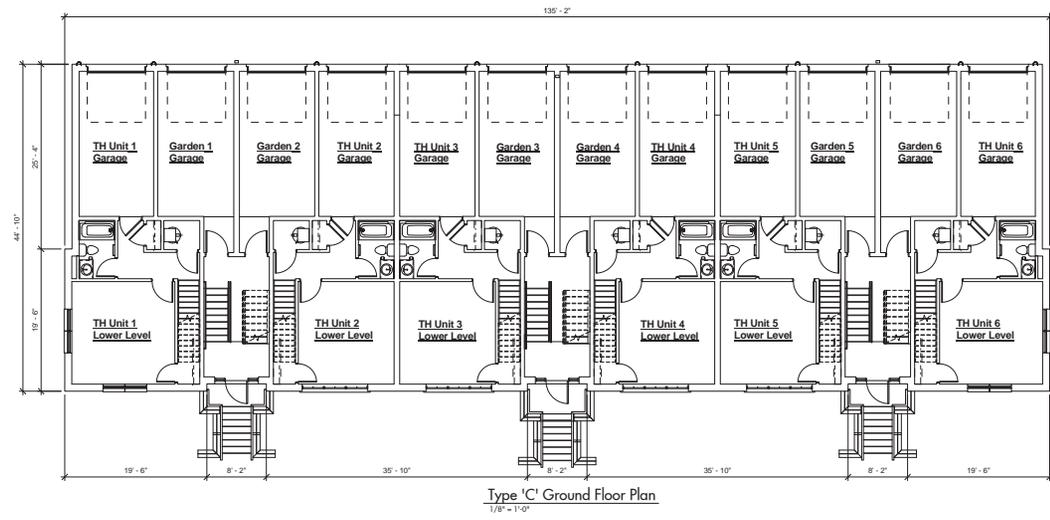
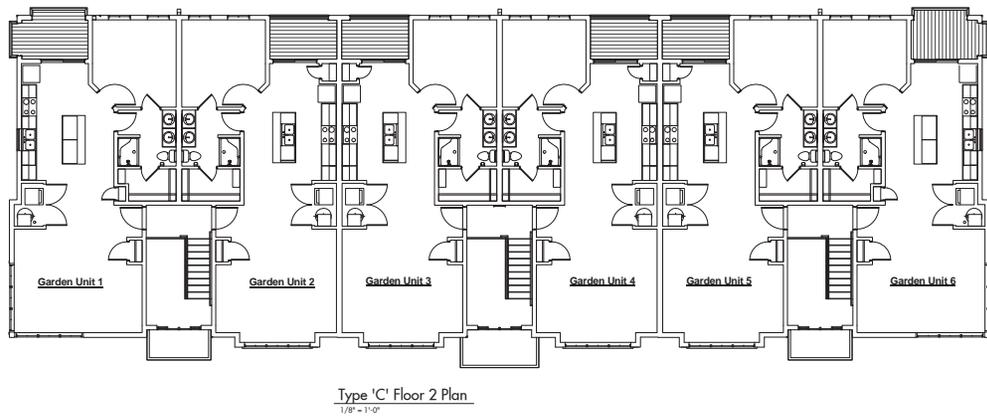
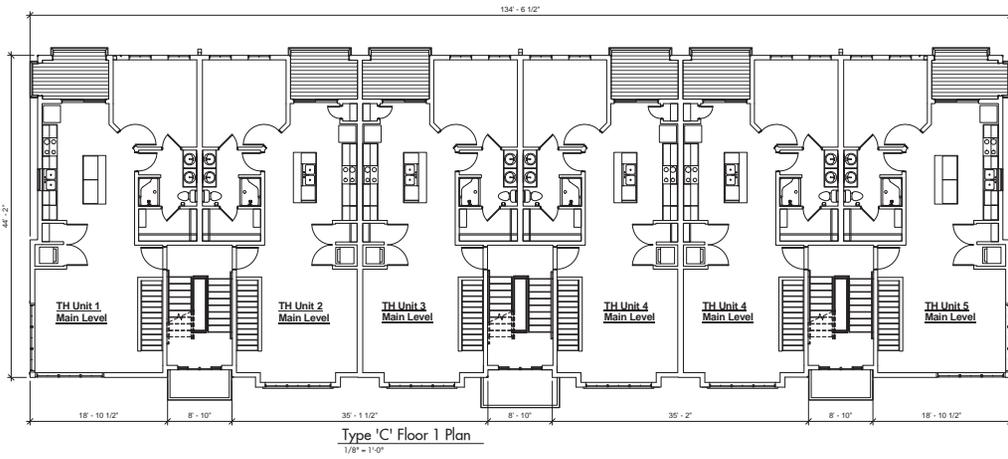


Tuller Flats  
Building Type 'C'  
12 Unit Building  
Casto Communities

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C.1  
Building Type 'C' Front Elevation  
2014.01.24



**Tuller Flats**  
 Building Type 'C' Floor Plans  
 12 Unit Building  
 Casto Communities



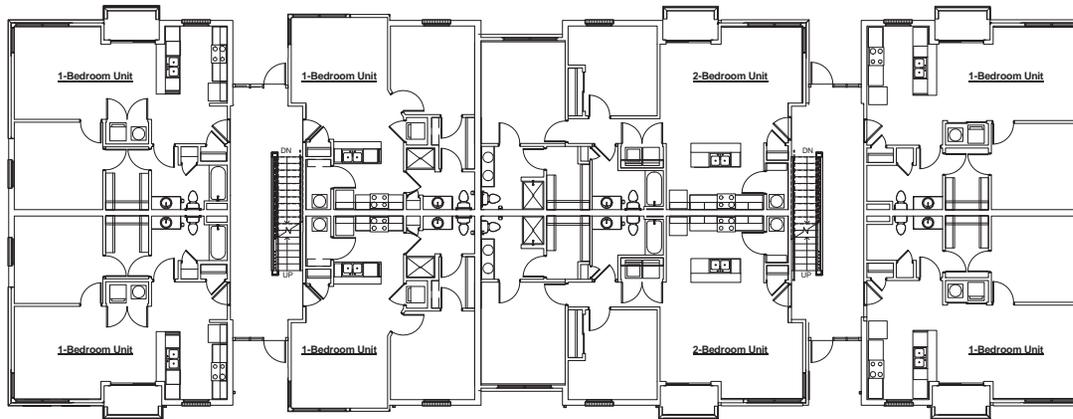
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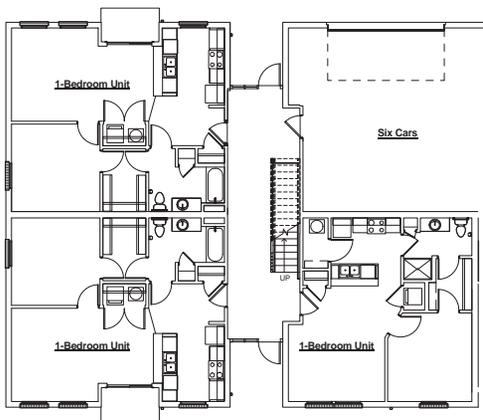
Tuller Flats  
Building Type 'D' & Building Type 'E'  
20 Unit Building      21 Unit Building  
Casto Communities

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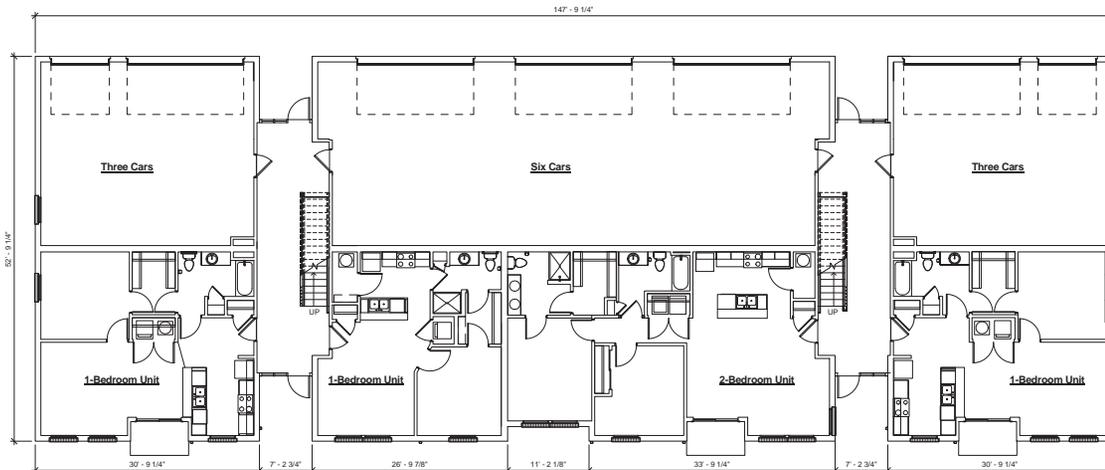




Type 'D' & 'E' Floors 2 & 3 Plan  
1/8" = 1'-0"



Type 'E' Ground Floor Option



Type 'D' Ground Floor Plan  
1/8" = 1'-0"



**Tuller Flats**  
 Building Type 'D' & Building Type 'E'  
 20 Unit Building    21 Unit Building  
 Casto Communities



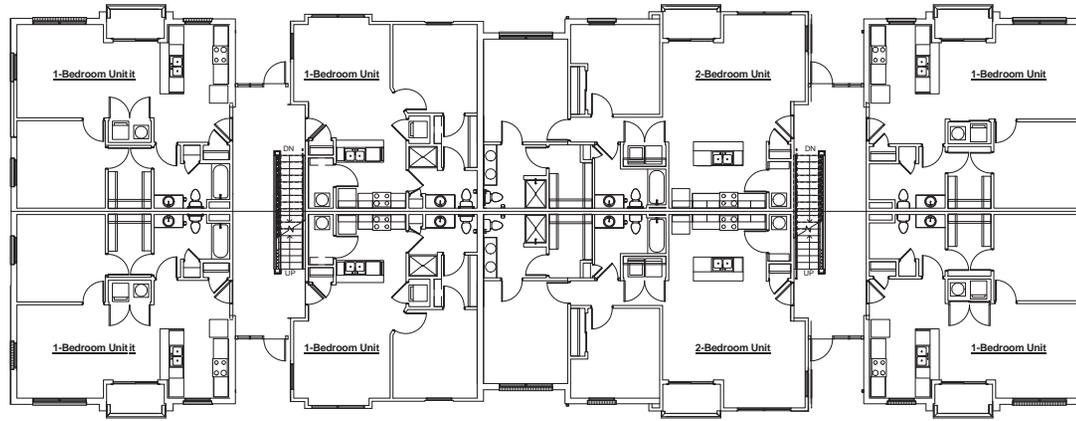
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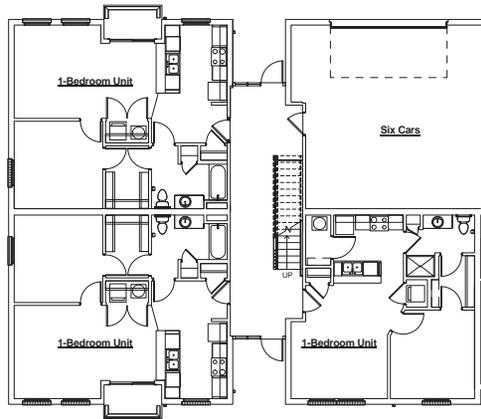
Tuller Flats  
Building Type 'F' & Building Type 'G'  
20 Unit Building      21 Unit Building  
Casto Communities

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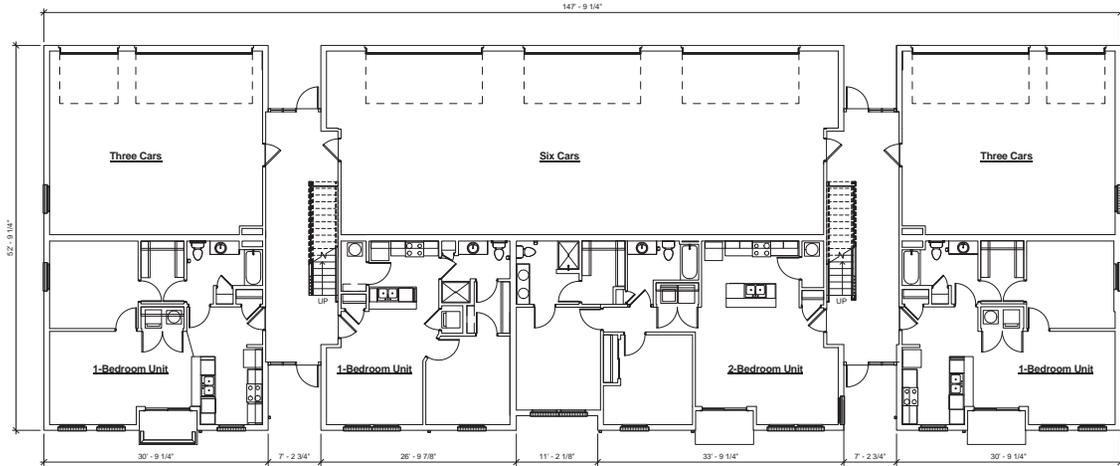




Type 'F' & 'G' Floors 2 & 3 Plan  
1/8" = 1'-0"



Type 'G' Ground Floor Option



Type 'F' Ground Floor Plan  
1/8" = 1'-0"



**Tuller Flats**  
 Building Type 'F' & 'G' Floor Plans  
 20 Unit Building    21 Unit Building  
 Casto Communities

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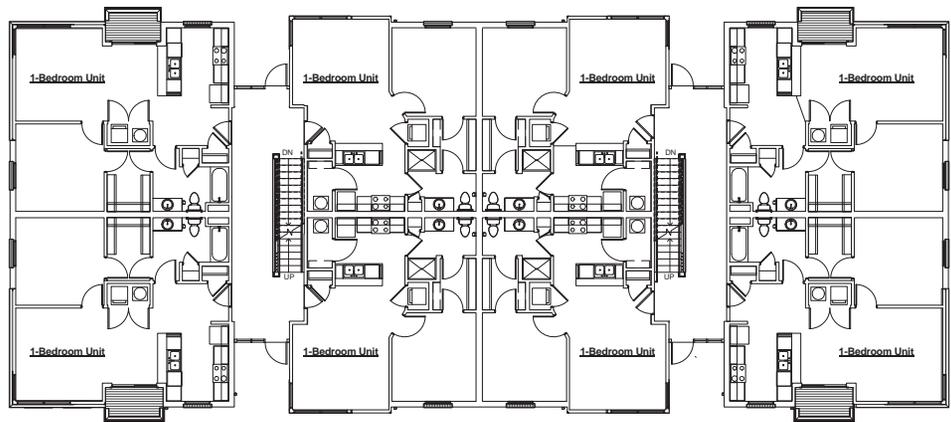


Tuller Flats  
Building Type 'H'  
20 Unit Building  
Casto Communities

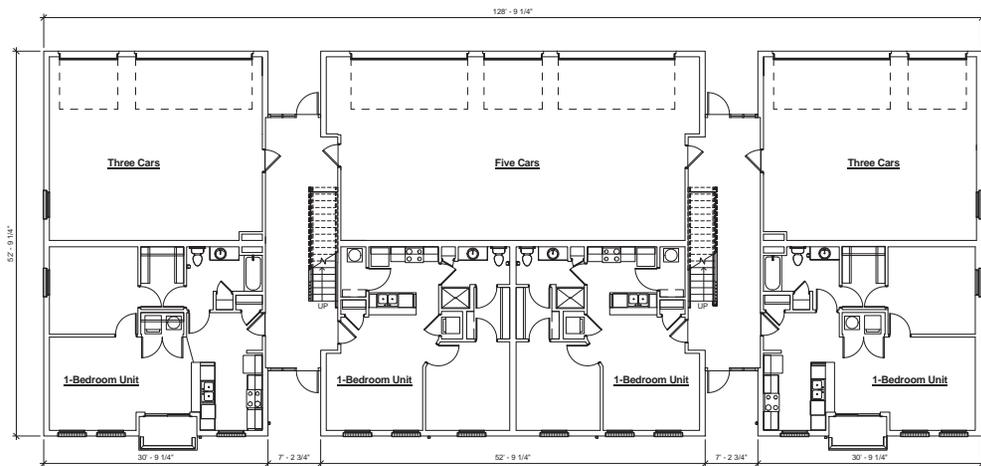
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H.1  
Building Type 'H' Front Elevation  
2014.01.24



Type 'H' Floors 2 & 3 Plan  
1/8" = 1'-0"



Type 'H' Ground Floor Plan  
1/8" = 1'-0"



**Tuller Flats**  
Building Type 'H' Floor Plans  
20 Unit Building  
Casto Communities



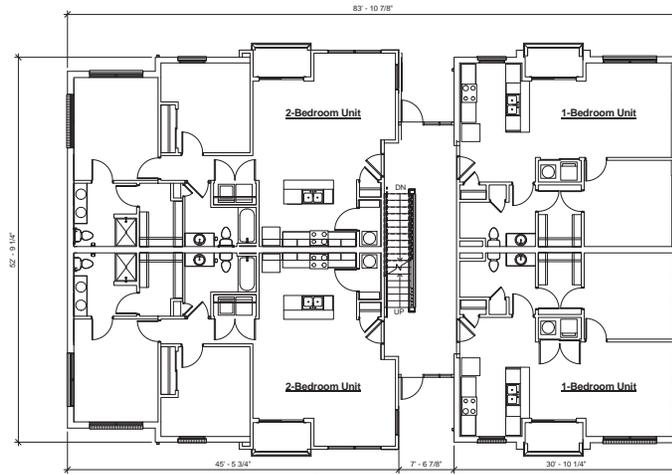
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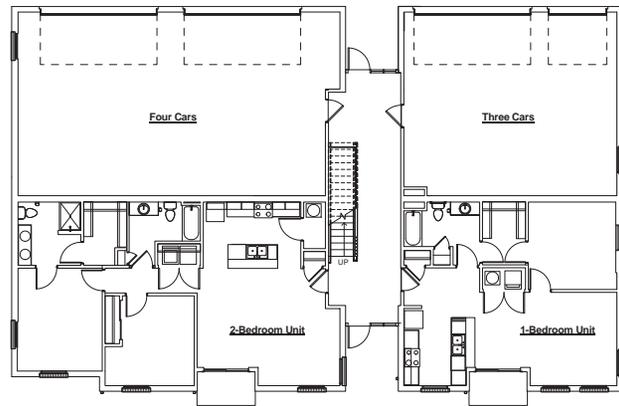
Tuller Flats  
Building Type 'I'  
10 Unit Building  
Casto Communities

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Type 'I' Floors 2 & 3 Plan  
1/8" = 1'-0"



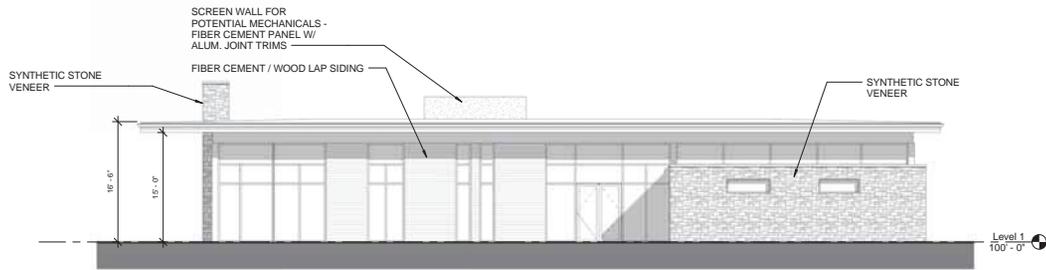
Type 'I' Ground Floor Plan  
1/8" = 1'-0"



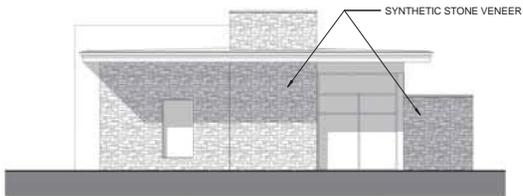
**Tuller Flats**  
 Building Type 'I' Floor Plans  
 10 Unit Building  
 Casto Communities



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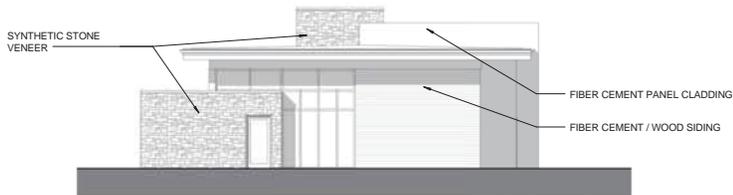
East Elevation  
1/8" = 1'-0"



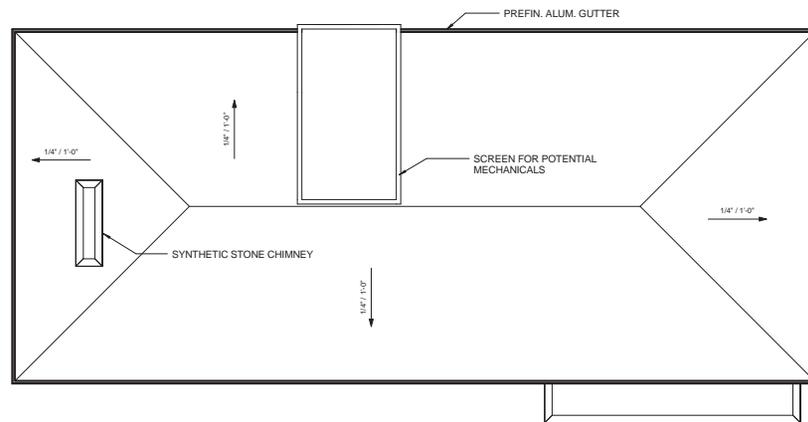
South Elevation  
1/8" = 1'-0"



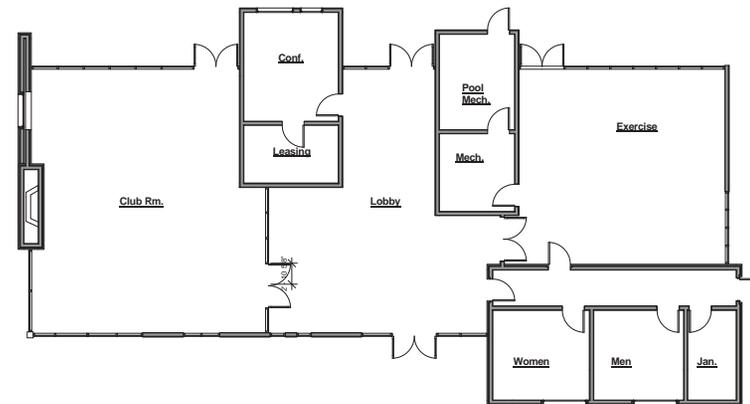
West Elevation  
1/8" = 1'-0"



North Elevation  
1/8" = 1'-0"



Roof Plan  
1/8" = 1'-0"



Floor Plan  
1/8" = 1'-0"



# Tuller Flats Clubhouse

Clubhouse Building

Casto Communities

