

18-021INF RESIDENCES AT TULLER HEIGHTS

Site Location

The site is located northwest of the intersection of John Shields Parkway and Village Parkway.

Proposal

Informal review and feedback for a proposed four-story, 140,000 square-foot retirement living facility

Zoning

Bridge Street District, Sawmill Center Neighborhood

Property Owner

Tuller Land Holdings, LLC

Applicant/Representative

Julie Polletta & Radelet McCarthy, Polletta Incorporated

Applicable Land Use Regulations

Zoning Code Sections 153.057—153.066

Staff Recommendation

Staff recommends the Commission review this informal application and provide non-binding feedback.

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Summary

The applicant is proposing a four-story, 140,000 square-foot retirement living facility consisting of 130-132 residential units, 20 of which will be allocated for personal care, two dining areas, two studio spaces, and a fitness center.

Zoning Map

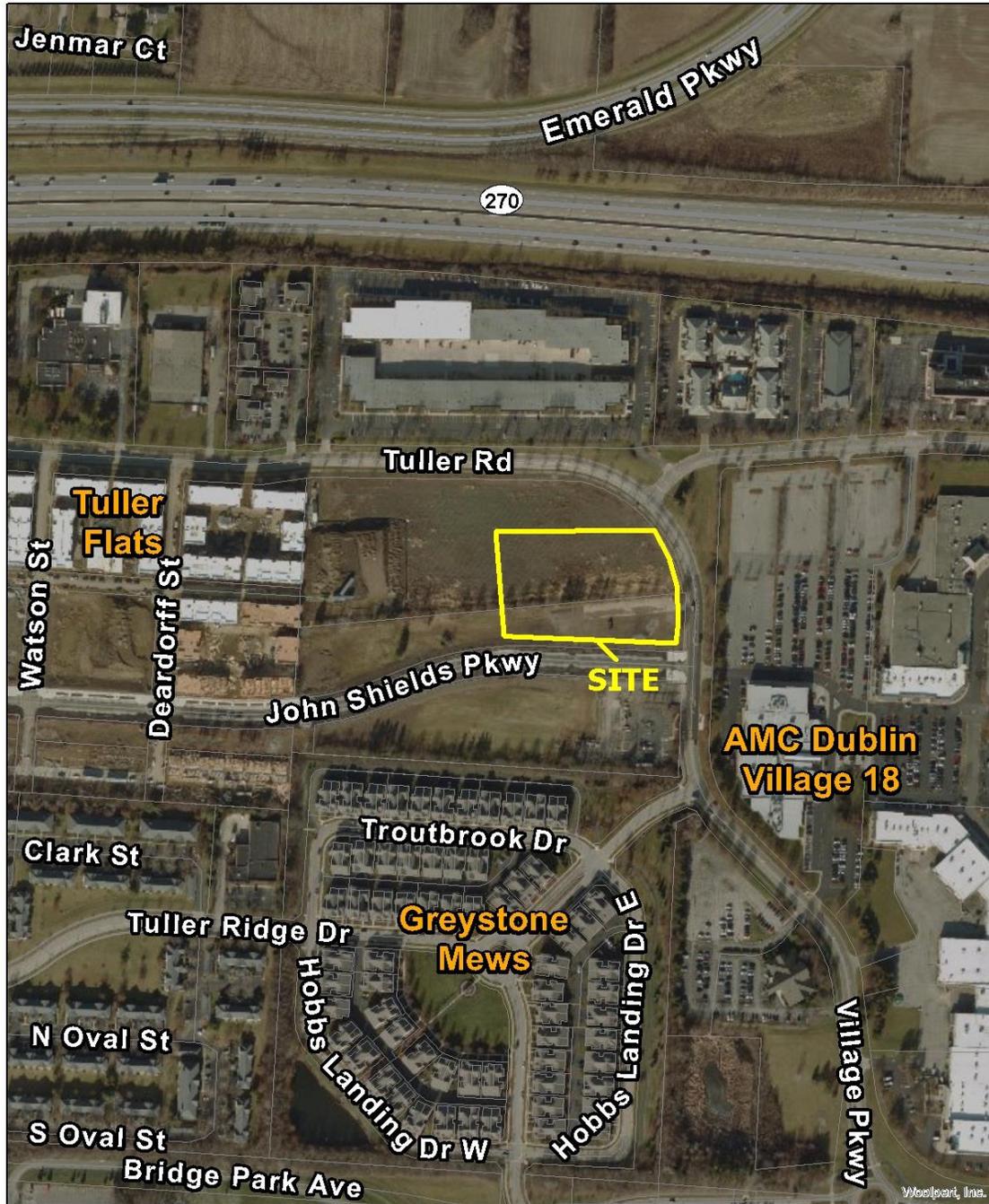


Next Steps

Following informal review of the application, the applicant would proceed with review and recommendation of a Basic Plan application with the Administrative Review Team. A Development Agreement is anticipated for infrastructure, in which case, City Council will be the Required Reviewing Body of the Basic Plan.

1. Context Map

The site is located northwest of the intersection of John Shields Parkway and Village Parkway



 <p>City of Dublin</p>	<p>18-021INF Informal Review Residences at Tuller Heights John Shields Parkway & Village Parkway</p>	<p>0 200 400 Feet</p> 
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2. Overview

A. Background

The site is located north of the newly constructed John Shields Parkway and west of Village Parkway. John Shields Parkway was conceived as a District Connector Street for the Bridge Street District redevelopment framework. Previous to the construction of John Shields Parkway, this property was an automotive dealership. Recent development within the area includes the Tuller Flats apartments to the west.

B. Site Characteristics

1) Natural Features

There is significant grade change across the site, sloping east to west from Village Parkway toward the river. A fence row of trees runs from east to west through the site.

2) Historic and Cultural Facilities

No historic or cultural facilities are present on the site.

3) Surrounding Land Use and Development Character

- North: BSD-OR, Office Residential (office park).
- East: BSD-SCN, Sawmill Center Neighborhood (AMC Dublin Village 18).
- South: BSD-R, Residential (Greystone Mews).
- West: BSD-R, Residential (Tuller Flats).

4) Road, Pedestrian and Bike Network

The site has frontage on John Shields Parkway (approximately 500 feet) to the south and Village Parkway (approximately 270 feet) to the east. There are sidewalks on both John Shields Parkway and Village Parkway.

5) Utilities

The site utilities will be connected to existing services with extension of service where new streets and realignments are proposed. Water will tie into the water main located along Village Parkway; stormwater will be connected to the John Shields Parkway system; sanitary will be connected to the Tuller Road system; electric/communication will be added along Village Parkway in a relocated duct bank. Relocation of street lights will be necessary as part of the Village Parkway realignment.

C. Proposal

1) Summary

This proposal is a request for informal review and feedback for the construction of a 140,000-square-foot retirement living facility containing 130-132 residential units. The applications states a potential for 20 of the units will be allocated for personal care, which the Code classifies as assisted living and is therefore not permitted within the Sawmill Center Neighborhood District. These units will have to be eliminated from the proposal. The facility also includes residential common areas which will be located on the first floor.

2) Use

The Bridge Street District – Sawmill Center Neighborhood District permits a mix of uses including multi-family, office, retail, and restaurant. Residential is a permitted use. The location and façade requirements for the onsite amenities such as the bistro meet code requirements.

3) Layout

The proposed layout includes one building that is four stories in height and approximately 140,000 square feet. The first floor, facing John Shields Parkway, will include residential units with porches on a portion of the western façade. Resident amenity spaces such as a fitness center, lounge, dining area, and an activities studio will also be located on the first floor on the eastern half of the building at the intersection of John Shields Parkway and Village Parkway. Two outdoor plazas are proposed on the northwest corner and the northeast corner.

The southeast corner will include the building entrance and public spaces. The applicant is proposing fewer street entrances than 1 per 75 feet of façade which will require a waiver. The applicant is not proposing the mid-building pedestrianway required in the Code for buildings that are longer than 250 feet, which will also require a waiver. The primary entrance will be a central lobby serving the entire ground floor; there will be entrances at both the front-yard sidewalk and the rear-yard drop-off and parking area. The applicant suggests that given the facility's need for controlled access, this arrangement functions as the mid-building pedestrianway for residents and visitors.

4) Architecture

The applicant provided elevation drawings and material illustrations that show the design elements that will be incorporated into the building such as brick, stone and glass. The building height varies from three to four stories and includes large store front windows on a majority of the first floor. The center of the building is accentuated with a tower feature along the south and north elevation as well as a drop-off canopy facing the interior parking area to the north. Material changes are proposed at the fourth floor as well as on the western portion of the façade.

5) Open Space

Code requires 200 square feet of publicly accessible open space for every residential dwelling unit or 0.6-acre of open space for this proposal. The plans do not currently indicate the amount of accessible open space, however plaza areas are shown along both ends of the building on the north elevation.

6) Parking

Code requires 88 parking spaces for age-restricted dwelling units. The proposal includes 39 on-site spaces. The street design currently includes 23 on-street spaces. The applicant has indicated that the parking will be sufficient for the use and will be required to pursue a parking plan for the reduced number of parking spaces.

3. Site Plan

The proposed Residences at Tuller Heights site layout includes 130-132 residential units, a total of four floors, open space, parking, and associated residential amenities.



4. Discussion Questions

A. Informal Review

1) Does the proposed layout meet the Bridge Street District standards for walkability?

The block layout is a continuation of the Tuller Flats development following Code requirements for block length and access points. The proposed new streets will be neighborhood streets per the street family diagram and the character would be designed following the BSD Street Character Guidelines. The siting of the building creates a prominent feature at the highly visible intersection of John Shields Parkway and Village Parkway. The southern elevation, along John Shields Parkway, includes planting beds, public art and architectural features intended to activate the streetscape. Parking and drop areas are located to the north and are expected to be shielded from view by future development on the parcel to the north. A plaza and service area is proposed at the intersection of Village Parkway with the new public street proposed to the north of this development.

2) Is the architectural style compatible with this location in the Bridge Street District?

Tuller Flats has established a contemporary architectural style for this area of the Bridge Street District. This proposal continues this style by incorporating flat roof lines and symmetrically

arranged windows and tower elements. The building materials are applied to break the extent of the facade into a pedestrian-oriented scale. Glass store fronts will be used in the bistro and other amenity areas. The front porches provide a residential character at the western mass and transition the building to the anticipated adjacent resident development. Architectural style and materials will continue along side, rear, and court areas of the building for continuity. Landscape will consist primarily of foundation and seasonal plantings.

3) Do the open spaces meet the needs of this development?

Both public and private open spaces have been incorporated into the design. Private spaces include a front patio for the bistro and a rear patio from the amenity studios. The public plaza is at the corner of two new neighborhood streets providing relief and respite at an interior location. Additionally, John Shields Parkway has the planned greenway to the south, the cycle track and public furnishings are proposed along its length. The residence is located less than a third of a mile from the Tuller Green and approximately one half mile from Riverside Crossing Park.

4) Other considerations by the Commission?

5. Recommendation

The Informal Review provides the opportunity for Commission feedback for an applicant. It is intended to allow the Planning and Zoning Commission to provide non-binding feedback to an applicant regarding the intended land use and development pattern. Staff believes the application meets the intent of the BSD plan and code requirements with the noted waiver exceptions.

Discussion Questions

- 1) Does the proposed layout meet the Bridge Street District standards for walkability?
- 2) Is the architectural style compatible with this location in the Bridge Street District?
- 3) Do the open spaces meet the needs of this development?
- 4) Other considerations by the Commission?