

## SECTION A: PROJECT NARRATIVE

The City of Dublin has become one of the finest communities in the country in which to live, work and socialize. Central Ohio as a whole is experiencing a significant demand for all levels of housing and Dublin is not immune to these needs. This development, though modest in size, looks to satisfy the desire of many to join in to the Dublin community and, those that have been here for years, to remain here as a vital part of the community that they helped to build.

This development will be a unique and distinct offering within the City of Dublin with the combination of a high-quality site and custom architecture to enhance that position. The quiet nature of this segment of Bright Road (west of the Hopewell Elementary School) and its disconnection from Riverside Drive for vehicular traffic makes this site well suited for a *hamlet/enclave of architecturally-controlled residences*, not a conventional subdivision. It must and will provide for all of the safety, security and mobility needs of the community but should not be evaluated the same as much larger developments in very different settings. Its modest size and limited development site ensures a small number of homesites with a small population. This development is surrounded by established neighborhoods with no through connections to those adjacent neighborhoods by motor vehicle, bicycle or on foot. As such, wide streets are unnecessary since no through-traffic exists. Dual wide sidewalks and multi-use trails are unnecessary since no through connections for bicycles or pedestrians exist outside of the main street connection to Bright Road. This “dead end” infill site makes it the perfect opportunity for the quiet, intimate character community that is envisioned. It is to be a planned development, designed to fit the site it is to occupy.

This community will likely cater to the empty-nester buyer at one end of the age continuum and the dual professional income young family at the other, each looking for the conveniences and amenities of Dublin, including adjacent Bridge Park restaurants and schools/parks respectively, among many others. This proposed development looks to embrace the Dublin reputation as a premier community and build upon the foundational elements of the Community Plan through addressing many specific elements of the “Dublin Character” applicable to this neighborhood.

- *Natural Features* - Preservation and celebration for resident enjoyment the stream corridor on the east and woodlot to the west.
- *Rural Landscape* – Respect and preserve the character of Bright Road and the overall landscape.
- *Historic Dublin* – Connection to the Scioto River (the single most important natural element that facilitated the original settlement of Dublin) and the Historic Downtown, just a short walk away.
- *Cultural Heritage* - Connect to/celebrate the Holder-Wright Earthworks Park, the Leatherlips sculpture/Scioto Park, the other parks and riverfront offerings.
- *Roadway Character and Streetscapes* – Provide for intimate-scaled interior streetscapes with front-facing homes along the line streets segments, minimal R/W width allowing for more intimate corridor dimensions, less pavements, less walkways while insuring connectivity of all, robust street trees and manicured entry spaces, intentionally deviated from conventional subdivision character/scale and showcasing high-quality architectural style and landscapes. “More green, less gray.”
- *Parks, Reserves, Open Space* – Preserved stream corridor and woods, public spaces, wooded perimeter buffers, residential courts, private landscapes.
- *Environmental Stewardship and Sensitivity* – Minimize land disturbance through Conservation Design, naturally manage stormwater, revegetate the site with indigenous plantings.

- *Quality of Life* – Provide unique homes, fine living space, spectacular outdoor environments and help satisfy community housing needs.
- *High quality residential development* – Fine quality materials, stunning architecture, tailored outdoor private spaces/amenities.

*Neighborhood Design* - This development will respect the Conservation Design Ordinance and the Neighborhood Design Guidelines of the city. Much of this site has been used in the past for agricultural and “rural residential” purposes and, as a result, a significant portion has been previously cleared and was recently occupied by a single dwelling, since demolished. This development assumes that the previously cleared land would be used for housing in a way that minimizes disturbance and construction activity. Homesites are to be clustered in such a way that the existing stream corridor (Billingsley Run and tributary) is preserved/enhanced and its surrounding woods preserved.

Streets are considered more as “mews” and less as “subdivision roads” with attention to details. The streetscape is intended to have an intimate feeling with indigenous street trees, possibly masonry piers for space definition, coordinated signage and other specialty details as approved by the City of Dublin Engineer. Open space connections are to be identified/accentuated by more detailed and intentional landscape at the entry points from the public domain. The Central Court on the west and the East Court on the east will provide for homesite driveway entries as well as meaningful public open space. The Central Court will include a flush edge and low up-lighted masonry piers, and tree plantings. Well-tailored landscapes for the “civic” side of home fronts will include entry zones, drives, walks and gardens in contrast to the naturalized “native” green areas of stream corridor, West Wood, buffers and drainageways. This community looks to be welcoming and inclusive with connection to the surrounding community at the Bright Road entry.

Specialty paved sidewalks are to be considered and walks to be provided on one side of each street providing for pedestrian connection to/from every homesite, public space and postal facility

*Open Space Framework* - Two major public open spaces are proposed, including the Billingsley Run and West Wood areas. The Billingsley creek bed itself and all existing woods surrounding it are to remain in protected Reserve form. The West Wood will provide for stormwater management, being at the lower end of the watershed of the site and is defined by preserved trees along its entire perimeter. This area will be enhanced by plantings to create outdoor space for the enjoyment of residents and neighbors alike. The stormwater storage is to be accommodated in a sensitively graded “dry basin” with well selected groundcovers that allow for the usage of this basin in dry conditions.

*Public Realm* - All homes are to address their frontage street/court with prominence. Driveway access to garages is not to dominate the character of this statement but will provide that access way for residents and visitors to enter the homesites in an intentional way with proper detailing of this more public portion of the drive and provide for an attractive and meaningful walkway connection to the home entry. Driveways and entry walkways may be constructed partially or wholly of concrete, brick or stone, dependent upon the individual home design and materials palette. Each home is custom leading to possible variation of materials home to home. Each homesite will have a well detailed front yard that may include an entry garden that defines the semi-private space of the yard through foundation plantings, hedges, walls/piers, fencing segments and other devices to add to the character of the home, all in keeping with the materials/detailing of that home. Locations of possible front yard Improvements to be as described in Section C: Development Standards. Character images are included herein to aid in communicating design intent of these custom and uniquely designed homes and landscapes. Certain “outside corner” lots of irregular geometry may have homes sited further setback from the frontage street to take better advantage of lot dimensions, adjacent natural/green areas, increased privacy of outdoor spaces. Lots on the “perimeter” of the site, adjacent to existing neighborhoods are to have a protected landscape easement to preserve existing trees, allow

sufficient space to augment that area with additional planting and restricts homeowners from adversely affecting this buffer, all for sake of the privacy of residents on BOTH sides of the property line. The protection of these easements is to be managed and enforced by the HOA.

*Private Realm* - Rear yards and appropriate portions of certain side yards are meant to be an extension of the interior “living space” of the homes. It is envisioned that each home will have well-articulated outdoor terrace/dining space, gathering areas with possible pool and/or spa, architecturally correct overhead structures such as trellises or pergolas. Manicured lawns and gardens (formal, cutting, vegetable, herb) are also anticipated, as may be desired by the individual homeowners. Certain “perimeter” lots will take advantage of the topography of the site and the natural features in visually “blending” these yard spaces into this existing environment without the conventional “backyard” feel. Auxiliary structures may also be considered, all within keeping of setbacks and architectural character of the home, for cabana/pool house, dining gazebo, secondary garage, depending on the desires of the individual homeowner.