



January 15, 2021

**Re: Tuller Townhomes
Narrative - Pre-Development Plan Informal Review
Planning Commission Meeting February 4, 2021**

As the Tuller Road Townhomes community proposal has proceeded through the Bridge Street review process, the site plan and architecture have continued to evolve, with the Planning and Zoning Commission providing its approval of a preliminary development plan this past December. In particular, architectural designs for buildings have been an important part of the discussion. During the hearing on the preliminary development plan, Pulte Homes sought and received more specific feedback from Commission members concerning their preferences with respect to architectural design and character.

While the receipt of meaningful feedback has provided clearer guidance, translating these comments into a revised design involves many assumptions and decision points for the designing architect and the developer. Architecture by its nature is a subjective medium, meaning that even the clearest of directions still requires artistic license by the designer that remains subject to the individual preferences of those charged with providing a critique and, ultimately, approval. Add this to the fact that each change in building design has the potential to impact site planning and compliance with Code requirements, it means that moving too far along without some interim additional feedback provides some risk to the applicant. Therefore, it is important at this stage for Pulte Homes to receive confirmation from the Commission that the early updates to the architectural character of the buildings is heading in the proper direction.

Given the significant time and resources that have been invested in this project to date (not only by the applicant but also by the City's staff), Pulte desires to avoid unnecessary expenditures of further efforts to bring forth a complete final development plan application until it is confident that the Planning and Zoning Commission is satisfied with the direction in which the company is taking the building designs. In furtherance of this goal, it is requesting informal feedback on its progress to date.

In response to comments regarding architecture provided during the October 10, 2020 Planning Commission meeting, this new design strategy intends to convey the character of a traditional appearance that breaks down scale, mass and proportion while emphasizing individuality within each residence of a building from roofline to entry. Various essential elements related to details and materials draw comparison to historic American architectural styles and the charm that has made the city of Dublin streetscape so successful in surrounding areas, most notably the Historic Downtown.

Beyond building elevations that express individuality and traditional architecture, special attention has been given to ensuring main entrances are unique both in articulation and comparison to one another. Careful choice of colors, intended for the same expressions of

individuality, are mindful of traditional style and will contribute to the inviting feel of the building/community overall.

While the presented elevation does not demonstrate the optional roof top terraces, so as to showcase roof features in their absence, it is important to understand the terrace feature will still be available with any individual residence, front or rear. Additionally, mixed color arrangements and a multitude of site-specific elevations including high visual impact applications, strategically placed around the community, remain as an objective with the broader plan.