

PROJECT NARRATIVE

Casto – John Shields Development

The proposed land use is an apartment building which is a permitted use for this site located in the BSC Sawmill Center Neighborhood District.

The site is divided into two blocks. The western block is composed of two 3 ½ story buildings each containing 12 stacked townhouse dwelling units with attached private garages.

The eastern block contains 152 apartments including garden style and townhouse style dwelling units. The building includes three and four story residential floors over a single level parking structure. This building is compliant with the Podium Apartment Building requirements noted in Section 153.062(0)(13) of the BSC Code.

Building materials are brick, synthetic stone, cast stone, cementitious siding with dimensional asphalt shingles on portions of buildings with pitched roofs. The percentages of primary materials for each façade are noted on the building elevations.

The property is immediately adjacent to a future City of Dublin greenway that will serve as a prominent pedestrian connector within the neighborhood. Although the specific design of this greenway is yet to be determined, the proposed development seeks to activate it with front doors, patios and building entrances. The main vehicular entry to the development further reinforces the pedestrian-centric feeling by proposing flush curbs, parallel parking and street trees that seamlessly connect to a small adjacent plaza that leads to the apartment building's main entry. Creating a visual terminus at the end of the entry drive is a small pavilion that leads to a resident amenity area inclusive of a pool, pickleball courts and a small pocket park.

The proposed apartment building has a center courtyard that sits atop the podium of the lower-level parking below. The courtyard is designed to promote social connectivity amongst neighbors by minimizing private patios in lieu of centralized gathering areas that include fireplaces, pergolas and a bocce court.