

Elliott

PARC



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DRESS BLUES
SW9176

DRIED THYME
SW6186

ROOKWOOD RED
SW2802

PEPPERCORN
SW7674

BLACK MAGIC
6991

EXTRA WHITE
SW7006

We are Local!

- **Offices located in the heart of Gahanna**
 - **Accessible and Approachable**

We are Good Neighbors

- Since our zoning hearings we have met with Officers of Winward Trace Condominium Association and Amberlea Village Condominiums on several occasions.
- We will continue our dialogue throughout the predevelopment, construction, and leasing phases.
- Interaction and dialogue with neighbors have led to a better design.

Our goal is to achieve a sustainable, competitive advantage over other housing choices in the market.

Build'em and Hold'em

- **We retain our apartment communities.**
- **Long term ownership affects our decision-making process in a positive way.**

Design Program Objectives

- Class A living environment.
- Modern lifestyle amenities.
- Intentionally designed buildings to be viewed as a series of complimentary facades in lieu of large monolithic structures.
- The typology of the buildings differ from most apartments of this type showcasing a higher style with the secure entry halls.
- Flat pitched roofs to reduce massing to compliment surrounding land use.
- Sustainable stormwater best practices.
 - Reliance on structured wetlands and rain gardens
 - Abundance of pervious pavers in lieu of asphalt
 - Reduce typical stormwater discharge by at least 40%

Trees

- Our tree survey found that 75% of the existing trees are in fair to poor health.
 - An additional 50 labeled as a safety hazard.
 - City landscape tree requirement for the development is 280 caliper inches.
- Our plan preserves 232 caliper inches and adds 280 caliper inches.
 - Total caliper inches is 512, which is 182% of city requirement.