

To: Sarah Tresouthick Holt, AICP, ASLA
Senior Planner, City of Dublin

From: Dan Phillabaum, AICP, RLA
Landplan Studios, LLC

Date: August 16, 2023

Re: 23-066Z-PDP—Amlin Crossing Conservation Design Analysis

Sarah—

To assist Staff in the determination of appropriateness for Conservation Design Principles for the Amlin Crossing proposal, this memo provides a breakdown of the Conservation Design Resolution objectives and recommendations for future residential PUD developments in the City, along with a detailed analysis of the proposal against the Conservation Design Principles outlined in the Resolution.

The text of the Resolution has been converted to an outline to better organize and track the various recommendations and design principles. My analysis and recommendations are provided in *blue italic font* following each distinct requirement or recommendation in each Section of the Resolution.

Conservation Design Resolution Analysis

Section 1

- A. New development shall provide a variety of housing styles and design and preserve open space and natural features.

The proposed Amlin Crossing Preliminary Development Plan includes a variety of housing types and preserves open space, existing wetlands, landmark trees and tree rows.

- B. New development proposals need to conform to the density ranges and impact recommendations in the adopted Community Plan based on a gross density calculation for the development. The upper limits of the density ranges should be considered only where public facilities support it, where important natural features are being preserved, and where not inconsistent with existing or future, neighboring land uses.

The Community Plan Future Land Use recommendation for the proposed site is Mixed Residential Medium Density development, with a typical density of 5.0 dwelling units to the acre. These areas are anticipated to have greater walkability and pedestrian orientation at a village scale, and intended for integration around Mixed Use developments. Buildings are often placed closer to the street to form a street edge with residential appearance.

However, the Southwest Area Plan--Railroad and Houchard Road further refines the recommended densities for this site based on the desired conceptual development pattern—a Mixed Use Village

Center expanded from the rural village center of Amlin with the core at the existing intersection of Rings Road and Cosgray Road. For the proposed site, the land use recommendations transition along a transect from Mixed Residential Rural Density (1.5 du/acre) at the south to Mixed Residential Medium Density (5.0 du/acre) at the northwest corner of the site and including a portion of the Village Center.

The proposed Amlin Crossing development text states that a maximum of 371 dwelling units are permitted within the boundary of the PUD, and that this unit count may be transferred between subareas, up to 10% in any subarea with corresponding reductions in other subareas to maintain 371 total dwelling units overall. Based on the gross site acreage of 104.329 acres, *(Total of individual legal descriptions provided by applicant, which does not match the stated acreage of 105.02 acres or the combined legal description provided at the back of the submittal. Duplicate legal descriptions should be omitted by the applicant.)* the gross density is 3.55 dwelling units per acre.

A more detailed analysis of the overall density for this site based on the Area Plan Future Land Use designations is needed. Internal analysis should be conducted to ensure that the proposed development pattern generally aligns with the Future Land Use recommendations of the Community Plan. The subject parcels should be overlaid on the conceptual Area Plan to subdivide the overall site into each of the associated Future Land Use categories to arrive at a density of each portion of the site and a conceptual overall density.

- C. The City will require all new residential proposals where a planned development district is requested to provide a layout based on conservation design practices, indicating at least 50% open space for evaluation.

With respect to Open Space, the proposed Amlin Crossing development text only commits to dedication of open space (which) will meet that which is required by Code. All specifics of ownership, maintenance, and programming are proposed to be addressed at Final Development Plan application.

According to the Illustrative Site Plan provided, 46.89 acres of Open Space is proposed to be provided, or 44.94 %--short of the 50% minimum open space recommended. Note that the Neighborhood Design Guidelines may not permit various portions of the site proposed as open space to be credited toward meeting this requirement. See further open space analysis in Section 3 below.

Section 2

- A. Sites with woods, streams, river frontage, steep slopes, and other natural features or which otherwise provide significant open space will be considered as prime candidates for employing conservation design techniques.

The existing site possesses significant wetland and tree grove areas, two landmark trees, and several mature tree rows making it a prime candidate for conservation design.

- B. Additionally, conservation design techniques should be incorporated wherever possible for development sites located along the River Corridor, at the outskirts of the municipality or with proximity to the Glacier Ridge Metro Park.

The site is located at the southwestern outskirts of the City.

Section 3

- A. Conservation layouts being submitted for evaluation should be based on and adhere to design criteria for conservation design that calls for the clustering of available density onto smaller, grouped, individual building areas.

The proposed Site Plan clusters units into smaller groups of buildings in a portions of the site—Subarea A, at the northwest specifically. This is the portion of the site with the Future Land Use designation of Village Center in the Southwest Area Plan.

- B. Conservation layout should generally adhere to the following principles:

1. All conservation design projects should strive for at least 50% open space areas.

The project provides 45.94% open space per the applicant.

2. All conservation design projects should strive to have at least 75% of the dwelling units directly adjacent to open space areas. Dwelling units should be clustered in patterns that preserve sizeable open spaces and still disperse the dwelling units to permit a high percentage to be directly adjacent to the open space.

The project includes 120 units directly adjacent to open space meeting the requirements of Principle 11 below, or 32.34%. Where building setbacks from Cosgray, Tuttle Crossing and the Railroad are included as adjacent open space, a total of 148 units are directly adjacent to open space, or 39.89%

3. All conservation design projects should attempt to provide large setbacks from existing streets, especially designated scenic roads, and to create a separate area identity surrounded with open areas specifically preserved in the development of these projects.

The Thoroughfare Plan recommends the Tuttle Crossing Boulevard extension as a 4-lane divided arterial roadway with a variable width median, and a minimum right-of-way width of 100 feet. The roadway is recommended to possess a Rural Character, with segments through the Village Center taking on a Village Character. Recent revisions to the recommended alignment of Tuttle Crossing and intersection with Cosgray Road further south no longer bring the future roadway through the Village Center as depicted conceptually in the Southwest Area Plan.

The recommended building setback from Tuttle Crossing Boulevard per the Area Plan is 200 feet, and for roadways designated as Rural Character the building setbacks are between 100 and 200 feet. The proposed building and pavement setback from Tuttle Crossing is 50 to 75 feet.

The proposed right-of-way width of Tuttle Crossing is depicted as 116 feet with a consistent 20 foot wide median width.

4. Wherever possible the street system should have a curvilinear pattern that will minimize traffic speed, support the housing development pattern, and protect natural features.

The proposed street system is generally gridded, with several curvilinear segments around landmark trees.

5. Historic sites and their cultural landscapes may be included as part of the required preservation area. Cultural landscapes required to preserve an historic site's integrity shall be maintained.
Not applicable.
6. Viewsheds of natural features need to be identified and preserved where possible.
Viewsheds have not been identified on the plans provided.
7. Detention or retention areas and utility easements may be included as part of the common open space. Appropriate maintenance easements satisfactory to the Planning and Zoning Commission need to be established and may include arrangements with other governmental and private organizations.
Detention and retention areas have been included within the proposed open space, however as noted earlier the details regarding open space maintenance are not currently addressed in the development text.
8. Open space areas should include woodlands, meadows, wetlands, watercourses, pedestrian or equestrian trails or defined recreational spaces, pasturelands, open field or lawn areas and should be developed to emphasize long-term natural vegetation without regular maintenance.
These details have not been included in the proposed plans or development text.
9. Preservation areas should be structured so as to preserve and protect significant natural features, cultural landscapes, and historic sites as well as to create new natural areas that will mature over time.
These details have not been included in the proposed plans or development text.
10. Land designated as preservation areas should contain no more than 75% of the preservation area in flood hazard districts, in wetland areas, or on steep slopes.
Approximately 12.07 acres of wetlands are present on the site, 26.27% of the total open space provided.
11. All preservation areas must be at least one acre and 75 feet in width, or have a ratio of the longest to shortest dimension not exceeding 4 to 1, unless there are exceptional circumstances. No structures or impervious surfaces shall be counted towards the preservation area requirements, except for historic farm buildings.
The total area of proposed open spaces that are narrower than 75 feet in width or less than one acre in size is approximately 8.19 acres. Subtracting this from the proposed total open space provided results in 38.7 acres of open space, or 37% overall open space.
12. Utilize a hierarchy of streets with consideration of the transportation network into which they connect. Main entrances to the subdivision typically should not be of a larger scale than the connecting streets. Rights-of-way should maximize landscaping and minimize pavement sections to serve their purpose.
The proposed street hierarchy within the development includes 3 functional street classifications—Tuttle Crossing Boulevard is an Arterial Roadway, Local Streets, and Service Streets. Clear wayfinding from Tuttle Crossing through this proposed development to

Cosgray and/or Rings Roads (via future stub extension) is an important aspect to the viability of the Village Center concept.

Typically, Local Streets feed into a Neighborhood Collector before joining Arterials. The design of Streets A and D should be reconsidered as a curvilinear Neighborhood Collector, with unloaded portions incorporating a median treatment similar to Eiterman Road through Ballantrae.

13. Curvilinear streets that take advantage of natural or created topographic changes should be employed whenever practical.
The existing site is relatively flat and curvilinear streets are generally not proposed.
14. Traffic calming devices and visual relief techniques should be provided as necessary.
No traffic calming devices are proposed aside from several T intersections within the street network.
15. The most important elements of the project should be given prominence in the resulting lines of sight.
Sight lines to the landmark trees have been created through the proposed street alignments.
16. Cul-de-sacs should be landscaped and given a variety of shapes and sizes.
One cul-de-sac is proposed and does not include landscaping.
17. Gateways to projects should receive extra attention to design and views from the public approach, incorporating a scale and materials complementary to the overall project.
No details have been provided at potential gateways to and within the proposed development.
18. Projects incorporating or fronting special corridors should include features such as buffers, ponds, landscaping, mounding, setbacks, and screening techniques in keeping with the characteristics of the area/or adopted policies and design criteria that relate to the area, as may be contained in various elements of the Community Plan.
Tuttle Crossing Boulevard is an Arterial Roadway providing access to I-270 to the east as well as a potential future TOD node along SR-161 to the northwest. As proposed by the applicant, dry detention basins are proposed within a 50 foot setback on the south side of Tuttle Crossing, with regularly spaced street trees in a 20 foot consistent width median and along the south side of the street. The landscape character of this roadway should closely follow the Rural Roadway character recommendations of the Thoroughfare Plan.
19. Bikeways, trails and sidewalks should meet and exceed the intent of the Master Bike Plan to enhance the subject residential and adjacent properties. Where bikeways and trails cross residential lots, setbacks to residential uses should be increased.
As proposed, no bikeways or trails cross residential lots. The proposed Public Multi-Use Path System consists primarily of a loop through the southern portion of the existing wetlands and under the future Tuttle Crossing overpass of the railroad. Path extensions to

the north and south should be added to provide future connectivity to these areas of existing and future development.

Section 4

- A. Conservation projects should be developed by identifying potential conservation areas, locating housing sites that will fit into the conservation areas, designing streets and pedestrian trails to complement the housing layout, and subsequently, creating final lot lines and alignments.

The applicant has provided exhibits documenting these steps.

- B. It is understood that conservation design development should include one or more housing types, less conventional lot layouts, and diminished lot sizes.

The applicant has proposed multiple housing types on smaller lots. Subarea B is comprised of smaller, but generally conventional front-loaded single-family detached dwellings primarily backing up to the preserved wetlands and tree groves. Subareas A and D have less conventional single-family attached and detached dwelling units, with Subarea A having rear-loaded units clustered with open space between and Subarea D units oriented toward a central open space. Subarea E is comprised primarily of rear-loaded townhomes in a gridded layout, and is the most densely developed portion of the proposed development, with the least open space.

- C. The overall design, architectural quality, and the buildings themselves may be factors in the Commission's evaluation.

Section 5

- A. The Planning and Zoning Commission, in concert with the staff, and working proactively with the development community, shall endeavor to incorporate conservation design practices in future residential developments in all appropriate locations.
- B. As part of Planned Development District applications, the applicant shall be required to submit a conservation design layout as part of the Concept Plan stage.
- C. Staff shall make a determination whether the site and its context with the surrounding area is conducive to the application of conservation design principles.
- D. Should staff determine that this resolution should apply, the applicant may appeal that determination to the Planning and Zoning Commission. In those cases where staff believes that the characteristics of the site and its relationship to the surrounding area do not lend itself to the utilization of conservation design techniques, staff shall submit an administrative report of the determination to the Planning and Zoning Commission.

I would be pleased to discuss any these items with you in greater detail at your convenience. Please let me know if you have any questions.

Sincerely,

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