

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

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

Date: February 8, 2024

Re: **24-002INF—Amlin Crossing Conservation Design, Open Space Framework, and Other Miscellaneous Analysis**

Sarah—

The following memo provides an update to the previous Conservation Design, Open Space Framework (SFR-PUD Neighborhood Design Guidelines), and other miscellaneous analysis conducted as part of the Preliminary Development Plan (PDP) review, based on the Informal application currently under consideration.

It was previously determined during the PDP review that the proposed site is a prime candidate for the employment of Conservation Design techniques based on the size and location of the site, and significant existing natural site features worthy of preservation.

The Conservation Design Resolution also requires the following specific design characteristics and measures in the layout of the proposed development, which must be submitted with the Concept Plan application--the next step in the PUD approval process:

1. New development shall provide a variety of housing styles and design and preserve open space and natural features.
 - *The proposed Amlin Crossing Informal Plan proposes a variety of housing types and preserves open space, existing wetlands, landmark trees and tree rows.*
2. 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 are intended for integration around Mixed Use developments. Buildings are often placed closer to the street to form a street edge with a residential appearance.

- The Southwest Area Plan (Railroad and Houchard Road) further refines the recommended densities for this site based on the desired conceptual development pattern of a Mixed-Use Village Center created by expanding 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 Amlin Crossing Conceptual Site Plan proposes a total of 315 to 525 dwelling units across Buildable Zones 'A' and 'B', with 105 units proposed in Zone B to the south and the balance of the units in Zone 'A' to the northwest. Based on the gross site acreage of 105.01 acres, the gross density ranges between 3.0 to 5.0 dwelling units per acre. Conceptually, the proposed location of the dwelling types and associated densities follows the recommendations of the Southwest Area Plan.*
 - *More detailed site plan and proposed unit type information for Buildable Zone 'A' is necessary to determine whether it can successfully integrate with the Mixed-Use Village Center at Rings and Cosgray Roads.*
3. 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 Conceptual Site Plan divides the entire site into three Buildable Zones, but with little detail provided for street networks, lot layouts, and open spaces within each of the Zones :*
- *Buildable Zone 'A' (±16 acres) is accessed from Cosgray Road and implies an internal gridded street network. It is proposed for Single-Family Attached/Townhomes and/or Stacked Garden Units. A Potential Secondary Access Point is proposed that would connect this Zone to Rings Road and the Village Core of Amlin.*
 - *Buildable Zone 'B' (±25.8 acres) is accessed from the Tuttle Crossing Boulevard extension and extensions of existing streets to the south. Little information is provided for the internal street network. It is proposed for Detached Single-Family Units on 50' x 120' lots.*
 - *Park Dedication Zone 'C' (±34.8 is) is the area of the site bound by the existing railroad tracks at the east, the Tuttle Crossing Boulevard extension to the south, and Buildable Zone 'A' to the west. It includes the majority of the natural features to be preserved on the site, including wetland areas and wood lots. No roadway connections are provided between Zones 'A' and 'B' through the Park Dedication Zone 'C'.*
4. Conservation layout should generally adhere to the following principles:
- a. All conservation design projects should strive for at least 50% open space areas.
 - *According to the Conceptual Site Plan, ±52.5 acres of Open Space are provided, or 50% of the gross site acreage. The ±34.8 acres of open space defined as Park Dedication Zone 'C' would qualify as part of the requirement, however further refinement of the Site Plan is necessary to determine the other areas of open space that would qualify toward the requirement to reach the stated 50%.*

- *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 4b below.*
- b. 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.
- *Without further detailed information for each of the Buildable Zones, the percentage of units directly adjacent to open space cannot be determined.*
 - *The inclusion of required roadway and perimeter setbacks without improvements or amenities as proposed open space is inconsistent with the Neighborhood Design Guidelines.*
- c. 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 noted as 150 feet on the Conceptual Site Plan.*
- d. 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 existing site is relatively flat and lacks topographic changes that might otherwise suggest a responding curvilinear street network. As such, the implied street system is generally gridded in the Buildable Zones.*
 - *An opportunity exists for a curvilinear parkway that responds to and protects the wood lot and wetland location in Park Dedication Zone 'C'. This parkway would provide access to the park and connect the Buildable Zones.*
- e. 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.*
- f. Viewsheds of natural features need to be identified and preserved where possible.
- *Viewsheds have not been identified on the plans provided.*

- g. 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.
- *Stormwater management details have not been included with the Informal application.*
 - *Unless amenities or programming are included in the future design of stormwater facilities, these spaces would not be likely to be credited as open space under the Neighborhood Design Guidelines.*
- h. 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.
- *A shared-use path network is depicted along the Tuttle Crossing Boulevard extension and Cosgray Road frontage and through Park Dedication Zone 'C'.*
 - *Other details related to proposed new open spaces to be created, the potential programming of these spaces, and maintenance plans have not been included with the Informal application.*
- i. 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.*
- j. 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.
- *The amount of land preservation area occupied by wetlands has not been included with the Informal application.*
- k. 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.
- *Insufficient detail has been included with the Informal application to evaluate this requirement.*
 - *Note that in addition to these dimensional requirements, under the Neighborhood Design Guidelines, these spaces may be required to incorporate amenities and recreational programming to be credited as open space.*
- l. 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.
- *Additional detail on the exact street networks/alignments and typologies within the Buildable Zones is necessary.*

- *Typically, Local Streets feed into a Neighborhood Collector before joining Arterials. Buildable Zones should consider connecting through the Park Dedication Zone 'C' as a curvilinear Neighborhood Collector with a parkway character.*
- m. Traffic calming devices and visual relief techniques should be provided as necessary.
- *Insufficient street network information has been included with the Informal application to evaluate this recommendation.*
- n. The most important elements of the project should be given prominence in the resulting lines of sight.
- *Insufficient street network information has been included with the Informal application to evaluate this recommendation.*
- o. Cul-de-sacs should be landscaped and given a variety of shapes and sizes.
- *No cul-de-sacs are apparent from the is proposed and does include an island. It is not clear if landscaping is proposed within this cul-de-sac.*
- p. 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 with the Informal application at potential gateways to, and within the proposed development.*
- q. 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. The landscape character of this roadway should closely follow the Rural Roadway character recommendations of the Thoroughfare Plan.*
- r. 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.
- *A conceptual shared-use path network is depicted on the Conceptual Site Plan. Additional detail on the layout of the Buildable Zones is necessary to evaluate the relationship between the path network and residential lots.*
5. 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.
- *This project design process is very closely aligned with the 4-Step Open Space Framework process of the Neighborhood Design Guidelines:*
 - *Step 1: Site Analysis and Inventory*
 - *Step 2: Identification of Significant Features & Development Areas*
 - *Step 3: Conceptual Street and Path Network*

- *Step 4: Refine Development Areas with Lot Lines.*
 - *The applicant has provided exhibits generally documenting and providing an inventory of the existing conditions associated with the steps listed in the Conservation Design Resolution. As an Informal application, the inventory of existing conditions and development requirements has not yet been effectively translated into the proposed site plan. At the Concept Plan application stage, the organizational framework or 'big idea' of the neighborhood should be provided, that describes the design decision process that determines:*
 - *which features were preserved and why;*
 - *how the existing natural features to be preserved and newly defined open spaces form a framework around which the neighborhood is organized;*
 - *how the transportation network preserves and creates open spaces and further defines potential development areas and provides clear wayfinding through the neighborhood by a hierarchy of street types;*
 - *how the bike and pedestrian transportation network connects residents to the proposed open spaces and to the surrounding community;*
 - *and the rationale for locating and arranging the various dwelling unit types as proposed in each of the development areas.*
6. 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 two Buildable Zones. Buildable Zone 'A' is proposed as a potential mix of Attached Single-Family/Townhome dwellings and/or Stacked Garden Dwellings, and Buildable Zone 'B' is proposed as small lot Single-Family Detached Dwellings.*
 - *The applicant is seeking more specific input from the Planning and Zoning Commission on the appropriate character of the buildings in Buildable Zone 'A' and has provided a wide range of dwelling unit precedents/prototypes to be considered.*
 - *Aside from lot sizes (50' x 120'), no further information has been provided for Buildable Zone 'B' with the Informal application.*
7. Neighborhood Design Guidelines Open Space Design Objectives
- For open spaces to qualify as contributing toward the overall open space acreage requirement, the NDG include design objectives that should be met with various types of open space, including preserved natural features, newly created public open spaces, stormwater facilities, and perimeter/roadway setbacks.
 - *At this Informal application stage, insufficient details have been included to fully evaluate the proposed open spaces against the design objectives of the Neighborhood Design Guidelines.*

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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