

HOMEWOOD CORPORATION

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September 19, 2024

City of Dublin
Planning & Zoning Commission
5200 Emerald Parkway
Dublin, Ohio 43017

Subject: Avondale Woods Section 3 – Applicant Statement

To Whom It May Concern:

Avondale Woods is a 120 acre residential development located in the southernmost portion of the City of Dublin. The development's name comes from Avondale, the Irish country estate of Charles Parnell Roberts, often referred to as the father of Irish democracy.

A striking characteristic of the site is the large wooded area at the north end of the project, comprising about 29 acres. A wooded area of this size is unique in northwestern Franklin County, and the development's plans preserve it in its entirety. Two smaller wooded areas are also preserved, a triangular wooded area along the CSX railroad tracks and a smaller wooded lot just under 1 acre in size, north of the National Church Residences project and Avondale Woods Boulevard lot.

The development is unusual in that it is surrounded by the City of Columbus on three sides, with only the northern boundary adjoining the City of Dublin. However, existing features, such as the CSX Railroad on the west and Avery Road on the east limit the site's interaction with the adjoining development. There is only one current access point to the site, Avondale Woods Blvd. located at Avery Road at the southern end of the property. Eventually, there will be a second access, at the Dublin border on the north, once Tuttle Boulevard is extended west of Avery Road. In the interim, emergency access for the northern portion will be available through an adjoining Columbus multifamily site being developed on Avery Road.

As a result of the physical considerations of the site, Avondale Woods will be a largely self-contained community, with shopping, recreation, and governmental services near, but not immediately adjacent to the neighborhood. The Avondale Woods community as a result seeks to provide a mix of housing opportunities to attract a diverse group of residents of varying ages, family makeups and economic levels that live together in a single cohesive community. There will be both rental and owner occupied housing, with both single family homes and attached residential rental homes in two, three and four unit buildings. The attached rental units are unusual

in that the layouts and architectural styles are modeled after single family homes rather than typical flats or townhouse units. Emphasizing open floor plans, the attached rental homes begin with the assumption that, in the current housing climate, more families will be living in rental homes and for longer periods of time. However, this rental market is increasingly demanding of quality layouts and interior features. The Avondale Woods units measure up to this challenge.

Avondale Woods is comprised of three sections. The layout of the development emphasizes a single community composed of both homeowners and rental residents. There are no barriers between the different housing types or Sections, and the recreation paths link all the open space amenities including the community center and swimming pool which is also a joint resource for all residents. As construction on Section One and Two has commenced, this submittal's goal is to seamlessly extend onto the existing community with the addition of Section Three.

The adjoining 17 acre National Church Residences housing community at the southeast corner of the site will be linked to the Avondale Woods Development via pedestrian paths, providing a further mix of ages and demographics, as well as senior support services. A final point is the two acre central green that comprises a focal point for the community and provides a desirable open space area and gathering place.


The character of the single family and attached residential homes is comprised of traditional architecture and includes elements that seek to convey a welcoming neighborhood feel of more simple times. Colors, materials and architectural features will subtly link all of the Avondale Woods housing types. Common elements include front porches, walkways from the sidewalk to the front door (except for homes with courtyard garages/drives), and shortened building setbacks to emphasize a pedestrian scale and walkable environment.

In its modern, suburban, phase, Dublin has developed as an archetypal auto oriented suburban community. Now, Dublin is reorienting its focus for a new phase that will respond to the needs of its corporate residents and an aging population. Avondale Woods seeks to be part of that reorientation by responding to the changing housing needs of the community. For young Dublin corporate workers who are making the move from apartments to family friendly rental homes or single family owned units, Avondale Woods provides housing options that will meet their needs and allow them to stay in Dublin. For older Dublin citizens looking to downsize or to transition to rental homes, the development also provides options that will have genuine appeal. For those who want the feel of a neighborhood and a livable interior similar to a single family home, but, must preserve their mobility in the job market, Avondale Woods again responds with desirable options. And of course, for any family just looking for a welcoming neighborhood and either rental or owned housing options, Avondale Woods is on target.

Despite being well sheltered from outside influences, Avondale Woods is accessed by an expanding network of roadways, giving access to shopping and services in Dublin, Hilliard and Columbus as well as access to Interstate 270 and the nearby Tuttle Mall. In addition to this convenient automobile access, mass transit is also currently accessible a short distance to the south on Avery Road, and, a new walkable transit center is planned nearby just to the north of Hayden Run Road.

Avondale Woods is well positioned to respond to the housing needs of both Dublin and its residents in the coming years.

Sincerely,



William L. Moorhead, Vice President
WMoorhead@HomewoodCorp.com



Engineers, Surveyors, Planners, Scientists

MEMO

Date: May 31, 2024
To: City of Dublin
From: EMH&T
Subject: Avondale Woods Section 3 – Final Development Plan (24-008FDP) and Final Plat (24-009FP)

Avondale Woods Section 3 – Final Development Plan and Final Plat Statement

The Avondale Woods Section 3 Plat is being prepared and submitted to establish the proposed public right of way for three (3) roads (Tanseclose Lane, Scarlett Lane, and Avondale Woods Boulevard) and twenty-six (26) lots (Lots 41, 42, and 54-77) within the Avondale Woods project. The public right-of-way area will provide associated public and private infrastructure improvements and site access as needed within the overall improvements. The site falls within the PUD: Planned Unit Development District.

The proposed development will consist of 26 detached single-family homes across the site. As this development progressed from the Preliminary Development Plan, there were various changes made regarding lot numbering, reserve naming, and lot widths. Lot 58 as shown on the Preliminary Development Plan is no longer a lot. As a result, Lots 59 – 78 on the Preliminary Development Plan have been renumbered to Lots 58 – 77. Reserve “D”, Reserve “F”, Reserve “H”, Reserve “I” and Reserve “K” as shown on the Preliminary Development Plan have been renamed to Reserve “G”, Reserve “J”, Reserve “O”, Reserve “K” and Reserve “I” respectively. The southernmost portion of Reserve “C” as shown on the Preliminary Development Plan behind lots 41 and 42 has been renamed Reserve “H”. Please see Subarea and Reserve Map exhibit. Lot widths for Lots 57, 72, 73, and 75 have been revised from the Preliminary Development Plan to provide whole number widths. The Section 3 Plat and Final Development Plan will be responsible for these lot number, reserve naming, and lot width changes. The Section 3 plat will also be responsible to dedicate the necessary utility, sidewalk, and public access easements to facilitate this development project as.

The overall project area falls within the PUD: Planned Unit Development District and is located north of Hayden Run Boulevard, west of Avery road, and east of the Conrail Railroad Line. The overall development will follow the City of Dublin’s standards which will be consistent with the character and visualization of the area to align with the City’s Community Plan.