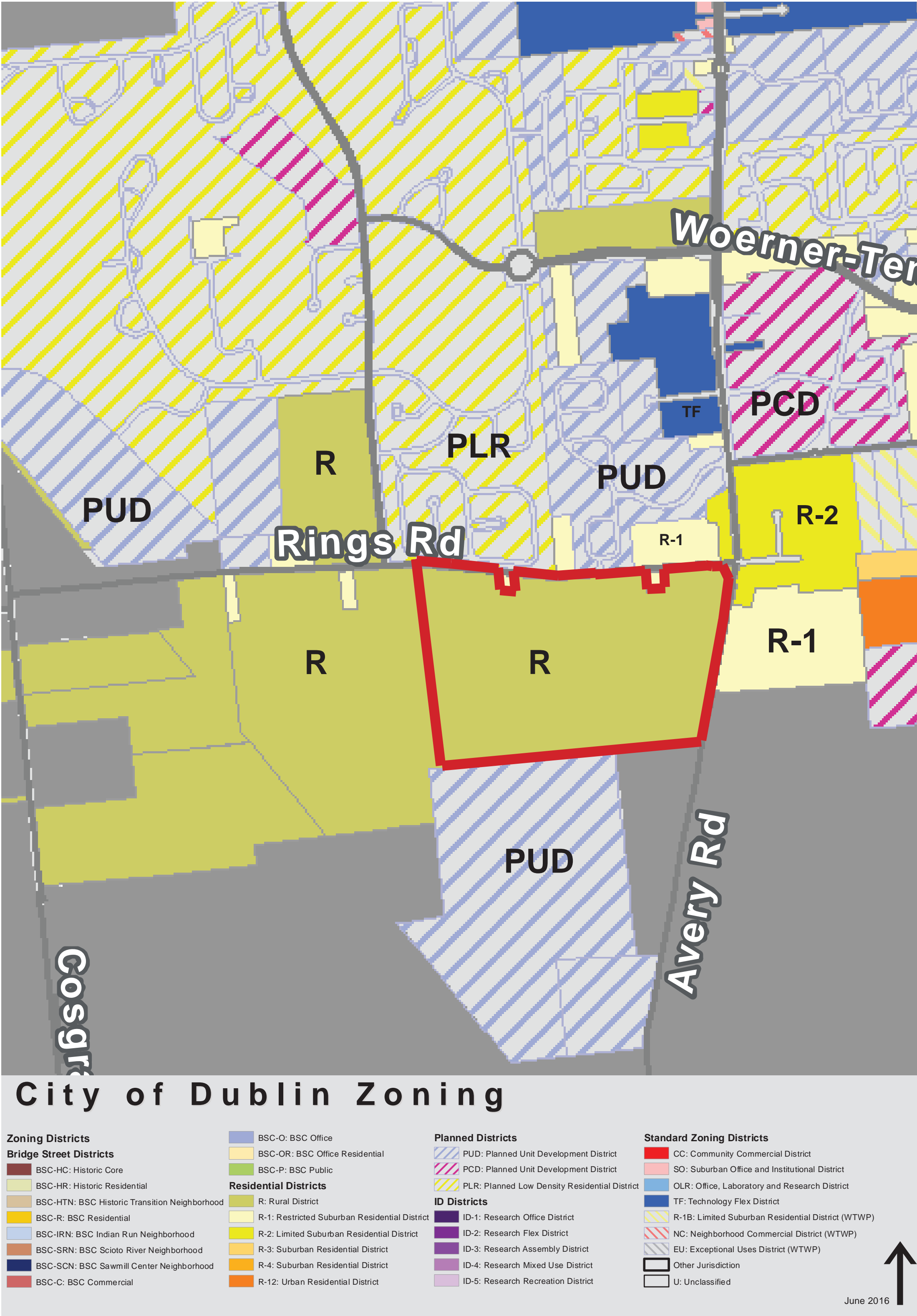
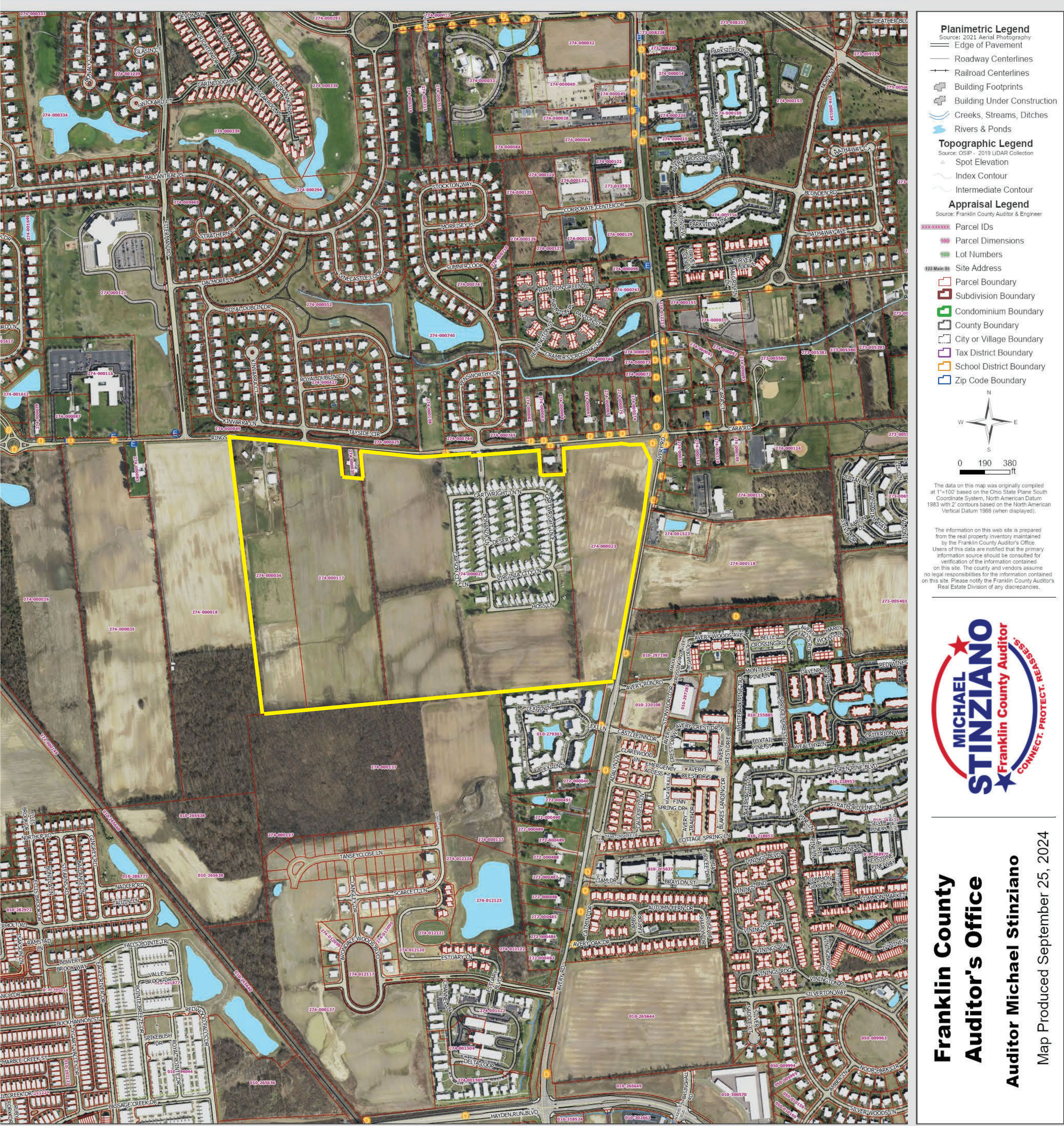




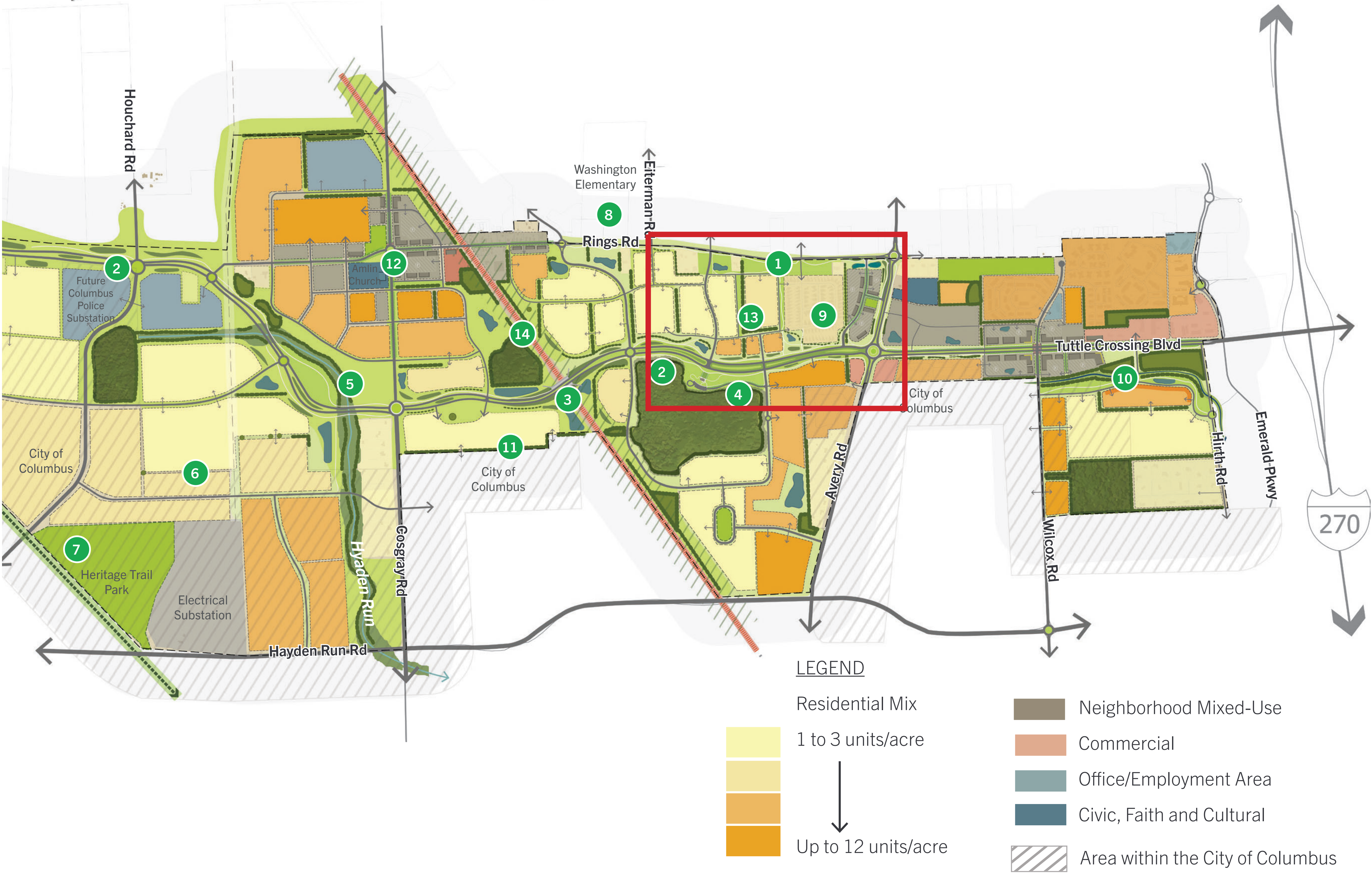
PROJECT SITE AREA: +/- 127 ACRES

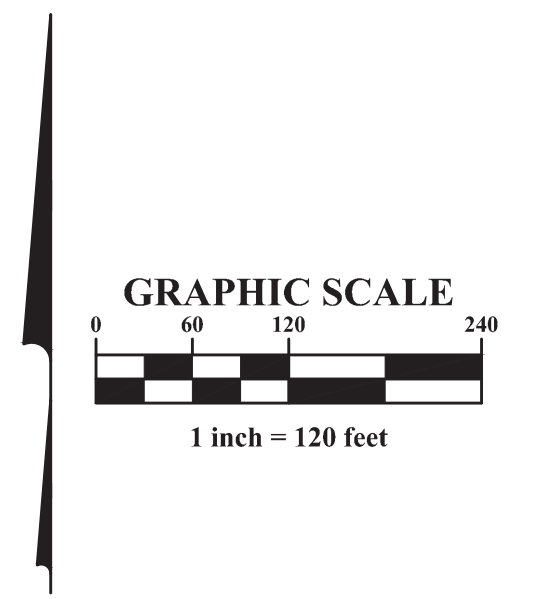


ZONING PLAN



SOUTHWEST AREA ILLUSTRATIVE PLAN





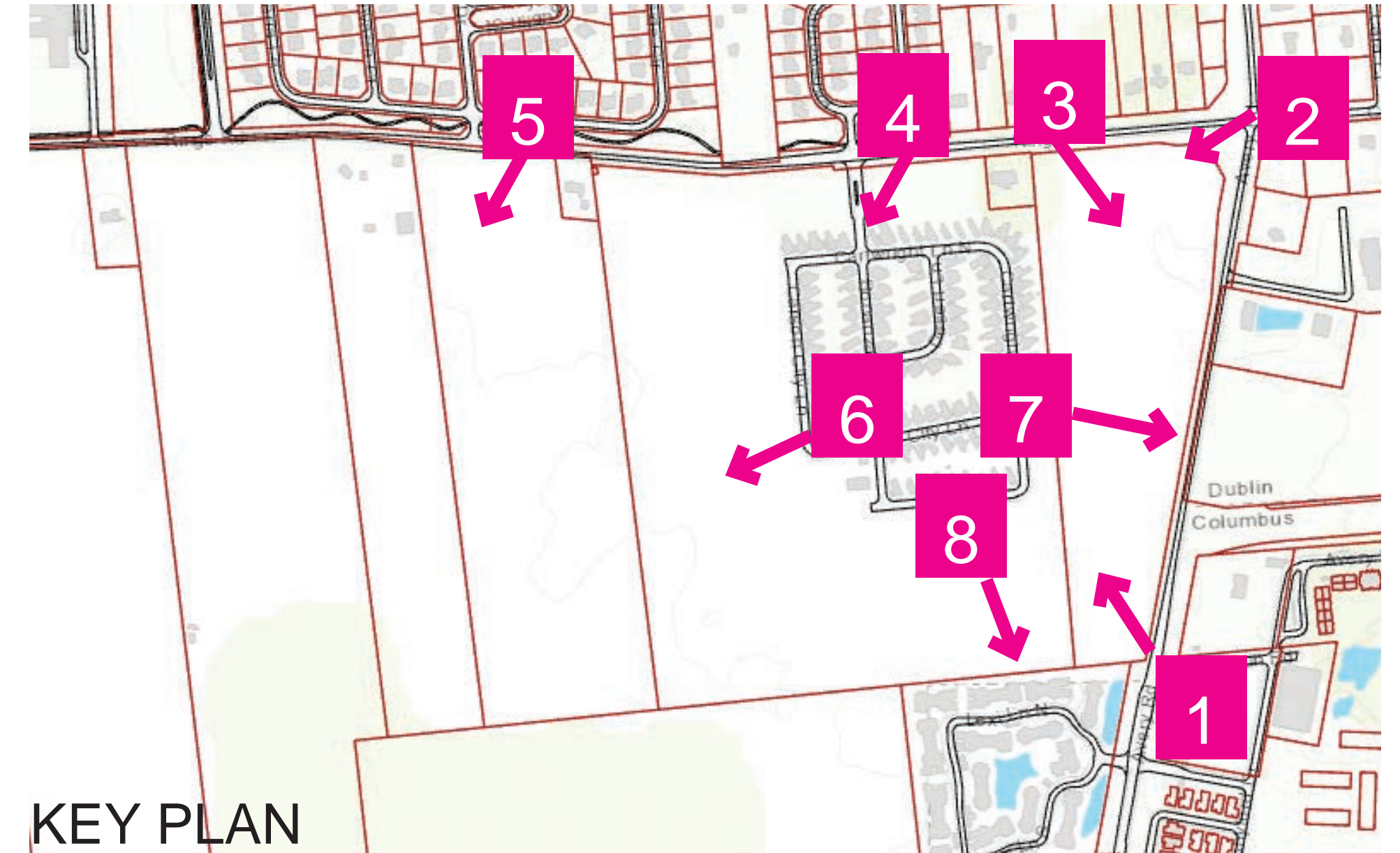
- LEGEND**
- STM — Ex Storm Sewer
 - SAN — Ex Sanitary Sewer
 - WM — Ex Water Main
 - GM — Ex Gas Main
 - OHE — Ex Overhead Electric
 - Flow Arrow

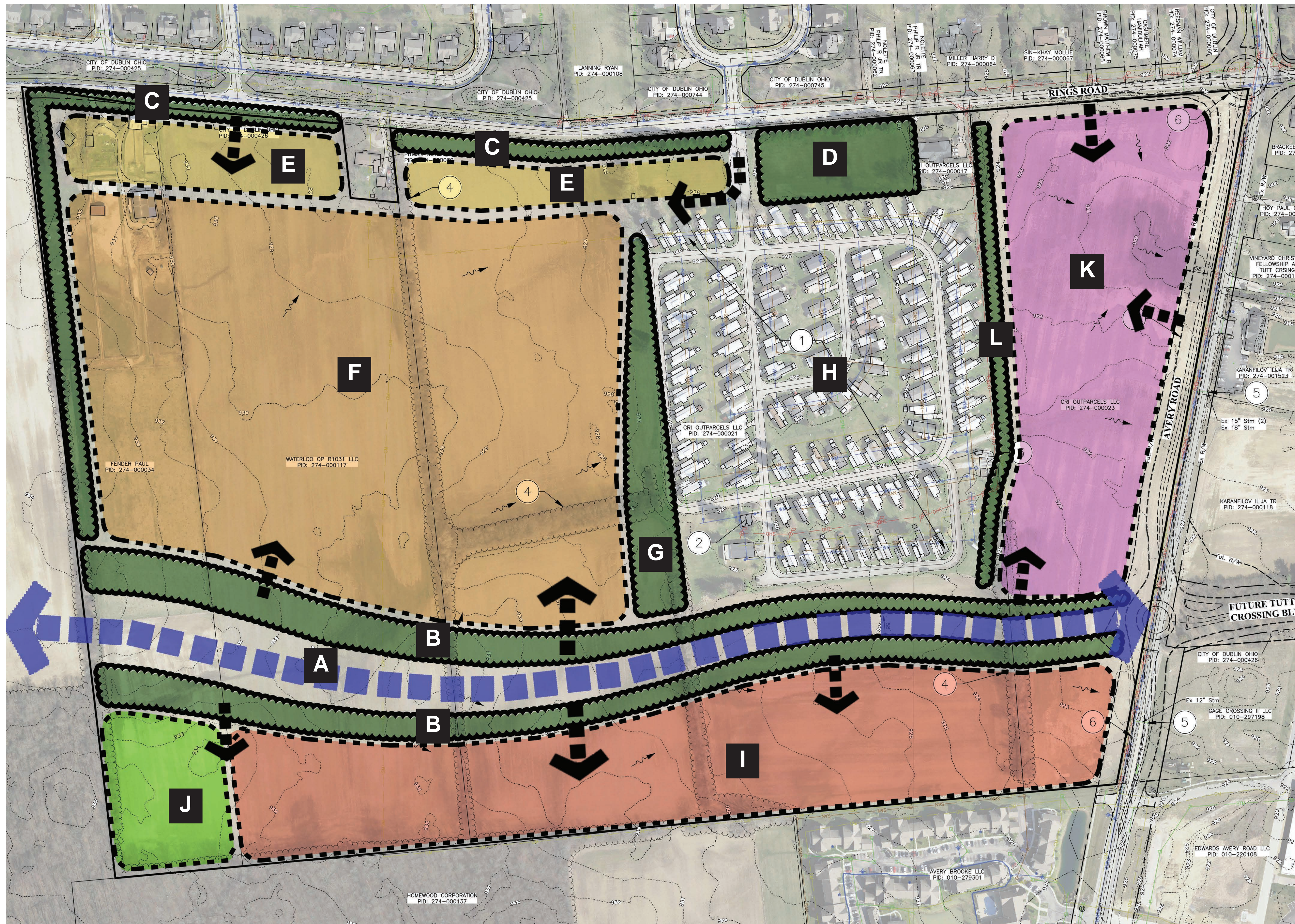
- CODED NOTES**
- ① Ponderosa Mobile Home Community (To Remain)
 - ② Existing Water Treatment and Pump Building
 - ③ Existing Sanitary Sewer Treatment Plant
 - ④ Existing Tree Lines (To Be Removed)
 - ⑤ Existing Stormwater Outlet
 - ⑥ Future Avery Road Improvements

SITE DATA

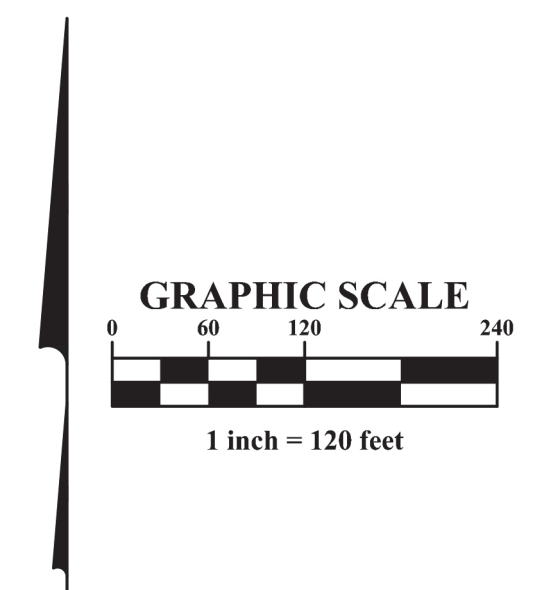
Included Parcels:	
Owner:	CRI Outparcels LLC
Franklin County ID:	PID: 274-000017
Acreage:	0.70 Ac.
Owner:	CRI Outparcels LLC
Franklin County ID:	PID: 274-000021
Acreage:	63.05 Ac.
Owner:	CRI Outparcels LLC
Franklin County ID:	PID: 274-000023
Acreage:	19.94 Ac.
Owner:	Waterloo OP R1031 LLC
Franklin County ID:	PID: 274-000117
Acreage:	27.87 Ac.
Owner:	Fender Paul
Franklin County ID:	PID: 274-000034
Acreage:	16.43 Ac.
Existing Zoning District:	R — Residential
Existing Land Use:	512 — ONE-FAMILY DWLG UNPLT: 10-19.99 AC
Flood Hazard Area:	39049C0133K Eff. 6/17/2008
School District:	Hilliard City Schools

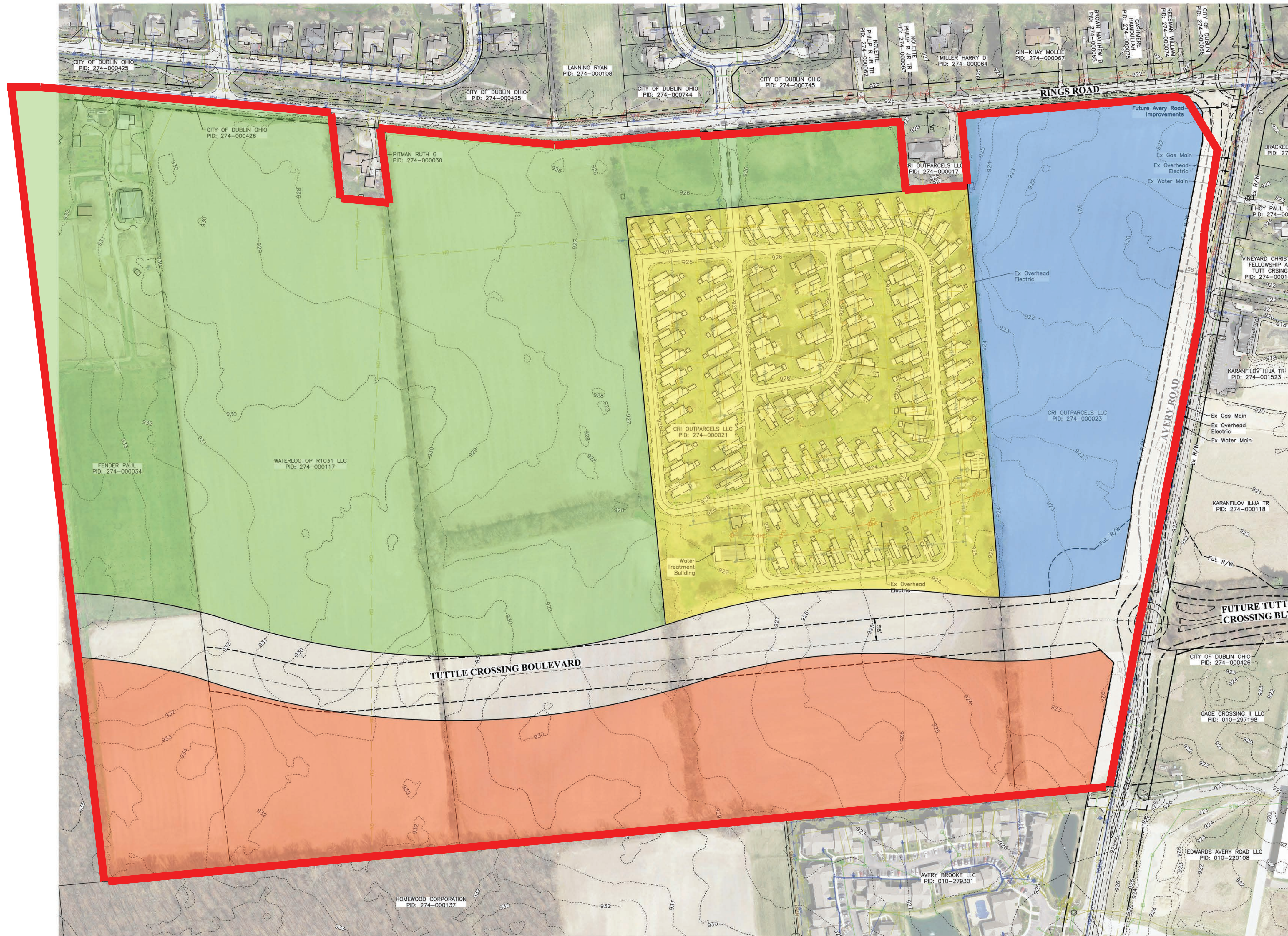






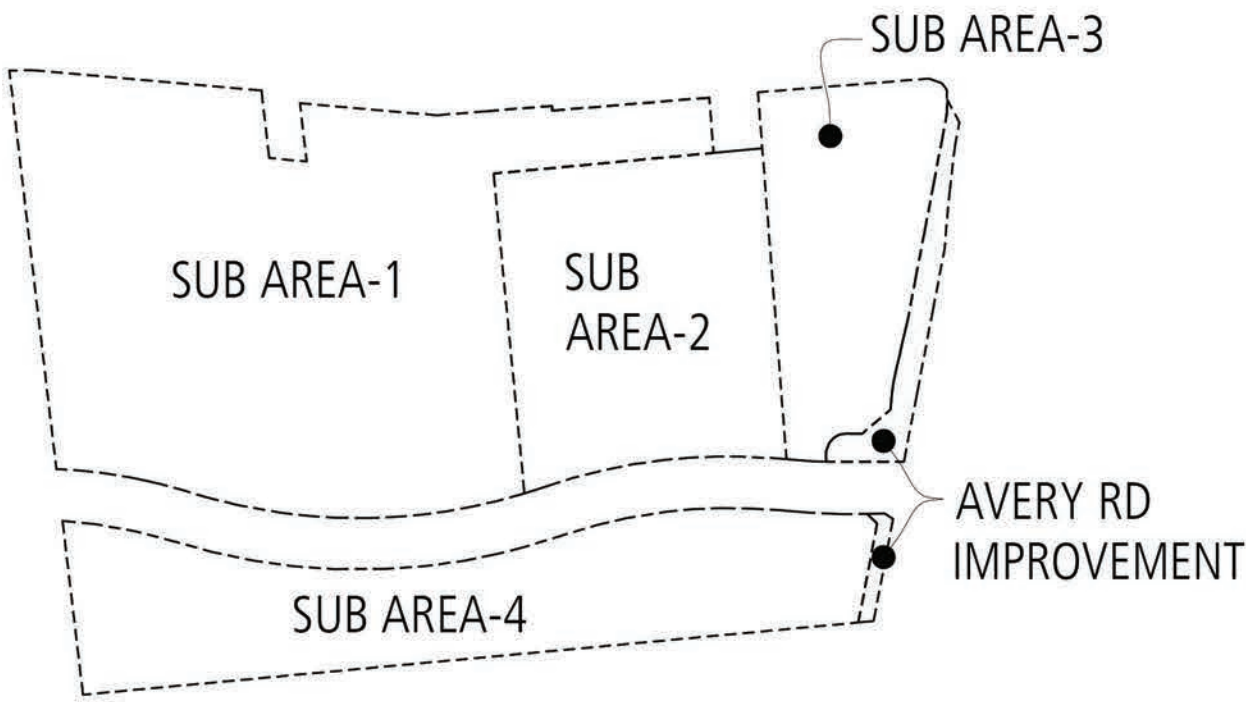
- A** PROPOSED EXTENSION OF TUTTLE CROSSING BLVD
- B** PLANTED BUFFER ON BOTH SIDES OF NEW CONNECTOR ARTERIAL
- C** PROVIDE PLANTED BUFFER ALONG RINGS ROAD AND WESTERN EDGE
- D** PROVIDED NATURAL BUFFER BETWEEN RINGS RD AND EXISTING MOBILE HOME PARK
- E** SINGLE FAMILY DEVELOPMENT ZONE
- F** DEVELOPMENT ZONE OF DUPLEX, TOWNHOME, AND CLUSTER HOMES, WITH TRADITIONAL STREETS AND GARAGES ACCESSED OFF REAR ALLEYS
- G** PROVIDE LANDSCAPE BUFFER BETWEEN NEW RESIDENTIAL DEVELOPMENT ZONE AND EXISTING MOBILE HOME PARK
- H** EXISTING MOBILE HOME PARK TO REMAIN
- I** MULTI-FAMILY RESIDENTIAL DEVELOPMENT ZONE
- J** MAINTAIN OPEN LANDSCAPE AREA FOR RECREATIONAL USE AND BUFFER TO THE WEST
- K** MIXED USE DEVELOPMENT ZONE
- L** PROVIDE LANDSCAPE BUFFER BETWEEN NEW MIXED USE DEVELOPMENT ZONE AND EXISTING MOBILE HOME PARK



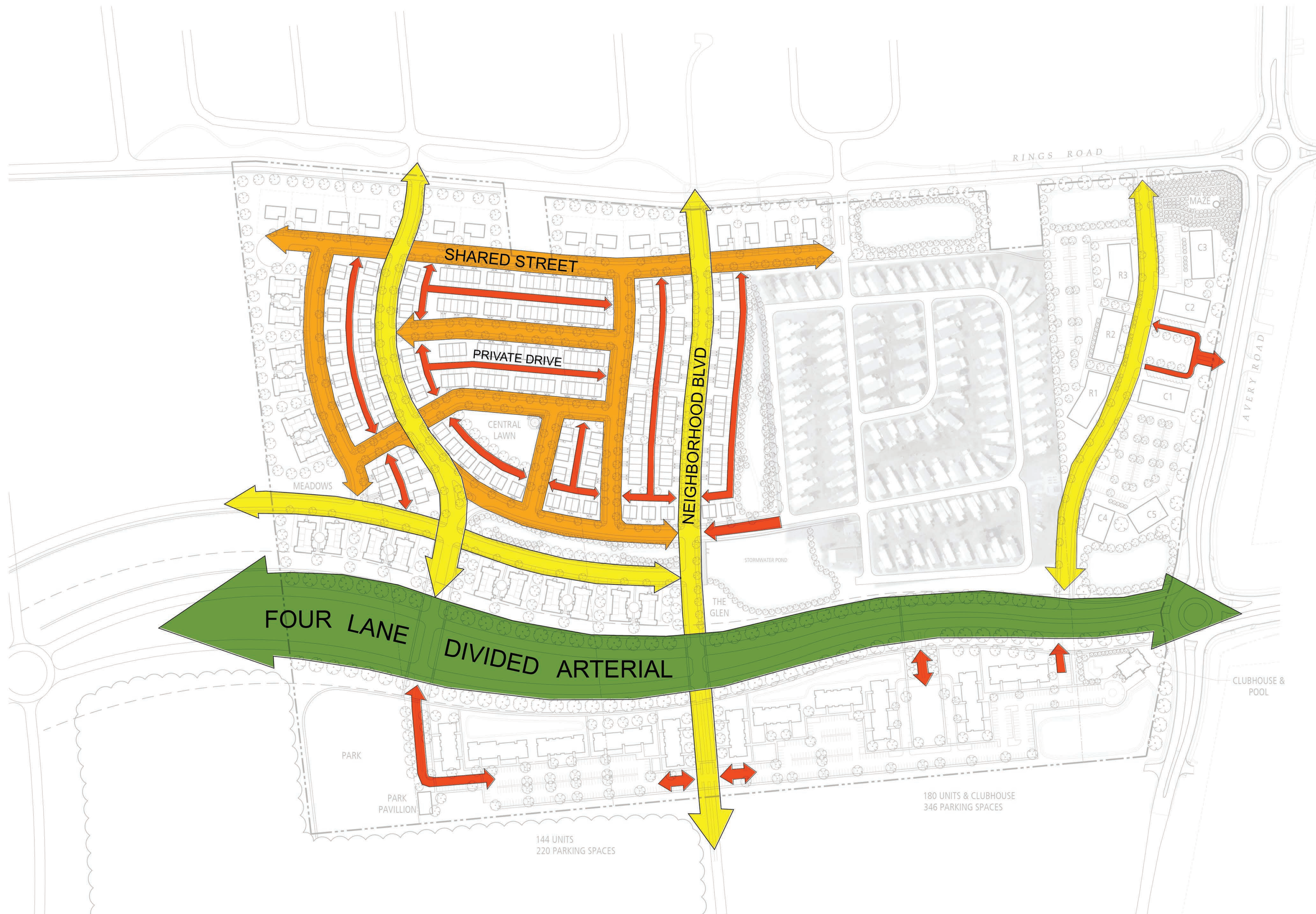


SUB AREA ACREAGES:

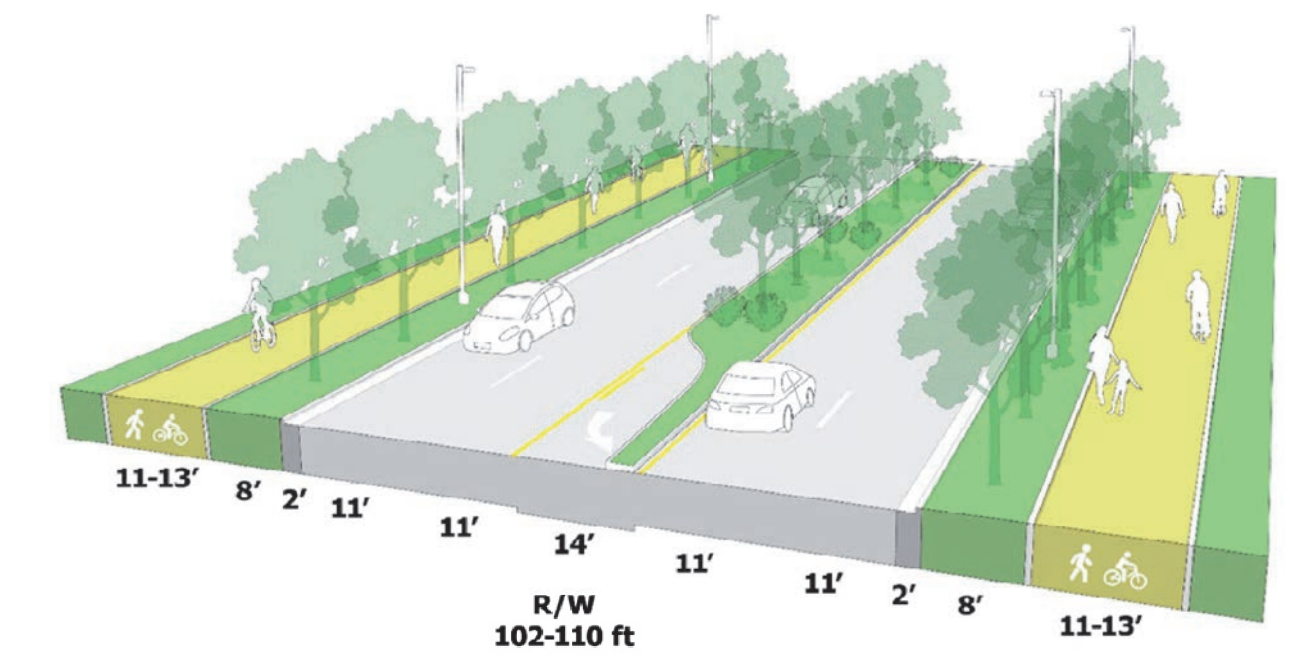
- SUB AREA - 1: 52.8 ACRES**
- LOW DENSITY RESIDENTIAL
- SUB AREA - 2: 21.4 ACRES**
- EXISTING MOBILE HOME PARK TO REMAIN
- SUB AREA - 3: 13.7 ACRES**
- MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL
- SUB AREA - 4: 25.0 ACRES**
- MIXED USE COMMERCIAL / MULTI-FAMILY RESIDENTIAL



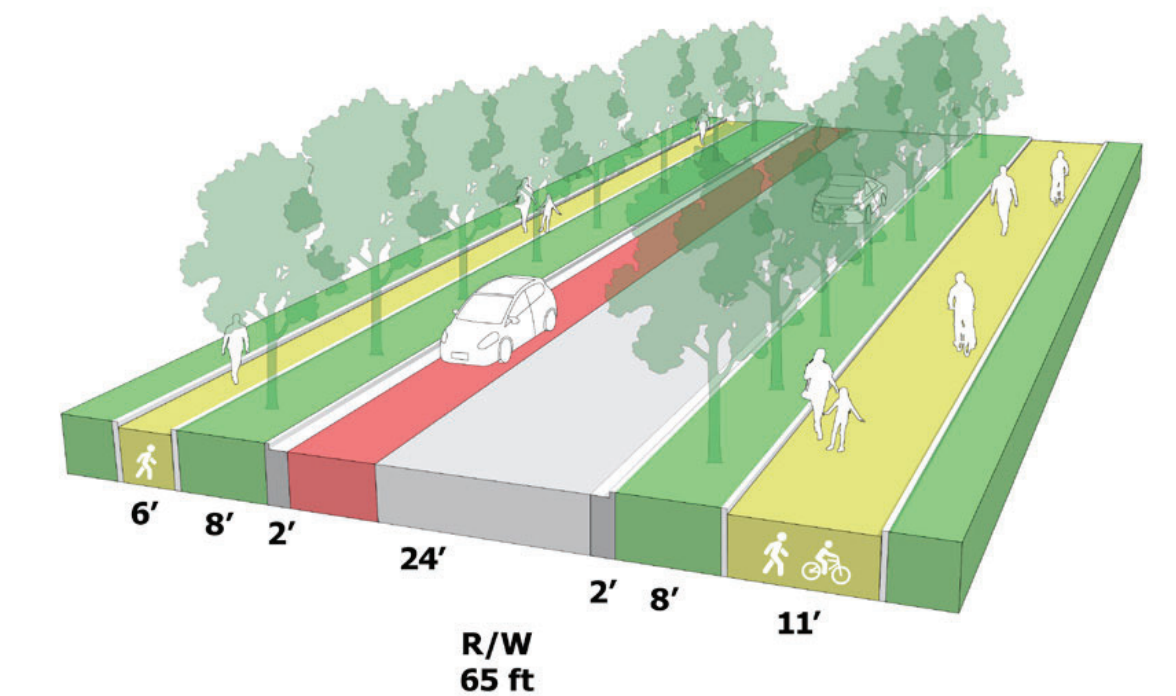




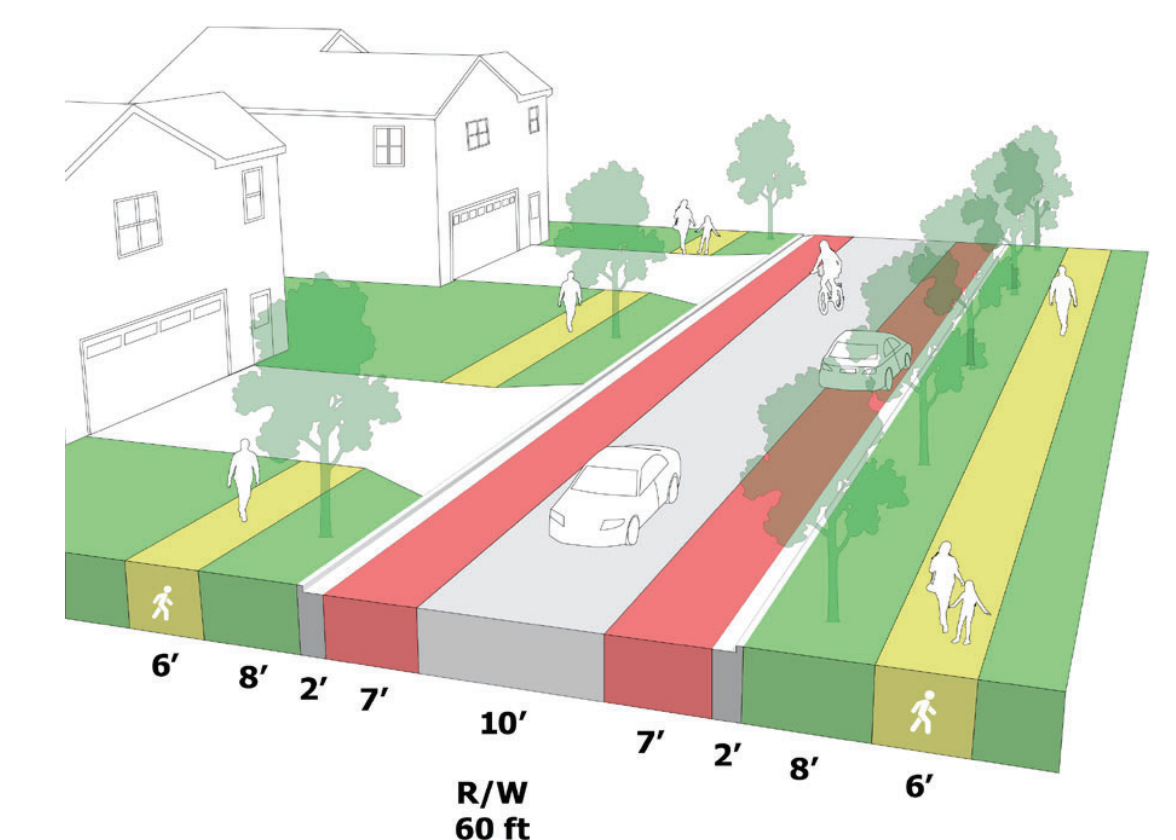
Four-Lane Divided (4D) Arterial, Commuter Boulevard, Connector Boulevard



Neighborhood Boulevard



Shared Street





OPEN SPACE FRAMEWORK

A STORM WATER GARDENS: +/- 10.5 ACRES

- 1: +/-0.8 ACRES
- 2: +/-1.6 ACRES
- 3: +/-1.0 ACRES
- 4: +/-1.3 ACRES
- 5: +/-0.6 ACRES
- 6: +/-0.4 ACRES
- 7: +/-4.8 ACRES

B NATIVE LANDSCAPE: +/- 6.0 ACRES

- 1: +/-3.0 ACRES
- 2: +/-3.0 ACRES

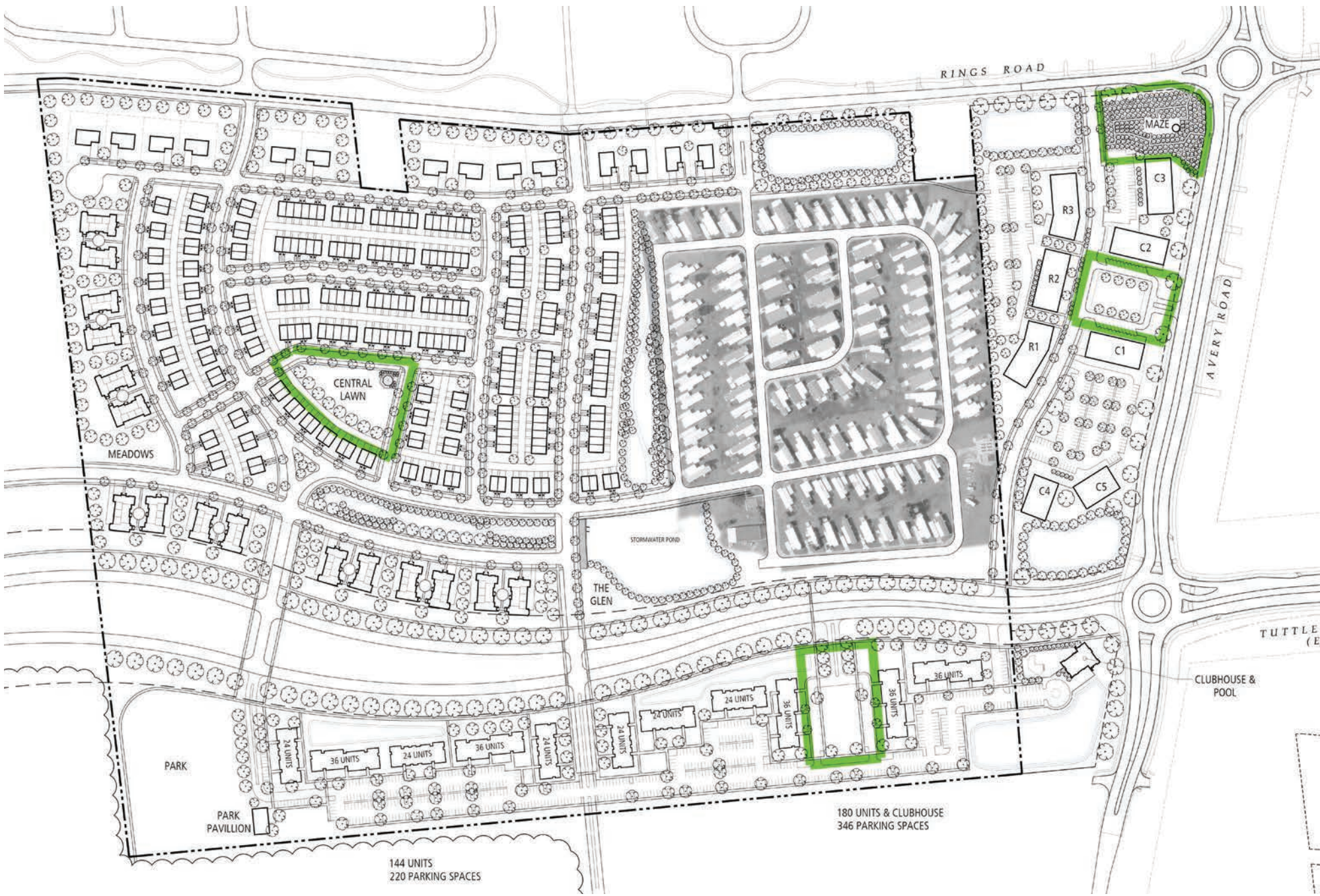
C PLAZA / PARK: +/- 3.0 ACRES

- 1: +/-1.0 ACRES
- 2: +/-1.0 ACRES
- 3: +/-1.0 ACRES

D PUBLIC ART PARK: +/- 1.0 ACRES

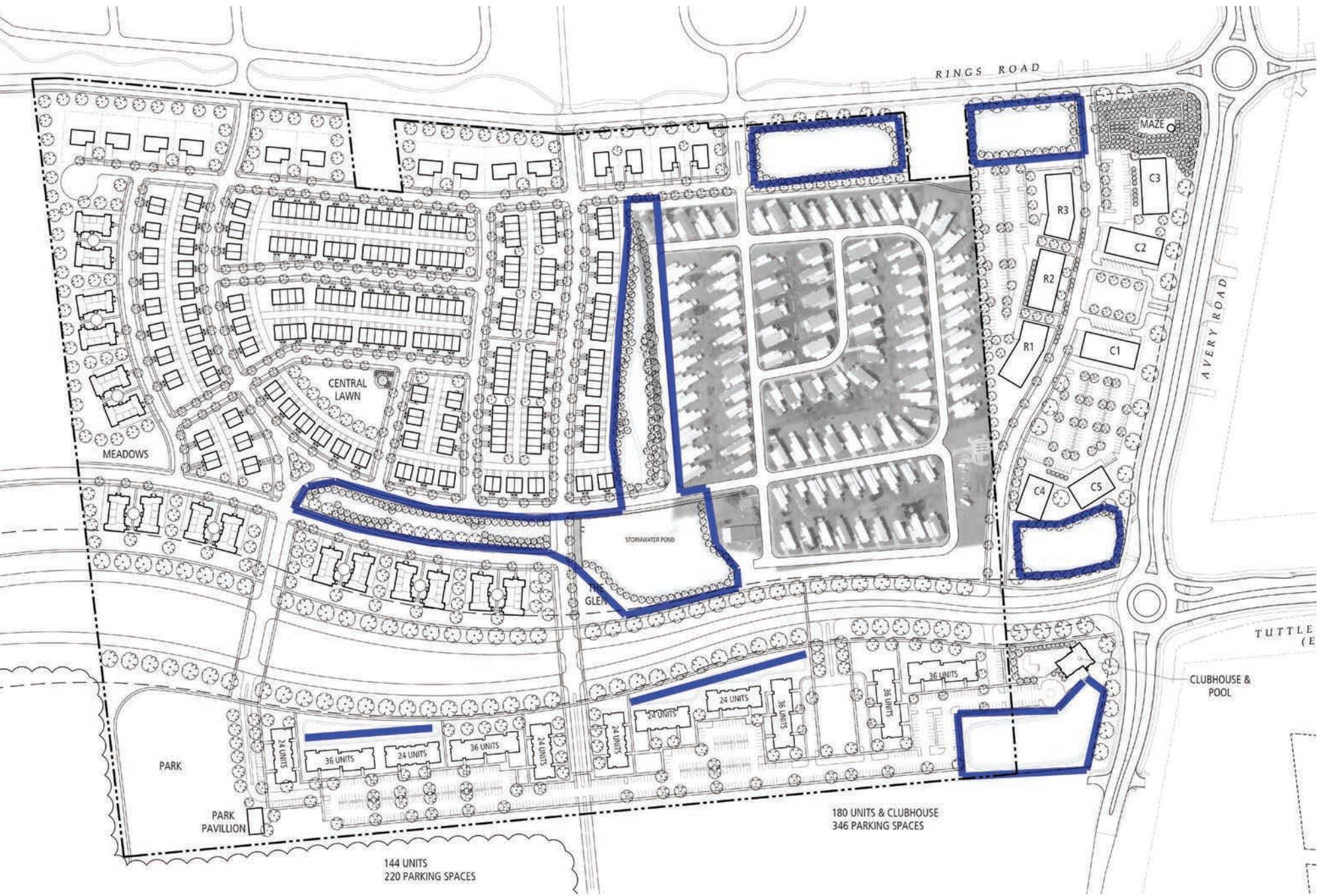
E REC FIELDS: +/- 4.0 ACRES

COMMUNITY GATHERING



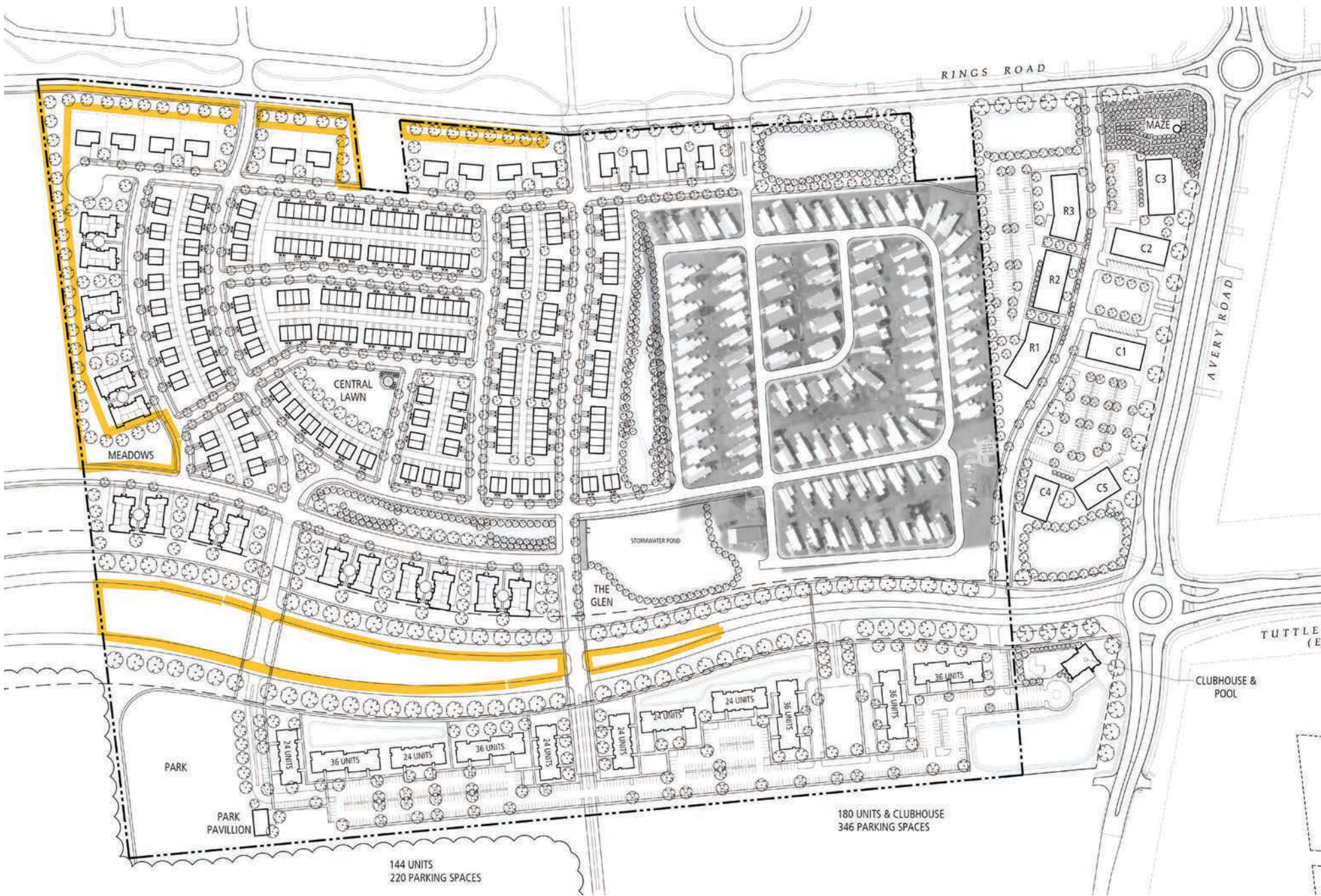
Community gathering spaces are distributed across the site totaling roughly 4.0 acres

STORMWATER GARDENS



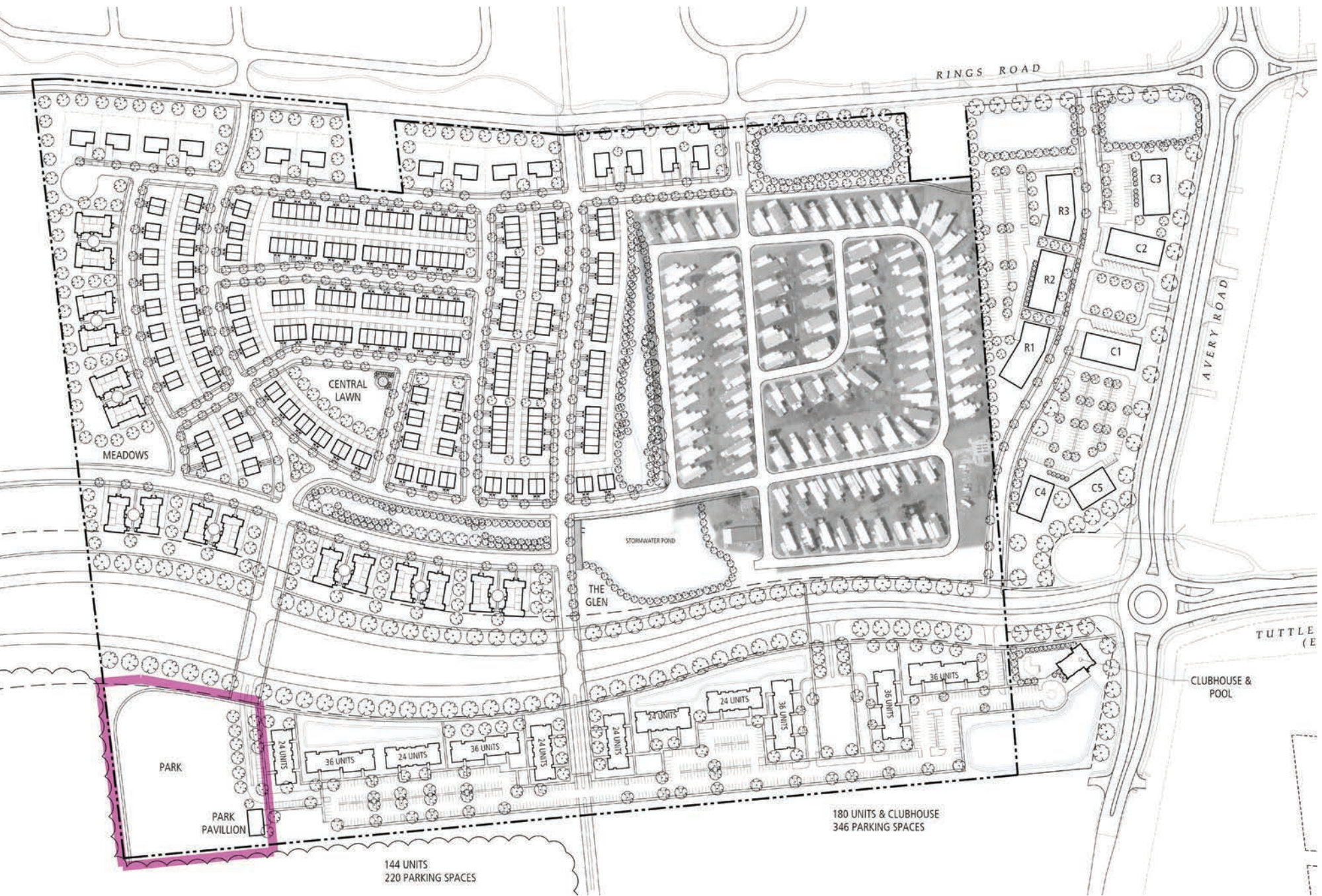
Stormwater gardens are distributed across the site totaling roughly 10.5 acres.

NATURAL LANDSCAPE



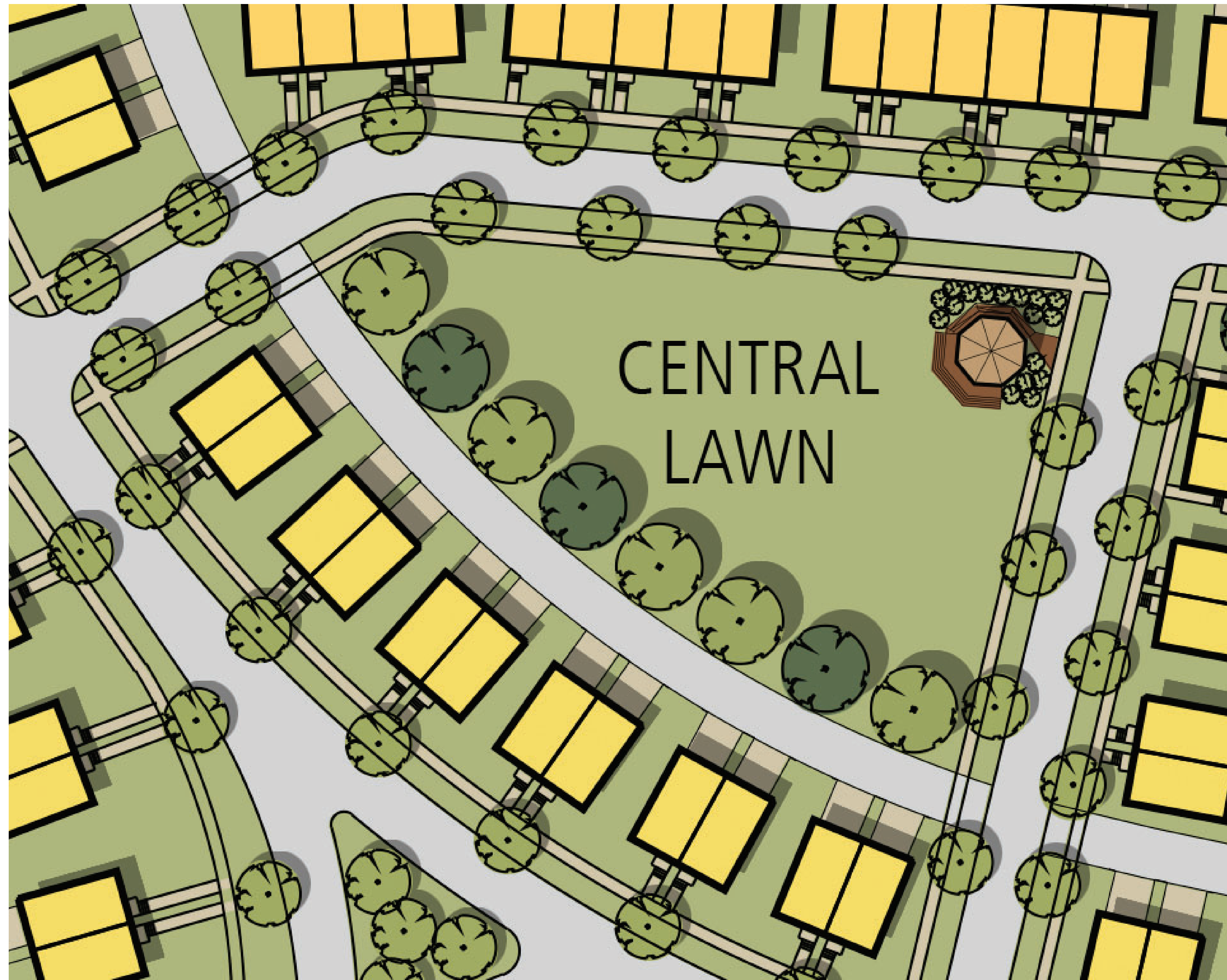
Native landscaped areas buffer the proposed development to the west totaling roughly 6.0 acres.

OUTDOOR RECREATION



A Public recreation area is located on the southwest corner of roughly 4.0 acres.

THE LAWN



Located in the center of Parcel-1 is a one-acre community space. This central lawn is intended to support informal outdoor gatherings as well as programmed events. A gazebo/pavilion is located at the northeast corner to anchor the space and can be used for a variety of community events like concerts, theater performances, etc. Other events such as outdoor yoga, movie nights, and arts and crafts fairs can enliven this central gathering space.



GAZEBO



COMMUNITY MOVIES

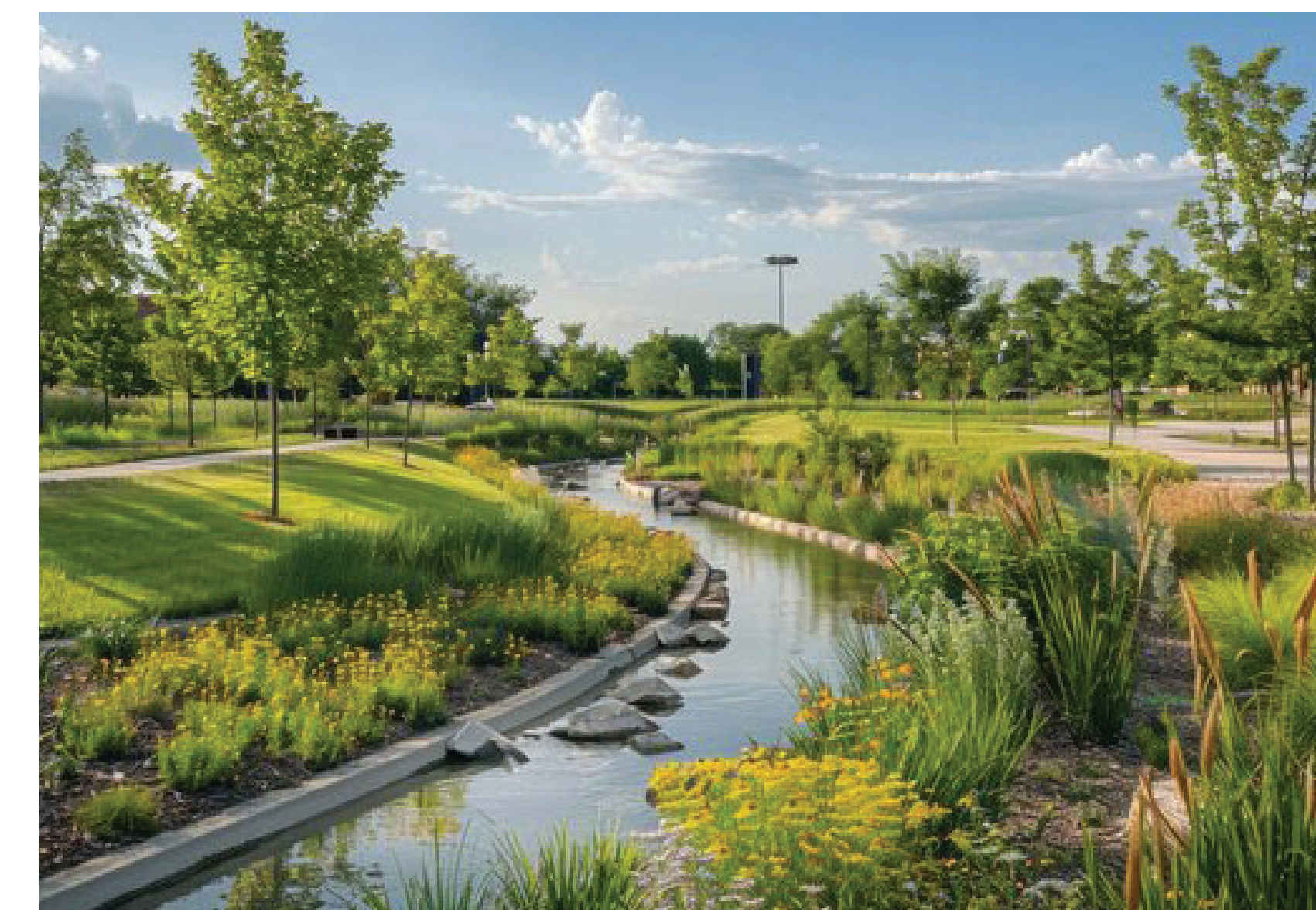


OUTDOOR YOGA

STORM WATER GARDENS



The design incorporates storm water gardens, which manage runoff while functioning as usable outdoor space, rather than utilizing underground tanks. Stormwater gardens offer a variety of other benefits such as restoring ground water, providing wildlife habitats, and fostering biodiversity.



NATIVE LANDSCAPE BUFFERS



The design utilizes productive & native landscaping along the western and northern edges of the site and within the median of the Tuttle Crossing Western Extension. The mixture of actively cultivated plants in the community garden along with native plantings will help facilitate wildlife and provide a harmonious transition to the undeveloped land to the west.



SUNFLOWER FIELD



POLLINATOR GARDEN



COMMUNITY GARDEN

RECREATIONAL FIELDS + TRAILS



Located at the southwest corner of the proposed development is a 4.8-acre park, including a pavilion, multi-purpose fields and a trail head. The pavilion can be utilized for a variety of community events including support for athletic activities, picnics, etc.



MULTI-USE FIELD



PARK PAVILLION



TRAIL HEAD

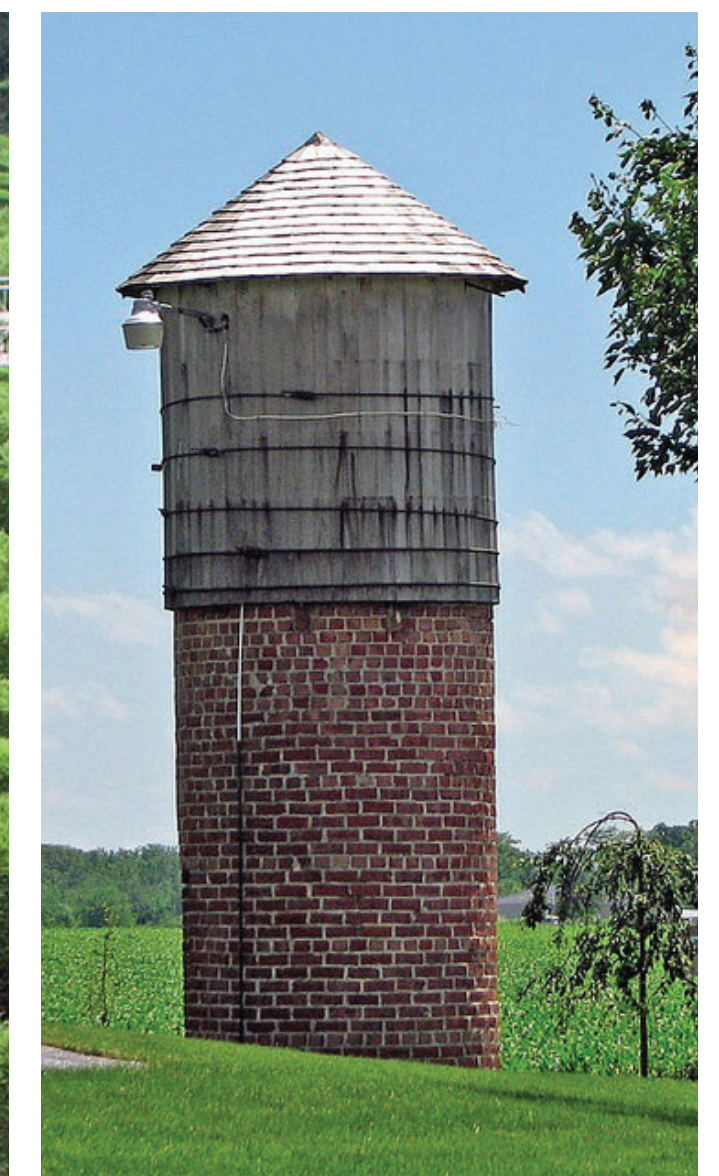
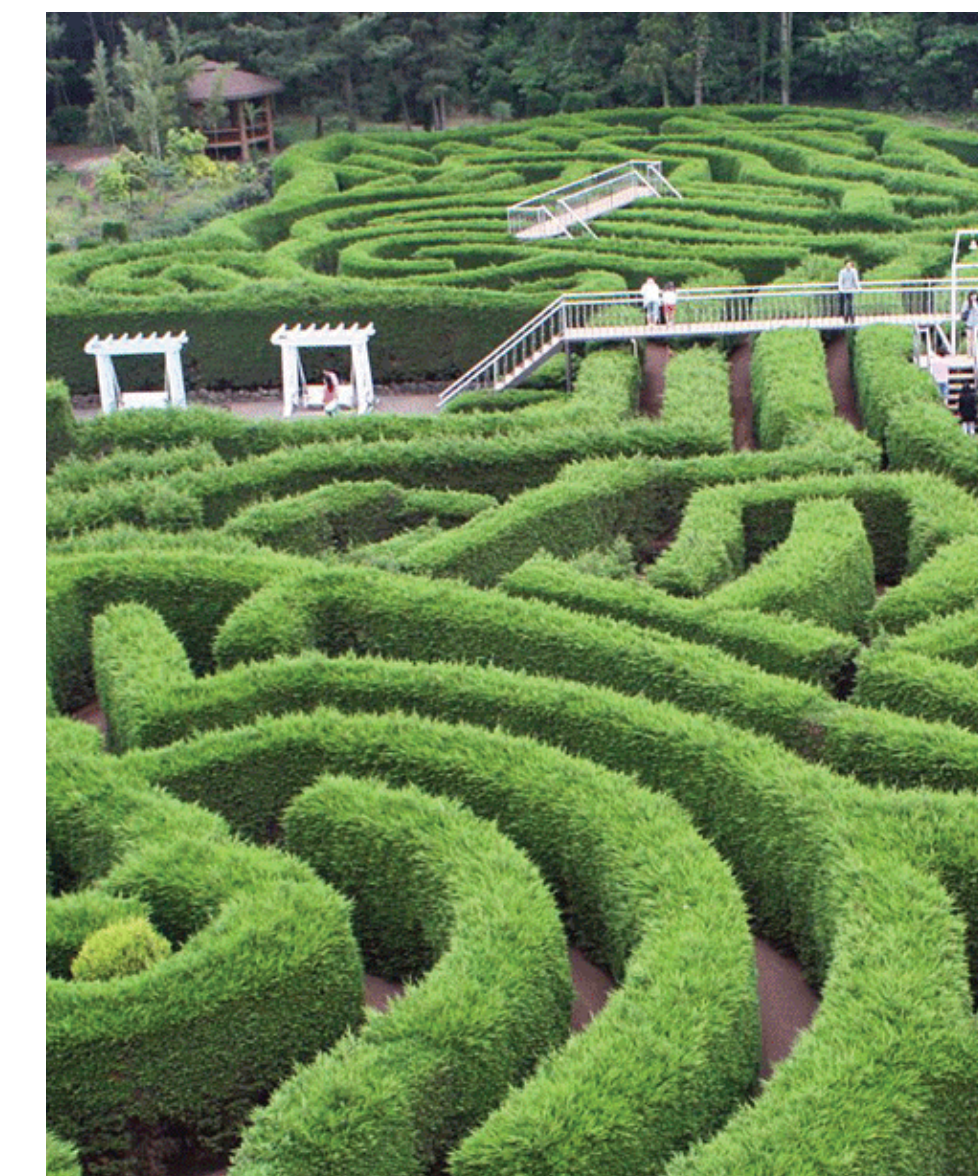
PUBLIC SPACE



The northeast corner of the development fronting the intersection of Avery & Rings is the symbolic front door to the project and includes both residential and commercial uses. The main entry from Avery opens into a piazza that can be used for seasonal markets and other events to support the adjacent commercial spaces. The land to the north is envisioned as a place for public/landscape art.



LAND ART

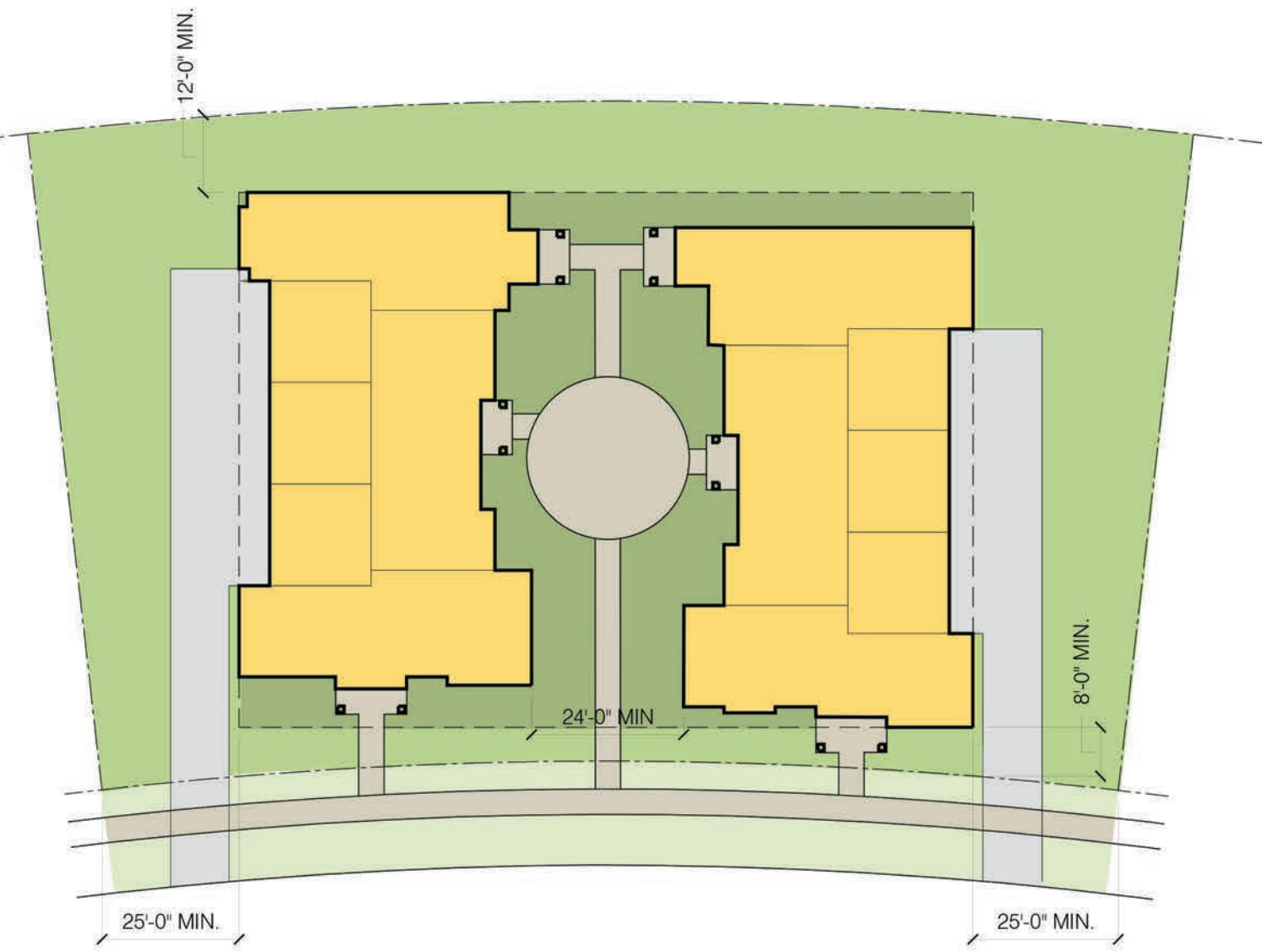
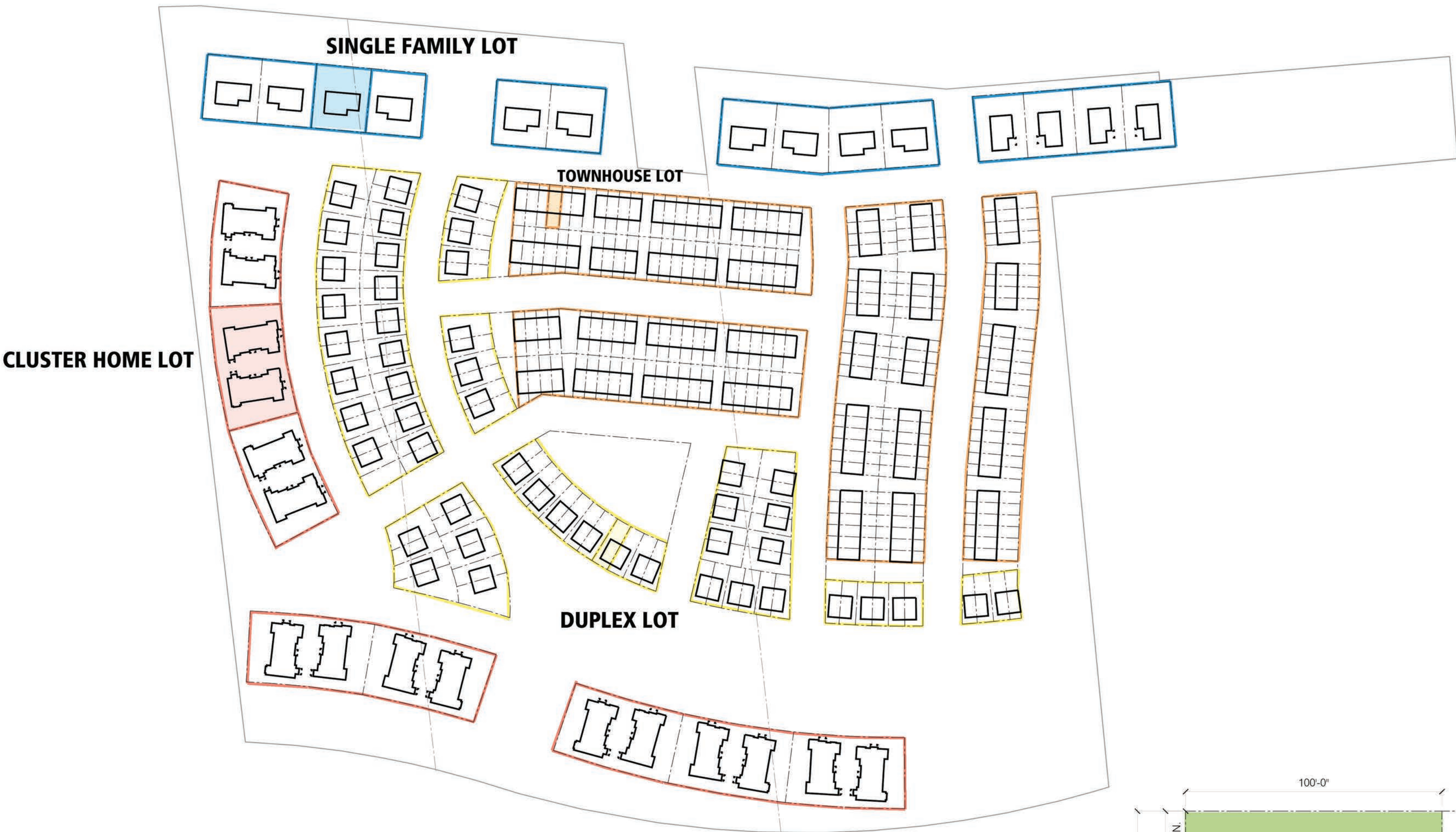


MAZE / SILO

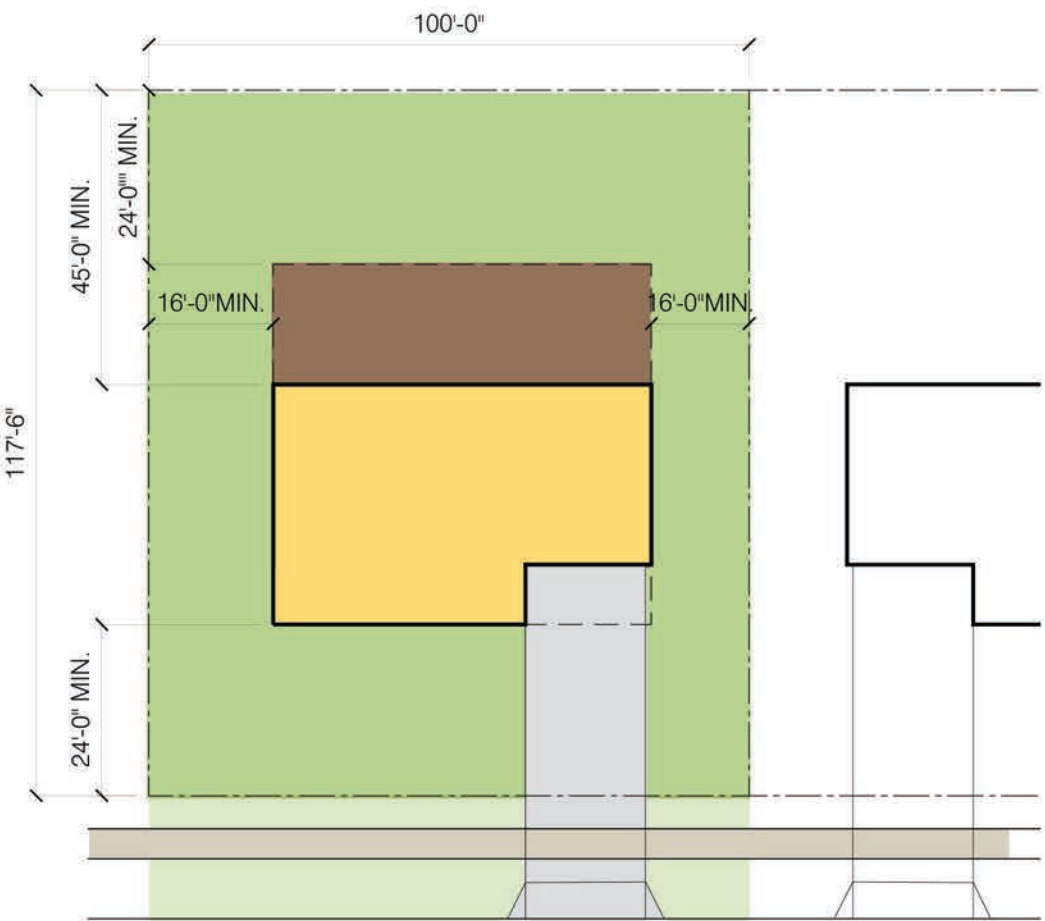


PIAZZA

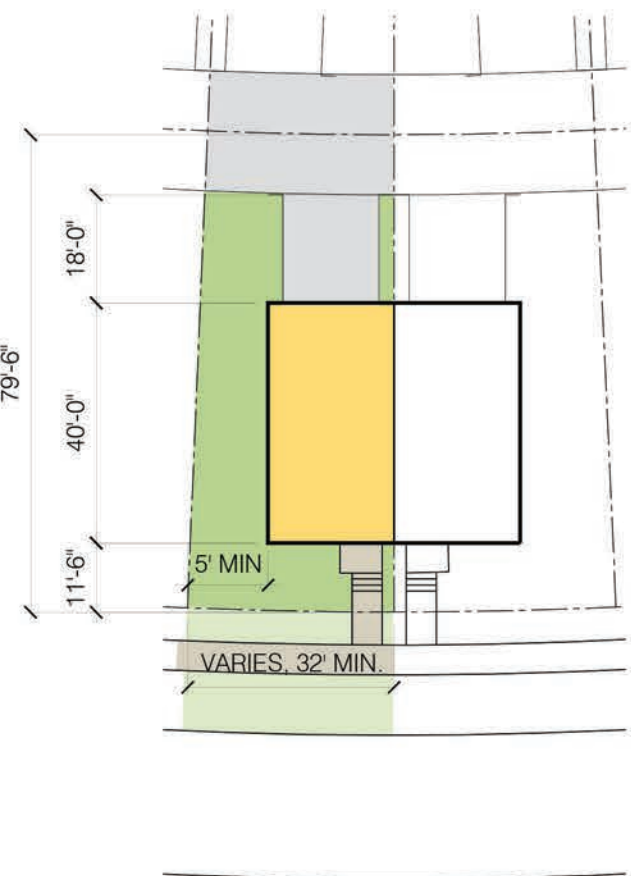
RESIDENTIAL LOT TYPES:



CLUSTER HOME LOT (6-UNITS)
AVG. LOT SIZE: 28,000 SF
MAX. COVERAGE: 40%



SINGLE FAMILY LOT
AVG. LOT SIZE: 11,750 SF
MAX. COVERAGE: 25%



DUPLEX LOT
AVG. LOT SIZE: 2600 SF
MAX. COVERAGE: 35%



TOWNHOUSE LOT
AVG. LOT SIZE: 1650 SF
MAX. COVERAGE: 50%



THEME: VERNACULAR VARIATION

The Architectural character of the residential and commercial buildings in the proposed master plan will be consistent with the objectives and recommendations of the Envision Dublin Community Plan dated adopted July 1, 2024. The residential products will have high-quality building materials and open space to uphold community image and create long-term neighborhood value. As illustrated in the inspiration images, a variety of housing types are envisioned to add to the existing housing stock in a contextual way to create a walkable human scale complete neighborhood. The overarching theme for the master plan is variation derived from the vernacular architecture of central Ohio. This variation applies to both the type of residential product, but also the architectural style.



STYLES:

Shingle Style: Characterized as simple forms with a variety of siding & trim, sometimes with a masonry base and featuring pitched roofs with modest overhangs.

Farmhouse: Similar to Shingle style, but with masonry or board and batten as the primary material, often incorporating wraparound porches.

Craftsman: Born from the Arts and Crafts movement, this style features lower sloped roofs often with expressed columns, beams and rafters at entry porches.

ELEMENTS:

Pitched Roofs: The most common roof form to vernacular architecture is a pitch roof. Varying slopes, overhangs, and ornamentation provide pleasant differentiation.

Porches: From simple overhangs to wraparound or stacked, porches create depth and signify places of welcome and repose.

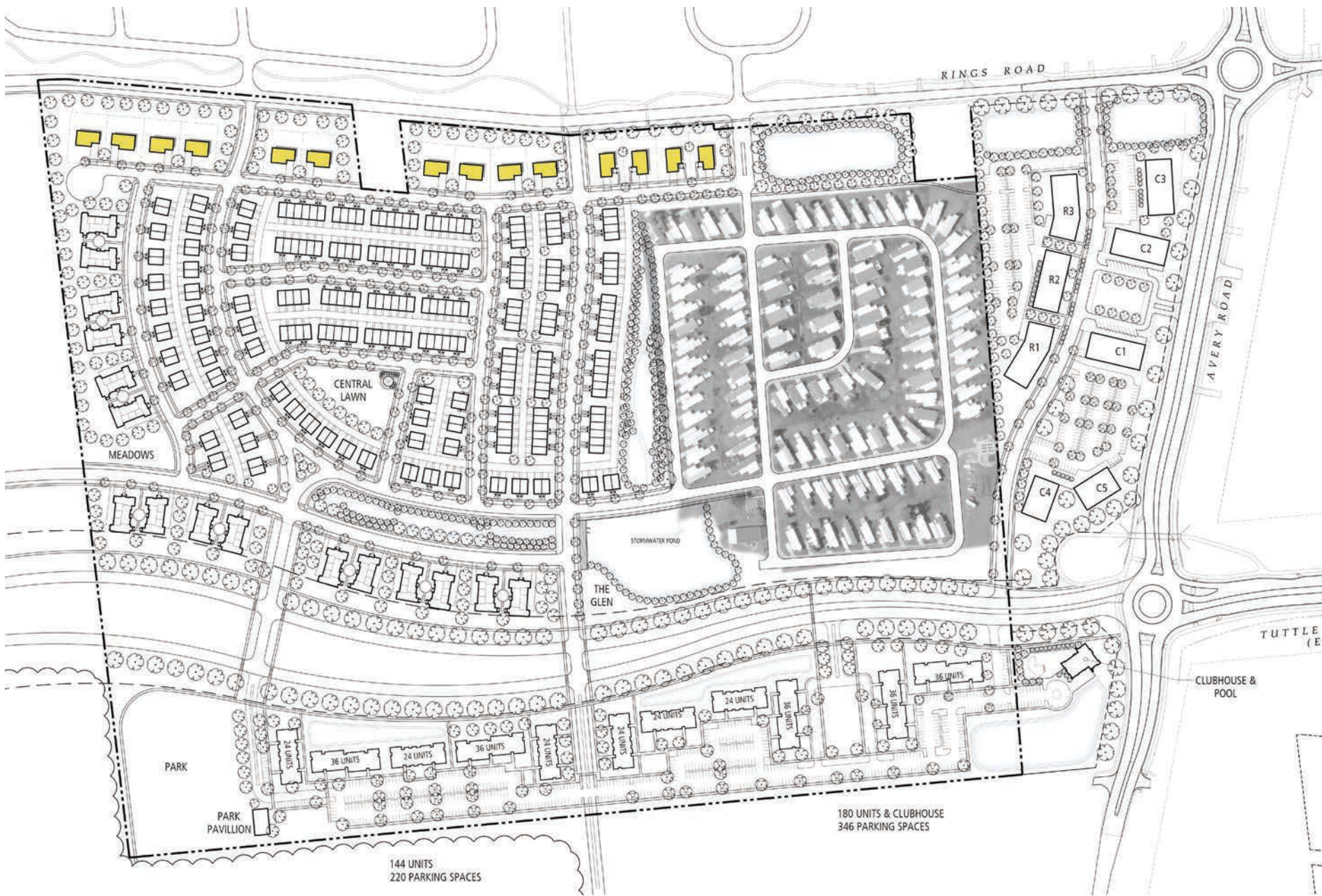
Shutters: Common to agrarian structures, shutters add variation to facades as function ornament.

MATERIALS:

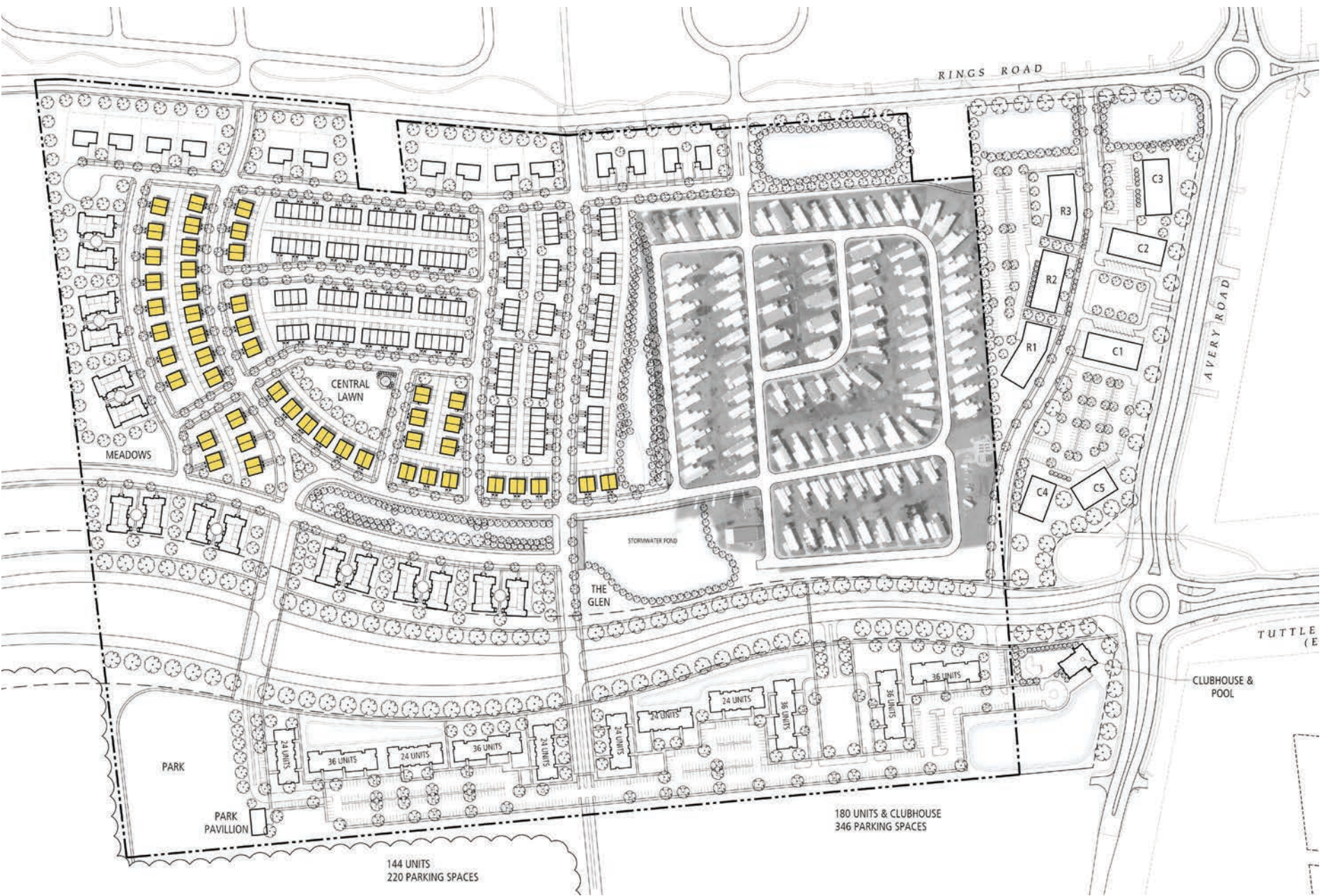
A mixture of material palates creates the diversity common to the best neighborhoods. The proposed development seeks to utilize a mixture of siding, from Lap, Shake, & board and batten, as well as masonry, including brick and stone of different colors, sizes and patterns.



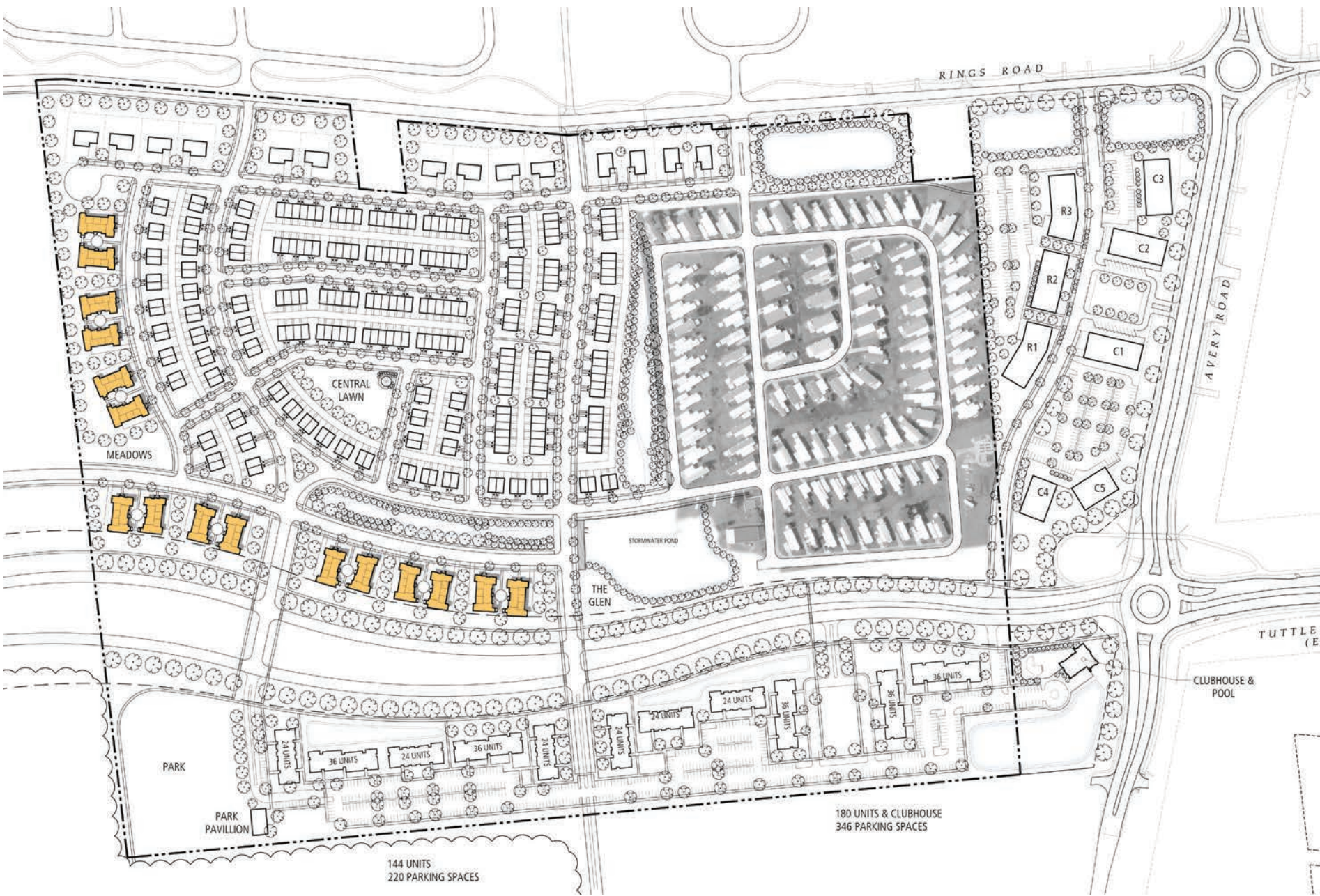
SINGLE FAMILY



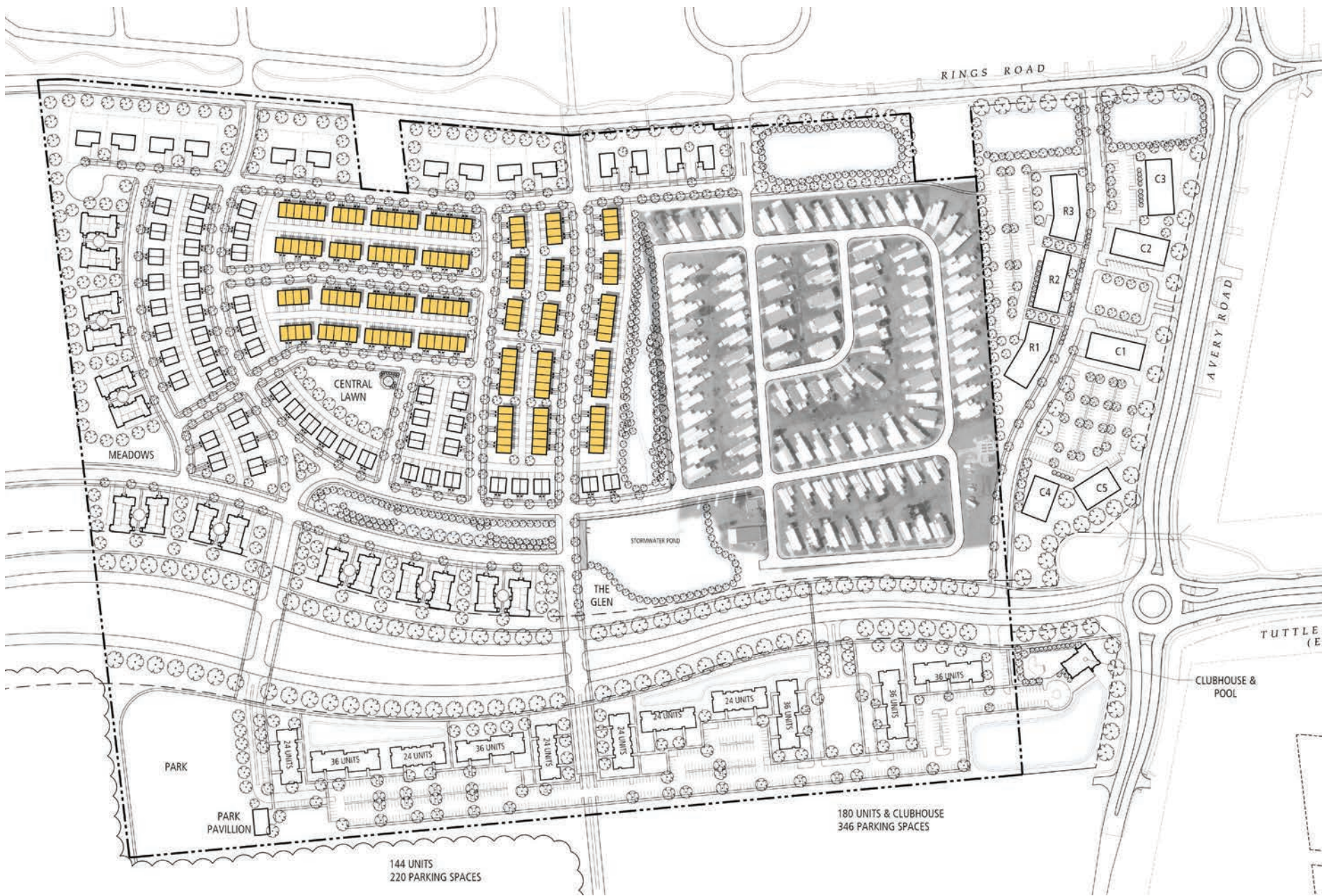
DUPLEX TOWNHOMES



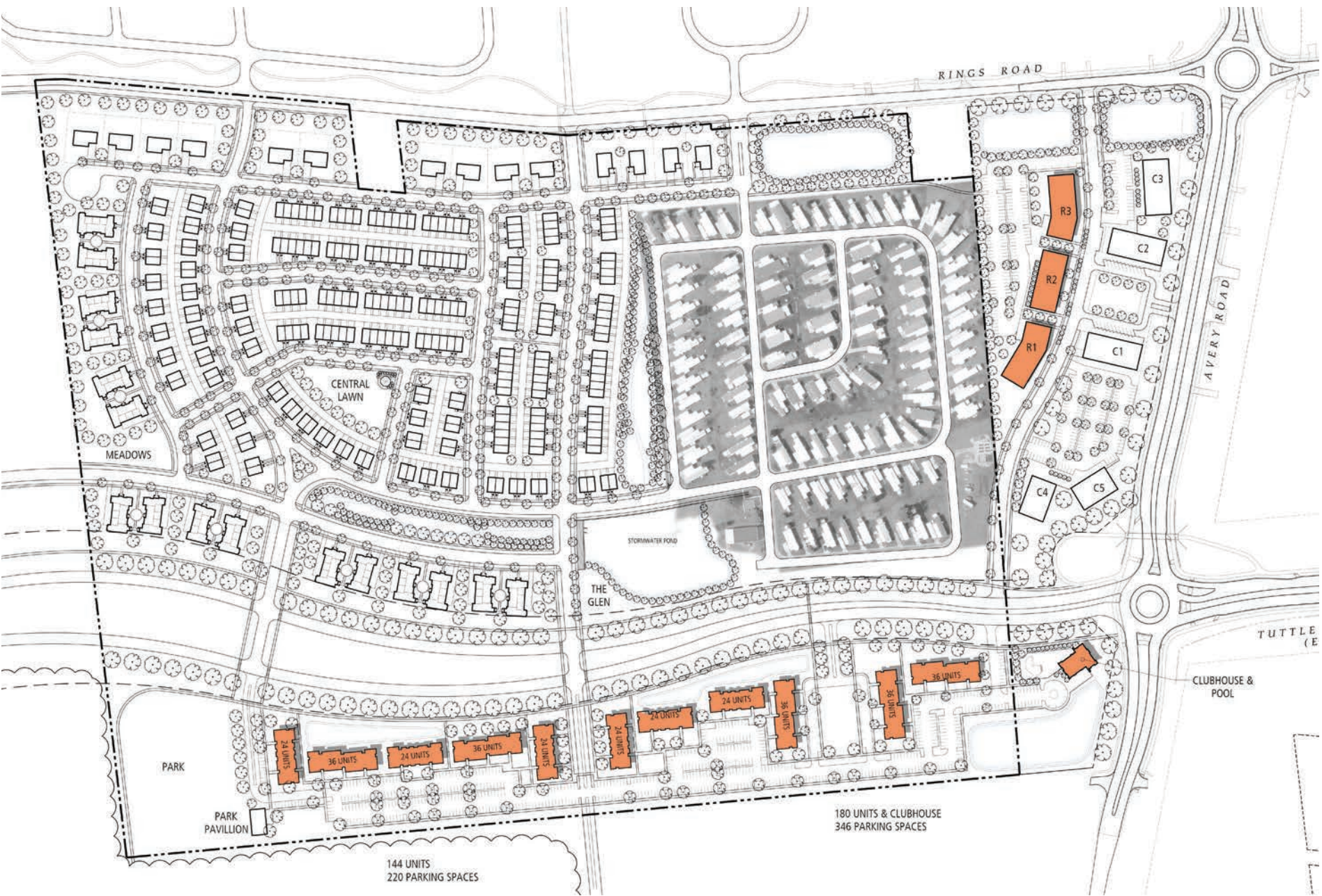
CLUSTER HOMES



TOWNHOMES



MULTI-FAMILY



COMMERCIAL

