

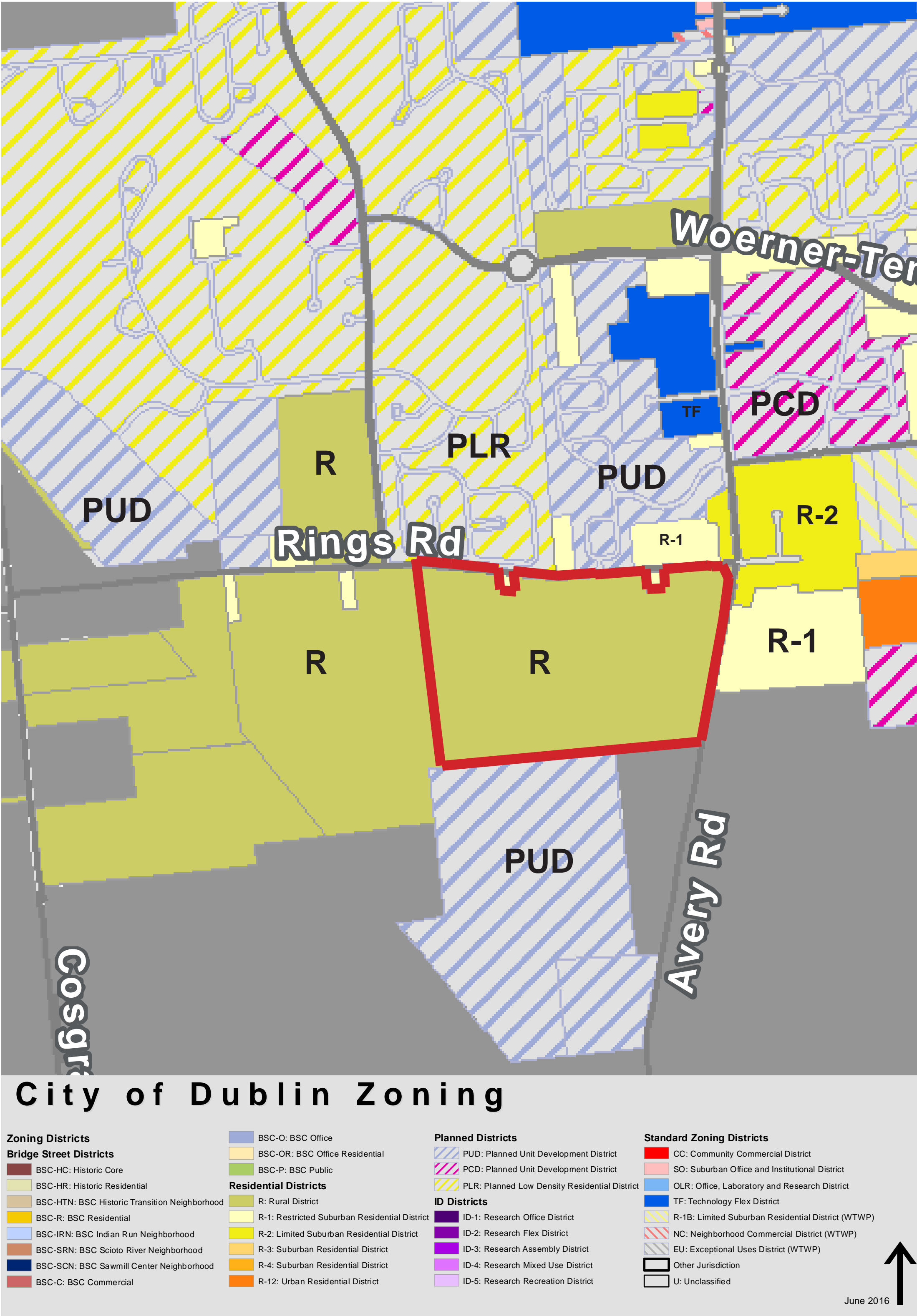


Avery Crossing Residential Mixed-Use Masterplan

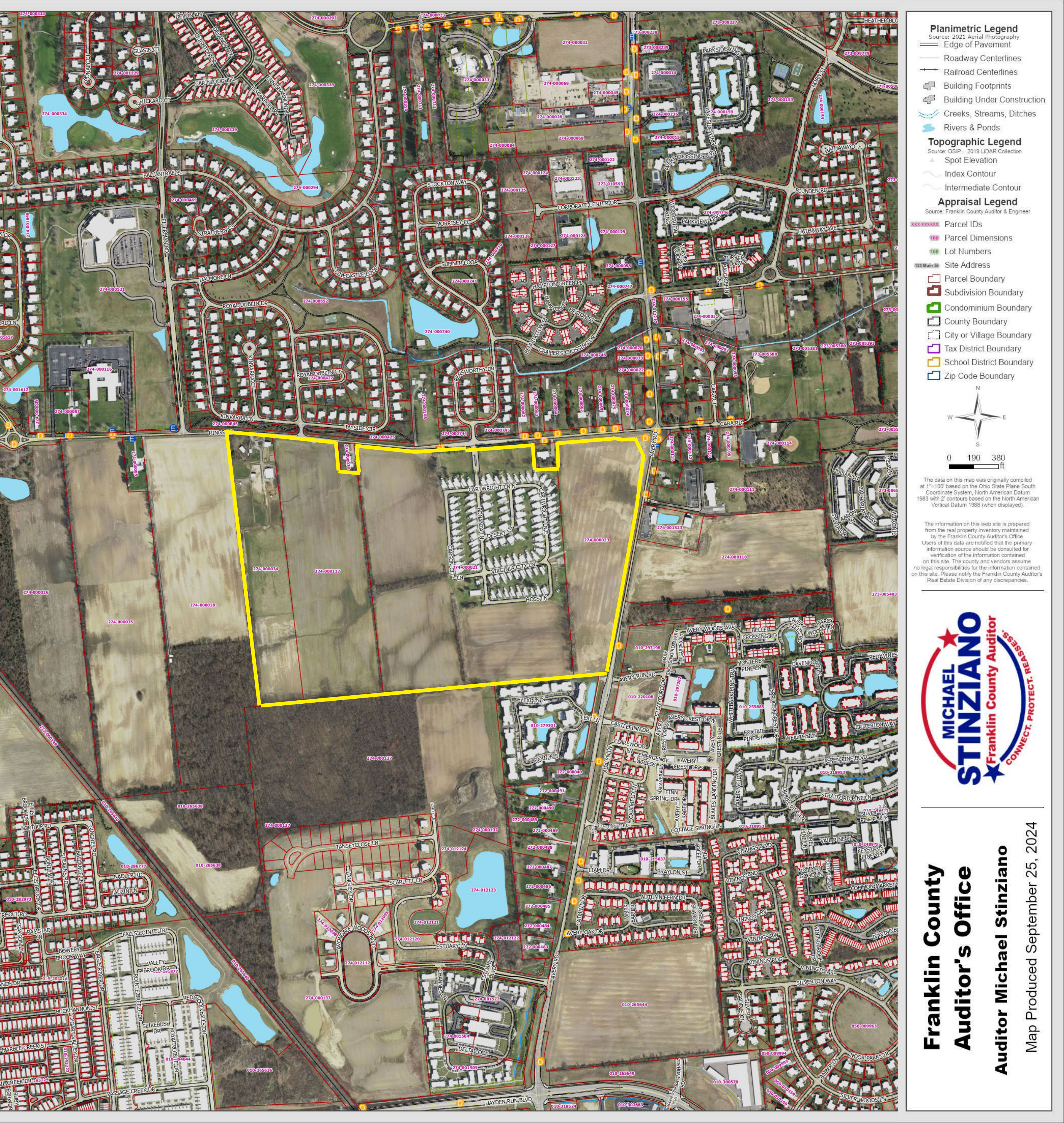
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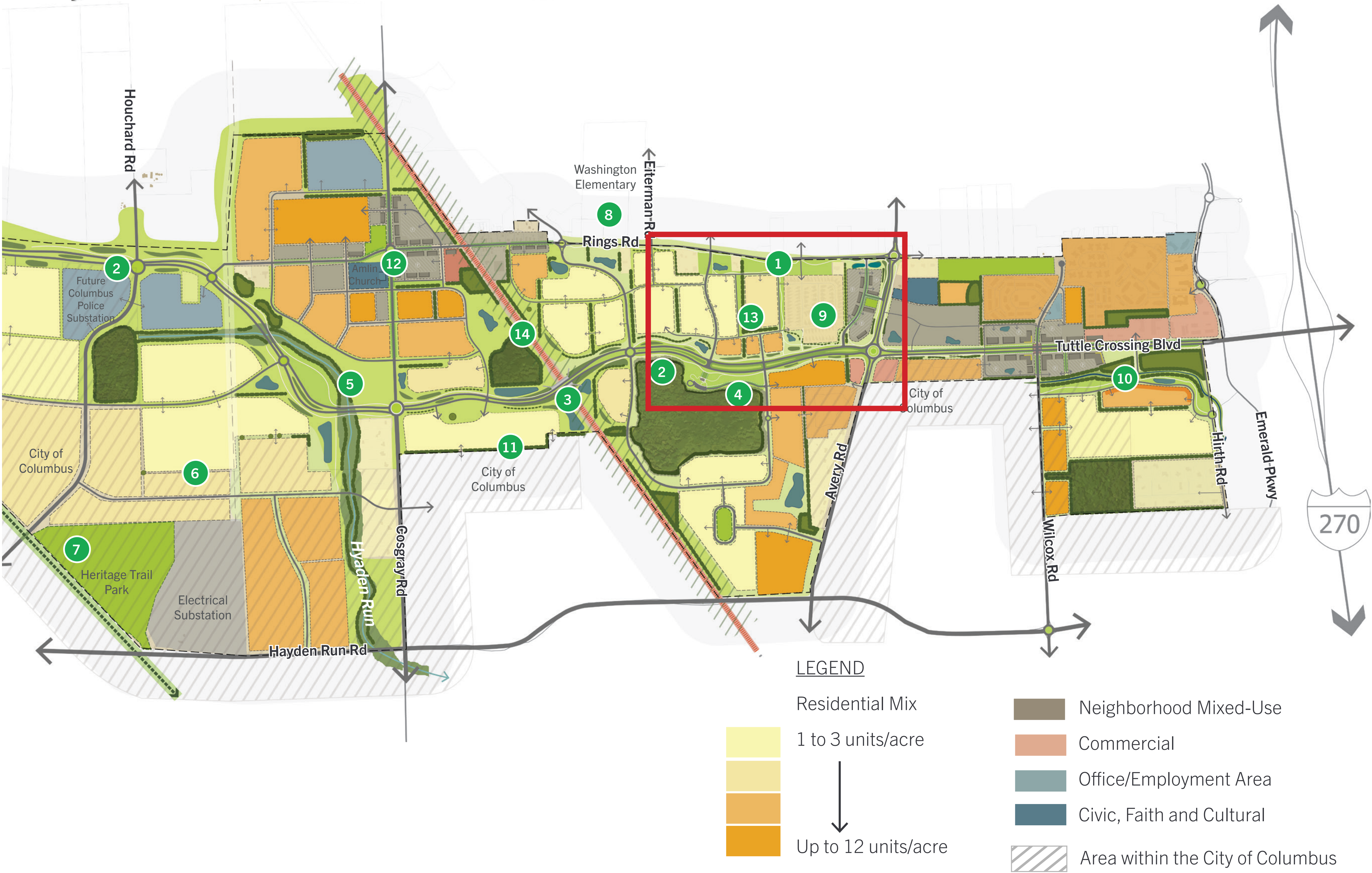
PROJECT SITE AREA: +/- 127 ACRES



ZONING PLAN



SOUTHWEST AREA ILLUSTRATIVE PLAN



DESIGN RECOMMENDATIONS

- 1 Preserve rural character along Rings Road
- 2 Generous setbacks, landscaping and berming should be provided along the extension of Tuttle Crossing Boulevard west of Avery Road
- 3 Tuttle Crossing Boulevard extension rail overpass
- 4 Large existing woods stand, community park and trailhead opportunity
- 5 Protect and integrate Hayden Run into future development
- 6 Existing high-voltage power corridor
- 7 Make connection to the Heritage Trail Metro Park
- 8 Create walking and biking connections to Washington Elementary
- 9 Preserve and enhance Ponderosa Mobile Home Estates
- 10 Protect and integrate watercourse and tree stand into future development
- 11 Integrate existing street connections into future development
- 12 Create a walkable neighborhood Center in Amlin
- 13 Integrate tree stands and other natural features into the design of future development
- 14 Focus non-residential uses along rail corridor: buffer rail corridor with setbacks, landscaping and mounding; residential dwellings should be at least 200 feet from active rail line

\\20231023\\Day\\04\\Sheets\\Exhibits\\Existing Conditions Exhibit.dwg, Last Saved By: nventresco, 9/22/2025 10:10 AM Last Printed By: Ventresco, Nick,
9/22/2025 10:11 AM (No Xrefs)



GRAPHIC SCALE
0 60 120 240
1 inch = 120 feet

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
- ⑦ Future Shared Use Path Tunnel under Avery Road

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

SANITARY SEWER NOTE:
An existing 15" sanitary sewer constructed with CC-11063 is located approximately 2,300' East of Avery Road and will be extended to the site for this project and future development to the west.

STORMWATER OUTLET NOTE:
The existing stormwater outfalls from this site are not adequate for the proposed development. The project will include improvements to the culverts under Avery Road and a temporary ditch parallel to the proposed sanitary sewer.

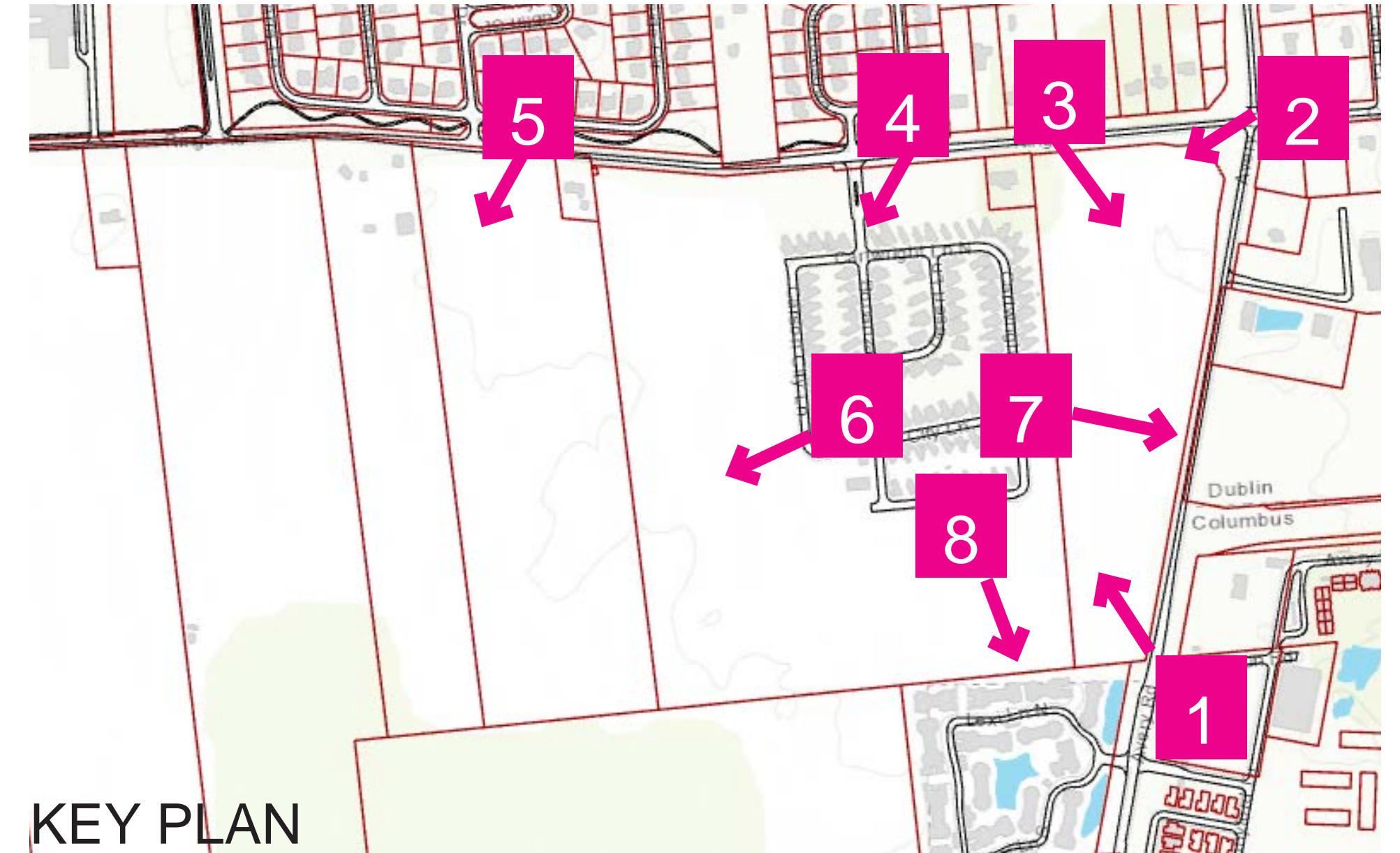
EMH&T Engineers, Surveyors, Planners, Scientists
5500 New Albany Road, Columbus, OH 43054
emht.com | in

EXISTING SITE CONDITIONS PLAN

Avery Crossing Residential Mixed-Use Masterplan

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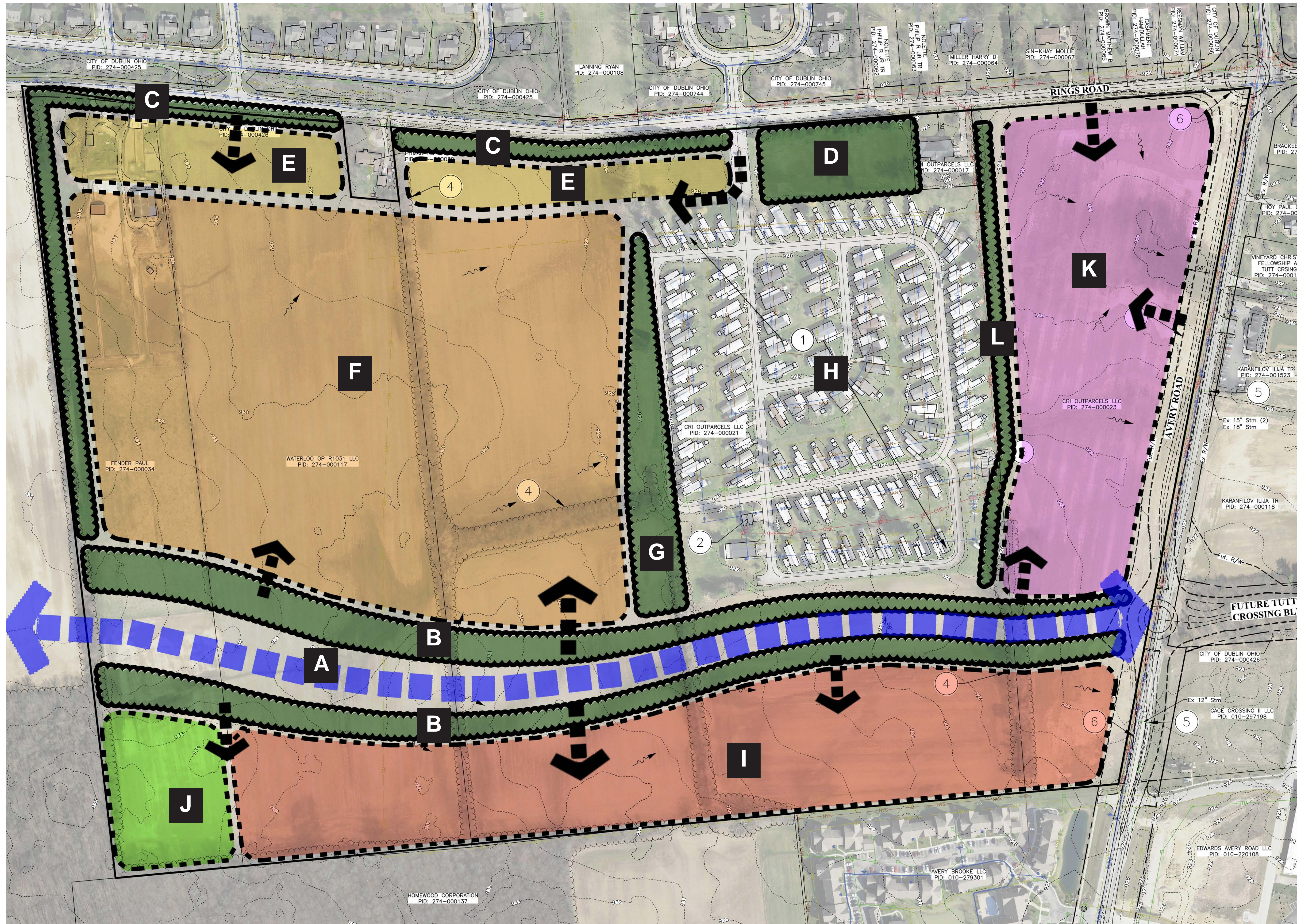


EXISTING SITE PHOTOS

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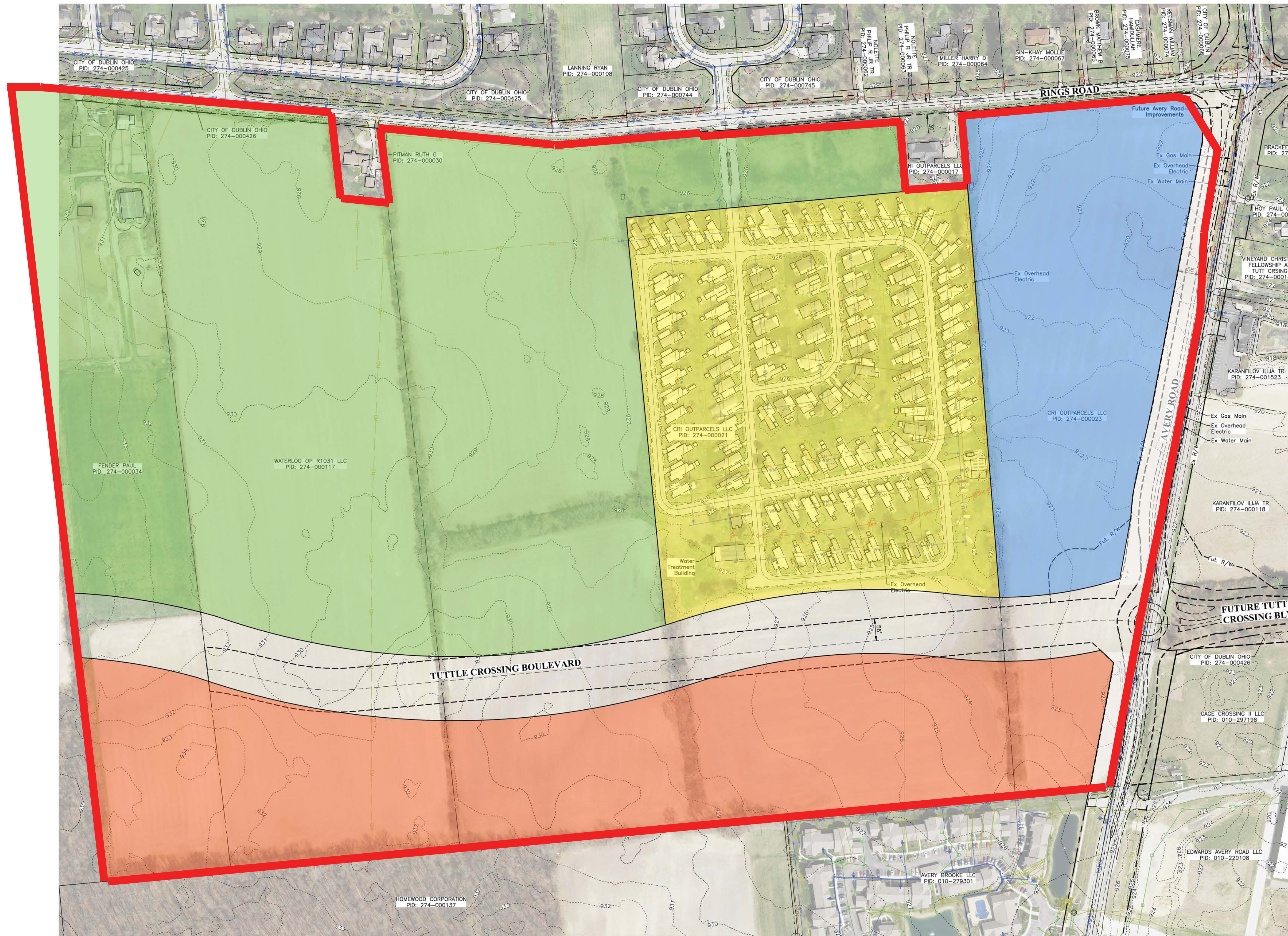


SITE ANALYSIS PLAN

Avery Crossing Residential Mixed-Use Masterplan

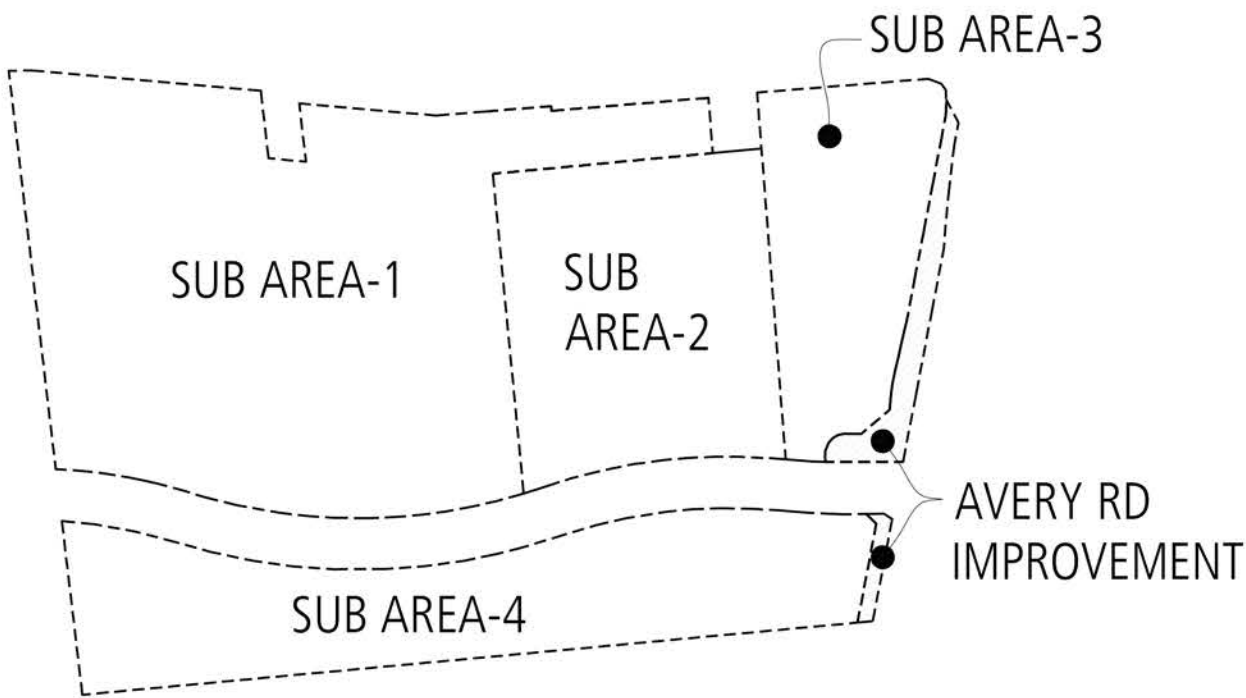
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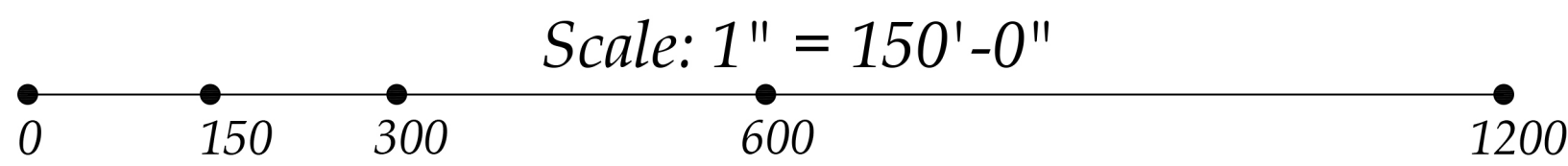


SUB AREA ACREAGES:

- 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**
- MIXED USE COMMERCIAL / MULTI-FAMILY RESIDENTIAL
- SUB AREA - 4: 25.0 ACRES**
- MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL



SUB PARCEL PLAN



Avery Crossing Residential Mixed-Use Masterplan

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PROJECT AREAS:

SUB-AREA 1: 52.8 ACRES
- RESIDENTIAL: 6 UNITS / ACRE MAX.

SUB-AREA 2: 21.4 ACRES
- MOBILE HOME PARK

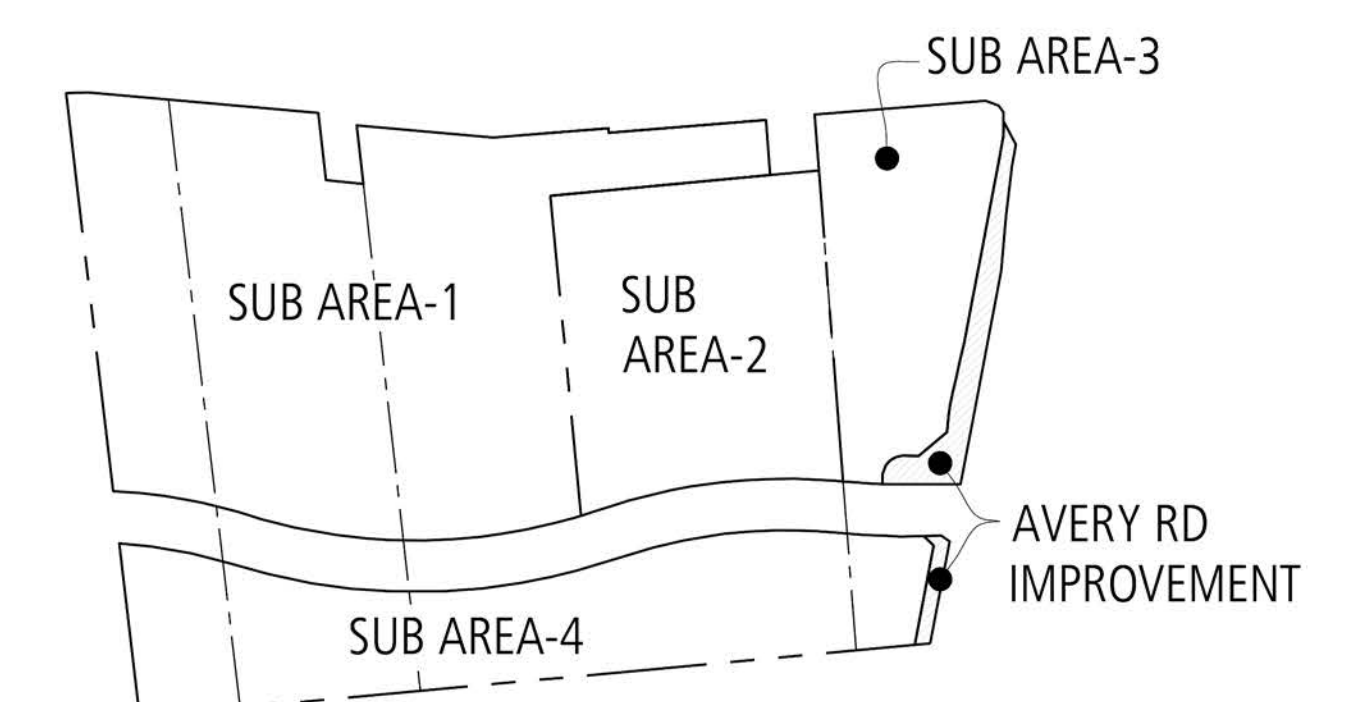
SUB-AREA 3: 13.7 ACRES
COMMERCIAL:
- C1, C2, C3: 32,000 SF (1 STORY RETAIL)
PARKING @ 4/1000 = 128 SPACES REQD
- C4, C5: 9,500 SF (1 STORY RESTAURANT / RETAIL)
PARKING @ 8/1000 = 76 SPACES REQD

RESIDENTIAL
- R1, R2, R3: 33,000 SF/FLR (+/- 60 UNITS @ 2 FLRS)
PARKING @ 1.5:1 = 105 SPACES REQD.

TOTAL PARKING REQUIRED: 309
SURFACE PARKING PROVIDED: 333

SUB-AREA 4: 25.0 ACRES
- MULTI-FAMILY RESIDENTIAL: 12 UNITS / ACRE MAX.
- UNITS: 300
- PARKING @ 1.5:1 = 450 SPACES REQD.
- TOTAL PARKING SPACES: 485

TUTTLE CROSSING BLVD
(EXTENSION)



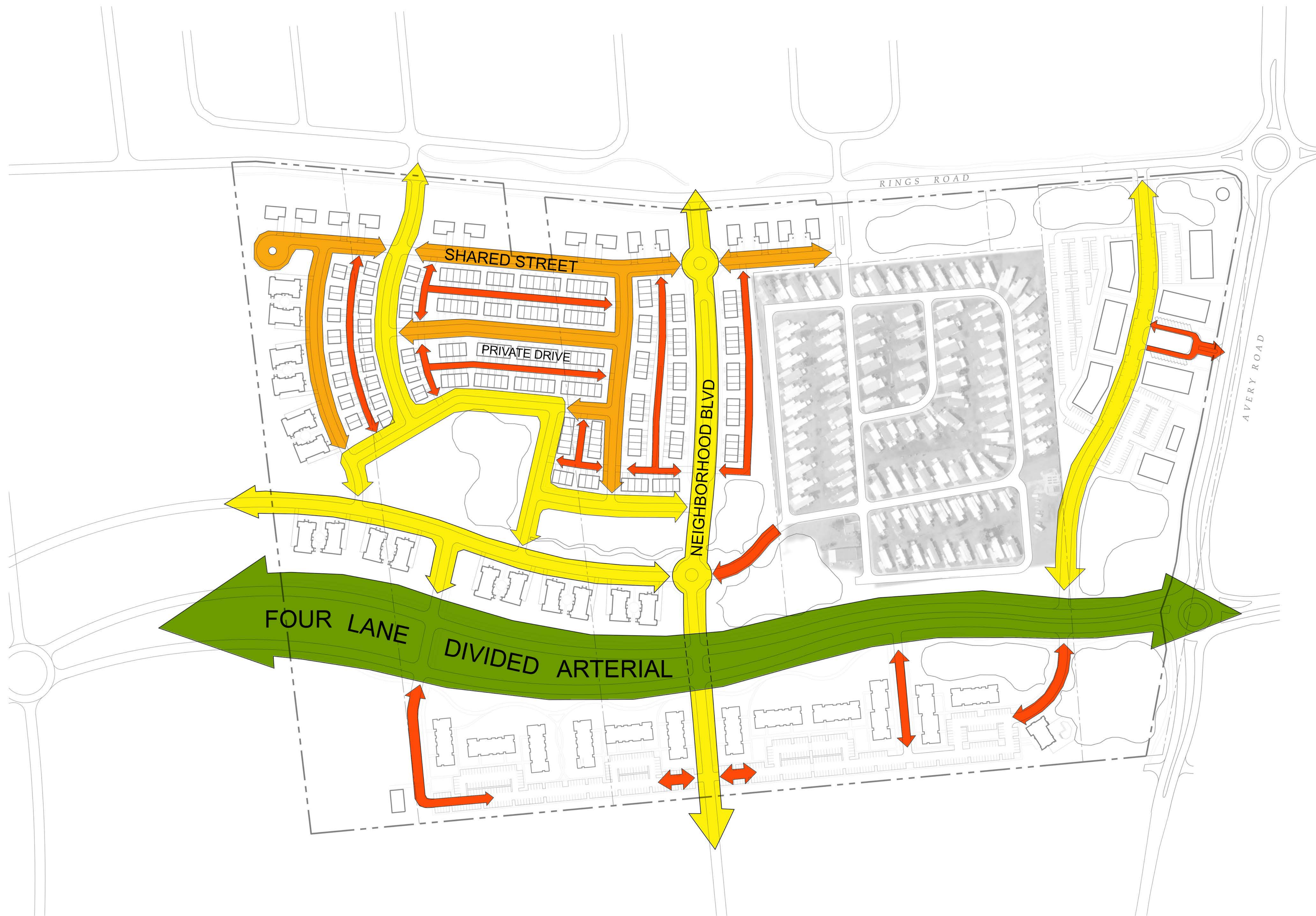
Scale: 1" = 150'-0"

0 150 300 600 1200

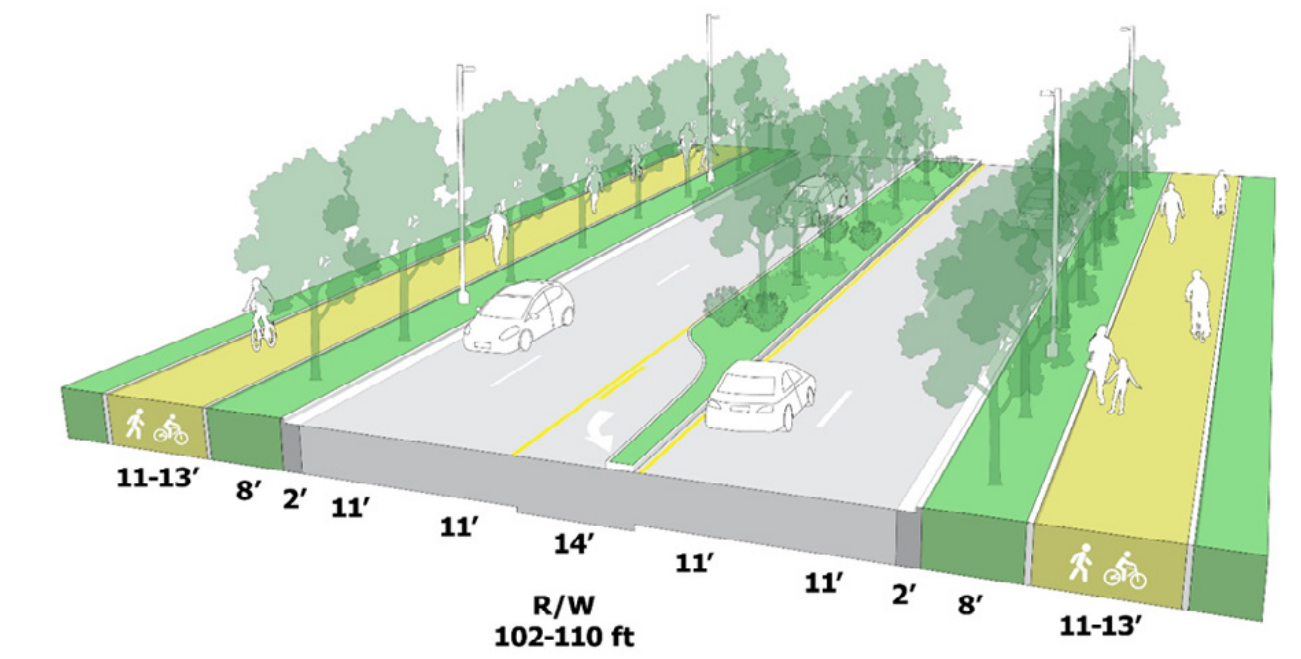
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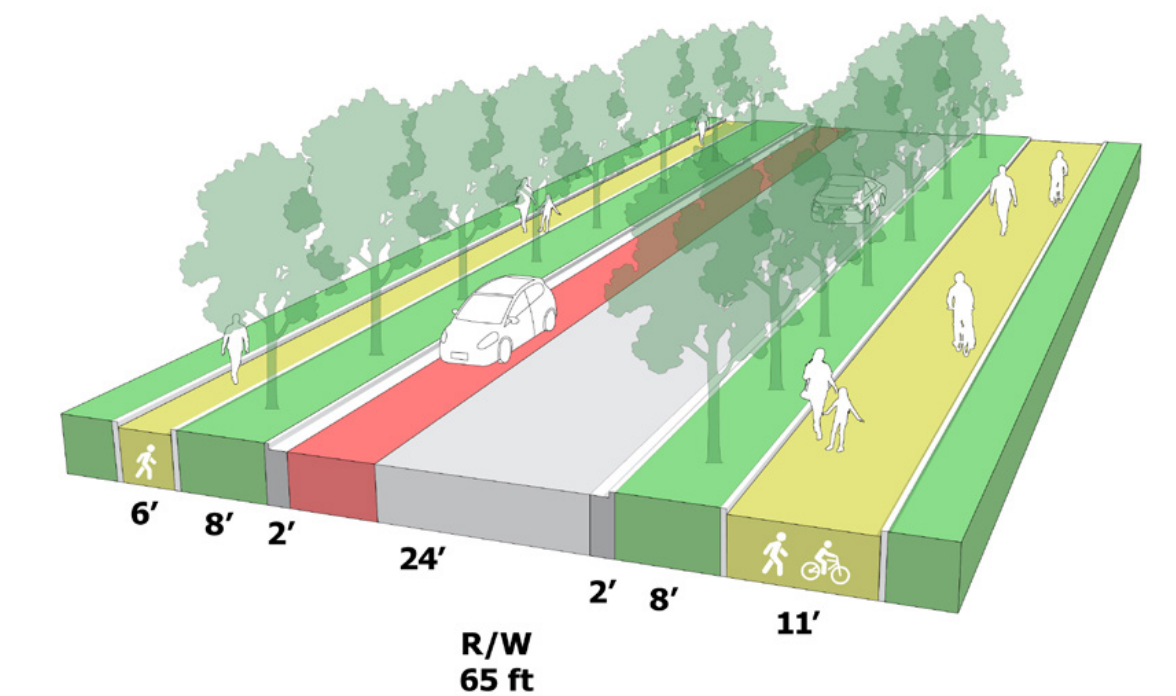




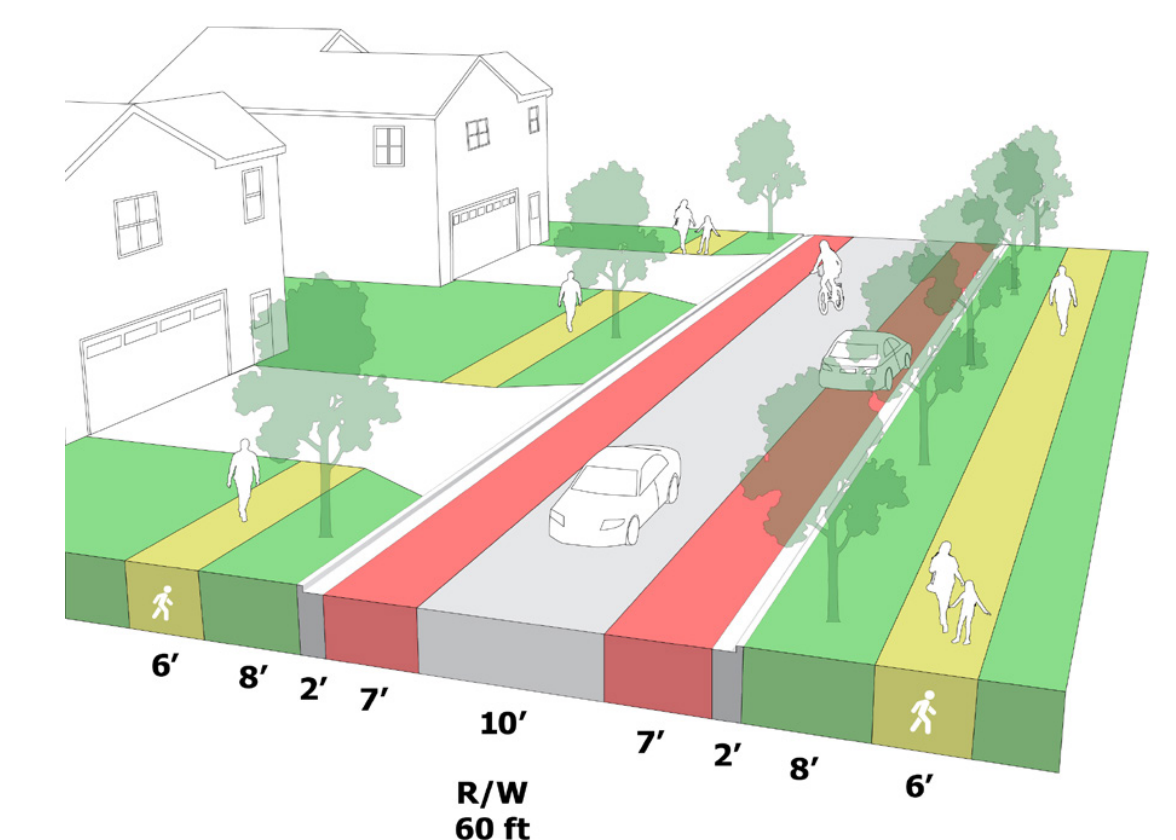
Four-Lane Divided (4D) Arterial, Commuter Boulevard, Connector Boulevard



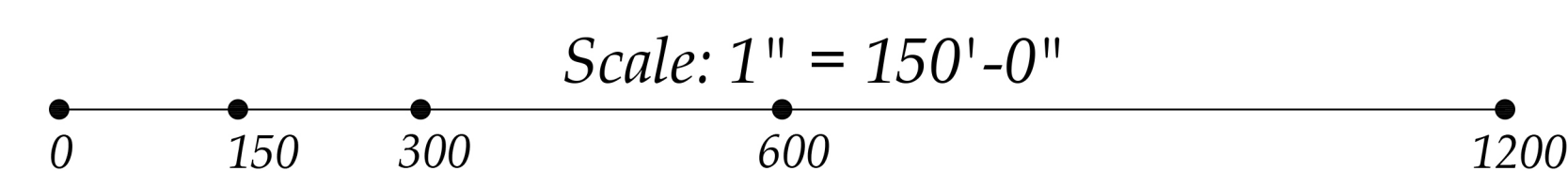
Neighborhood Boulevard



Shared Street



STREET TYPOLOGIES PLAN





Open Space Framework Plan

Total Open Space +/- 48.5 Ac.

- A** Community Parks +/- 12.4 Ac.
- Neighborhood scale with community-wide destinations
 - Active Recreation
 - Programmed gathering spaces



A1	+/- 4.3 Ac	Central Park
A2	+/- 2.1 Ac	Woodland/Stream side Park
A3	+/- 4.6 Ac	Athletic Park
A4	+/- 0.2 Ac	Town Center Green
A5	+/-1.2 Ac	Gateway Park

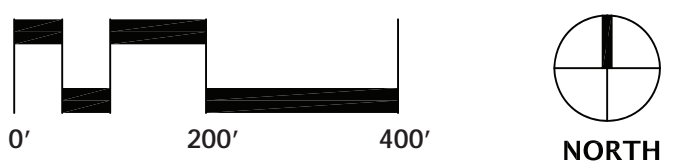
- B** Community Greenways +/- 19.6 Ac.
- Neighborhood and Regional Trail and Path Connectivity
 - Passive / Naturalized Open Spaces
 - Public Art Node Opportunities



- C** Stormwater Gardens +/- 16.5 Ac.
- Enhanced community open space aesthetic
 - Provide wildlife habitat and promote biodiversity
 - Recreational programming/activity along the water edge



C1	+/- 4.3 Ac
C2	+/- 4.7 Ac
C3	+/- 2.6 Ac
C4	+/- 4.9 Ac





Open Space Theme & Character

Integration into the Surrounding Community

Landscape Aesthetic

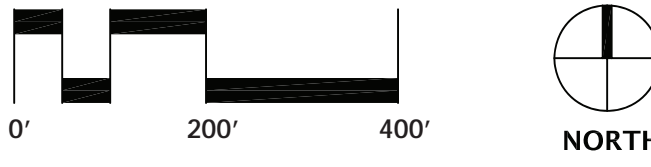
- Provide an intentional mix of manicured and naturalized planting areas similar to some of the existing surrounding parks.
- Incorporate gentle mounding and earthscaping throughout the open space to create a natural looking rolling topography.
- Enhance the water edge in key areas of retention ponds with stone and plantings to attract wildlife and promote greater biodiversity.
- Incorporate limestone walls and fencing that are consistent with the Dublin aesthetic to help designate public and private open space areas.
- Provide a mix of paving materials throughout the open space to help indicate the various levels of activity.

Architectural Elements

- Incorporate traditional Irish architecture and materials such as local stone and natural wood.
- Provide opportunities for art to be integrating into the landscape and complement the general aesthetic of the development.

Programming -

- Provide active outdoor spaces for inclusivity of all demographics.
- Identify community-wide open space needs and create destinations within the development along with the pedestrian path system to help get people their.



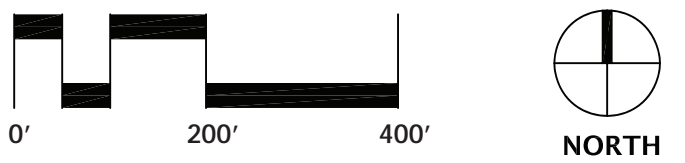


Open Space Features & Destinations

- 1** Dalmore Park
 - Playground
 - Basketball
 - Bocce
 - Fishing
 - Park Shelter
- 2** Ted Kaltenbach Park
 - Playground
 - Basketball
 - Volleyball
 - Baseball Diamonds
 - Community Center
- 3** Gateway Park
 - Community Identity
 - Bike Hub
- 4** Neighborhood Plaza
 - Community Gathering
 - Outdoor Event Space
- 5** Waterfront Dining
- 6** Community Amenity Building
 - Swimming Pool
 - Outdoor Amenity Space
- 7** Woodland / Stream side Park
 - Picnic Area
 - Nature Play
 - Interactive Stream Water Feature
- 8** Central Park
 - Playground
 - Pavilion
 - Fishing Pond
 - Event Lawn
- 9** Athletic Park
 - Athletic Fields
 - Pickleball Courts
 - Pavilion

Public Art

- A** Existing: Among the Wildflowers Riverbox
- B** Potential Gateway Tower Location
- C** Potential Community Branding Wall
- D** Potential Sculptural piece in Median





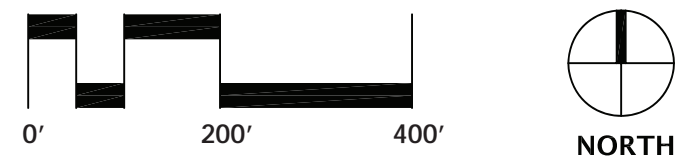
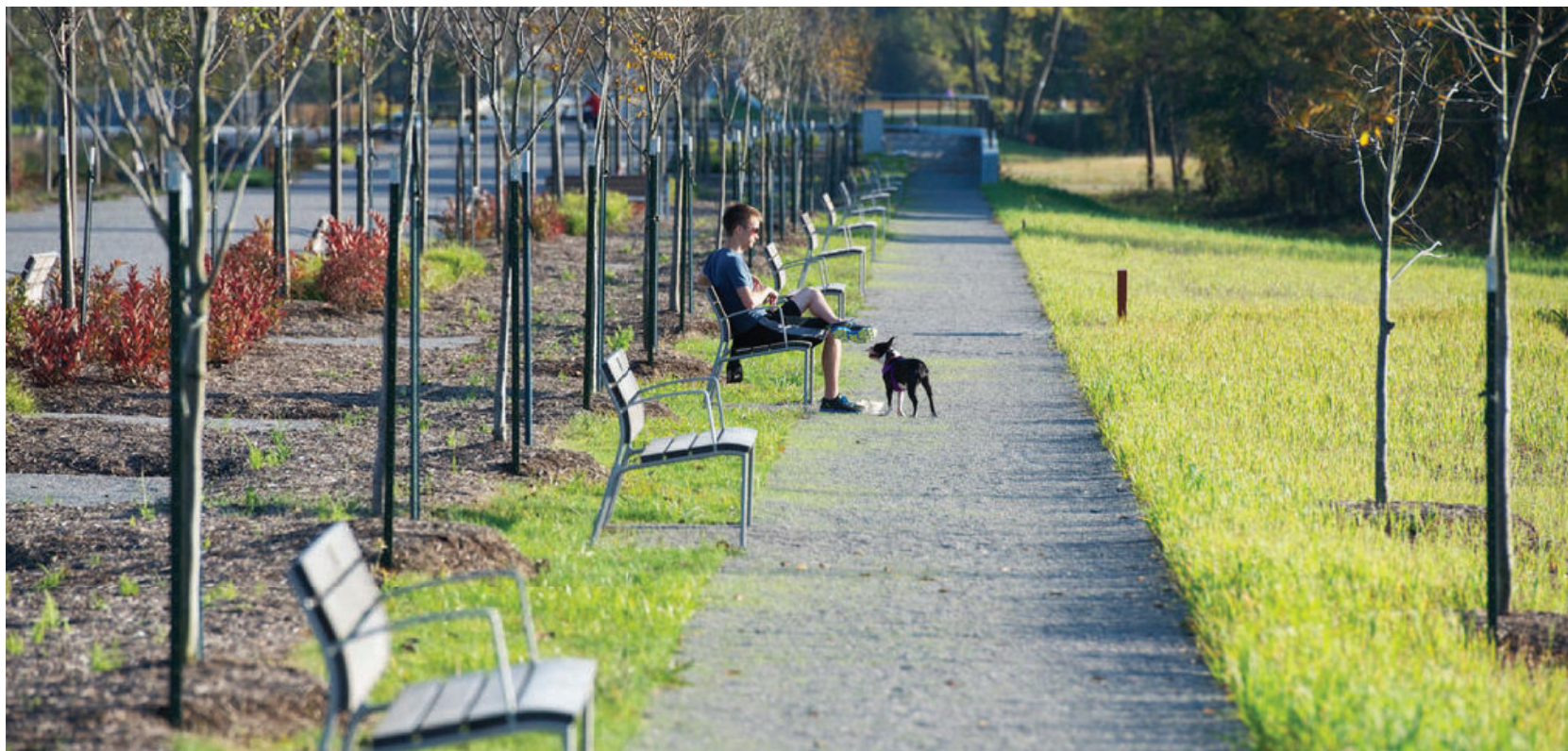
Open Space Linkages

Off-Site SUP / Bikeways

- Existing Path
- Potential Future Path

On-Site Proposed SUP / Bikeways

- Commuter Route
- Connector Route
- Local Route



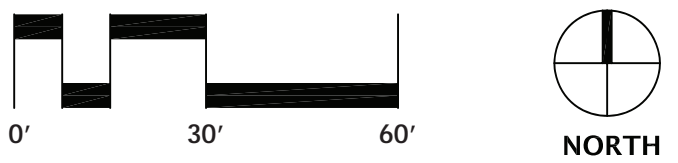
Avery Crossing Residential Mixed-Use Masterplan

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Tuttle Crossing Blvd Greenway
Concept Plan

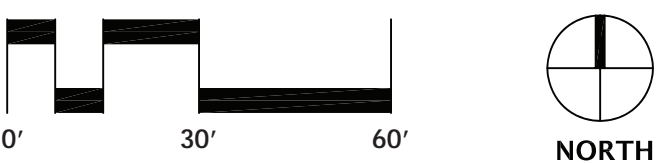
- 1 Proposed Commuter Route Path
- 2 Proposed Local Route Path
- 3 Potential Median Art Opportunity
- 4 Naturalized Landscape Treatment
 - Informal Tree Placement
 - Mounding
 - Naturalized 'No Mow' Grasses





Central Park Concept Plan

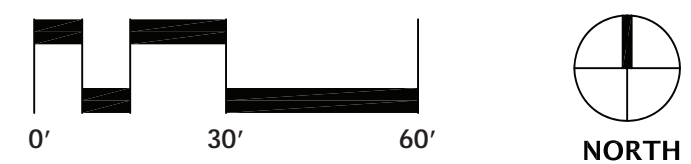
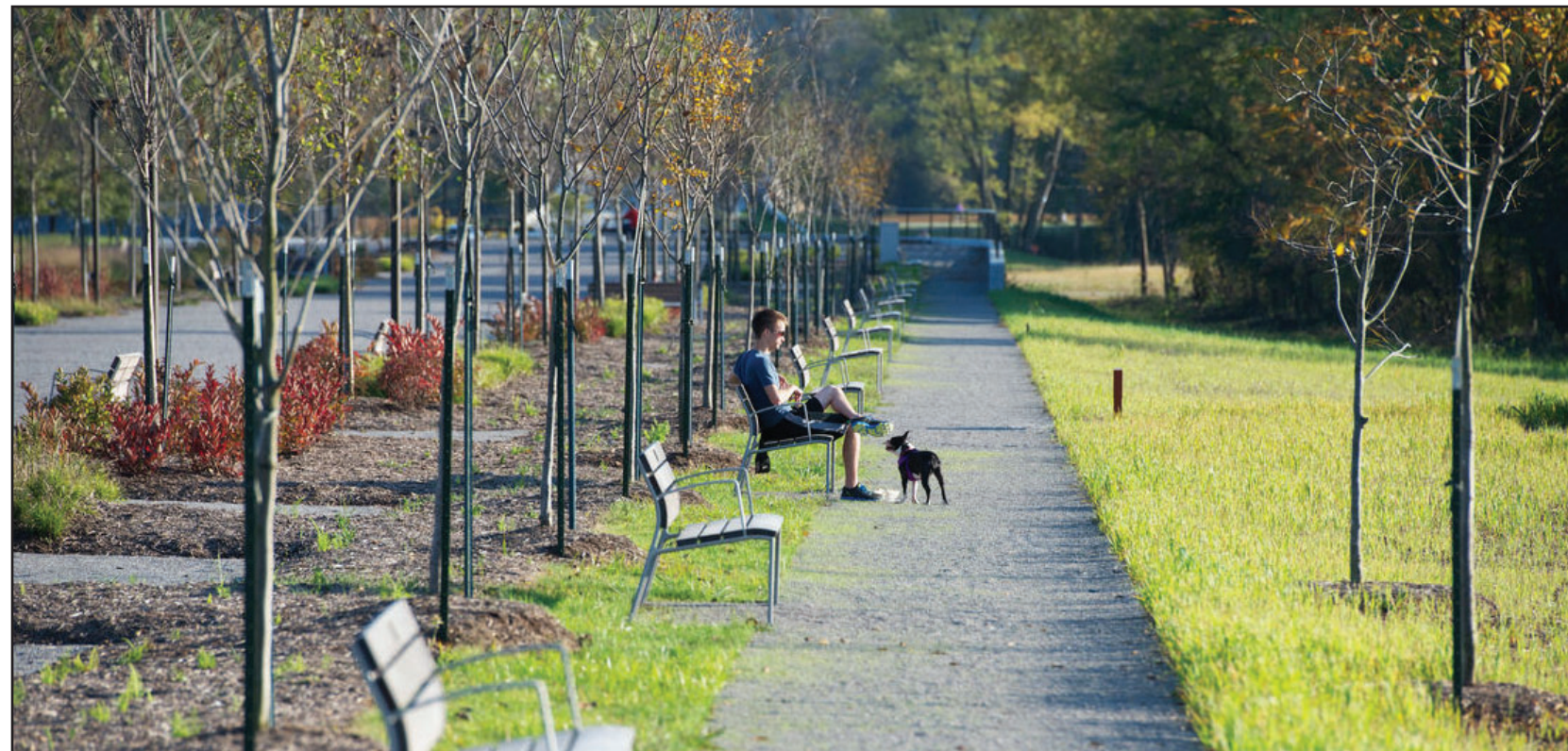
- 1 Park Shelter
- 2 Central Lawn
- 3 Playground
- 4 Seating Area
- 5 Retention Pond
- 6 Naturalized Landscape Treatment





Gateway Park Concept Plan

- 1 Community Branding Tower / Plaza
- 2 Potential Bike Hub Location
- 3 Proposed Commuter Route Path
- 4 Naturalized Planting Area / Tree Grove
- 5 Promenade to Commercial Area
- 6 Pond Overlook



Avery Crossing Residential Mixed-Use Masterplan

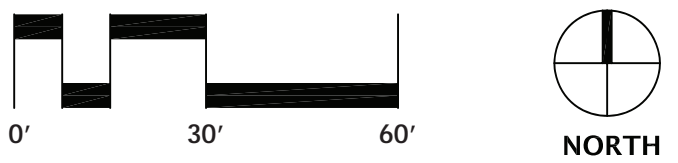
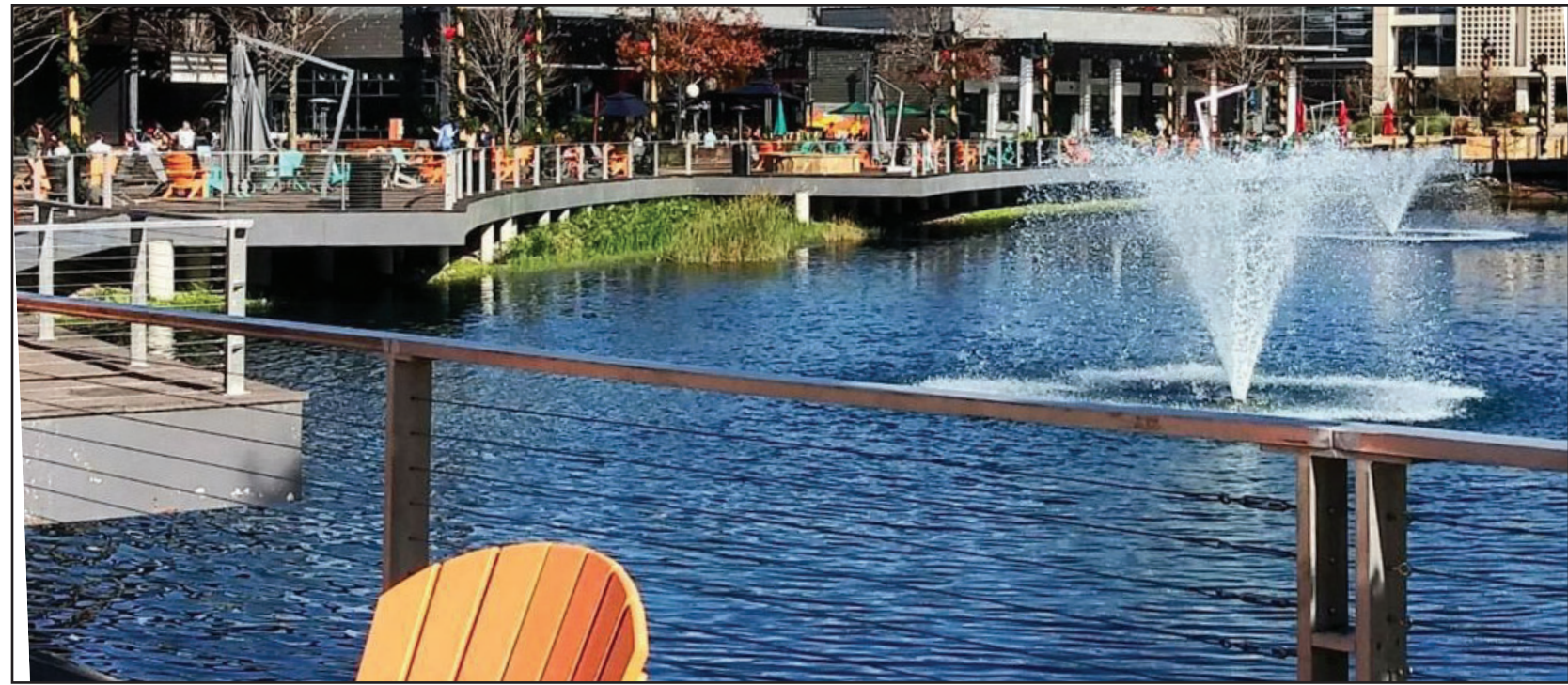
Dublin, Ohio / October 10, 2025



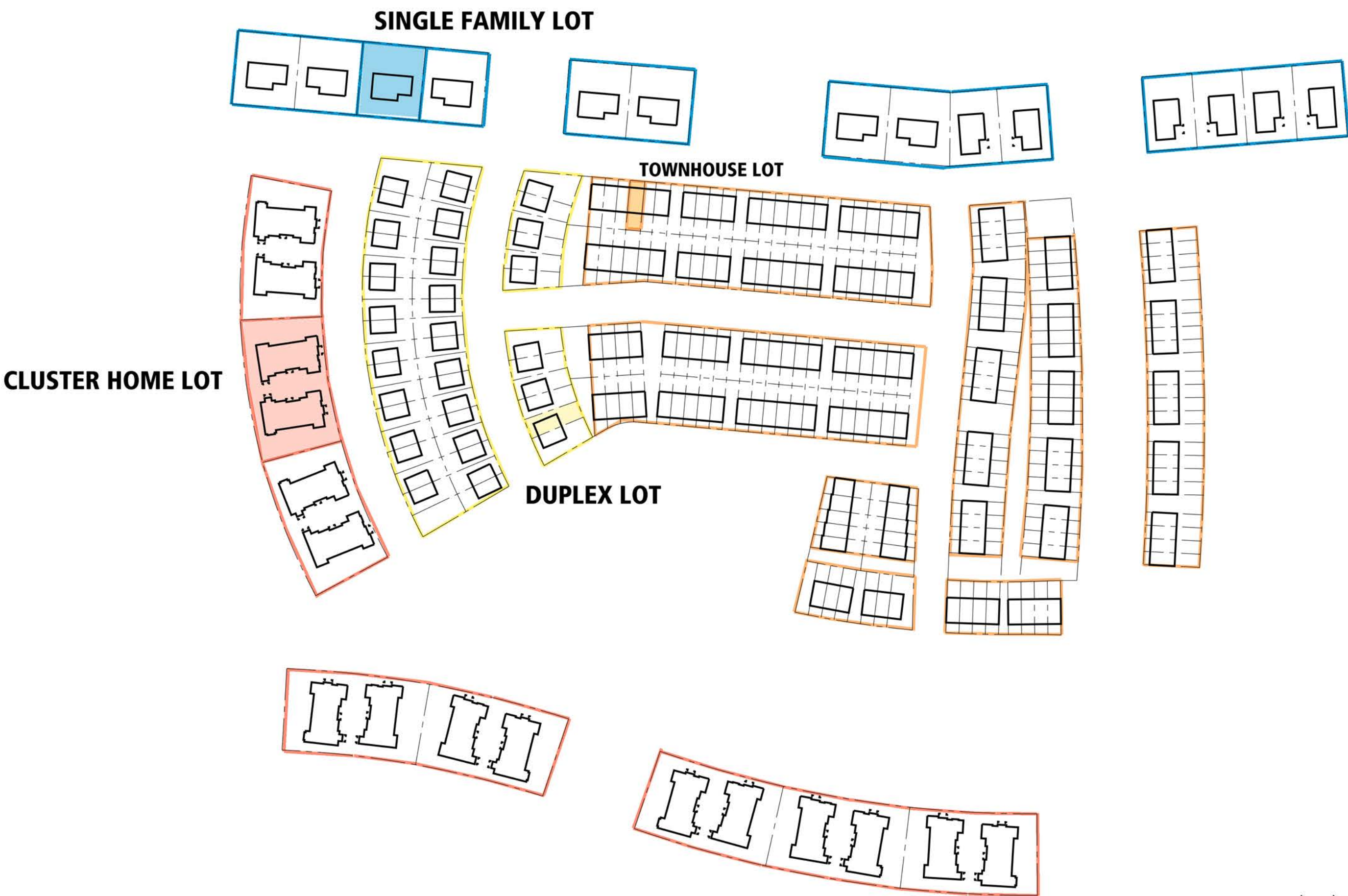


Tuttle/Avery Open Space Concept Plan

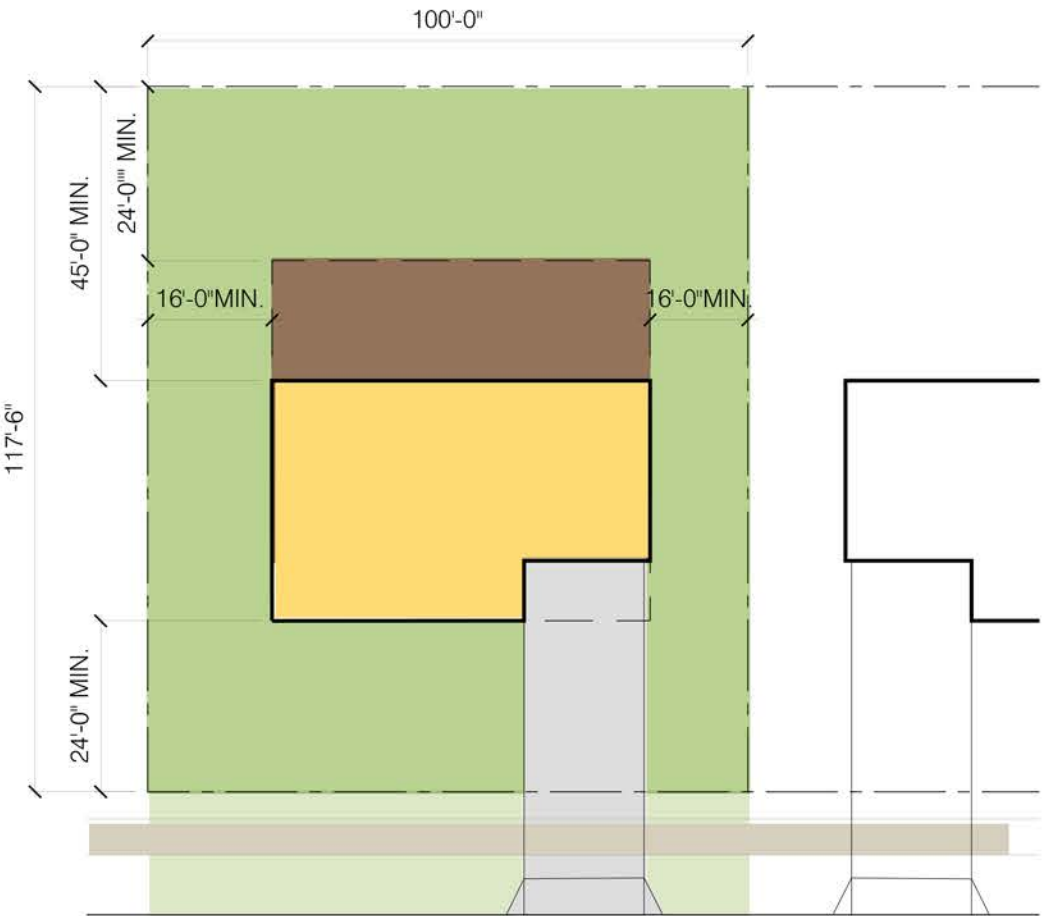
- 1 Proposed Commuter Route Path
- 2 Proposed Local Route Path
- 3 Proposed Tunnel Crossing Under Avery Rd
- 4 Potential Waterfront Commercial
- 5 Pond Overlook
- 6 Pocket Park
- 7 Naturalized Landscape Treatment
 - Informal Tree Placement
 - Mounding
 - Naturalized 'No Mow' Grasses



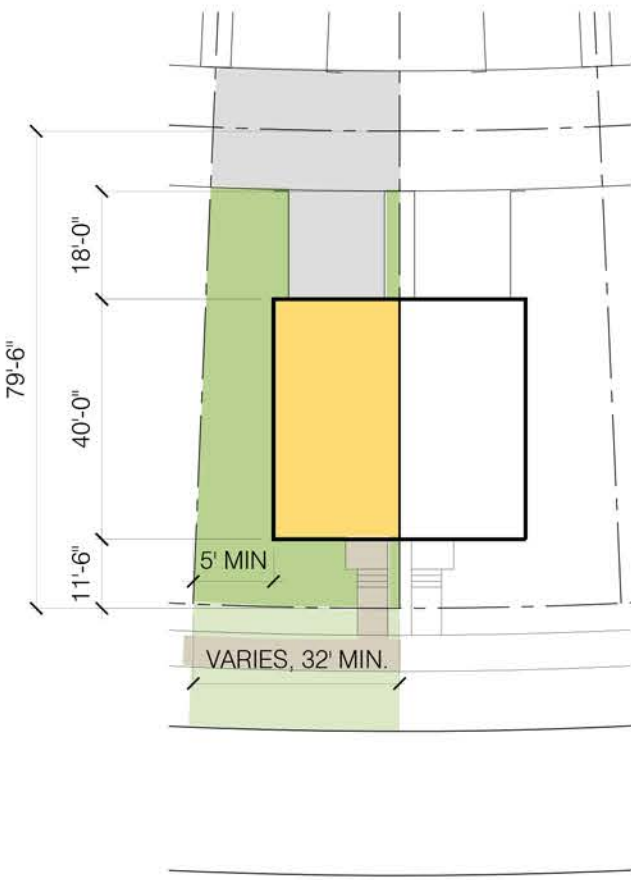
RESIDENTIAL LOT TYPES:



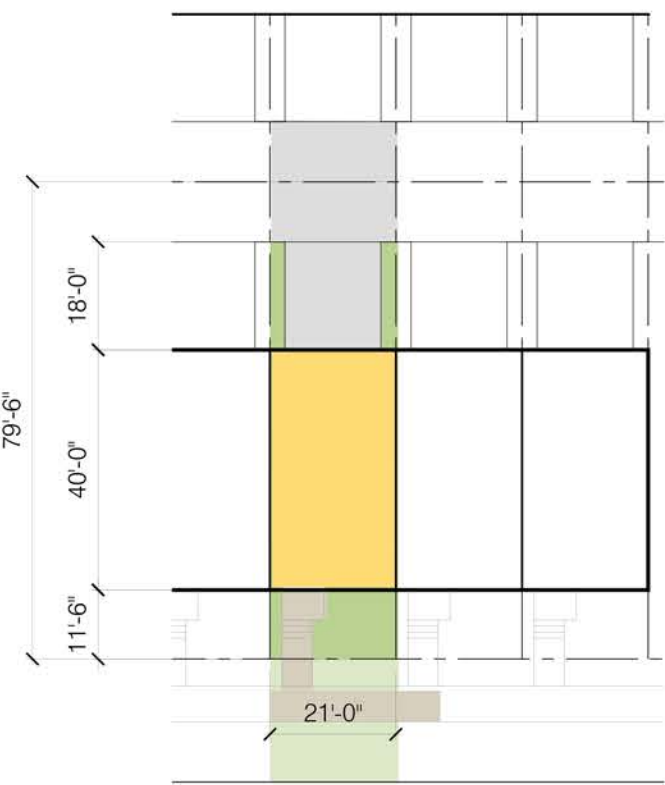
CLUSTER HOME LOT (6-UNITS)
 AVG. LOT SIZE: 28,000 SF
 MAX. COVERAGE: 40%



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%

PRIVATE REALM: LOT TYPES



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 feathers lower sloped roofs offer 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 mixtures of siding, from Lap, Shake, & board and batten, as well as masonry, including brick and stone of different colors, sizes and patterns.



MASTER PLAN THEME

Avery Crossing Residential Mixed-Use Masterplan

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SINGLE FAMILY



DUPLEX TOWNHOMES



CLUSTER HOMES



DEVELOPMENT TYPOLOGIES

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TOWNHOMES



MULTI-FAMILY



COMMERCIAL



DEVELOPMENT TYPOLOGIES

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