

October 23, 2020

***Germain Honda of Dublin
Site Improvements Narrative
Planning Commission - Preliminary Plan Submission
Dublin, OH***

The following is a brief narrative to serve as supporting documentation for our Preliminary Planning Commission Submission for the improvements to the Germain Honda of Dublin site.

Our proposed work takes place in 4 different areas of the site: Improvements to the exterior of the New Car Showroom, demolition of the existing Pre-Owned Showroom and improvements to the existing pre-owned service reception to become the new pre-owned showroom, improvements along Sawmill Road, and improvements along Dublin Center Drive along the North and West sides.

Since our Concept Submission meeting with the Planning Commission, we walked the site with staff to discuss the complications of improvements along Dublin Center Drive and Sawmill Road due to existing tree locations and site grading. After that meeting we developed more detailed information to help understand the specific complications for each section of the site's perimeter. That information is included in our submission and shows photos, detailed site plans, site sections and detailed information on the trees within that specific section.

To assist with the discussion for Dublin Center Drive, we also have obtained a site plan of a previously proposed project to the North & Northwest of the Honda site. This proposed project shows an example of how the John Sheild's Parkway extension could affect the North and Northwest portions of the Honda site. These improvements modified the Dublin Center Drive curve at the Northwest corner of the site, into a more typical intersection, which also straightened out the corner of the site significantly. Additionally this proposal modified the sides of each road to include parallel parking and a walkway similar in style to the existing John Sheild's Parkway layout to the West.

Whether future improvements would match exactly what was proposed in this previous project, is difficult to tell; but given previous improvements to the West and the long term plan for this area, we believe it is an appropriate example of what could take place.

This information helped us to make some adjustments to the perimeter improvements to the site, in order to address commission concerns regarding the number of trees we're removing while attempting to meet code requirements for pedestrian walkability.

Along Sawmill Road, we have adjusted the location of our path to miss a significant number of trees; focusing on keeping the more mature trees, while still accomplishing the overall design we received so much positive feedback on.

For Dublin Center Drive: Given the information gathered regarding the perimeter of the site and potential future improvements, we have proposed adding a shared use path to the Southern leg of Western Dublin Center Drive, extending up to the Northern most curb cut. Attempting to add a shared use path around the Dublin Center Drive curve and along the North side of the site would cause significant removal of existing trees, due to the proximity of the trees to the road and the significant mounding that would have to be cut into for a path, which would damage trees roots of adjacent trees. If the outlined future road improvements in this area take place, these trees would be largely unaffected. We believe that removing them now would be wasteful and potentially unnecessary in the long term.

Additional details can be found within our Preliminary Plan Submittal. If you require additional information, please let me know.

Thank you,



Dustin Todd, Architect
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