

Statement of Principles

Greener / Kramer Properties Hayden Run Road

Lifestyle Communities

This site consists of approximately 93 acres and is located in Washington Township in northwest Franklin County. The site is located at the northeast and southeast corners of the intersection of Leppert and Hayden Run Roads, between Hilliard to the south and Dublin to the north.

It is the intention of this development to incorporate the principles of the Traditional Neighborhood Development Ordinance. The standards promulgated by the TND Ordinance and incorporated in this development proposal is the creation of viable communities that focus on pedestrian as well as vehicular requirements.

- A. The basic increment of planning is the transit-supportive, mixed-use neighborhood of a minimum density of five units per acre.*

The plan outlines a mix of residential housing types, with different density ranges to achieve a transit-supportive neighborhood. In addition, this TND proposal has incorporated 10.24± acres of Town Center commercial meeting the mixed-use element of the TND principles.

- B. The neighborhood is defined by an easy walking distance from edge to center, ranging from a quarter mile to a half mile.*

This proposal incorporates this principle by providing the Town Center District at the intersection of Hayden Run and Leppert Roads with density graduation towards the property perimeter. The interconnected street grid and green space distribution promotes pedestrian flow throughout the site. This interconnectivity promotes ease to pedestrians to the above mentioned Town Center District.

- C. A variety of housing stock serves a range of incomes and age groups and includes backyard apartments, apartments above shops and residential units adjacent to work places.*

This development incorporates all of the TND districts; Town Center, Neighborhood Center, Neighborhood General, and Neighborhood Edge. This inclusion provides for the necessary variety of housing stock to serve a range of incomes and age groups. Additionally, the provision of this housing stock is much needed in this area as data exists demonstrating a lack of availability of these types of housing stock in the adjacent municipalities.

D. A variety of business types are accommodated, from retail and professional offices to "live-work" units and outbuildings for start up businesses. The office stock serves a range from home occupations to conventional office buildings. The retail stock includes a range from the corner store to small supermarkets.

Corner commercial is being reserved in the Town Center District at the intersection of Hayden Run and Leppert Roads to provide neighborhood commercial uses. Additionally, many employment based uses and shopping opportunities exist to the east near Tuttle Mall as well as the south in Hilliard.

E. Special sites are reserved for civic buildings to serve as symbols of the community, thus enhancing community identity.

The civic spaces in this development include greens, parks, and square comprising 14.39± acres of open space. The two squares, which are centrally located, will include swimming pools as a neighborhood amenity. In addition, the larger of the squares will include a civic building for use by neighborhood residents.

F. A variety of civic spaces take the form of parks, greens, squares and plazas.

A variety of civic spaces are dispersed throughout the development, all of various sizes as an amenity to neighborhood residents.

G. A variety of thoroughfares are designed to be equitable to the pedestrian, bicycle and automobile. Thoroughfares are connected in such a way as to encourage walking and reduce the number and length of automobile trips.

Thoroughfare types include boulevards, collector streets, local streets, and alleys, as well as sidewalks. All thoroughfares are interconnected to easily disperse traffic flow throughout the development and to provide ease of access to pedestrians and/or bicyclists.

H. Building frontages spatially delineate thoroughfares and civic spaces and mask parking lots.

The streetscape defines the thoroughfares and is characterized by a variety of housing types. In all cases, the streets will be defined by the homes, which will generally have tight setbacks to promote a pedestrian oriented streetscape

I. Smaller block sizes reflecting intensity of use for each district will serve to support the above principles.

The development is comprised of smaller block sizes to support the TND principles as stated and addressed above.

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7-6-04