

Albany Crossing TND Principles Statement Dominion Homes

Albany Crossing is approximately 125 acres and is located in the northeast corner of Franklin County adjacent to New Albany. The site is enclosed by Central College Road to the North, Warner Road to the South, and Hamilton Road to the west. This will incorporate the principles of Traditional Neighborhood Development Article 3320.011. The development ideal set forth by this document is the creation of transit-supportive, mixed-use neighborhoods that foster pedestrian activity and a sense of community

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

The proposed density for this site is just below 5 d.u. /ac at 4.9 du/ac. and is designed to be density supportive of public transit through a tightly clustered development in the center of the proposed site area. This development provides an appropriate transition from the higher density residential and commercial uses to the east along Hamilton Road.

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

From east to west and north to south, no units in this neighborhood are more than 1/3 of a mile from the central organizational park and highest density.

- 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.*

Three distinct streetscape types as well as more than 16 different varieties of home models serve a range of incomes and age groups. The streetscapes are characterized by detached and attached homes with detached garages and attached garages that are accessed by a lane and homes with attached garages accessed from the street. Attached Townhomes and detached single-family homes accessed by lanes serve a large price range and homes accessed by streets will serve a higher and third price range.

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- 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.*

This particular TND addresses the transect districts of Neighborhood Edge, Neighborhood General and Neighborhood Center. In conjunction with this TND development, the site includes a small, .77+ acre commercial planned district, which permits Neighborhood and Office Commercial C2 uses.

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

The site design is based around a central community park. A community clubhouse with a tot lot and swimming facilities will be located within this area for use by the surrounding neighborhood. The clubhouse has been located to provide the terminal view the primary site entry off Hamilton Road. More than 11 acres of the central green will be dedicated to the City of Columbus for parks and recreation.

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

Civic spaces of various sizes are dispersed throughout the site. The site design includes a 6.7-acre wooded reserve, several greens and the main 12.3-acre community park. Most of these civic spaces are located in such a manner to have the houses fronting on the open space thereby reinforcing their significance.

- 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 a hierarchy of streets, closes and lanes as well as sidewalks and a bicycle route. All streets and lanes are interconnected with entrances to the neighborhood from Central College Road, Warner Road and Hamilton Road.

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

The building frontages define the thoroughfare streetscape. The majority of the neighborhood is characterized by homes with garages attached at the rear accessed from lanes. This effectively masks parking throughout the neighborhood, with the exception of on-street guest parking.

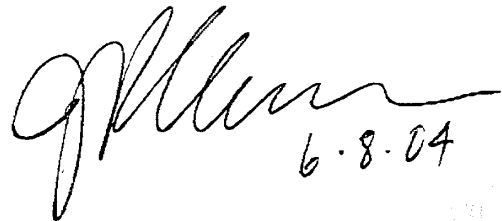
The remaining portion of the neighborhood is characterized by homes with attached garages accessed from the street. These larger homes are located in the portion of the site that provides a transition to currently undeveloped land that falls within the edge category on the Rocky Fork Blacklick Accord.

Buildings mask parking lots that are located behind the townhomes. The proposed lots can be used as supplemental and overflow parking above and beyond the on street parking provided for guests.

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

Block size is consistent with the transect diagrams illustration for Neighborhood Edge and Neighborhood General. The Neighborhood Edge, has a block length of approximately 700', and is located along northeast portion of the developed area within the site. The remainder of the site consists of Neighborhood General and has a smaller block length of approximately 500'.

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Don Bier
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