

Hursey / Cring Tract
Statement Addressing TND Principles
M/I Homes of Central Ohio, LLC

The Hursey / Cring Site is approximately 153.2 acres and is located in the City of Columbus in northeast Franklin County. The TND application filed by M/I Homes of Central Ohio, LLC, is consistent with the TND principles found in Columbus City Code Section 3320.01.

It is intended that this development incorporate the principles of the Traditional Neighborhood Development Ordinance into the design and planning effort.

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

The density of this site is 5.04 du/ac, slightly above the minimum density requirement. The plan outlines a mix of residential housing units, with different density ranges. The proposed density, as well as the internal circulation system supporting access to and from the site provides interconnectivity creating a transit supportive neighborhood.

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

Street interconnectivity, rural setbacks, bicycle paths, and centrally located parks and greens define the neighborhood. With this design, no home will be farther than a quarter mile from a green space.

A bike trail/path will be built along the north side of Central College as indicated on the bicycle path detail on the development plan. The interconnected street grid and green space distribution promotes pedestrian flow throughout the development.

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

This site will be comprised of Neighborhood Center, Neighborhood General, and Neighborhood Edge to accommodate a variety of housing types, serving a range of incomes and age groups.

- 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.*

With the exception of a potential daycare site, there are no commercial uses planned for this development. The retail/business component will be found in surrounding commercial nodes within the immediate area.

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

As previously mentioned, though and consideration is being given to the inclusion of a daycare center within the centrally located 2.4 acre Village Green site as an amenity to neighborhood residents requiring childcare service. Additionally, many small neighborhood greens and parks have been planned throughout the development as indicated on the development plan. A substantial setback preserving the rural corridor has been provided along Central College Road within which a bicycle path will be constructed.

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

As previously mentioned, this tract has a considerable setback from Central College Road providing usable open space amenities. In addition, the development will consist of six open space areas, as well as the Central College Road setback amenity with usable open space and a bicycle path.

- 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 lengths of automobile trips.*

The thoroughfare plan for the development indicates the roadway connection that will serve the residents. The roadways are designed to provide access within the development and to points outside via streets that are curvilinear and laid out to reduce traffic speed thereby encouraging pedestrian and bicycle traffic through the site.

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

The streetscape for the development as a whole defines the thoroughfares and is characterized by a variety of house 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 site plan indicates the differentiation of block sizes according to intensity of uses for the various housing components supports the above TND principles.

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By: 
M/I Homes of Central Ohio, LLC

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