

Rings Farm/Clagg Farm
Statement addressing TND Principles
Dominion Homes
May 10, 2004

The Rings Farm Site is approximately 164 acres and is located in Washington Township in northwest Franklin County. The site is located at the northeast corner of the intersection of Cosgray and Hayden Run Roads, between Hilliard to the south and Dublin to the north. Vacant farm fields bound most of the site, and the Conrail railroad tracks forms the east boundary.

The ±94.2-acre Clagg Tract is located directly south of the Rings farm, and is bounded by Avery Road and the railroad tracks to the east, Hayden Run Creek to the south, and the Grener property to the west.

It is the intention of this development to incorporate the principles of the Traditional Neighborhood Development Ordinance. The precedent set forth by both this document 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 an overall residential density of ± 5.2 units per acre. This density is a transit supportive density.

In addition, we have discussed the possibility of a future light rail transit station on the east side of the Conrail tracks south of the connector and directly east of the Clagg site with representatives of COTA. We will provide an easement for a potential future pedestrian rail crossing (by others) at the location shown on the Development Plan.

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

The Rings Farm neighborhood is defined by a large public park in the southeast corner of the site, a centrally located neighborhood park, and four smaller greens. The ± 10.8-acre park is large enough to accommodate some active recreational needs north of the Britton-Cosgray connector. With this design, no homes will be further than 600' from a green space.

The Clagg Farm neighborhood is defined by a large public park in the south portion of the site, which enlarges an existing park on the south side of Hayden Run. A bike trail will be built in this park, and it will also connect with other greens via pedestrian trails along the railroad ROW and the gas line easement. A smaller neighborhood park will be created in partnership with the developer of the Grener tract. At ±3.5 acres, this park is large