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INTRODUCTION

My name is E. Lynn Miller. I am an Emeritus Professor of Landscape Architecture at Penn State University where I taught for more than 35 years. I have been a Visiting Professor at the Technical University of Lisbon, Portugal, Tsinghua University in the Peoples Republic of China, The University of Texas at Austin, and The University of Arkansas. My private design projects include the Toftrees Planned Community in State College, PA and the Urban Park of Oporto, Portugal. The latter has been selected by the Portuguese Society of Civil Engineers as one of the 100 most significant projects in Portugal in the 20th Century. I have just returned from Portugal where I was consulting on a design of a Greenway along the Tamengo River. For your review, I have attached a more detailed bio.

Tonight, I am here as a landowner whose property at 376 Park Woods Lane is adjacent to the Proposed Project of Powell Grande. Let me make myself perfectly clear, I am not a N.I.M.B.Y. (not in my back yard). I believe in growth, if it is controlled growth and in accordance with existing regulations and with consideration for the existing environment. Also, I believe that the growth should be an asset to the overall community and not a detriment. The Project Site has one very important asset which is not discussed or mentioned in the report. This asset is the fact that it is adjacent to The Woods At Big Bear Farms Condo Community. The following are my comments and questions:

1. PARCELS E-1 AND E-2 (2.9 ACRES)

These two parcels are included in the project proposal with the fact that there will be a 50,000 sq. ft. of land coverage for retail, offices, etc. This will severely impact the units at Woods at Big Bear Farms which are directly behind Parcel E-2. It would appear that these parcels were included in the overall plan to increase the total acres so that the overall density would be 8 u/a. Without the acreage of E-1 and E-2 included in the plan, the overall density would be 11 u/a. To the best of my knowledge, I have never seen commercial areas be used in the computation of overall densities.. I firmly believe that this should not be allowed.

2. THE RENT STRUCTURE

In the early discussions, the rental structure, as told to us, was in the \$1,500 to \$3,400 per month.

My question is why the big change and will this not degrade the great vision of Powell Grande?

3. DIVERGENCES REQUESTED

They are asking for many variances. The one requesting that they be allowed to build 8 units (C type) in a row instead of what is required is appalling. If this a good thing to do, it would be allowed in the requirements. I am not opposed to the 40 ft. height request.. As a matter of fact, I suggested to the developer after one of the earlier presentations that he should consider going up one more story on the 4 A type units so he could lower the overall foot print of the project.

Is there any reason why the 40 feet was made the limit?

The variance on the foot print requirement should not be allowed. The proposed foot print is already immense.

4. SOIL CONCERNS AND JURISDICTIONAL WATER REPORT

A letter from The Delaware County Environmental Services dated 15 March 2015 states that as of that date, they had not received a copy of the Waters of the US or a response from the USACE (U.S. Army Corps of Engineers). They also stated that following receipt of these items, they may provide additional comments

Since the site has been farmed and several attempts to develop it, I would suggest that the developer do a Soil Analysis of the site to determine what is the capacity/use and if wet land soils are present.

5. POSSIBLE IMPACT ON THE BEECHWOOD NATURE PRESERVE

There is no reference in the report to any possible environmental impacts on this park and nature preserve which is adjacent to the site and a discharge area for storm water. This is a very unique and rich Ecological and Habitat Area which has both unique flora and fauna, which is home to Deer, the Great Blue Heron and the Great Horned Owl and from Blood Root , Trillium, and Jack in the Pulpit, very few towns and cities have anything like this. It must be protected.

6, EXHIBIT F-1 GRADING PLAN

This not a complete grading plan. It shows only a few contour lines of he pond and the southwest corner of the site. Although difficult to read, it shows not change of contour lines and what is the direction of surface runoff. A completed plan would help to address concerns of the storm water discharge swale which is on the property of The Woods at Big Bear Farms Condos.

7, TRAFFIC SURVEY AND PARK WOODS LANE

Although Park Woods Lane shows up on page 2 of the EMHT Study which locates the site super imposed over a road map, Our entrance does not appear on the layout (page 4 -Existing Conditions).It does not appear on any of the other layouts even the one for 2036. On page 22, there is a mention that a turn lane has been suggested but is not a part of this study.

My question is how can you just eliminate a entrance/exit road as if it does't exist. Park Wood Lane is not figured into any of this survey.

8. VISION OF A NEIGHBOR WHO IS NOT A NIMBY

What would I like to see as my neighbor next door? A well designed community with appreciation of the existing environmental assets and to develop a prize winning neighborhood which increases property values and does not make the site yell "OUCH"

Below is a very brief resume of my qualifications and experience

E. Lynn Miller received his B.S. Degree in Agriculture from West Virginia University and his Masters of Landscape Architecture Degree from Harvard University. He is an Emeritus Professor of Landscape Architecture at The Pennsylvania State University where he taught for 35 years. He is currently a consulting landscape architect for professionals in Ohio, West Virginia and Pennsylvania. He was a Visiting Professor at the Technical University of Lisbon, Portugal and at Tsinghua University in the Peoples Republic of China. In 1992 he was the ASLA Congressional Fellow with the House Subcommittee on Energy and the Environment. In 1995 he received the Outstanding Educators Award from the Council of Educators of Landscape Architecture. In 2004-2006, he was the Director and Visiting Professor for the establishment of a new Graduate Program in Landscape Architecture at the University of Texas at Austin. He is the co-author of *The Classic McHarg: An Interview*. His most recent book is *Fresh Fish: A Civil War Prisoner's Story*. His private design projects include the Toftrees Planned Community in State College, PA and the Urban Park of Oporto, Portugal. The latter has been selected by the Portuguese Society of Civil Engineers as one of the 100 most significant projects in Portugal in the 20th Century. He was a member of the team at the University of Texas at Austin which was one of the five finalists in the United Flight 93 Memorial Monument Competition. He is an avid biker and has biked across the US from El Paso, Texas to St. Augustine, Florida. Since his retirement from Penn State in 1990, he has biked more than 55 ,000 miles in the US, France, Italy, The Netherlands & New Zealand His interests are in farmland preservation and the natural, cultural and historic landscape. He is a Fellow of the American Society of Landscape Architects. He resides in Powell, Ohio