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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 was never mentioned in any of the staff reports and not mentioned by the developer until the last meeting This asset is the fact that the site is adjacent to The Woods At Big Bear Farms Condo Community. At the last meeting, the developer mentioned that 75 people of Big Bear Farms Condos had signed a petition showing support for Powell Grande. This is not true. The signed petition which was to express concerns about the traffic and related matters not a support of the plan. The developer continues to show us plans overlaid on a photo which is at least 8 or 9 years old.

The following are my comments and questions:

1. PARCELS E-1 AND E-2 (5.0 ACRES)

These two parcels are included in the project proposal with the statement 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 open space. I firmly believe that this should not be allowed. The hearing tonight is to approve the plan for Powell Grande. and the two parcels of commercial land but we have no plan for the latter two areas. Also, since these two sites back up to Powell Grande, the condos at Big Bear Farms, the new school facility and will have access to Sawmill Parkway, I firmly believe that it is important for the developers to show some type of a plan, if only a sketch plan, as to how these two parcels will be developed including traffic flow, building coverage and hardscape, landscaping, etc. so we can see the impact on the adjacent areas.

2. FINANCIAL CONSIDERATIONS AND DEMOGRAPHICS

I do not think that enough financial study has been completed to show us that this development will not have a negative impact . Residential property is one of the most expensive for the tax payer as it requires

COMMENTS & QUESTIONS POWELL GRANDE DEVELOPMENT PLAN

a lot of municipal services compared to commercial, industrial and agriculture. The newly adopted Comprehensive Plan does not have realistic allocation of land uses which will continue to result in the spending of more money on residential and continue the upward spiral of taxes.

Studies have been submitted that since this is an Active Adult Community there will be only a small increase in students. Demographics show that people move to communities that have the amenities. I am 83 years old and have a soon to be 15 year old daughter in the Olentangy Lewis Center High School where she is one of 2800 students. I consider myself to be an active adult, biking about 10-12 miles a day and I chose Woods at Big Bear Farms because of the amenities especially the woods and the nature preserve.

3. DIVERGENCES REQUESTED

I find the use of the term divergences not to be the same thing as a variance. Divergences move to far away from the existing requirements They should be asking for variances. They are requesting far to many of them.. If it was good plan following the existing zoning requirements, There should not be a need for 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 the requirements. Go look at the ones along Sawmill Parkway South. 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. I have searched and cannot find out why 40 feet limit. The original Type A building which had a lot of great design qualities has now been messaged for a new look but not necessarily a better one and the original dream keeps disappearing.

The variance on the foot print requirement should not be allowed. The proposed foot print of bulk coverage and hardscape is already immense. It is not the same degree of ambiance that I think the citizens of Powell are looking for at this time.

4. GRADING PLAN

This not a complete grading plan. It shows only a few contour lines of the pond and the southwest corner of the site. Although difficult to read, it shows no 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 runs through the property of The Woods at Big Bear Farms Condos which is a great concern.

5. 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 doesn't exist. At the last review of this plan, one of the people on the developer's team stated that the traffic in and out of Big Bear Farms was included. I have not ben able to secure a copy of anything which would confirm this.

6. POSSIBLE IMPACT ON THE BEECHWOOD NATURE PRESERVE

There is no reference in any of the staff reports 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, the Great Horned Owl, the Red Tail and Cooper Hawks and the Black Ferret. Flora containing Blood Root, Trillium, and Jack in the Pulpit. Very few towns and cities have anything like this. It must be protected. Aldo Leopold reminded us that although the environmental habitat may not have a commercial value, they are nevertheless stakeholders in any planning and building process.

7. 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" and also to take into consideration the stakeholders of the Nature Preserve' who are not considered to be of any commercial value.

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