

COMMENTS & QUESTIONS POWELL GRANDE DEVELOPMENT PLAN

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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 which I presented at the last meeting. I will briefly summarize each of the points

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

I still don't see how you can approve a plan for these two units with out the basics. 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, bulk building coverage, even if it is block form with hardscape, landscaping, etc. so we can see the impact on the adjacent areas.

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

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Parkway, To approve it is to approve a " Pig in a Poke." This is not a hardship for the developer. it would only take about 30 minutes to draw one up.

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 a lot of municipal services compared to commercial, industrial and agriculture.

During the past two weeks, I had the time to do some research and crunch some numbers. Her is a chart which shows the rental demand in outlying areas of Delaware County from 2011 to 2014 I don't know how Powell can absorb 308 rental units.. Please do not make the developer have age restricted units.

3. DIVERGENCES REQUESTED

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 and you would see them everywhere. I would like to know what the fire department would have to say about the 8 units

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. I have requested in previous meeting that I would like to see a plan which would show only the coverage of buildings and hardscape. We did receive a plan showing only the open space.

4. GRADING PLAN

I am very concerned about the large wetland area which is adjacent to the property of the Woods at Big Bear Farms. It is very important to be preserved, as it is now, as an ecological filter for the runoff of the site

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 our concerns of the storm water discharge swale which runs through the property of The Woods at Big Bear Farms Condos.

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 been able to secure a copy of anything which would confirm this.

6. POSSIBLE IMPACT ON THE BEECHWOOD NATURE PRESERVE

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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 would increase 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.

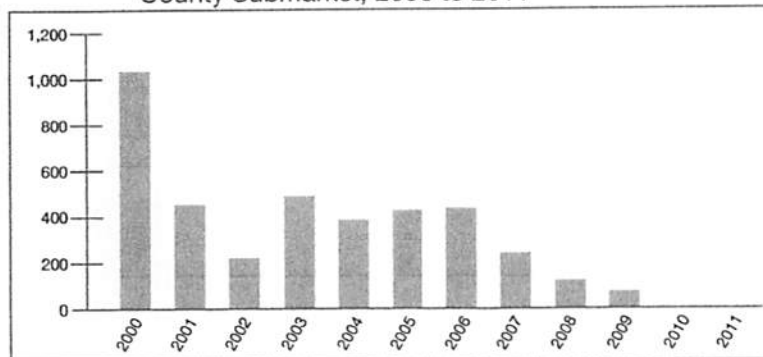
Below is a very brief resume of my qualifications and experience:

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

Multifamily construction, as measured by the number of units permitted, has been minimal in the Delaware County submarket since 2000, and the development that did occur was concentrated in the early part of the decade. Multifamily units permitted averaged 390 annually from 2001 through 2005, then dropped to an average of 220 annually from 2006 through 2009. For the 12 months ending March 2010, approximately 55 multifamily units were

permitted in the submarket, according to preliminary estimates, and no units were permitted for the 12 months ending March 2011. From 2000 through 2009, approximately 58 percent of multifamily units permitted in the submarket were for owner occupancy, and the overall homeownership rate rose from 80 percent in 2000 to a current rate of 82 percent. See Figure 14 for multifamily units permitted from 2000 to the current date.

Figure 14. Multifamily Building Permits Issued in the Delaware County Submarket, 2000 to 2011



Notes: Includes all multifamily units in structures with two or more units. Includes data through March 2011.

Source: U.S. Census Bureau, Building Permits Survey

Demand is estimated for an additional 800 new market-rate rental units in the submarket through the 3-year forecast period. With no units currently under construction, the 7.6-percent vacancy rate, as of April 1, 2011, is expected to decline during the forecast period. Table 6 provides an estimate of the noncumulative distribution of demand during the forecast period for new market-rate rental housing by rent level and the number of bedrooms.

Table 6. Estimated Demand for New Market-Rate Rental Housing in the Delaware County Submarket, April 1, 2011 to April 1, 2014

One Bedroom		Two Bedrooms		Three or More Bedrooms	
Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand
600 to 799	60	700 to 899	160	800 to 999	70
800 to 999	30	900 to 1,099	80	1,000 to 1,199	50
1,000 to 1,199	30	1,100 to 1,299	60	1,200 to 1,399	50
1,200 to 1,399	30	1,300 to 1,499	60	1,400 to 1,599	35
1,400 or more	0	1,500 or more	40	1,600 or more	35
Total	150	Total	400	Total	240

Source: Estimates by analyst

Sales Market—Remainder Counties Submarket

The sales housing market in the Remainder Counties submarket is soft but showing signs of stabilizing. According to Hanley Wood, LLC, approximately 7,725 homes were sold in the submarket during the 12 months ending March 2011, down 1 percent from the 7,825 homes sold

during the 12 months ending March 2010. The current sales total of 7,725 is approximately 31 percent below the 11,150 homes sold each year, on average, from 2005 through 2007. Home sales prices, which averaged \$151,800 for the 3 years from 2005 through 2007, declined 12 percent