



August 30, 2021

City of Powell
Planning and Zoning Commission
47 Hall Street
Powell, OH 43065

100 South Liberty Street Sketch Plan Review

Concept Review Narrative

Crawford Hoying is requesting an amendment to the approved Development Plan for Powell Green to provide an improved housing concept that is well-suited to accommodate the needs and preferences of today's homebuyer.

The existing approved plan, which included 22 duplex condos units and a small commercial building, was conceived in 2014 by former property owner Chip Santer. That product design was not readily accepted by the Powell market even as other housing in Powell sold rapidly during the same time period.

To improve the offering, Crawford Hoying is now working with Fischer Homes to bring a timeless and versatile townhome concept to Powell. The amendments to the site plan, building massing, and floor plans offer many advantages:

The footprint of the townhomes is slightly shallower than the duplexes, allowing for a more generous central green space that is fronted by the entry porches of many of the homes in the project.

The small commercial building and dilapidated yellow house on Liberty are proposed to be replaced with a 5-unit townhome building with entry porches that address the street. These units will lend themselves as live-work units, perhaps with an opportunity to provide those homeowners with small, appropriate signage on Liberty Street if the commission is amenable. The request to demolish the yellow house will be reviewed by HDAC with the proposed amended plan and architecture at their meeting on 9/16.

All of the proposed units – not just those on Liberty - offer an entry-level foyer and flex space perfectly situated for a work-from-home office, an entertaining space, or other use chosen by the homebuyer. The existing duplex condo plans lack this flexibility, with the homes' doors opening directly into the private living space.



The Fischer townhomes are designed to allow for fee-simple ownership of each home rather than a condominium structure. A Homeowners Association will regulate upkeep and maintain common spaces just as they do in a typical subdivision, and buyers will have more flexibility when it comes to financing.

We look forward to reviewing this concept in further detail at the Planning Commission meeting on September 15th.

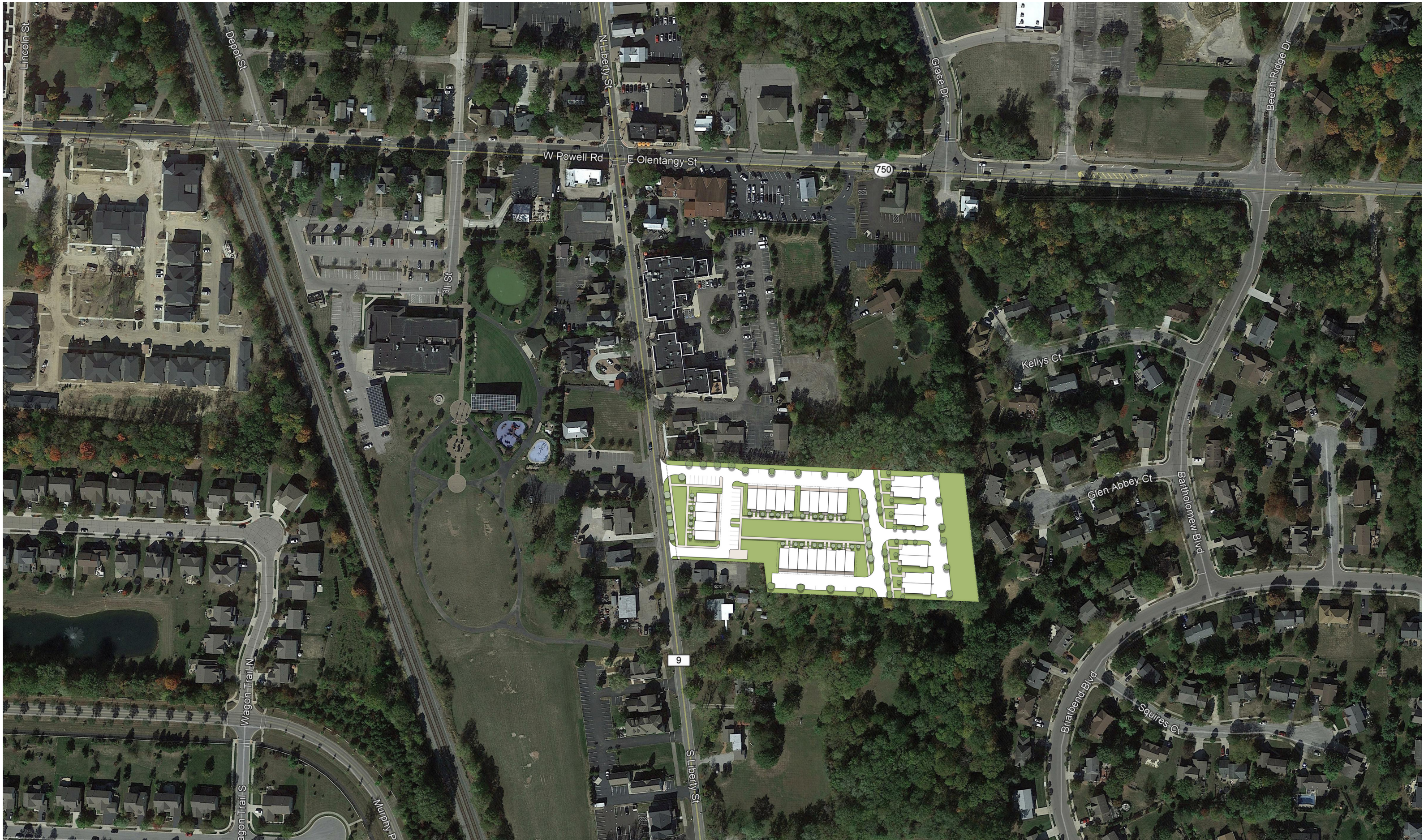
Sincerely,

Russell Hunter

Executive Vice President of Development

POWELL GREEN AMENDED CONCEPT PLAN

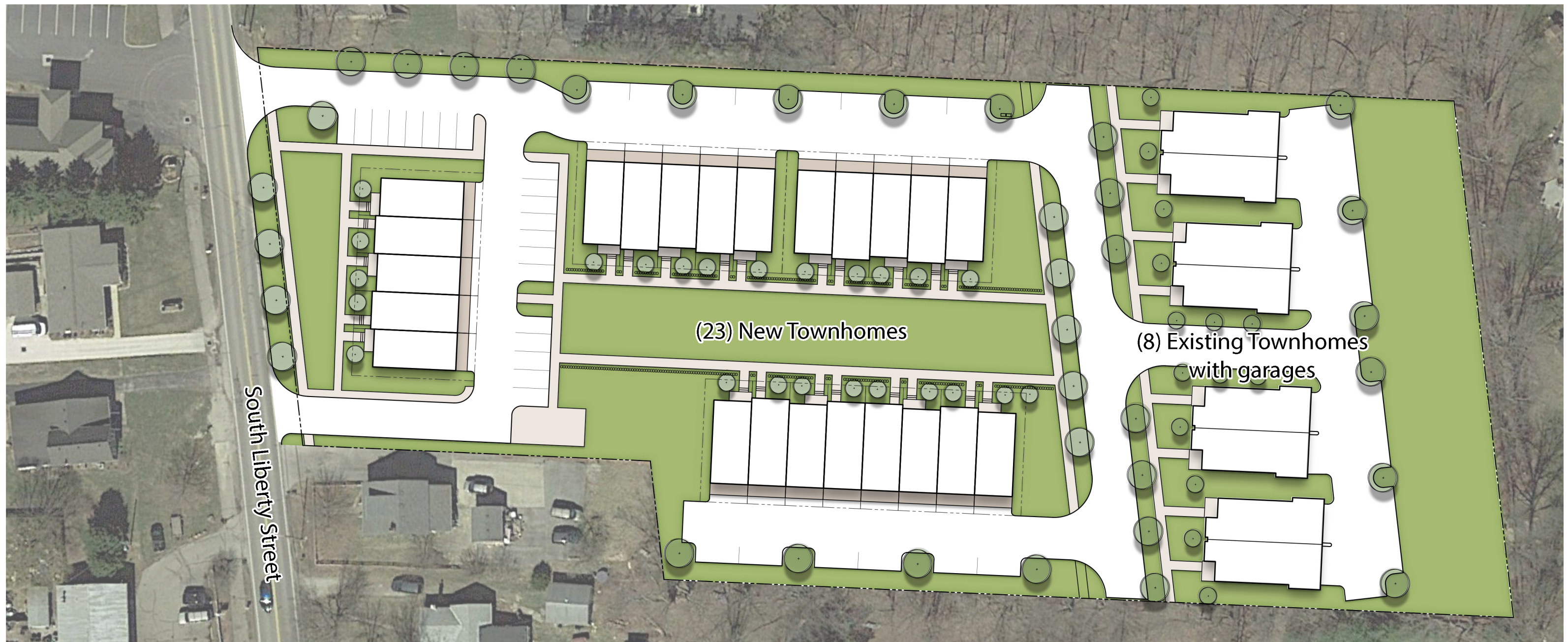
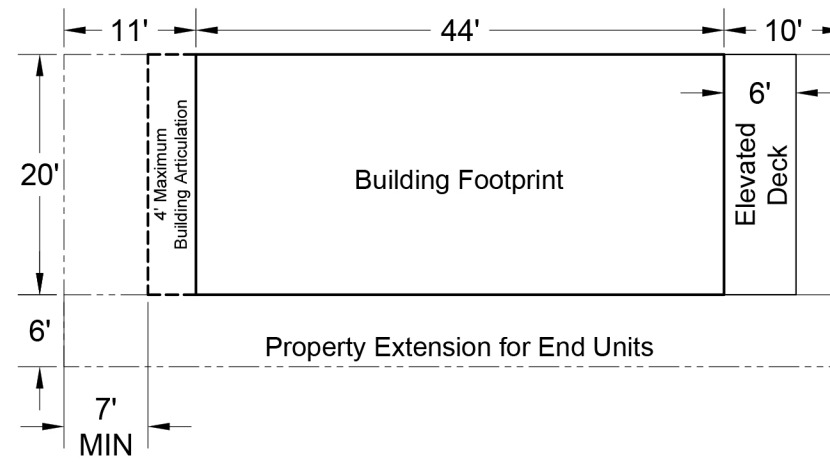
August 27, 2021



POWELL GREEN - AMENDED CONCEPT PLAN

Context Plan - August 27, 2021





POWELL GREEN - AMENDED CONCEPT PLAN

Site Plan - August 27, 2021





POWELL GREEN - AMENDED CONCEPT PLAN

Rendered Front Elevation - August 27, 2021

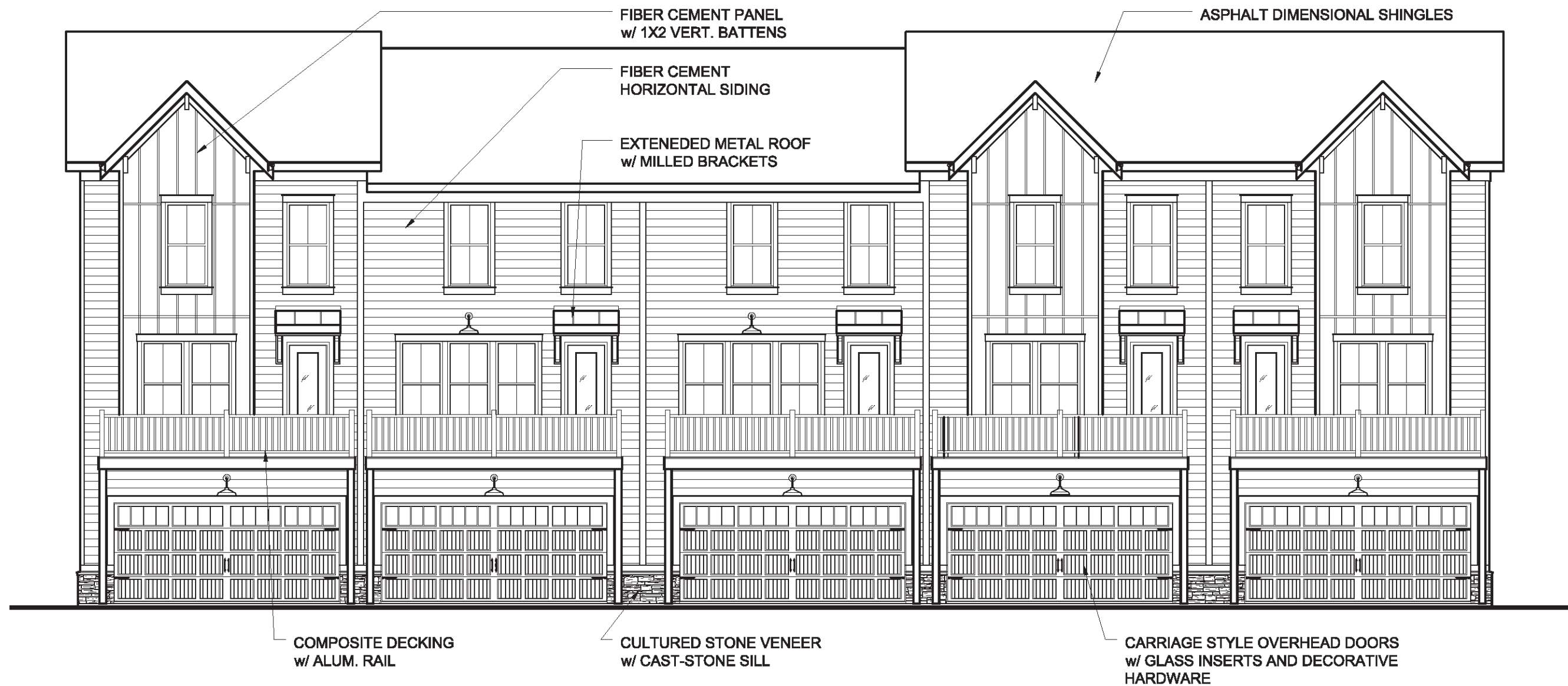




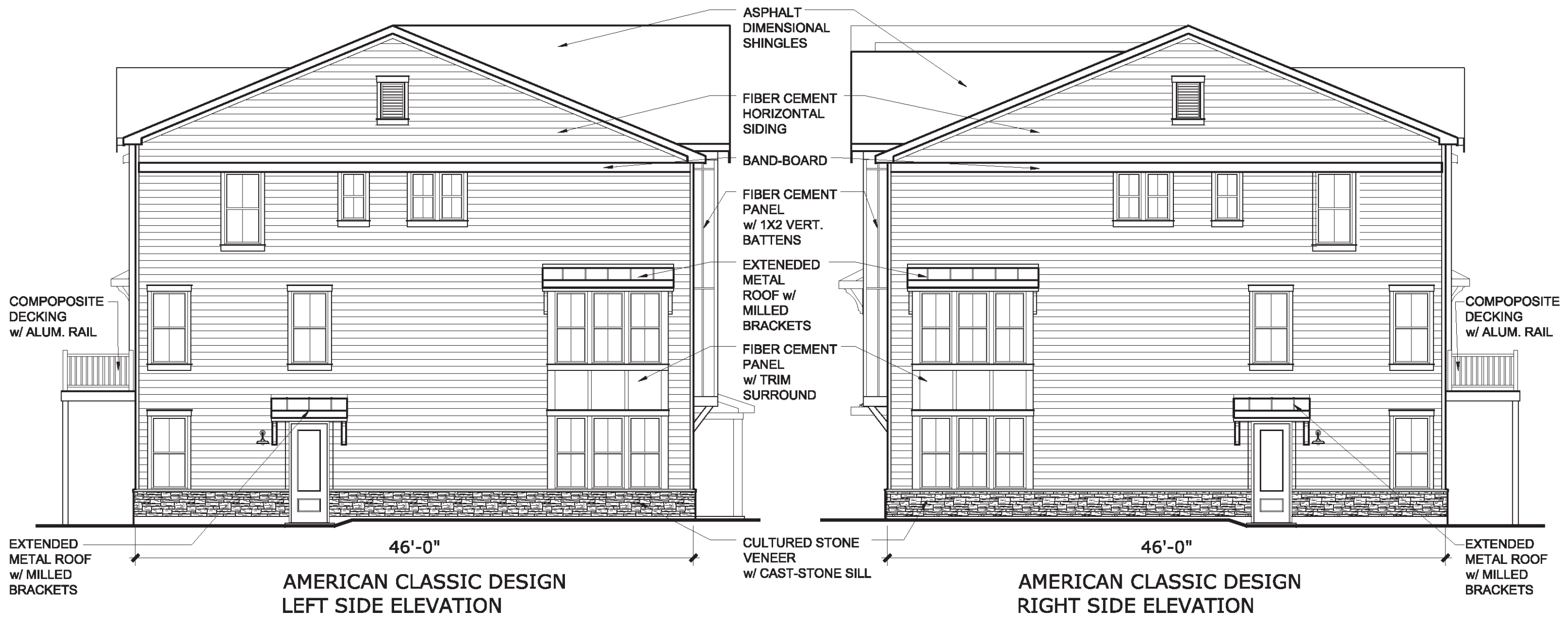
POWELL GREEN - AMENDED CONCEPT PLAN

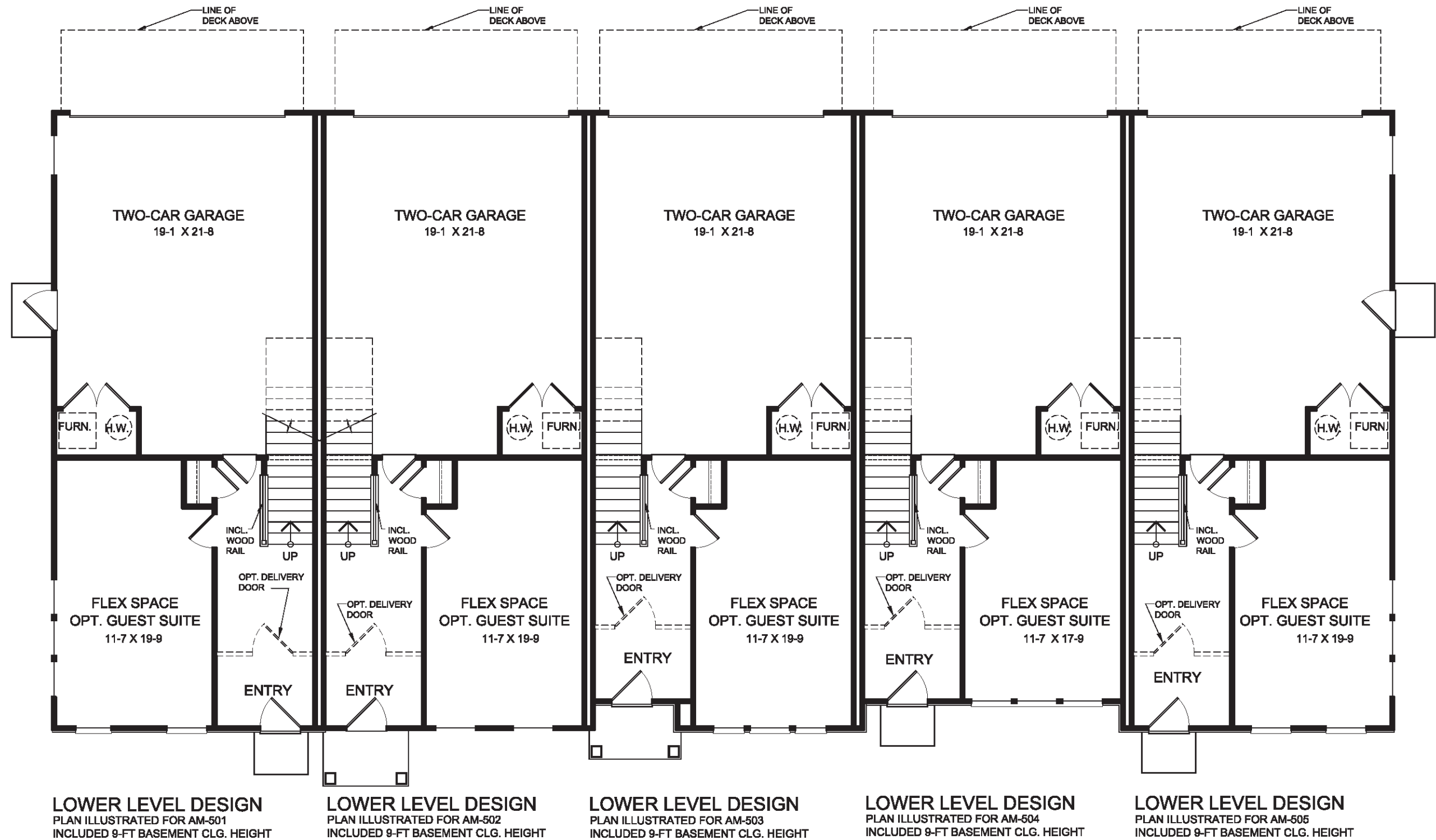
Front Elevation - August 27, 2021





AMERICAN CLASSIC DESIGN REAR ELEVATION

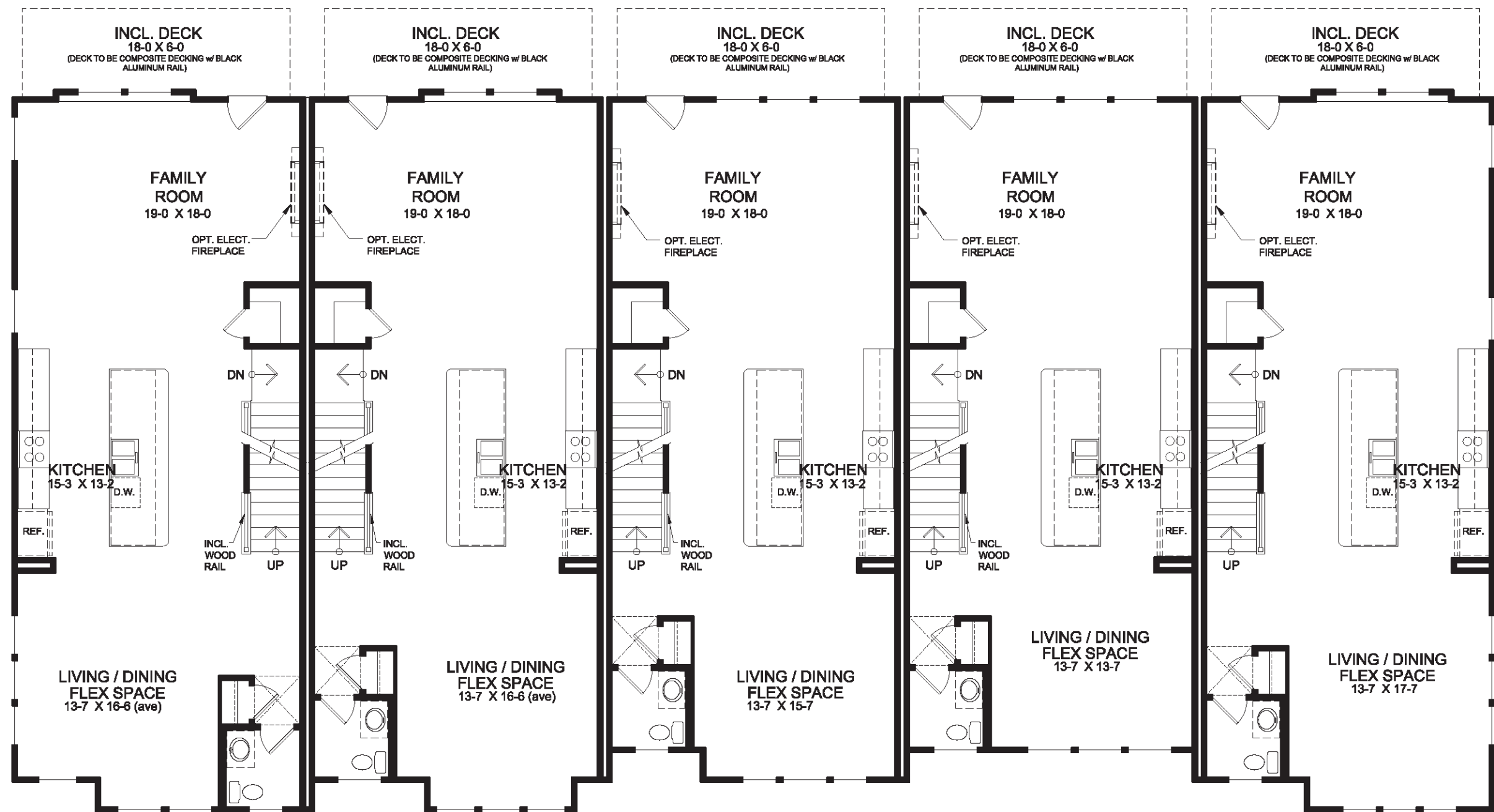




POWELL GREEN - AMENDED CONCEPT PLAN

Lower Level Plan - August 27, 2021





**INCLUDED
MAIN LEVEL DESIGN**
PLAN ILLUSTRATED FOR AM-501
INCLUDED 9-FT CLG. HEIGHT

**INCLUDED
MAIN LEVEL DESIGN**
PLAN ILLUSTRATED FOR AM-502
INCLUDED 9-FT CLG. HEIGHT

**INCLUDED
MAIN LEVEL DESIGN**
PLAN ILLUSTRATED FOR AM-503
INCLUDED 9-FT HEIGHT

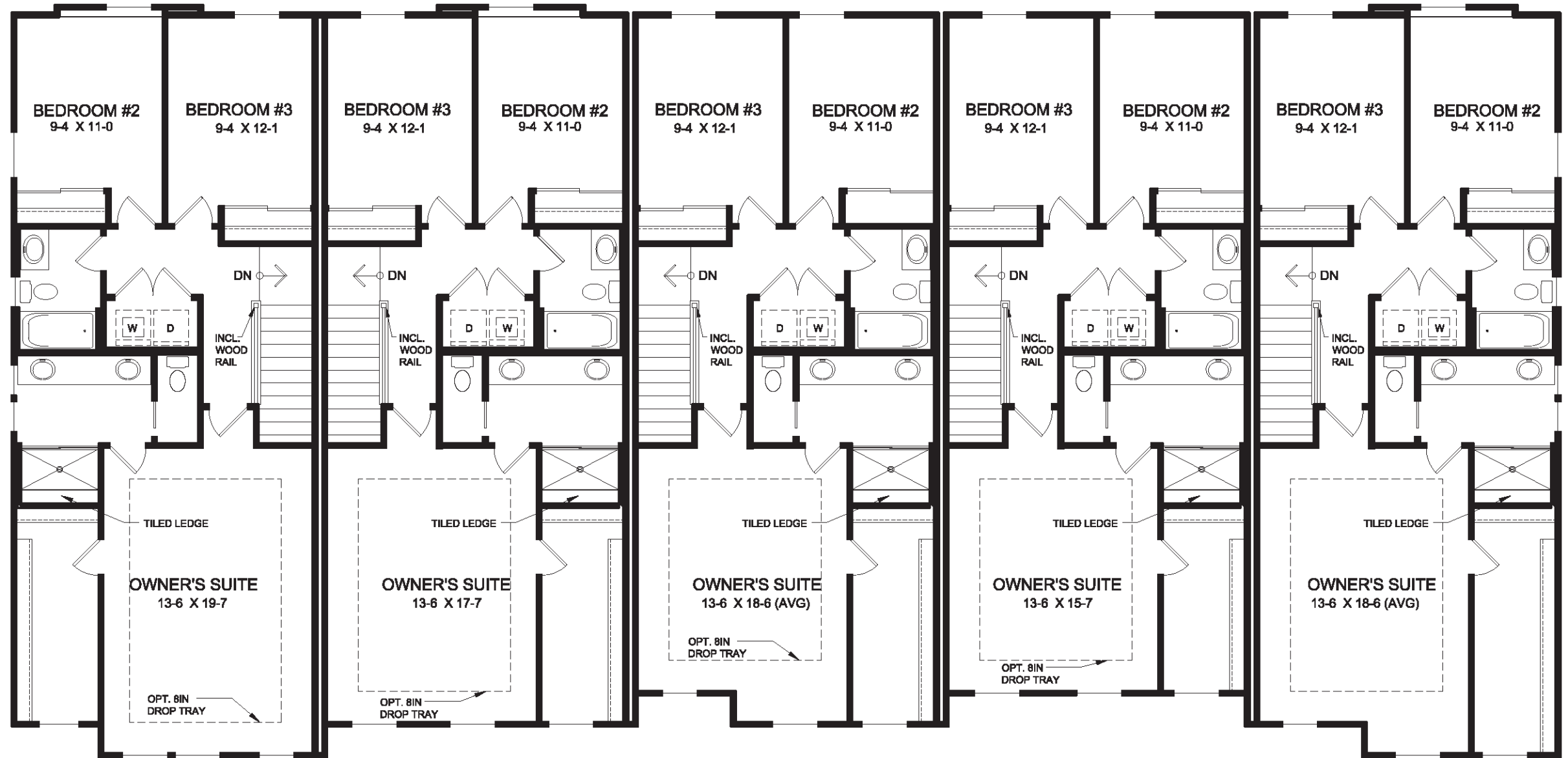
**INCLUDED
MAIN LEVEL DESIGN**
PLAN ILLUSTRATED FOR AM-504
INCLUDED 9-FT CLG. HEIGHT

**INCLUDED
MAIN LEVEL DESIGN**
PLAN ILLUSTRATED FOR AM-505
INCLUDED 9-FT CLG. HEIGHT

POWELL GREEN - AMENDED CONCEPT PLAN

Main Level Plan - August 27, 2021





**INCLUDED
UPPER LEVEL DESIGN**
PLAN ILLUSTRATED FOR AM-501
INCLUDED 9-FT CLG. HEIGHT

**INCLUDED
UPPER LEVEL DESIGN**
PLAN ILLUSTRATED FOR AM-502
INCLUDED 9-FT CLG. HEIGHT

**INCLUDED
UPPER LEVEL DESIGN**
PLAN ILLUSTRATED FOR AM-503
INCLUDED 9-FT CLG. HEIGHT

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PLAN ILLUSTRATED FOR AM-504
INCLUDED 9-FT CLG. HEIGHT

**INCLUDED
UPPER LEVEL DESIGN**
PLAN ILLUSTRATED FOR AM-505
INCLUDED 9-FT CLG. HEIGHT

POWELL GREEN - AMENDED CONCEPT PLAN

Upper Level Plan - August 27, 2021



August 27, 2021

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110 South Liberty Street

Demolition Request

Crawford Hoying is working together with Fischer Homes to develop the remaining property at 100 South Liberty Street in Powell, Ohio. A building consisting of five connected fee-simple townhomes along the Liberty Street frontage is reflected in this new sketch plan. This will require the demolition of an existing house at 110 South Liberty Street. While our original Development Plan called for the renovation of this house, we didn't have a full appreciation of the deferred maintenance and foundation deterioration that had occurred prior to our ownership of the property.

Crawford Hoying began discussions with the City of Powell to demolish the house in January of 2020. These discussions included City Manager Steve Lutz and Director of Development Dave Betz. Both Dave and the CBO at the time toured the house and shared our concerns that the house was in such a state of disrepair that renovation was not feasible.

The primary concern is the state of the house's foundations. The original basement was a partial basement and expanded numerous times – both in depth and in overall footprint. It's clear that these expansions were done without professional guidance and over the years moisture has deteriorated the foundations beyond repair. Neither perimeter drains or any form of waterproofing were installed. Some foundation walls have deteriorated so much it's possible to see through to the exterior.

As a result of the poor foundations and moisture, there is a significant amount of floor framing on the ground level that is rotting away. The floors of the house are so uneven it would be necessary to lift the entire structure, remove the existing foundations and rebuild them from scratch. Additionally, the moisture has compromised the electrical and mechanical systems throughout the house.



Beyond the structural issues, there are a host of other issues including roof leaks/damage to the attic, non-compliant stairs, and an odor of cat urine that has permeated every interior surface of the house. All these issues mean that a renovation of the existing house would cost far more than the completed value of the house, while still not meeting all current applicable codes. For these reasons, we're asking the Powell HDAC to consider approval of demolition of the house so that the frontage along South Liberty Street can be fully redeveloped along our property.

Sincerely,

Russell Hunter

Executive Vice President of Development



Front of House



Foundation Deterioration - Exterior



Foundation Deterioration - Exterior



Foundation Deterioration – Interior



Foundation Deterioration – Interior



Attic Damage



Non-Compliant Stairs