

**Concept Plan Summary**

**The Villages at PeterGreen  
A Master-Planned Community**

**Anderson Township, Ohio**

Prepared for:

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## The Villages at PeterGreen Concept Plan Description

**The Villages at PeterGreen** is a master-planned community based on Green Communities, New Urbanism, and LEED-ND principles. Many green projects have as their primary focus green building practices, energy conservation and recycling. In addition to these features, the Villages at PeterGreen emphasize the site, neighborhood development patterns, housing, green infrastructure and design elements that bring buildings and infrastructure together to form sensible neighborhoods that relate and connect with the landscape and the site's context. The community is planned and designed to be sensitive to the site's natural history, its setting, and its biological resources in order to protect and enhance the site's integrity and quality.

The Villages at PeterGreen will be located on a 337 acre wooded site situated between Eight Mile Road, Asbury Road, Hopper Road, and Ayers Road in southwestern Anderson Township. The site (referred to as the Forestville property) abuts and the exclusive Coldstream Country Club and the 1000 acre Woodland Mound Park, which is part of the Hamilton County Park District. Situated on a bluff, high above the Ohio River, the property is about 10 to 15 minutes driving time from the center of downtown Cincinnati.

Forestville property is the largest undeveloped natural parcel available for residential development in Anderson Township and the greater Cincinnati area under a single ownership, and it offers a unique opportunity for a master-planned, thoughtful development. Hamilton County. It is the remaining portion of the Chaswil Farms, an extensive "gentleman's farm", established in the 1930s by Charles F. Williams, one of the founders of The Western & Southern Life Insurance Company. His heirs still own the property and it is their strong desire to retain the majority of the site undeveloped as a permanent open space and to set the stage for creative land planning and site design.

The site's natural features and environmental characteristics were mapped and were evaluated during the planning process. With scenic, rolling hillsides, a former apple orchard, old growth

walnut trees, several streams, two stocked fishing ponds and abundant wildlife including wild turkeys, slope and geologic characteristics the site's landscape zones can be summarized in five categories:

**Intermittent Stream Corridor:** the environmentally significant corridor of the intermittent stream approximately through the center of the site. The "Vegetation Survey of the Forestville Property" by David L. Lenz, Ph.D. (2012) found that the most significant trees in terms of height and canopy are concentrated in this corridor that is rich in riparian vegetation and wildlife. The plan for the Villages of PeterGreen retains this corridor intact.

**Flat Plateau Adjacent to Coldstream Country Club:** A relatively flat, developable area of approximately 61 acres at upland elevations that was used for agricultural purposes, and an orchard. According to the site vegetation survey, this area is for the most part open with few recent dispersed trees of little significance. This area is well above the Koppe formation (below 700 feet elevation).

**Flat Plateau off the End of Ayers Road:** A relatively flat, developable area of approximately 19 acres at upland elevations that was also used for agricultural purposes. Most of the existing vegetation is relatively recent forming large open areas with scattered mature trees. This area is also well above the Koppe formation (below 700 feet elevation).

**Flat Plateau North of the Intermittent Stream Corridor:** A relatively flat, developable area of approximately 54 acres at upland elevations that was also used for agricultural purposes. According to the site vegetation survey this area was cleared and was used for agricultural purposes and as a pasture well into the 1970's and 80's. Natural reforestation took place into the 1990's and the existing trees are young with dense understory and have been invaded by honeysuckle. This area is also well above the Koppe formation (below 700 feet elevation).

**Land Area Adjacent to Coldstream Country Club:** This area has a special consideration because of its adjacency to the golf course. The desire of the property owner is to develop it in conventional single-family homes of high value. The area is approximately 15 acres and it is developable. Development there will require a public road with lots off it. This road also gives the opportunity to connect with the village development at the plateau area north from the intermittent stream and its ultimate connection with Eight Mile Road. This will afford connectivity of the circulation system without another crossing of the stream and the riparian corridor.

The plan for **The Villages at PeterGreen** is born from adherence to several smart growth, sustainability, green communities, and LEED-ND principles:

- Integrated land use instead of isolated subdivisions
- Compact development of the relatively small portion of the site that will be disturbed from construction
- Mixed housing types and density patterns
- Variety in housing types to respond to changing demographics
- Wide variety of residents to be part of the community by including housing types and price ranges that respond to the changing demographic patterns
- Responsive to the Township's Comprehensive Plan (2011 update) that expressed the residents' and elected officials desire for increasing the availability of housing options in the Township
- Pedestrian-friendly neighborhood patterns and streets, offering walkable connections with all areas in the site to maximize on walking and bicycling
- Preservation of the site's environmental resources
- Dedicated open space and connectivity to existing parks and green space
- Extensive trails system and connectivity to the existing Township and Park District systems
- Environmentally responsive structures and infrastructure
- Green streets
- Green infrastructure
- LID
- Green buildings
- Community spaces, gardens, and amenities
- Design with nature to identify areas suitable for development and avoid the disturbance of wetlands, water bodies, stream network, riparian corridors, steep slopes, erodible soils, mature vegetation, and fragile bedrock geology
- Minimize on site construction impacts

## Land Use and Development Program

Land uses in the Villages at PeterGreen are integrated in order to establish neighborhoods and service the needs of the residents, and will be based on the “Conservation Development” smart growth principle because a substantial portion of the site is conserved and protected in its natural state. These type of projects have been successfully built in recent years around the country. The undeveloped acres of hillsides, streams and ponds will be preserved for the enjoyment of the residents with hiking trails, fishing and a connection to the Anderson Township Riverfront Bike Path and Woodland Mound Park. To permanently protect the natural beauty of the property, it is anticipated that a substantial portion of these acres will be donated as a conservation easement.

The Villages of PeterGreen will be the largest planned residential community in a protected natural environment in the Midwest. A unique feature of the development is the provision of a variety of housing types. The three village plateau sites will be developed with mixed use housing options, including single family detached homes, cottages, townhouses, condos and apartments, as well as a small commercial area with services and office spaces for the convenience of the residents. The plan responds to the Anderson Township need to increase the provision of housing options for its current and future residents, and it is consistent with the Township’s Comprehensive Plan and the recently adopted Ohio River Plan. The property will be zoned in the “C” Residence//CUP District to accommodate the diversity of housing units, the flexibility needed to protect the site’s natural features, and the desired density to accommodate 900—950 units in a twelve to fifteen years period.

## Concept Plan Summary

Site Area: 337.4 +/- acres

Readily Developable Area – Three plateau areas and the land adjacent to Coldstream Golf Course: 149+/- acres or 44% of entire area

Actual Developed Land Area:

Village One - Coldstream Village: 71 +/- acres or 19% of entire area (it includes the single-family lots adjacent to the golf course)

Village Two – Forestville Village: 17 +/- acres or 5% of entire area

Village Three – Village of Woodland: 46 +/- acres or 13% of entire area

Developed for All three Phases: 134 +/- acres or 39% of entire area

Open Space: 203 +/- acres or 60% of site area

## Land Use

### Residential, Village Center, Parks and Gardens:

Approximately 134 acres including streets, drives, parking, green infrastructure bioswale, green/landscaped areas within the various neighborhoods, community gardens, and orchards.

Unit Mix:

- Single-Family Detached Units: 34 units
- Single-Family Detached Narrow Lot Units: 22
- Single-Family Attached Villas: 67
- Duplex Units: 27
- Four Unit Single-Family Attached Units: 56
- Townhouse Units: 173
- Apartment Units: 560

Total Number of Units: 939 units

Net Density for All Three Villages: 6.97 units//acre

Gross Density: 2.78 units//acre

### Village Center Commercial:

Approximately 15,000 gross square feet in Coldstream Village and 18,000 square feet in the Village of Woodland

### Open Space and Conservation Area:

Approximately 203 acres

Amenities:

- Ecologically sound lakes
- Extensive hiking trails
- Biking trails
- Parks
- Private recreational amenities for homeowners and residents such as swimming pools, tennis, gazebos, picnic facilities, community gardens

### **Green Infrastructure**

- Innovative stormwater management that mimics the site's predevelopment hydrology
- Use of site design techniques and uniformly distributed decentralized micro-scale controls that infiltrate, filter, store, evaporate, and detain runoff close to its source
- Use of small, cost-effective landscape features (Integrated Management Practices - IMPs), located at the lot level instead of conveying and managing / treating stormwater in large, costly end-of-pipe facilities located at the bottom of drainage areas

### **Major Site Design Stormwater Management Landscape Features**

- Maintain tree line at proximity to the built areas
- Establish building restriction line
- Bioswale and grassy filters
- Bioretention islands
- Soil amendments
- Street tree box as rainwater filter
- Rain barrels
- Gardens
- Permeable parking bays
- Patterned concrete
- Permeable pavers and permeable asphalt

### **Sanitary Sewer:**

There is an existing 3-inch force main along Ayers Road. From the total approved tap permits, 150 are allocated to the Forestville property. In the short term these taps are available for the proposed development, especially the single-family units. The sewer needs for the development will be served from the upgrade of existing sewer treatment plant in the Woodland Mound Hamilton County Park by MSD.

### **Public Roads:**

The concept plan designates public roads to be built with the various phases of development. The concept plan indicates a public right-of-way ranging from 41-50 feet. We understand that a 50-foot right of way is the standard for roads to be dedicated to the Township. Consistent with

the premise for developing a “green” community that handles storm runoff via innovative alternative means, we believe that the road pavement widths should be less than 28 feet wide. We propose that a typical 41-foot-right-of way will accommodate traffic efficiently and safely, especially considering the low speeds (25-30 miles/hour), and the driving habits of the residents of the community. The 41-foot right-of-way is also recommended by AASHTO and it has been used by many communities that promote “green” and “new urbanism-type” communities around the country. The typical cross-section of a 41-foot right of-way is: 18 feet of pavement to accommodate a driving lane and parking on one side of the street; 6”vertical curbs; five (5) foot grass strip; five (5) foot sidewalk; and two (2) feet setback.