

# Summit View/Sawmill Area Plan



## Planning Challenges and Issues

- Establish a clear gateway and identity
- Protect the character of Summit View Road and existing residences
- Provide effective greenway and pedestrian connections
- Effectively incorporate natural features into development
- Minimize the impacts of man-made features



## Design Recommendations

### Summit View/Sawmill Area Recommendations:

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| <ul style="list-style-type: none"> <li>1 Additional buffering treatment (landscaping and mounding) to screen power substation</li> <li>2 Implementation of 300-foot gateway setback to provide "green" entry to Dublin</li> <li>3 Option for pedestrian connection to Glencree Place through existing right-of-way</li> <li>4 Incorporation of small parks and other unique open space areas with future development</li> <li>5 Incorporation of alley systems to provide aesthetic streetscape appearance</li> <li>6 Preservation of existing tree rows throughout the site</li> <li>7 200-foot setback for mixed residential uses along Sawmill Road</li> <li>8 Orientation of architecture to provide "front-door" appearance from Sawmill Road and greenway</li> <li>9 Use of green corridor and pedestrian paths as a common amenity for office and residential development</li> </ul> | <ul style="list-style-type: none"> <li>10 Additional landscaping to screen/buffer existing homes where necessary</li> <li>11 Incorporation of larger lots along existing residential areas</li> <li>12 Future path connection along Summit View Road</li> <li>13 Utilization of wider lots to mimic existing residences and setbacks along Summit View Road</li> <li>14 Creation of future greenway connection to Emerald Fields Park</li> <li>15 Sensitive placement of office development and parking within the context of existing trees</li> <li>16 100-foot office setback along Sawmill and Summit View</li> </ul> |
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#### General Notes:

Alternatives to incorporate existing horse farm into development should be considered as an option for the Summit View area.



Greenway Concept (Sawmill and Summit View looking Southwest)

## Planning Goals

...To develop a high quality neighborhood with a mix of residential and office uses that transition from existing single-family residences west of the site toward the Sawmill commercial corridor.

