



Piatt Meadows Homeowner's Association

Date: June 2, 2015

To: Homeowners of Piatt Meadows
From: Trustees of PMHA
RE: Developer meeting with Evan's Farm Developers

The below are the notes taken at the meeting with the Developers of the Evans farm.

Presenters Dan Griffin and Tony Irorman (sp?). Dan has developed Tarten Fields in Dublin (<http://www.tartanfields.com/>), TPC at Rivers Bend (<http://www.tpc.com/tpc-river%E2%80%99s-bend>) and Oasis Golf Club (<http://www.oasisgolfclub.com/>). Dan is relocating from Cincinnati to Columbus to see this development through. Dan has been negotiating with the Evans family for the last 5 years and said he has family approval for the vision moving forward. Dan presented a map of the development and photos of proposed housing.

The Evans farm (approx 1000 acres) is going to be developed. There are approx 550 acres in Orange Twshp and 440 in Berlin Twshp. The land exists mostly South and West of Piatt Meadows and will not border our development. The Piatt farm, due South of Piatt Meadows, is not part of the development currently, nor is the current construction along North Rd related to this development.

Construction will start in the Fall of 2016 along Lewis Center Rd and move North and may not reach Hollenback Road for 7 to 8 years. Total timeframe for the build out may be as long as 20 years. But expected to be 15 years.

The theme of the development is being called new urbanism, a mixture of small retail/boutique shops, condos, multi-family housing, apartments, smaller and larger single family houses. There will be two town centers, one in Orange Twshp and one in Berlin Twshp. The denser housing will be closer to these town centers and the larger homes will be along the perimeter of the development. Piatt Rd will wind through the development and end up at Lewis Center Rd. Parks with baseball and soccer fields are planned for the land along the RR tracks. All the wooded areas South of Hollenback are planned to remain. Trails are planned and a possible horse trail that hooks up to Alum Creek is planned. Total open space will be approx. 33%. The retail areas of the development will be open for use by surrounding residents. Housing density is planned for 2.3 houses/acre. Dan has already met with Olentangy School District and is discussing donating land for a new elementary school (to replace Arrowhead). A bridge over the RR tracks along Shanahan Rd is planned, if they can secure government help. Housing prices are planned to be \$280k to \$850k. The denser housing will have 40 foot wide lots with backload garages and alleys. A good example of this would be West Haven in Franklin TN (<http://www.westhaventn.com/>). Condos will be similar to Bishop's Walk along Gay St in Columbus (<http://www.columbusunderground.com/new-bishops-walk-condos-downtown-going-fast-bw1>). The development is proposing a one-time \$500 fee for each resident and funds will be donated to Olentangy School District for college scholarships. A small 50-seat movie theater is planned for one of the town centers and a Graeter's ice cream shop is expected.

A few PMHA residents asked about infrastructure. ODOT is planning an interchange off 71 near Lewis Center Rd and Africa Rd in the next 5 years. Home Rd is currently being extended from 23 to Lewis Center Rd. Old State Rd is being widened from Orange Rd to Polaris Pkwy. The development will put in a domestic water tower for Del-Co west of the RR tracks. The sanitary lift station East of Old State will be upgraded at a cost of more than \$3-mil.

The development is so large that it qualifies for something called a New Community Authority in the Ohio Revised Code. Dan, the Evans family and 3 others will make up the Architectural Review Board for the Development and all designs must be approved prior to construction.

Zoning has been submitted to Orange Twshp and in the works for Berlin Twshp.