

Evans Farm Meeting – Grace Point Community Church – August 9, 2016

First, just before their last meeting with Berlin Township, a small commercial lot appeared in their plans on the southwest corner of the Hollenbach and S. Old State intersection. This received unanimous push back from the 30-40 that attended. The loudest opposition came from Mariners Way residents. One of the two gentleman with the developer was very familiar with that neighborhood and commented that he didn't know who the individuals were that requested the commercial lot. Understanding the frustration of the residents in the area, they have agreed to remove it from their plan. It wasn't an original aspect and they weren't too terribly worried about that.

The zoning for the land involved in the plan is as Planned Residential. This will allow for some specific, light commercial opportunities, but the text will be specific as to the type of commercial included. A few attendees were worried warehouses would be able to come in if the developer couldn't get enough homes built, or just simply wanted to change their mind.

The language in the text submitted to Berlin Township will be the same language used in Orange Twp. It will include a requirement that the developer completes all promises and requirements within a phase before having permission to open a new phase. This was included in the text because the family is allowing the developer to have all the time necessary to complete the community as planned. They have the luxury, because of the family's vision, to not have to push for land to be leveled and prepped for homes to be built and sold as fast as possible ... ie, they don't have to be like the tract builders we have exploding through community after community.

The family and developer included a commercial zoned village center within Berlin Township (even though the Orange village center is only a mile or so down the road) because the Township trustees requested it. The 43 acres set aside for this area will be designed and built to the same architectural style as the village center in Orange.

Developer is responsible for funding road improvements (at least where traffic volume is coming from their building) that aren't within the planned community. This includes work currently being completed at the intersection of S. Old State and Lewis Center Rd. it will also include work done to S. Old State north of Lewis Center Rd. (mainly up by the intersection with Hollenbach). The developer and the Delaware County Engineer are working on and researching several traffic related concerns. A point to note, the Home Rd. extension will join Lewis Center Rd at the entrance to Evans Farm community and then head north and join with Piatt Rd. in Berlin Twp. The county is already planning on extending Piatt Rd. north past Cheshire all the way to 36/37. The county engineer's vision is that Home/Piatt Rd. and S. Old State. will be main north/south corridors. This means the roads may be widened to two lanes in each direction. If you look closely, the developers have designed the north extension that meets Piatt curvy so it's not a straight shot north. This is to help in keeping traffic speeds down. Even as the county engineer wishes speeds to be at 45 mph, the developer and family do not.

ALL lots will have garages in the rear (no street facing garages). Lot's begin at 40 ft wide (with 6 ft variances) and extend up to 100 ft wide. The homeowner purchases the lot from the developer and then will work with one of 13 approved custom builders to work with. The builders have all agreed on the design characteristics of the community to help homeowners. Because of the fact that homeowners purchase the lots and have control, and that garages aren't allowed to be in the front, this has eliminated tract builders from being part of the process. Now, with all homes having the garages in the rear, that doesn't mean all lots will have allies behind them. Only the sections with narrow lots near the village centers will have the allies. The homeowner association will manage the allies (no tax money for county or township services from outside of the community).

Because of the wishes of the family, the developer has agreed to maintain an image the family desires (as it relates to the Modern Urbanism style). The developer will maintain full control of design and has been very specific within the zoning text to explain the image of the community. It was mentioned that Orange Twp asked the developer to remove the images from their application (to keep options open in design I presume), but the developer insisted on including them as they best illustrate the vision.

All lots that abut a current neighborhood will match that communities lot widths. This is to maintain integrity of the existing community and to create a smooth transition into their Modern Urbanism design.

Construction in Berlin Twp (if approved) would not begin for 6 to 8 years. Orange Twp construction is the primary focus and land wouldn't be opened until they were mostly complete with development of the land in Orange.

The family has a contract with Wayne Piatt regarding his property (as opposed to the developer having the contract). The developer has included his land into the master plan and would be developed as part of the Evans Farm community. Wayne Piatt has the freedom to farm his land as long as he wishes. If he passes, his family will then reap the benefits of the vision of the Evans Farm family. Wayne liked the family's vision and wanted to be a part of it versus just selling off to a tract builder.

In an upcoming release of the Evans Farm master plan, there will be a piece included that is to the north of the current land. This is Mr. Paykoff's property. Mr. Paykoff has received offers from tract builders to buy his land and develop it. He currently has no plans to build his land out, but is working for a way to secure value in the land for his heirs. Instead of his heirs selling it off to a tract builder, Mr. Paykoff has approached the developer of Evans Farm to design a plan for his property that matches the Evans Farm community. By doing so he is hoping to secure value in the property and to have a specific path towards development should his heirs wish. The language the developer is helping Mr. Paykoff with is going to be same high standards in architectural design and feel as Evans Farm. By doing this it will keep tract builders away, or require them to spend a significant amount of money on having the zoning changed. His property is not

going to be developed by the developer if Berlin Twp approves the plans (and again, Mr. Paykoff isn't looking to build out his land at this time).

- My opinion, if the zoning can be setup now with strict design characteristics and restrictions, I'm all for not having a tract builder on my back door. I just don't know if that's capable. So this will be something to watch. It sounds like it won't be included within the Evans Farm application, but will be included in some of the vision and discussions as Mr. Paykoff submits his application.

Important note regarding the City of Delaware and annexation of land and Evans Farm. There is an agreement in place, before the Evans Farm family ever discussed anything with a developer, regarding a tract a land north of Peachblow and west of the railroad tracks, that states the City of Delaware will provide sewer services for any development of that tract. If the city would annex that piece of land, they could possibly annex the land to the south of Peachblow (but west of the railroad tracks). It wasn't sure how the annexation would work and if the tracks would prevent further annexation. The family did have the option of going to the City of Delaware in their research of what to do, and the city did like their vision. But they wanted to work with the townships. The goal is to work with Berlin Twp. on the zoning and remove the City of Delaware from the equation. If the township approves the plan, all development will take place as being part of Berlin Twp. The tract to the far north will still have their sewer serviced by the city, but would be part of the township.

Finally, interesting points to note. The developer has created a tree nursery from seeds gathered on the land. The idea was to gather seeds of native trees that are already on the property and grow trees. As trees are removed for construction, and construction is completed, the developer will use trees from this nursery stock. Should trees die or need replaced for any reason, the nursery would also be used to replenish them. Also, there are 4 miles of walking paths included in the master plan within Orange Twp alone. The total wasn't confirmed (nor stated) regarding the amount within Berlin Twp. The 56 acres to the west of the tracks that is currently set aside for an agriculture center will be available for use by anyone in the region. The goal and vision of the family was to allow a space be set aside for agricultural education and for kids to participate in 4-H with animals. Residents within the local region (not just Evans Farm community residents) will be able to rent space for such things, including boarding for horses.

Joe Scott – PMHA Resident