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Take a virtual tour of the \$265M mixed-use development proposed for Easton Farm in Springboro

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The developers behind a \$265 million mixed-use proposal for Easton Farm in Springboro have released a virtual tour of their vision to transform the 103-acre site into a walkable community that blends luxury living with commercial connectivity.

Longtime property developer Larry Dillin offered a glimpse this week of the proposed Easton Farm concept, where he says his firm and Columbus-based Borrer Properties are "intentionally working to create a destination."

"What we have is not cookie-cutter solutions," Dillin said Wednesday during the Springboro Planning Commission's second preliminary review for the proposal. "We have solutions that we craft that are specific to each site and each community."

View the virtual tour below, or [click here](#) to watch on YouTube.



DILLIN

The developers behind a massive mixed-use proposal in Springboro released a virtual tour Wednesday showcasing their conceptual plans for the historic Easton Farm site.

Easton Farm Virtual Reality



Envisioned since late 2017, the proposed Easton Farm community would be anchored by a commercial district linked to residential communities through a network of pocket parks and linear parks.

The town center would incorporate a cluster of retail shops, offices and dining options, specifically targeting upscale eateries based in Dayton, Cincinnati, Columbus and Indianapolis.

Nearly 19 acres would be mixed-use commercial, and multifamily living would comprise 324 units on about 10.5 acres. The remaining land — about 74.4 acres — would provide space for 251 single-family residences, which includes townhomes bordering the park and the existing farmstead near the western property line.

Doug Borrer, CEO of Borrer Properties, offered a comprehensive breakdown of lot sizes and estimated home pricing last month.

As was the case during last month's meeting, Springboro residents on Wednesday voiced concerns about the density of the development and the likely surge in traffic, as well as the scale of the proposed four-story apartment buildings that would overlook North Main Street.

Density was among residents' top concerns in 2017, when Hills Properties — the co-developer behind the \$30 million Allure project in Centerville — proposed a mixed-use community at Easton Farm with 485 housing units, though Hills withdrew its application before the planning commission could vote on the matter.

But Dillin said the latest concept for Easton Farm is far different from the designs residents have seen in the past, including the 2017 application by Hills and a 2008 application by Towne Properties that was rejected by planning commission.

"Not necessarily everyone is going to agree with all the component parts of what we're putting together," he said. "(But) it's not a piecemeal approach. This is a fully integrated design analyzed to work together across the site."

The proposal for Easton Farm is modeled after two developments: Norton Commons, a 600-acre mixed-use community in Louisville; and Baldwin Park, an 1,100-acre urban infill mixed-use community near downtown Orlando.

Easton Farm is located at 605 N Main St. on the west side of Ohio 741, immediately south of Anna Drive and north of Tamarack Trail. The proposed community would be co-developed by Dillin LLC and Columbus-based Borrer Properties, which specializes in mid-rise, mixed-use buildings and manages more than 15,000 places to live in Central Ohio.

Springboro Planning Commission did not make any decisions Wednesday on the rezoning or general plan applications for Easton Farm. The proposal is expected to be reviewed again May 12 during the commission's next scheduled meeting.

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