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Developers Dillin, Borrer revise their plans for \$265M Easton Farm proposal in Springboro

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Developers [Larry Dillin](#) and [Doug Borrer](#) have revised the details of their \$265 million proposal to turn Springboro's historic Easton Farm into an upscale mixed-use community.



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The developers, doing business as Easton Farm Partners, submitted updated plans Thursday for the 103-acre site in advance of Springboro's May 12 planning commission meeting, when the city will review the Easton Farm proposal for a third time.

Changes include:

- Reduced the maximum building height from four stories to three;
- Eliminated the parking garage;
- Eliminated flag lots;
- Reduced single-family residential from 233 to 224 units;
- Reduced apartments from 324 to 270 units;

Increased townhomes from 18 to 48 units;
Increased green space;
Increased dedicated open space from 15.8 to 20.1 acres

Under the revised plan, the overall development density would be reduced by 11.4%, and total units would be decreased from 577 to 540.

Density was among residents' top concerns during two previous meetings about the Easton Farm proposal, as well as in 2017 when a mixed-use community with more than 460 housing units was proposed at the site.

The suggested height for multifamily buildings was also a chief concern, with residents noting there are no existing four-story structures within the city. The updated plan calls for a maximum height of three stories rather than four.

It also increases the common space to 27.3% — or about 17.2 acres — for the residential component and about 28% for the multifamily component. In addition, the developers have set aside 5 additional acres to expand North Park and allocated space to build an 8,000-square-foot fire station.

Though the mixed-use component on the northeast side has been reduced in size, the latest plan calls for two commercial buildings totaling 37,900 square feet, a 113-unit independent living facility and outparcels totaling 16,800 square feet for restaurants and retailers.

The single-family residential component would feature 94 "Village Center" lots, 86 "Neighborhood Lane" lots, 44 "Neighborhood Edge" lots and 48 townhomes. Borrer provided a comprehensive breakdown of lot sizes and estimated home pricing in March.

Envisioned since late 2017, the 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 restaurants, specifically targeting upscale eateries based in Dayton, Cincinnati, Columbus and Indianapolis.

But the development proposal still faces hurdles. Residents in April said the inclusion of high-density housing would likely bring an influx of traffic along North Main Street and Ohio 741, as well as an unhealthy enrollment surge for Springboro Community City Schools.

As of May 10, more than 500 residents have signed an online Change.org petition opposing the proposed rezoning and general plan for Easton Farm.

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

The Easton Farm site is located on the west side of Ohio 741, immediately south of Anna Drive and north of Tamarack Trail. If approved, the community would be co-developed by Dillin LLC and Columbus-based Borrer Properties.

Springboro Planning Commission will hold its third preliminary review May 12 of the rezoning and general plan applications for Easton Farm, though the commission will not vote on the proposal at that time.

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