



July 5, 2016

Mr. Anthony Jones, CECD
Director of Planning and Development
City of Gahanna
200 South Hamilton Road
Gahanna, Ohio 43230

Dear Mr. Jones,

On behalf of M/I Homes of Central Ohio on August of 2014 EMH&T was asked to design several different concept plans for single family residential homes on the Kitsmiller and Holiday parcels consisting of approximately 58 acres known as Weldon. As a part of the preparation of these plans it became apparent the vehicular access to the site from the existing road network, Darling and Rovilla Roads, would be a challenge. Over the next several months several alternatives were discussed concerning the ultimate vehicular access to the development in order to minimize impacts to the existing road infrastructure. Some of these alternatives include utilizing portions of the Darling Road while making the primary access to the development from Hannah Farms Court or Heritage Street in Hanna Farms. These alternatives were discussed with M/I Homes who eventually had informal discussions with Jefferson Township.

After a lengthy exploration for various alternatives on May of 2015 M/I Homes asked us to look at another approach by creating the main access of the development from State Route 605, Reynoldsburg-New Albany Road, which included the Garvey parcel. Over the next several months we explored several different concepts utilizing State Route 605 as the main access to the development. By providing the main access from State Route 605 we were able to eliminate any impacts to the existing road system by funneling all of the traffic onto State Route 605 and either dead ending or removing portions of Darling Road and Rovilla Road. The concept also incorporated the various setbacks along Darling and Rovilla Road that were requested by Jefferson Township through various meetings with M/I Homes.

Based on the new concept EMH&T and M/I Homes had two meetings with the Franklin County Engineer's Office to discuss the concept plan and the proposed traffic access and circulation as well as the vacation of a portion of Darling Road. Based on the meetings with the Franklin County Engineer's Office our concept and approach seemed reasonable to the County Engineer's Office.

- September 22, 2015 met with the Franklin County Engineer's Office to discuss concerns about traffic and the potential impacts on the surrounding road infrastructure.

- October 7, 2015 a follow up meeting with the Franklin County Engineer's Office to discuss a concept plan that eliminates any impacts to the surrounding road systems by providing an alternative access to State Route 605 Reynoldsburg New Albany Road and removing all access to Darling and Rovilla Roads except for emergency access.

Based on our understanding M/I Homes had several meetings with the Jefferson Township on the new concept plan and EMH&T prepared a development plan for the project to be submitted to Jefferson Township in the month of September / October of 2015. The preferred design included eliminating a portion of Darling Road and to terminate the existing portion in a dead end street with only emergency access.

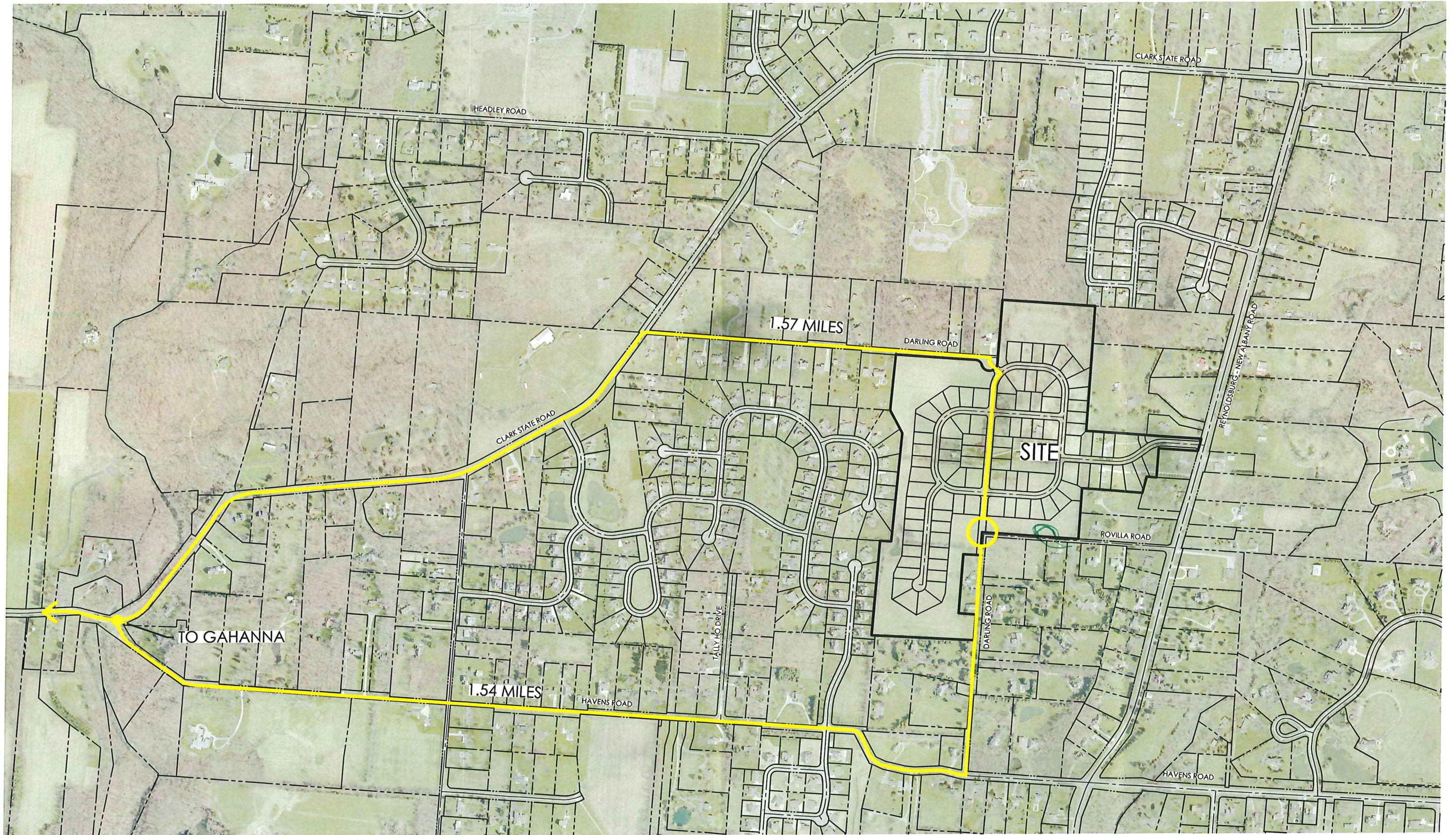
In early February of 2016 EMH&T was asked to design some additional concept plans based on the development being annexed to the City of Gahanna. Over the next several months and various discussions between the City of Gahanna and M/I Homes, EMH&T finalized a concept plan in June of 2016. The plan that is currently being proposed to the City of Gahanna is identical to the plan that was proposed in Jefferson Township with the exception of Darling Road is terminated in a cul-de-sac, the existing house on the Garvey parcel will remain along State Route 605 and the number of lots have been reduced from 106 to 93.

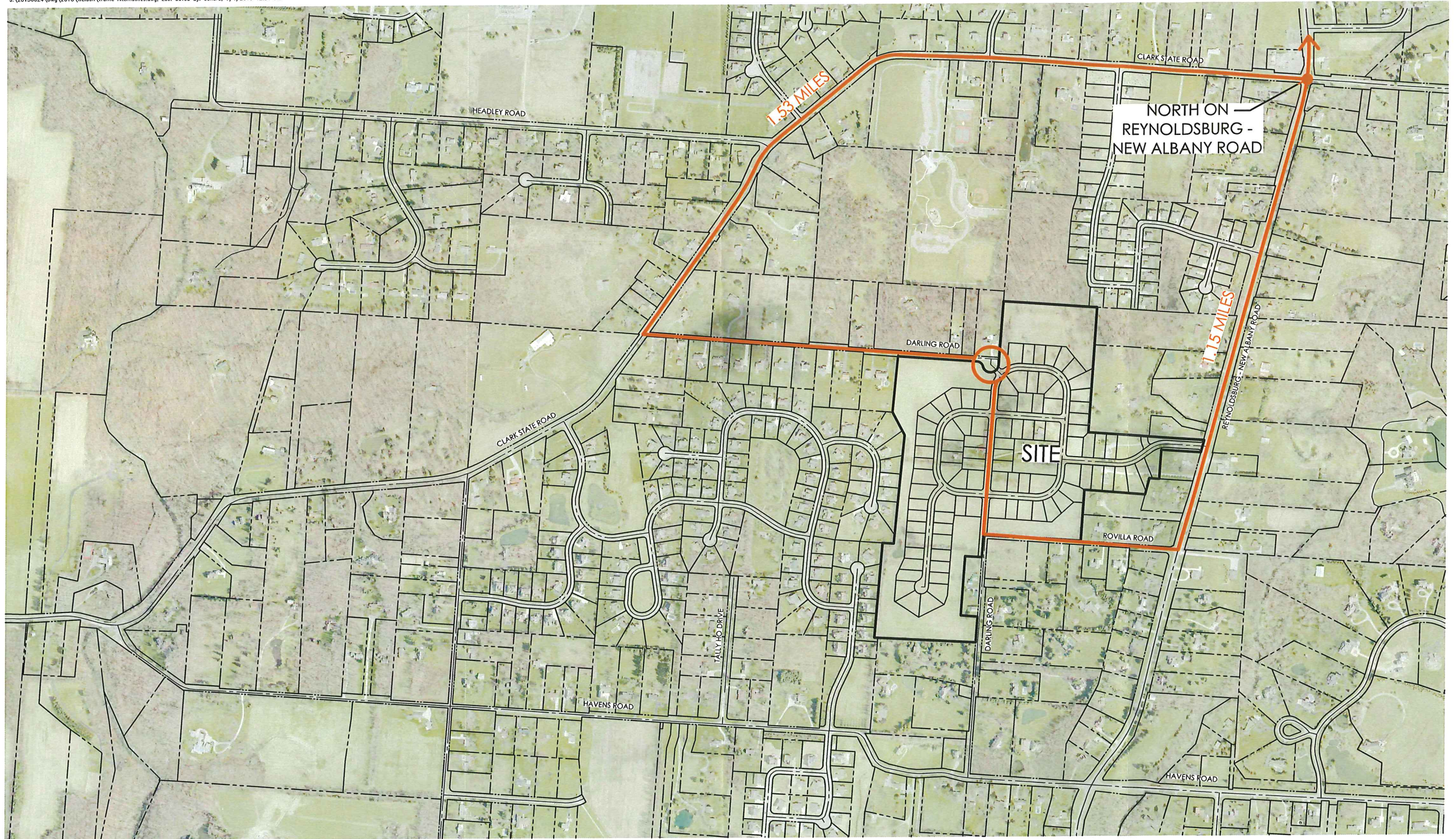
As a part of the preferred design for the development EMH&T looked at three different scenarios on the travel time it would take the existing residences based on the Darling Road being terminated with a cul-de-sac. See attached Exhibits "A", "B" and "C". The distances traveled are relatively the same except for those individuals who wish to go south on State Route 605 from the existing Darling Road, Exhibit "C".

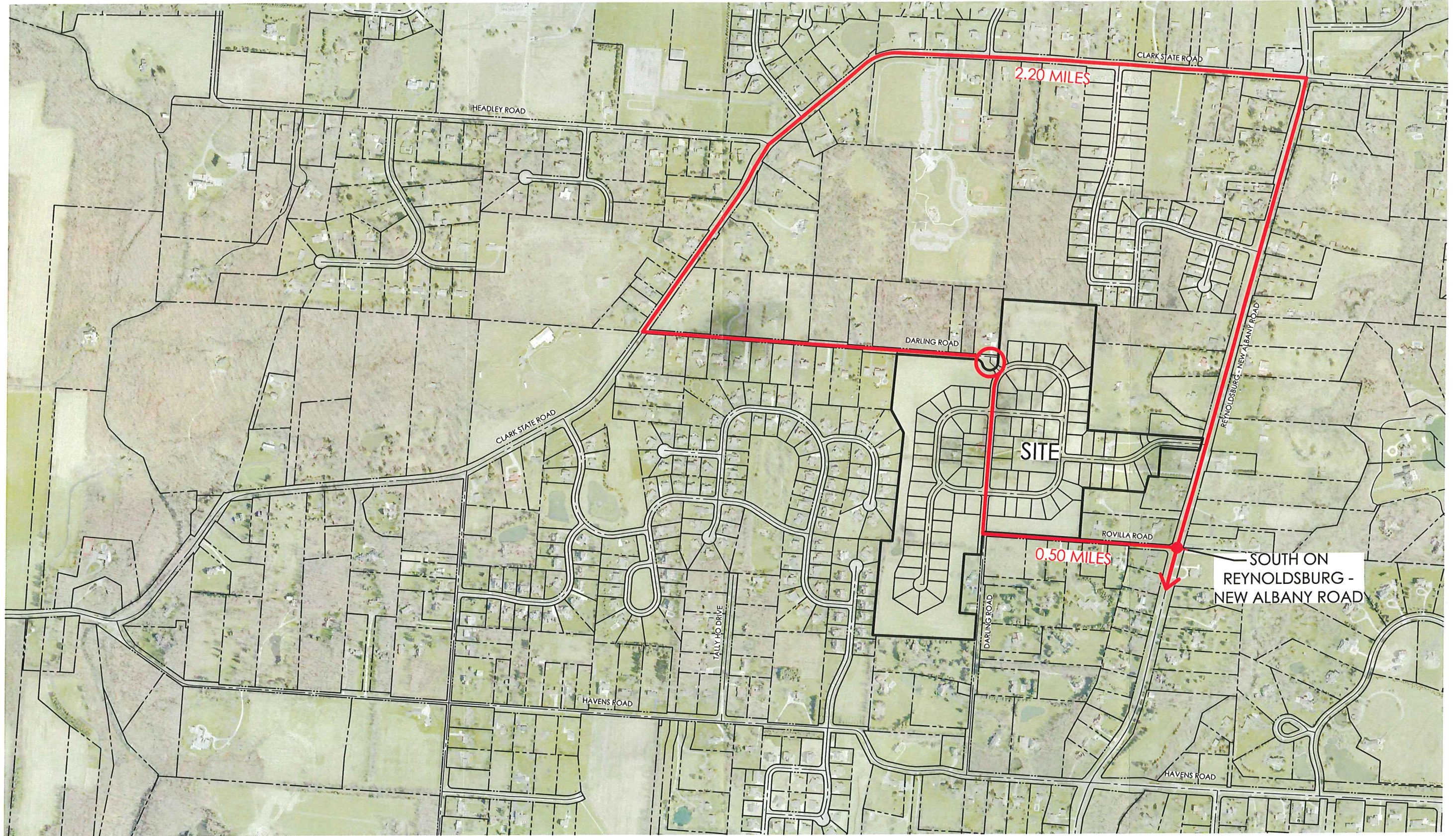
After looking at numerous design alternatives for the development over the last year and eleven months, whether it is developed in Jefferson Township or the City of Gahanna, it is our opinion focusing the main entrance to State Route 605 and eliminating any secondary access onto the existing road network, Darling and Rovilla Roads, is the best alternative. The existing Darling Road has a pavement width that ranges from 13'-6" at the intersection of Clark State Road to approximately 15'-0" as you continue east before Darling Road turns directly south. Two-way traffic would be unsafe and any widening of Darling Road to a typical 26' wide section would not only require additional right-of-way, the removal of numerous trees and significant grading, but would completely change the character of the street. See attached Exhibit "D".

Sincerely,

Jeffrey Adam Strung, PLA, ASLA
Director of Planning and Landscape Architecture









Darling Road A
(Looking East)



Darling Road B
(Looking East)



Darling Road C
(Looking East)



Darling Road D
(Looking East)



Darling Road E
(Looking East)

WELDON
Existing Darling Road
(Exhibit "D")