

October 7, 2022

Mr. Dennis Huffman
President
Windward Trace Condominium Association

Mr. Leo McCann
President
Amberlea Village Condominium Association

DELIVERED VIA HAND DELIVERY

Dear Messrs Huffman and McCann:

First of all, we want to thank you and Condominium Association members from your respective communities for taking time to meet with us over the past month. Our meeting on October 7th marks our third meeting and we hope that we can continue our discussions and dialogue on the basis that we probably agree on more than we disagree on. Your input is important to us.

We have listened intently to over twenty speakers during the Development Commission meeting and the City Council meeting on October 4, 2022. All expressed their concern regarding the proposed rezoning for the 13.96 acres on Morse Road also known as Morse 14. Change is difficult for any of us and we understand that rezoning proposals can create concern and uncertainty among your members.

We believe that it is important to point out that the zoning request is just that—merely a change in the zoning designation from Estate Residential to Multifamily. Almost of the concerns voiced in the Public Meetings have been very targeted and relate to final development plan issues. It is not that we view these comments as un-important, rather it is just that we are not at that point in the process, so please do not feel frustrated when we cannot give you definitive answers.

We understand the process can be frustrating and time consuming for you and your fellow condominium owners. In an effort to reduce some frustration and allay some concerns we can offer the following commitments to you collectively.


1. We have studied the site and believe that we can increase our setbacks on the south and western boundary to 30' which is 5' more than is required by code. Further we will attempt to increase this an additional 5' as we move toward the development of our final plan. This will be done on a best efforts basis. This means that the distance between your buildings and our buildings would be 55' with the possibility of 60'.
2. We are committed to building a privacy/security fence along the southern and western boundary of our site. Since we are trying to keep as much of the existing tree stand as possible, the fence type may differ at various locations (i.e. aluminum picket vs vinyl or wood privacy with high opacity). In the locations that directly effect condo living units at Windward Trace, the 8' privacy fence option

with high opacity will be used. We will provide samples to your group when those materials are selected. We will also install security gates near our front entrances for the security of our residents as well as our neighbors.

3. The concern with regard to the number of trees to be removed is noted and we are committed to save as many existing on-site trees as possible. We will focus our efforts to minimize the impact. Stonehenge will retain an arborist and instruct them to meet with the City Parks Department to develop the most impactful tree replacement program. During construction, we will invite and welcome the City Arborist or any designated Parks Department personnel to meet on site periodically and advise us of any necessary improvement towards tree protection.
4. We are committed to meet with you at various stages of our site plan development to gather your input prior to submitting our final development plan.

As we stated previously, these are commitments that we can make at this point in time. We will continue to meet with you and listen to any questions as we progress forward. We are a Gahanna family owned business that is grateful to be a part of the City of Gahanna. Our goal is not only to build a great project, but also to be a good neighbor. Thanks again for your time and consideration.

Regards,



Douglas Ervin
Director of Planning & Development

DRE:mff



The
Stonehenge
Company