

Jodi Dickey

From: Paul Rioux <prioux@platinum-properties.com>
Sent: Tuesday, June 05, 2018 4:02 PM
To: Jodi Dickey
Subject: Re: Fairwood PUD Revisions

Lol, yeah or not do them at all!

Sent from my Sprint Samsung Galaxy S7.

----- Original message -----

From: Jodi Dickey <JDickey@avongov.org>
Date: 6/5/18 3:26 PM (GMT-05:00)
To: Paul Rioux <prioux@platinum-properties.com>
Subject: RE: Fairwood PUD Revisions

Hmmmm, we might have to come up with a better way to do these...
jd

Jodi Dickey, AICP
Town of Avon Planning & Building
317.272.0948 x 108 direct
Selected as 17th Best Place to Live by Money Magazine

From: Paul Rioux [mailto:prioux@platinum-properties.com]
Sent: Tuesday, June 05, 2018 3:22 PM
To: Jodi Dickey <JDickey@avongov.org>; Tim Walter <twalter@platinum-properties.com>
Cc: Mark Behrens (mbehrens@terrasitedev.com) <mbehrens@terrasitedev.com>; Ryan Cannon <RCannon@avongov.org>; Eric Simons <esimons@platinum-properties.com>
Subject: Re: Fairwood PUD Revisions

Jodi
On the fiscal study,...after bugging them for over a month, i received a "proposal" and a survey to fill out TODAY!
Maybe I could just tell the plan commission that it doesn't meet up the physical requirements like every other neighborhood they've ever seen!!

We do have the traffic study completed though

Thanks
Paul

Sent from my Sprint Samsung Galaxy S7.

----- Original message -----

Jodi Dickey

From: Paul Rioux <prioux@platinum-properties.com>
Sent: Wednesday, June 06, 2018 10:45 AM
To: Jodi Dickey
Subject: RE: Fairwood PUD Revisions

Estimated costs for a boiler plate "study" that shows how housing doesn't pay...\$7500 – 10,000.
Dealing with Gerratazz...priceless

From: Jodi Dickey <JDickey@avongov.org>
Sent: Tuesday, June 5, 2018 3:27 PM
To: Paul Rioux <prioux@platinum-properties.com>
Subject: RE: Fairwood PUD Revisions

Hmmmm, we might have to come up with a better way to do these...
jd

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Sent: Tuesday, June 05, 2018 3:22 PM
To: Jodi Dickey <JDickey@avongov.org>; Tim Walter <twalter@platinum-properties.com>
Cc: Mark Behrens (mbehrens@terrasitedev.com) <mbehrens@terrasitedev.com>; Ryan Cannon <RCannon@avongov.org>; Eric Simons <esimons@platinum-properties.com>
Subject: Re: Fairwood PUD Revisions

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Paul

Sent from my Sprint Samsung Galaxy S7.

----- Original message -----

From: Jodi Dickey <JDickey@avongov.org>
Date: 6/5/18 2:58 PM (GMT-05:00)
To: Tim Walter <twalter@platinum-properties.com>

Cc: "Mark Behrens (mbehrens@terrasitedev.com)" <mbehrens@terrasitedev.com>, Paul Rioux <prioux@platinum-properties.com>, Ryan Cannon <RCannon@avongov.org>, Eric Simons <esimons@platinum-properties.com>
Subject: RE: Fairwood PUD Revisions

.....and, I don't think we received a check for GRW to review the traffic study and, although we don't typically get a check for FSG to prepare the fiscal plan, that also needs to be done.

Jodi

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From: Tim Walter [mailto:twalter@platinum-properties.com]
Sent: Tuesday, June 05, 2018 1:59 PM
To: Jodi Dickey <JDickey@avongov.org>
Cc: Mark Behrens (mbehrens@terrasitedev.com) <mbehrens@terrasitedev.com>; Paul Rioux <prioux@platinum-properties.com>; Ryan Cannon <RCannon@avongov.org>; Eric Simons <esimons@platinum-properties.com>
Subject: RE: Fairwood PUD Revisions

Jodi,

We are pulling everything together. We will provide you with 13 copies of all revisions including the following:

- Proposed PUD Ordinance to include pictures of the possible product.
- Color Concept Plan
- Preliminary Development Plan to include:
 - Area Map.
 - Existing topo, waterways, and wetlands.
 - Lot layout.
 - Proposed street layout and cross sections.
 - Proposed utilities and drainage facilities/easements.
 - Proposed sidewalks and trails.
 - Open space plan .

Is there anything else I missed that you will need copies of?

We also will be providing minutes from the neighborhood meeting. Will you require 13 copies of that?

I will be out of the office the remainder of this week. So if you think of anything we are missing, please make sure to copy all.

Thanks!
Tim

Timothy J. Walter, P.E.
Vice President - Development
Platinum Properties Mgmt. Co., LLC
9757 Westpoint Drive, Suite 600
Indianapolis, IN 46256
(o) 317-863-2057
(m) 317-590-8817

Trust in the Lord with all your heart and lean not on your own understanding. Seek His will in all you do, and He will show you which path to take. —Proverbs 3:5-6

From: Jodi Dickey <JDickey@avongov.org>

Sent: Wednesday, May 30, 2018 2:44 PM

To: Tim Walter <twalter@platinum-properties.com>

Cc: Mark Behrens (mbehrens@terrasitedev.com) <mbehrens@terrasitedev.com>; Paul Rioux <prioux@platinum-properties.com>; Ryan Cannon <RCannon@avongov.org>

Subject: RE: Fairwood PUD Revisions

Tim,

I have been looking through the text Paul sent earlier – I like the approach you've got with the revised architectural standards.

I would be happy to let you have until 6/8 to submit everything. I know you've been working on getting all the fiscal and traffic stuff pulled together and I'd prefer to get everything at once instead of in a couple of deliveries.

[Ryan – let Tim, Paul, and/or me know if you need any of the traffic stuff earlier]

Once you've got everything, I will also need 13 copies (no larger than 11 x 17) for the plan commission packets. We'll deliver those on the 18th.

Let me know if you need anything else or have follow-up questions.

Jodi

Jodi Dickey, AICP

Town of Avon Planning & Building

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From: Tim Walter [<mailto:twalter@platinum-properties.com>]

Sent: Wednesday, May 30, 2018 2:32 PM

To: Jodi Dickey <JDickey@avongov.org>

Cc: Mark Behrens (mbehrens@terrasitedev.com) <mbehrens@terrasitedev.com>; Paul Rioux <prioux@platinum-properties.com>; Ryan Cannon <RCannon@avongov.org>

Subject: Fairwood PUD Revisions

Jodi,

With the short week we would like to request an extended deadline for submittal of revisions to the PUD for Fairwood. I know Paul has already reached out on the text portion, and we are also making significant revisions to the concept plan to address the concerns from TAC. We plan to complete revisions to the text and the general concept plan by end of day Friday 6/1 and will complete and resubmit revised detailed development plans by end of day Friday 6/8/2018.

Please confirm this is acceptable.

Thanks!

Tim

Timothy J. Walter, P.E.

Vice President - Development

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9757 Westpoint Drive, Suite 600
Indianapolis, IN 46256
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Jodi Dickey

From: Paul Rioux <prioux@platinum-properties.com>
Sent: Tuesday, June 12, 2018 4:36 PM
To: Jodi Dickey; Tim Walter
Subject: Re: Fairwood informational meeting

Jodi -
I think Tim or the engineer can get that for you.

Sounds like someone wants to say we "did it wrong"
□

Paul

Sent from my Sprint Samsung Galaxy S7.

----- Original message -----

From: Jodi Dickey <JDickey@avongov.org>
Date: 6/12/18 4:21 PM (GMT-05:00)
To: Tim Walter <twalter@platinum-properties.com>, Paul Rioux <prioux@platinum-properties.com>
Subject: Fairwood informational meeting

Good afternoon gents,

I have a request from a neighbor to get a copy of the neighborhood meeting minutes (which I have, thank you) and a copy of the mailing affidavit for the neighborhood meeting. I do not have a copy of proof of mailing for that informational meeting. Can you get a copy of that to me if you have it?

Jodi

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Jodi Dickey

From: Paul Rioux <prioux@platinum-properties.com>
Sent: Wednesday, June 20, 2018 4:26 PM
To: Jodi Dickey
Subject: Re: Fairwood Resale comps

Thanks.

Sent from my Sprint Samsung Galaxy S7.

----- Original message -----

From: Jodi Dickey <JDickey@avongov.org>
Date: 6/20/18 3:54 PM (GMT-05:00)
To: Paul Rioux <prioux@platinum-properties.com>
Subject: RE: Fairwood Resale comps

Also, it occurs to me I did not send you the memo I prepared for the commission meeting. sorry, here it is. There shouldn't be any surprises and not a lot of detail because it is just an introduction. The actual staff report will be much more in depth.

jd

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From: Paul Rioux [mailto:prioux@platinum-properties.com]
Sent: Wednesday, June 20, 2018 3:21 PM
To: Jodi Dickey <JDickey@avongov.org>
Subject: RE: Fairwood Resale comps

Jodi
That works. Thanks.
Since this is the "Informational Meeting" and the "Public Hearing" is next month, does the PC let neighbors speak?
In other words...do we really have 2 public hearings?!

paul

From: Jodi Dickey <JDickey@avongov.org>
Sent: Wednesday, June 20, 2018 3:10 PM
To: Paul Rioux <prioux@platinum-properties.com>
Cc: msells@kruseconsulting.com
Subject: RE: Fairwood Resale comps

Paul,

We delivered packets yesterday. I'm happy to print out a copy for each one to have at the meeting.

Jodi

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From: Paul Rioux [<mailto:prioux@platinum-properties.com>]

Sent: Wednesday, June 20, 2018 3:04 PM

To: Jodi Dickey <JDickey@avongov.org>

Cc: msells@kruseconsulting.com

Subject: Fairwood Resale comps

Jodi –

Please add the attached and this email to the Plan Commission information packets for Fairwood.

Many neighbors have an emotional reaction to the prospect of a new neighborhood nearby and understandably exaggerate the values of what they have in their homes.

Attached is information that deals with facts.

The attached is a Multiple Listing Service market study of the Active, Pending and Sold activity in the resale market in the surrounding neighborhoods to our Fairwood community for the past 2 years.
It covers 25 homes.

Of the 25 shown, there have been 19 homes that have actually closed in the past 24 months.

3 were in Williamsburg (average price \$265,133)

16 were in Hidden Valley (average price \$247,387)

The overall average of all homes Pending, Active and Sold in those neighborhoods over the past 2 years is **\$245,072**.

Our current plan calls for larger lots in the southern portion of Fairwood, adjoining these neighborhoods, with homes that will exceed their average home values by \$60,000 - \$70,000!

Also, please note this 135 acre property only adjoins 10 lots in Williamsburg and 6 in Hidden Valley. All backing up to *significantly* larger buffer areas on our plans than required in R1-a zoning.

Paul Rioux
President
Platinum Properties

From: platinumpropertiescopier@gmail.com <platinumpropertiescopier@gmail.com>

Sent: Wednesday, June 20, 2018 3:03 PM

To: Paul Rioux <prioux@platinum-properties.com>

Subject: Message from KM_C368

Jodi Dickey

From: Paul Rioux <prioux@platinum-properties.com>
Sent: Monday, June 18, 2018 2:42 PM
To: Jodi Dickey
Cc: Tim Walter; msells@kruseconsulting.com
Subject: Fairwood

I will have Mike Sells come by to pick up a copy of what they provided.
I can imagine it will make my blood pressure dangerously high...but I would rather be prepared!!
Paul

From: Jodi Dickey <JDickey@avongov.org>
Sent: Monday, June 18, 2018 2:35 PM
To: Paul Rioux <prioux@platinum-properties.com>
Cc: Tim Dombrosky <tdombrosky@co.hendricks.in.us>
Subject: RE: Avon schools

Thanks. I just wanted to confirm communication was taking place. I do know that will come up with both the plan commission and town council.

By the way, last week a couple of Plainfield residents dropped off binders to include in the commission packets. I haven't read through them yet, but they're substantial. I pretty sure you can guess what the comments are, but you're welcome to come look through or I can try to get a copy to you if you'd like. Or just wait until the intro and public hearing – I'm sure they'll be talked about.

jd

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Sent: Monday, June 18, 2018 2:00 PM
To: Jodi Dickey <JDickey@avongov.org>; Tim Walter <twalter@platinum-properties.com>
Subject: RE: Avon schools

Yes we did and are incorporating what we can in the current plan.
Couple of his requests require us to coordinate with Ryan. Which we are trying to do.
paul

From: Jodi Dickey <JDickey@avongov.org>
Sent: Monday, June 18, 2018 1:50 PM
To: Paul Rioux <prioux@platinum-properties.com>; Tim Walter <twalter@platinum-properties.com>
Subject: Avon schools

Paul/Tim,

Did you ever receive a copy of Avon schools' comments on your PUD proposal? I think Scott Wyndham was going to get those to you.

Jodi

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