



GREEN MEADOWS VILLAGE

PRESENTATION BY

NATIONWIDE DEVELOPMENT COMPANY

GREEN MEADOWS VILLAGE

Green Meadows Village, located north of Columbus in lower Delaware County, is in the heart of one of Central Ohio's most popular residential sections. Growth across the entire northern periphery of Ohio's capital city--north, northwest, and northeast--has been accelerating at an almost phenomenal pace.

For nearly ten years, growth has been poised to surge north of I-270 into Delaware County along U.S. Route 23 (North High Street) but has been restrained due to a lack of utilities. Now, water lines are in place and the sanitary sewer system is under construction. Interest in Green Meadows Village is soaring!

This attractive rolling 450-acre community is strategically located on U.S. Route 23, major north-south artery, at the Powell Road intersection. The three basic land parcels comprising Green Meadows Village occupy three quadrants of this intersection while the fourth, the southwest, contains the 1,000-acre Highbanks Metropolitan Park.

Green Meadows Village is only four minutes (three miles) north of the I-270 U.S. 23 interchange and is conveniently located with respect to I-71 and S.R. 315 (the new Olentangy Freeway). Delaware County is considering widening Powell Road to make it a major east-west thoroughfare and the Ohio Department of Transportation is studying the possibility of a future I-71 Powell Road interchange. The latter would accommodate Green Meadows Village traffic as well as that generated by the new Alum Creek Reservoir and recreational project completed by the U.S. Army Corps. of Engineers to the north.

Basic Green Meadows Village land uses are to include:

1. GREEN MEADOWS BUSINESS CENTER: This is to be a prestige office-and-tight-industrial park at the southeast quadrant of U.S. 23 and Powell Road, adjacent to the multi-million-dollar Nationwide Training Center already completed and in operation. At the immediate corner of the overall Green Meadows Business Center tract is another completed facility, the colonial-style structure housing the WRFD radio studios and a branch office of the Delaware County Bank. Approximately 86.625 acres are available in the proposed Business Center for office, distribution, and light industrial uses. The area is bounded by the Norfolk and Western railroad in the east and rail service could be provided if needed.
2. GREEN MEADOWS COMMERCIAL: The 120.054-acre parcel of land, located north of Powell Road on the east side of U.S. 23, is zoned to include a major Green Meadows Village Shopping Center and other satellite commercial facilities. In addition to ample frontage on U.S. 23, just north of the service station at the corner of Powell Road,

provision for another entrance road with a 60-foot right-of-way has been provided immediately north of the Green Meadows Village site already occupied by Swan Rubber's administrative offices. Land adjacent to the railroad, north of the WRFD radio tower, is presently zoned residential but plans call for it to be rezoned to light industrial.

3. GREEN MEADOWS VILLAGE RESIDENTIAL: This 215.5-acre section of Green Meadows Village, located on the west side of U.S. 23, north of Powell Road, is zoned primarily residential with some commercial frontage on U.S. 23.

While zoning would permit a heavier density, the preliminary planning by Nationwide Development Company envisions the following basic land uses:

	<u>Dwelling Units</u>
482 single-family residential lots	482
28 two-family residential lots	56
18.6+ acres--multi-family (apartments or condominiums)	149
14 acres--school reserve	
10.9 acres--commercial frontage	
Total....	<u>687</u>

4. COMMERCIAL CORNER: There is a separate 4.9-acre commercial site located at the northwest corner of U.S. 23 and Powell Road.

~~SOLD~~

Nationwide Development Company
One Nationwide Plaza
Columbus, Ohio 43216

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227-6140

GREEN MEADOWS VILLAGE

NEW
COMMUNITY

315

I-71

POWELL ROAD

OLENTANGY RIVER

HIGHBANKS
METROPOLITAN PARK

PONTIFICAL COLLEGE
JOSEPHINUM

NATIONWIDE
TRAINING
CENTER

GREEN MEADOWS
BUSINESS CENTER

N. & W. R.R.

COLUMBUS
OUTERBELT

I-270

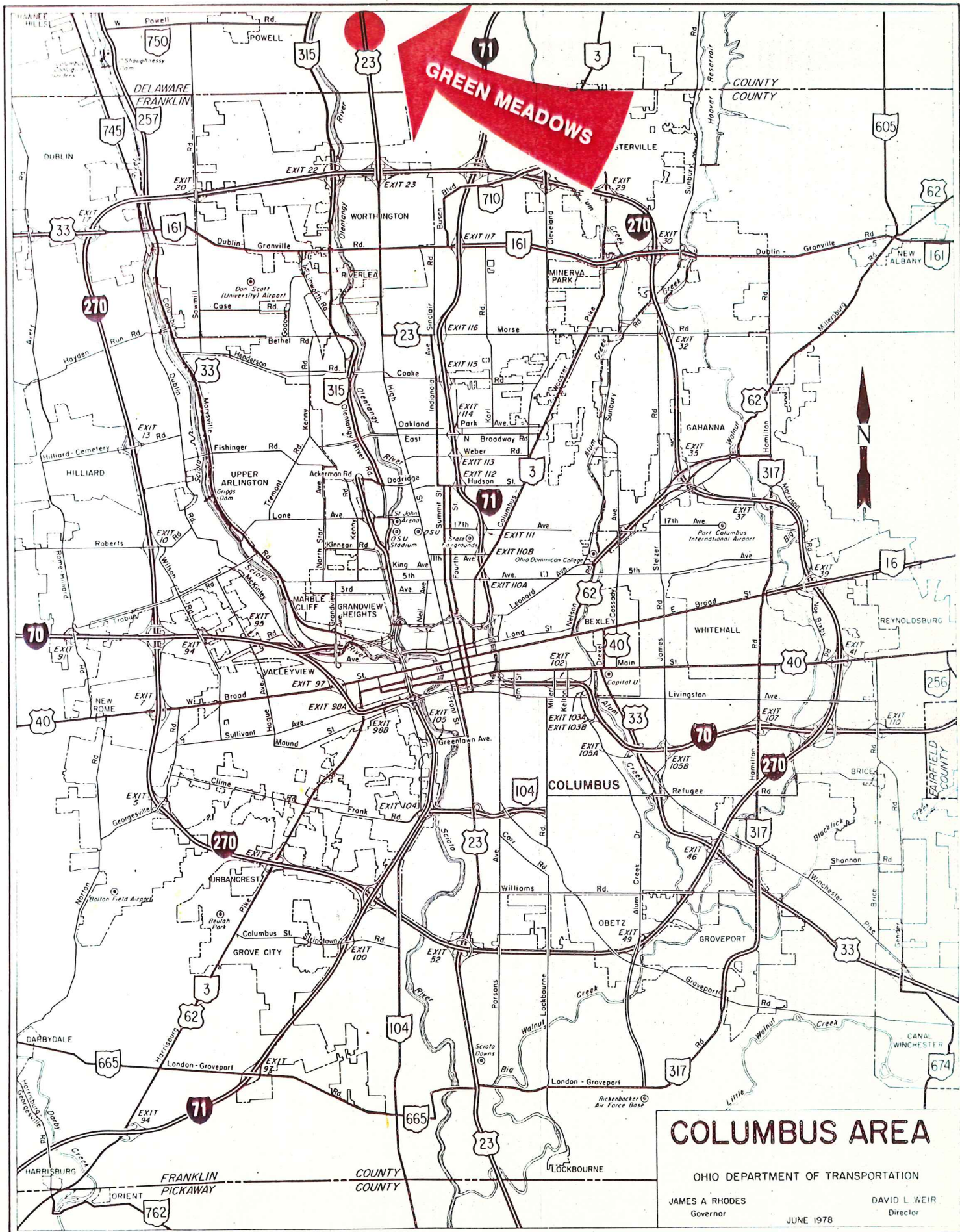
23

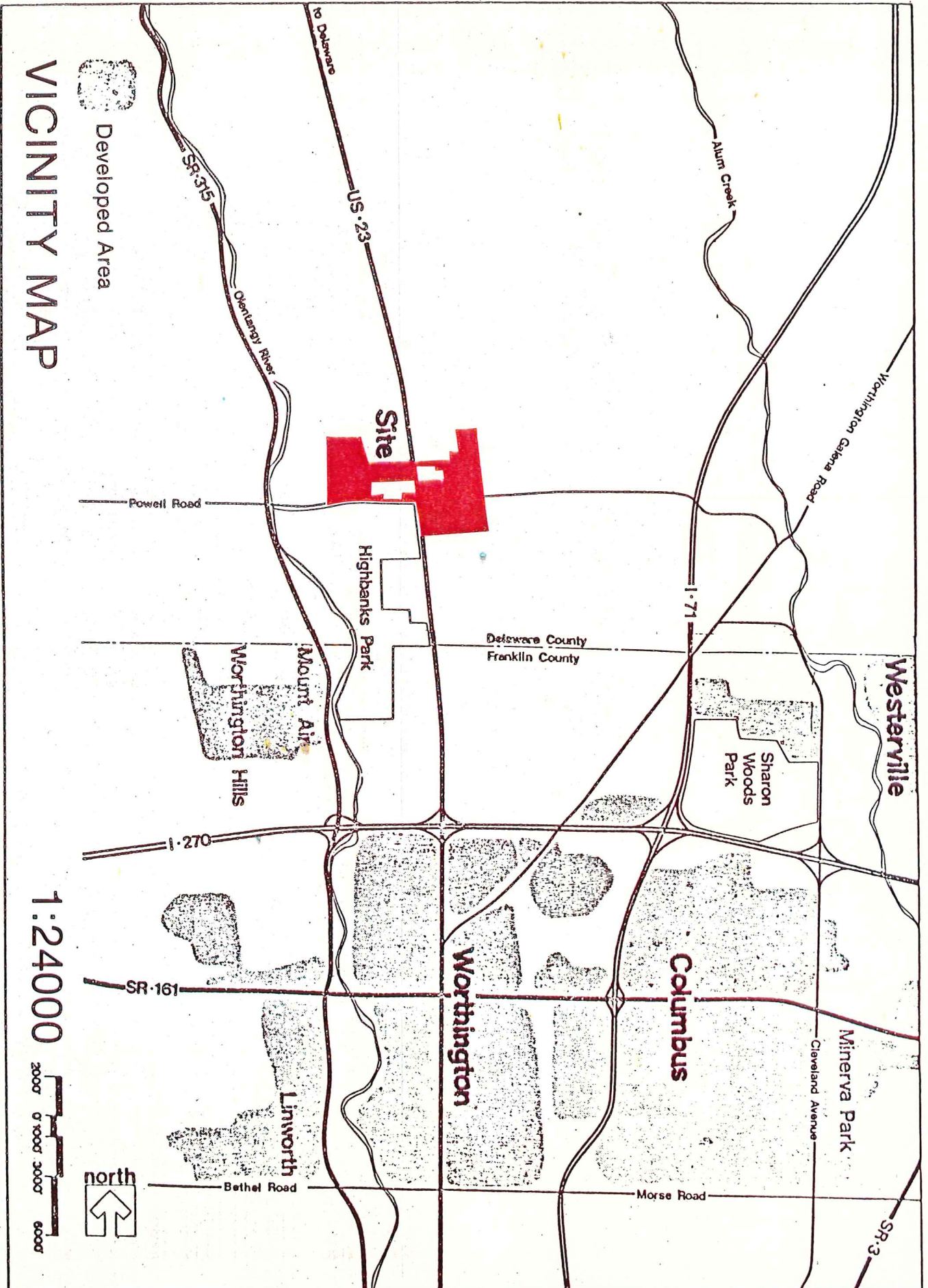
NORTH HIGH STREET

NORTH

NATIONWIDE DEVELOPMENT COMPANY
ONE NATIONWIDE PLAZA
COLUMBUS, OHIO 43216

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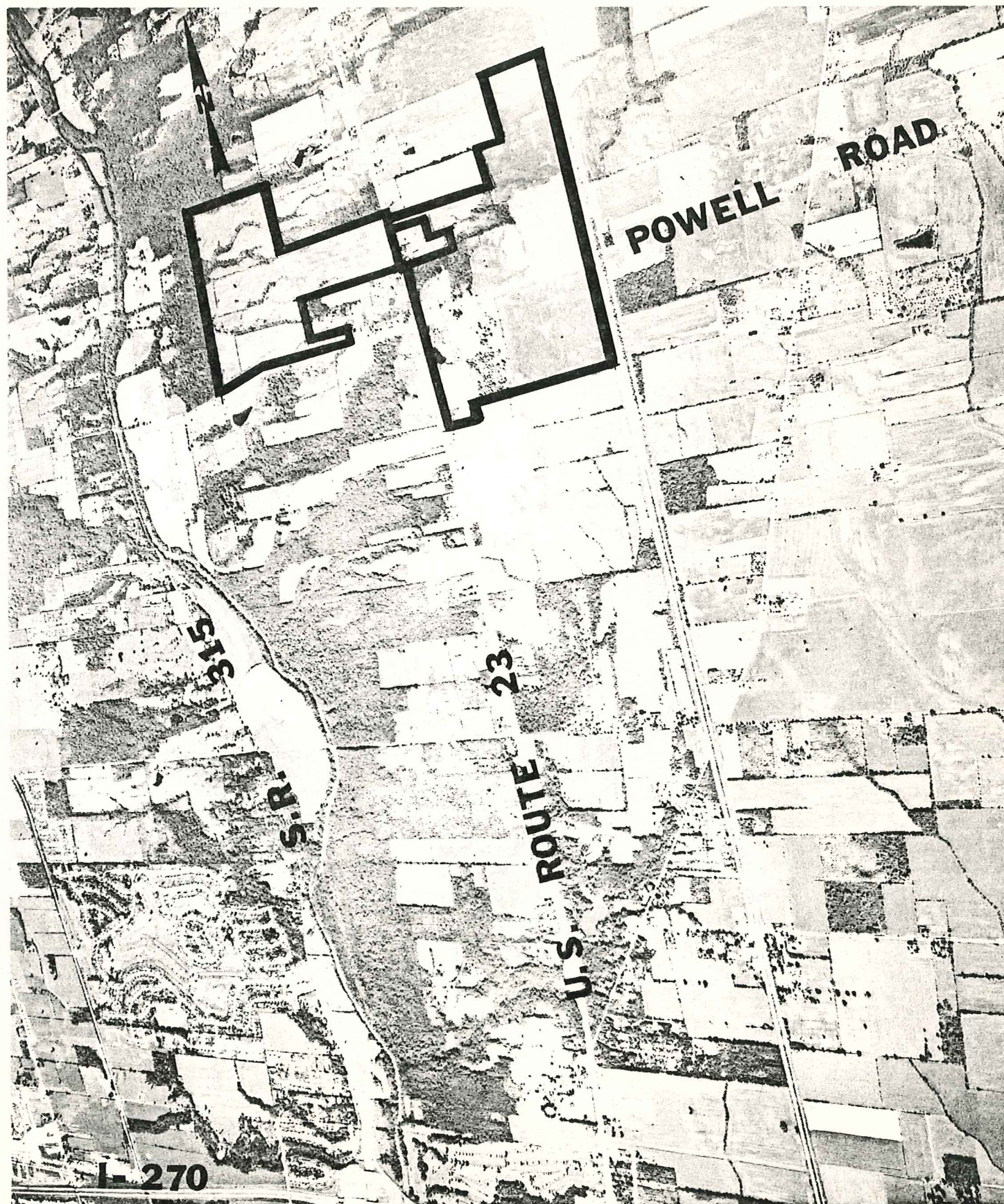


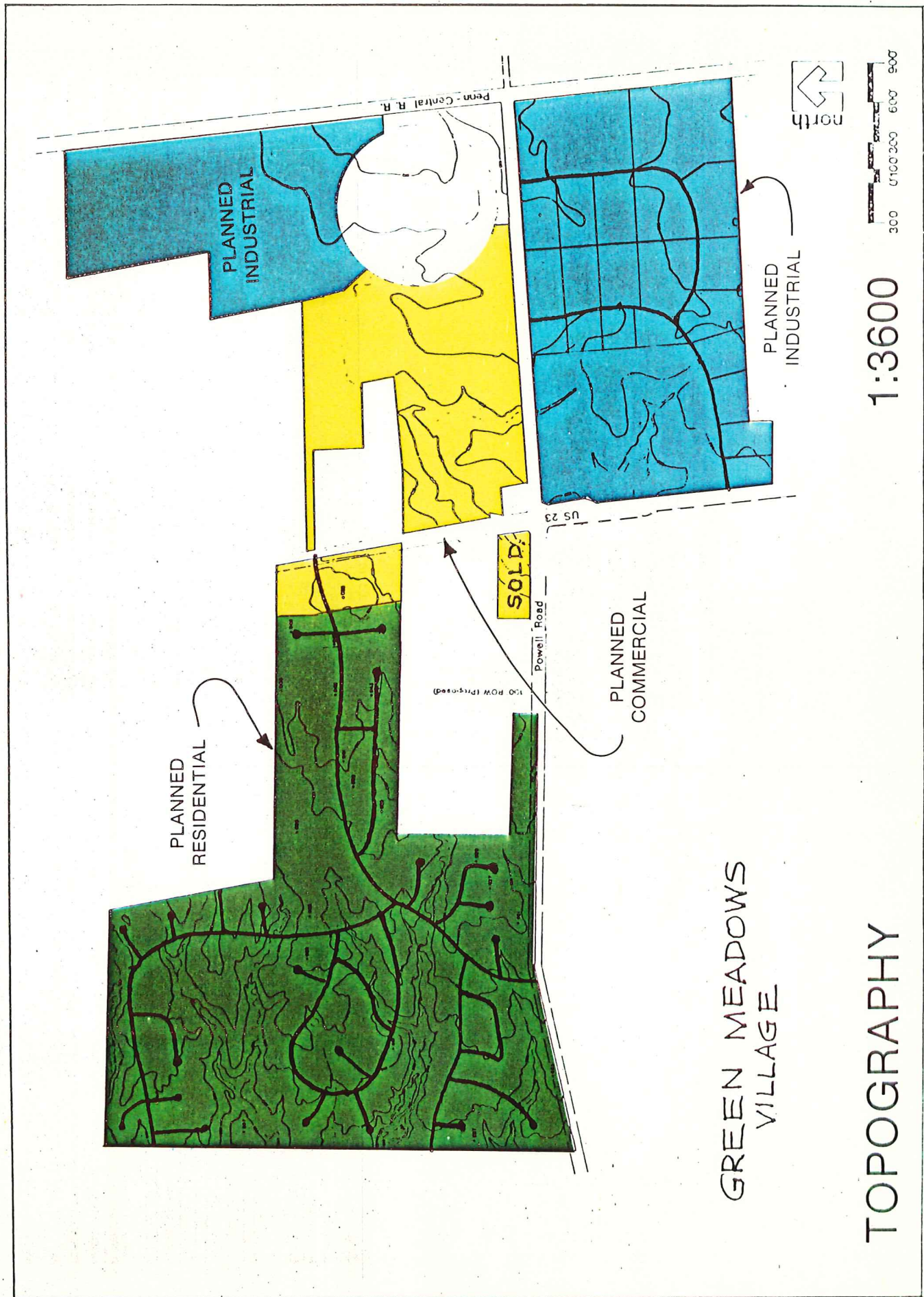
Developed Area

VICINITY MAP

1:24000







PLANNED
RESIDENTIAL

PLANNED
INDUSTRIAL

PLANNED
INDUSTRIAL

PLANNED
COMMERCIAL

SOLD

Powell Road

100 ROW (Proposed)

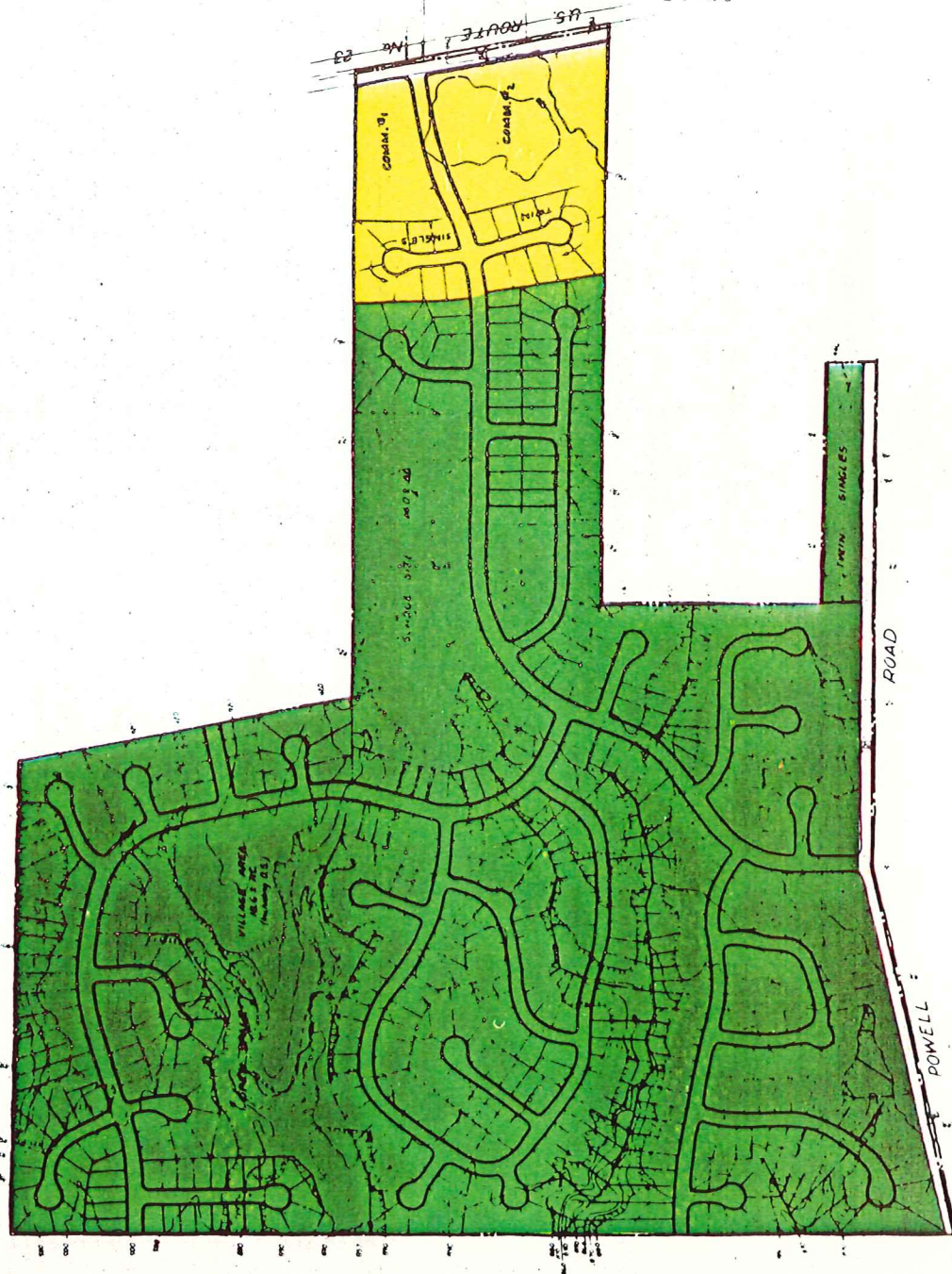
Penn - Central R. R.



GREEN MEADOWS
VILLAGE

1:3600





VILLAGE AREA 186 AC @ 8 DUS/AC 1490 DUS
SCHOOL SITE 100 AC @ 2 DUS/AC 200 DUS
SINGLES RESIDENTIAL LOTS @ 1 DU/EA 512 DUS
SCHOOL SITE 1401 AC @ 1.32 AC
COMMERCIAL SITE @ 2.27 AC

TOTAL DUS 717
ALTERNATE FOR SCHOOL SITE 51 DUS 768 DUS TOTAL
17 DUS @ 2155 AC 33 DUS/AC 36

SKETCH OF GREEN MEADOWS VILLAGE

SCALE 1" = 100'



