

June 5, 2018

Matthew E. Ferris, PE, PS
President
E. P. Ferris & Associates, Inc.
880 King Avenue
Columbus, Ohio 43212

RE: Stormwater Drainage Manual (SWDM) Type II and III Variance Request
Battelle South Development

Mr. Ferris:

This letter is in response to the subject variance request to SWDM Section 3.2 – Stormwater Quantity Controls, and Section 1.3 - Stream Corridor Protection Zone. More specifically, reduction of the SWDM-prescribed stormwater quantity control requirement and also encroachment into the Olentangy River Stream Corridor Protection Zone are being sought to be approved due to proposed Battelle South Development needs and site limitations.

The Request was submitted to the City on June 30, 2017. The Variance Review Committee met and reviewed the subject Variance Request on July 18, 2017. The Variance Review Committee responded to the variance request on July 19, 2017, including a request for additional supportive information.

As part of the Variance review process, the subject Variance request was posted on the City website on July 13, 2017 to solicit public comments. By the due date of July 27, 2017 comments were received from the Friends of the Lower Olentangy Watershed (FLOW).

A revised variance request which addressed City's and public comments was received by the City on October 25, 2017, and reviewed by the Variance Review Committee on December 21, 2017. Additional negotiations between the applicant and the City resulted in further refinements to the proposed variance request, and, subsequently, a letter detailing the amended variance request was issued by the applicant to the City on April 26, 2018.



The submitted Variance Request and additional follow-up information were found by the Variance Review Committee to be in compliance with the SWDM Non-Stream Protection Type II and Stream Protection Type III Variance Application requirements. Three alternatives were considered within the application for each of the two requested SWDM variances (Type II and Type III) – Full Compliance (no impact), Minimal Impact and the Preferred Alternative.

Upon reviewing and discussing the application and other supportive documentation submitted by the applicant, the Variance Review Committee accepts the argument that while the applicant could parcel out the site to make most of it (with the exception of the Perry St. parcel) compliant with the eligibility requirements of the 1000-foot exemption for the SWDM stormwater quantity control requirements (i.e., by utilizing a flag-shaped parcel layout), this scenario would not serve the best interests of the public as it would severely impact the proposed parkland along Olentangy River, reducing its size from approximately 6 acres to less than 2 acres, and also its environmental benefits by more severely impacting the SCPZ. The Variance Review Committee also accepts the proposal to provide 6,600 cu. ft. volume of post-construction stormwater quantity BMP which could be feasibly incorporated into the proposed redevelopment without creating an undue impact to the proposed redevelopment plan.

Furthermore, the Variance Committee agrees with the applicant that the existing site conditions would make full compliance with the SWDM Section 1.3 – Stream Corridor Protection Zone incompatible with the proposed Battelle South Development. The proposed Preferred Alternative would result in reduction of the existing SCPZ encroachment by over 70% (~6,000 sf vs. ~20,600 sf). Additionally, the applicant proposes to provide an on-site SCPZ mitigation far exceeding the 1:1 on-site mitigation ratio requirement, creating public parkland on approximately 6 acres of the proposed development land, and providing at least 4,000 sf of pervious parking pavement, further enhancing water quality benefits provided by the proposed redevelopment above and beyond the SWDM requirements.

Upon reviewing the submitted revised Variance, the Variance Review Committee concurred that the previous comments and additional information requests from the City were substantially addressed in a satisfactory manner.

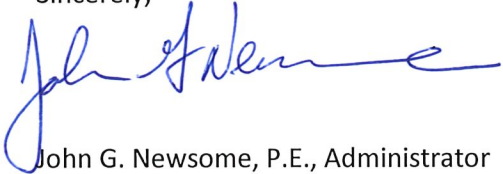
In light of the above, the subject Variance Request (Type II Minimal Impact Alternative and Type III Preferred Alternative – as described above) is conditionally approved contingent upon the following stipulations:

- This conditional approval is based on the master plan submitted to the Variance Review Committee. Any future major changes to the master plan may require an additional review and approval.
- Storm sewer crossings are to be installed under the greenway trail minimizing the number of crossings, subject to review and approval by the Recreation and Parks Department. The adjacent parcels are to be graded to eliminate sheet flow of storm water over the greenway trail.
- Post-Construction stormwater BMP's required for the future greenway trail and park development are to be incorporated into the proposed Battelle South Development.

- Post-construction stormwater quality and quantity BMP's for the Perry St. parcel are to be provided separately on the Perry St. parcel as required by the SWDM.
- The developer agrees to provide permanent easements for the Franklin Main Interceptor Sewer RP 34-39 to the City. The exact geometry of such easements will be determined in coordination between the City and the site owner(s) at a later date when the proposed development plans reach the detailed plan preparation phase. CC-plans for the development will not be approved until the easements satisfactory to the City have been recorded.
- Storm CC-Plans and Stormwater Management Report to be submitted and approved by the City of Columbus.

No approval contained herein relieves or absolves the applicant of any provisions of applicable state or federal laws. Please contact Private Development Section Manager Greg Fedner, P.E. at 614-645-8072 with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "John G. Newsome". The signature is fluid and cursive, with a large initial "J" and "N".

John G. Newsome, P.E., Administrator
Division of Sewerage and Drainage

pc: Variance Review Committee
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