AION
PARTNERS

62 West 45th Street · 5th Floor
New York, NY 10036

r 212.849.9200
www.aionpartners.com

October 5, 2023

To Whom It May Concern:

AION needs to move the leasing center to the current community room to make it more accessible to the general public. It is currently hidden inside of one of the buildings and cannot be accessed from the exterior. As a result, it is difficult for prospective and current residents to find the management office. In order for AION to effectively operate the real estate we believe it is necessary to relocate the leasing office.

Kind regards,

Sean J. Belfi
Duly Authorized Signatory

ARCADIS Design & Consultancy for natural and built assets

October 19, 2023

Administrator, DOSD
Attn: Greg Fedner, P.E.
Section Manager, Plan Review Section
1250 Fairwood Avenue
Columbus, Ohio 43206

Re: Type III Variance Request
Reserves at Arlington, 4438 Mobile Drive, Columbus, Ohio 43220
PID: 010-316097
Total Site Area: 4.29 Acres
Total Disturbed Area: .01 Acres
Existing Property Owner: AP Harvard TIC 1 LLC
Developer: AION Construction

Dear Mr. Fedner:

The following Type III Variances are requested from the City of Columbus Stormwater Drainage Manual (SWDM), revised December 2022, for the referenced project:

1. Pursuant to Section 1.3.3 of the SWDM, Buildings/structures are not permitted uses in the Stream Corridor Protection Zone.

Project Scope

The proposed project includes demolition of an existing 400 square feet patio and pergola and construction of a 400 square feet building addition for the purpose of relocating the leasing office to make it more accessible for current and future residents. The existing leasing office will then be converted into a gym for resident use. The existing Stream Corridor Protection Zone (SCPZ) runs through each of the existing 3 buildings within the project area, making compliance with the Storm Water Design Manual difficult.

Exhibit Description

Three site exhibits have been prepared. In all three scenarios, the existing stream and rock streambed will not be disturbed. The stream is located within a common area within the site, between 3 existing residential buildings. The common area is currently being maintained and used by the residents for recreational activities, pets, and a play area for children.

1. Full Compliance Option

Scope:

This exhibit shows a site layout fully compliant with the SWDM. This layout would leave the existing leasing office in its current location within Building A and eliminating a resident space in the building and converting it to a gym. There would be no external building improvements and therefore would have no impact to the existing Stream Corridor Protection Zone.

Commercial/Residential Impact:

This option would generate a financial burden on the client. In an effort to promote health and wellness for the residents, the owners would like to include a gym as a site amenity. Leaving the leasing office in the current location, it would require the owner to remove a tenant space, which would create a loss of revenue. Given the current housing shortage within the city, any loss of living space would have a negative impact on the community.

2. Minimal Impact Option

Scope:

This exhibit shows the proposed leasing office to be located at the northeast corner of Building A, adjacent to the main parking area and provide accessibility for current and future tenants. The building addition would be located partially within the SCPZ and therefore would need variance approval. Additionally, the existing common area would be converted to a conservation zone, surrounded by a 20,292 sf Conservation Easement. The limits of the Conservation Easement would be the hardscape (sidewalks and concrete pool patio), adjacent to the common area.

Commercial/Residential Impact:

This option would generate a financial hardship to the owner as well as a quality of life hardship to the residents. Placing the building addition at the northeast corner of the building will have a negative impact on the existing tenant adjacent to the improvement area during the construction process. The owner would need to remove or evict the existing tenant in order to access their unit during the construction process, creating a loss of income for the owner.

This option will also have a negative impact on the residents as well as ecological system. The common area is currently mowed and maintained by the owner. This space is used by the residents for the purpose parties and gatherings, recreational activities, exercise, pet waste area and for children to play in. Placing a conservation easement around the common area will prevent residents from accessing this site amenity and be a detriment to the owner as it could create a loss of occupancy and income. While allowing this area to return to a natural state would appear to be good for the stream corridor protection zone, it will also allow for the inundation of insects and rodents within close proximity of residents. The easement would be located within 10 feet of building ingress/egress and resident windows. Also, the tall growing grasses and plant life will reduce visibility across the site and not be esthetically pleasing for the residents.

3. Preferred Alternative

Scope:

The preferred layout requires the Type III variances listed previously. This alternative places the proposed building addition at the southeast corner of Building A, adjacent to the existing leasing office, completely within the SCPZ. Placing the leasing office outside of the existing building footprint will allow current and future tenants to access the office more directly. Additionally, the existing leasing office space will be converted into a gym for the residents. A 5 feet wide riparian mitigation area is also proposed around the existing gravel streambed. The riparian mitigation area, as well as gravel streambed will be provided within a recorded conservation easement.

Commercial/Residential Impact:

Providing a 5 feet wide riparian mitigation area around the gravel streambed will allow native plants to flourish and assist in filtering sediment and pesticides from runoff entering the stream. Promoting a healthy stream and ecological system. Providing a 5 feet wide mitigation area will also allow the residents to continue to use the remainder of the common area for recreation, exercise, and social activities. The preferred alternative is an attempt to improve the site, as well as the health and wellbeing of the residents, while also providing a conservation easement around the existing stream, per section 1.3.2 of the SWDM to promote a healthy and diverse habitat for local plants and animals.

Conclusion

We are seeking a Type III Variance from the City of Columbus' Storm Water Drainage Manual (SWDM) for the purpose of removing an existing patio located within the SCPZ and constructing a new building addition with the same footprint, while providing conservation easement around the existing stream that still allows the residents access to the common area.

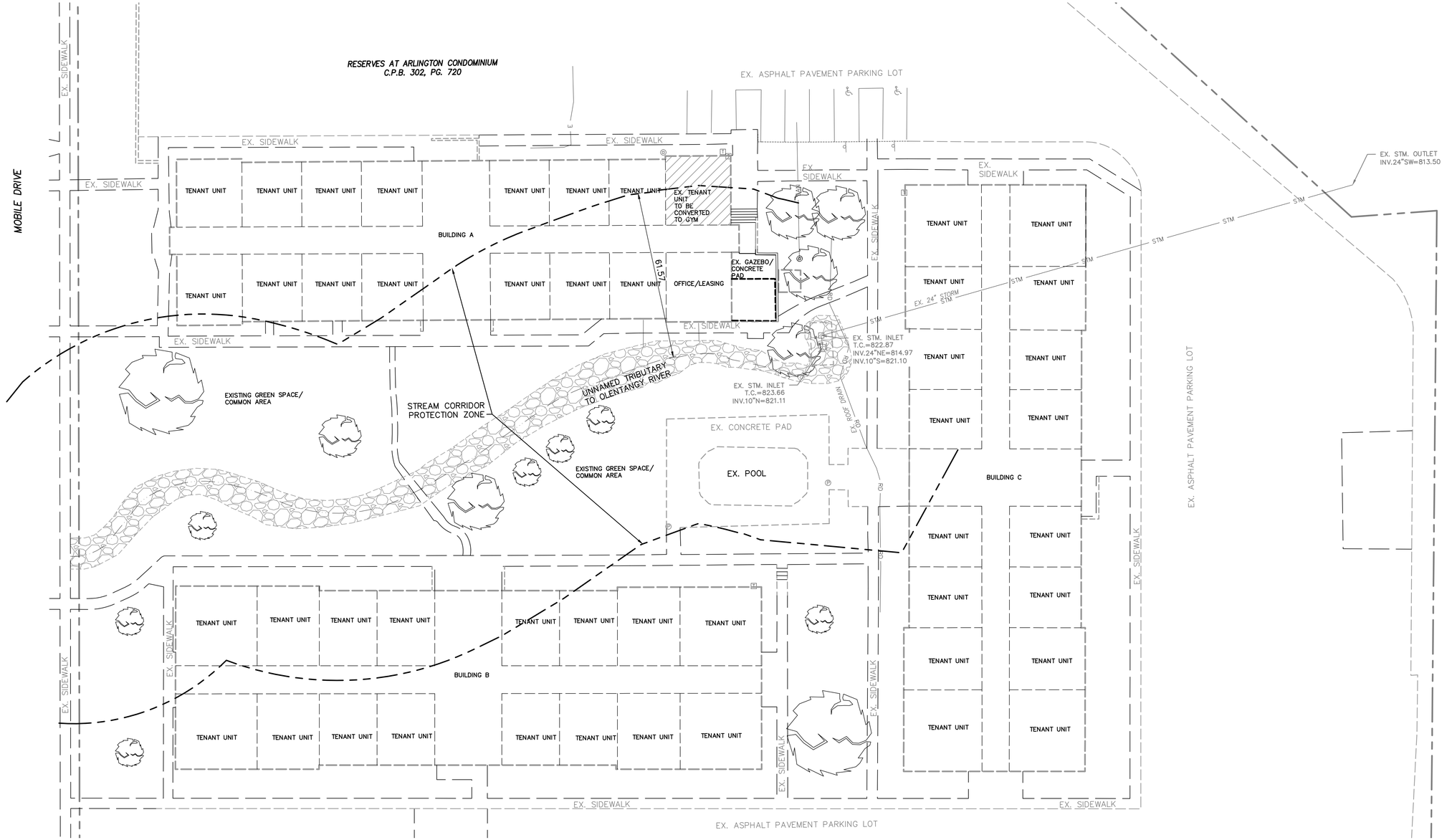
We appreciate your consideration. Should you have any questions about the information presented, or if you need additional information, please do not hesitate to contact me.

Respectfully Submitted,

IBI Group

Tom Newcomb, P.E.
Associate, Manager – Land Engineering
Email: tom.newcomb@arcadis.com
Phone: (614) 818-4900, x2040

Cc: File



LEGEND

EXISTING SCPZ

EXISTING TENANT SPACE IMPACTED DURING CONSTRUCTION

GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

IBI GROUP
8101 North High Street
Suite 100
Columbus OH 43235
tel 614 818 4900
fax 614 818 4901

REVISION:

SUBMISSION:

- [x] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] AS-BUILT DOCUMENT SET

STAMP: NOT FOR CONSTRUCTION

COLUMBUS, OHIO

RESERVES AT ARLINGTON

4438 MOBILE DR

DESIGN	DRAFT	CHECK
TN	WC	TN

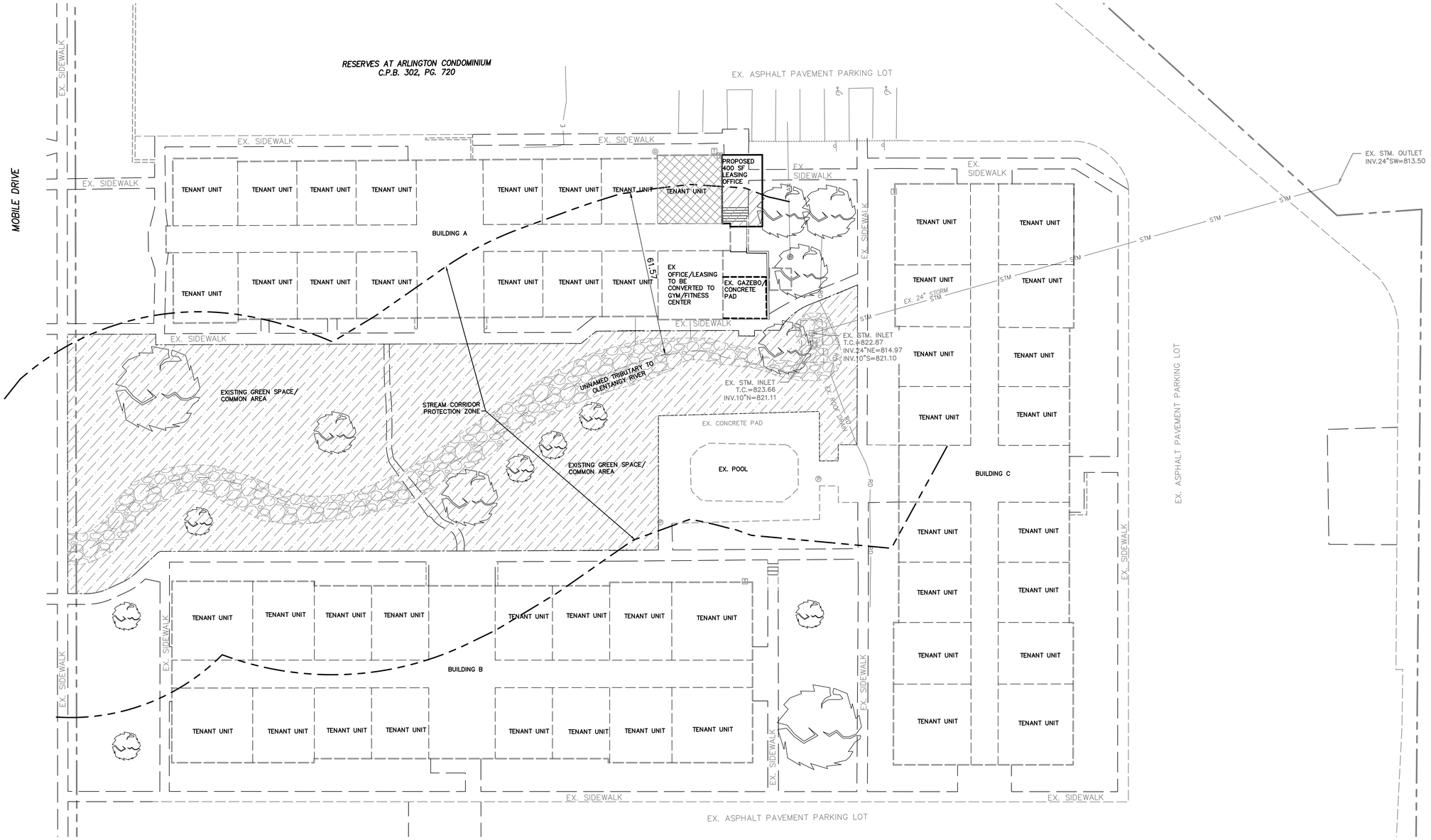
IBI NO.: 143689

DATE: OCTOBER, 2023

SCALE:

SHEET TITLE: FULL COMPLIANCE OPTION

SHEET NO.: 1/3



LEGEND

- EXISTING SCPZ
- PROPOSED CONSERVATION EASEMENT AREA = 20,292 SF
- PROPOSED SCPZ ENCROACHMENT AREA = 205 SF
- EXISTING TENANT SPACE IMPACTED DURING CONSTRUCTION

SITE DATA

PROPOSED ENCROACHMENT AREA:	205 SF
PROPOSED MITIGATION AREA:	20,292 SF
AREA WITHIN PROPOSED CONSERVATION EASMENT:	20,292 SF
AREA WITHIN EXISTING GRAVEL STREAMBED:	3,652 SF

MITIGATION AREA SEED MIX

GRASS SEED: FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH AOSA'S "RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.

SEED MIX: SEED OF GRASS SPECIES AS FOLLOWS, WITH NOT LESS THAN 95% GERMINATION, NOT LESS THAN 100 PERCENT PURE SEED, AND COMPLETELY FREE OF NOXIOUS WEEDS AND GRASSES.

1. "NATIVE SHORT GRASS SEED MIX". (ITEM #MSG03) MANUFACTURED BY OHIO PRAIRIE NURSERY, OR APPROVED EQUAL. SPECIES INCLUDE: SCHIZACYRIUM SCOARIUM, ELYMUS VIRGINICUS, ELYMUS CANDADESIS, BOUTELOUA CURTIPENDULA, TRIDENS FLAVUS, SPOROBOLIS HETEROLEPIS AND AGROSTIS PERENNANS.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

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COLUMBUS, OHIO

RESERVES AT ARLINGTON

4438 MOBILE DR

DESIGN	DRAFT	CHECK
TN	WC	TN

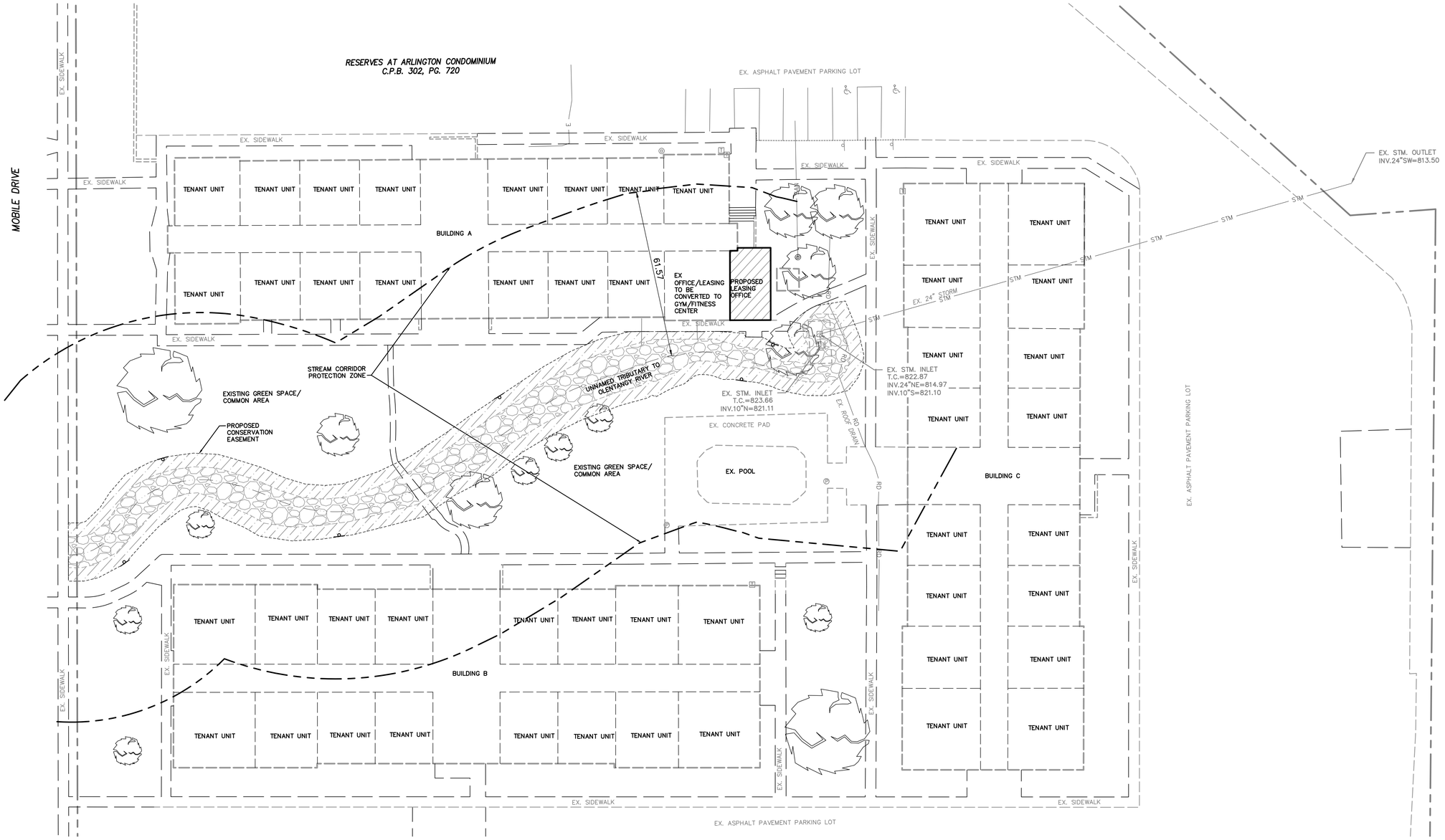
IBI NO.: 143689

DATE: OCTOBER, 2023

SCALE:

SHEET TITLE: MINIMAL IMPACT OPTION

SHEET NO.: 2/3



LEGEND

- EXISTING SCPZ
- PROPOSED 5' WIDE RIPARIAN MITIGATION STRIP = 3,258 SF. NATIVE NO MOW GRASS TO BE PLANTED
- PROPOSED SCPZ ENCROACHMENT AREA = 400 SF
- PROPOSED CONSERVATION EASEMENT AREA = 6,910 SF
- NO MOW MARKER PER SECTION 1.3.6.2 OF SWDM

SITE DATA

PROPOSED ENCROACHMENT AREA:	400 SF
PROPOSED MITIGATION AREA:	3,258 SF
AREA WITHIN PROPOSED CONSERVATION EASMENT:	6,910 SF
AREA WITHIN EXISTING GRAVEL STREAMBED:	3,652 SF

MITIGATION AREA SEED MIX

GRASS SEED: FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH AOSA'S "RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.

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2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

GRAPHIC SCALE
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STAMP: NOT FOR CONSTRUCTION

COLUMBUS, OHIO

RESERVES AT ARLINGTON

4438 MOBILE DR

DESIGN	DRAFT	CHECK
TN	WC	TN

IBI NO.: 143689

DATE: OCTOBER, 2023

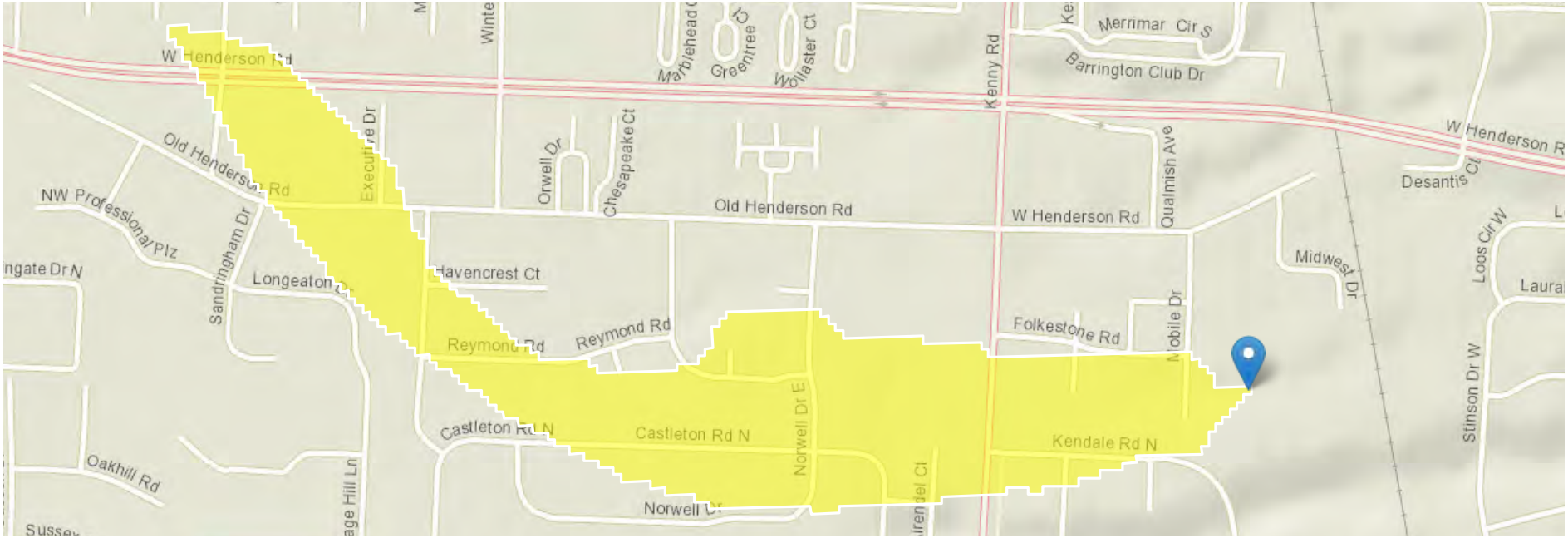
SCALE:

SHEET TITLE: PREFERRED ALTERNATIVE

SHEET NO.: 3/3

StreamStats Report

Region ID: OH
Workspace ID: OH20230801115229343000
Clicked Point (Latitude, Longitude): 40.04953, -83.04570
Time: 2023-08-01 07:52:49 -0400



Collapse All

Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
CSL1085LFP	Change in elevation divided by length between points 10 and 85 percent of distance along the longest flow path to the basin divide, LFP from 2D grid	49.9	feet per mi
DRNAREA	Area that drains to a point on a stream	0.1	square miles
LAT_CENT	Latitude of Basin Centroid	40.05	decimal degrees

Parameter Code	Parameter Description	Value	Unit
LC92STOR	Percentage of water bodies and wetlands determined from the NLCD	0	percent
LONG_CENT	Longitude Basin Centroid	83.0543	decimal degrees
OHREGA	Ohio Region A Indicator	1	dimensionless
OHREGC	Ohio Region C Indicator	0	dimensionless
STREAM_VARG	Streamflow variability index as defined in WRIR 02-4068, computed from regional grid	0.72	dimensionless

Peak-Flow Statistics

Peak-Flow Statistics Parameters [Peak Flow Full Model Reg A SIR2019 5018]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.1	square miles	0.04	5989
OHREGC	Ohio Region C Indicator 1 if in C else 0	0	dimensionless	0	1
OHREGA	Ohio Region A Indicator 1 if in A else 0	1	dimensionless	0	1
CSL1085LFP	Stream Slope 10 and 85 Longest Flow Path	49.9	feet per mi	1.53	516
LC92STOR	Percent Storage from NLCD1992	0	percent	0	25.35

Peak-Flow Statistics Flow Report [Peak Flow Full Model Reg A SIR2019 5018]

PIl: Prediction Interval-Lower, PIu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	PIl	PIu	ASEp
50-percent AEP flood	19.5	ft^3/s	10.2	37.2	40.1
20-percent AEP flood	36.8	ft^3/s	20.2	67.1	37.2
10-percent AEP flood	51.5	ft^3/s	28	94.6	37.6
4-percent AEP flood	73.7	ft^3/s	39.8	136	38.1
2-percent AEP flood	92.7	ft^3/s	49.5	174	37.8
1-percent AEP flood	114	ft^3/s	60.1	216	39.6
0.2-percent AEP flood	171	ft^3/s	89	328	40.3

Peak-Flow Statistics Citations

Koltun, G.F.,2019, Flood-frequency estimates for Ohio streamgages based on data through water year 2015 and techniques for estimating flood-frequency characteristics of rural, unregulated Ohio streams: U.S. Geological Survey Scientific Investigations Report 2019–5018, 25 p. (https://dx.doi.org/10.3133/sir20195018)

Flow Percentile Statistics

Flow Percentile Statistics Parameters [Low Flow LatLE 41.2 wri02 4068]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.1	square miles	0.12	7422
LC92STOR	Percent Storage from NLCD1992	0	percent	0	19
STREAM_VARG	Streamflow Variability Index from Grid	0.72	dimensionless	0.25	1.13
LAT_CENT	Latitude of Basin Centroid	40.05	decimal degrees	38.68	41.2
LONG_CENT	Longitude of Basin Centroid	83.0543	decimal degrees	80.53	84.6

Flow Percentile Statistics Disclaimers [Low Flow LatLE 41.2 wri02 4068]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Flow Percentile Statistics Flow Report [Low Flow LatLE 41.2 wri02 4068]

Statistic	Value	Unit
25th Percentile Flow	0.0137	ft^3/s
50th Percentile Flow Median	0.0368	ft^3/s
75th Percentile Flow	0.0876	ft^3/s

Flow Percentile Statistics Citations

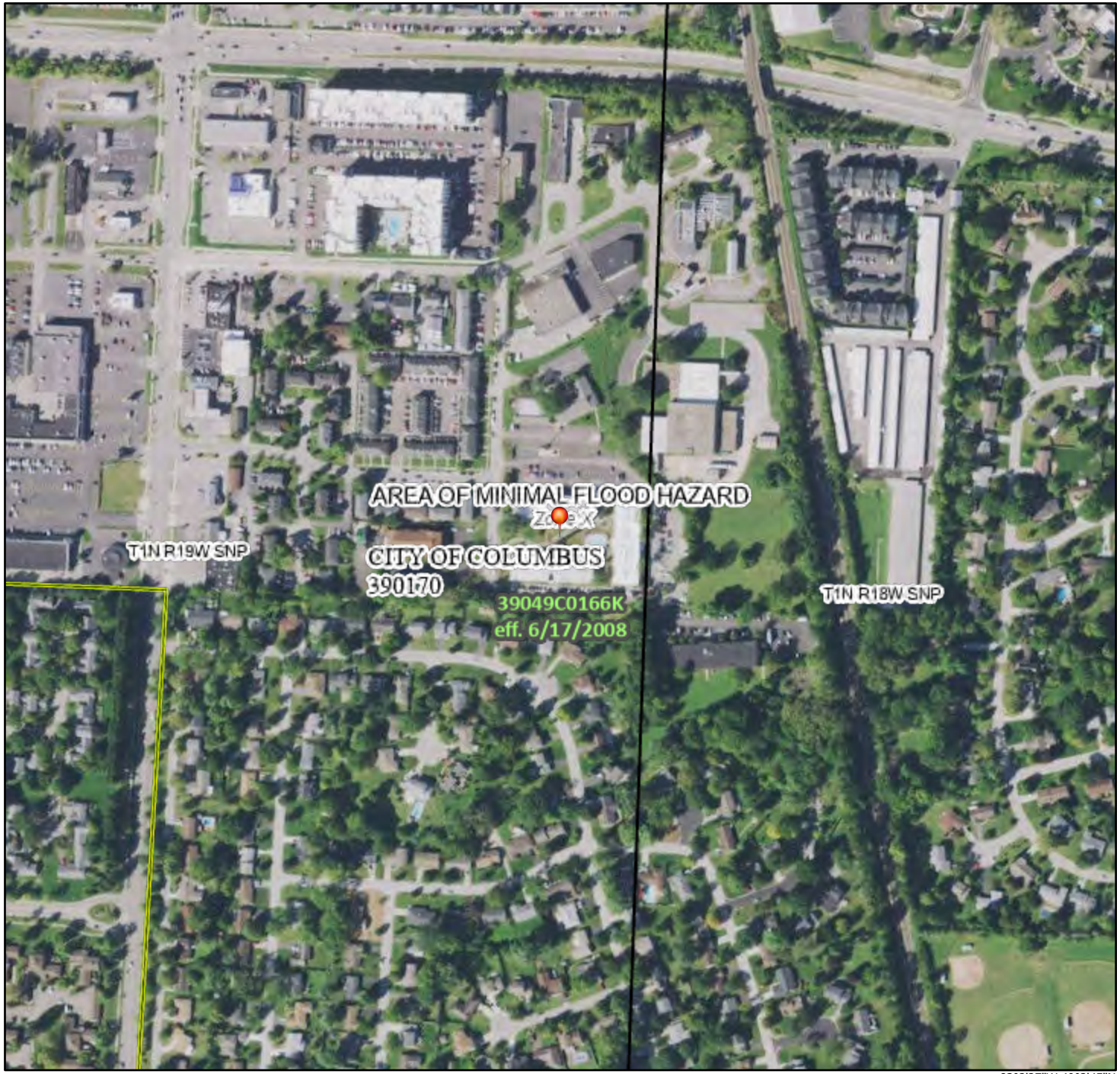
Koltun, G. F., and Whitehead, M. T.,2002, Techniques for Estimating Selected Streamflow Characteristics of Rural, Unregulated Streams in Ohio: U. S. Geological Survey Water-Resources Investigations Report 02-4068, 50 p (https://pubs.er.usgs.gov/publication/wri024068)

Application Version: 4.16.1
StreamStats Services Version: 1.2.22
NSS Services Version: 2.2.1

National Flood Hazard Layer FIRMette

FEMA

83°3'5"W 40°3'12"N



83°2'27"W 40°2'45"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/1/2023 at 8:16 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.