

TRACIE DAVIES  
Director

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF  
PUBLIC UTILITIES

June 26, 2020

Daniel Biru, P.E.  
Partner  
KORDA/Nemeth Engineering, Inc.  
1250 Watermark Drive  
Columbus, OH 43215

RE: Stormwater Drainage Manual (SWDM) Type II Variance Request – Columbus Crew Training Facility

Mr. Biru:

This letter is in response to the subject requested variance to the City of Columbus SWDM Section 3.2.4 - to allow water depth more than 1.0 feet in parking lots prior to flood routing, Section 3.2.3.1 - to allow for a non-compliant emergency overflow spillway, and Sections 3.2.3.1 and 3.2.3.2 - to allow side slopes within and adjacent to the detention basin to be 3 (H) to 1 (V) or flatter.

The Variance Request was submitted to the City on May 29, 2020, and the City's Variance Review Committee met to review the request on June 1 and June 5. The submitted Request was found to be in compliance with the SWDM Stream Protection Type II Variance application requirements. As part of the review process, the Subject Variance Request was posted on the City of Columbus website on June 5, 2020, allowing up to 14 days for comments or questions from the public. Any comments received before 5:00pm on June 20, 2020 may need to be addressed by the applicant, to include written responses and/or stormwater CC-plan revisions.

The Variance Review Committee conditionally approves the request pending receipt and proper address of any such public comments by the applicant.

Three alternatives were considered within the application for the variances requested for Sections 3.2.4, 3.2.3.1, and 3.2.3.2. - Full Compliance, Minimal/Slope Compliant Impact, and the Preferred Alternative.

Under the Preferred Alternative, the plan would include the reconstruction of a detention basin with 3 (H) to 1 (V) slopes to reduce impact on the site. By minimizing the surface area and maximizing the slopes, the useable surface area is maximized and reduces the amount of parking impacted which is paramount to the project. This site plan saves up to 2 acres of useable parking space, approximately 200 parking spaces, for future State of Ohio events such as the State Fair, All American Quarter Horse Congress, concerts and other events at MAPFRE Stadium. Approximately 347 spaces are being removed as part of the Crew Training Facility project in the Preferred Alternative and an additional 1,202 spaces (including 372 temporary spaces) are being removed for the Community Sports Park project. This leaves approximately 3,115 spaces remaining over the 79.3-acre site. Any dedicated parking that can be saved is at a premium, as revenue would otherwise be lost due to less paid parking and fewer patrons per event. The emergency overflow/flood routing is in the parking lots to the southeast; as the detention basin would fill up and reverse flow to these areas, The catch basins will act as 5 weirs to direct flow to the south away from the site and they will help prevent storm sewer blockage from coming into the parking areas. Since flood routing will not occur until the parking lots are ponding with up to 3.39' of water, signage will be placed in areas to warn about the possible depth of water during storm events exceeding the 100-year event.



Under the Minimal Impact Alternative, to reduce disturbance further from full compliance alternative, a second option is to propose a basin that complies with only the 4 (H) to 1 (V) side slope requirement. In this option, there is no regrading for a compliant emergency overflow. The emergency overflow/flood routing would be catch basins in the parking lots to the southeast, as the detention basin will fill up and reverse flow to these areas. The catch basins will act as weirs to direct flow to the south away from the site as seen in Appendix D. Since flood routing will not occur until the parking lots are ponding with up to 3.39' of water, signage will be placed in areas to warn about the possible depth of water during storm events exceeding the 100-year event. While this option reduces cost and impact, it still greatly increases the size of the detention basin and the amount of parking spaces removed.

Under the Full Compliance Alternative, in order to meet the full intent of the SWDM, water depth before flood routing in parking areas cannot exceed 1'. This is not feasible as it would require disturbance to approximately 25 acres and regrading and redevelopment of approximately 20 acres of the site, largely paved, with an average fill of 3'. Additionally, the detention basin side slopes must be limited to be (4) H to (1) V or flatter. This Full Compliance Alternative has been proposed as an option that would meet the full intent of the Manual.

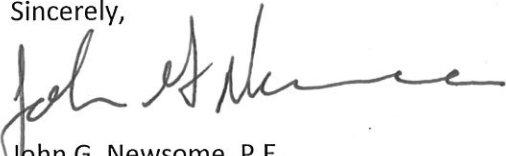
Upon reviewing and discussing the application submitted by the applicant, the Variance Review Committee agreed with the applicant that the Preferred Alternative represents the development team's good faith effort to comply with the SWDM stream protection requirements to the maximum practical extent, while also maintaining reasonable use of the property.

In light of the above, the subject Variance Request (Type II SWDM Section 1.3), Preferred Alternatives is conditionally approved contingent upon the following stipulations:

- Storm CC-Plans and Stormwater Management Reports for the Crew Training Facility are reviewed and approved by the City of Columbus for CC-18728.
- The applicant shall be responsible for addressing any public comments that may be received which shall include but not be limited to written response, or plan revisions if directed by the City of Columbus for CC-18728.

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

Sincerely,



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

pc: Variance Review Committee  
File