



**CITY OF GAHANNA**  
DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

ZONING DIVISION  
200 S. Hamilton Road  
Gahanna, Ohio 43230  
614-342-4025  
zoning@gahanna.gov  
www.gahanna.gov

**DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION**

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: Southpark / 1041 Enterprize Drive, Gahanna Oh		Project Name/Business Name (if applicable): Geiger Excavating, Inc	
Parcel ID No.(s): 025-006164, 025-013680, 025-006160	Current Zoning: OCT	Total Acreage: 28.53	
Please check all that apply:			
SITE PLAN <input checked="" type="checkbox"/>	LANDSCAPING <input type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	DEMOLITION <input type="checkbox"/> <small>only applicable to Code Chapter 1150. Olde Gahanna</small>
SIGNAGE - please use the Permanent Sign Permit Application			
Additional Information (if applicable):			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Steve Geiger		Applicant Address: 1041 ENTERPRISE DRIVE, GAHANNA OH 43230	
Applicant E-mail: geigerexcavating.steve@aol.com		Applicant Phone No.: (614) 373-7526	
BUSINESS Name (if applicable): Geiger Excavating, Inc./Reklamation, LLC			
ATTORNEY/AGENT Name: CARI J ARTHUR		Attorney/Agent Address: 250 OLD WILSON BRIDGE RD SUITE 250 WORTHINGTON OH 43085	
Attorney/Agent E-Mail: CARTHUR@CECINC.COM		Attorney/Agent Phone No.: 614-468-6201	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):	Contact Information (phone no./email):		
Contractor	Civil & Environmental Consultants, Inc		
Developer	250 Old Wilson Bridge Rd., Suite 250		
Architect	Worthington Oh, 43085 614-468-6201 Carl Arthur		
PROPERTY OWNER Name: (if different from Applicant)	Property Owner Contact Information (phone no./email):		

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2 & 3)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: [Signature] Date: 7/24/18

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)

X

INTERNAL USE

Zoning File No. DR-190-2018  
PC Meeting Date: \_\_\_\_\_  
PC File No. \_\_\_\_\_

RECEIVED: [Signature]  
DATE: 7-31-18

PAID: \$123.50  
DATE: 7-31-18  
CHECK#: 4395



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## DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

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STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code <a href="#">Section 1197</a> (visit <a href="http://www.municode.com">www.municode.com</a> )	✓			
	2. Pre-application conference with staff	✓			
	3. Materials List (see page 3) – does not apply to demolition applicants	✓			
	4. Authorization Consent Form Complete & Notarized (see page 4)	✓			
	5. Application & all supporting documents submitted in digital format	✓			
	6. Application & all supporting documents submitted in hardcopy format	✓			
	7. Application fee paid (in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a> )	✓			
<b>PLEASE CONTINUE TO THE APPROPRIATE SECTION OF REQUIREMENTS FOR YOUR PROJECT</b>					
<b>NOTE: All Plans must be submitted in 8.5x11", 11x17", or 24x36" (folded, not rolled, to 8.5x11")</b>					
<b>SITE PLAN / LANDSCAPING / BUILDING DESIGN REQUIREMENTS</b>					
<b>GENERAL REQUIREMENTS</b>					
	1. One 24"x36" & One 11"x17" prints of the plans	✓			
	2. Color photographs illustrating the site, buildings, & other existing features as well as adjacent properties (identify photograph location)	✓			
	3. A list of all samples to include color names & PMS #'s (required for all exterior materials) – please bring samples to meeting(s)	✓			
	4. Color rendering(s) of the project in plan/perspective/or elevation	✓			
<b>BUILDING CONSTRUCTION, EXTERIOR REMODELING, &amp; ADDITIONS (INCLUDING PARKING LOTS &amp; LANDSCAPING)</b>					
	1. <b>SITE PLAN</b> that includes the following: (include: scale, north arrow, & address)	✓			
	- All property & street pavement lines	✓			
	- Gross area of tract stated in square feet	✓			
	- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets. Delineate traffic flow with directional arrows & indicate location of direction signs or other motorist's aids (if any)	✓			
	- Location of all existing and proposed buildings on the site	✓			
	- Location of all existing (to remain) & proposed lighting standards	✓			
	- Breakdown of parking spaces required & spaces provided (see Gahanna Code <a href="#">Section 1163</a> )	✓			
	- Provide lot coverage breakdown of building & paved surface areas	✓			
	2. <b>LANDSCAPE PLAN</b> (including plant list)				
	- Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated		✓		
	- Location of all isolated existing trees having a diameter of six"+; (tree masses may be shown with a diagrammatic outline & a written inventory of individual trees exceeding 6" in caliper)		✓		
	- Designation of required buffer screens (if any) between parking area & adjacent property		✓		
	- Interior landscaping breakdown for paved surface (see Gahanna Code <a href="#">Section 1163</a> )		✓		
	3. <b>ELEVATIONS</b> from all sides & related elevations of any existing structures that includes the following: (include: scale, north arrow, & address)	✓			
	- Exterior materials identified	✓			
	- Fenestration, doorways, & all other projecting & receding elements of the building exterior	✓			
	4. <b>LIGHTING STANDARD DRAWING</b> that includes the following: (scaled drawing)		✓		
	- All sizing specifications		✓		
	- Information on lighting intensity (no. of watts, isofootcandle diagram, at least 1/2 ft. candles req.)		✓		
	- Materials, colors, & manufacturer's cut sheet		✓		
	- Ground or wall anchorage details		✓		

CONTINUE TO PAGE 3



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<b>5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:</b> - Scale model - Section profiles - Perspective drawing		✓		
<b>DEMOLITION OR REMOVAL OF EXISTING STRUCTURES REQUIREMENTS</b>				
<b>1. ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:</b>		✓		
- That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district		✓		
- That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights		✓		
- That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood		✓		

## MATERIAL LIST

*NOT REQUIRED FOR DEMOLITION APPLICANTS*

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick			
Gutters and Downspouts			
Lighting			
Roofing			
Siding			
Signs			
Stucco			
Trim			
Windows			

**THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)**

# MATERIAL LIST

Item	Manufacturer Name	Color Name	Color Number
Awnings	N/A		
Brick	N/A		
Gutters and Downspouts	ALCOA	DRK. BROWN	
Lighting	LITHONIA	DRK. BROWN	
Roofing	Bi-Rib	DRK. BROWN	
Siding	Bi-Rib	LT. BROWN	
Signs	N/A		
Stucco	N/A		
Trim	Bi-Rib	DRK. BROWN	
Windows	ANDERSON Vinyl	TERRA TONE	



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## APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be:

- Forwarded to the City of Gahanna Planning Commission for consideration.
- Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature: *(Designer)*

Date: 9/26/18

## APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

In accordance with the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on \_\_\_\_\_. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

INTERNAL USE

Planning & Zoning Administrator Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Chief Building Official Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Director of Public Service Signature: \_\_\_\_\_ Date: \_\_\_\_\_

City Engineer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.*



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## AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

**AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)** If the applicant is not the property owner, this section must be completed & notarized.

I, STEVE GEIGER, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize CEC to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: Steve M. Geiger Pres Date: 6/22/18

### AUTHORIZATION TO VISIT THE PROPERTY

I, STEVE GEIGER, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: Steve M. Geiger Pres Date: 6/22/18

NOTARY

Subscribed and sworn to before me on this JUNE day of JUNE

State of Ohio County of Franklin

Notary Public Signature: Brittney Stewart



BRITNEY STEWART  
Notary Public, State of Ohio  
My Commission Expires 08-07-2021

### AGREEMENT TO COMPLY AS APPROVED

I, STEVE GEIGER, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: Steve M. Geiger Pres Date: 6/22/18

NOTARY

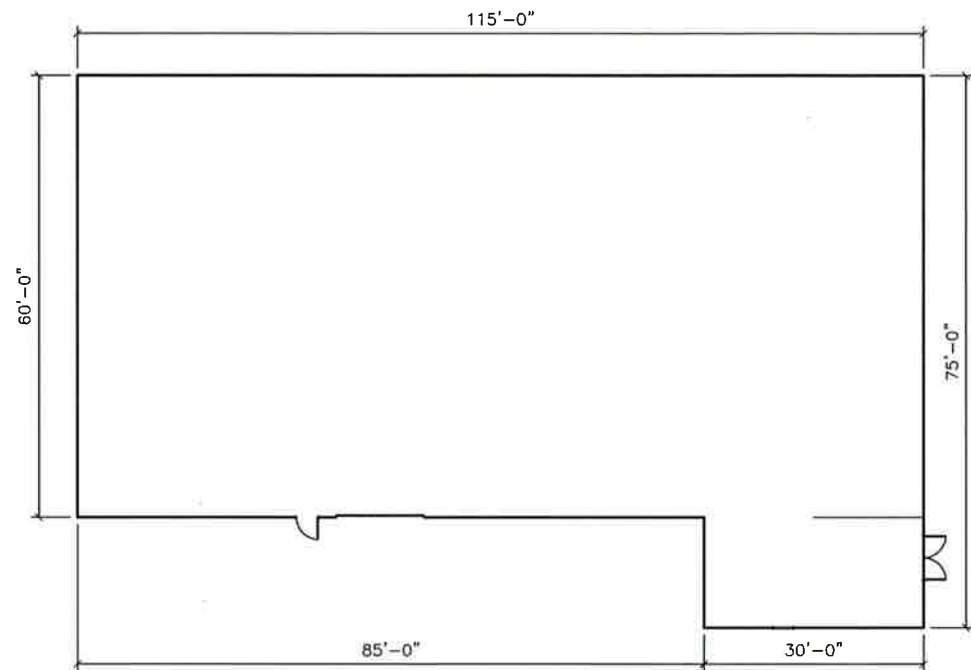
Subscribed and sworn to before me on this 22 day of JUNE

State of Ohio County of Franklin

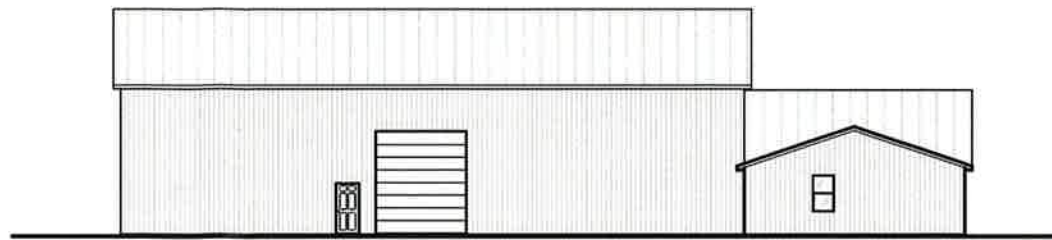
Notary Public Signature: Brittney Stewart



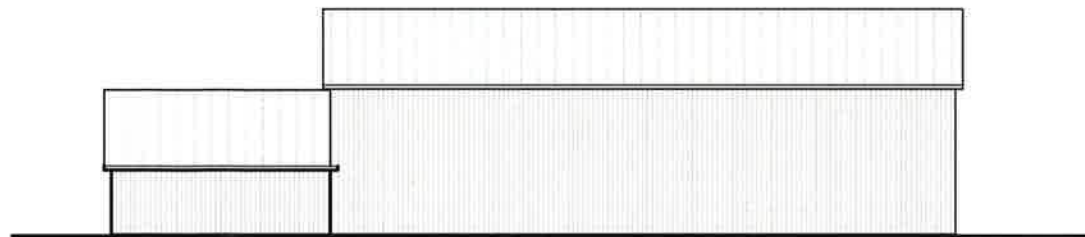
BRITNEY STEWART  
Notary Public, State of Ohio  
My Commission Expires 08-07-2021



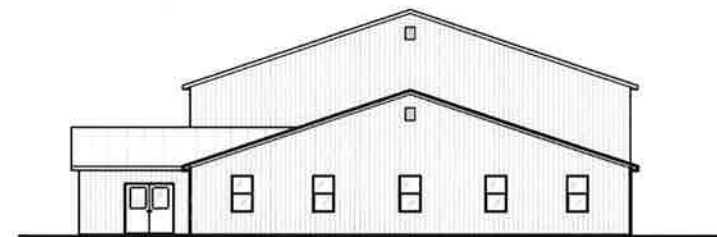
**FLOOR PLAN**  
SCALE: 3/32"=1'-0"



**EAST ELEVATION**  
SCALE: 3/32"=1'-0"



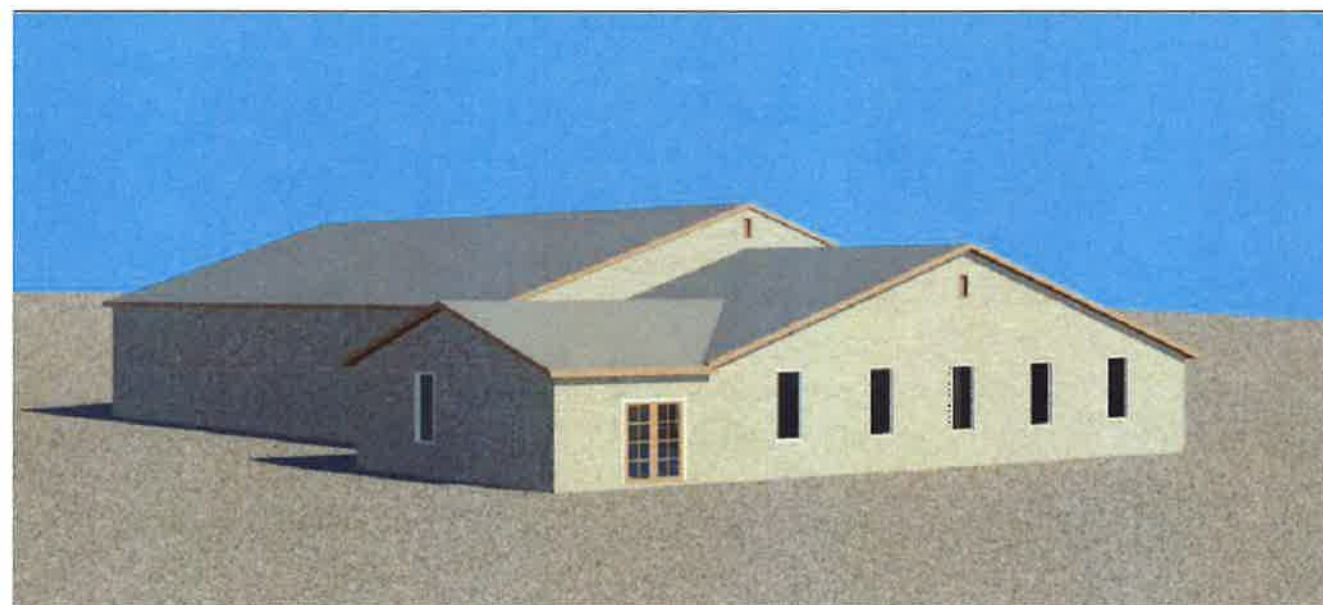
**WEST ELEVATION**  
SCALE: 3/32"=1'-0"



**NORTH ELEVATION**  
SCALE: 3/32"=1'-0"



**SOUTH ELEVATION**  
SCALE: 3/32"=1'-0"



**3D PERSPECTIVE**  
SCALE: NTS

A PROPOSED NEW BUILDING FOR GEIGER  
EXCAVATION, INC.

NO.	CORR LTR DATE	REVISED	ISSUE DATE

DESIGN BY PROFESSIONAL:

XXX

XXX

**CONCEPT BUILDINGS, INC.**  
MARYSVILLE, OHIO  
(937) 537-0324

THIS SHEET:  
NEW BUILDING

PROJECT:  
NEW BUILDING  
DATE: 07-12-18  
DRAWN BY:  
P.R.M.  
SCALE:  
AS NOTED

SHEET:  
1 OF 1  
**A.1**



11/27/2017





August 9, 2018

Geiger Excavating Inc  
Po Box 307717  
Columbus, OH 43230

RE: Project 0 Leavitt Service Rd, 1041 Enterprise Dr, 960 Bricklawn  
Design Review Comment Letter

Dear Geiger Excavating Inc:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a disposition of comments, revised plans, and/or other information as requested for further review. The disposition of comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

### **Building**

1. Structures will be required to comply with the Ohio Building Code and all necessary plan approvals and permits shall be obtained from the Building Division.

### **Parks**

2. I think this will be a great improvement of the site

### **Public Safety**

3. No comments or concerns from the police department.

### **Fire District**

4. The above listed plan complies with the Section 503 of the 2017 Ohio Fire Code. The fire apparatus access roadway is 24 feet wide in acceptable locations. The width is adequate if the height of the building is under 30 feet. The roadway increases to 26 feet if the height is over 30 feet. There is one existing hydrant and what appears to be one proposed hydrant. The fire flow for the building is 2,250 GPM if it is V B construction. The hydrants shall provide a fire flow of approximately 2000 GPM.  
The Fire Division approves this project plan.

Additional requirements and comments could follow after plans are submitted and the review process starts

August 9, 2018

Re: Project 0 Leavitt Service Rd, 1041 Enterprise Dr, 960 Bricklawn  
960 Bricklawn Ave, 1041 Enterprise Dr

**Public Service & Engineering**

5. No Comment

**Soil & Water Conservation District**

6. No Comment Received

If you have any comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025.

Sincerely,

Kelly Wicker  
Administrative Assistant

## PLANNING AND DEVELOPMENT STAFF REPORT

### Request Summary

The applicant requests Conditional Use (CU), Final Development Plan (FDP), Design Review (DR), and Variance application approval in order to continue the recycling operations ongoing at the subject property. The property has been subject to a number of conditional use requests over the last eight years in order to cap the landfill. Previous requests differ from this request as this request is to permit the recycling operations on a permanent, rather than temporary, basis.

If the applications are approved by Planning Commission, there will be minimal changes to the site since it operates in a similar fashion today. The addition of a 7,425 square foot building and staff's recommendation to eliminate access onto Enterprise Drive would be the most notable changes to the site. City staff strongly urge the elimination of access onto Enterprise as we are aware of dust complaints from neighboring property owners. Elimination of access onto Enterprise should substantially reduce adverse effects of the operations onsite.



### Conditional Use

The main activities occurring onsite are for the outdoor storage of materials. Outdoor storage is only permissible by conditional use within the Office, Commerce, and Technology (OCT) zone district. The site has had a number of similar requests approved in recent years, however, these approvals were



always on a temporary basis. Approvals were usually good for up to two years. This request is to allow the use on a permanent basis, therefore there is no timeframe associated with this request. However, permanent improvements are required such as paved drives and landscaping.

Requests for a conditional use shall be approved if the following four conditions are met:

1. The proposed use is a conditional use of the zoning district and the applicable development standards established in this zoning ordinance are met.
2. The proposed development is in accord with the appropriate plans for the area.
3. The proposed development will not have undesirable effects on the surrounding area.
4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

It is staff's opinion that the request meets the four conditions of approval and therefore recommends approval of the request. Staff recommends that the conditional use specify that Enterprise Drive may only be used for emergency access purposes. This will allow fire and emergency vehicles to use the access if necessary but not everyday traffic. This condition should help minimize dust from impacting adjacent properties.

#### Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- A. The proposed development meets the applicable development standards of this Zoning Ordinance.
- B. The proposed development is in accord with appropriate plans for the area.
- C. The proposed development would not have undesirable effects on the surrounding area.
- D. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

#### Design Review

The property is zoned OCT and therefore subject to the standards of Design Review District 4 (DRD-4). Relevant standards include the following:

- Parking areas shall accommodate employees and not degrade the appearance of the development and the general area.
- Access shall be limited in number.
- Building materials are important to protect property values but a more liberal standard should be applied to OCT.



### Variance

Three variances are necessary in order to approve the FDP application as submitted.

1. Chapter 1155.07(b)(1) – Height of outside storage areas are limited to ten feet. The applicant is requesting a maximum height of 25'. This height is consistent with how the site has been operating the last ten or so years.
2. Chapter 1155.07(c)(1) – Outdoor storage of materials shall be screened from view from the public right-of-way or adjacent properties by the use of a wall, fence, mounding, plant materials or combination thereof.
3. Chapter 1163.05(a) – All parking areas including spaces, drives, and aisles shall be hard surfaces such as cement or concrete. The applicant proposes to have gravel drives within the outside storage areas. The site currently functions with gravel drives. Staff has visited the site and has observed a substantial amount of dust coming from the gravel drives. Staff recommends any motion to approve include the dust control measures provided by the applicant.

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Staff understands the need for the three variances. It would appear unfeasible to fully screen storage piles if they are granted permission to be 25'. The site has a large number of pine trees that were recently planted as part of the BZBA approval that provide a fair amount of screening. Staff believes that the provided dust control measures will help lessen any offsite impact to surrounding properties but we also believe that closing the access to Enterprise is important. These two measures should substantially reduce the effects of dust from the property and therefore don't object to granting the variance.

### Area Commission

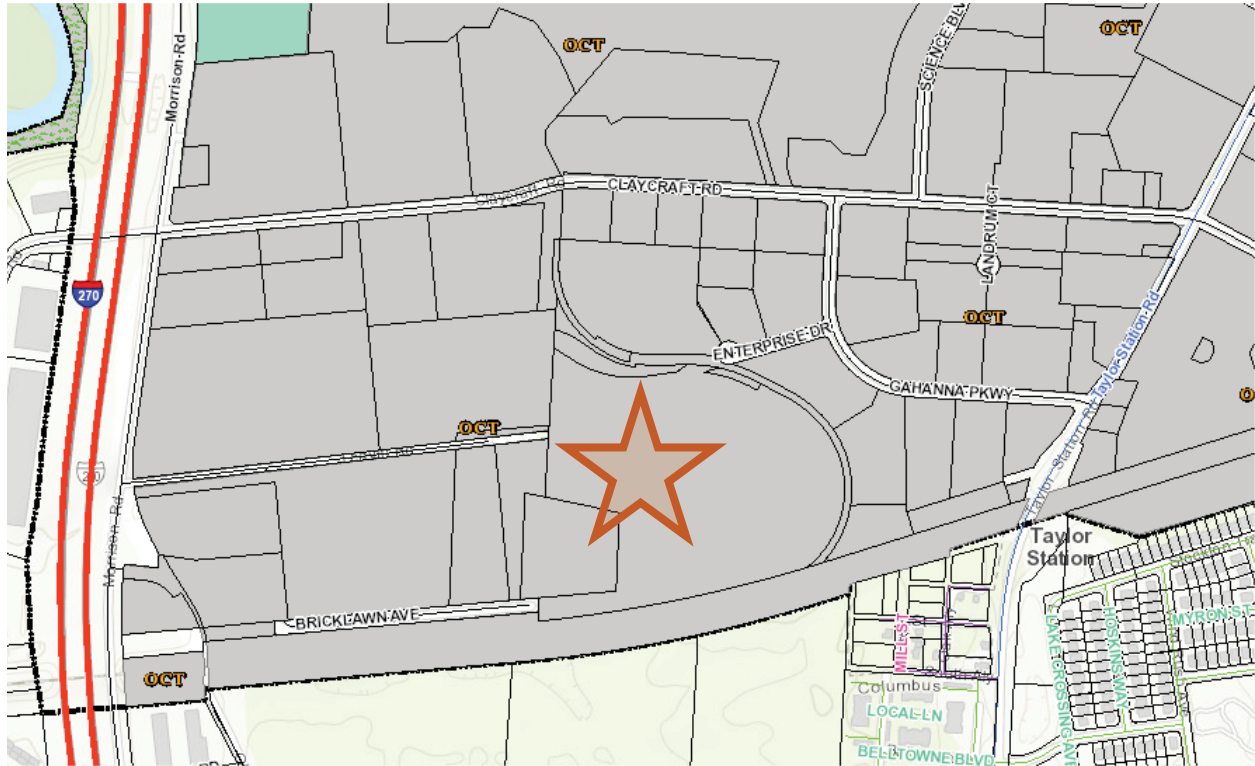
The request was discussed at the May 3<sup>rd</sup> Area Commission meeting. Attached to the report is feedback from the area commission meeting. Please note that Area Commission feedback is non-binding.

### Recommendation

It is Planning and Development staff's opinion that the requested applications are generally consistent with the development potential of the property and applicable area plans. Staff does have concerns about dust that has been generated from the site. The City is aware that adjacent properties have complained about the impact of the project to their operation. Staff has been to the area and observed the situation. It appears that a majority of dust is being generated from trucks entering and exiting the

site via Enterprise Drive. Internal drives, which are gravel, and Enterprise, which is paved, appear to generate more dust than the processing and storage of materials. With the closing of Enterprise Drive and the submitted dust control measures, staff believes that the site will no longer negatively impact surrounding properties.

Location/Zoning Map



Respectfully Submitted By:  
Michael Blackford, AICP  
Deputy Director

# **Area Commission Feedback**

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

SOUTHPARK ACCU-02-18

Meeting date:

5/3/2018

Project type:

- Annexation
- Conditional Use
- Zoning Change (rezoning)
- Other \_\_\_\_\_

Reviewer name:

JOHN WILLIAMS

Reviewer status:

- Commission Member
- General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

YES; 30' VARIANCE FOR HEIGHT OF MATERIAL

How would you improve the proposal as submitted?

What do you see as some of the outcomes of the proposal?

EXPANSION OF OPERATION; HIRING ADDITIONAL EMPLOYEES; CONSTRUCTION OF 60x100' OFFICE/STORAGE

What are your overall comments or suggestions?

THE COMPANY IS PROVIDING USEFUL CONSTRUCTION SERVICES WHILE ~~REDUCING~~ RECYCLING MATERIAL AND KEEPING IT OUT OF LANDFILLS.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:	Not appropriate or desirable		Very appropriate and desirable			N/A
	←		→			
	1	2	3	4	5	
Pedestrian friendliness						X
Scale				XX		
Compatibility with surrounding uses				XX		
Vehicular circulation						X
Traffic impact on neighboring streets			X			



# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

Southpark

Meeting date:

5/3/18

Project type:

- Annexation
- Conditional Use
- Zoning Change (rezoning)
- Other

Reviewer name:

Ron Smith

Reviewer status:

- Commission Member
- General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

The applicant has demonstrated the ease of use of this property on a temporary basis, making it permanent makes sense.

How would you improve the proposal as submitted?

Showing floor plan, or designs, for office/warehouse proposed for the land use.

What do you see as some of the outcomes of the proposal?

I see the company submitting the proposal having a good history of operating on this parcel, and have a good understanding on how that parcel can continue to be used. I would approve the permanent use.

What are your overall comments or suggestions?

This would benefit the city from an Economic Development stand point, where these materials can be used locally, and we can support their business through purchasing product for local projects.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

	Not appropriate or desirable		Very appropriate and desirable			N/A
	←			→		
	1	2	3	4	5	
Pedestrian friendliness						x
Scale					x	
Compatibility with surrounding uses					x	
Vehicular circulation					x	
Traffic impact on neighboring streets					x	

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

*Change from temp to perm  
landfill*

Meeting date:

*May 3, 2018*

Project type:

- Annexation
- Conditional Use
- Zoning Change (rezoning)
- Other \_\_\_\_\_

Reviewer name:

*Diana M Sedman*

Reviewer status:

- Commission Member
- General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

*Sounds like it should be acceptable*

How would you improve the proposal as submitted?

\_\_\_\_\_

What do you see as some of the outcomes of the proposal?

*Continued business model that has proved successful*

What are your overall comments or suggestions?

*See no reason not to move ahead*

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:	Not appropriate or desirable		Very appropriate and desirable			N/A
	←		→			
	1	2	3	4	5	
Pedestrian friendliness						<input checked="" type="checkbox"/>
Scale				<input checked="" type="checkbox"/>		
Compatibility with surrounding uses				<input checked="" type="checkbox"/>		
Vehicular circulation					<input checked="" type="checkbox"/>	
Traffic impact on neighboring streets					<input checked="" type="checkbox"/>	