

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

PROPERTY INFORMATION			
Project/Property Address: Ambassador Commons Park-639 Gahanna Highlands Dr		Project Name/Business Name: Playground Replacement	
Parcel #: 025-009306	Zoning: (see Map) SF-3		Acreage: 1.32

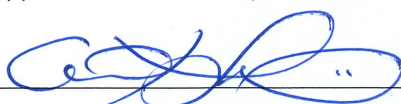
PLAN SPECIFICATIONS	
Application Type: (check all that apply)	<input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Landscaping <input type="checkbox"/> Building Design <input type="checkbox"/> Demolition <i>Olde Gahanna only</i> <input checked="" type="checkbox"/> Other
Project Description: The City of Gahanna, Parks & Recreation Department wishes to replace Ambassador Commons Park's aging playground and install a new ADA path to the play area.	

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Alan Little	Applicant Address: 200 S. Hamilton Rd
Applicant E-mail: alan.little@gahanna.gov	Applicant Phone: 614-342-4254
Business Name (if applicable): City of Gahanna	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Property Owner Name: (if different from Applicant)	Property Owner Contact Information (phone no./email):

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

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:  Date: **8.14.23**

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL
USE

Zoning File No. **DR-0369-2023**

RECEIVED: **KAW**
DATE: **08-25-2023**

PAID: **N/A**
DATE: **08-25-2023**

Updated
Apr 2022

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.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act 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 applicant/representative.

(property owner name printed)

(property owner signature)

(date)

Subscribed and sworn to before me on this _____ day of _____, 20____.

State of _____ County of _____

Stamp or Seal

Notary Public Signature: _____

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

LAURIE A. JADWIN, MAYOR, CITY OF GAHANNA

(applicant/representative/property owner name printed)

(applicant/representative/property owner signature)

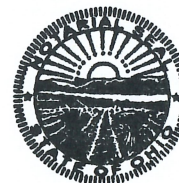
8.23.23

(date)

Subscribed and sworn to before me on this 23rd day of August, 2023.

State of Ohio County of Franklin

Notary Public Signature: _____



Nancy Ballenger
Notary Public, State of Ohio
My Commission Expires 01-28-2028



PlayPower LT Farmington, Inc.
878 E. US Hwy 60
Monett, MO 65708
1-800-325-8828

QUOTE: RO335230116

Project: R0335_45159713588_03

Project Name & Location:
Ambassador Park

Prepared by: Tracy Stypa

Quote Number: RO335230116
Quote Date: 9/29/2023
Valid For: 30 Days From Quote Date

PlayArea_1

Product line: Traditional Play
Age group: 2-5

Global defaults

Aluminum Steering Wheel	DARK BROWN
Independent Accent Color	FOREST GREEN
KB Vinyl color	Gray
KB/Jeep Ground Cover	Buried
TB COMM HELP DECK	GRAY
TB COMM HELP PAINT ACC	FOREST GREEN
TB COMM HELP PAINT MAIN	METALLIC GRAY
TB COMM HELP PLASTIC MAIN	FOREST GREEN
TB COMM HELP PLASTIC SLIDE	FOREST GREEN
TOT BLDRS PERCH STEEL PAINT	DARK BROWN
TOT BUILDERS GROUND COVER	Buried

Components

Part Number	Description	Qty	Weight	Volume
200112154	KBP 4 WHEELER (2001)	1	312.00	65.05
LT0880ING	TOT BUILDERS COMMUNITY HELPERS	1	1,702.00	250.00
			0	
LT0905	TOT BUILDERS PERCH PERFECT	1	58.00	0.00

PlayArea_2

Product line: KidBuilders
Age group: 5-12

Global defaults

Belt Swing Seat Color	Green
CLIMBER COLOR	GREEN
Inclusive Seat Clr	FOREST GREEN
KB Accent Color	GREEN
KB CLAMP	FOREST GREEN
KB Slide/Float Stone Clr	FOREST GREEN
KB Vinyl color	Brown
KB/Jeep Ground Cover	Buried

9/29/2023

Kid Builder Post Color	DARK BROWN
PlayShade Fire Retardant Fabric Color	Green Fire Retardant
SWING LEG	DARK BROWN
SWING TOPRAIL	DARK BROWN
Tot Swing Seat Color	Green
Us/Csa Labels For Swings	

Components

Part Number	Description	Qty	Weight	Volume
200006976	SLIDE DBL.WD. 1220 MM/48" KB	1	164.00	70.02
200008193	TOOL BOX KID BUILDERS #2, S.S. (MM)	1	3.00	0.36
200013800	KB 136" POST PLUS GLV. W/ALUM.CAP	2	77.00	3.10
200013812	KB 148" POST PLUS GLV. W/ALUM.CAP	1	81.00	2.24
200015483	KB 164" POST PLUS GLV. W/ALUM.CAP	5	89.00	3.60
200066522	STEPS DECK/DECK 815 MM W/SAFETY RAILS K	1	264.00	27.27
200092591	STEPPING STONES F/KB	3	42.00	6.80
200095003	KB 1220MM STONE CLIMBER	1	187.00	30.79
200200268	CLIMBER CURLY 1625MM/64" KB (2004)	1	74.00	39.00
200200530	KIT MAINTENANCE KB W/PAINT W/O LIST	1	10.00	0.00
200200686	POST PLUS 186" W/ALUM CAP F/KB	1	102.00	0.00
200200688	POST PLUS 213" W/ALUM CAP F/KB	2	116.00	4.60
200201198	KB STRAIGHT BALANCE BEAM 6' W/RND LEG	1	120.00	2.00
200201306	KB STEPS DK/DK 406MM W/SAFETY RAILS(LG)	1	95.00	12.00
200202036	KB SNAKE POLE 2440MM/96"	1	110.00	26.00
200202105	KB 96" HYPERSONIC SLIDE	1	255.00	80.00
200202256	KB FIRE ESCAPE CLIMBER 96"	1	120.00	24.00
200202483	KB DECK SQUARE LARGE HOLE 11GA	3	116.00	9.86
200202485	KB DECK TRIANGLE LARGE HOLE 11GA	1	59.00	7.25
200202562	KB TRANS STAT 1220 SFTY RL 11GA	1	378.00	30.58
200202835	ASSY BELT SEAT F/8' SWING W/CHAIN	2	18.00	0.50
200202836	ASSY TOT SEAT F/8' SWING W/CHAIN	1	21.00	1.00
200203099	KB 242 POST 5" F/SHADE	4	135.00	1.40
200203171	KB SHADE 20X20 PMID FR FAB	1	540.00	20.00
200203316	KB SWITCHBACK CLIMBER 96"	1	150.00	85.00
200203331	KB SPIRAL SLIDE 64" W/2014 HOOD	1	380.00	190.00
200203423	GENERATION SWING SEAT ASSEMBLY TIKES	1	27.00	9.00
200203592	KB CRAZY CURTAIN CLIMB	1	245.00	15.00
HW7704-1	HRDW PKG F/CLAMP ELIMINATION S1/1	1	1.00	0.00
LT0962AWF	4-UNIT ARCH SWING SHADE AW FR	1	2,150.0	485.00
R			0	

PlayArea_3

Product line: Traditional Play
Age group: 5-12

Global defaults

NFS Ground Cover	Buried
Nfs Infinity #1 Plastic Color	GRAY
Nfs Infinity #2 Plastic Color	FOREST GREEN
NFS Post Color	DARK BROWN
NRG Plastic Clr	GRAY
NRG Post Color	DARK BROWN
Rail Accent Color	DARK BROWN
VersaClimb Mounting	Buried
VersaClimb Plastic Clr	GRAYSTONE

Components

Part Number	Description	Qty	Weight	Volume
200201109	NRG MAGELLAN STRAITS	1	40.00	8.84
200201111	NRG GIANTS CAUSEWAY	1	120.00	16.00
200202888	NRG FREESTYLE DOUBLE SOLO POD	2	55.00	40.00
200202890	NRG FREESTYLE RING TREK	2	35.00	2.00
200202898	NRG FREESTYLE VERT NET	1	110.00	6.00
200202899	NRG FREESTYLE VERSA-CLIMB	2	320.00	60.00
200202989	NRG FREESTYLE 2 UP HUB	1	70.00	18.00
200203117	NRG FREESTYLE SIDESTEP INF SPOKE	2	180.00	130.00

RiskSign_Included

Product line: Park Service

Age group:

Global defaults

RISK MGNT SIGN CLR

Components

Part Number	Description	Qty	Weight	Volume
787Z	RISK MANAGEMENT SIGN - ENGLISH	1	0.00	10.00

Additional Items

Part Number	Description	Qty	Weight	Volume
200111492	LABEL, IDENTIFICATION STAMPED W/RIVETS	3	0.00	0.00
200111492	LABEL, IDENTIFICATION STAMPED W/RIVETS	4	0.00	0.00
200111492	LABEL, IDENTIFICATION STAMPED W/RIVETS	4	0.00	0.00
200305597	14' LARGE CRATE (ASSY DOMESTIC)	5	385.00	0.00
925603	LABEL P/C (5 TO 12 YRS) PPLT	3	1.00	0.00
925960	THUMB DRIVE 2GB - PPLT	1	0.00	0.00
926461	LABEL, GENERATION SWG, 2YR-12YR, LT	1	0.00	0.00
INSTALL BOOK	INSTALL BOOK FOR PP ORDERS	1	0.00	0.00

Totals:

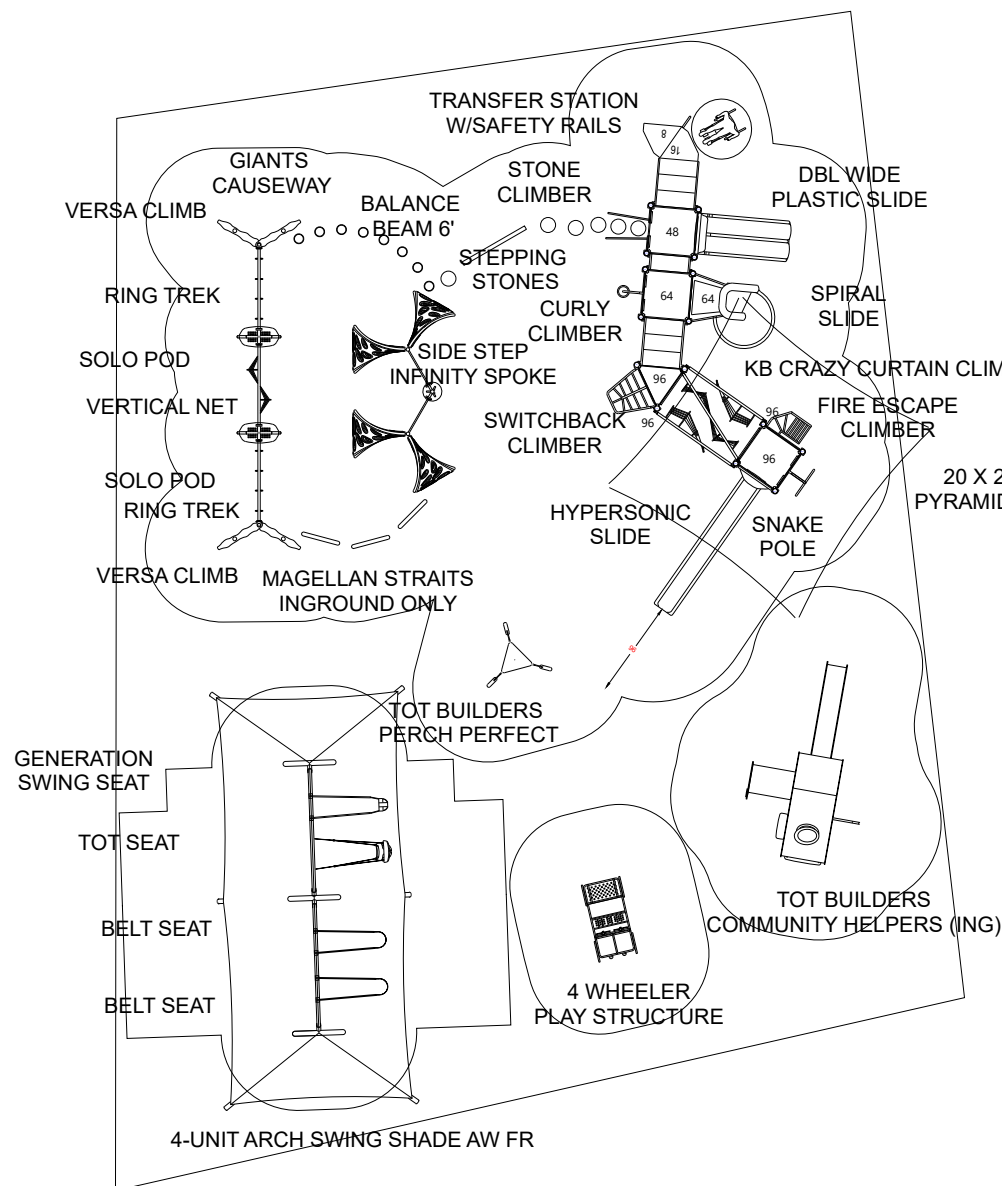
Equipment Weight:	12,937.00 lbs
Equipment Volume:	2,084.38 ft ³
Equipment List:	\$134,419.00
Products Subtotal:	\$134,419.00
Freight:	\$6900.00
Grand Total:	\$141,319.00

General Notes:

Age Group

☒ 2-5yrs ☒ 5-12 yrs ☐ 2-12yrs ☐ 13+ yrs

1. The Americans with Disabilities Act (ADA) may require that you make your park and/or playground accessible when viewed in its entirety. Please consult your legal counsel to determine if the ADA applies to you.
2. For playground equipment to be considered accessible, accessible surfacing must be utilized in applicable areas.
3. Although a particular playground design may not meet the proposed Access Board Regulations in regards to the appropriate number of ground level events, the actual playground may be in compliance when considering existing play components.
4. All deck heights are measured from top of ground cover.
5. Fall absorbing ground cover is required under and around all play equipment.
6. The minimum recommended fall zone around the entire playstructure is shown. This zone is to be free of all tripping or collision hazards (i.e. roots, rocks, border material, etc.).
7. All post lengths are identified by text showing the post lengths, i.e. 96 represents a 96 inch post.
8. Not all equipment may be appropriate for all children. Supervision is required.



AGE GROUP: 2-5
 ELEVATED PLAY ACTIVITIES - TOTAL: 6
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 5 REQ'D 0
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 3 REQ'D 3
 GROUND LEVEL ACTIVITY TYPE: 3 REQ'D 0
 GROUND LEVEL QUANTITY: 4 REQ'D 0

AGE GROUP: 5-12
 ELEVATED PLAY ACTIVITIES - TOTAL: 9
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 6 REQ'D 5
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 0 REQ'D 0
 GROUND LEVEL ACTIVITY TYPE: 6 REQ'D 3
 GROUND LEVEL QUANTITY: 12 REQ'D 3

Project: Ambassador Park Option 4

Gahanna, OH

LTCPS rep:

Tracy Stypa

All About Play

(916) 923-2180

Ground Space: 57'-0" x 85'-0"

Protective Area: 68'-6" x 89'-6"

Drawn by: Tracy Stypa

Date: 8/11/2023

DWG Name: R0335_45139380658

LTCPS - Farmington

878 East Highway 60

Monett, Missouri 65708

Voice: 1-800-325-8828

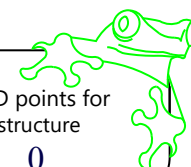
Fax: 417-354-2273

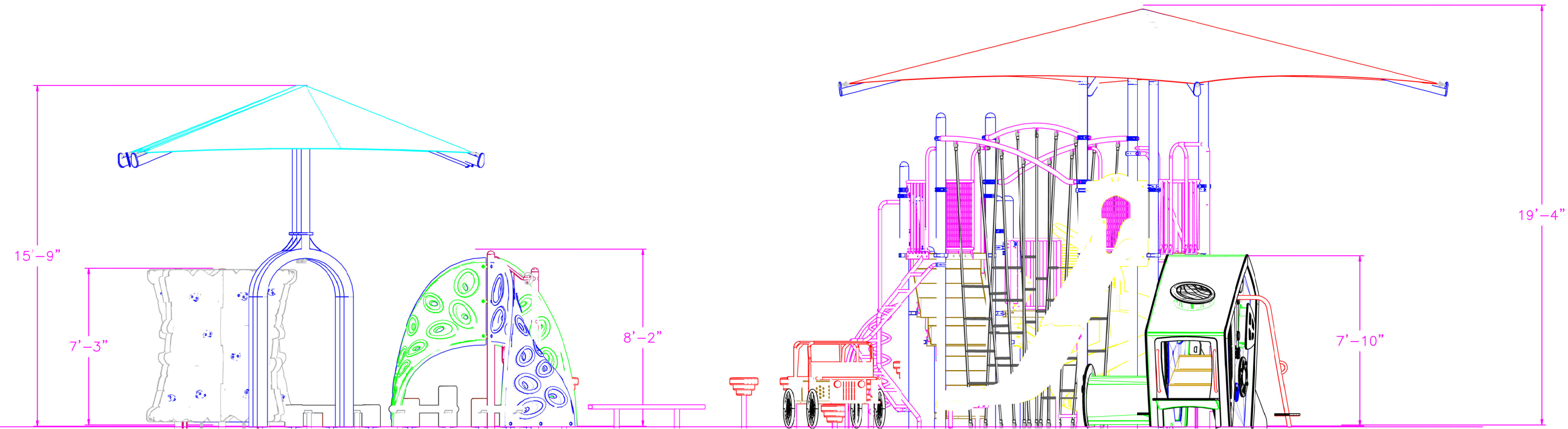
Playground Layout
Compliance:

☒ This playground design meets the final Access Board Regulations.

LEED points for
this structure

0















Proposed position in park including ADA access path (Green)

Current playground footprint (outlined in red)

No proposed parking spaces, No change in landscaping

No proposed lighting



Proposed position in park including ADA access path (Green)

Current playground footprint (outlined in red)

No proposed parking spaces, No change in landscaping

No proposed lighting

Plot Plan including the following: (11"X17" preferred)

- The boundaries and dimensions of the lot



- The size and location of existing and proposed buildings and/or structures

Existing playground and Gaga Pit are 3,044 sf. This is pervious surface.



Proposed playground and Gaga pit will be approx. 6,610 sf. All of the Playground Surface is pervious.



- The proposed use of all parts of the lot, buildings and/or structures, including access ways, walks, off-street parking and loading spaces, and landscaping

The use of the park is not to change. It is a community park, or pocket park intended for the use of the residents of Ambassador Commons and those residents within walking distance.

- The relationship of the proposed development to the applicable development standards

The relationship is not to change. Dedicated as a public space in 1990 for the use passive recreation.

- The use of land and location of structures on adjacent property

The use of land is not to change. It is a greenspace with a playground that serves the adjacent property owners for the purposes of passive recreation.

1101.15 - PLAYGROUND.

Playground means a small park oriented to the immediate residential area and providing facilities such as children's play areas and small fields.

(Ord. 74-89. Passed 6-20-89.)

The playground is 43ft away from the existing property line and the new playground will be no closer than the existing.



Kelly Wicker

From: Alan Little
Sent: Monday, November 20, 2023 2:54 PM
To: Kelly Wicker
Subject: Ambassador Commons ADA Route

The new sidewalk is to go from the existing sidewalk to the new play area and will be made of concrete. We plan to do a 60" wide main path with wider radiused ends for ease of use. The sidewalk will be installed at-grade to match the current elevation of the existing public sidewalk. All running slope and cross-slope will be installed to meet or exceed ADA PROWAG requirements.

Thank you! Have a great day.

ALAN LITTLE
Manager-Projects
Department of Parks & Recreation



City of Gahanna
200 S. Hamilton Rd.
Gahanna, Ohio 43230
614.342.4254 (Desk)
614.342.4354 (Fax)
alan.little@gahanna.gov
www.gahanna.gov





September 26, 2023

City of Gahanna
200 S Hamilton Rd
Gahanna, OH 43230-2996

RE: Project 639 Gahanna Highlands Dr Design Review/C of A

Dear City of Gahanna:

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 response to comments, revised plans, and/or other information as requested for further review. The response to 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.

Transportation & Mobility Engineer (614) 342-4050

1. Sidewalks and pedestrian access routes shall satisfy ADA PROWAG requirements for minimum width. **Noted. New access route will satisfy ADA PROWAG requirements for minimum width. and other related design standards such as ADA compliant curb ramps.**
2. Update the curb ramp in front of the park to meet ADA compliance. A right-of-way permit will be required. **Noted. Curb ramp is to be removed to align with use case of property. Right-of-way permit has been submitted.**
3. Existing sidewalk within the right-of-way must be repaired and compliant with ADA standards. **Noted. Existing sidewalk within ROW will be replaced and will be compliant with ADA standards.**

Engineering Project Administrator (614) 342-4056

4. Contact OUPS before digging. 800-362-2764 <https://www.oups.org/> **Noted.**
5. Do not disrupt existing storm water runoff drainage patterns. Be advised, a catch basin is located within/near the proposed improvements. **Noted.**

Fire District (welshp@mifflin-oh.gov)

6. The fire division has no objections to the application

Parks (614) 342-4261

7. No Comments Per Predieri

Planning (614) 342-4025

8. Per application requirements, please complete the materials list with any materials that will be used for the proposed structure(s). **List of Materials has been included as part of this response.**
9. Per application requirements, please provide a scaled site plan that includes required information such as property lines, property size, distance to structures, lot coverage breakdown, and other similar information. **Scaled site plan with property lines, property size, distance to structures, and lot coverage has been included with this response.**
10. Per Ch 1143.05, please provide the height of all proposed structures measured from grade. **Elevation of structure illustrations have been included as part of this response.**
11. Per Ch 1143.04, public parks and playgrounds are considered a conditional use. Please provide evidence of prior conditional use approval or submit a conditional use application. **A conditional Use Application has been submitted for this playground replacement.**



November 21, 2023

City of Gahanna
200 S Hamilton Rd
Gahanna, OH 43230-2996

RE: Project 639 Gahanna Highlands Dr Design Review/C of A

Dear City of Gahanna:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Transportation & Mobility Engineer (614) 342-4050

1. Sidewalks and pedestrian access routes shall satisfy ADA PROWAG requirements for minimum width and other related design standards such as ADA compliant curb ramps. *(Future Consideration)*
2. Update the curb ramp in front of the park to meet ADA compliance. A right-of-way permit will be required. *(Future Consideration)*
3. Existing sidewalk within the right-of-way must be repaired and compliant with ADA standards. *(Future Consideration)*

Engineering Project Administrator (614) 342-4056

4. Contact OUPS before digging. 800-362-2764 <https://www.oups.org/>
5. Do not disrupt existing storm water runoff drainage patterns. Be advised, a catch basin is located within/near the proposed improvements.

Fire District (welshp@mifflin-oh.gov)

6. The fire division has no objections to the listed application

Parks (614) 342-4261

7. No Comments Per Julie Predieri

Planning (614) 342-4025

8. Informational Comment: All previous comments have been addressed and the proposal meets all applicable Code requirements.

If you have general comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025. If your questions are specific to a certain department's comments, please reach out to that department using the contact information provided with their comments above.

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator



STAFF REPORT

Request Summary

The applicant is requesting approval of a Conditional Use and Design Review for the installation of new playground equipment at Ambassador Commons Park. The property is located on the south side of Gahanna Highlands Drive, approximately 150 feet west of the intersection with Barleycorn Place. The property and surrounding neighborhood are zoned SF-3 – Residential District.

The proposal includes the removal of an existing ~3,000 square foot playground area and installation of a new ~6,600 square foot playground in the same location. The proposed playground area includes several small play structures located under two shade canopies, new pervious landscape material, and an ADA path that will connect to the existing sidewalk on Gahanna Highland Drive. Most of the equipment is earth toned colors, green and brown, as shown in the colored renderings.

The proposed shade canopies have a height of 15 feet, 9 inches and 19 feet, 4 inches which meet the height requirements of SF-3. All structures will meet setback requirements with the closest structure being 43 feet from the nearest property line. No lighting is proposed with this application and no existing landscaping will be impacted by the proposal. Public parks are conditional uses in SF-3 and no previous approval was identified requiring the applicant to submit an approval as part of this proposal. The park was dedicated in 1990 for public use.

Design Review

General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District
- Maintain, protect, and enhance the physical surroundings of the Design Review District.

Conditional Use

In SF-3, public parks require a Conditional Use under Section 1143.04(a)(1) – Public parks, public playgrounds and recreation areas operated by membership organizations for the benefit of their membership and not for a profit.

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.

Staff Comments

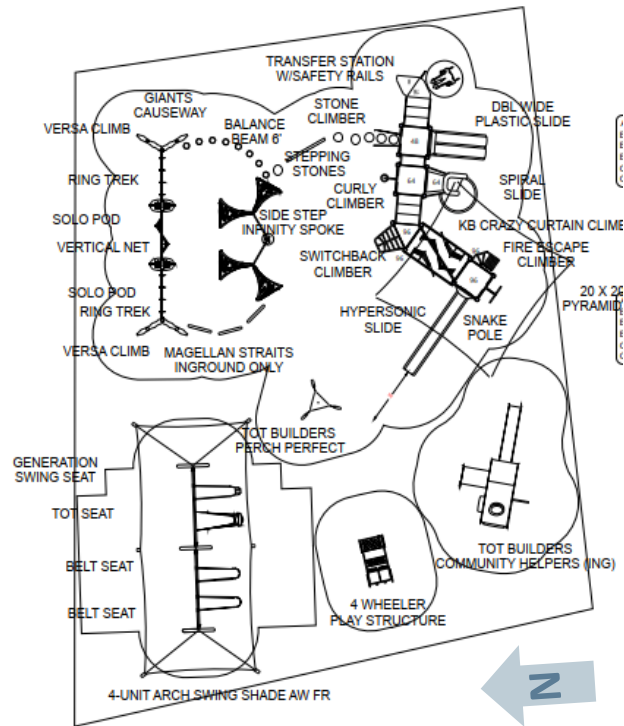
Staff recommends approval of the Conditional Use. The application meets all applicable Code requirements and criteria. The park has operated as a public space since 1990 and the proposal will provide additional amenities to the neighborhood.

Staff supports the Design Review, although it is under the purview of Planning Commission to request modifications to the design and materials of the proposed structures.

Location Map



Submitted Site Plan



Submitted Renderings



Respectfully Submitted By:
Logan Stang
Planning Manager