



September 19, 2019

Metropolitan Holdings
1433 Grandview Ave
Columbus, OH 43212

RE: Project 152, 167, 170 Mill St Final Development Plan

Dear Metropolitan Holdings:

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. The building will be required to comply with the 2017 Ohio Building Code and plan approval and permits obtained for the project from the Building Division.

Parks

2. No Comment Per Julie Hussey

Public Service & Engineering

3. Building downspouts will need to be tied in to the proposed storm sewer system.
4. Final engineering plan set will need to detail utility service connections and how existing utilities in the area will be disconnected/capped/abandoned, etc.
5. In the pre-application meeting, there was discussion of the existing City of Gahanna easement on the west edge of the property which was originally intended for the extension of a multi-use path. Consider routing the path toward Mill Street rather than through the parking lot area. The engineering department will need to coordinate with your team and the Parks Department on the City's future plans for this path.
6. Detailed storm water management plan and erosion and sediment control will be addressed in final engineering plan.
7. A stand-alone storm water pollution prevention plan and a stand-alone operation and maintenance manual will be required during final engineering plan phase. The SWPPP will be for the contractor during construction to properly install and maintain stormwater management and erosion and sediment controls. The O&M Manual will be for the property management company for ongoing BMP maintenance.
8. Due to the size of this development, changes to North Street, and alteration of existing drives a traffic study will be required.
9. There have been recent concerns with sight distance in Olde Gahanna. As such, we may require sight distance plans for the egress/ingress of this project.
10. The plan appears to depict underground storm water detention piping within the Public Right of Way. All private storm water features are to be located outside the right of way.
11. What storm water management practices will be implemented on the West side of Mill Street?

200 S. Hamilton Rd. Gahanna, Ohio 43230
614.342.4010 (Phone) 614.342.4100 (Fax)

12. This project will trigger the Ohio EPA's general construction permit. What best management practices will serve this site? Where will they be located?
13. Fill and excavation are proposed in Big Walnut Creek's regulatory floodplain and floodway. A floodplain permit and associated hydraulic modeling and federal permitting, if any, will be required.
14. Vacation of North Street's right of way creates a situation whereby vehicles traveling west on North Street will be routed through the alley network. These alleys do not provide the same freedom of movement and clearances as North Street. Improvements to the alleys may be needed to permit the safe passage of traffic.

Community Development

15. Is the property known as Rock Park included in the development of this project? If so, then please clearly depict the parcel and any improvements.
16. Setbacks for buildings and parking need to be clearly indicated on the site plan. Please refer to chapter 1150.10 for applicable setbacks.
17. Chapter 1150.10(b)(1) does not permit parking, stacking, and circulation aisles between the primary building and the right-of-way. The building on the east side of Mill St has frontage on four sides. That means that surface parking areas cannot be placed without violating this requirement. A variance will be necessary as the parking area is between Wilson Alley and the building.
18. Please include additional details in the site data table that includes, at a minimum, the number of units and building height.
19. Chapter 1150.10(d)(3) requires one parking space per one bedroom unit and two parking spaces per two bedroom or larger unit. Please provide this information in order to determine if additional parking is necessary. Please be aware that the Planning Commission has the ability to reduce required parking by up to 50% in certain situations.
20. Please provide dimensions for access drives. The maximum width shall not exceed 35' per chapter 1163.03(a).
21. Please be aware that additional comments may be forthcoming upon submission of additional details. Please also be aware that the majority of zoning code standards applicable to Olde Gahanna are related to elements submitted and reviewed through the design review application. These elements include but aren't limited to architecture, materials, color pallet, landscaping, and lighting.
22. Please provide parking space and drive aisle sizes. Chapter 1163.01(a) provides sizing requirements.
23. Bicycle parking is required at a rate of one space per 10 vehicle spaces per chapter 1150.10.(d)(2).
24. If the request is for a solely multifamily development then a minimum of 35% of the site will have to designated as open space (Ch 1150.08(e)(2). A redesign or a variance will be required. Any variance to this provision should provide for specific reasoning as to why this portion of the code cannot be met.
25. Chapter 1150.08(e)(8) provides for specific minimum dimension requirements for units. Please provide additional details regarding these requirements. The site data table may be the most appropriate area for this information.
26. Chapter 1150.09 provides that an emphasis shall be placed on creating functional, people oriented facades along Big Walnut Creek. Please be aware that the design review application should provide details as to how this is achieved.
27. Please be aware that chapter 1197 discourages surface parking lots. Surface lots are permitted but they must be screened from pedestrian view by landscaping, fencing, or stone/brick walls.

Fire District

28. 1. The east side apartment complex has a fire department access roadway around three sides of the apartment. Two are public street and one is the drive lay between the parking on the east side of the building. The west side apartment has a fire department access roadway around three sides of the apartment. One is a public street and two are driveways around the building.
(1) 503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance

with paragraphs (C)(1)(a)(503.1.1) to (C)(1)(c) (503.1.3) of this rule.

(a) 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction which are not readily accessible from a public and/or private street. The fire apparatus access road shall comply with the requirements of this paragraph and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with paragraph (C)(3)(a)(i) (903.3.1.1), (C)(3)(a)(ii)(903.3.1.2) or (C)(3)(a)(iii)(903.3.1.3) of rule 1301:7-7-09 of the Administrative Code.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

2. The new building sizes are approximately 75000 square foot for the east side building with a fire flow of approximately 7500 GPM and 45000 square feet for the west side building with a fire flow of 5700 GPM. These flows are based on a VB building. The buildings will be sprinklered and the flows can be reduced by 75%. This will result in a flow of 1875 GPM for the east building and 1500 GPM for the west building. Two fire hydrants would be required for the east building and one for the west building. There is a public hydrant just south of Carpenter Road on Mill Street for the east building. A second hydrant could be placed on the east side of that building. A private hydrant may be need for the west building and could be placed on the north or west side of that building.

Public Safety

29. No Comment Received.

Soil & Water Conservation District

30. No Comment Received.

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

Sincerely,

Kelly Wicker
Administrative Assistant