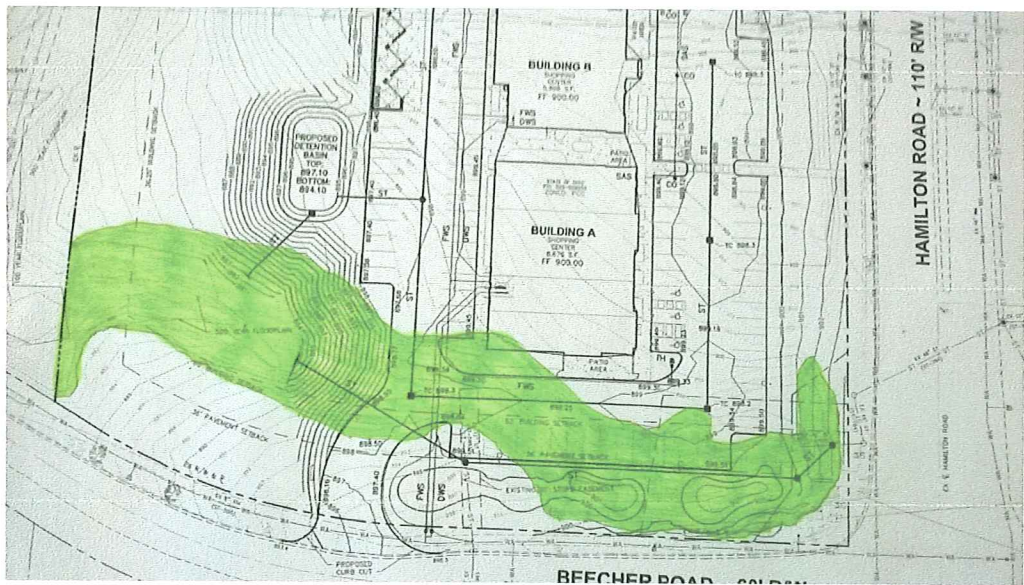


Two weeks ago, I pointed out that the Gahanna Code calls upon you to protect significant stands of trees and slopes in excess of two feet of rise every ten feet. The code also says the development should be laid out to reduce cut and fill. All three of those objectives can be met if you protect the ravine that runs along Beecher Road. The view from Beecher, which is viewed by hundreds of people each day is clearly the kind of natural feature that the Code calls on you to protect. Here again is the location of that ravine.



The developer has said that that they have already had the filling of the ravine approved. But that is misleading. The destruction of the ravine has not been approved by anyone that has your responsibility to preserve the character of Gahanna and our neighborhood. No one else has applied the design and zoning standards that you are required to apply. It is up to you to protect the natural features of the land as set forth in Section 1108.01 of the Gahanna Code.

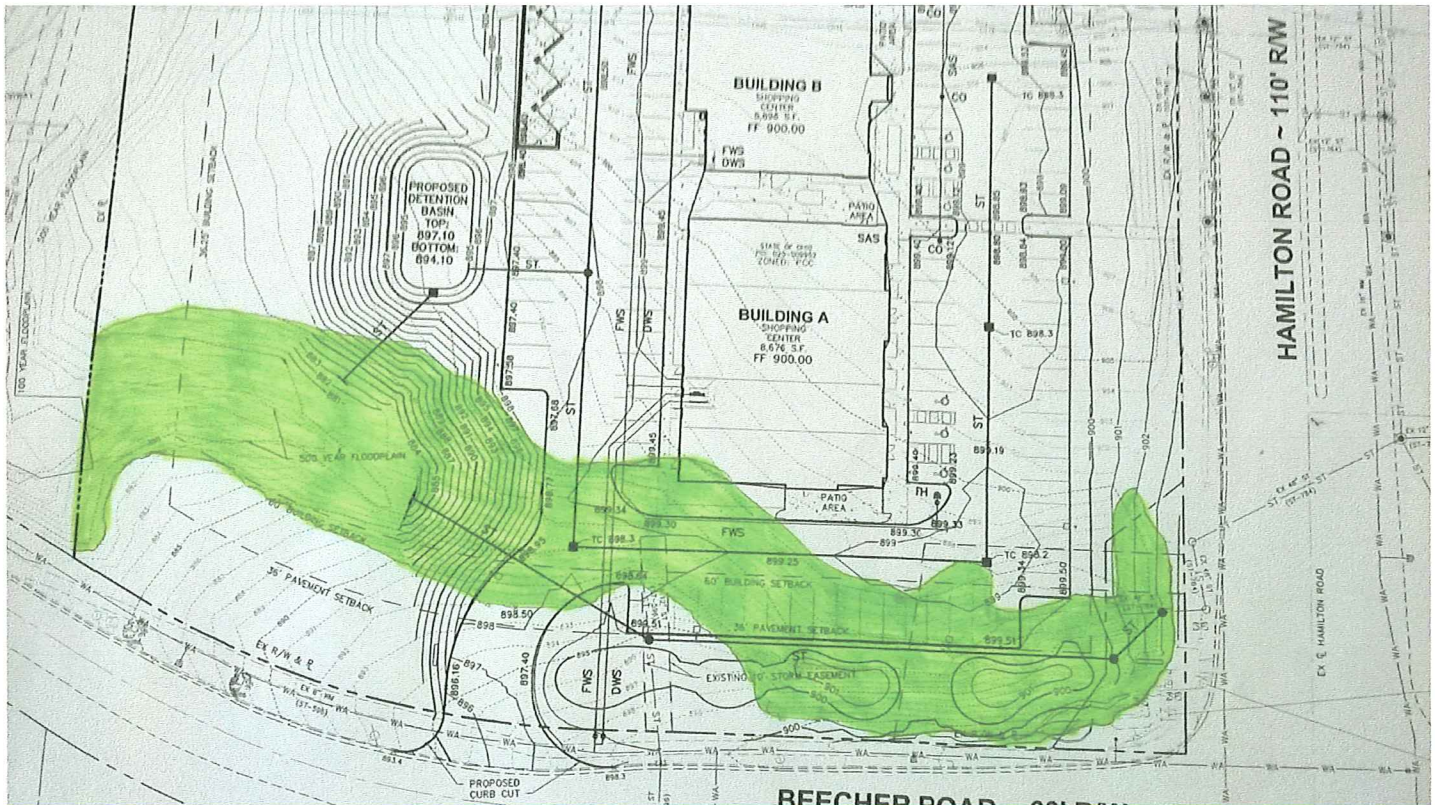
I would ask you to think about something. How many times do you drive by a shopping center and see the parking lot even half full. I would like to point out that in this case, we are being asked to sacrifice the ravine for the sake of adding excess parking spaces. Here is the parking space data taken from the Developer’s materials:

SITE DATA	
ZONING	CC & FCC
TOTAL ACRES	+/- 4.524 ACRES
LOT COVERAGE	+/- 36.2%
REQUIRED PARKING (1/300 S.F. RETAIL)	49 SPACES
PARKING PROVIDED	131 SPACES
TOTAL PARKING AREA	48,295 S.F.
REQUIRED INTERIOR LANDSCAPE AREA	2,415 S.F. (5%)
INTERIOR LANDSCAPE AREA PROVIDED	2,666 S.F. (6%)

Note that a development of this type only requires 49 spaces, but they have included 131. They have included 82 extra spaces. They could save the ravine and its significant stand of trees by simply eliminating 27 of those spaces: 10 at the north end of building B and 17 at the south end of the development. If they eliminated those parking spaces, and shifted the buildings north, most of the ravine could be saved. The tree fence marking the trees to be saved could be set along the North border of the ravine and the significant stand of trees in that ravine could be saved.

Please protect the ravine and the significant stand of trees along Beecher Road.

There is a ravine along Beecher Road. The proposed plan involves filling in that ravine and failing to protect slopes that exceed 20%. The Gahanna Code says the development shall be laid out to reduce cut and Fill. It also calls upon you to minimize alteration of natural features including slopes that exceed 20%. On the map below, I have estimated the location of the ravine that is protected by the code. I have attempted to color in the area of the ravine where the slope exceeds 20% based on the topographical map provided by the developer (20% means 2 feet drop per ten feet of horizontal distance). As you can see, the plan involves filling the ravine to install parking and the corner of a building. Please protect as much of the ravine along Beecher as possible. As indicated below, the ravine is home to a significant stand of trees.



Relevant Code Language:

1108.01 - GENERAL REQUIREMENTS.

... the following principles and standards shall be observed:

(c) To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alteration of natural features such as:

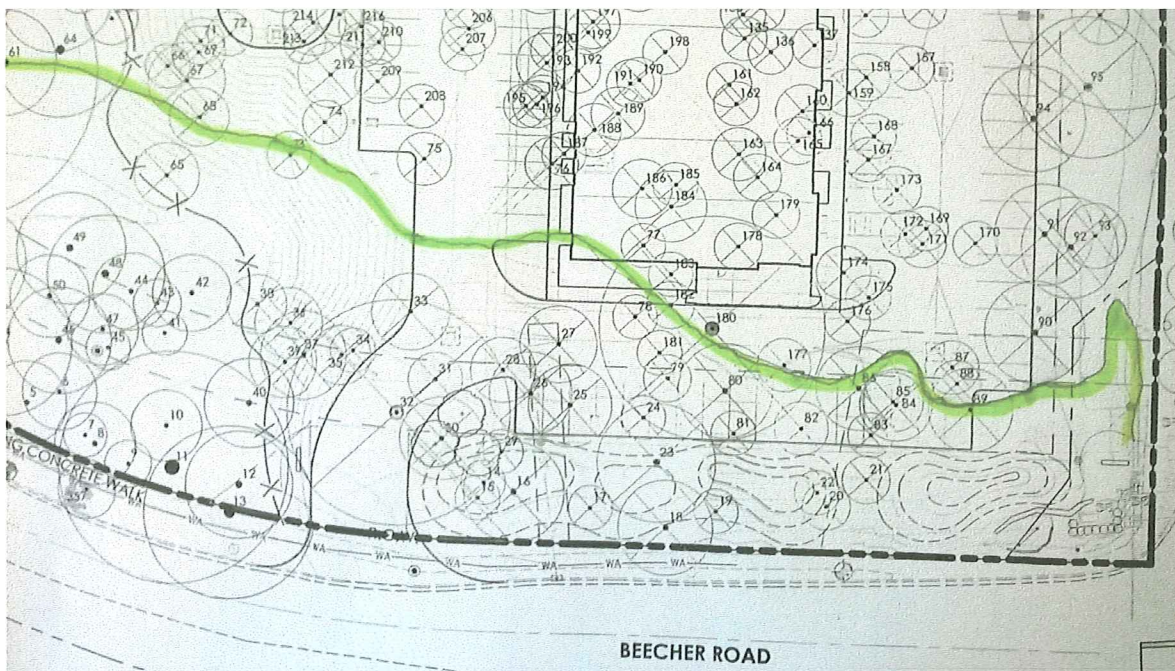
- (1) Unique and/or fragile areas including wetlands.
- (4) Steep slopes in excess of 20 percent as measured over a 10 foot interval.

(d) The development shall be laid out to reduce cut and fill;

This photograph from today shows the significant stand of trees along Beecher Road. (The greenery will soon be much thicker). The Gahanna code calls upon you to protect significant stands of trees where practicable.



The map below identifies the existing trees. I have estimated the northern edge of the ravine based on the previous map image, showing that a large number of trees will be preserved if the ravine is preserved.



Relevant Code Language:

1108.01

(c) To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alteration of natural features such as:

- (1) Unique and/or fragile areas including wetlands.
- (2) Significant trees or stands of trees.