

From: [Tracie Clay](#)
To: [Planning Commission](#)
Subject: Re: Thank You
Date: Friday, May 19, 2017 9:11:44 AM

I forgot to include my cell phone number, in case someone wanted to call and set up a time to meet me at the development to show me where the curb cut will go. My phone is 614-266-7421.

Thanks,
Tracie

On Fri, May 19, 2017 at 9:07 AM, Tracie Clay <tracieclay222@gmail.com> wrote:

To all members of the Planning Commission,

Thank you for extending the time at the last meeting so all the neighbors from Academy Ridge could speak. Thank you, also, for allowing me to go over the time limit to be able to read the "persuasive speech" my students helped me write. They were thrilled they were mentioned in the Gahanna News and we had a great discussion on how these types of processes work. We even discussed eminent domain, commercial vs residential zoning, and public vs private buildings. It was a great social studies lesson in the middle of a language arts class. Haha!

I not only wanted to thank the commission for the additional time given at the meeting, I also wanted to ask a request regarding this property's development, specifically the curb cut onto Beecher. I wasn't sure if this request should go to you or the young man who sat at the table in front of you that evening. I believe he works for the City of Gahanna and may be in charge of traffic flow? Anyway, I was hoping someone could meet me at the property and show me exactly where the curb cut will be in reference to the drawing we saw that night. I think knowing where the cut is will help allay any fears I have regarding safety. I also think it would be good for you, as the members who will be giving your final approval after the additional traffic study is complete, to see this in "real life" as well.

My fear is the curb cut will be just before the first of two curves immediately to the west following the cut, as well as just at the top of the hill before it descends into the two curves. Every day since the last Planning Commission meeting as I have entered my neighborhood, I have tried to imagine where the curb cut will be based on the drawing we saw that night. It appears to be right at a blind spot where many accidents may happen due to this blind spot. It might make more sense to put it somewhere else on Beecher, if this is the case. Either way, I am not sure the two dimensional drawing that does not show the hill can show where the blind spot is located and I think it would be important to know this before approving the final traffic study.

If anyone could come show me where the curb cut will be located, I would be very appreciative. And I would hope that at least one of the members of the Planning Commission would want to come see this for themselves., as well.

Please know I am opposed to this development. In fact, my husband and I are looking forward to walking to dinner once in awhile, just as we walk to Graeter's. I understand the Hamilton Road corridor is designed and zoned for commercial/retail development and I am

not opposed to this. I am only worried about the safety issue with the curb cut. I am not sure my "speech" adequately conveyed that. :)

Thank you again for the gracious extension of time during the meeting and thank you in advance for helping me get clarification on the location of the curb cut.

Sincerely,
Tracie L. Clay
394 Beecher Road

From: [Howard Zitsman](#)
To: [Kayla Holbrook](#); [Planning Commission](#); [Mayor](#)
Subject: Hamilton Commerce Center (FDP-0001-2017 and DR-0006-2017)
Date: Monday, May 15, 2017 2:36:33 PM

Dear Mayor and Planning Commission,

My wife and I joined many of our neighbors at the hearing last Wednesday night. I estimate that there were approximately 25 of us in attendance representing the majority of the homes in our neighborhood. Although only a few spoke, I believe there is solidarity in our views of the potential damage to our community and the city of Gahanna brought on by your (with one dissent) actions.

What upset me the most was the Planning Commission's acquiescence to a real-estate developer that could care less about the city of Gahanna, our community, and the quality of life and safety of our neighborhood. It is so clear that this developer's only concerns and objectives are signing leases and meeting the branding demands of future possible tenants. This developer has a short term view and can't see beyond next year's cash flow. I believe this was obvious to everyone in the room.

We rely on you to say no to destructive development in our community. We rely on you to have the vision, aesthetic sensibility, common sense, and expertise to create a city that we can be proud of. We rely on you to make decisions that will have an impact for a hundred years.

We understand that it is not easy to say no. To say no, you don't need to have the largest possible parking lot. To say no, Beecher Rd. was not constructed to serve commercial businesses. To say no, we don't want you to endanger our children and citizens. To say no, you can't destroy a ravine and the natural flow of a stream. To say no, our community does not need another a garish, ugly, restaurant or multiple restaurants at the entrance to one of the most beautiful neighborhoods in Gahanna.

I believe that sometimes green space, mature trees, and beautiful ravines are important and vital to creating a great and livable city. What are your long term plans for Gahanna? What are you leaving to our children? As city planners, what do you want to achieve? Is one more crappy strip center/restaurant encroaching on our neighborhood important for your legacy? We have enough of those.

I think that I heard that the developer is required to do another traffic study. It appeared to me that the developer tried to trick the Planning Commission with the last traffic study. I do not believe that the developer can do an accurate study unless the Columbus Academy is in full session. That will not occur until September. At a minimum, I encourage you to reject this development or at least the access off of Beecher Rd. based on the traffic study. I also encourage you to reduce the parking spaces to the least number necessary in order to preserve the ravine and natural water flow.

I suggest that you take a drive through Academy Ridge and look at our neighborhood. We work hard to maintain our homes and yards and are proud of our neighborhood. Although I am not aware of all the neighborhoods in Gahanna, I suspect that no other neighborhood of Gahanna homes generally valued from \$300,000 to over \$500,000 is as vulnerable to commercial encroachment as Academy Ridge. We are depending on the Planning Commission to do the right thing and protect our neighborhood. Thank you.

Sincerely,

Howard and Jody Zitsman

From: [Michelle Howell](#)
To: [Planning Commission](#)
Subject: Hamilton Rd/Beecher Rd development
Date: Wednesday, May 10, 2017 2:35:08 PM

To the Planning Commission:

We are pleased that the commission is taking the time to workshop this project. As residents of Academy Ridge, we are exceedingly concerned about the proposed curb cut on Beecher and the impact this will have on traffic. The decimation of large growth trees along the Beecher-facing property boundary, the potential impact on the ravine ecosystem, and the lack of complementarity to the surrounding buildings are also troubling.

The traffic study does not seem to accurately match the reality of daily usage on Beecher. The traffic data appear to have been collected on only 1 day in May 2016 and on another single day in October 2016. As the engineers note, the May study was done during a period when seniors were not in attendance. They did not note that the October 4 study was conducted on the Jewish Holiday of Rosh Hashanah, which may have also affected traffic. The short duration of the data collection means they have not captured the numerous times in the course of a year that scores of additional cars go in and out to access Columbus Academy. Every Friday evening during football season, every evening with a basketball game, every weekend with a sports tournament, every evening with a music or theater performance, and countless other Columbus Academy events were not captured. Students, parents, school buses, opposing team buses and families utilize the Beecher Road entrance in addition to the “regular” school traffic. Greater Columbus Swim Team alone has 300 swimmers and 24 coaches who come and leave at the same times, in addition to hosting meets with hundreds of additional cars involved. The engineer stated that the study proves that traffic would not back up beyond the proposed curb cut. This is simply false. As personal expense dictates, if I need to return home after taking my child to school at 7:50 am, a trip that should take 10 minutes takes 20 or more due to the traffic already utilizing Beecher to access Columbus Academy. This is just the morning school traffic. It does not include the extracurricular activity traffic.

Further, the traffic study states:

“It is understood that the section of Beecher Road between the ravine and Hamilton Road was constructed for the purpose of serving the properties to the north and south of this portion of Beecher Road. As such, it is understood that the subject property has a right of access off this road.”

The fact that this section of Beecher Road was “originally constructed for the purpose of serving the properties to the north and south” of it cannot possibly be used to argue that they therefore have an inalienable right to establish a curb cut on Beecher, given that the actual circumstances of the location have changed dramatically since the original construction. The city of Gahanna has since allowed the Columbus Academy to build an access road (originally proposed for emergency vehicles only, but now functioning as a major thoroughfare even for non-Academy drivers) and approved the building of the Academy Ridge development. These are the facts of today. There is now a residential neighborhood with no ingress or egress except via Beecher Road. The city has already determined that the curve in Beecher is too dangerous for there to be parking allowed, in part due to the extremely limited visibility due to glare from the sun (going east in the morning and going west in the evening).

Our additional concern is that the curb cut on the north side of Beecher will inevitably evolve into an intersection, with a curb cut also going in to whatever development occurs on the south side. As explained above, the safety risks and the quality of life consequences of these traffic changes are alarming to those of us who live in Academy Ridge.

The developers seem to have failed to consider other alternatives for access to their site. For example, as is the case for many other Hamilton Rd. businesses, in order to go north on Hamilton, traffic could go south from the Hamilton Rd. access and turn east onto Beecher at the light, using the more commercial streets of Beecher Crossing and Silver Lane to circle back around to go north on Hamilton.

I would also like to point out that with each strip mall constructed, Gahanna becomes less family friendly. You only have to look to Brice Road in Columbus to see what happens when families move out of the city. All that is left are deteriorating buildings and crime. Please do not allow Gahanna become one giant strip mall. Keep it a family friendly community that families continue to WANT to move into. The family friendly community is why my family chose to move to Academy Ridge one year ago.

Thank you for considering our input as you take this application to workshop. It is our hope that you will be proactive in protecting the safety and integrity of our Gahanna neighborhood.

Michelle Howell
405 Braemar Ct
Gahanna, Ohio 43230

[Sent from Yahoo Mail on Android](#)

From: [Murray Orlov](#)
To: [Planning Commission](#)
Subject: Hamilton Commerce Center - FDP-0001-2017
Date: Wednesday, May 10, 2017 11:41:38 AM
Attachments: [City of Gahanna 2004-ORD-0204 Cols Academy turn lanes discussion notes.pdf](#)
[City of Gahanna 2004-ORD-0204 Cols Academy turn lanes.pdf](#)

Please accept the attached PDF's containing ordinance data related to City of Gahanna expenditures associated with the widening of Cherrybottom Road at the entrance of Columbus Academy as it relates to the commission's May 3, 2017 workshop meeting minutes involving discussion concerning the Beecher Road access point to Columbus Academy. Hopefully the commission will take into consideration the fact that City of Gahanna tax dollars have been invested for the benefit of Columbus Academy in making the Cherrybottom Road access to the campus more reachable which in turn should make the Beecher Road access point less necessary.

Respectfully,
Murray Orlov
367 Beecher Road

From: [Murray Orlov](#)
To: [Planning Commission](#)
Subject: Hamilton Commerce Center - FDP-0001-2017
Date: Wednesday, May 10, 2017 8:27:47 AM

Please accept this request for follow-up regarding the email below dated May 2, 2017. Has the commission acted on request #1 below and if so what were the commission's finding?

Respectfully,
Murray Orlov
367 Beecher Road

From: Murray Orlov [mailto:morlov2@columbus.rr.com]
Sent: Tuesday, May 2, 2017 10:36
To: 'planningcommission@gahanna.gov'
Subject: Hamilton Commerce Center - FDP-0001-2017

Please accept the following for consideration in relation to the Planning Commission's workshop pertaining to the Hamilton Commerce Center, FDP-0001-2017, scheduled for Wednesday, May 3, 2017.

Regarding this proposed development's impact on the traffic volume on Beecher Road, the developer's traffic impact study draws a number of conclusions based on a very limited sample size that consisted of two data collection dates that do not necessarily represent the normal volume of traffic on Beecher Road. It is important for the commission to understand the high traffic volume generated on Beecher Road by the Columbus Academy Beecher Road access point. The existence of this access point generates increased Beecher Road traffic throughout the day proportionally in the same manner that Lincoln High School generates increased traffic in the Hamilton and Granville Roads area. One vital distinction between these two is the fact that Beecher Road west of Hamilton Road is solely residential in use and incidentally is designated by the City of Gahanna as a bike route that requires bicycle travel on the roadway because there is no bike path in this area. These issues are not only understood by the residents of Beecher Road which is the gateway to the Academy Ridge residential community but have also been witnessed by City of Gahanna officials.

On November 11, 2015 then mayor-elect Kneeland and Councilman Michael Schnetzer visited our home located at 367 Beecher Road to view for themselves the volume of traffic generated by the Columbus Academy employees, students, buses, vendors and patrons. Both individuals based on their observations indicated that the traffic volume was a concern not only for the 81 residents of the Academy Ridge community that has Beecher Road as its only means of ingress and egress but also the potential negative effect this traffic volume might have on future developments like the one you are now considering.

Based on the preceding narrative, please accept the following two requests pertaining to this proposed development:

1. The Planning Commission will communicate with Mayor Kneeland and Councilman

Schnetzer regarding their efforts to address the traffic concerns they expressed during our meeting on November 11, 2015 and what steps have been taken to lessen the burden Columbus Academy places on the traffic volume on Beecher Road.

2. The Planning Commission will either independently or request the developer to conduct a more comprehensive traffic impact study on Beecher Road that incorporates measures that capture a larger volume of data that is more representative of the traffic volume on Beecher Road.

Respectfully,
Murray Orlov
367 Beecher Road

From: [Ganzberg, Correna](#)
To: [Planning Commission](#)
Cc: [Kayla Holbrook](#)
Subject: Beecher Road Development Proposal
Date: Monday, May 08, 2017 1:15:17 PM

Planning Committee:

I wanted to take a moment to share my concerns regarding the Beecher Road Development Proposal. I heard of this proposal shortly after I bought my home on Beecher Road. The other homes I considered in the Gahanna area were in less commercial areas. I found the Beecher Road home acceptable in that regard only because the wooded area at the entrance made the neighborhood feel as though it was not located on a commercial block. I do not believe I would have purchased in the Academy Ridge neighborhood had I known of this proposal prior. In regards to the traffic studies conducted, I do not feel as though they were an accurate depiction of flow of traffic on Beecher Road. The May study was conducted while senior students at Columbus Academy were not in attendance and of course senior students are a great part of any student driving population. I appreciate very much your consideration on this proposal.

Correna Ganzberg



FORTUNE 100 Best Companies to Work For 2007-2016

From: [Paul Szymanski](#)
To: [Kayla Holbrook](#); [Planning Commission](#)
Cc: [Michelle Szymanski](#)
Subject: Hamilton Commerce Center (FDP-0001-2017 and DR-0006-2017)
Date: Wednesday, May 03, 2017 3:25:17 PM

To the Planning Commission:

We completely concur with an email recently sent to you by our neighbors Bonnie Katz and Carl Tishler (content at the bottom of this message) regarding the proposed development of Hamilton Commerce Center, specifically referencing the proposed curb cut on Beecher and the impact that this will have on traffic.

We'd also like to add some additional comments for your consideration.

- 1) Beecher road runs directly east-west approaching Hamilton Avenue. As such, there are 2 times per day when the sun makes it incredibly difficult to see any oncoming traffic –the proposed location of the curb cut is right about where the sun shines directly in your eyes or in your rear view mirror. A curb cut at that location is an accident waiting to happen.
- 2) Our house sits on the corner of Ridge Crest and Beecher and we have full line of sight into the traffic that comes south on Beecher headed to Columbus Academy – peak times between 7:30 up to about 8:15 during the week in addition to the other bursts of traffic noted by Bonnie and Carl. We witnessed officials from Gahanna coming out to observe traffic in May of 2016 following a meeting between residents of Academy Ridge and Gallas Zadeh Development. The officials arrived at 8:30 am – well past the peak time of traffic.
- 3) Our house is listed as “contiguous property owners to Hamilton Commerce Center”. With a creek running across our property, we are very concerned about the impact of any change in the water pattern, especially if it eventually caused our property to be in a flood plain – with obvious insurance concerns.
- 4) We don't oppose the development but feel if the city is to allow this project to move forward, there needs to be consideration to remove the medians on Hamilton road to allow entrance and exit from both the north and south via Hamilton.
- 5) Gahanna Police frequently sit in front of our house to monitor the traffic and observance (or lack of) the stop sign at Beecher and Ridge Crest. It is simply too dangerous to let our children ride their bikes in the neighborhood as is. Additional traffic coming resulting from the new development will only make the situation worse.

Thank you for considering our input as you consider the application for Hamilton Commerce Center. We also hope that you will be proactive in protecting the safety and integrity of our Gahanna neighborhood.

Paul and Michelle Szymanski

1040 Ridge Crest Drive

Gahanna, OH 43230

To the Planning Commission:

My husband and I attended the PC meeting last Wednesday, April 26, and were pleased that the commission is taking the time to workshop this project. As residents of Academy Ridge (we live at 1031 Ridge Crest Drive), we are exceedingly concerned about the proposed curb cut on Beecher and the impact this will have on traffic. The decimation of large growth trees along the Beecher-facing property boundary, the potential impact on the ravine ecosystem, and the lack of complementarity to the surrounding buildings are also troubling.

The traffic study does not seem to accurately match the reality of daily usage on Beecher. The traffic data appear to have been collected on only 1 day in May 2016 and on another single day in October 2016. As the engineers note, the May study was done during a period when seniors were not in attendance. They did not note that the October 4 study was conducted on the Jewish Holiday of Rosh Hashanah, which may have also affected traffic. The short duration of the data collection means they have not captured the numerous times in the course of a year that scores of additional cars go in and out to access Columbus Academy. Every Friday evening during football season, every evening with a basketball game, every weekend with a sports tournament, every evening with a music or theater performance, and countless other Columbus Academy events were not captured. Students, parents, school buses, opposing team buses and families utilize the Beecher Road entrance in addition to the "regular" school traffic. Greater Columbus Swim Team alone has 300 swimmers and 24 coaches who come and leave at the same times, in addition to hosting meets with hundreds of additional cars involved. The engineer stated that the study proves that traffic would not back up beyond the proposed curb cut. This is simply false. We live close to the stop sign at the Beecher/Ridge Crest Dr. intersection and we regularly observe traffic backed up on Beecher from Hamilton Road beyond the stop sign at Ridge Crest Drive (this is especially true as school lets out at about 3:10 pm, and often when a sporting or theater event is over).

Further, the traffic study states:

“It is understood that the section of Beecher Road between the ravine and Hamilton Road was constructed for the purpose of serving the properties to the north and south of this portion of Beecher Road. As such, it is understood that the subject property has a right of access off this road.”

The fact that this section of Beecher Road was “originally constructed for the purpose of serving the properties to the north and south” of it cannot possibly be used to argue that they therefore have an inalienable right to establish a curb cut on Beecher, given that the actual circumstances of the location have changed dramatically since the original construction. The city of Gahanna has since allowed the Columbus Academy to build an access road (originally proposed for emergency vehicles only, but now functioning as a major thoroughfare even for non-Academy drivers) and approved the building of the Academy Ridge development. These are the facts of today. There is now a residential neighborhood with no ingress or egress except via Beecher Road. The city has already determined that the curve in Beecher is too dangerous for there to be parking allowed, in part due to the extremely limited visibility due to glare from the sun (going east in the morning and going west in the evening).

Our additional concern is that the curb cut on the north side of Beecher will inevitably evolve into an intersection, with a curb cut also going in to whatever development occurs on the south side. As explained above, the safety risks and the quality of life consequences of these traffic changes are alarming to those of us who live in Academy Ridge.

The developers seem to have failed to consider other alternatives for access to their site. For example, as is the case for many other Hamilton Rd. businesses, in order to go north on Hamilton, traffic could go south from the Hamilton Rd. access and turn east onto Beecher at the light, using the more commercial streets of Beecher Crossing and Silver Lane to circle back around to go north on Hamilton.

Thank you for considering our input as you take this application to workshop. It is our hope that you will be proactive in protecting the safety and integrity of our Gahanna neighborhood.

Sincerely,

Bonnie Katz and Carl Tishler

1031 Ridge Crest Drive

Gahanna, OH 43230

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Paul Szymanski

<http://www.linkedin.com/in/pfszymanski>

Cell:781.710.3887

From: [Ron Albers](#)
To: [Kayla Holbrook](#); [Planning Commission](#)
Subject: Planning Commission Proposal - Hamilton & Beecher Roads
Date: Wednesday, May 03, 2017 11:39:46 AM

A proposal now before the Gahanna Planning Commission involves a retail development on the NW corner of Hamilton Road and Beecher Road. We have no objection to that site being developed and know full well it soon will be. After meetings with the proposed developer last May and October, however, on extremely short notice we received totally revised plans from those which we originally saw in those meetings. We were expecting offices and particularly medical offices. They suit the area better than the proposed retail stores and a restaurant for a number of reasons. The jobs would be higher paying, they would be open probably 7AM to 7PM, closed Sundays, involve much less traffic – and that traffic would be cars rather than the delivery trucks supporting a restaurant and retail stores. One of our concerns is also having no clue whatsoever who those retail tenants may be, nor what type of restaurant is planned. Can the developer tell us? We already have plenty of restaurants and retail in nearby Vista Plaza and Stoneridge Plaza. And if they want such businesses, there are several sites available closer to those plazas on the east side of Hamilton Road that would not create problems for a school and a residential neighborhood.

The planned main entrance and exit would be along the ravine to the west of the plot and require a 40-foot curb cut onto Beecher. We have serious safety concerns about that increased traffic on Beecher so close to Hamilton.

There are 81 homes in Academy Ridge development. Beecher Road is our only street in and out. It is a Gahanna Jefferson School District bus route for our children.

Beecher is also the more used of the only two entrances to Columbus Academy, which has 1060 students (K – 12,) 150 faculty members, and 70 other staff members. Most of those folks drive (or are driven) to school and back, but there are also numerous school busses that use Beecher.

Various sporting events and other activities bring numerous visitors to Columbus Academy evenings and weekends. There is constant traffic to and from Columbus Academy from early morning until late every evening. Bus traffic is common.

The Greater Columbus Swim Team of Ohio (GTSTO) has more than 300 members of all ages who use Columbus Academy's swimming pool every evening and every Saturday. They often hold swim meets, attracting teams from all over Ohio.

The sidewalk on the north side of Beecher (there is none on the south side) was built a few years ago with federal, state, and local funds approved as part of the federal Safe Routes to Schools program. Cutting a 40 foot wide entrance/exit to/from the proposed development would interrupt that sidewalk and force students to cross that driveway on their route. Also, nearly every athletic team at Columbus Academy uses that sidewalk to run on for training almost daily.

Beecher Road has been designated a Gahanna Bike Path, and it gets a lot of bicycle traffic.

As it is now, traffic is backed up when Columbus Academy opens in the morning and again when school lets out between 3 and 3:30 in the afternoon. In fact it is usually backed up on Beecher from Hamilton Road to the west past where this curb cut is proposed. There is no way that anyone could exit onto Beecher turning left from the proposed development during these peak periods. We know that from the fact that homeowners in Academy Ridge on Beecher to the west often can't even get out of their own driveways due to the bumper-to-bumper traffic in both directions twice a day.

Deliveries to those proposed businesses would require large vans and perhaps even semis. Beecher simply cannot handle such truck traffic.

To make matters worse, the proposal also has wording mandating a similar curb cut on the south side of Beecher, so another developer with additional retail stores may more than double the traffic on and off Beecher. It really doesn't even take a traffic study to visualize the traffic problems and safety hazards these two cuts would create. Common sense should provide the answer that these cuts are not feasible whatsoever. Beecher Road cannot support one cut, let alone two!

Beecher Road is narrow, hilly, and curvy. The developer says they plan to widen it, but visibility would still be a problem, especially since they promise to keep trees on both sides of the road.

There are other businesses on Hamilton Road with only southbound entrances and exits. There is already a curb cut they plan to use for entry/exit on Hamilton in addition to the larger one they want on Beecher.

Debating such a development proposal is totally new to us. Perhaps we're naïve, but it seems rather strange that the developer provides the traffic study. It appears to us that the last one was rather biased, seeing they chose to do it on two particular days when traffic to and from Columbus Academy was lighter than normal. Is it possible for a neutral third party to do the traffic study?

Respectfully submitted,

Ron

Ronald L. Albers
Colonel USAF (retired)
991 Reece Ridge Drive
Gahanna OH 43230-4553
(H) 614-532-0558
(C) 614-599-9171

From: [David Gillespie](#)
To: [Planning Commission](#)
Cc: [David Gillespie](#); [Ron Stahl](#)
Subject: Planning Development at Beecher and Hamilton
Date: Tuesday, May 02, 2017 12:59:15 PM

To the Planning Commissioner,

I live at 962 Ridge Crest Drive and I'm in Florida for several months of the winter season. I just returned back to my neighborhood on April 28, 2017. I have lived in this Academy Ridge Community since 1997 when I purchased the last home that was on the parade of homes. At that time and many years beyond this was a very quiet and peaceful community. Easy to get in and out of anytime of the day or night. Sometime much later, the talk about cutting the road to the Columbus Academy was originally discussed as being for emergency use only. Well, that was short lived and before long the road was opened with lots of school travel early in the morning and late in the afternoon. And over the years with the growth of the Columbus Academy the traffic for school, sporting events and other evening events continued to out grow the road access for ingress and egress and made it very annoying and sometimes nearly impossible to get out of the neighborhood fighting traffic grid lock. Not to mention the street parking situation that had to be dealt with a few years back. The fact is there's too many times during the day and night that I just try to avoid getting in and out of my community with Beecher being the only reasonable way in and out of our neighborhood.

The current situation that has evolved from opening the road to the Columbus Academy will never get better, in fact, it's only going to get worse because the complex will continue to grow. And to even think about the proposed curb cut is the craziest thing I've ever heard of given what the planning commissioner has gone through since the road was opened to the Columbus Academy. In my way of thinking, the only reasonable solution to the proposed cut curb is to close the road to the Columbus Academy to local traffic and to use it for emergency vehicles only which is what it was original planned for. I'm a very concerned resident of the ARC and I'm hopeful that the "workshop" proposal team will look 10 years into the future and not come up with a short term solution that will create a traffic situation that will be a much worse situation then what we have today.

Sincerely,
Dave

David L Gillespie
614-371-8030

From: [Dayna McCrary](#)
To: [Planning Commission](#)
Subject: Beecher Rd. (No, thank you!)
Date: Tuesday, May 02, 2017 11:05:47 AM

To whom it may concern,

I've lived in Academy Ridge for nearly 10 years. This has been a wonderful community EXCEPT FOR THE TRAFFIC. Academy traffic and events make this neighborhood unbearable in the morning and at dismissal. I cannot imagine additional development and traffic impacting Beecher Road. This area has changed very much in the least 10 years with the addition of commercial businesses. If Beecher Road is "cut", it will be unsafe for the many families with young children who live here. As much as I love Gahanna, my family and I will be ready to sell our home if the proposed changes are made. PLEASE consider how the residents in this neighborhood feel.

Thank you,

Dayna McCrary
614-284-1230

From: [Howard Zitsman](#)
To: [Mayor](#); [Kayla Holbrook](#); [Planning Commission](#)
Subject: Hamilton Commerce Center (FDP-0001-2017 and DR-0006-2017)
Date: Tuesday, May 02, 2017 1:08:47 PM

Dear Mayor and Planning Commission,

We live at 965 Reece Ridge in Academy Ridge. We agree with our neighbor's letter below and am very concerned with the lack of planning, misleading data, and negative impact associated with the proposed project.

One consideration that we would like to add: commercializing the entrance to our neighborhood will undoubtedly hurt the value of our homes. Poor planning that diminishes property values, especially in a neighborhood such as Academy Ridge, has an impact on the larger community. We (and our neighbors) will ask for a reduction in property taxes based on the this project's impact.

The bottom line is that Gahanna does not need more of this kind of development. We do not need another dentist office and fast food outlet that encroaches on a really beautiful residential neighborhood. We don't need more traffic and congestion in the entrance to our neighborhood.

Honestly, Gahanna, out of all the suburban residential areas around Columbus, seems to reflect the least amount of successful urban planning. We seem to be a town of haphazard strip centers and fast food restaurants. We hope that you take this opportunity to preserve the beautiful entrance to our neighborhood.

Sincerely,

Howard and Jody Zitsman

To the Planning Commission:

My husband and I attended the PC meeting last Wednesday, April 26, and were pleased that the commission is taking the time to workshop this project. As residents of Academy Ridge (we live at 1031 Ridge Crest Drive), we are exceedingly concerned about the proposed curb cut on Beecher and the impact this will have on traffic. The decimation of large growth trees along the Beecher-facing property boundary, the potential impact on the ravine ecosystem, and the lack of complementarity to the surrounding buildings are also troubling.

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Further, the traffic study states:

“It is understood that the section of Beecher Road between the ravine and Hamilton Road was constructed for the purpose of serving the properties to the north and south of this portion of Beecher Road. As such, it is understood that the subject property has a right of access off this road.”

The fact that this section of Beecher Road was “originally constructed for the purpose of serving the properties to the north and south” of it cannot possibly be used to argue that they therefore have an inalienable right to establish a curb cut on Beecher, given that the actual circumstances of the location have changed dramatically since the original construction. The city of Gahanna has since allowed the Columbus Academy to build an access road (originally proposed for emergency vehicles only, but now functioning as a major thoroughfare even for non-Academy drivers) and approved the building of the Academy Ridge development. These are the facts of today. There is now a residential neighborhood with no ingress or egress except via Beecher Road. The city has already determined that the curve in Beecher is too dangerous for there to be parking allowed, in part due to the extremely limited visibility due to glare from the sun (going east in the morning and going west in the evening).

Our additional concern is that the curb cut on the north side of Beecher will inevitably evolve into an intersection, with a curb cut also going in to whatever development occurs on the south side. As explained above, the safety risks and the quality of life consequences of these traffic changes are alarming to those of us who live in Academy Ridge.

The developers seem to have failed to consider other alternatives for access to their site. For example, as is the case for many other Hamilton Rd. businesses, in order to go north on Hamilton, traffic could go south from the Hamilton Rd. access and turn east onto Beecher at the light, using the more commercial streets of Beecher Crossing and Silver Lane to circle back around to go north on Hamilton.

Thank you for considering our input as you take this application to workshop. It is our hope that you will be proactive in protecting the safety and integrity of our Gahanna neighborhood.

From: [Murray Orlov](#)
To: [Planning Commission](#)
Subject: Hamilton Commerce Center - FDP-0001-2017
Date: Tuesday, May 02, 2017 10:34:27 AM

Please accept the following for consideration in relation to the Planning Commission's workshop pertaining to the Hamilton Commerce Center, FDP-0001-2017, scheduled for Wednesday, May 3, 2017.

Regarding this proposed development's impact on the traffic volume on Beecher Road, the developer's traffic impact study draws a number of conclusions based on a very limited sample size that consisted of two data collection dates that do not necessarily represent the normal volume of traffic on Beecher Road. It is important for the commission to understand the high traffic volume generated on Beecher Road by the Columbus Academy Beecher Road access point. The existence of this access point generates increased Beecher Road traffic throughout the day proportionally in the same manner that Lincoln High School generates increased traffic in the Hamilton and Granville Roads area. One vital distinction between these two is the fact that Beecher Road west of Hamilton Road is solely residential in use and incidentally is designated by the City of Gahanna as a bike route that requires bicycle travel on the roadway because there is no bike path in this area. These issues are not only understood by the residents of Beecher Road which is the gateway to the Academy Ridge residential community but have also been witnessed by City of Gahanna officials.

On November 11, 2015 then mayor-elect Kneeland and Councilman Michael Schnetzer visited our home located at 367 Beecher Road to view for themselves the volume of traffic generated by the Columbus Academy employees, students, buses, vendors and patrons. Both individuals based on their observations indicated that the traffic volume was a concern not only for the 81 residents of the Academy Ridge community that has Beecher Road as its only means of ingress and egress but also the potential negative effect this traffic volume might have on future developments like the one you are now considering.

Based on the preceding narrative, please accept the following two requests pertaining to this proposed development:

1. The Planning Commission will communicate with Mayor Kneeland and Councilman Schnetzer regarding their efforts to address the traffic concerns they expressed during our meeting on November 11, 2015 and what steps have been taken to lessen the burden Columbus Academy places on the traffic volume on Beecher Road.
2. The Planning Commission will either independently or request the developer to conduct a more comprehensive traffic impact study on Beecher Road that incorporates measures that capture a larger volume of data that is more representative of the traffic volume on Beecher Road.

Respectfully,
Murray Orlov
367 Beecher Road

From: [Andy Maynard](#)
To: [Kayla Holbrook](#)
Subject: Beecher Road Development Traffic Impact Study
Date: Monday, May 01, 2017 10:26:50 PM

Hello,

We reviewed the Beecher Road traffic impact study and, as residents of the Academy Ridge subdivision, my wife and I have serious concerns about the proposal. We feel that introducing commercial traffic onto Beecher Road, west of North Hamilton Road, will negatively impact the quality of the community. The study was quite limited and did not accurately capture the heavy traffic that is already present on Beecher Road, due to the location of Columbus Academy. We live at 385 Beecher Road, which is right by the stop sign. In the mornings, in the afternoons, and during any special event that is hosted at the school, traffic frequently backs up heading east on Beecher all the way from the school to the stoplight at Hamilton. Traffic is also slow/backed up at the stoplight heading west on Beecher. There are already issues with people speeding, running the stop signs, and many of the vehicles are driven by students.

We are very concerned that the proposed curb cut will make an already dangerous and difficult traffic situation much worse. Beecher Road is the only entry and exit point to the Academy Ridge subdivision, and there are a large number of people that this will adversely affect. In addition, there is a thriving creek and ravine ecosystem along Beecher Road that would be potentially damaged by this construction and increased traffic. Gahanna advertises itself as a tree city, and takes pride in it's many parks and green areas. It would be a shame to disregard one of these areas in our city.

We're unclear why the developers would propose this as their solution, when many of the other businesses on Hamilton Road make due with the North/South traffic on Hamilton Road. It would seem to make sense to have traffic exit the Viking development and go South on Hamilton Road before turning around if needed. We believe it would be wise and warranted to seek out additional data on the traffic patterns in the area and to develop alternative ideas. Thank you so much for taking our concerns into account as you are continuing to discuss this project. We hope that you will work to find a solution that is beneficial not only to the developers, but to the citizens of your community.

Thank You,
Andy Maynard

From: [Chris and Tan Walker](#)
To: [Planning Commission](#); [Kayla Holbrook](#)
Subject: Viking/Hamilton Commerce Center Concern
Date: Monday, May 01, 2017 10:15:14 PM

To the Planning Commission:

I attended the Planning Commission meeting last week. As resident of 361 Beecher Road, my husband and I are exceedingly concerned about the proposed curb cut on Beecher and the impact this will have on traffic. The decimation of large growth trees along the Beecher-facing property boundary, the potential impact on the ravine ecosystem, and the lack of complementarity to the surrounding buildings are also troubling.

The traffic study does not seem to accurately match the reality of daily usage on Beecher. The traffic data appear to have been collected on only 1 day in May 2016 and on another single day in October 2016. As the engineers note, the May study was done during a period when seniors were not in attendance. They did not note that the October 4 study was conducted on the Jewish Holiday of Rosh Hashanah (it is an excused absence day at Academy), which may have also affected traffic. The short duration of the data collection means they have not captured the numerous times in the course of a year that scores of additional cars go in and out to access Columbus Academy. Every Friday evening during football season, every evening with a basketball game, every weekend with a sports tournament, every evening with a music or theater performance, and countless other Columbus Academy events were not captured. Students, parents, school buses, opposing team buses and families utilize the Beecher Road entrance in addition to the "regular" school traffic. Greater Columbus Swim Team alone has 300 swimmers and 24 coaches who come and leave at the same times, in addition to hosting meets with hundreds of additional cars involved. The engineer stated that the study proves that traffic would not back up beyond the proposed curb cut. This is simply false. As I leave for work every morning at 8 am and return at 3:30, I always note the high traffic volume at the Hamilton/Beecher intersection.

Further, the traffic study states:

"It is understood that the section of Beecher Road between the ravine and Hamilton Road was constructed for the purpose of serving the properties to the north and south of this portion of Beecher Road. As such, it is understood that the subject property has a right of access off this road."

The fact that this section of Beecher Road was "originally constructed for the purpose of serving the properties to the north and south" of it cannot possibly be used to argue that they therefore have an inalienable right to establish a curb cut on Beecher, given that the actual circumstances of the location have changed dramatically since the original construction. The city of Gahanna has since allowed the Columbus Academy to build an access road (originally proposed for emergency vehicles only, but now functioning as a major thoroughfare even for non-Academy drivers) and approved the building of the Academy Ridge development. These are the facts of today. There is now a residential neighborhood with no ingress or egress except via Beecher Road. The city has already determined that the curve in Beecher is too dangerous for there to be parking allowed, in part due to the extremely limited visibility due to glare from the sun (going east in the morning and going west in the evening).

Our additional concern is that the curb cut on the north side of Beecher will inevitably evolve into an intersection, with a curb cut also going in to whatever development occurs on the south side. As explained above, the safety risks and the quality of life consequences of these traffic changes are alarming to those of us who live in Academy Ridge.

The developers seem to have failed to consider other alternatives for access to their site. For example, as is the case for many other Hamilton Rd. businesses, in order to go north on Hamilton, traffic could go south from the Hamilton Rd. access and turn east onto Beecher at the light, using the more commercial streets of Beecher Crossing and Silver Lane to circle back around to go north on Hamilton.

Thank you for considering our input as you take this application to workshop. It is our hope that you will be proactive in protecting the safety and integrity of our Gahanna neighborhood.

Sincerely,

Christopher & Tan Walker
Academy Ridge Residents since 2002
361 Beecher Rd, Gahanna, OH 43230

From: katz.75@gmail.com
To: [Kayla Holbrook](#); [Planning Commission](#)
Subject: Hamilton Commerce Center (FDP-0001-2017 and DR-0006-2017)
Date: Monday, May 01, 2017 9:32:55 PM

To the Planning Commission:

My husband and I attended the PC meeting last Wednesday, April 26, and were pleased that the commission is taking the time to workshop this project. As residents of Academy Ridge (we live at 1031 Ridge Crest Drive), we are exceedingly concerned about the proposed curb cut on Beecher and the impact this will have on traffic. The decimation of large growth trees along the Beecher-facing property boundary, the potential impact on the ravine ecosystem, and the lack of complementarity to the surrounding buildings are also troubling.

The traffic study does not seem to accurately match the reality of daily usage on Beecher. The traffic data appear to have been collected on only 1 day in May 2016 and on another single day in October 2016. As the engineers note, the May study was done during a period when seniors were not in attendance. They did not note that the October 4 study was conducted on the Jewish Holiday of Rosh Hashanah, which may have also affected traffic. The short duration of the data collection means they have not captured the numerous times in the course of a year that scores of additional cars go in and out to access Columbus Academy. Every Friday evening during football season, every evening with a basketball game, every weekend with a sports tournament, every evening with a music or theater performance, and countless other Columbus Academy events were not captured. Students, parents, school buses, opposing team buses and families utilize the Beecher Road entrance in addition to the "regular" school traffic. Greater Columbus Swim Team alone has 300 swimmers and 24 coaches who come and leave at the same times, in addition to hosting meets with hundreds of additional cars involved. The engineer stated that the study proves that traffic would not back up beyond the proposed curb cut. This is simply false. We live close to the stop sign at the Beecher/Ridge Crest Dr. intersection and we regularly observe traffic backed up on Beecher from Hamilton Road beyond the stop sign at Ridge Crest Drive (this is especially true as school lets out at about 3:10 pm, and often when a sporting or theater event is over).

Further, the traffic study states:

"It is understood that the section of Beecher Road between the ravine and Hamilton Road was constructed for the purpose of serving the properties to the north and south of this portion of Beecher Road. As such, it is understood that the subject property has a right of access off this road."

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determined that the curve in Beecher is too dangerous for there to be parking allowed, in part due to the extremely limited visibility due to glare from the sun (going east in the morning and going west in the evening).

Our additional concern is that the curb cut on the north side of Beecher will inevitably evolve into an intersection, with a curb cut also going in to whatever development occurs on the south side. As explained above, the safety risks and the quality of life consequences of these traffic changes are alarming to those of us who live in Academy Ridge.

The developers seem to have failed to consider other alternatives for access to their site. For example, as is the case for many other Hamilton Rd. businesses, in order to go north on Hamilton, traffic could go south from the Hamilton Rd. access and turn east onto Beecher at the light, using the more commercial streets of Beecher Crossing and Silver Lane to circle back around to go north on Hamilton.

Thank you for considering our input as you take this application to workshop. It is our hope that you will be proactive in protecting the safety and integrity of our Gahanna neighborhood.

Sincerely,
Bonnie Katz and Carl Tishler
1031 Ridge Crest Drive
Gahanna, OH 43230

From: [Megan Schiltz](#)
To: [Planning Commission](#); [Kayla Holbrook](#)
Subject: Beecher Road Workshop
Date: Tuesday, May 02, 2017 9:55:07 AM

To the Planning Commission:

My husband attended the PC meeting last Wednesday, April 26, and we are very pleased that the commission is taking the time to workshop this project. As residents of Academy Ridge (we live at 326 Wynne Ridge Court), we are exceedingly concerned about the proposed curb cut on Beecher and the impact this will have on traffic. The decimation of large growth trees along the Beecher-facing property boundary, the potential impact on the ravine ecosystem, and the lack of complementarity to the surrounding buildings are also troubling.

The traffic study does not seem to accurately match the reality of daily usage on Beecher. The traffic data appear to have been collected on only 1 day in May 2016 and on another single day in October 2016. As the engineers note, the May study was done during a period when high-school seniors were not in attendance. They did not note that the October 4 study was conducted on the Jewish Holiday of Rosh Hashanah, which may have also affected traffic. The short duration of the data collection means they have not captured the numerous times in the course of a year that scores of additional cars go in and out to access Columbus Academy. Every Friday evening during football season, every evening with a basketball game or a track meet, every weekend with a sports tournament, every evening with a music or theater performance, and countless other Columbus Academy events were not captured. Students, parents, school buses, opposing team buses, and families utilize the Beecher Road entrance in addition to the "regular" school traffic. Greater Columbus Swim Team alone has 300 swimmers and 24 coaches who come and leave at the same times, in addition to hosting meets with hundreds of additional cars involved. The engineer stated that the study proves that traffic would not back up beyond the proposed curb cut. This is simply false. Our family frequently enters or exits the neighborhood at these peak times as we drop off / pick up our children from Gahanna-Jefferson Public School events, and we regularly observe traffic backed up on Beecher from Hamilton Road beyond the stop sign at Ridge Crest Drive (this is especially true as school lets out at about 3:10 pm, and often when a sporting or theater event is over).

Further, the traffic study states:

"It is understood that the section of Beecher Road between the ravine and Hamilton Road was constructed for the purpose of serving the properties to the north and south of this portion of Beecher Road. As such, it is understood that the subject property has a right of access off this road."

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original construction. The city of Gahanna has since allowed the Columbus Academy to build an access road (originally proposed for emergency vehicles only, but now functioning as a major thoroughfare even for non-Academy drivers) and approved the building of the Academy Ridge development. These are the facts of today. There is now a residential neighborhood with no ingress or egress except via Beecher Road. The city has already determined that the curve in Beecher is too dangerous for there to be parking allowed, in part due to the extremely limited visibility due to glare from the sun (going east in the morning and going west in the evening).

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Thank you for considering our input as you take this application to workshop. My family moved to this neighborhood nearly 5 years ago, and we love it; if this development had been in the works then, I can honestly say we would not have purchased our home. If it is inevitable that this land be developed -- that these trees be cut down, that Hamilton traffic become even more congested, that our town takes yet another step closer to becoming one giant strip mall -- then it is our hope that you will be proactive in protecting the safety and integrity of our Gahanna neighborhood. Otherwise, I doubt very much that we will stay here (as we had intended) once our kids are through school.

Megan & Scott Schiltz
Claire, Nathan, and Molly
326 Wynne Ridge Ct.
Gahanna

From: [Nancy McGregor](#)
To: [Robert Priestas](#); [Dottie Franey](#)
Cc: [Kayla Holbrook](#)
Subject: academy
Date: Thursday, May 04, 2017 7:20:14 AM

All, Don Shepherd raised a question about the Columbus Academy last night at Planning Commission. I talked to Jim about it. He said that the Academy owned the land that Academy Ridge sits on. When they sold to a developer one of the requirements was a curb cut, that allowed them to access Beecher and thereby Hamilton. Without this access there would have been no deal and no subdivision.

Thanks so much,
Nancy

From: [Gregg Gallas](#)
To: [Michael Suriano](#); aaron@uhlfirm.com
Cc: [Planning Commission](#); [Jason Zadeh](#)
Subject: RE: Beecher & Hamilton Development
Date: Monday, May 08, 2017 3:17:23 PM

Thanks, Mike. I did pass it along to Carter, though, as you can imagine, we're working withing some constraints. I do think that the actual colors of the materials as shown by Carter at the workshop are much more subdued than the reproductions we looked at would indicate.

Gregg

Gregory G. Gallas
Gallas Zadeh Development LLC
245 E. 1st Ave.
Columbus, Ohio 43215
614-545-3679 (direct)
216-269-6959 (m)
ggallas@gzddev.com
www.gzddev.com

NOTE: New address

-----Original Message-----

From: Michael Suriano [<mailto:Michael.Suriano@gahanna.gov>]
Sent: Monday, May 8, 2017 3:13 PM
To: aaron@uhlfirm.com; Gregg Gallas
Cc: Planning Commission
Subject: Beecher & Hamilton Development

Gregg -

Thanks for taking the time to attend the planning workshop last week for the development on Beecher & Hamilton Rd. in Gahanna. I am glad you were able to expand on some of the additional questions the commission had, as well as make materials available for review. I believe it was helpful.

I wanted to reach out to make a suggestion based on some of my comments at the workshop. I know there may be a tenant in hand for the north building, but would reiterate my comments at the meeting. I think the red coloration will read extremely heavy on Hamilton. I would ask that perhaps the architect reach out to see if brand standards for the tenant might include additional options with regard to coloration to bring it more in line with its immediate context. I believe this to have minimal impact to visibility, but will also serve to better ingratiate the development with its surroundings.

I do not have Mr. Bean's contact info, so if this could be forwarded, I would appreciate it.

Thanks for the consideration,
Mike