

To the distinguished members of the Board, and ladies and gentlemen attending in the audience this evening, I apologize for not being able to attend tonight's meeting due to a scheduling conflict. In my absence I have asked the Clerk of Council to read the following statement for your consideration. While I am writing in my capacity as a concerned resident this evening, I believe my role as City Councilmember affords a unique perspective which may prove useful as you contemplate the appeal currently before you tonight.

First, let me state that I have witnessed firsthand the traffic issues and the runoff problems into McKenna Creek that this proposed development risks exacerbating. In one such instance I stood with a resident in their driveway as school traffic virtually precluded them from backing out onto Beecher Rd. for a fifteen minute period. Let me simply state that residents' concerns over these matters are valid, and without hyperbole.

With that aside, my prepared remarks this evening will speak to suitability of the proposed development, or rather the lack of suitability. Over the last four years serving as a member of council I have had the privilege of hearing from numerous developers expound on their clients' preferences, and in turn describe various real estate market trends. One particular theme that has recurred time and again is the concept of a medical corridor. The notion of a medical corridor was recently discussed last year during the proposed rezoning of a parcel adjacent to Three Creeks Senior Living in the Northeast Triangle area between Morse Road and Johnstown Road, which was approved in a split 4-3 vote to expand that facility to the adjacent parcel to the east.

When pressed by dissenting members of council if office space, particularly medical office, would be a more appropriate use of the limited developable land in the area, and likewise more consistent with the zoning at that time, the developer communicated to council that there was little appetite among prospective tenants for such use at that location. Among the trends they were seeing was a strong preference amongst medical office clients to be located in close proximity to other medical office buildings.

As I look around the City, it is evident the City's best opportunity to meet this market demand is to facilitate a medical corridor along Hamilton Rd., between Beecher Road and Johnstown Road. Supporting this view is the location of Beecher Ridge Office Park and Commerce Center, situated directly across the street from the parcel in question. The following are a sample of the tenants residing in the Beecher Ridge Office Park:

- Dr. Dale Theis (The Oral Facial Center)
- Anne T. Stubbs, M.D.
- Anne Therese (Aesthetic Medicine)
- Beecher Chiropractic and Wellness Center
- Foot and Ankle Specialist of Central Ohio, consisting of four doctors of podiatric medicine
- Family Cosmetic Dentistry, consisting of two doctors of dental surgery
- Ellis Oral Surgery, and
- Jeffrey Santilli DDS

Immediately to the east of Beecher Ridge Office Park is Beecher Pointe Office Park serving numerous medical-affiliated tenants as follows:

- Step Lively Foot & Ankle Centers
- Cornerstone Physical Therapy
- Columbus East Internal Medicine
- An electrolysis and cryotherapy center
- Ohio Physical Therapy Association, and
- Pediatric & Adolescent Practitioners

Across the street from Beecher Pointe is Crossing Creek Office Park housing the following:

- Northeast OBGYN
- Novacare Rehabilitation
- Specialized Orthopedics
- An acupuncture facility
- Ohio Ear Nose & Throat and Allergy
- Beecher Crossing Dental Group
- As well as The Skin Center and Medical Spa

Just south of the undeveloped parcel on the southwest corner of Beecher and Hamilton Roads is Otterbein Skilled Nursing and Rehab. The Colonial Office Village is located just two parcels south of Otterbein, with Berkowitz Orthodontics as the anchor tenant. Sharing a parking lot with Colonial Office Village is a multi-story medical office building housing the offices of Stoneridge Dental Care and Northeast Dermatology & Cosmetic Surgery Center. Across the street in the old Big Bear building is OSU Medical Center. At the corner of Johnstown Road and Hamilton Road is large office building serving the needs of an Ohio Physicians Group. Just to the north at the corner of Commission Drive and Johnstown Road are plans for additional medical office development.

Considering the litany of medically-affiliated practices dotting the map along Hamilton Road from Beecher south to Johnstown it should be abundantly clear that the best opportunity for Gahanna to meet market demand and establish a medical corridor lies in continuing to seek the highest and best use for remaining parcels lining Hamilton Road, inclusive of the parcel at the northwest corner of Beecher and Hamilton.

Using the above as a predicate, I ask that you also consider the implications that the development of the northwest corner of Beecher and Hamilton will have on future development on the southwest corner. In my role as city councilmember I repeatedly see past rezoning approvals and development projects used as a basis for rezoning land for future projects. The aforementioned Three Creeks Senior Living is just one example of this practice. Thus, please consider that by permitting a fast-turn restaurant to be constructed at this parcel, more favorable development may in turn be precluded at the southwest parcel, further impeding the City's ability to establish a medical corridor.

Distinguished members of the board, I implore you uphold the appeal and reject the application on the basis the current prospective development for this parcel, a fast-turn restaurant and bar, is inconsistent with the vision and character of the area, it fails to meet an identified need of the city nor does it mesh well with the highest and best use of remaining real estate in the area. In closing, I hope the perspective shared with you this evening has proved valuable prior to your rendering a decision. I thank you for your service and I look forward to learning of your decision soon.

Regards,

Michael Schnetzer  
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