

May 4, 2018

Plank Law
c/o Mr. Donald Plank
411 E. Town Street - Floor 2
Columbus, OH 43215

**RE: Final Development Plan and Variance Application
Arlington Gateway – 1325-1397 West Lane Avenue and 2376 North Star Road**

Dear Mr. Plank:

This letter serves as a summary of preliminary staff comments regarding your April 30, 2018 submittal of a Final Development Plan application with variances for an 11-story mixed-use project at 1325-97 West Lane Avenue and 2376 North Star Road. Board of Zoning and Planning (BZAP) review of a Final Development Plan is required per Unified Development Ordinance (UDO) Article 4.05(G) in a PMUD, Planned Mixed-Use District. A number of issues have been compiled below for your review and response:

- 1) Due to the additional traffic generated by the expanded proposal, a revised traffic impact study is required. This revised study should incorporate ongoing improvements and proposed uses along West Lane Avenue including but not limited to the Crawford Hoying mixed-use project and the new signal at Carmack Road. Traffic and access points cannot be evaluated until the TIS is completed, and the City will need adequate time to evaluate its recommendations. Additional turn lanes may be required. Please coordinate this effort with City Engineer Jackie Thiel (jthiel@uaoh.net or 614.583.5351);
- 2) At this time, Staff has identified at least four variances that will be necessitated by this Final Development Plan application: maximum building height (96 feet), maximum floor area ratio (0.70), maximum lot coverage (80 percent) and maximum block length (400 feet). An off-site parking arrangement and/or valet service is required for restaurant uses to ensure adequate parking. Please provide justification for all variance requests per the practical difficulty standards of UDO Article 4.09;
- 3) Final details regarding site access, emergency apparatus clearance, fire suppression systems, hydrants, and the FDC are subject to review and approval by the Fire Division. The rear alley must include a minimum 26-foot width (per OFC 503.2.2) across its entire length as discussed and agreed upon. The location of Fire Command Center is too remote/isolated and needs to be closer to a main access point. A preliminary assessment shows that three fire hydrants must be added (number and locations may change as building details emerge). All Fire Department connections and hydrant locations as well as other fire protection and suppression issues must be coordinated with Fire Captain Ben Anders (banders@uaoh.net or 614.583.5116);
- 4) A stormwater report will be required for review by both the City of Columbus and City of Upper Arlington. A stormwater management permit will be required through the City of Upper Arlington (please provide the NOI reference number). Permeable surfaces, rain gardens and/or green roof elements should be incorporated to help mitigate the development coverage variance requested. Best management practices must be utilized during construction and operation to minimize stormwater pollution. Please coordinate these efforts with Assistant City Engineer Carla Odebralski (codebralski@uaoh.net and 614.583.5354);

- 5) The sanitary sewer plan will be reviewed when updated calculations and plans are supplied, including the sewer down North Star Road. The City of Columbus, OEPA, and City of Upper Arlington must all approve the plan. A detailed narrative/summary of the overall utility plan must also be submitted for City review. Please coordinate all utility issues with City Engineer Jackie Thiel;
- 6) The portion of the subject property located at 2376 North Star Road is in Clinton Township and not within the City of Upper Arlington's corporate boundaries. As a result, annexation of this parcel is required. Please coordinate the annexation process with City Attorney Jeanine Hummer (jhummer@uaoh.net or 614-583-5020);
- 7) A landscape plan must be submitted which includes streetscape improvements/amenities, foundation plantings, planter boxes and street trees, as well as the structural soil beneath the tree grates. This plan must be coordinated with the utility plan to avoid conflicts. The City encourages civic gathering spaces and public art installations where appropriate – the 'gateway' nature of the site presents a unique opportunity for such a feature. All landscape issues should be coordinated directly with City Forester Steve Cothrel (scothrel@uaoh.net or 614.583.5341);
- 8) A lighting plan must be submitted that complies with UDO Article 6.08. It must include total cutoff fixtures and lighting values 15 feet off all property lines. All exterior lighting and interior light sources which emanate outward must meet Dark Skies® requirements. Appropriate window tinting must be utilized to limit interior light spill and visibility;
- 9) A minimum eight-foot wide concrete shared-use path must be constructed along the entire site's West Lane Avenue and North Star Road frontages. Extensions of this path eastward to Carmack Road and southward to Guilford Road should also be considered;
- 10) The six parcels which comprise the site must be formally combined. This a simple process for adjoining properties under common ownership which is done via the Franklin County Auditor's office;
- 11) Staff understands that signage will be addressed in the future with a graphics plan application. Halo-lit illumination is strongly recommended; and
- 12) At least one "Notice of Zoning Hearing" sign will be placed at the site. Please ensure that this sign remains visible on the property until the BZAP process is complete. Please also send notification letters via regular mail to properties within 100 feet of the site and submit the completed notification exhibit.

Staff is hopeful that this issue summary letter is helpful for you and your team. The City believes that the subject site has strong potential for a signature mixed-use development and is excited about the potential financial services tenant. After you present the project to the Board on Monday night, please be prepared to review and discuss the content of this letter.

Regards,

Chad D. Gibson, AICP
 Senior Planning Officer
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Cc via e-mail: Theodore J. Staton, City Manager
 Joseph Henderson, Econ. Development Director
 Jackie Thiel, P.E., City Engineer
 Steve Cothrel, City Forester
 Ben Anders, Fire Prevention Captain
 John Gallagher, CM Transportation

Dan Ralley, Assistant City Manager
 Jeanine A. Hummer, City Attorney
 Carla Odebralski, P.E., Assistant City Engineer
 Scott Patton, Arcadia Development of Ohio, LLC
 Justin Milam, AICP, Planning Officer
 Donald B. Leach, Jr., Dinsmore & Shohl