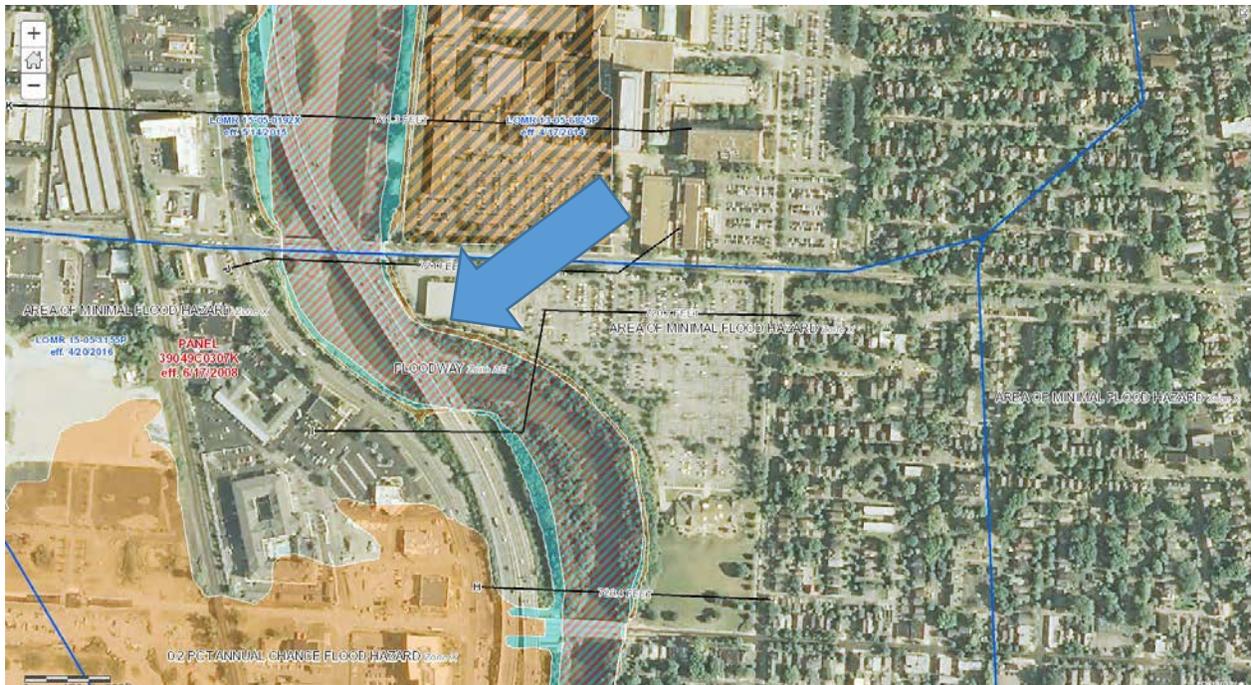


Battelle South Development

Stormwater Drainage Manual Type 2 and 3 Variance Application COMMENTS (dated 7/13/17 draft)

As the local watershed group, the Friends of the Lower Olentangy Watershed (FLOW) have been actively working on the restoration of the Olentangy River and its tributaries, including many events to remove invasive bush honeysuckle and clean up litter.

1. The Friends of the Lower Olentangy Watershed (FLOW) have reviewed the request for a variance and agree that multiple outfall pipes are a bad idea. Are any of the discharge pipes going to be new? And if so, what will the river impacts be? Will the city give permission for new discharges?
2. FLOW found the application very difficult to evaluate. Many of the graphics did not have a scale on them and the graphics appeared to provide different/ conflicting information. For example, Exhibit B shows the potential parcel distribution, but it shows 26 homes in Parcel 7 with no secondary road west of the homes while Exhibit E (proposed SPCZ encroachments) show a very narrow parkland with a secondary road west of the homes with a row of screening. It also shows impacts to the SPCZ in the northern area that in other graphics is shown as parkland.
3. Will there be impacts to the 100 year floodplain in the northern portion of the parcel shown by the light brown?
4. FLOW requests that the applicant consider installing Green Roofs on the new buildings to help slow the flow of rainwater reaching the Olentangy. Or consider bio-retention. Is the applicant aware of the Stormwater Credit Manual and the potential reduction in stormwater fees?
5. FLOW requests the applicant consider pervious pavers for the Stream Corridor Protection Zone encroachments for Hotel Parking. We also encourage the hotel to consider underground parking.
6. FLOW requests that the applicant consider angled parking to reduce the amount of parking lot footprint that they need by 20% for the same amount of spaces.
7. FLOW requests that the land south of Parcel 7 be given outright to the City Department of Recreation and Parks instead of the proposed perpetual easement. The 7 acres of park land is mostly unusable since it is steep sloped river bank and or Olentangy Bike Trail. Can the applicant clarify what is new parkland for the residents versus what has already been available (bike trail)? The Applicant makes reference to providing an active public park. We request clarification on what this means.
8. FLOW requests that all vegetation to be added be native trees, shrubs and forbes.
9. Any mitigation that is provided should be on-site via removal of invasive bush honeysuckle and the replacement of natives



Battelle South 100 year floodplain (FEMA FIRM)

10. FLOW requests that all the treed areas in the parking lots be sunken with incomplete curbs so that they can receive stormwater. We also requests that native canopy trees be planted. How many parking spaces will be provided and how many trees will be installed? We also request that all planted trees be entered into the City of Columbus Tree Canopy Plotter.

11. Does the applicant own all the land shown in the project area? It is not clear who owns the land in the Franklin County Auditor's GIS system. Several of the areas appear to be vacated alleys. In other portions of the city, these areas are already typically controlled by Columbus Recreation and Parks.

12. Please provide responses to the FLOW Science Committee, Attention Laura Fay at

Lfay9785@columbus.rr.com