

July 31, 2017

Miles F. Hebert, PE, CFM, LEED Green Associate
Director, Water Resources Engineering
EMH&T, Inc.
5500 New Albany Road
Columbus, OH 43054

RE: Stormwater Drainage Manual (SWDM) Type III Variance Request – OhioHealth
Administrative Offices and North Parking Lot

Mr. Hebert:

This letter is in response to the subject variance request to SWDM Section 1.3 Stream Corridor Protection Zone. More specifically, Slyh Run (OhioHealth Administrative Offices) and Turkey Run (North Parking Lot) Stream Corridor Protection Zone encroachments were sought to be approved due to site limitations.

The Request was submitted to the City on June 21, 2017. The Variance Review Committee met and reviewed the subject Variance Request on June 28, 2017. The Variance Review Committee responded to the variance request on June 30th, including a request for additional supportive information.

As part of the Variance review process, the subject Variance request was posted on the City website on June 22, 2017 to solicit public comments. Public comments were received from Friends of the Lower Olentangy Watershed (FLOW) on July 6, 2017.

A revised variance request which addressed City's comments was received by the City on July 14th, and reviewed by the Variance Committee on July 18th.

In subsequent communications between the City, EMH&T and FLOW all remaining issues were discussed and resolved, and the final version of the variance application was received by the City on July 26th. The Variance Review Committee concurred that the previous comments and additional information requests from the City were substantially addressed in a satisfactory manner, contingent upon the following stipulations.

The submitted Variance Request and additional follow-up information were found to be in compliance with the SWDM Stream Protection Type III Variance Application requirements. Two alternatives were considered within the application – Full Compliance (no impact) and the Preferred Alternative. Minimal Impact Alternative (the third alternative required by the SWDM) was not submitted as the Preferred Alternative was considered to be an alternative resulting in minimal impact.

Upon reviewing and discussing the application and other supportive documentation submitted by OhioHealth, the Variance Review Committee accepts the argument that the existing site conditions would make full compliance with the SWDM incompatible with the proposed development and would also cause an undue hardship to the developer.



In light of the above, the subject Variance Request (Preferred Alternative) is conditionally approved contingent upon the following stipulations:

- The proposed off-site mitigation at the Anheuser-Busch Sports Park, resulting in a mitigation ratio of approximately 1.5 to 1 (as submitted to the City on July 26, 2017) is approved. Mitigation construction plans shall be submitted to the City in a CC-Plan format within two weeks from the date of this letter.
- OhioHealth agrees that future redevelopment of the North Parking Lot site, and also of the OhioHealth-owned parcel on the north side of Turkey Run between Olentangy River Road and State Route 315 will be required to remove current encroachment into Turkey Run SCPZ. Additionally, OhioHealth agrees to conduct a feasibility study of widening Turkey Run floodplain in this area, and also restoring tree canopy in the riparian corridor. Study recommendations will be considered as part of this future redevelopment.
- Additional Slyh Run SCPZ mitigation will be required for the public portion of the OhioHealth Administrative Offices redevelopment. The extent and nature of this mitigation to be determined at a later date, when the development plans for this portion of the project become available.
- Storm CC-Plans and Stormwater Management Report to be submitted and approved by the City

We will complete the review process for the North Parking Lot Plans CC-17774 based on this Variance conditional approval.

No approval contained herein relieves or absolves the applicant of any provisions of applicable state or federal laws. Please contact Private Development Section Manager Greg Fedner, P.E. at 614-645-8072 with any questions.

Sincerely,

John G. Newsome / GF

John G. Newsome, P.E., Administrator
Division of Sewerage and Drainage

pc: Variance Review Committee
File