

Kristin L. Atha
Director

July 18, 2022

James Whitacre, P.E.
Managing Partner
Advanced Civil Design, Inc.
Engineers and Surveyors
781 Science Boulevard, Suite 100
Gahanna, OH 43230

RE: Stormwater Drainage Manual (SWDM) Type II Variance Request – Winchester Park Industrial

Mr. Whitacre:

This letter is in response to the subject variance request Type II (Non-Stream) to the SWDM Section 3.1 *Stormwater Control Practices - General Criteria*. More specifically, exemption is being sought from the SWDM Section 3.1 requirement prohibiting placement of Stormwater Control Practices (quantity) within the 100-year floodplain.

The request was initially submitted to the City on May 27, 2022, with a subsequent final resubmission on June 27, 2022. The Variance Review Committee has met and reviewed the initial submittal of the subject Variance Request on June 8, 2022, and then to review the final submittal on July 13, 2022. As part of the Variance review process, the subject Variance request was posted on the City website on June 2, 2022 to solicit public comments. No public comments were received by the posted due date.

The submitted Variance Request was found by the Variance Review Committee to be in compliance with the SWDM Non-Stream Type II Variance application requirements.

Three alternatives were considered within the application - Full Compliance, Minimal Impact and the Preferred Alternative.

- Full Compliance Alternative – Detention basin is located outside of the floodplain, reducing the size of the proposed building by one third, making the proposed cross-docked layout unfeasible. Additionally, the basin would be in conflict with the existing AEP easement. These issues would make the proposed development not viable.
- Minimal Impact Alternative – Detention basin placed partially within the existing floodplain. This option also negatively impacts the size of the proposed building, making it smaller and no longer marketable. This Alternative has also been found to be not viable due to functional and economic hardship.
- Preferred Alternative – A portion of the proposed detention basin will stay within the floodplain. The rest of the development area is planned to be taken out of the floodplain via LOMR-F. Compensatory storage to be provided within the SCPZ, with the required revegetation/reforestation. The proposed



cross-docked building will be of the optimal size, maximizing beneficial space use and making the proposed development economically and functionally viable.

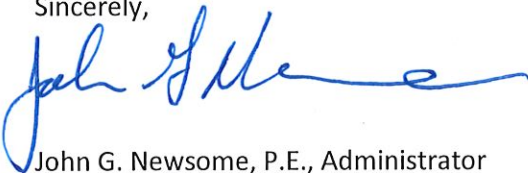
Upon reviewing and discussing the application submitted by the applicant, the Variance Review Committee agreed with the applicant that the Preferred Alternative represents a viable development plan showing the development team's good faith effort to comply with the applicable SWDM requirements. The Committee further agreed with the applicant's argument that both the Full Compliance and the Minimal Impact Alternatives would impact functional and economic viability of the proposed warehouse project making it infeasible. The proposed reforestation/revegetation plan is compliant with the SCPZ replanting requirements as provided by the City.

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

- Storm CC-Plan and Stormwater Management Report compliant with the 2021 SWDM must be submitted and approved by the City of Columbus.
- The proposed detention basin spillway elevation to be 12 inches or more above the BFE, and the top of embankment elevation to be 12 inches or more above the 100-year ponding elevation, with a backwater device at the basin's outlet.

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

Sincerely,



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

ec: Variance Review Committee
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