



CINCINNATI  
COLUMBUS  
DAYTON  
LOUISVILLE

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January 28, 2022

City of Columbus, Division of Sewerage & Drainage  
910 Dublin Road  
Columbus, Ohio 43215

ATTN: Mr. Douglas Holz, P.E.  
Mr. Greg Fedner, P.E.

RE: Directions for Youth and Family Services – 3840 Kimberly Parkway North  
PID# 010-009460

Mr. Holz and Mr. Fedner,

We would like to request a Type III Variance from the City of Columbus' Storm Water Drainage Manual (SWDM), for the referenced project. Using the formula in the Columbus Stormwater Drainage Manual and the drainage area from StreamStats, 10.9 square miles, it was determined the proposed development site has a 125' Stream Corridor Protection Zone (SCPZ) setback from the centerline of Mason Run along the west side of the property encompassing 0.83 acres of the 2.523 acre site. The current limits of the SCPZ are creating a hardship for the owner. This site was originally developed in the 1970s prior to the establishment of the SCPZ. Approximately 33% of their site is impacted by the SCPZ.

Since the site was developed prior to the establishment of the SCPZ in 2006, there is a large area of maintained lawn space within the SCPZ. It is our understanding that since this area is regularly mowed and maintained, it is considered an encroachment within the SCPZ, see Plan Sheet 1. As part of the mitigation of this area, detailed in a later section, we propose to reseed this area with native no-mow type grasses and/or meadow type grasses.

The proposed development will not disturb Mason Run or the subsequent floodway. We are seeking a Type III Variance to remove the eight (8) existing trees currently inside of the SCPZ and to construct an outdoor amphitheater. We are also seeking to adjust the SCPZ limits to allow for the owner to maintain the west side of the building.

Guidance from the Army Corp of Engineers Ohio Interagency Review Team for Stream Mitigation was reviewed to determine the suggested mitigation ratio for the proposed disturbances within the SCPZ. Based on the criteria for the suggested ratios the proposed site disturbance falls within the extra buffer area, greater than 50 ft from the stream. Re-establishment of the SCPZ, as a form of mitigation, provides a credit ratio of 1:4.

### **Fully Compliant Alternative (See Plan Sheet 2)**

A fully compliant alternative would maintain the area within the SCPZ. The size and drip lines of several existing conifer trees straddle the SCPZ limits. Six (6) existing evergreen trees fall within 15' of the SCPZ line just south of the existing basketball court. These six trees consist of the following caliper sizes: 6", 10", 12", 15", 30", and 35". These trees will likely survive the demolition of the existing basketball court and sidewalk but the construction of the proposed building outside of the SCPZ will likely destroy enough roots to kill the tree. If the trees survive construction of the new building, they will likely need to be trimmed mid branch to keep them from growing into



the building which would not be healthy for the tree. There are also two (2) existing evergreen trees just to the west of the existing building located within the SCPZ with caliper sizes of 18” and 24”. These two trees will be impacted by the demolition of the existing building and may not survive construction.

Several allowable activities are planned to occur within the SCPZ as part of this project. Grading activities for compensatory floodplain storage and demolition of the existing building and asphalt basketball court are both partially located within the SCPZ. Both of these items are allowable activities within the SCPZ per Section 1.3.4 of the City of Columbus Stormwater Drainage Manual.

The fully compliant alternative produces a significant hardship for Directions for Youth and Families. With 33% of the existing site being taken up by the SCPZ, the site is limited on developable space. A variance is already being pursued for the parking on site. With the limited usable area, the northwest corner of the building will only sit 3.27’ off the SCPZ while the western wall will be as close as 2.85’. This limited space will not allow the owner to access the side of the building for maintenance purposes causing a significant hardship and potential for major costs if proper equipment cannot be brought in to maintain the side of the building. The existing trees along the boundary of the SCPZ that cannot be removed without this variance will be within 10’ of the west side of the building. This will increase the chances of potential damage to the western side of the building creating a significant hardship if any damage would be incurred. These existing trees and other vegetation would grow into and on the proposed building and will lead to long term damage of the structure. The proper equipment to repair any damage and perform routine maintenance would be extremely difficult to bring in due to the limited space between the building and the SCPZ. Maintenance difficulties include gutter maintenance, clearing of brush growing in from the SCPZ and trimming trees. The 9.51’ strip of land being requested in the minimal impact alternative and the preferred alternative will provide the necessary space to properly maintain and secure the exterior of the building. If the 9.51’ strip of land is not provided around the exterior of the building, the building as being currently proposed will not be able to be constructed due to the many maintenance concerns.

Reducing the footprint of the building or shifting the building to the east to provide the necessary area to maintain the building is not an option for the project. The proposed building footprint is abutting the parking lot on the east side. The parking lot is very near the edge of the property line, leaving no room to shift the building east further off the SCPZ. If the building footprint is reduced, the number of services that can be offered at this location and the size of the educational and after school programs will be reduced due to space constraints. Directions for Youth and Families is a 501(c)(3) nonprofit organization that strives to fulfil their mission of inspiring hope, strengthening families, and transforming communities by improving both individual and family well-being through counseling and educational programming. Reducing the building square footage would potentially have the greatest effect on the gymnasium and the music rooms. The purpose of the gymnasium is to provide the students with a proper high-school sized indoor basketball court for year-round recreation, as well as a venue for large family and community events. This portion of the building has already been squeezed down to its minimum size that will allow both movement around the court and limited spectator seating. If the gym were to shift towards the east, reducing the footprint of the main portion of the building, the size of the adjacent music rooms would be minimized, limiting the number of students that can participate in their esteemed music program. The music programming is one of the most popular activities they provide; in fact, they have and plan to continue to put on concerts for the kids’ families and the surrounding community to showcase the kids’ talents and achievements.

**Minimal Impact Alternative (See Plan Sheet 3)**

A minimal impact alternative would remove eight (8) existing evergreen trees within the SCPZ. These trees include the six (6) trees to the south of the basketball court (caliper sizes: 6”, 10”, 12”, 15”, 30”, and 35”) as well as the two (2) trees to the west of the existing building (caliper sizes: 18” and 24”). The six (6) trees to the south of



the existing basketball court are proposed to be removed due to their proximity to the proposed building. They provide many maintenance concerns as discussed above and may not survive construction due to their proximity to the building. The two (2) trees to the west of the existing building are proposed to be removed to ease in the demolition of the existing building. The two (2) trees are in poor health currently and may not survive the removal of the existing building. The five (5) proposed trees that will replace the two (2) existing trees will have a much larger impact on the long-term health of the SCPZ. Photos of the eight (8) existing trees can be found in Appendix A. It is proposed for these eight (8) trees to be replaced to meet the City of Columbus' tree replacement requirements. The tree replacement calculations can be found on plan sheet 5, Mitigation Plan, of the attached exhibits. Additionally, the limits of the SCPZ would be reduced to allow the Owner 9.51' of space from the western building face to access and maintain the proposed building alleviating the hardship mentioned in the fully compliant alternative. The proposed encroachment for the SCPZ is 1,126 SF as part of the Minimal Impact Alternative. It is proposed to mitigate 22,792 SF of SCPZ as part of this Minimal Impact Alternative. The proposed mitigation area exceeds the 1:4 credit ratio suggested for the extra buffer area as noted above.

The minimal impact alternative alleviates the building maintenance hardship, but it does not allow for Directions of Youth and Families to build the amphitheater. The amphitheater provides the community center with an outdoor venue to host community events. The interior of the building allows space for families to gather and observe performances by the kids, but the amphitheater provides a space where the organization can invite community members to experience the impact Directions for Youth and Families is providing for their neighborhood. The terraced seating allows 70+/- spectators to gather outdoors to enjoy performances. Directions for Youth and Families is partnering with the Columbus Symphony Orchestra and will have members of the orchestra visit the community center to perform with the students. The outdoor amphitheater provides a unique setting where the students can learn and watch performances from members of the symphony with the backdrop of the natural stream behind. The amphitheater is located on an area of the site to reduce any noise impact on neighboring properties. Directly behind the amphitheater is a wooded area along with Mason Run which will reduce any noise impact on the properties to the west and south and is located far enough away from the apartments to the north and east to reduce the noise impact. Additionally, the proposed location for the amphitheater gives it visibility to the public from the street and sidewalk, bringing more recognition to the facility, and a welcoming atmosphere when events are performed there. The organization also plans to use the amphitheater to host outdoor community movie nights as a way of bringing people together and being an open, inclusive and welcoming entity within the neighborhood. If the amphitheater is not able to be constructed, the programming and community partnerships planned at this facility will have to be altered. This will affect the children's learning experiences and negatively impact the facilities ability to host community events. This will reduce the impact the facility will have on the community and may force Directions for Youth and Families to reconsider its plans to redevelop the site.

**Preferred Alternative (See Plan Sheet 4)**

The preferred alternative for the development of this site would impact 4,774 sf of the existing SCPZ. In addition to the work noted in the Minimal Impact Alternative, an outdoor amphitheater would be developed as part of the Preferred Alternative. Mimicking the topography of adjacent areas, the proposed amphitheater, with concrete terraced seating, would be constructed in the limits of the demolished building footprint. It is proposed to mitigate 19,137 SF of SCPZ as part of this Preferred Alternative, see Sheet 5. The proposed mitigation area exceeds the 1:4 credit ratio suggested for the extra buffer area as noted above. While the Preferred Alternative does construct new impervious area within the SCPZ, the overall project will reduce the impervious area within the SCPZ. The existing site has 20,522 sf of impervious area draining directly to the stream with 6,705 sf of this impervious area



draining from the existing parking lot and dumpster storage area. After development, only 4,618 sf of impervious area will be draining directly to the stream. These areas are the concrete for the amphitheater as well as the impervious area surrounding the proposed gardens. All parking areas and the majority of the roof areas will be routed to the proposed underground detention system where water quality treatment will be provided before being released to the City of Columbus public storm sewer system. This will improve the quality of the runoff being directly drained to Mason Run thus improving the overall water quality of the watershed.

### **Proposed Mitigation Plan (See Plan Sheet 5)**

As part of the proposed project, 19,137 sf of the SCPZ will be mitigated. This area is located within an extra buffer area being greater than 50' from the stream edge but closer than 150'. The proposed plan is to re-establish the extra buffer area that is currently being used for unpermitted uses. Using the 1:4 credit ratio described earlier, 4,784 sf of mitigation credits will be created with this re-establishment. This will account for the 4,774 sf of proposed encroachments in the SCPZ. The 19,137 sf of area being mitigated is currently being used as a maintained lawn area as well as an existing building and basketball court. The maintained lawn and impervious surfaces were all constructed prior to the establishment of the SCPZ in 2006 and are considered existing encroachments. To mitigate these existing encroachments, the existing impervious area will be removed and replaced with native grasses, the existing trees being removed will be replaced with native tree species, and the existing maintained lawn area will be replaced with native grasses.

Eight (8) evergreen trees are being removed as part of the new construction. Nineteen (19) 2.5" caliper trees are being installed as mitigation for these trees per zoning requirements and the City of Columbus Tree replacement policy. These trees are a mixture of deciduous and evergreen trees and were selected from native and/or adaptive species as follows:

- Acer saccharum* 'Green Mountain' (Green Mountain Sugar Maple)
- Betula nigra* 'Heritage' (Heritage River Birch)
- Cercis canadensis* (Redbud)
- Cornus florida* (Flowering Dogwood)
- Crataegus viridis* 'Winter King' (Winter King Hawthorn)
- Gymnocladus dioica* 'Espresso' (Espresso Kentucky Coffeetree)
- Liriodendron tulipifera* (Tulip Tree)
- Nyssa sylvatica* (Black Gum)
- Platanus occidentalis* (American Sycamore)
- Quercus palustris* (Pin Oak)
- Juniperus virginiana* (Eastern Red Cedar)

The proposed trees will be installed along the eastern edge of the stream in a naturalistic pattern. This will enhance the existing stream corridor by adding more vegetation and widening the forested edge; reinforce the existing stream edge through additional root growth that will stabilize the soil and prevent erosion; and create a stronger buffer through a more visually dense edge. Both shade and understory trees are proposed in order strengthen the natural appearance and create a more pleasing visual appearance through a variety of bloom times, leaf colors, and branching habits.



The wide variety of tree species were chosen in order to create more diversity in this area for both environmental and educational purposes. From an environmental viewpoint, planting different species provides more habitat options for local animals through different fruit types and nesting options. From an educational standpoint, a wider range of species provides more opportunity for teaching moments about different plant types, seeds, growth patterns, bloom times, and so forth.

The mitigation area will be seeded with a no-mow seed mix that will create an open space between the proposed building and the stream corridor but provide a naturalistic appearance. No-mow seed mixes do not need to be maintained like a traditional lawn and can be grown wild. This seed mix will create a natural, undulating appearance, with enough height on it for smaller animals to hide; once established, will prevent erosion of the area in the SCPZ; and will limit the use of natural resources in maintaining this area. The seed mix used for this project will be the “Native Short Grass Seed Mix” (item #MSG03) Manufactured by Ohio Prairie Nursery or approved equal. (Species include schizacryrium scoparium, elymus virginicus, elymus canadensis, bouteloua curtipendula, tridens flavus, sporobolus heterolepis and agrostis perennans)

After construction, the mitigation area and the remainder of the SCPZ on site will be placed in a conservation easement per Section 1.3.2 of the City of Columbus Stormwater Drainage Manual. This will ensure that the area remains in a natural state and performs its inherent function of erosion protection, flood storage, and water quality protection.

Overall, we are seeking a Type III Variance from the City of Columbus’ Storm Water Drainage Manual (SWDM) for the purpose of removing and replacing existing trees withing the SCPZ, creating a buffer between the proposed building and the SCPZ allowing the owner to properly maintain the building, and constructing the proposed concrete amphitheater within the existing SCPZ. The proposed encroachments into the SCPZ will be mitigated by returning the existing encroachment area back to its natural state. Due to the size of the existing encroachment, the SCPZ will be drastically improved through the mitigation plan even with the proposed encroachments. If the variance is not granted, a sufficient hardship will be created that will require Directions for Youth and Families to reconsider their plans to redevelop this site into a great community asset. This will cause a negative impact on the surrounding community by preventing one of Central Ohio’s largest and oldest mental and behavioral health organizations from expanding their footprint in the area.

We appreciate your consideration. Thank you!

Sincerely,  
THE KLEINGERS GROUP

A handwritten signature in blue ink that reads "Matthew J. Lillie". The signature is written in a cursive style.

Matthew Lillie, P.E.  
Engineer II

cc: FILE

**APPENDIX A**



*Figure 1 - Two (2) existing trees west of existing building*



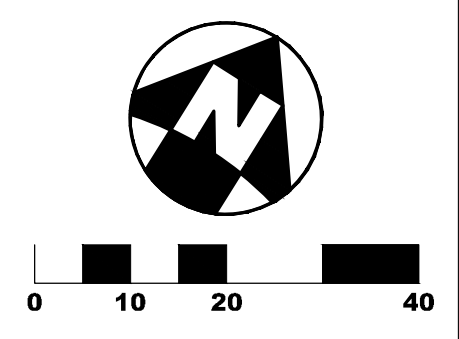
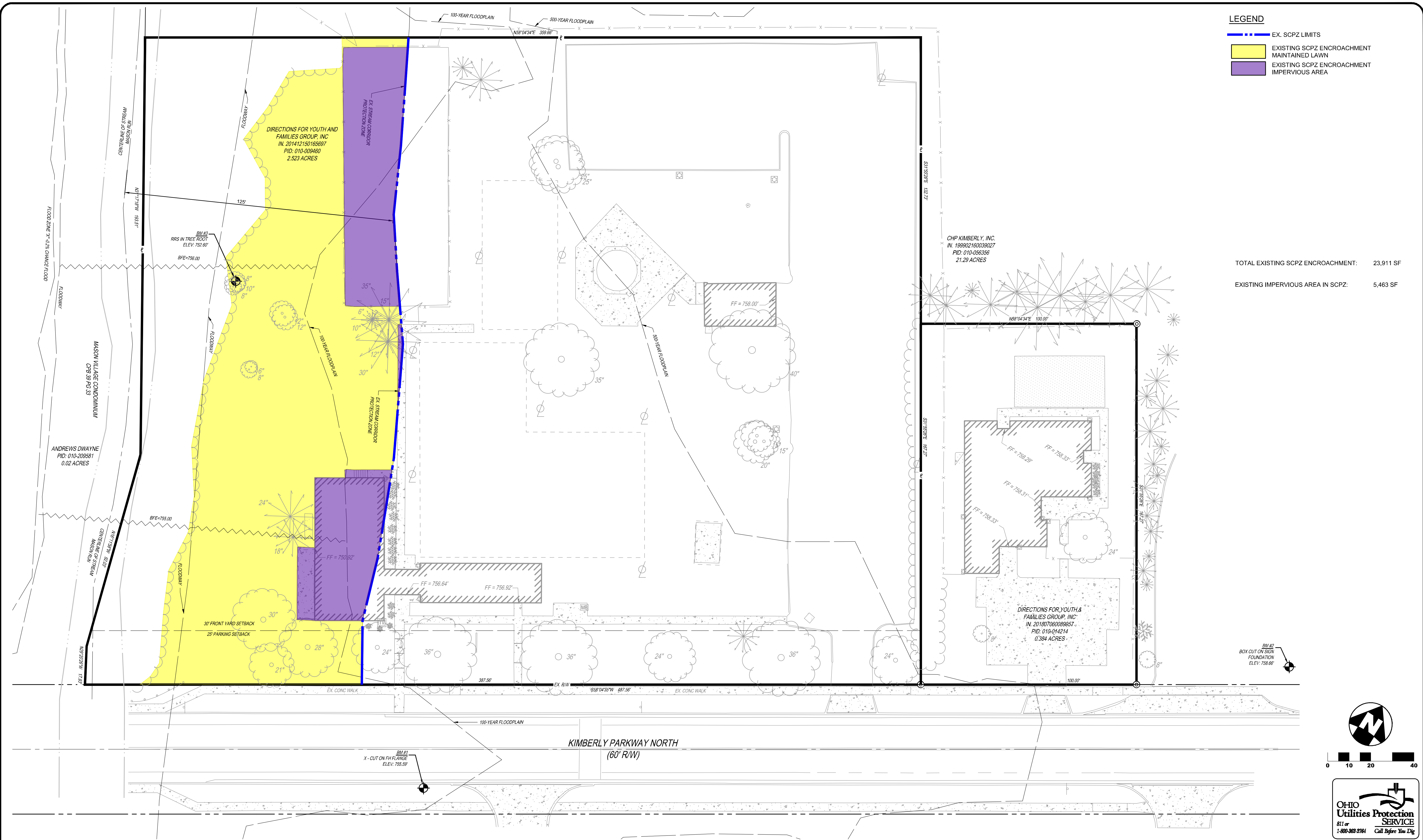
*Figure 2 - Six (6) existing trees south of existing basketball court*

**LEGEND**

- — — EX. SCPZ LIMITS
- EXISTING SCPZ ENCROACHMENT MAINTAINED LAWN
- EXISTING SCPZ ENCROACHMENT IMPERVIOUS AREA

TOTAL EXISTING SCPZ ENCROACHMENT: 23,911 SF

EXISTING IMPERVIOUS AREA IN SCPZ: 5,463 SF



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NO.	REVISION	DESCRIPTION	INITIAL	DATE

**SCPZ VARIANCE SUBMITTAL  
EXISTING ENCROACHMENTS**

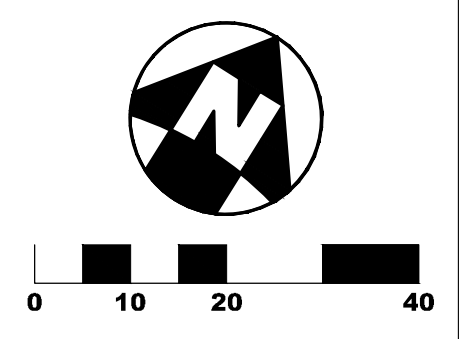
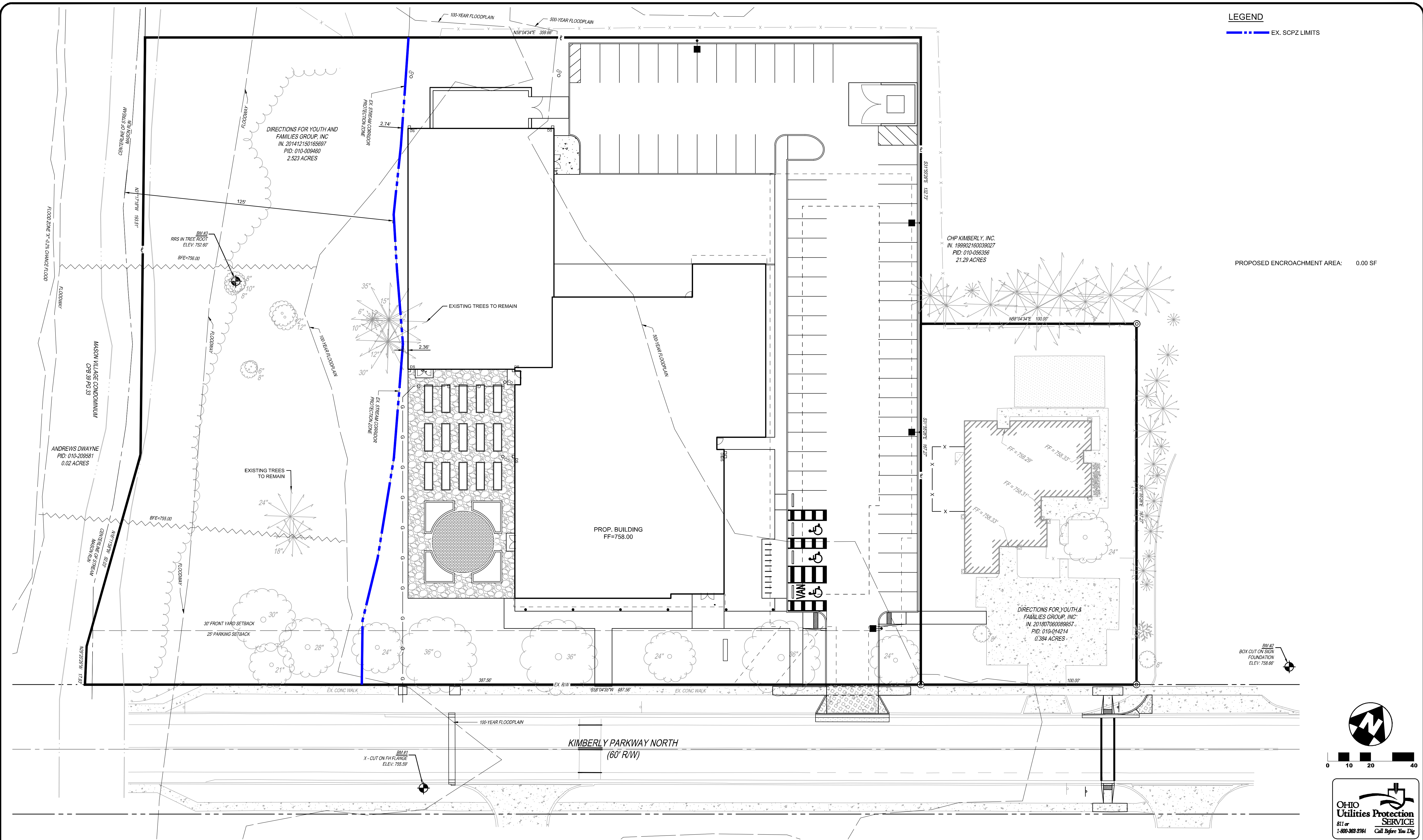
**DIRECTIONS FOR YOUTH AND FAMILY SERVICES  
3840 KIMBERLY PARKWAY NORTH  
CITY OF COLUMBUS  
FRANKLIN COUNTY, OHIO**

DATE	01-20-2022	JOB NO.	210008.000
SCALE	1" = 20'	SHEET	1/5

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**LEGEND**  
 ■■■■■ EX. SCPZ LIMITS

PROPOSED ENCROACHMENT AREA: 0.00 SF



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NO.	REVISION	DESCRIPTION	INITIAL	DATE

**SCPZ VARIANCE SUBMITTAL  
 FULL COMPLIANCE**

**DIRECTIONS FOR YOUTH AND FAMILY SERVICES  
 3840 KIMBERLY PARKWAY NORTH  
 CITY OF COLUMBUS  
 FRANKLIN COUNTY, OHIO**

DATE	01-20-2022	JOB NO.	210008.000
SCALE	1" = 20'	SHEET	2/5

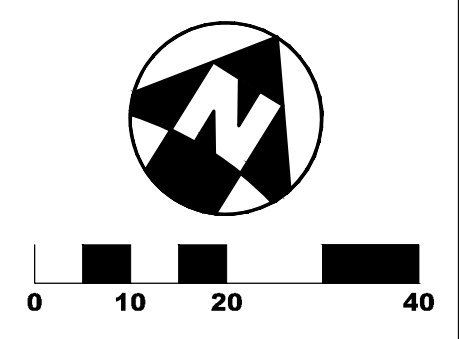
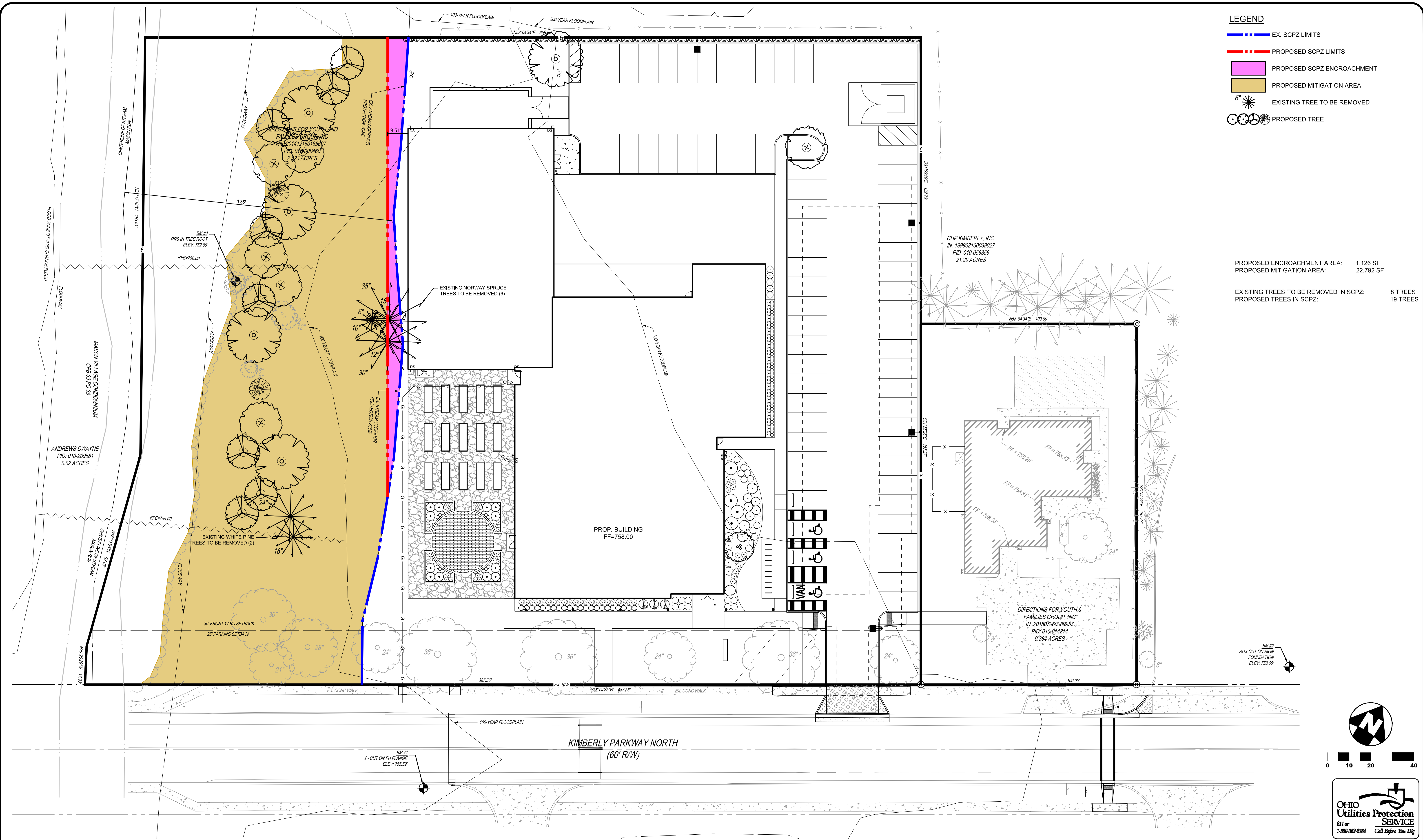
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- LEGEND**
- EX. SCPZ LIMITS
  - PROPOSED SCPZ LIMITS
  - PROPOSED SCPZ ENCROACHMENT
  - PROPOSED MITIGATION AREA
  - EXISTING TREE TO BE REMOVED
  - PROPOSED TREE

PROPOSED ENCROACHMENT AREA: 1,126 SF  
 PROPOSED MITIGATION AREA: 22,792 SF

EXISTING TREES TO BE REMOVED IN SCPZ: 8 TREES  
 PROPOSED TREES IN SCPZ: 19 TREES



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REV	REVISION DESCRIPTION	INITIAL	DATE

**SCPZ VARIANCE SUBMITTAL  
 MINIMAL IMPACT**

**DIRECTIONS FOR YOUTH AND FAMILY SERVICES  
 3840 KIMBERLY PARKWAY NORTH  
 CITY OF COLUMBUS  
 FRANKLIN COUNTY, OHIO**

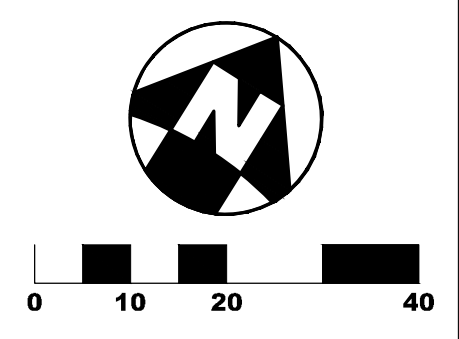
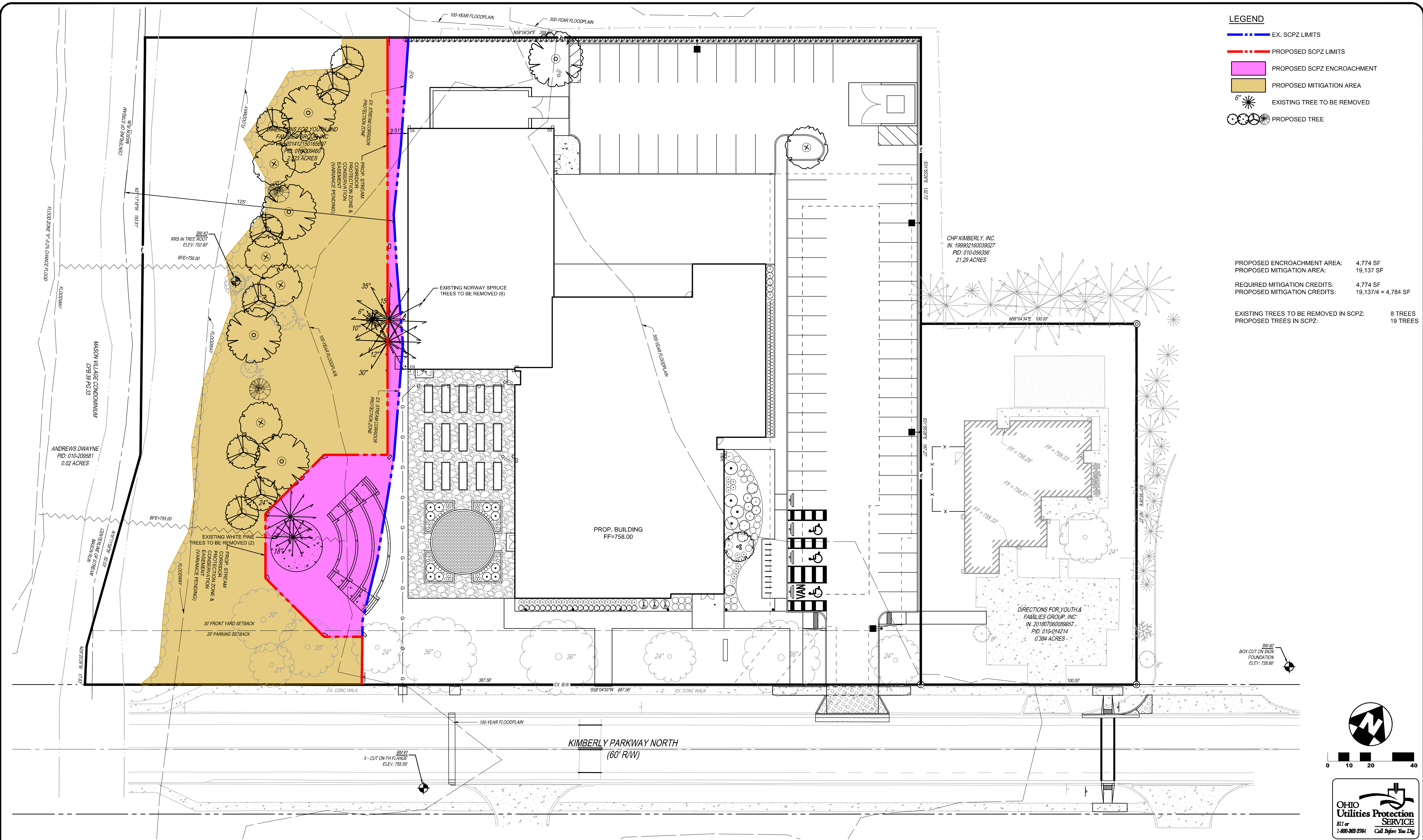
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SCALE	1" = 20'	SHEET	3/5

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- LEGEND**
- EX. SCPZ LIMITS
  - PROPOSED SCPZ LIMITS
  - PROPOSED SCPZ ENCROACHMENT
  - PROPOSED MITIGATION AREA
  - EXISTING TREE TO BE REMOVED
  - PROPOSED TREE

PROPOSED ENCROACHMENT AREA: 4,774 SF  
 PROPOSED MITIGATION AREA: 19,137 SF  
 REQUIRED MITIGATION CREDITS: 4,774 SF  
 PROPOSED MITIGATION CREDITS: 19,137/4 = 4,784 SF

EXISTING TREES TO BE REMOVED IN SCPZ: 8 TREES  
 PROPOSED TREES IN SCPZ: 19 TREES



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REV	REVISION DESCRIPTION	INITIAL	DATE

**SCPZ VARIANCE SUBMITTAL  
 PREFERRED ALTERNATIVE**

**DIRECTIONS FOR YOUTH AND FAMILY SERVICES  
 3840 KIMBERLY PARKWAY NORTH  
 CITY OF COLUMBUS  
 FRANKLIN COUNTY, OHIO**

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SCALE	1" = 20'	SHEET	4/5

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KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
<b>DECIDUOUS TREES:</b>					
ACE SAC	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2.5" CAL. MIN.	B&B	
BET NIG	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	14' HT. MIN.	B&B	3-STEM TRUNK
CER CAN	CERCIS CANDENSIS	REDBUD	8' HT. MIN.	B&B	3-STEM TRUNK
COR FLO	CORNUS FLORIDA	FLOWERING DOGWOOD	2.5" CAL. MIN.	B&B	SINGLE STEM
CRA VIR	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2.5" CAL. MIN.	B&B	SINGLE STEM
GYM DIO	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2.5" CAL. MIN.	B&B	
LIR TUL	LIRIODENDRON TULIPIFERA	TULIP TREE	2.5" CAL. MIN.	B&B	
NYS SYL	NYSSA SYLVATICA	BLACK GUM	2.5" CAL. MIN.	B&B	
PLA OCC	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2.5" CAL. MIN.	B&B	
QUE PAL	QUERCUS PALUSTRIS	PIN OAK	2.5" CAL. MIN.	B&B	
<b>EVERGREEN TREES:</b>					
JUN VIR	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8' HT. MIN.	B&B	

TREE REPLACEMENT PLAN			
EXISTING TREE TRUNK DIAMETER SIZE	REPLACEMENT RATIO	EXISTING TREES REMOVED	REQUIRED 2.5" REPLACEMENT TREES
≥12"	1:1	3	3
12"-18"	1:2	2	4
18"-24"	1:3	1	3
24"-30"	1:4	1	4
>30"	1:5	1	5
TOTAL REQUIRED 2.5" REPLACEMENT TREES			19
TOTAL PROVIDED 2.5" REPLACEMENT TREES			19

- LEGEND**
- EX. SCPZ LIMITS
  - PROPOSED SCPZ LIMITS
  - PROPOSED SCPZ ENCROACHMENT
  - PROPOSED MITIGATION AREA TO BE PLANTED WITH NATURAL GRASSES
  - EXISTING TREE TO BE REMOVED
  - PROPOSED TREE

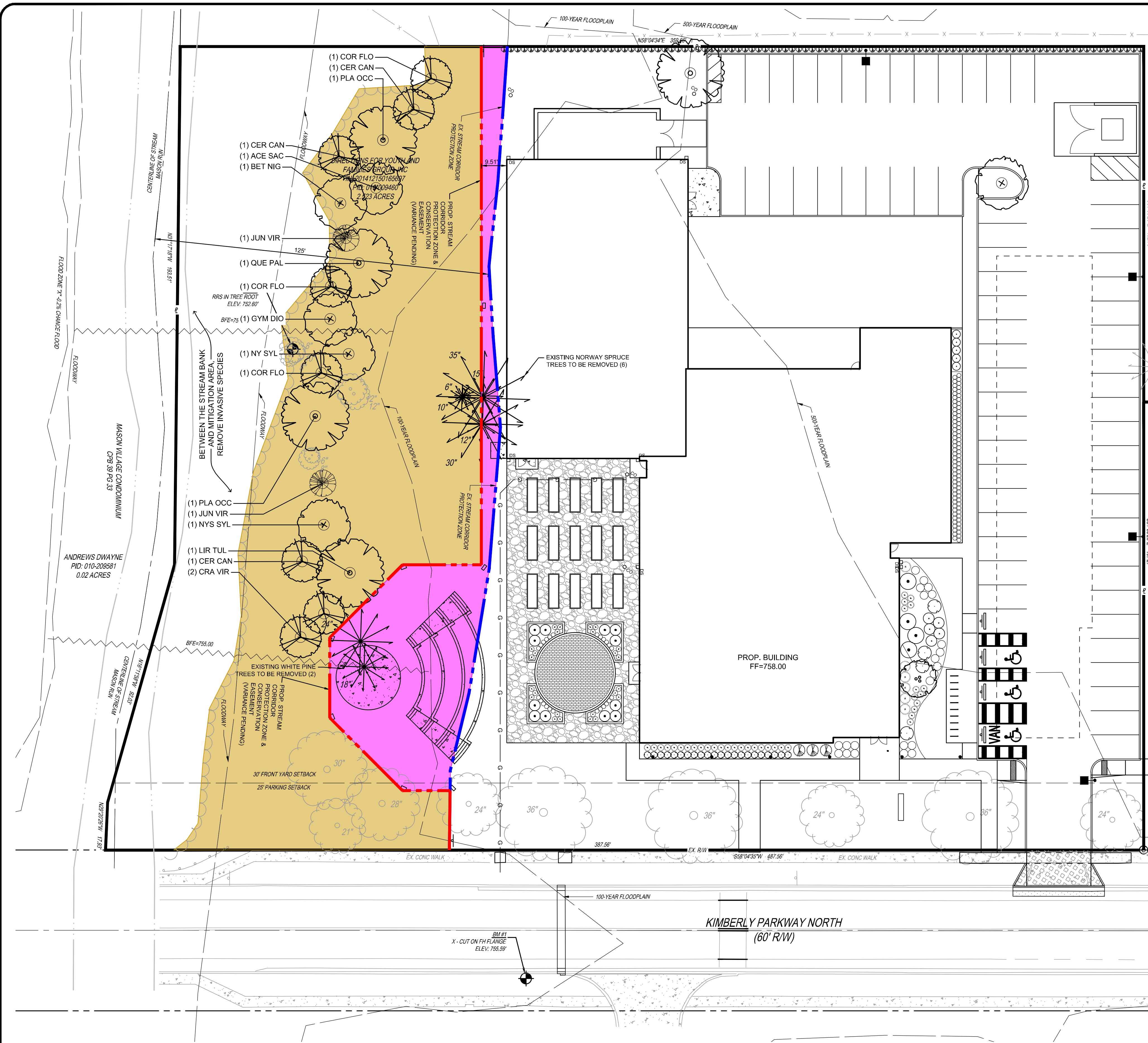
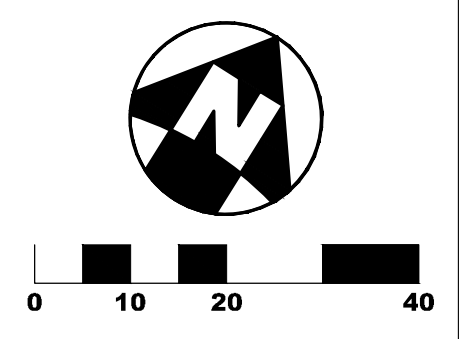
PROPOSED ENCROACHMENT AREA: 4,774 SF  
 PROPOSED MITIGATION AREA: 19,137 SF  
 REQUIRED MITIGATION CREDITS: 4,774 SF  
 PROPOSED MITIGATION CREDITS: 19,137/4 = 4,784 SF

**MITIGATION AREA SEED MIX:**  
 GRASS SEED: FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH AOSA'S "RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.

SEED MIX: SEED OF GRASS SPECIES AS FOLLOWS, WITH NOT LESS THAN 95 PERCENT GERMINATION, NOT LESS THAN 100 PERCENT PURE SEED, AND COMPLETELY FREE OF NOXIOUS WEEDS AND GRASSES.

- "NATIVE SHORT GRASS SEED MIX" (ITEM #MSG03) MANUFACTURED BY OHIO PRAIRIE NURSERY, APPROVED EQUAL. (SPECIES INCLUDE SCHIZACYRIUM SCOPARIUM, ELYMUS VIRGINICUS, ELYMUS CANADENSIS, BOUTELLOU CURTIPENDULA, TRIDENS FLAVUS, SPOROBOLUS HETEROLEPIS AND AGROSTIS PERENNANS)
- INSTALL PER MANUFACTURE'S RECOMMENDATIONS.

BM #2  
 BOX CUT ON SIGN FOUNDATION  
 ELEV. 758.66'



CHP KIMBERLY, INC.  
 IN. 193802160039027  
 PID: 010-056356  
 21.29 ACRES

DIRECTIONS FOR YOUTH & FAMILIES GROUP, INC.  
 IN. 201807060089857  
 PID: 010-014214  
 0.384 ACRES

PLANS PREPARED BY: THE KLEINGERS GROUP

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**SCPZ VARIANCE SUBMITTAL  
 PROPOSED ENCROACHMENTS &  
 MITIGATION PLAN**

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 3840 KIMBERLY PARKWAY NORTH  
 CITY OF COLUMBUS  
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