

TRACIE DAVIES
Director

October 30, 2020

Mark Larrimer, P.E.
Moody Engineering LLC.
300 Spruce Street, Suite 200
Columbus, OH 43215

RE: Stormwater Drainage Manual (SWDM) Type III Variance Request – Post Oak Station Renovation and Early Learning Center Development, 1383 Vida Way, Columbus Oh 43228

Mr. Larrimer:

This letter is in response to the subject variance request to the SWDM Section 1.3 – Stream Corridor Protection Zone. More specifically, SWDM Section 1.3.2 provides for permanent protection of the Stream Corridor Protection Zone (SCPZ), and Section 1.3.3 lists specific activities and facilities prohibited within the SCPZ, which include commercial business activities, filling, excavation and other changes in topography within the SCPZ. A variance is requested to allow removal of one existing residential building, renovation of 142 housing units, construction of an Early Learning Center, and construction of two new one-story ADA-accessible residential buildings (8 units total).

The request was submitted to the City on September 24, 2020. As part of the Variance review process, the subject Variance request was posted on the City website on October 13, 2020 to solicit public comments. By the due date of October 27, 2020 no public comments were received. The Variance Review Committee met and reviewed the subject Variance Request on October 30, 2020.

The submitted Variance Request was found by the Variance Review Committee to be in compliance with the SWDM Stream Protection Type III Variance application requirements. Three alternatives were considered within the application for the requested Section 1.3 variance - Full Compliance, Minimal Impact and the Preferred Alternative.

Under the Preferred Alternative, development of the two proposed ADA-accessible residential buildings and the Early Learning Center (ELC) is proposed within the SCPZ currently utilized as a mowed lawn area within the existing apartment complex. No trees will be removed within the SCPZ, and no direct stream impact is proposed.

Under the Minimal Impact Alternative, the proposed ELC building would need to be reduced in size in order to keep it outside of the SCPZ.

Under the Full Compliance Alternative, no work will be performed within the SCPZ, reducing the footprint of both the ELC building as described under the Minimal Impact Alternative as well as removing two units from the proposed ADA building.



The applicant proposes to mitigate the proposed Preferred Alternative 0.24 acre SCPZ impact by on-site mitigation. Additional 0.24 acre SCPZ is proposed to be created, in accordance with the required on-site mitigation 1:1 ratio. Re-establishment and extension the SCPZ in the SW portion of the site is proposed with planting the area with a native short meadow seed mix, protecting the area with the SCPZ signs and abstaining from lawn maintenance activities, including mowing. The mitigation proposal will comply with and exceed the SWDM requirement of creating SCPZ equivalent to the disturbed SCPZ.

Upon reviewing and discussing the application submitted by the applicant, the Variance Review Committee agreed with the applicant that the Preferred Alternative with the proposed SCPZ mitigation represents the development team's good faith effort to comply with the SWDM stream protection requirements to the maximum practical extent. The Committee further agreed with the applicant's argumentation that both the Full Compliance and the Minimal Impact Alternatives would impact the intended functionality of the proposed redevelopment to a point of making it unfeasible.

In light of the above, the subject Variance Request (Type III SWDM Section 1.3), Preferred Alternatives is conditionally approved contingent upon the following stipulations:

- Storm CC-Plans and Stormwater Management Report to be submitted to and approved by the City of Columbus. The plans shall include an SCPZ mitigation plan as conceptually described above and in the variance application.
- The existing remaining SCPZ outside the limits of the existing and proposed development, and the proposed mitigation SCPZ, will require a conservation easement to protect these areas in perpetuity.

No approval contained herein relieves or absolves the applicant of any provisions of applicable state or federal laws. Please contact Plan Review Section Manager Greg Fedner, P.E. at 614-645-8072 (GFedner@columbus.gov) with any questions.

Sincerely,



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

pc: Variance Review Committee
File