

From: [Amanda Ashton](#)
To: [Elaine McCloskey](#)
Subject: Please Read at 9/1 City Council Meeting: Davis Properties Concerns
Date: Wednesday, September 1, 2021 2:42:00 PM

Caution! This message was sent from outside your organization.

Delaware Ciy Council -

I built my home in Delaware just over 3 years ago. I chose Delaware in large part for the schools. I wanted to ensure that my son didn't grow up in a district where classroom sizes were so large that children weren't given an opportunity to be addressed as individuals, and that teachers weren't functioning as mere childcare providers.

The growth in the last 3 years has been largely predictable. The new builds (including the apartments within this ward), were all zoned accordingly. It was inevitable. I believe the City Council worked hard to address the citizen concern. Additionally I think the school system rose to the occasion and made changes to meet some/most of the needs that the new growth has created. I cannot say the same thing for this new proposal.

This land is zoned as "agriculture". As such - when building residents didn't have a concern for additional homes netting a significant increase in student attendance within the already taxed local school district. There was no concern for additional traffic taxing the existing infrastructure within the area. There was no concern for the inevitable threats to our wonderful and peaceful little town that come with urban sprawl: pollution, loss of wildlife habitat, reduction in green space, and crime. I'd like to say that these concerns alone would prevent this development from happening. I would love to see Delaware continue to make improvements to the existing areas in an effort to bring in new retail revenue before building new. That said - there may not be any way to put this genie back in the bottle. If that is the case, I'm begging our City Council to require the developer to have some skin in the game by providing the following:

1. funding for new schools or additions to existing structures (elementary, middle, high) based on a NEW study of the area growth/development. The old study is outdated as it didn't include any of the new multi-family units in Delaware, or this new potential development.
2. significant traffic calming measures and routing to eliminate the dangers to existing neighborhoods
3. requirements for maintaining green space & not a public park that will require continuous upkeep and maintenance - actual green space
4. limitations on housing - absolutely NO multi-family units
5. limitations on retail - no bars, fast food, or large box stores. Let's keep Delaware's small town feel.

Thank you for your voice and consideration of my concerns.
Amanda Ashton

Hello. My name is Cait Zimmerman & I live in the Heatherton subdivision on Houk Rd. I apologize I could not attend in person, but I feel there are many important things to consider when discussing this proposed development.

According to the United States Census website, the city of Delaware's population estimate as of July 2019 was 41,283 residents. That is an 18.7% increase from the last census in 2010. That estimate was also prior to the completion of many newer developments, including Heatherton, Enclave at Adalee, Lantern Chase, & The Flats on Houk. On top of that, we have even more still in development, such as Willowbrook & Springer Woods. And that's just on the west side of town. With an almost 19% increase in the population in just 9 years you would think that our infrastructure would also increase. It has not & continues to remain the same. Our schools are bursting at the seams. This proposed development falls within the Schultz district, which has the most students of any elementary in Delaware City Schools. At 757 enrolled students, it has 176 more than the next highest enrolled elementary school (which is Carlisle). And that doesn't even bring into question the capacities of Dempsey or Hayes. We see complaints multiple times a week of classroom sizes, bus limitations, and so much more. Yet, here we are, considering yet another development that will only worsen things in our schools & add extra stress on our teachers who have already endured so much. But sure... let's give them even more students & less resources.

Furthermore, there are only two main routes to get through Delaware (36 & 37), both of which are congested, causing many people on the west side of town to shop in Marysville or Lewis Center just to avoid the headache that is driving through Delaware. Does this help our local economy? No. No, it does not. Yet we want to add more housing to further the issue.

Population growth & lack of infrastructure considerations is one huge issue. But there are more. Let's consider the National Lime & Stone quarry & dispatch office. Yes, I understand they've been here longer & provide good income & jobs, so I am not complaining. But I do want to bring some thoughts to light that seem to be actively ignored. First, let's address the smaller issues. Traffic on Section Line Rd. is already a disaster due to the dump trucks pulling in and out of the quarry, often times pulling right out in front of vehicles. If we add these new proposed houses & structures, that traffic is only going to get worse. Also, the lime dust clouds that form from the blasting & the trucks already drop over onto the houses in Heatherton, literally covering our lawns & patios in quite a thick layer from time to time. We have a decent tree line between them & us, but you want to consider adding houses without much protection from that? Those are the minor issues with developing this land closer to the quarry. The largest issue that seems to be swept under the rug is the blasts alone. Yes, they are within legal limits. We have seismographs within Heatherton that prove that. However, just because they're within legal limits doesn't mean any additional housing should be built even closer. Our homes in Heatherton shake so badly during blasts that things fall off of walls, including the construction foamboard in the basement, and it scares our children & pets. That should be a very real, legitimate concern. If we build anything closer to that quarry, once potential buyers feel their first blast, they will quickly reconsider. Those homes will either sit vacant or the property values will plummet. Is that really what we want for Delaware?

But ultimately it still comes back to the schools. We are already at critical limits within our schools, yet we are here considering pushing those limits even further. We must build more schools before we can build more housing.

Thank you for listening and I sincerely hope you will take these concerns to heart & understand they are very real issues that need to be addressed for any development on the land in question.

From: [Lisa Keller](#)
To: [Elaine McCloskey](#)
Subject: Re: Davis Property
Date: Wednesday, September 1, 2021 3:49:45 PM

Thank you. I received some additional items of concern today-

1. funding for new schools or additions to existing structures (elementary, middle, high) based on a NEW study of the area growth/development. The old study is outdated as it didn't include any of the new multi-family units in Delaware, or this new potential development.
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Lisa M. Keller
City of Delaware
Council Member; 2nd Ward
(740) 203-1013
lkeller@delawareohio.net

From: Elaine McCloskey <EMcCloskey@delawareohio.net>
Sent: Wednesday, September 1, 2021 1:36 PM
To: Lisa Keller <lkeller@delawareohio.net>
Subject: RE: Davis Property

Thanks,

I have forwarded it on and also will make sure that they received it.

Thank you,

Elaine McCloskey
City Council Clerk
City of Delaware
1 S. Sandusky St.
Delaware, Ohio 43015
740-203-1013 office
740-203-1024 fax
www.delawareohio.net

From: Lisa Keller <lkeller@delawareohio.net>
Sent: Wednesday, September 1, 2021 10:05 AM
To: Elaine McCloskey <EMcCloskey@delawareohio.net>

Subject: Davis Property

Elaine,

On behalf of constituents of my ward, I am requesting this summary of their concerns be passed along to Planning Commission members discussing this concept plan.

The issues brought to my attention are:

***Quarry

Infrastructure and Traffic Concerns

Overcrowded Schools

Vacant store fronts while building more

Electric Grid outages in Heatherton neighborhood

Thank you,

Lisa M. Keller

City of Delaware

Council Member; 2nd Ward

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