

**From:** [Jeffrey Ruhl](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Preservation Parks  
**Date:** Wednesday, September 22, 2021 2:49:19 PM

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Caution! This message was sent from outside your organization.

To: Representatives of the City of Delaware, Preservation Parks, and Addison Properties:

I am writing to request a park on the A1 parcel in the proposed Addison Properties development.

We have lived at this address for 40 years. Our home borders to the north of the proposed development. One spring I counted 31 deer in the field behind our property and just this spring triplet fawns graced our lawn. I can't fathom the thought that all those trees and wildlife will be bulldozed in the name of progress. Without trees, none of us would be here!! Trees feed us; cool us, warm us, and most of all oxygen. At this pace we are on, our future generations will only see trees in books!

This land would be prime property for a City park, which would serve current residents with more nature trails and hiking as well as preserve the tree canopy and much of the streams and wetlands found on the land. In addition, I ask you to consider these reasons for a placement of a park on the land: the land includes many natural resources and so it lends itself to meeting the high priority needs of residents as identified in the most recent Parks and Recreation Needs Assessment Survey, including the residents' desire for nature trails; state and federal grants will help with park creation and funding; the area currently supports forest and wetland ecosystems and wildlife; the preservation of the tree canopy in this area is in keeping with Delaware's designation as a Tree City USA; the creation of a destination park along the US23 corridor would provide an attractive northern gateway to our city; once development has moved forward, it will be impossible to go back to park land and we will lose this opportunity forever; a wooded park with many natural features and wildlife would provide a unique park for the City of Delaware, as compared to our current parks that provide sports facilities; creation of a park next to existing residential areas will result in increased use of parks; a park in this area would also benefit from proximity to public transportation (e.g. a bus stop) and schools; because of its zoning, the development of the A1 parcel must include nearly 50 acres of green space (based on Delaware City Code 1134.05), and this could be incorporated into the new park to reduce the amount of acreage that would need to be purchased in order to conserve these natural resources; Smith Park does not serve the existing residents to the east because the railroad tracks create a barrier for access; the cost

to access Smith Park from the east would be better used to buy land for a park on the east side; Hayes Colony was developed without a park; Citizens of Delaware pay a large portion of the Preservation Parks budget, yet there aren't any Preservation Parks in the city; and this is the last large agricultural parcel with extensive natural resources in the northern portion of town.

I ask the representatives of the City and Preservation Parks to meet with the developer to discuss the purchase of the land for a park that will benefit the current and future residents of Delaware, Ohio. I also ask the developer to provide an alternate plan that incorporates a large park on the A1 parcel. Your attention to this matter before Addison Properties files with the City is greatly appreciated.

Sincerely,

Jeffrey and Cheryl Ruhl

285 Kensington Dr.

Delaware, Ohio 43015

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Jeff

**From:** [Debbie Harris](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Parks and Rec  
**Date:** Tuesday, September 14, 2021 1:42:06 PM

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Caution! This message was sent from outside your organization.

Dear representatives of the City of Delaware, Preservation Parks, and Addison Properties:

I am writing to request a park on the A1 parcel in the proposed Addison Properties development.

This land would be prime property for a City park, in collaboration with Preservation Parks, that would serve current residents with more nature trails and hiking as well as preserve the tree canopy and much of the streams and wetlands found on the land. In addition, I ask you to consider these reasons for a placement of a park on the land: the land includes many natural resources and so it lends itself to meeting the high priority needs of residents as identified in the most recent Parks and Recreation Needs Assessment Survey, including the residents' desire for nature trails; state and federal grants will help with park creation and funding; the area currently supports forest and wetland ecosystems and wildlife; the preservation of the tree canopy in this area is in keeping with Delaware's designation as a Tree City USA; the creation of a destination park along the US23 corridor would provide an attractive northern gateway to our city; once development has moved forward, it will be impossible to go back to park land and we will lose this opportunity forever; a wooded park with many natural features and wildlife would provide a unique park for the City of Delaware, as compared to our current parks that provide sports facilities; creation of a park next to existing residential areas will result in increased use of parks; a park in this area would also benefit from proximity to public transportation (e.g. a bus stop) and schools; because of its zoning, the development of the A1 parcel must include nearly 50 acres of green space (based on Delaware City Code 1134.05), and this could be incorporated into the new park to reduce the amount of acreage that would need to be purchased in order to conserve these natural resources; Smith Park does not serve the existing residents to the east because the railroad tracks create a barrier for access; the cost to access Smith Park from the east would be better used to buy land for a park on the east side; Hayes Colony was developed without a park; Citizens of Delaware pay a large portion of the Preservation Parks budget, yet there aren't any Preservation Parks in the city; and this is the last large agricultural parcel with extensive natural resources in the northern portion of town.

I ask the representatives of the City and Preservation Parks to meet with the developer to discuss the purchase of the land for a park that will benefit the current and future residents of Delaware, Ohio. I also ask the developer to provide an alternate plan that incorporates a large park on the A1 parcel. Your attention to this matter before Addison Properties files with the City is greatly appreciated.

Sincerely,

Warren and Debra Harris  
538 Rutherford Ave Delaware, Oh 43015

Sent from my iPhone

**From:** [John McGrail](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Fwd: Public comment for Monday's City Council meeting  
**Date:** Saturday, September 25, 2021 9:40:41 PM  
**Attachments:** [PROS 2020.pdf](#)

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Caution! This message was sent from outside your organization.

Begin forwarded message:

**From:** John McGrail <[jmcgrail@mac.com](mailto:jmcgrail@mac.com)>  
**Subject:** Public comment for Monday's City Council meeting  
**Date:** September 25, 2021 at 9:36:57 PM EDT  
**To:** Elaine McCloskey <[EMcCloskey@delawareohio.net](mailto:EMcCloskey@delawareohio.net)>

Dear City Council:

**Regarding any development that would be placed on the land currently owned by Addison Properties to the north and west of Executive Boulevard, the City of Delaware must require the following:**

Require the placement of Merrick Parkway to be in the middle of the development, approximately 400-500 feet away from existing properties, and keep it a collector street (not arterial street) as shown on the [2020-2040 Delaware Thoroughfare Plan](#). City Code 1111.08(d)(5) and 1111.08(d)(7) support the placement of the road away from existing residences.

**Put like housing by like housing; R1-R3** residences should be built in all the land adjacent to existing residences and multi-family residences should be placed next to new builds only. This meets the requirements of City Code 1148.02(a) and the description of infill property as found in the [Delaware Together comprehensive plan](#) (p.42).

Preserve natural resources including: the tree canopy, wildlife, wetlands, and watershed. According to City Code 1134.05, the A1 parcel should include 34.2375 acres of common open space and 13.695 acres of parkland in a development with a minimum of 5-acre residential lots. The A1 and R3 parcels together should have 39.66015 acres of common open space and 24.5403 acres of park land for a total of at least 64.20045 acres of green space in the development. The wooded areas with the streams should be a priority to protect. The trees on the A1 parcel represent 4% of the tree canopy in the First Ward, and the streams are tributaries to the Olen tangy River. The preservation

of natural resources is also supported by City Code 1147.05(n) and 1150.07(e).

Consideration of the Westerville Gold Medal Plan to have a **natural** park in safe walking distance 1/2 mile to everyone in our city limits. See below for ideas, and the comprehensive plan is attached.

These green spaces are either mini or memorial parks, wetlands or greenways. They do not have restrooms or playgrounds.

- [Astronaut Grove](#) [pdf]
  
- 
- [Benjamin Hanby Park](#) [pdf]
- [Boyer Nature Preserve](#) [pdf]
- [Electric Mini Park](#) [pdf]
- [First Responders Park](#) [pdf]
- [Springborough Greenway](#) [pdf]
- [Kiwanis Picnic Park](#) [pdf]
- [Otterbein Lake](#) [pdf]
- [Uptown Rotary Park](#) [pdf]
- [College Knolls, Heritage Wetlands](#) [pdf]
- [Mariner's Cove and Wetland](#) [pdf]
- 

Evaluate the impact of the development on existing homeowners' property values, as supported by the requirements above and specifically **City Code 1148.02(b)**.

**Keep the Oakhurst community as one-way in and one-way out;** do not connect it to Heritage Boulevard.

Stub roads that are tied-in to the new development should be appropriately engineered with respect to existing residences, including leaving the amount of space required by Code for existing residences that will become corner lots and keeping repurposed stub roads as green spaces.

Respectfully submitted,  
Dr. Jack & Susan McGrail

**From:** [Susan McGrail](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Fwd: Westerville Parks Plan Gold Metal Recipients  
**Date:** Saturday, September 25, 2021 9:36:14 PM  
**Attachments:** [PROS 2020.pdf](#)

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Caution! This message was sent from outside your organization.

Please include in Public Comment for Monday nights meeting.  
Dr Jack & Susan McGrail

Begin forwarded message:

**From:** John McGrail <[jmcgrail@mac.com](mailto:jmcgrail@mac.com)>  
**Subject:** Westerville Parks Plan Gold Metal Recipients  
**Date:** September 24, 2021 at 12:37:27 PM EDT  
**To:** [park.commissioners@preservationparks.com](mailto:park.commissioners@preservationparks.com),  
[tcurtin@preservationparks.com](mailto:tcurtin@preservationparks.com), [mvanhaaften@preservationparks.com](mailto:mvanhaaften@preservationparks.com),  
[simpson@preservationparks.com](mailto:simpson@preservationparks.com), [dd.tennisrocks1@yahoo.com](mailto:dd.tennisrocks1@yahoo.com),  
[jbricker@irishisanattitude.com](mailto:jbricker@irishisanattitude.com), [Michael.yonchak@gmail.com](mailto:Michael.yonchak@gmail.com),  
[corasummers@gmail.com](mailto:corasummers@gmail.com), [rushdog21@gmail.com](mailto:rushdog21@gmail.com), [staugler175@gmail.com](mailto:staugler175@gmail.com),  
[zack1921@gmail.com](mailto:zack1921@gmail.com), [macwhian@delawarecityschools.net](mailto:macwhian@delawarecityschools.net), [cccunnin@owu.edu](mailto:cccunnin@owu.edu),  
[criggle@delawareohio.net](mailto:criggle@delawareohio.net), [KShafer@delawareohio.net](mailto:KShafer@delawareohio.net),  
[GHellinger@delawareohio.net](mailto:GHellinger@delawareohio.net), [stackett@delawareohio.net](mailto:stackett@delawareohio.net),  
[tacketst@hotmail.com](mailto:tacketst@hotmail.com), [LKeller@delawareohio.net](mailto:LKeller@delawareohio.net), Cory Hoffman  
<[choffman@delawareohio.net](mailto:choffman@delawareohio.net)>, [dfarrell@delawareohio.net](mailto:dfarrell@delawareohio.net), R Thomas Homan  
<[rthoman@delawareohio.net](mailto:rthoman@delawareohio.net)>, [CMO@delawareohio.net](mailto:CMO@delawareohio.net),  
[pwcs@delawareohio.net](mailto:pwcs@delawareohio.net), [tmiller@delawareohio.net](mailto:tmiller@delawareohio.net), [ewolfe@delawareohio.net](mailto:ewolfe@delawareohio.net),  
[jaf@addisonprops.com](mailto:jaf@addisonprops.com)  
**Cc:** SFA Shelbourne Forest Activists <[shelbourneforestactivists@gmail.com](mailto:shelbourneforestactivists@gmail.com)>,  
[saradanderson@gmail.com](mailto:saradanderson@gmail.com), [tbakare@ctconsultants.com](mailto:tbakare@ctconsultants.com), [stroud\\_g@yahoo.com](mailto:stroud_g@yahoo.com),  
[stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com), [avolenik@gmail.com](mailto:avolenik@gmail.com), [cstaver@ymail.com](mailto:cstaver@ymail.com),  
Carolyn Riggle <[CRiggle@delawareohio.net](mailto:CRiggle@delawareohio.net)>

We would like to provide you with the opportunity to consider a more comprehensive City Plan for nature preserves in the city limits with easy access to the public. Conversations with Westerville City have been fruitful and their director states it a priority for the city to search out opportunities to save green spaces in the city limits in the face of rapid development. Westerville has Gold Medals for their Parks & recreation. He also stated that preservation of large growth tree stands is essential in their plan for the environmental health & welfare of the Westerville community.

The goal of Westerville is to have an assessable park 1/2 mile from any resident. The City has parks all over Westerville City limits. Many of these parks are nature preserves. Boyer Nature Preserve which is 11.7 acres of preserved woods & wetlands surrounded by residential neighborhoods is an amazing example. Susan is inclosing Westerville's plan for your review.

The Addison Property offers a Golden Opportunity. Technology is available to make a comprehensive survey of the 271 acres with tree Identification, wetlands, etc....

These green spaces are either mini or memorial parks, wetlands or greenways. They do not have restrooms or playgrounds.

- [Astronaut Grove](#) [pdf]
- [Benjamin Hanby Park](#) [pdf]
- [Boyer Nature Preserve](#) [pdf]
- [Electric Mini Park](#) [pdf]
- [First Responders Park](#) [pdf]
- [Springborough Greenway](#) [pdf]
- [Kiwanis Picnic Park](#) [pdf]
- [Otterbein Lake](#) [pdf]
- [Uptown Rotary Park](#) [pdf]
- [College Knolls, Heritage Wetlands](#) [pdf]
- [Mariner's Cove and Wetland](#) [pdf]

Respectfully Submitted  
Susan & Dr. John McGrail

**From:** [Stacy B. Chaney](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** public comment for 9/27/21 City Council  
**Date:** Sunday, September 26, 2021 8:01:45 AM

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Caution! This message was sent from outside your organization.

Dear members of City Council and the Planning Commission,

As you know, the land near our home on the north side of Delaware is slated for development (see attached image). Whether that development plan comes forward in the next few months or few years, we ask that you require a responsible development that adheres to our city code. We need your assurance that our quality of life and our investment in our home will be protected by our elected officials, and that you will think long-term about the protections of our community's natural resources.

When we bought our home in Delaware, we bought next to land that was zoned (and remains zoned) A1 agricultural. If the land were to ever have houses on it, it would be one house per every 5 acres on lots that are at least 300 feet wide according to Delaware City Code 1134.03. Likewise, the Delaware Thoroughfare Plan shows the road named Merrick Parkway (that would be on the land north of my home) would be a collector street and not an arterial road, and it would be placed well away from the boundary of my property. We have lived in our home for ten years, and our house has been here for over twenty five years. **To allow a developer to disrespect our home, our investment, our city's natural resources, and the place we planned to raise our children so that he can make more money by putting Merrick Parkway near our house and cramming the land full of housing units would be not only irresponsible but, as you will see, against the protections for Delaware residents as found in our city code and planning documents.**

Regarding any development that would be placed on the land currently owned by Addison Properties to the north and west of Executive Boulevard, the City of Delaware must require the following:

- Require the placement of Merrick Parkway to be in the middle of the development, approximately 400-500 feet away from existing properties, and keep it a collector street (not arterial street) as shown on the [2020-2040 Delaware Thoroughfare Plan](#). City Code 1111.08(d)(5) and 1111.08(d)(7) support the placement of the road away from existing residences. The new development should encompass the road, and the onus of living in proximity to the road should NOT be put on homeowners in already established subdivisions, including those living in Shelbourne Forest, Hayes Colony, and Oakhurst.



Put like housing by like housing; R1-R3 residences should be built in all the land adjacent to existing residences and multi-family residences should be placed next to new builds only. This meets the requirements of City Code 1148.02(a) and the description of infill property as found in the [Delaware Together comprehensive plan](#) (p.42).

- Preserve natural resources including: the tree canopy, wildlife, wetlands, and watershed. According to City Code 1134.05, the A1 parcel should include 34.2375 acres of common open space and 13.695 acres of parkland in a development with a minimum of 5-acre residential lots. The A1 and R3 parcels together should have 39.66015 acres of common open space and 24.5403 acres of park land for a total of at least 64.20045 acres of green space in the development. The wooded areas with the streams should be a priority to protect. The trees on the A1 parcel represent 4% of the tree canopy in the First Ward, and the streams are tributaries to the Olentangy River. The preservation of natural resources is also supported by City Code 1147.05(n) and 1150.07(e).
- Evaluate the impact of the development on existing homeowners' property values, as supported by the requirements above and specifically City Code 1148.02(b).
- Keep the Oakhurst community as one-way in and one-way out; do not connect it to Heritage Boulevard.
- Stub roads that are tied-in to the new development should be appropriately engineered with respect to existing residences, including leaving the amount of space required by Code for existing residences that will become corner lots and keeping repurposed stub roads as green spaces.

It is up to you to protect the future of our city by requiring developers to act responsibly.

Respectfully submitted,  
Stacy Chaney-Blankenship and Jerrel Blankenship,  
943 Executive Blvd, Delaware, Ohio 43015

**From:** [Lisa V Early](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Addison Properties  
**Date:** Sunday, September 26, 2021 10:11:47 AM

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Caution! This message was sent from outside your organization.

We are writing to ask that you Please reconsider allowing Addison Properties to connect with Taylor Ave.

We have lived on this property for 23 years and will be devastated if our quiet street is joined to Addison Properties.

Delaware does Not have many quiet streets and we are asking for our quiet street to NOT be tapped in to a large Property and connect to Big Box stores!

Delaware needs trees! We need to have the canopy of trees that have provided wildlife and a nice cushion for the train sounds!

The trees have provided a wonderful area to walk through and a natural playground for many children and families for years!

Please don't take that away from us!

Our commute to work on schools days has become quite difficult as we try to cross Pennsylvania Ave from Executive Blvd.

Extending Heritage Blvd through the new Addison Properties will increase the traffic flow to an already dangerous area! The children walking to school are at the Greatest risk especially on rainy mornings.

Please Please Please reconsider extending Heritage Blvd and connecting Taylor Ave into Addison Properties!

We need to keep Heritage/ Shelbourne Forrest and Addison Properties separate!

One nice noncongested neighborhood in Delaware is needed!

Please evaluate the impact of the development on the existing homeowners' property values!

Sincerely,  
Scott and Lisa Early  
443 Taylor Ave  
43015

**From:** [Glenda Benner](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Proposed Addison Properties Development  
**Date:** Sunday, September 26, 2021 10:26:29 AM

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Caution! This message was sent from outside your organization.

Dear City Council:

**Regarding any development that would be placed on the land currently owned by Addison Properties to the north and west of Executive Boulevard, the City of Delaware must require the following:**

Require the placement of Merrick Parkway to be in the middle of the development, approximately 400-500 feet away from existing properties, and keep it a collector street (not arterial street) as shown on the [2020-2040 Delaware Thoroughfare Plan](#). City Code 1111.08(d)(5) and 1111.08(d)(7) support the placement of the road away from existing residences. The new development should encompass the road, and the onus of living in proximity to the road should NOT be put on homeowners in already established subdivisions, including those living in Shelbourne Forest, Hayes Colony, and Oakhurst.

Put like housing by like housing; R1-R3 residences should be built in all the land adjacent to existing residences and multi-family residences should be placed next to new builds only. This meets the requirements of City Code 1148.02(a) and the description of infill property as found in the [Delaware Together comprehensive plan](#) (p.42).

Preserve natural resources including: the tree canopy, wildlife, wetlands, and watershed. According to City Code 1134.05, the A1 parcel should include 34.2375 acres of common open space and 13.695 acres of parkland in a development with a minimum of 5-acre residential lots. The A1 and R3 parcels together should have 39.66015 acres of common open space and 24.5403 acres of park land for a total of at least 64.20045 acres of green space in the development. The wooded areas with the streams should be a priority to protect. The trees on the A1 parcel represent 4% of the tree canopy in the First Ward, and the streams are tributaries to the Olentangy River. The preservation of natural resources is also supported by City Code 1147.05(n) and 1150.07(e).

Evaluate the impact of the development on existing homeowners' property values, as supported by the requirements above and specifically City Code 1148.02(b).

Keep the Oakhurst community as one-way in and one-way out; do not connect it to Heritage Boulevard.

Stub roads that are tied-in to the new development should be appropriately engineered with respect to existing residences, including leaving the amount of space required by Code for existing residences that will become corner lots and keeping repurposed stub roads as green spaces.

Respectfully submitted,

Fred & Glenda Benner  
2262 Oakhurst Drive  
740-513-7700



**From:** [Diane Mungovan](#)  
**To:** [Carolyn Riggle](#); [Kent Shafer](#); [George Hellinger](#); [Stephen Tackett](#); [Elaine McCloskey](#); [Lisa Keller](#); [Drew Farrell](#)  
**Cc:** [CMO](#)  
**Subject:** Please help us with responsible development - for public record  
**Date:** Sunday, September 26, 2021 3:21:48 PM

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Caution! This message was sent from outside your organization.

Dear City Council:

**Regarding any development that would be placed on the land currently owned by Addison Properties to the north and west of Executive Boulevard, and south of Oakhurst, the City of Delaware must require the following:**

Require the placement of Merrick Parkway to be in the middle of the development, approximately 400-500 feet away from existing properties, and keep it a collector street (not arterial street) as shown on the [2020-2040 Delaware Thoroughfare Plan](#) . City Code 1111.08(d)(5) and 1111.08(d)(7) support the placement of the road away from existing residences. The new development should encompass the road, and the onus of living in proximity to the road should NOT be put on homeowners in already established subdivisions, including those living in Shelbourne Forest, Hayes Colony, and Oakhurst.

Preserve natural resources including: the mature tree canopy, the watershed, wetlands, and wildlife. According to City Code 1134.05, the A1 parcel should include 34.2375 acres of common open space and 13.695 acres of parkland in a development with a minimum of 5-acre residential lots. The A1 and R3 parcels together should have 39.66015 acres of common open space and 24.5403 acres of park land for a total of at least 64.20045 acres of green space in the development. The wooded areas with the streams should be a priority to protect. The trees on the A1 parcel represent 4% of the tree canopy in the First Ward, and the streams are tributaries to the Olentangy River. The preservation of natural resources is also supported by City Code 1147.05(n) and 1150.07(e). Help to keep Delaware healthy - create a park and do not allow the A-1 parcel to be rezoned, but keep it A-1.

Put like housing by like housing; R1-R3 residences should be built in all the land adjacent to existing residences and multi-family residences should be placed next to new builds only. This meets the requirements of City Code 1148.02(a) and the description of infill property as found in the [Delaware Together comprehensive plan](#) (p.42).

Keep the Oakhurst community as one-way in and one-way out; do not connect it to Heritage Boulevard. Stub roads that are tied-in to the new development should be appropriately engineered with respect to existing residences, including leaving the amount of space required by Code for existing residences that will become corner lots and keeping repurposed stub roads as green spaces, along with the avoidance of long stretches of straight roads which encourage speeding and cut-throughs.

Evaluate the impact of the development on existing homeowners' property values, as supported by the requirements above and specifically City Code 1148.02(b). Delaware wants to raise property taxes to pay for road upkeep due to the increase in new roads in the new subdivisions allowed to be developed - essentially requiring city residents pay for past developers having free reign. The city is in control and should do what is best for all residents by controlling development and protecting some of the last large scale tree canopies in the city and a vital watershed to the Olentangy.

Please help us, the residents of Delaware - not the out-of-town developers who will take their profits and go

elsewhere.

Sincerely,

Diane and Michael Mungovan

Delaware residents for 29 years

Living at 937 Executive Blvd. for the past 21 years

From: [Dave Grayum](#)  
To: [Elaine McCloskey](#)  
Subject: Re: Addison development concerns  
Date: Monday, September 27, 2021 1:16:47 PM

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Elaine,  
Feel free to include my letter in the meeting records.  
My address is:  
Dave Grayum  
68 woodhaul ct  
Delaware, Ohio.

Sent from my iPhone

> On Sep 27, 2021, at 12:19 PM, Elaine McCloskey <EMcCloskey@delawareohio.net> wrote:  
>  
> Mr. Grayum,  
>  
> Thank you for your email. I will forward this on to Council. If you would like for this to be included into the record at tonight's City Council meeting I will need your address as well.  
>  
> 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  
> <https://us-east-2-protection.sophos.com?d=delawareohio.net&u=d3d3f1mRlbGF3YXJlb2hpby5uZCZlZXQ=&i=NWVhMWMzMzQ4MzZkZGJlZDhNTky&t=Ok10NHM4cFFDM0ZxcloSxhQelRrdXdmN0wY0k4MDhza0lVVV0j2M2NOZz0=&h=70d3066f2c24411a3ac82800b1374a>

>  
> -----Original Message-----  
> From: Dave Grayum <davegrayum@gmail.com>  
> Sent: Sunday, September 26, 2021 4:34 PM  
> To: Elaine McCloskey <EMcCloskey@delawareohio.net>  
> Subject: Addison development concerns  
>  
>  
> Good day,  
> I am writing to voice my concerns about the Addison properties development and the impact it will have on our community.  
> As far as I am concerned this development has far too many multi family housing units. These will not only put a burden on our schools but on our first responders as well. While these units may seem upscale at first in coming years they usually degrade into the blighted or problem areas in a community.  
> In addition to this concern. As a community member whose neighborhood property values, traffic pattern, and immediate environment will be impacted I would like to advocate the following regarding any development that would be placed on the land currently owned by Addison Properties to the north and west of Executive Boulevard, the City of Delaware must require the following:  
>  
>  
> Require the placement of Merrick Parkway to be in the middle of the development, approximately 400-500 feet away from existing properties, and keep it a collector street (not arterial street) as shown on the 2020-2040 Delaware Thoroughfare Plan. City Code 1134.03 (with its 5-acre lot requirement), 1111.08(d)(5), and 1111.08(d)(7) support the placement of the road away from existing residences.  
>  
>  
> Put like housing by like housing; R1-R3 residences should be built in all the land adjacent to existing residences and multi-family residences should be placed next to new builds only. This meets the requirements of City Code 1148.02(a) and the description of infill property as found in the Delaware Together comprehensive plan (p.42).  
>  
>  
> Preserve natural resources including: the tree canopy, wildlife, wetlands, and watershed. According to City Code 1134.05, the A1 parcel should include 34.2375 acres of common open space and 13.695 acres of parkland in a development with a minimum of 5-acre residential lots. The A1 and R3 parcels together should have 39.66015 acres of common open space and 24.5403 acres of park land for a total of at least 64.20045 acres of green space in the development. The wooded areas with the streams should be a priority to protect. The trees on the A1 parcel represent 4% of the tree canopy in the First Ward, and the streams are tributaries to the Olenantangy River. The preservation of natural resources is also supported by City Code 1147.05(n) and 1150.07(e).  
>  
>  
> Evaluate the impact of the development on existing homeowners' property values, as supported by the requirements above and specifically City Code 1148.02(b).  
>  
>  
> Keep the Oakhurst community as one-way in and one-way out; do not connect it to Heritage Boulevard.  
>  
>  
> Stub roads that are tied-in to the new development should be appropriately engineered with respect to existing residences, including leaving the amount of space required by Code for existing residences that will become corner lots and keeping repurposed stub roads as green spaces.  
>  
>  
> Respectfully submitted,  
> David Grayum  
>  
>

**From:** [Dave Grayum](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Addison development concerns  
**Date:** Sunday, September 26, 2021 4:33:56 PM

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Good day,

I am writing to voice my concerns about the Addison properties development and the impact it will have on our community.

As far as I am concerned this development has far too many multi family housing units. These will not only put a burden on our schools but on our first responders as well. While these units may seem upscale at first in coming years they usually degrade into the blighted or problem areas in a community.

In addition to this concern. As a community member whose neighborhood property values, traffic pattern, and immediate environment will be impacted I would like to advocate the following regarding any development that would be placed on the land currently owned by Addison Properties to the north and west of Executive Boulevard, the City of Delaware must require the following:

Require the placement of Merrick Parkway to be in the middle of the development, approximately 400-500 feet away from existing properties, and keep it a collector street (not arterial street) as shown on the 2020-2040 Delaware Thoroughfare Plan. City Code 1134.03 (with its 5-acre lot requirement), 1111.08(d)(5), and 1111.08(d)(7) support the placement of the road away from existing residences.

Put like housing by like housing; R1-R3 residences should be built in all the land adjacent to existing residences and multi-family residences should be placed next to new builds only. This meets the requirements of City Code 1148.02(a) and the description of infill property as found in the Delaware Together comprehensive plan (p.42).

Preserve natural resources including: the tree canopy, wildlife, wetlands, and watershed. According to City Code 1134.05, the A1 parcel should include 34.2375 acres of common open space and 13.695 acres of parkland in a development with a minimum of 5-acre residential lots. The A1 and R3 parcels together should have 39.66015 acres of common open space and 24.5403 acres of park land for a total of at least 64.20045 acres of green space in the development. The wooded areas with the streams should be a priority to protect. The trees on the A1 parcel represent 4% of the tree canopy in the First Ward, and the streams are tributaries to the Olentangy River. The preservation of natural resources is also supported by City Code 1147.05(n) and 1150.07(e).

Evaluate the impact of the development on existing homeowners' property values, as supported by the requirements above and specifically City Code 1148.02(b).

Keep the Oakhurst community as one-way in and one-way out; do not connect it to Heritage Boulevard.

Stub roads that are tied-in to the new development should be appropriately engineered with respect to existing residences, including leaving the amount of space required by Code for existing residences that will become corner lots and keeping repurposed stub roads as green spaces.



Respectfully submitted,  
David Grayum

**From:** [Pat Westlund](#)  
**To:** [Elaine McCloskey](#); [Stephen Tackett](#)  
**Subject:** Addison Project  
**Date:** Sunday, September 26, 2021 8:03:57 PM

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Just sending another message to remind you of how my husband and I are so worried about how the land behind our house will be developed. We live at 961 Executive Blvd. I chose this house because of the privacy that the tree line behind our house provided. Over the almost 6 years of living here we have invested a lot of hard work and money into beautifying our home, both inside and out. The serenity of our backyard with it's covered deck and a patio and garden areas, and soon , a pool, means everything to us as retired senior citizens who want this to be our final house. I ask that you support our request to have the developer push back Merrick Road further than the proposed 120 feet. I'd also ask that you ensure the development plans protect the wooded areas and streams.

Thank you for all that you've done thus far on behalf of the Shelbourne forest community, and I trust that you will continue to make decisions that will be in the best interests of its residents.

Sincerely,  
Pat Westlund

Sent from my iPhone

**From:** [Linsey Griffith](#)  
**To:** [Carolyn Riggle](#); [Elaine McCloskey](#); [George Hellinger](#); [Kent Shafer](#); [Lisa Keller](#); [avolenik@gmail.com](#); [Cory Hoffman](#); [cstaver@ymail.com](#); [Drew Farrell](#); [R Thomas Homan](#); [saradanderson@gmail.com](#); [Stephen Tackett](#); [stroud\\_g@yahoo.com](#); [tbakare@ctconsultants.com](#)  
**Cc:** [Kenneth Doughman](#)  
**Subject:** Public Comment about Proposed changes to the Addison Concept  
**Date:** Sunday, September 26, 2021 9:07:37 PM

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Caution! This message was sent from outside your organization.

Dear City Council and Administration:

**Regarding any development that would be placed on the land currently owned by Addison Properties to the north and west of Executive Boulevard, the Current residents and taxpayers of Ward 1 ask that the City:**

Require an independent ecological impact and potential flooding impact study to be conducted at the cost of the developer.

Require the placement of Merrick Parkway to be in the middle of the development, approximately 400-500 feet away from existing properties, and keep it a collector street (not arterial street) as shown on the [2020-2040 Delaware Thoroughfare Plan](#). City Code 1111.08(d)(5) and 1111.08(d)(7) support the placement of the road away from existing residences. The new development should encompass the road, and the onus of living in proximity to the road should NOT be put on homeowners in already established subdivisions, including those living in Shelbourne Forest, Hayes Colony, and Oakhurst.

Put like housing by like housing; R1-R3 residences should be built in all the land adjacent to existing residences and multi-family residences should be placed next to new builds only. This meets the requirements of City Code 1148.02(a) and the description of infill property as found in the [Delaware Together comprehensive plan](#) (p.42).

Preserve natural resources including: the tree canopy, wildlife, wetlands, and watershed. According to City Code 1134.05, the A1 parcel should include 34.2375 acres of common open space and 13.695 acres of parkland in a development with a minimum of 5-acre residential lots. The A1 and R3 parcels together should have 39.66015 acres of common open space and 24.5403 acres of park land for a total of at least 64.20045 acres of green space in the development. The wooded areas with the streams should be a priority to protect. The trees on the A1 parcel represent 4% of the tree canopy in the First Ward, and the streams are tributaries to the Olentangy River. The preservation of natural resources is also supported by City Code 1147.05(n) and 1150.07(e).

Evaluate the impact of the development on existing homeowners' property values, as supported by the requirements above and specifically City Code 1148.02(b).

Keep the Oakhurst community as one-way in and one-way out; do not connect it to Heritage Boulevard.

Stub roads that are tied-in to the new development should be appropriately engineered with respect to existing residences, including leaving the amount of space required by Code for existing residences that will become corner lots and keeping repurposed stub roads as green spaces.

Respectfully submitted,

Linsey Erin Griffith and Kenneth Richard Doughman

419 Taylor Ave, Delaware, OH, 43015

--

Linsey Griffith CD(DONA), HBCE, PE  
937-205-3301

**From:** [jftello@aim.com](mailto:jftello@aim.com)  
**To:** [Elaine McCloskey](#)  
**Subject:** Addison development  
**Date:** Monday, September 27, 2021 8:03:35 AM

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Caution! This message was sent from outside your organization.

Dear City Council:

**Regarding any development that would be placed on the land currently owned by Addison Properties to the north and west of Executive Boulevard, the City of Delaware must require the following:**

Require the placement of Merrick Parkway to be in the middle of the development, approximately 400-500 feet away from existing properties, and keep it a collector street (not arterial street) as shown on the [2020-2040 Delaware Thoroughfare Plan](#). City Code 1111.08(d)(5) and 1111.08(d)(7) support the placement of the road away from existing residences. The new development should encompass the road, and the onus of living in proximity to the road should NOT be put on homeowners in already established subdivisions, including those living in Shelbourne Forest, Hayes Colony, and Oakhurst.

Put like housing by like housing; R1-R3 residences should be built in all the land adjacent to existing residences and multi-family residences should be placed next to new builds only. This meets the requirements of City Code 1148.02(a) and the description of infill property as found in the [Delaware Together comprehensive plan](#) (p.42).

Preserve natural resources including: the tree canopy, wildlife, wetlands, and watershed. According to City Code 1134.05, the A1 parcel should include 34.2375 acres of common open space and 13.695 acres of parkland in a development with a minimum of 5-acre residential lots. The A1 and R3 parcels together should have 39.66015 acres of common open space and 24.5403 acres of park land for a total of at least 64.20045 acres of green space in the development. The wooded areas with the streams should be a priority to protect. The trees on the A1 parcel represent 4% of the tree canopy in the First Ward, and the streams are tributaries to the Olentangy River. The preservation of natural resources is also supported by City Code 1147.05(n) and 1150.07(e).

Evaluate the impact of the development on existing homeowners' property values, as supported by the requirements above and specifically City Code 1148.02(b).

Keep the Oakhurst community as one-way in and one-way out; do not connect it to Heritage Boulevard.

Stub roads that are tied-in to the new development should be appropriately engineered with respect to existing residences, including leaving the amount of space required by Code for existing residences that will become corner lots and keeping repurposed stub roads as green spaces.

Respectfully submitted,

Javier Tello  
210 Pinecrest Dr, Delaware, OH

**From:** [Meghan Hartranft](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Re Addison development above Executive  
**Date:** Monday, September 27, 2021 10:39:23 AM

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Hello. I am quite sure you've heard from many of my neighbors already. I am writing today regarding the Addison property plans that would have a direct effect on my neighborhood.

First and foremost, I am concerned about the lack of continuity of housing types. I worked for 13 years to be able to move from my starter house on Buehler, to a bigger and much nicer home in Shelbourne Forest. In the almost three years I have lived here, it's been quiet and peaceful. To be honest, the only real trouble we have had is kids who come up from Hayes Colony apartments trying to fight kids in the woods.

The fact that the developer wants to wipe out the wetlands/creek to the north of Executive then put in hundreds of apartments is alarming. First, any removal of existing, mature trees is a travesty. To leave only 10-20 feet of trees to shield homeowners on Executive is ridiculous. Some of them have lived there since the early to mid '90s. This snowballs into a major increase in students at already overcrowded schools, long term problems when the apartments become more run down and problem tenants move in, and obliterating the natural waterways that run down to the Olentangy.

The watershed needs to remain undisturbed. If anything is to be built, single family homes with large lots would be the best option for both short and long term needs. This would allow for the required green spaces, and give the option for ponds, playgrounds, and open green space for children and adults both to utilize. An additional elementary school north and east of Woodhaul Dr would also be a huge asset to an overcrowded district.

I worry that the current proposed plan is going to destroy the tree canopy and watershed. The developer is motivated by money and greed, and they have no regard for the neighborhoods this overreaching project will affect. I respectfully request that the Addison property plan be vastly changed to fit the continuity of Shelbourne Forest and the Oakhurst neighborhoods. Single family homes, green space, preservation of wetlands and creeks/streams, and NO MULTI FAMILY HOUSING.

Meghan Grayum

**From:** [gptancer](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Development by Addison Properties  
**Date:** Monday, September 27, 2021 12:52:39 PM

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Caution! This message was sent from outside your organization.

Sent from my Verizon, Samsung Galaxy smartphone

Dear Ms. McCloskey,

I am writing to you about the petition on the agenda for September 27th about the development that is north and west of Executive Boulevard. I moved to Delaware in 2019 and it is a nice city. I appreciate that even though it is a larger city it still retains that small town feel. I also understand the need for development and housing in Delaware.

However, I do think that we still need to maintain our green spaces, tree canopy, wildlife, wetlands, and watershed. The wooded areas with the streams in this development should be a priority to protect. The trees on the A1 parcel represent 4% of the tree canopy in the first ward and the streams are tributaries to the Olentangy. The preservation of natural resources is supported by city code and should be a priority of council. We should want Delaware to retain its charm and natural resources. This can be compatible with development but the current plan is not. Clear cutting hundreds of acres of trees and relocating and/or damming the streams to the Olentangy is not compatible with the vision of what Delaware should maintain. Wildlife and their habitat should be protected when creating a development.

The new road that would be put in behind the current houses as an arterial street is not going to help with the flow of traffic in that area and will cause problems for the home owners and any wildlife that is left in the area if this plan is put through. Increasing lanes or adding new roads does not help with the flow of traffic, it just causes more traffic. Merrick Parkway should be in the middle of the development, approximately 400 to 500 feet away from existing properties and it should be a collector street as shown on the [2020-2040 Delaware Thoroughfare Plan](#). City code supports the placement of the road away from existing residences.

With the constant increase in property values in Delaware and the county why would you want to undercut the value of current homeowners in Delaware. Leave the green space and tree canopy. Put like housing by like housing. R1-R3 residences should be built in land adjacent to existing residences. Multi-family residences should be placed next to new buildings only. Do not connect the Oakhurst community to Heritage Boulevard. You can have development that is beneficial to Delaware while still maintaining what makes Delaware a nice city. The current designs for the development will have a negative impact on the green space, current residences and the feel of the town. Also based on current code for the city of Delaware they need to be changed. I appreciate your time and consideration.

Sincerely,



Greg Tancer

**From:** [Sharon Monigold](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Development on land currently owned by Addison Properties  
**Date:** Monday, September 27, 2021 1:25:18 PM

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Caution! This message was sent from outside your organization.

Dear Ms. McCloskey,

I am writing to you about the petition on the agenda for September 27th about the development that is north and west of Executive Boulevard. I moved to Delaware in 2019 for employment and it is a very nice city. I appreciate that even though it is a larger city it still retains that small town feel. I also understand the need for development and housing in Delaware.

However, I do think that we still need to maintain our green spaces, tree canopy, wildlife, wetlands, and watershed. The wooded areas with the streams in this development should be a priority to protect. The trees on the A1 parcel represent 4% of the tree canopy in the first ward and the streams are tributaries to the Olentangy. The preservation of natural resources is supported by city code and should be a priority of council. We should want Delaware to retain its charm and natural resources. This can be compatible with development but the current plan is not. Clear cutting hundreds of acres of trees and relocating and/or damming the streams to the Olentangy is not compatible with the vision of what Delaware should maintain.

The new road that would be put in behind the current houses as an arterial street is not going to help with the flow of traffic in that area and will cause problems for the home owners and any wildlife that is left in the area if this plan is put through. Increasing lanes or adding new roads does not help with the flow of traffic in most cases it just causes more traffic.

With the constant increase in property values in Delaware and the county why would you want to undercut the value of current homeowners in Delaware. Leave the green space and tree canopy. Put like housing by like housing. R1-R3 residences should be built in land adjacent to existing residences and multi-family residences should be placed next to new buildings only. Keep the Oakhurst community as one-way in and one-way out. Do not connect it to Heritage Boulevard. You can have development that is beneficial to Delaware while still maintaining what makes Delaware a lovely community. The current designs for the development will have a negative impact on the green space, current residences and the feel of the town. Also based on current code for the city of Delaware they need to be changed. I appreciate your time and consideration.

Sincerely,

Sharon Monigold

**From:** [Jim & Marni Molina](#)  
**To:** [Carolyn Riggle](#); [Kent Shafer](#); [George Hellinger](#); [Stephen Tackett](#); [tacketst@hotmail.com](mailto:tacketst@hotmail.com); [Lisa Keller](#); [Cory Hoffman](#); [Drew Farrell](#); [saradanderson@gmail.com](mailto:saradanderson@gmail.com); [tbakare@ctconsultants.com](mailto:tbakare@ctconsultants.com); [stroud\\_g@yahoo.com](mailto:stroud_g@yahoo.com); [stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com); [avolenik@gmail.com](mailto:avolenik@gmail.com); [cstaver@ymail.com](mailto:cstaver@ymail.com); [R. Thomas Homan](#); [CMO](#); [Elaine McCloskey](#)  
**Subject:** PUBLIC COMMENT: ADDISON PROPERTIES  
**Date:** Monday, September 27, 2021 2:46:06 PM

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Caution! This message was sent from outside your organization.

Dear Councilmembers and Commissioners:

As a resident of Oakhurst neighborhood, I am asking for our city representatives to put our needs and rights over that of an out-of-town developer who will walk away, while our city continues to raise our taxes to fix what was built and not wanted by the residents in the first place. In the almost 8 years that I have lived in Oakhurst, our neighborhood roads and curbs have never been tended to. Our streets have large cracks, and you can drop sticks and other objects into them and they completely disappear.





Oakhurst has been a single-entry neighborhood for 50+ years and would like to remain unconnected to Heritage Blvd. thus avoiding cut through streets in a family oriented neighborhood with no sidewalks and minimal lighting from city street lamp posts.





I am asking that the city do the right thing for your residents and ask that you remember you work for us - your constituents and residents. It is us who pays your salary.

We ask that you put like housing next to like housing for those homes that currently exist (many for 25-50 years). Allow us to have **ONE** single family home's backyard

behind our home - **NOT a MAJOR road, an apartment complex, commercial centers, ANOTHER gas station or 3 houses.** There is plenty of acreage for Addison to build their multi-family units away from the existing neighborhoods of Shelbourne Forest, Hayes Colony, and Oakhurst. How about 50-100 yards or better yet a park of trees and natural stream that's part of the Olentangy watershed to act as a proper buffer as well as an asset to the entire city.

We ask that you hold Addison accountable to the rules and guidelines Delaware has established. That you **consider the needs of your residents and put them before the profits** of an out-of-town developer who will take those profits out of our community while we - your constituents and neighbors - remain.

We ask that you think of Delaware's future where the presence of fully grown trees, not saplings or money sitting in a tree fund - are vital to a healthy environment on so many levels. We ask for a park of trees and nature trails - **not** another grassy area with playing fields.

We ask that we be included - not willfully excluded - and kept apprised of the process as it is us who will have to live with your decisions every day we remain in our current homes.

We are not opposed to development, but we ask you to fully consider all aspects of Addison's proposal and its impact on existing neighborhoods and the city as a whole – not simply to get a road built.

Consider:

- \* the impact of a straight road placed behind existing houses with ready access to Route 23, for speeding and crime, for noise and pollution

- \* the loss of one of the remaining large tree canopies within city limits along with the wildlife that will lose their home

  - it can be park land (there are grants or other means to purchase land from Addison to achieve this goal)

  - it can be larger treed lots for single family homes so people don't have to leave the city for such homes

  - it can be set aside for a future school

- \* the impact on the Olentangy watershed and potential for flooding issues,

- \* the strain on the cities resources - police, fire, utilities, water, school system

- \* the loss of faith in our city and its leaders to do what is right, not what the developer is pushing for to make the biggest profit at our expense

Addison claims they want to work with the communities they build in and you claim you are working with and for us - but to date we see Addison working for themselves and our city leaders doing Addison's bidding - please prove us wrong.

Respectfully,

Maureen Molina

185 Kensington Drive

**From:** [Heather Bulwinkle](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Public Comment about Development  
**Date:** Monday, September 27, 2021 2:52:59 PM

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Caution! This message was sent from outside your organization.

Dear City Council:

Regarding any development that would be placed on the land currently owned by Addison Properties to the north and west of Executive Boulevard, the City of Delaware must require the following: Require the placement of Merrick Parkway to be in the middle of the development, approximately 400-500 feet away from existing properties, and keep it a collector street (not arterial street) as shown on the 2020-2040 Delaware Thoroughfare Plan. City Code 1111.08(d)(5) and 1111.08(d)(7) support the placement of the road away from existing residences. The new development should encompass the road, and the onus of living in proximity to the road should NOT be put on homeowners in already established subdivisions, including those living in Shelbourne Forest, Hayes Colony, and Oakhurst. Does the city have a plan in place to compensate home owners for the loss in property value?

Put like housing by like housing; R1-R3 residences should be built in all the land adjacent to existing residences and multi-family residences should be placed next to new builds only. This meets the requirements of City Code 1148.02(a) and the description of infill property as found in the Delaware Together comprehensive plan (p.42). Also, the developer/builder should not be allowed to use specific materials for the sole purpose of making costs/rents high to price out lower income individuals.

Preserve natural resources including: the tree canopy, wildlife, wetlands, and watershed. According to City Code 1134.05, the A1 parcel should include 34.2375 acres of common open space and 13.695 acres of parkland in a development with a minimum of 5-acre residential lots. The A1 and R3 parcels together should have 39.66015 acres of common open space and 24.5403 acres of park land for a total of at



least 64.20045

acres of green space in the development. The wooded areas with the streams should be a priority to protect.

The trees on the A1 parcel represent 4% of the tree canopy in the First Ward, and the streams are tributaries to

the Olentangy River. The preservation of natural resources is also supported by City Code 1147.05(n) and

1150.07(e). Climate Change is real and is already happening. We do not have a "Planet B" to run to. Destroying forests for profit show lack of critical thinking skills. We must protect Mother Earth.

Evaluate the impact of the development on existing homeowners' property values, as supported by the

requirements above and specifically City Code 1148.02(b).

Keep the Oakhurst community as one-way in and one-way out; do not connect it to Heritage Boulevard.

Stub roads that are tied-in to the new development should be appropriately engineered with respect to existing

residences, including leaving the amount of space required by Code for existing residences that will become

corner lots and keeping repurposed stub roads as green spaces.

Do not put a road between the western two houses on Executive Boulevard where there is field/yard.

Respectfully submitted,

Heather Bulwinkle

985 Executive Boulevard

Delaware, Ohio 43015

**From:** [Jennifer Jenkins](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Public letter for Council  
**Date:** Monday, September 27, 2021 3:01:54 PM

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Caution! This message was sent from outside your organization.

Elaine,

Please share with Council.

Thanks,  
Jennifer

Dear Council,

Regarding any development that would be placed on the land currently owned by Addison Properties to the north and west of Executive Boulevard, the City of Delaware must:

-Preserve natural resources including: the tree canopy, wildlife, wetlands, and watershed. According to City Code 1134.05, the A1 and R3 parcels together should have at least 64 acres of green space in the development. This does not include the parkland/green space that was stolen from the eastside of the railroad tracks with the Rutherford Acres developments and credited to the westside where it is not easily accessible to the future residents it should be serving. The wooded areas with the streams should be a priority to protect so that City residents may benefit from a healthy urban forest. The benefits derived from tree preservation and replacement include:(1)Energy conservation;  
(2)Improved air quality;  
(3)Reduced noise pollution and light glare;  
(4)Enhanced habitat for birds and other desirable wildlife;  
(5)Improved control of soil erosion and moderation of water runoff;  
(6)Enhanced visual and aesthetic qualities; and  
(7)Increased property value.

There are many mature trees with up to 4' diameters, similar to the large, beautiful trees found at Mingo and Blue Limestone Parks. Some trees are over a century old and have stood through much of Delaware's history. The trees on the A1 parcel represent 4% of the land area in the First Ward which is only covered by 26% tree canopy and falls short of the Shade Tree Commissions goals of 30-40% canopy coverage. The streams are tributaries to the Olentangy River. The preservation of natural resources is also supported by City Code 1147.05(n) and 1150.07(e).

-Require the placement of Merrick Parkway to be in the middle of the development, approximately 400-500 feet away from existing properties, and keep it a collector street (not arterial street) as shown on the 2020-2040 Delaware Thoroughfare Plan. City Code 1111.08(d) (5) and 1111.08(d)(7) support the placement of the road away from existing residences. The new development should encompass the road, and the onus of living in proximity to the road

should NOT be put on homeowners in already established subdivisions, including those living in Shelbourne Forest, Hayes Colony, and Oakhurst.

-Put like housing by like housing; R1-R3 residences should be built in all the land adjacent to existing residences and multi-family residences should be placed next to new builds only. This meets the requirements of City Code 1148.02(a) and the description of infill property as found in the Delaware Together comprehensive plan (p.42).

-Evaluate the impact of the development on existing homeowners' property values, as supported by the requirements above and specifically City Code 1148.02(b).

-Keep the Oakhurst community as one-way in and one-way out; do not connect it to Heritage Boulevard.

-Stub roads that are tied-in to the new development should be appropriately engineered with respect to existing residences, including leaving the amount of space required by Code for existing residences that will become corner lots and keeping repurposed stub roads as green spaces.

Respectfully,

Jennifer Jenkins  
544 Rutherford Ave.

**From:** [ariasmy@aol.com](mailto:ariasmy@aol.com)  
**To:** [Elaine McCloskey](#)  
**Subject:** Public comment about development  
**Date:** Monday, September 27, 2021 3:32:16 PM

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Caution! This message was sent from outside your organization.

Dear City Council:

**Regarding any development that would be placed on the land currently owned by Addison Properties to the north and west of Executive Boulevard, the City of Delaware must require the following:**

Require the placement of Merrick Parkway to be in the middle of the development, approximately 400-500 feet away from existing properties, and keep it a collector street (not arterial street) as shown on the [2020-2040 Delaware Thoroughfare Plan](#). City Code 1111.08(d)(5) and 1111.08(d)(7) support the placement of the road away from existing residences. The new development should encompass the road, and the onus of living in proximity to the road should NOT be put on homeowners in already established subdivisions, including those living in Shelbourne Forest, Hayes Colony, and Oakhurst.

Put like housing by like housing; R1-R3 residences should be built in all the land adjacent to existing residences and multi-family residences should be placed next to new builds only. This meets the requirements of City Code 1148.02(a) and the description of infill property as found in the [Delaware Together comprehensive plan](#) (p.42).

Preserve natural resources including the tree canopy, wildlife, wetlands, and watershed. According to City Code 1134.05, the A1 parcel should include 34.2375 acres of common open space and 13.695 acres of parkland in a development with a minimum of 5-acre residential lots. The A1 and R3 parcels together should have 39.66015 acres of common open space and 24.5403 acres of park land for a total of at least 64.20045 acres of green space in the development. The wooded areas with the streams should be a priority to protect. The trees on the A1 parcel represent 4% of the tree canopy in the First Ward, and the streams are tributaries to the Olentangy River. The preservation of natural resources is also supported by City Code 1147.05(n) and 1150.07(e).

Evaluate the impact of the development on existing homeowners' property values, as supported by the requirements above and specifically City Code 1148.02(b).

Keep the Oakhurst community as one-way in and one way out; do not connect it to Heritage Boulevard.

Stub roads that are tied in to the new development should be appropriately engineered with respect to existing residences, including leaving the amount of space required by the Code for existing residences that will become corner lots and keeping repurposed stub roads as green spaces.

Respectfully submitted,



**From:** [ariasmy@aol.com](mailto:ariasmy@aol.com)  
**To:** [Elaine McCloskey](mailto:Elaine.McCloskey)  
**Subject:** Re: Public comment about development  
**Date:** Monday, September 27, 2021 3:48:08 PM

---

Caution! This message was sent from outside your organization.

I'm sorry.

My name is  
Myriam Arias  
210 Pinecrest drive  
Delaware Ohio 43015

-----Original Message-----

From: Elaine McCloskey <EMcCloskey@delawareohio.net>  
To: ariasmy@aol.com <ariasmy@aol.com>  
Sent: Mon, Sep 27, 2021 3:37 pm  
Subject: RE: Public comment about development

Thank you for your email. I will forward it on to council for their review, however I do need your name and address to enter it into the record.

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](http://www.delawareohio.net)

---

**From:** ariasmy@aol.com <ariasmy@aol.com>  
**Sent:** Monday, September 27, 2021 3:32 PM  
**To:** Elaine McCloskey <EMcCloskey@delawareohio.net>  
**Subject:** Public comment about development

Caution! This message was sent from outside your organization.

Dear City Council:

**Regarding any development that would be placed on the land currently owned by Addison Properties to the north and west of Executive Boulevard, the City of Delaware must require the following:**

Require the placement of Merrick Parkway to be in the middle of the development, approximately 400-500 feet away from existing properties, and keep it a collector street (not arterial street) as shown on the [2020-2040 Delaware Thoroughfare Plan](#). City Code 1111.08(d)(5) and 1111.08(d)(7) support the placement of the road away from existing residences. The new development should encompass the road, and the onus of living in proximity to the road should NOT be put on homeowners in already established subdivisions, including those living in Shelbourne Forest, Hayes Colony, and Oakhurst.

Put like housing by like housing; R1-R3 residences should be built in all the land adjacent to existing residences and multi-family residences should be placed next to new builds only. This meets the requirements of City Code 1148.02(a) and the description of infill property as found in the [Delaware Together comprehensive plan](#) (p.42).

Preserve natural resources including the tree canopy, wildlife, wetlands, and watershed. According to City Code 1134.05, the A1 parcel should include 34.2375 acres of common open space and 13.695 acres of parkland in a development with a minimum of 5-acre residential lots. The A1 and R3 parcels together should have 39.66015 acres of common open space and 24.5403 acres of park land for a total of at least 64.20045 acres of green space in the development. The wooded areas with the streams should be a priority to protect. The trees on the A1 parcel represent 4% of the tree canopy in the First Ward, and the streams are tributaries to the Olentangy River. The preservation of natural resources is also supported by City Code 1147.05(n) and 1150.07(e).

Evaluate the impact of the development on existing homeowners' property values, as supported by the requirements above and specifically City Code 1148.02(b).

Keep the Oakhurst community as one-way in and one way out; do not connect it to Heritage Boulevard.

Stub roads that are tied in to the new development should be appropriately engineered with respect to existing residences, including leaving the amount of space required by the Code for existing residences that will become corner lots and keeping repurposed stub roads as green spaces.

Respectfully submitted,



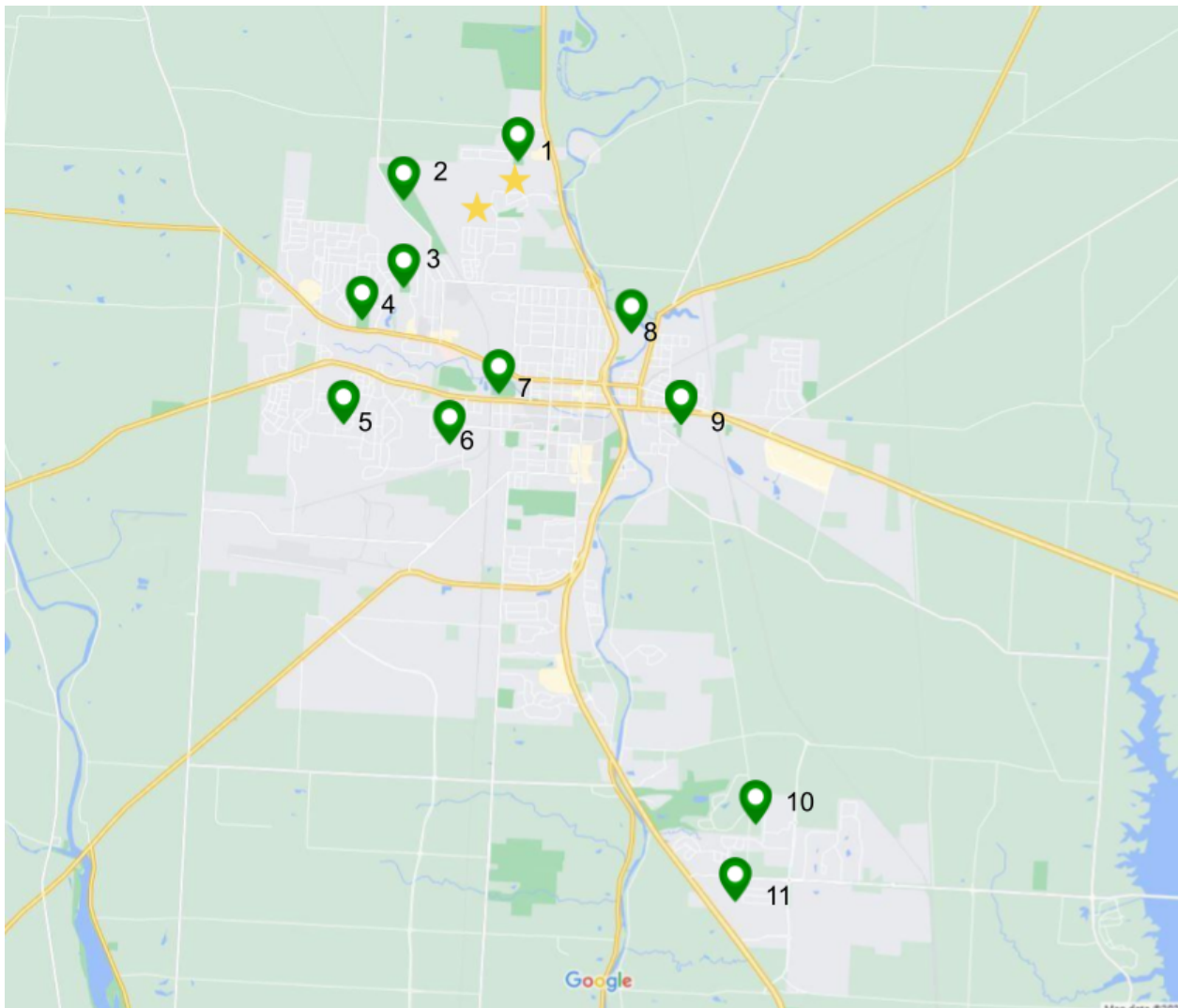


September 26, 2021

Dear City Council:

The proposed *2022-2026 Capital Improvement Plan* includes funding for park improvements at 11 parks. None of that funding will go to parks accessible to the residents of Shelbourne Forest nor Hayes Colony. It is unclear that we've ever received much funding for parks in this area, as all that we have is one ¼ mile nature trail and a 0.20 acre pocket park in Shelbourne Forest and no parks in Hayes Colony.

Here is a map showing the locations of the parks recommended to receive funding from the city over the next five years (from p.8 of the plan):



1. Oakhurst:	\$ 35,000
2. Smith:	\$136,000
3. Nottingham:	\$ 55,000
4. Locust Curve:	\$100,000
5. Carson Farms:	\$135,000
6. Sunnyview PPG:	\$ 65,000
7. Blue Limestone (restroom):	\$300,000
8. Mingo:	\$205,000 + \$ 91,800 (pool)
9. Bennett:	\$ 30,000
10. Glenross:	\$ 67,000
11. Cheshire:	\$ 55,000

2022-2026 CIP p.8, [8/30 Council agenda p.16](#)

★ = wooded sections of the A1 parcel and proposed park areas

The starred areas on the map above represent an opportunity for the city to rectify the lack of parks in the areas around Shelbourne Forest and Hayes Colony. On that land there are 78 acres of forests and wetlands owned by a developer who wishes to work with the city to develop the land. Per the City's zoning code, the developer must leave 34.2375 acres of common open space and 13.695 acres of park land on this parcel. So by requiring the developer to put his green spaces on the wooded land, the city could save nearly 48 acres of trees and wetlands. By investing in another 30 acres, the city could save all the trees and wetlands in this area. Dedicating this land as park space will save 4% of our tree canopy, protect the streams and watershed to the Olentangy River on this land, and finally give the residents in Shelbourne Forest and Hayes Colony a park nearby that they can enjoy!

But a large wooded park on the land would not just benefit the nearby residents. The *2020 Parks and Recreation Needs Assessment* rated Nature Trails with a high Priority Investment Rating of 167 and Greenspace and Natural Areas/Parks also rated highly at 102. Nature Programs and Exhibits had the highest ranked category on the programs side. The value of natural resources and green space in our community cannot be overestimated by our leaders in City government.

This new park on the north side of the city would require a relatively small investment by the City of Delaware, especially as we look to other sources of funding to help with the purchase of the land such as grants and potential partnerships. At this time, I ask you to **please add additional funding to acquire this park land in the CIP**. The actual purchase price can be determined by the City if they commit to having a meeting with the developer, which is something the developer has agreed to do.

The acquisition of this park land would benefit the current and future residents of Delaware, Ohio. As we know, once land is converted to other uses, it cannot be taken back and those natural resources and green spaces are lost to us forever. Let's take advantage of this opportunity, and fund this park now before it becomes just another high-density and commercial development! Please use your positions to invest this money for the well-being of the residents of Delaware who are telling you they want more natural spaces, and to help make our City a more beautiful place to live!

Sincerely,  
Stacy Chaney-Blankenship,  
943 Executive Blvd, Delaware, Ohio 43015

**From:** [Stacy B. Chaney](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** public comment relative to the CIP  
**Date:** Sunday, September 26, 2021 10:37:34 PM  
**Attachments:** [2021-09-27\\_CIP\\_public\\_comment\\_sbcb.PDF.pdf](#)

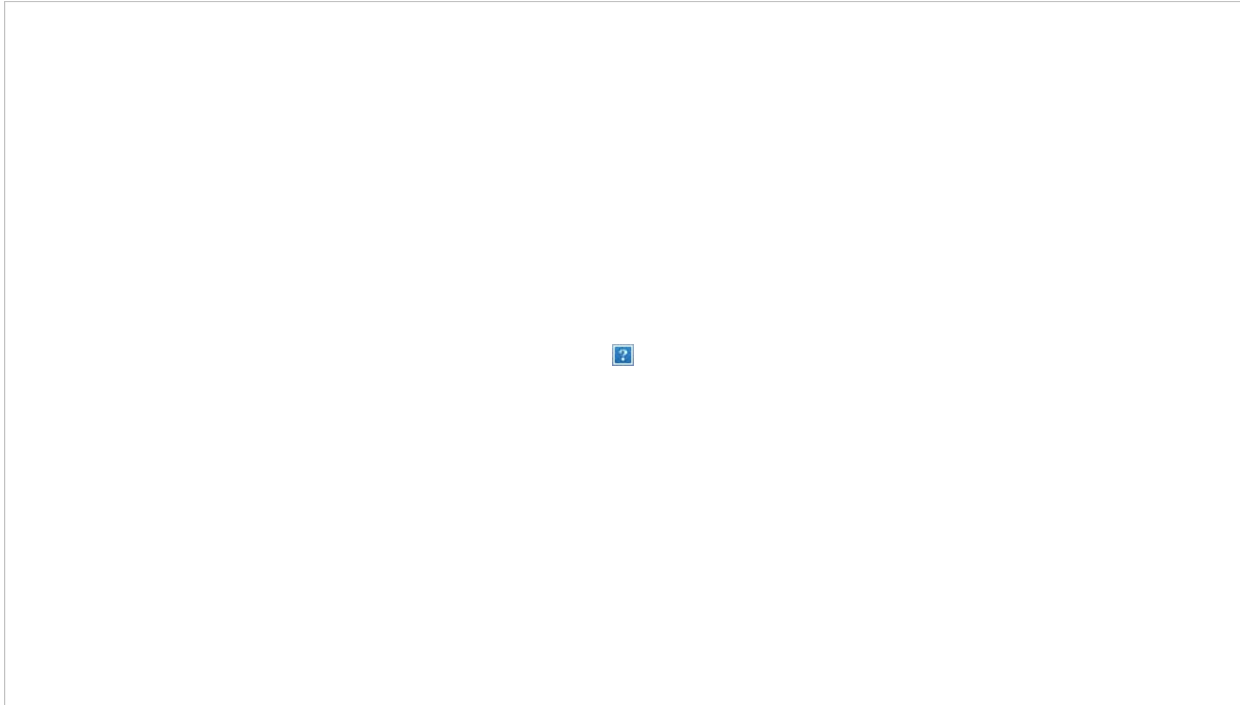
Caution! This message was sent from outside your organization.

[The following is also attached as a PDF, in case the image is easier to see that way. Thank you.]

Dear City Council:

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Sincerely,  
Stacy Chaney-Blankenship,  
943 Executive Blvd, Delaware, Ohio 43015

**From:** [Stacy B. Chaney](#)  
**To:** [dd.tennisrocks1@yahoo.com](mailto:dd.tennisrocks1@yahoo.com); [jbricker@irishianattitude.com](mailto:jbricker@irishianattitude.com); [Bob Dalton](#); [corasummers@gmail.com](mailto:corasummers@gmail.com); [rushdog21@gmail.com](mailto:rushdog21@gmail.com); [staugler175@gmail.com](mailto:staugler175@gmail.com); [zack1921@gmail.com](mailto:zack1921@gmail.com); [macwhian@delawarecityschools.net](mailto:macwhian@delawarecityschools.net); [cccunnin@owu.edu](mailto:cccunnin@owu.edu); [Carolyn Riggle](#); [Kent Shafer](#); [George Hellinger](#); [Stephen Tackett](#); [stephen.tackett](#); [Lisa Keller](#); [Cory Hoffman](#); [Drew Farrell](#); [R Thomas Homan](#); [CMO](#); [pwcs](#); [Ted Miller](#); [Erin Wolfe](#); [Elaine McCloskey](#)  
**Cc:** [Jen Jenkins](#)  
**Subject:** Additional signatures: Petition to protect natural resources in Addison Properties  
**Date:** Monday, September 27, 2021 12:58:23 PM  
**Attachments:** [petition to protect natural resources 2021-09-27 3 of 3.pdf](#)  
[petition to protect natural resources 2021-09-27 2 of 3.pdf](#)  
[petition to protect natural resources 2021-09-27 1 of 3.pdf](#)

Caution! This message was sent from outside your organization.

Dear City Council and members of the Parks and Recreation Advisory Board:

Attached you will find an additional 112 signatures on our petition to protect the natural resources in the Addison Properties parcels.

We ask the City to act to protect the wetlands, waterways, forests, wildlife, and other natural resources found on the Addison Properties parcels north and west of Executive Boulevard in Delaware, Ohio. This important ecosystem must be preserved! Over 80 acres of forests and the waterways that feed the Olentangy River found on this land are important to us as they are one of the last large parcels of natural resources in the city. We urge the City to conduct a feasibility study in regards to putting a park on the land to preserve these natural resources.

Respectfully submitted,

Stacy Chaney-Blankenship, 943 Executive Blvd, Delaware, OH 43015

Jennifer Jenkins, 544 Rutherford Avenue, Delaware, OH 43015

[Attached: 3 files, 9 pages PDF]

On Mon, Sep 13, 2021 at 12:18 PM Stacy B. Chaney <[sbchaney@gmail.com](mailto:sbchaney@gmail.com)> wrote:

Dear City Council and members of the Parks and Recreation Advisory Board:

Attached you will find a petition signed by 48 Delaware residents to protect the natural resources in the Addison Properties parcels. You may note that it includes a request for the City to conduct a feasibility study in regards to putting a park on the land in order to preserve natural resources. Your attention to this matter is greatly appreciated.

Last week the developer, Jason Friedman, expressed a willingness to sell a portion of the land owned by Addison Properties for a park. We hope that the City will take advantage of this opportunity and partner with other local, state, and federal funding resources to make this a reality for the residents of Delaware. As you know, many residents have identified nature trails and related natural programming as high priority needs on the recent Parks and Recreation Needs Assessment Survey. A park on the A1 parcel in the Addison Properties development would be a great opportunity to build a park centered around the existing forests and wetland natural resources on this land. Thank you for helping keep Delaware beautiful!

Sincerely,  
Stacy Chaney-Blankenship,

| 943 Executive Blvd, Delaware, OH 43015