

Questions

Stacy Chaney
Blankenship

1. How much buffering, mounding, and screening is south of Merrick and north of existing properties? What are the attributes of the mounding and/or screening (how tall, what materials, etc)?
2. Can buffer zones count toward open space requirements? (Is it being counted toward open space?)
3. What is the justification for the smaller lot sizes on what would have been R3 land? Is the applicant receiving a density bonus? Same questions for multi family housing on A1 land.
4. What is the justification for the additional commercial and retail acreage (applicant bought 6 acres of business district)?
5. What is a tree preservation lot? Is this preferable to a tree preservation zone?
6. Who selected the sites for the tree survey? On the tree survey, please explain the selection of site 2 (along a farm tree line), site 4 (which includes a stream channel or former access road), site 5 (half on a farmer's lane that gets cut back annually), site 6 (partially on Oakhurst park and/or an easement), and site 7 that included one of the few existing residential sections on all the 270 acres.
7. Terra Alta had 16 tree survey sites (8 were 1 acre, 8 were 1/3 acre; see p.88 of the [7/7/21 Planning agenda packet](#)). Addison Farms had 7 sites for its tree survey, covering 2 acres out of 272 acres? Is it adequate given the amount of acreage for the development site? Compared to Terra Alta?
8. Is the existing pond next to US23 being resized and/or moved?
9. When is a determination about the annexation of the developer's land in Troy Township expected?
10. Is there an Army Corps of Engineers final report on applicant's plans for the wetlands and waterways?
11. Has ODOT allowed additional loading at the Hudson/Panhandle bridge signal?
12. Are there amenities in the green space at the end of Taylor Ave?
13. How many high wage jobs are applicants' commercial and retail tenants creating? How many low wage jobs?
14. An estimate of an average 0.8 kids per a single family home and 0.1 kids per a multi-family dwelling seems low. Where does these averages come from? Is it comparable to other estimates for similar housing in Delaware? In the region? (If not, why not?)
15. Is the school district aware of the additional dwelling units (985 instead of the 500 it was zoned for)? What was their response?
16. What percentage of property taxes will go to pay back the developer? Without a TIF/NCA, how much would the schools get? How much will they get from this area with the TIF/NCA? Will a NCA impact our schools' ability to raise money in the future by passing property tax levies?
17. What does the transportation fee pay for? What fund is it held in? Where is it spent in the City's budget?
18. Why is it non-complaint with Chapter 1168?
19. Why doesn't the multiuse path remain in the ROW (south of Merrick Parkway)?
20. Why are subareas A and H sketched without building layouts? Also F?
21. Is a plan that includes so many reserved uses for sub areas F and G really a plan on which you can give a decision? The requests for sub area F vary greatly, from a 2-, 3-, or 4-story apartment building to office buildings to a big box store with another gas station. Is that really a plan on which you can vote? Why allow so many proposed uses? Shouldn't the City and the residents have some idea of what would be put on the land before you decide whether to approve it?
22. How will applicant limit use of impervious surfaces in the development?
23. Will applicant use more pervious pavement on parking lots? (This is stated in *Delaware Together* as a goal.) Will applicant incorporate best practices in greenery and parking lot layout in alignment with US23 corridor plan objectives?
24. If sub area F is residential, how much of it will be open space? Parkland?
25. How does the placement of multi-family housing next to existing R1 single family housing meet the requirements of code to "retain the character of the area," the *Delaware Together* description of infill property, and the criterion for conditional use that states it should not impact property values for existing homeowners?

notes

26. Is the applicant using the Smith Park credit? If so, how much? (How much did Park View use? How much has been allocated to Rutherford Acres?)
27. The applicant states in the Community Impact Assessment that there are no historic properties on the land. The SHPO has Ohio Historic Inventory (OHI) sheets for two (the Siegfried homes), and there is also an early steam-powered stone mill on the land.
28. It is also the location of one of the early settlements (see OHI for reference), on land once owned by the Hayes family, where arrowheads have been found, with an early example of industry (mill), and a stop on the underground railroad. Does it need an archeological survey?
29. For any of the above reasons, shouldn't Section 106 of the National Historic Preservation Act (NHPA) apply to this land?
30. Has the city's historic preservation department evaluated these properties? Will they? The City has the ability to designate historic properties independent of the state/national designations. Should this be considered?
31. How much of the existing tree canopy will be preserved?
32. Will the tree preservation lots be permitted decks and/or other outdoor structures? And, generally, what will prevent homeowners on these lots from removing trees? Or compromising tree health with herbicides, hard surfaces (bake roots & steal water), etc?
33. Will the section of stream south of Merrick Parkway be effectively deadened by the being cut-off by the road?
34. There's an existing multi-use path marked along Woodhaul Drive and Woodhaul Court on the development plan. Is that accurate? It appears to be just a sidewalk.
35. When will the retail / commercial sites generate noise? When do they have tractor trailers there to unload? Do they have any business operations that start early in the morning (e.g. bakeries) or happen late at night (e.g. bars or patio restaurants with live music)?
36. Is it appropriate to allow "Outdoor music, amplified sound or sound systems, or outdoor entertainment" until 11 pm considering this is adjacent to residential properties? (p.19, Addison Farms PMU text)
37. What will be the degree of light pollution generated by this development? On the commercial / retail end, how much more light pollution will be generated with that acreage compared to the 6 acres of business district that it is currently zoned for?
38. We currently have a shortage of workers nationwide. What guarantees can your retail / commercial / gas station tenants give that they will be able to keep their businesses open in today's employment market?
39. What are the results of an economic and fiscal impact study on the proposed commercial and retail uses?
40. Is there tile or other drainage in the fields? Will this be removed? What will that do to drainage and stormwater flows in the area?
41. How many acres of wetland is in the development?
42. Does the applicant have the relevant permits from the Ohio EPA and Army Corp of Engineers? Are these the appropriate permits? (Specifically, if a nationwide permit has been requested from the USACE, does that meet the requirements for the amount of wetlands in the entire development?)
43. What is "each dedicated area" (bullet #2 on [Environmental Summary](#))?
 - Wetlands and streams throughout the property have been preserved and avoided to the best possible extent. USACE guidelines have been adhered to with less than .5 acres of wetlands and stream impact in each dedicated area.
44. Can a provision for solar panels be included for the development?
45. What are the boundaries of the proposed NCA? (Do they include commercial properties? Multi-family? Redwood?)
46. City ordinance 19-47 limits NCA millage to 7.5. Addison is proposing 7.5-10 mills, which exceeds our maximum millage rate for NCAs. Is this acceptable? Should residents be expected to pay that much additional millage on their property?



OHIO HISTORIC INVENTORY

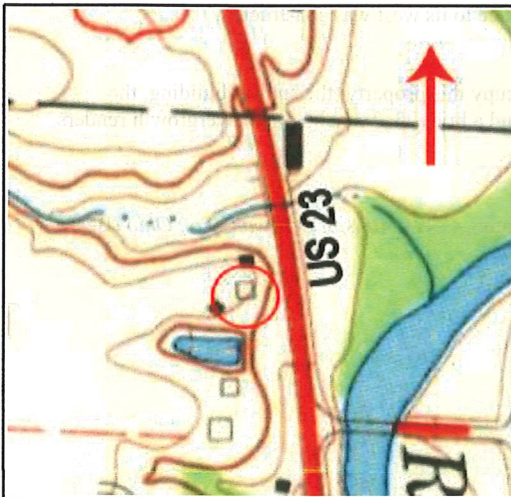
Section 106/RPR Review:

RPR Number:

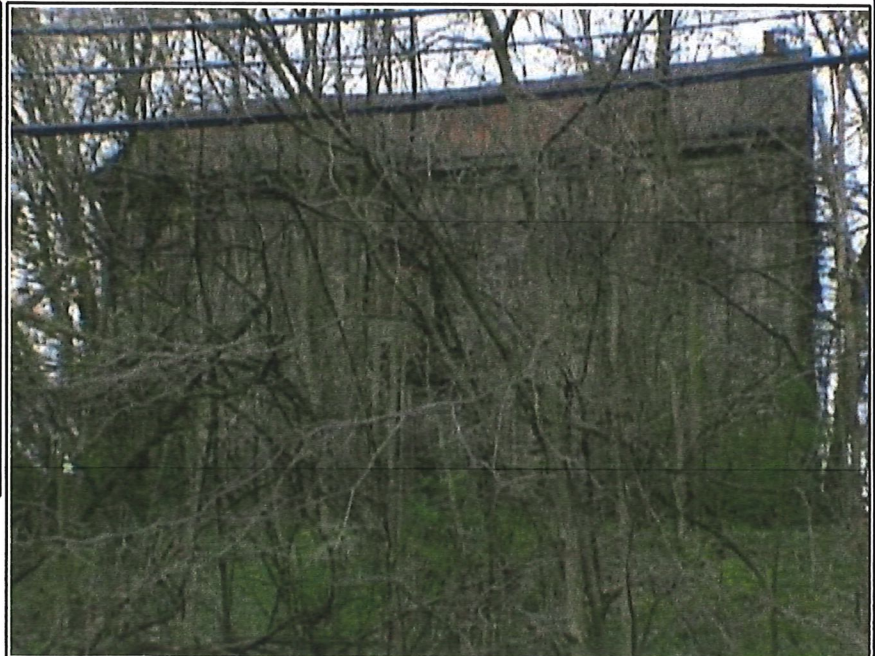
1. No. DEL0110907 NEW		4. Present Name(s): Siekmann, LLC Property	
2. County: Delaware		5. Historic or Other Name(s): Jacob Siegfried House	
6. Specific Address or Location: 1859 US Highway 23		19a. Design Sources: Unknown	35. Plan Shape: Rectangular
6a. Lot, Section or VMD Number:		20. Contractor or Builder: Unknown	36. Changes associated with 17/17b Dates: 17. Original/Most significant construction
7. City or Village: Delaware (Township of)		21. Building Type or Plan: I House	17b.
9. U.T.M. Reference Quadrangle Name: Delaware		22. Original Use, if apparant: Single Dwelling	37. Window Type(s): Unknown
Zone: 17 Easting: 323948 Northing: 4465789		23. Present Use: VACANT/NOT IN USE	38. Building Dimensions: Unknown
10. Classification: Building		24. Ownership: Private	39. Endangered? YES By What? Neglect and development
11. On National Register? NO		25. Owner's Name & Address, if known: Siekmann, LLC 9000 Memorial Drive Plain City, OH 43064	40. Chimney Placement: Gable end, interior both gable ends
13. Part of Established Hist. Dist? NO		26. Property Acreage: 126.2	41. Distance from & Frontage on Road: 75 feet from road
15. Other Designation (NR or Local)		27. Other Surveys:	51. Condition of Property: Deteriorated
16. Thematic Associations: AGRICULTURE Pennsylvania		28. No. of Stories: Two story	52. Historic Outbuildings & Dependencies Structure Type(s):
17. Date(s) or Period: ca. 1835-1845	7b. Alteration Date(s):	29. Basement? Unknown	Date(s):
18. Style Class and Design: None	No academic style - Vernacular	30. Foundation Material: Stone bearing	Associated Activity:
18a. Style of Addition or Elements(s):		31. Wall Construction: Stone bearing	
19. Architect or Engineer: Unknown		32. Roof Type: Gable Roof Material: Metal	
		33. No. of Bays: 5 Side Bays: 2	53. Affiliated Inventory Number(s): Historic (OHI): DEL0110807 DEL0105707 Archaeological (OAT):
		34. Exterior Wall Material(s): Stone Limestone	

2. County:
Delaware

4. Present or Historic Name(s):
Siekmann, LLC Property



8. Site Plan (location map) with North Arrow



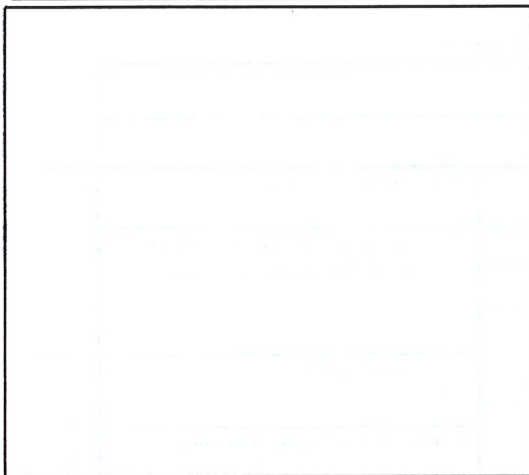
6. Specific Address or Location:
1859 US Highway 23

1. No. DEL0110907

4. Present Name(s): Siekmann, LLC Property

2. County Delaware

5. Historic or Other Name(s): Jacob Siegfried House



Door Selection: Single centered
Door Position: Flush
Orientation: Lateral axis
Symmetry: Bilateral symmetry

Report Associated With Project:

Primary Author	Secondary Author(s)	Year	Title
No Records

42. Further Description of Important Interior and Exterior Features

Massive hilltop limestone building, long-abandoned, with a balanced five-bay facade and minimal ornamentation. A plain frieze board runs beneath the eaves and extends onto the side elevations. (When built, the home may have featured a returned cornice.) Boards cover the windows. The trabeated entrance—with sidelights, pilasters, simple capitals, and a two-panel door—was once sheltered by a gabled porch. Interior (?) chimneys stood at the gable ends. The stone walls, entombed within a thick growth of vines, are disintegrating.

43. History and Significance

In 1849, this property belonged to an E. Siegfried—likely Elizabeth Lantz Siegfried (1790–1868), wife of Jacob (1788–1846), who owned and operated the frame tavern at 1641 US Highway 23 (DEL-1057-7) and hailed from Maxatawny Township, Berks County, Pennsylvania. The relationship between the subject building and Jacob Siegfried's tavern—precisely which predates the other, and which Jacob used as a residence—is difficult to discern. More than likely, Siegfried inhabited the more pretentious stone structure and reserved the tavern for guests. After Elizabeth's death, ownership passed to Isaac Siegfried (1829–1876). The stone house probably fell into disuse about 1957, when the modern ranch residence to its west was constructed.

44. Description of Environment and Outbuildings (See #52)

The house stands on a terrace above well-trafficked US Highway 23. Multiple residences, all vacant, occupy this property: the subject building, the hillside William Siegfried House (DEL-1108-7), a front-gabled frame dwelling of Depression-era vintage, and a brick-clad ranch home. Overgrowth renders Jacob Siegfried's residence almost unobservable. No outbuildings remain.

45. Sources of Information

Site visit; Delaware County Auditor's website; Find A Grave; 1880 census; *Map of Delaware County* (Eaton, 1849); *Atlas of Delaware Co., Ohio* (Beer, Ellis, and Soule, 1866); *Illustrated Historical Atlas of Delaware County, Ohio* (Everts, 1875).



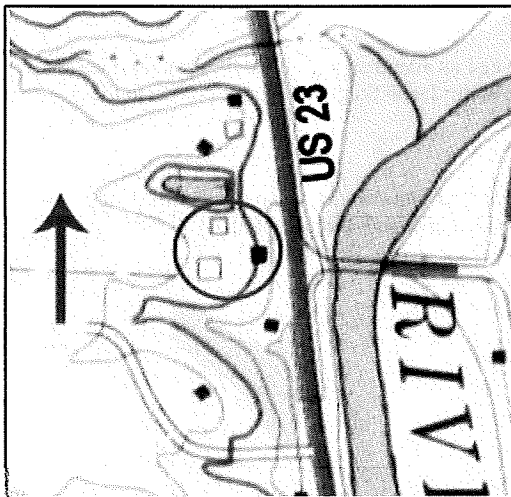
OHIO HISTORIC INVENTORY

Section 106/RPR Review:

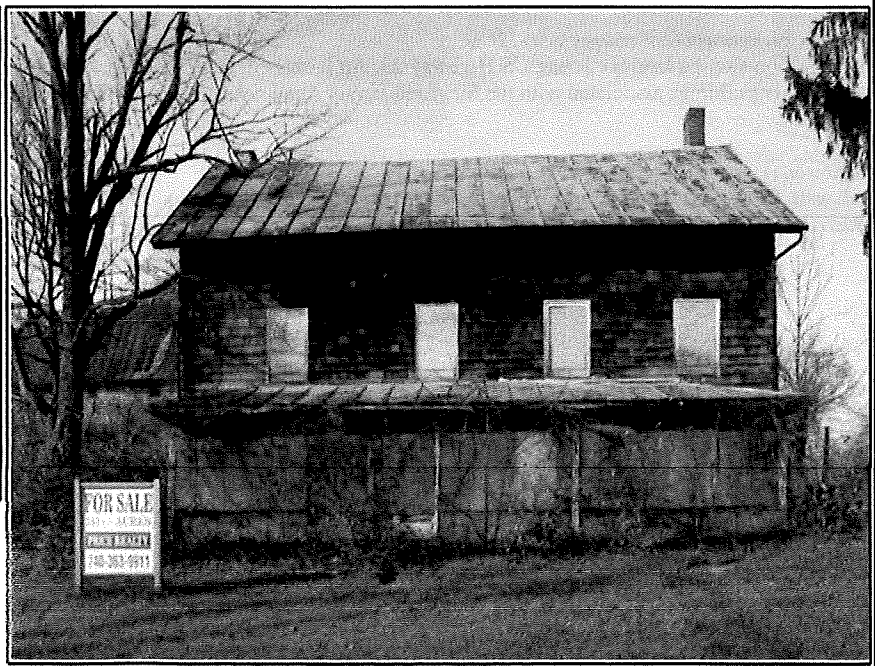
RPR Number:

1. No. DEL0110807 NEW		4. Present Name(s): Siekmann, LLC Property	
2. County: Delaware		5. Historic or Other Name(s): William Siegfried House	
6. Specific Address or Location: 1759 US Highway 23		19a. Design Sources: Unknown	35. Plan Shape: Rectangular
6a. Lot, Section or VMD Number:		20. Contractor or Builder: Unknown	36. Changes associated with 17/17b Dates: 17. Original/Most significant construction 17b.
7. City or Village: Delaware (Township of)		21. Building Type or Plan: Other House Type	37. Window Type(s): 1 over 1
9. U.T.M. Reference Quadrangle Name: Delaware		22. Original Use, if apparent: Single Dwelling Barn	38. Building Dimensions: 42' by 30'
Zone: 17 Easting: 323967 Northing: 4465686		23. Present Use: VACANT/NOT IN USE VACANT/NOT IN USE	39. Endangered? YES By What? Neglect and development
10. Classification: Building		24. Ownership: Private	40. Chimney Placement: Gable end, interior both gable ends
11. On National Register? NO		25. Owner's Name & Address, if known: Siekmann, LLC 9000 Memorial Drive Plain City, OH 43064	41. Distance from & Frontage on Road: 50 feet from road
13. Part of Established Hist. Dist? NO		26. Property Acreage: 126.2	51. Condition of Property: Deteriorated
15. Other Designation (NR or Local)		27. Other Surveys:	52. Historic Outbuildings & Dependencies Structure Type(s): Date(s): Associated Activity:
16. Thematic Associations: AGRICULTURE Pennsylvania		28. No. of Stories: Two story	53. Affiliated Inventory Number(s): Historic (OHI): Archaeological (OAT):
17. Date(s) or Period: ca. 1845-1855	7b. Alteration Date(s):	29. Basement? Yes	
18. Style Class and Design: None No academic style - Vernacular		30. Foundation Material: Stone bearing	
18a. Style of Addition or Elements(s):		31. Wall Construction: Mortise and tenon/braced frame	
19. Architect or Engineer: Unknown		32. Roof Type: Gable Roof Material: Metal	
		33. No. of Bays: 4 Side Bays: 2	
		34. Exterior Wall Material(s): Wood shingle	

2. County: Delaware
4. Present or Historic Name(s): Siekmann, LLC Property



3. Site Plan (location map) with North Arrow



6. Specific Address or Location: 1759 US Highway 23

1. No. DEL0110807

4. Present Name(s): Siekmann, LLC Property

2. County Delaware

5. Historic or Other Name(s): William Siegfried House



Door Selection: Unknown
 Door Position: Unknown
 Orientation: Lateral axis
 Symmetry: Bilateral symmetry

Report Associated With Project:

Primary Author	Secondary Author(s)	Year	Title
No Records

42. Further Description of Important Interior and Exterior Features

Austere braced-frame farmhouse (42' by 30'), built into a hillside and clad in weathered wood shingles. Small, square, widely spaced windows light the attic. An enclosed porch projects from the four-bay facade. The one-over-one windows (now boarded), though historic, are replacements. Interior chimneys are at the gable ends. The house wholly lacks ornamentation.

43. History and Significance

Jacob Siegfried (1788–1846), it seems, built this home for his son, William (1822–1899); or else William commissioned the building shortly after his father's death. George Eaton's 1849 *Map of Delaware County* lists the property's owner as either Jacob or his wife, Elizabeth. An 1866 atlas marks the structure as the residence of William Siegfried, with Benjamin Siegfried (1826–1892) owning Jacob's circa-1835 frame tavern—a structure similar, in its proportions, to the subject building. The Siegfrieds emigrated from Berks County, Pennsylvania, in 1827. Reportedly, the William Siegfried House occupies the site of one of Delaware Township's earliest settlements—made by Albright Worline in 1814.

44. Description of Environment and Outbuildings (See #52)

The structure stands on sloping land bordering US Highway 23. An L-shaped, gambrel-roofed dairy barn and its attendant silos lie to the west, as does a small frame garage. Other buildings associated with the Siegfried family stand nearby—a stone house, to the north; Jacob Siegfried's frame tavern, to the south.

45. Sources of Information

Site visit; Delaware County Auditor's website; Find A Grave; *Map of Delaware County* (Eaton, 1849); *Atlas of Delaware Co., Ohio* (Beer, Ellis, and Soule, 1866); *Illustrated Historical Atlas of Delaware County, Ohio* (Everts, 1875); *History of Delaware County and Ohio* (Baskin, 1880).



Ohio Historic Preservation Office
1982 Velma Avenue
Columbus, Ohio 43211-2497
(614)298-2000

OHIO HISTORIC INVENTORY

RPR Number:

1. No. DEL-1057-7		4. Present Name(s) Nicol Sherman House	
2. County Delaware		5. Historic or Other Name(s) M. Ery House	
6. Specific Address or Location 1641 US Highway 23		19a. Design Sources	
6a. Lot, Section or VMD Number		20. Contractor or Builder	
7. City or Village Delaware Vicinity		21. Building Type or Plan	
9. U.T.M. Reference Quadrangle Name: 17 32398 Zone Easting 44658 Northing 599		22. Original Use, if apparent RESIDENTIAL/DOMESTIC	
10. Classification: Building		23. Present Use RESIDENTIAL/DOMESTIC	
11. On National Register? No		24. Ownership Private	
13. Part of Established Hist. Dist? No		25. Owner's Name & Address, if known Nicol Sherman 1641 US Highway 23, Delaware, OH	
15. Other Designation (NR or Local)		26. Property Acreage	
16. Thematic Associations:		27. Other Surveys	
17. Date(s) or Period circa 1840		28. No. of Stories Two story	
17b. Alteration Date(s)		29. Basement? Yes	
18. Style Class and Design No academic style - Vernacular		30. Foundation Material Stone	
18a. Style of Addition or Element(s)		31. Wall Construction Frame	
19. Architect or Engineer		32. Roof Type Gable Roof Material Asphalt shingle	
		33. No. of Bays 5 Side Bays 2	
		34. Exterior Wall Material(s) WOOD	
		35. Plan Shape	
		36. Changes associated with 17/17b Dates: 17. Original/Most significant construction	
		17b. Substantial alteration/addition	
		37. Window Type(s) 2 over 2	
		38. Building Dimensions 42' x 25'	
		39. Endangered? Yes By What? Neglect	
		40. Chimney Placement Gable end, interior both gable ends	
		41. Distance from & Frontage on Road	
		51. Condition of Property: Deteriorated	
		52. Historic Outbuildings & Dependencies Structure Type	
		Date	
		Associated Activity	
		53. Affiliated Inventory Numbers Historic (OHI)	
		Archaeological (OAI)	
42. Further Description of Important Interior and Exterior Features (Continued on Reverse if Necessary)			
<p>Historic wood-framed house with rectangular form and original wood siding. Two-over-two windows are likely altered. Original shingles have been replaced with asphalt shingles. Double interior end chimneys. Small roof over front door. Large addition to front face, along with an added picture window. House is overgrown and neglected.</p>			
43. History and Significance (Continue on Reverse if necessary)			
<p>Based on its shape and styling, it probably dates from 1830 to 1850. Owned by M. Ery in the 1870s. Present owner bought the property in 1990.</p>			
44. Description of Environment and Outbuildings (See #52)			
<p>Located by the road near the entrance to a recent subdivision. Modern concrete block garage.</p>			
45. Sources of Information			
<p>Observation; 1875 atlas; auditor's website.</p>			

1. No.
2. County
Delaware
3. County
Delaware
4. Present or Historic Name(s)
Nicol Sherman House
6. Specific Address or Location
1641 US Highway 23

1. No.

4. Present Name(s) Nicol Sherman House

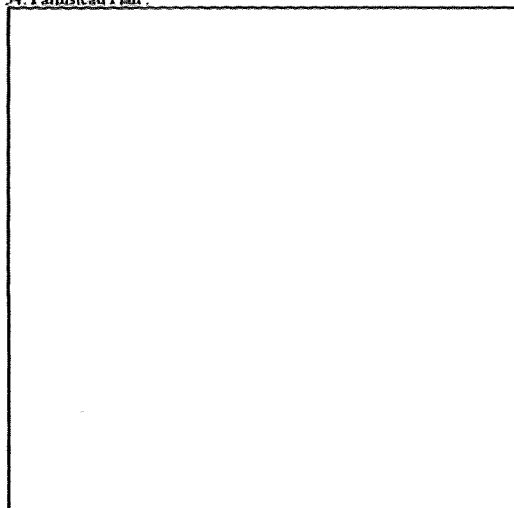
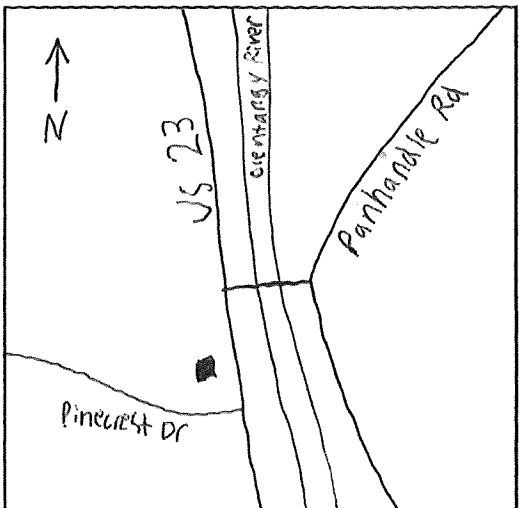
1. No.

2. County Delaware

5. Historic or Other Name(s) M. Ery House

8. Site Plan with North Arrow

54. Farmstead Plan :



Door Selection:
Single centered

Door Position:
Flush

Orientation:

Symmetry:

Report Associated With Project:

NADB #:



ph 1

Paste Photograph two here

Photograph 2

1. No.

Ruins of Stone Mill, North of Delaware, Ohio.



Petition to protect the trees and other natural resources



Sue A Chaney started this petition to Delaware Ohio City Council

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.

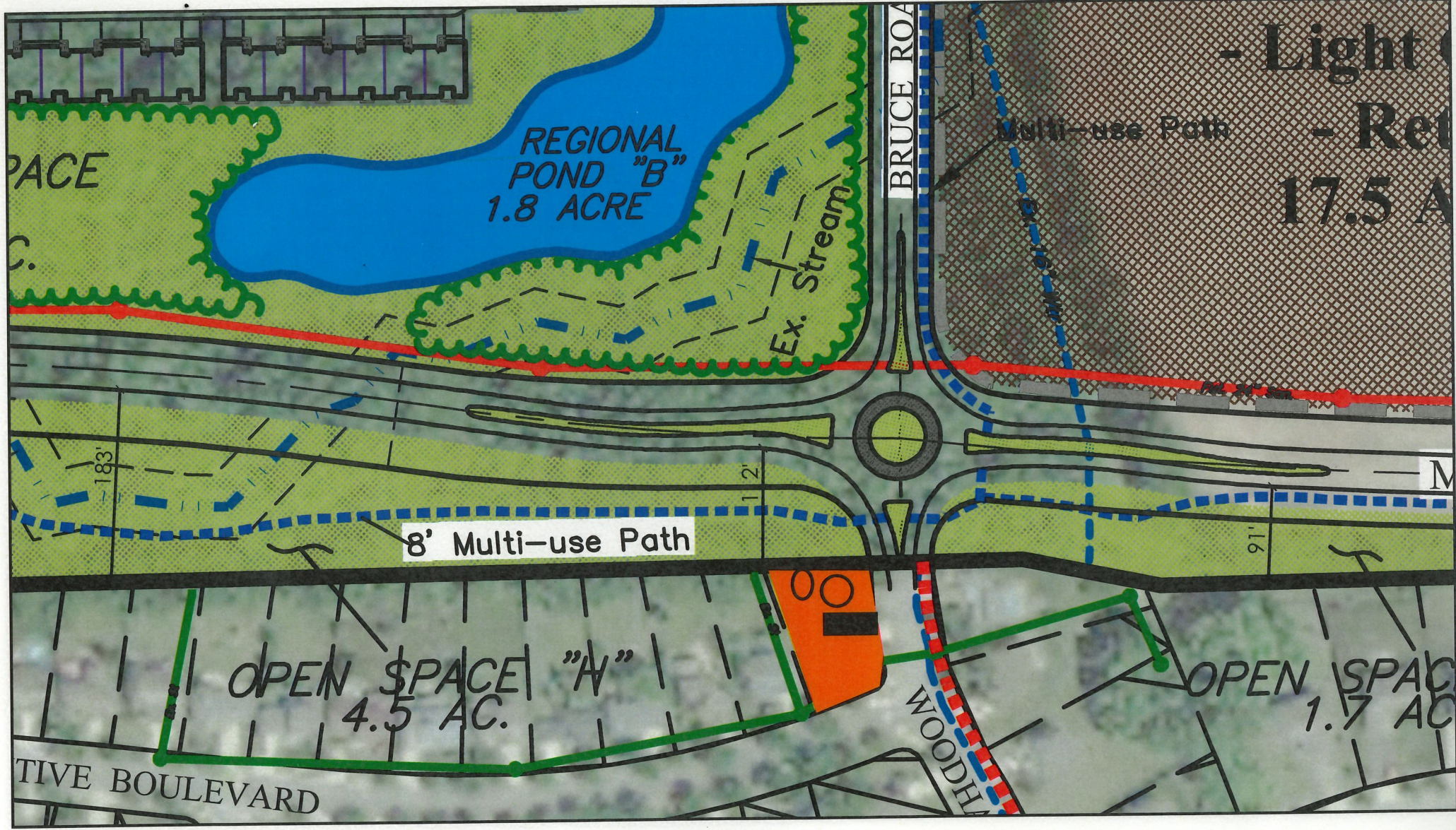
This important ecosystem must be preserved! Over 80 acres of forests and the waterways that feed the Olentangy River found on this land are important to us as they are one of the last large parcels of natural resources in the city.

We urge the City to conduct a feasibility study in regards to putting a park on the land to preserve these natural resources.

Name	City	State	Postal Code	Country	Signed On
Sue Chaney	Delaware	OH	43015	US	10/10/2021
Linsey Griffith	Delaware	OH	43015	US	10/10/2021
Mallory Michaels	Delaware	OH	43015	US	10/10/2021
Suzanne Hike	Delaware	OH	43015	US	10/10/2021
Kendra Clendineng	Delaware	OH	43015	US	10/10/2021
Pat Westlund	Delaware	OH	43015	US	10/10/2021
Shelly Emans	Delaware	OH	43015	US	10/10/2021
Joan Maxwell	Delaware	OH	43015	US	10/11/2021
Judith Carpenter	Delaware	OH	43015	US	10/11/2021
Carol Martin	Delaware	OH	43015	US	10/11/2021
Heather Rodenborg	Delaware	OH	43015	US	10/11/2021
Lisa Goodman	Delaware	OH	43015	US	10/11/2021
Nancy Cline	Delaware	OH	43015	US	10/11/2021
Natalie Stanley	Delaware	OH	43015	US	10/11/2021
William Cline	Delaware	OH	43015	US	10/11/2021
Kathryn Held	Delaware	OH	43015	US	10/11/2021
patrice ford	Delaware	OH	43015	US	10/11/2021
Ken Doughman	Delaware	OH	43015	US	10/11/2021
Lorie Schluetz	Delaware	OH	43015	US	10/11/2021
Constance Sherer	Delaware	OH	43015	US	10/11/2021
Michael Smith	Delaware	OH	43015	US	10/11/2021
Stephanie Gregory	Delaware	OH	43015	US	10/11/2021
Marianne Crowley	Delaware	OH	43015	US	10/11/2021
Cynthia Tizzano	Delaware	OH	43015	US	10/11/2021
Paul Binkley	Delaware	OH	43015	US	10/11/2021
Jennifer Kay	Delaware	OH	43015	US	10/11/2021
Pamela Dugas	Delaware	OH	43015	US	10/11/2021
Terre DeCaro	Delaware	OH	43015	US	10/11/2021
Jody DeRidder	Delaware	OH	43015	US	10/11/2021
Rayna Patton	Delaware	OH	43015	US	10/11/2021
Tamra Furlong	Delaware	OH	43015	US	10/11/2021
Don Olson	Delaware	OH	43015	US	10/11/2021
sidnee stanley	delaware	OH	43015	US	10/11/2021
David Soliday	Delaware	OH	43015	US	10/11/2021
Monica Logsdon	Delaware	OH	43015	US	10/11/2021
Jennifer Henkle	Delaware	OH	43015	US	10/11/2021
Anna Ocard	Delaware	OH	43015	US	10/11/2021
Karen Waselko	Delaware	OH	43015	US	10/11/2021
Kosby Carrico	Delaware	OH	43015	US	10/12/2021
Julie Hillery	Delaware	OH	43015	US	10/12/2021
Alison H	Delaware	OH	43015	US	10/12/2021
Laura Ann Bergman	Delaware	OH	43015	US	10/12/2021
Logan Dunn	Delaware	OH	43015	US	10/12/2021
Betty Schultz	Delaware	OH	43015	US	10/12/2021
Kaitlin Ohl	Delaware	OH	43015	US	10/12/2021
Sylvia Elsner	Delaware	OH	43015	US	10/12/2021

Sharlee D Murphy	Delaware	OH	43015 US	10/12/2021
Ingrid Wood	Delaware	OH	43015 US	10/12/2021
Mary Meyers	DELAWARE	OH	43015 US	10/12/2021
Linda England	Delaware	OH	43015 US	10/12/2021
Carla Whipple	Delaware	OH	43015 US	10/13/2021
Fran Quinn	Delaware	OH	43015 US	10/13/2021
Kristina Jones	Delaware	OH	43015 US	10/13/2021
Daniel Cuciak	Delaware	OH	43015 US	10/13/2021
Emily Kridel	Delaware	OH	43015 US	10/13/2021
Rhonda McGeath	Delaware	OH	43015 US	10/13/2021
Barb Wildman	Delaware	OH	43015 US	10/13/2021
Stefanie Hauck	Delaware	OH	43015 US	10/13/2021
Sharon Hutton	Delaware	OH	43015 US	10/14/2021
Whittney Mahle	Delaware	OH	43015 US	10/14/2021
Lauren Ertz	Delaware	OH	43015 US	10/14/2021
Julie A Robinson	Delaware	OH	43015 US	10/14/2021
Lauren Dariano	Delaware	OH	43015 US	10/14/2021
Ben Dariano	Delaware	OH	43015 US	10/14/2021
Carol Neuman de Vegvar	Delaware	OH	43015 US	10/14/2021
Nigel Bulwinkle	Delaware	OH	43015 US	10/14/2021
Heather Bulwinkle	Delaware	OH	43015 US	10/14/2021
Jaan Laaman	Delaware	OH	43015 US	10/14/2021
Mimi Tucky	Delaware	OH	43015 US	10/14/2021
Mason McGeath	Delaware	OH	43015 US	10/14/2021
Jaime Turinsky	Delaware	OH	43015 US	10/15/2021
Stephanie Forney	Delaware	OH	43015 US	10/15/2021
Zachary Dilbeck	Delaware	OH	43015 US	10/15/2021
Kathy Vanderbosch	Delaware	OH	43015 US	10/15/2021
makayla cunningham	Delaware	OH	43015 US	10/15/2021
Leslie Boey	Delawarw	OH	43015 US	10/16/2021
Matthew Burchett	Delaware	OH	43015 US	10/16/2021
Marc vander does	Delaware	OH	43015 US	10/16/2021
Kathleen King	Delaware	OH	43015 US	10/16/2021
Tricia McMunn	Delaware	OH	43015 US	10/21/2021
Caldwell Susanna	Delaware	OH	43015 US	10/22/2021
Janis Fleischmann	Delaware	OH	43015 US	10/24/2021
Mindy Hedges	Delaware	OH	43015 US	10/11/2021
John Williams	Delaware	OH	43015 US	10/14/2021
Paige West	Lewis Center	OH	43035 US	10/11/2021
Lisa Johnson	Delaware	OH	43035 US	10/12/2021
Chris Phillips	Lewis Center	OH	43035 US	10/12/2021
Olivia Exterovich	Lewis Center	OH	43035 US	10/14/2021
Elizabeth Siverling	Lewis Center	OH	43035 US	10/14/2021
Daniel McLaughlin	Marysville	OH	43040 US	10/11/2021
Shana Stepp	Mount Vernon	OH	43050 US	10/11/2021
Rebecca Swoager	Powell	OH	43065 US	10/12/2021
Grant Kibbey	Radnor	OH	43066 US	10/11/2021

Deborah Zygmunt	Westerville	OH	43082 US	10/16/2021
Christina Mercer	Columbus	OH	43085 US	10/11/2021
Gloria Rose	Grove City	OH	43123 US	10/10/2021
Emily Rudy	Columbus	OH	43202 US	10/13/2021
Thallia Blight	Columbus	OH	43212 US	10/12/2021
Dennis Grisez	Zanesfield	OH	43360 US	10/11/2021
Sharon Rathburn	Broadview Heights	OH	44147 US	10/15/2021
Abby Buckerfield	Akron	OH	44310 US	10/11/2021
Joshua Collins	Cortland	OH	44410 US	10/26/2021
Dawn Kridel	Wooster	OH	44691 US	10/13/2021
Daniela Savage	Wooster	OH	44691 US	10/14/2021
Ellanora Jelks	Cincinnati	OH	45215 US	10/13/2021
Dominic Wallace	Cincinnati	OH	45231 US	10/12/2021
Laci Rose	Fairborn	OH	45324 US	10/13/2021
David Conkle	Athens	OH	45701 US	10/13/2021
Kelli Spindler	Lima	OH	45805 US	10/14/2021
Mason Lusby	Aurora	IN	47001 US	10/14/2021
Cole Burton	Bedford		47421 US	10/13/2021
Patrick Kennedy	Clawson	MI	48017 US	10/11/2021
Ianyjia Brock	Hammond		70403 US	10/11/2021
Carlos Burris	Denton		76210 US	10/11/2021
Ally Kelly	Sandy		84091 US	10/11/2021
Ashlyn Rood	Sandy		84092 US	10/12/2021
Anna Balti	Woodland Hills	CA	91364 US	10/14/2021
Katherine Gramoglia	Riverside		92503 US	10/12/2021
Miguel Rivera	Sacramento		95825 US	10/11/2021
Franco Carlo		NY	US	10/11/2021
Cynthia Wallace			US	10/12/2021
Leona Bergman	Thetford Center	VT	5075 US	10/12/2021
Mark Tipaldo	Manahawkin		8050 US	10/13/2021
JON INWOOD	Brooklyn	NY	11230 US	10/11/2021
Patrick Fuller	Erie		16509 US	10/13/2021
Kasta Marigna	Bensalem		19020 US	10/13/2021
Rachel Halbert	Newark		19717 US	10/12/2021
Heather Moody	Washington Dc	DC	20376 US	10/11/2021
Jacqueline DiMaggio	Anderson	SC	29625 US	10/14/2021
Dreah Peterson	Atlanta		30301 US	10/12/2021
Rachel Parnell	Murfreesboro	TN	37127 US	10/12/2021
Austin Patterson	Manchester		37355 US	10/13/2021
Kathy Mosteller	Memphis	TN	38119 US	10/12/2021



SPACE

C.

REGIONAL POND "B"
1.8 ACRE

Ex. Stream

BRUCE ROAD

Multi-use Path

- Light
- Ret
17.5 A

183'

8' Multi-use Path

12'

91'

OPEN SPACE "A"
4.5 AC.

OPEN SPACE
1.7 AC

TIVE BOULEVARD

WOODH...

Addison PMU request premature

Susan McGrail <susanemcgrail@gmail.com>

Sun 10/31/2021 8:55 AM

To: Carolyn Riggle <CRiggle@delawareohio.net>; Kent Shafer <kshafer@delawareohio.net>; George Hellinger <ghellinger@delawareohio.net>; stackett@delawareohio.net <stackett@delawareohio.net>; Lisa Keller <lkeller@delawareohio.net>; Cory Hoffman <choffman@delawareohio.net>; dfarrell@delawareohio.net <dfarrell@delawareohio.net>; saradanderson@gmail.com <saradanderson@gmail.com>; tbakare@ctconsultants.com <tbakare@ctconsultants.com>; stroud_g@yahoo.com <stroud_g@yahoo.com>; avolenik@gmail.com <avolenik@gmail.com>; cstaver@ymail.com <cstaver@ymail.com>; cmo@delawareohio.net <cmo@delawareohio.net>

Cc: Elaine McCloskey <EMcCloskey@delawareohio.net>

The request by Addison Properties LLC to grant a planned multi use overlay (PMU) is inconsistent with and a violation of Delaware City code and zoning as well as the comprehensive City Plan.

The city plan and code indicates like housing and density is to blend with existing development or residential housing. For example, Oakhurst abuts 5.4 units per acre of high-density housing vs 1-2 units per acre.

There are no reasonable circumstances to justify a blanket zone change.

There is no evidence provided by the developer that the zone change will NOT AFFECT adjacent property values. If stub roads Kensington and Sylvan Dr. are opened to through traffic to route 23, housing values will plummet in Oakhurst subdivision. Most of Oakhurst has no sidewalks. Streets are walking paths and children stand in the street waiting for school buses. The streets can only be opened to emergency vehicles and properly gated or mounded.

There needs to be a written guarantee protecting home values. The city is to request a Bond from the developer for the full duration of development and construction. This Bond and guarantee should cover at least 10 years.

In addition, there are objections addressed by the City of Delaware staff that public services, particularly the police and fire departments are negatively financially affected by this development. There is evidence to support this in the 2 year 911 log from Seattle House apartments which has overwhelmed the police. 911 evidence was given to Mr Friedman and ignored.

Has the planning commission and city council factored in the 178 apartments approved for Coughlin Crossing in 2020.

Mr Efland is quoted in 2020 that the GATEWAY development (Coughlin Crossing) is a "handsome entrance into the city of Delaware along US 23"

It will take a lot of creativity to make this Delaware's Gateway. Thoughtful planning should do better.

Where is the money coming from to finance all of the proposed and approved high density housing in the city of Delaware?

City staff indicates police resources are impacted negatively by the proposed high density housing in Addison Farm.

Only ONE of the aforementioned reasons is sufficient to reject a zoning change by Planning Commission and City Council..

It is obvious that this 273 acre development will set a course for the city of Delaware for the foreseeable future and determine it's future.

The Delaware city staff report to the PLANNING COMMISSION for November, 3, 2021 and the public have raised many reasonable concerns including:

The TRAFFIC STUDY is still unfinished. Current traffic and travel is reduced and constrained by COVID at the public and state level, rendering current counts and predictions grossly inaccurate.

TREE counts and removal of 90 to 100 acres of forest with predictable detrimental affects on WATER ABATEMENT and the mandate for URBAN TREE CANOPY has not been resolved by the Delaware city staff. Reimbursement to the City of Delaware for tree loss could be bountiful and in the millions of dollars using Addison's tree counts.

ROADWAYS where they exit and terminate is a dilemma. Build it and they will come won't work here. Both potential exits for Merrick are problematic.

Building a railroad bridge won't work because NORTH travelers recross the railroad at Hills Miller road and SOUTH travelers hit a dead end at Central Avenue.

The same congestion exists for the Houck road intersections,

Merrick Pkwy intersects US Route 23 at a constriction and is not amenable to an interchange.

Merrick will be obsolete almost immediately. A better choice is to use existing TROY or HOUCK and HILLS MILLER road rightaways with a 23 exit north of Speedway which was proposed in 2015.

BIKEWAY, WALKWAY and PARKS are not fully vetted and resolved.

PUBLIC SERVICES are already impacted by the high density housing at Seattle House as evidenced by the 911 logs from the last two years.

Where is the introspection and imagination we expect from government and city officials?

A PMU fits nicely in certain circumstances such as the Short North, Grandview and the Bridge development in Dublin adjacent to River Road and Highway 161. A PMU does not fit the 273 acres at this level of discussion. There are too many unanswered questions as noted above.

Premature approval of the requested zoning change is not appropriate at this time.

A PMU for Addison Farms is not consistent with the city plan and city code drafted to prevent inappropriate development.

All of the questions proposed by the public and city staff have to be carefully addressed and answered before proceeding with a blanket zone approval requested by Addison Farms.

The future of Delaware City resides with your careful consideration.

Thoughtfully submitted.

Dr. John W McGrail

Diane Mungovan
937 Executive Blvd

We are asking our city representative and leaders to do the right thing by your residents.

We are not opposed to development, but we expect and deserve nothing less than responsible development - responsible to current city residents and to the natural environment in which we live. Our quality of life matters, too.

We ask you to fully consider all aspects of Addison's proposal ONLY once it is completed - including all proper studies and analysis - such as the missing environmental and traffic impact studies - and to really investigate the development's impact on existing neighborhoods, on the environment, and the city as a whole.

We ask that you reject Addison's request for a PMU and other variances. Addison knew what they were buying. Addison, and all other developers within the city, need to be held accountable to the rules and guidelines Delaware has established and abide by city codes. **Leave current zoning in place** and if you must alter the A1 section make it R1 to match the neighborhood it borders.

We ask that you follow the city's own thoroughfare plan drawings and codes. When purchasing our properties we trusted the lines the city drew - in the same place over and over - between the Shelbourne Forest and Oakhurst neighborhoods. It shouldn't even be a consideration to build Merrick Parkway in such close proximity to the backyards of over 30 plus family homes and directly atop wetlands and a stream that are part of the Olentangy watershed.

We ask that you think of Delaware's future when it comes to protecting our natural resources. The property in question is home to over 90 -120 acres of mature woods. Trees that need protected, not clear cut. Trees that help reduce carbon emissions, decrease air and noise pollution, and increase everyone's property values. We need natural park areas or in the least conservation areas that protect the trees, the wildlife, as well as the wetlands and streams that serve to keep flooding at bay. We need forward thinking development that builds in harmony with exiting topography - not clear cutting and manipulation of the land.

We ask that you put like housing next to like housing for those homes that currently exist (many for 25-50 years). Single family next to single family. There is plenty of acreage for Addison to build their high density in area A and B - away from established single family neighborhoods.

We ask that you fully study and evaluate the strain such a development would place on city resources - police, fire, utilities, water, sewer, and our already strained school system. Not to mention the maintenance of our roads - which the city already can't afford as evidenced by the upcoming tax levy.

We are well aware of how badly the city leaders want Merrick Parkway built - but at what cost? Please consider the needs of your residents and of our vital natural resources. Please do the right thing and put those needs 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.

Make sure the decisions you are making in regards to the Addison Development and all developments within the city are truly what is best for Delaware in the long-term - not simply a means to get a road built.

Thank you for your time and devotion to Delaware.

To summarize -

- * No PMU
- * Leave existing zoning in place and follow city codes
- * Complete all studies and analysis before approving proposal
- * Place Merrick Parkway where it was originally drawn in the city's plans - away from backyards
- * Build like housing adjacent to existing neighborhoods - single family next to single family with high density in Area A and/or B
- * Protect our natural environment and hold developer accountable for what they do destroy. No free passes.