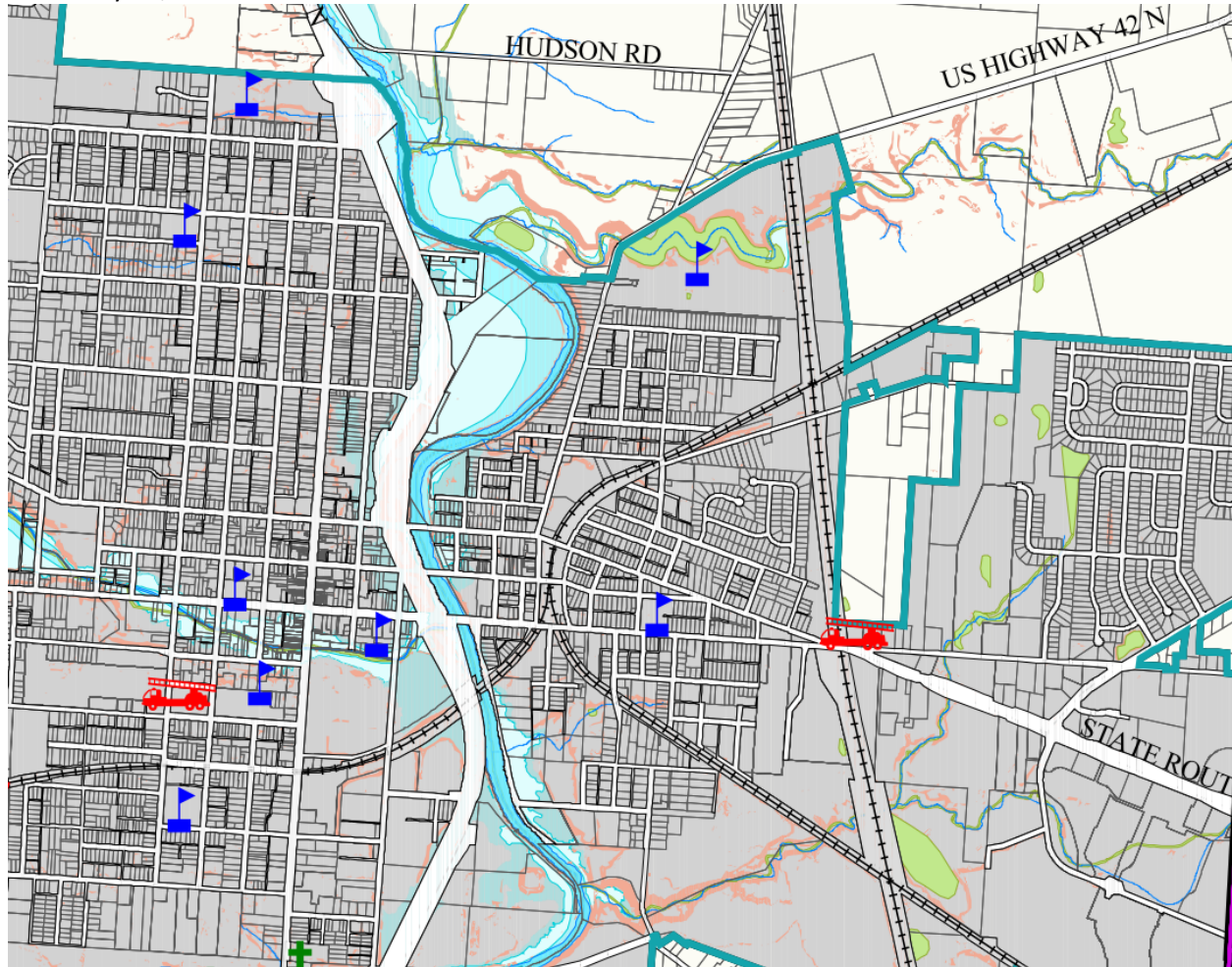


To: Elaine McCloskey

From: Friends of the Lower Olentangy Watershed (FLOW)

RE: Comments regarding the Proposed "The Mill at Flax" high density residential development (aka Riverfront).

Date: May 30, 2022



1. Per the City of Delaware's Comprehensive Plan from Delaware Regional Planning Commission map above, what is the current zoning for the proposed parcels? FLOW was unable to ascertain this from the legend.
2. Will the proposed bike path and bridge to Mingo Park be installed by the Developers? If not when will these recreational amenities be provided for the residents?
3. The proposed bike path and bridge are in the 100 year floodplain on land owned by James W Mardis and it is leased for 99 years to the state of Ohio. Does this lease allow for floodplain development/paving of the bike path and the addition of a bridge?

Property Information	
Parcel Number:	51943128076000
Owner(s)	MARDIS JAMES W
Address	FLAX ST
Tax Dist	14 DELAWARE
School	2103 DELAWARE
Use Code:	501
Acres:	4.46000
Description	
LANDS 19 5 4 11 LEASED TO STATE OF OHIO FOR 99 YEARS, GAS LINES & WATER LINES	
Property Address	
FLAX ST DELAWARE	



4. Page 189 indicates the existing tree survey. While it was difficult to read the numbers clearly, it appears that 13 trees (not 9) are proposed to be removed. More importantly, the loss of tree caliper is 229 inches not 129. Please ensure that enough trees or money is paid to replace the tree value.
5. Could the bike trail be located in the dedicated road right of way parcel # 99999914000000 to reduce impacts to the riparian corridor along the Scenic Olentangy River?
6. Please clarify the amount of the fee that will be paid for Recreation for this 4.6817 or 5.1417 acre parcel? What acreage is correct? Why the 0.5 acre discrepancy on page 107? It appears that the developer is "acquiring" 0.5 acres of public right of way for their development to provide parking. Will the developer be paying tax on this acquired land? Will the recreation fee

be paid if the site is rezoned at Community Business District and Light Manufacturing District with a Planned Mix Use Overlay District?

7. Parking- How many spaces are proposed for the 174 apartments and for the commercial spaces in this area? FLOW is concerned about the potential large increase in impervious surfaces so near the scenic Olentangy River. Could a green infrastructure solution be considered like pervious pavers? Or could a parking garage be considered as an environmental amenity? Does Delaware require ratios for residential and commercial properties? It appears only 134 spaces are proposed. Is there a good transportation system? Will residents have easy access to shopping amenities without a car?
8. Stormwater- FLOW is concerned about the extensive impervious surfaces proposed so close to the scenic Olentangy. Future flooding is also a concern, with the size of rainfalls occasionally exceeding 3 inches. Is the developer proposing underground storage to meet the entire volume requirements? Or do they plan to store the rainfall in the parking lots? Many site visitors would want to be notified of this option. FLOW was unable to find Exhibit 7 of the plan to observe the storm drainage. We did find an Exhibit 7 FEMA floodplain map. Is there more detail elsewhere?



FLOW would like to see more sustainable Best Management Practices be considered for stormwater like green roofs, blue roofs, Rain Cisterns, Infiltration trenches or pervious pavers considered so that the water can be returned to the river more slowly.

9. Why does Flax St, west of Milo Alley need to be vacated and declared a private street? It appears that this is the half acre being given to the developer to meet the parking requirements for the project. Is this the case?

10. How many bike rack spaces will be provided?
11. The amenities sound nice, but FLOW is curious if the developer is trying to squeeze too much onto this 5 acre parcel with a commercial property, 174 residential units, 186 parking spaces, a dog park, a playground, a pavilion, a pool and a walking trail (is this a bike path also) along the riverfront.
12. Finally, FLOW is concerned about the vague language in the application that implies fill was placed on this site. Can samples be taken to ensure that the fill is environmentally clean and compacted to support this more dense development? Ohio EPA offers free Brownfield sampling opportunities.

Please add us to any list of interested stakeholders for this project.

Sincerely,
Laura Fay
FLOW Science Committee Chairwoman
info@olentangywatershed.org
614-267-3386 (office)