

**From:** [Heather Bulwinkle](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** addison farms planned Infrastructure and Final Development Plans  
**Date:** Monday, September 12, 2022 1:27:08 PM

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Caution! This message was sent from outside your organization.

September 12, 2022

Ms. Mccloskey,

This letter is a repeat of my earlier letter, but I feel it captures my thoughts on this proposed development by Addison Farms. (As a side note, will there be any "farms" left?) Driving through Delaware county, just this morning, we see more land cleared for development. I don't know for sure, but I doubt any of it is for low-income housing. The idea of putting a major road directly behind existing houses makes no rational sense.

Thank you so much,

Heather Bulwinkle  
985 Executive Boulevard  
Delaware, Ohio 43015

August 17, 2022

Dear City Council,

I cannot state enough how upsetting it is to see a developer plan to build a major roadway right behind people's homes, and not see enough push-back from the city. As a neighborhood, we have asked for at least a two-hundred foot distance between the back of our properties to the planned roadway. Instead, according to the plans we have had access to, it is much less. This is if one can even glean a correct number from the plans. Why does one plan seem to measure to the middle of the road? Why in the world is Addison allowed to plan to place a major road *closer* to existing properties?

Then there are the other issues regarding pollution (air, land, noise, light, etc.), lower property values, and the dismissal of the tearing down of an established forest and what this will do to the land and animals. The past few evenings we have seen an owl perching on the trees. Does it live in that forest? Has an environmental study been done? What about the watershed? How will pollution affect that? *Why* is a developer allowed to change things forever?

*Please*, act to support the existing citizens of this city & not a developer clearly not caring

about any of these issues (and others). We have signed petitions, sent letters, attended meetings, and asked important questions. It certainly feels it is all for naught. I cannot tell you how disgusted and disappointed I am. The thought that a developer is allowed to do all this damage and walk away, while receiving a TIF, is mind-blowing and heart-wrenching.

Thank you very much,  
Heather Bulwinkle  
985 Executive Boulevard  
Delaware, Ohio 43015

**From:** [Stacy B. Chaney](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** public comment - 9/12/2022 - Ordinance 22-83  
**Date:** Monday, September 12, 2022 2:04:11 PM

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Caution! This message was sent from outside your organization.

Members of Delaware City Council,  
I apologize for the multiple emails today, but it seemed the most appropriate way to address the disparate issues on the agenda tonight.

Please vote "no" on the Addison Farms plan.

When we left the meeting in February, it was clear to me that the majority of Council was not comfortable with the proximity of Merrick Parkway to properties on Pinecrest. This distance has not increased. For the sake of these citizens, please redress.

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

**From:** [Linsey Griffith](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Public Comment Addison Infrastructure Plan  
**Date:** Monday, September 12, 2022 1:27:09 PM

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Caution! This message was sent from outside your organization.

We are writing our honored council to diligently ask them to send the Addison infrastructure plan back to the developer for a third reading and requested adjustments. We are asking the Council not to accept the plan until it matches the plan that was promised to the community in the spring, until it protects the boundaries of at least 120 yards from the existing property lines along Executive Blvd, and until it limits the crossing of the stream to protect our waterways. We are also concerned about the provisions for water retention ponds and storm water runoff. The ponds presented do not appear to be adequate to manage the same amount of stormwater as the small marsh lands and small forests currently do- and we currently deal with problems of standing water. The proposal must address the current issues and provide management for potential issues caused by the removal of the trees and marshlands and by the interruption of the stream flow.

Thank you for your time, dedication, and diligence.

Linsey Griffith  
419 Taylor Ave  
Delaware, Ohio 43015

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Linsey Griffith CD(DONA), CLC, HBCE, LCCE, SBCPE, PE.

937-205-3301

**From:** [Diane Mungovan](#)  
**To:** [Stephen Tackett](#); [Lisa Keller](#); [Catlin Frazier](#); [Drew Farrell](#); [Carolyn Riggle](#); [Kent Shafer](#); [Cory Hoffman](#)  
**Cc:** [Elaine McCloskey](#); [CMO](#); [R Thomas Homan](#); [David M. Efland](#)  
**Subject:** Placement of Merrick Parkway for Public Comment  
**Date:** Monday, September 12, 2022 2:13:14 PM  
**Attachments:** [Addison Reserve 1 prelim to infrastructure.pdf](#)  
[Merrick from prelim to infrastruture plan.pdf](#)

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Caution! This message was sent from outside your organization.

Dear City Council Members and other Delaware Leaders,

Seeing as I was unable to attend the recent development meeting, and am also unable to attend tonight's council meeting, I'm begging you to please listen to the city's residents and honor Delaware's commitment to us and to the environment.

PLEASE insist that Addison development place Merrick Parkway between 60 and 70 yards (at minimum) from the homes on Executive Blvd. and Pinecrest Drive. This will not only help to preserve our neighborhood, but will also serve to protect a wetland, an active stream that is part of the Olentangy watershed and numerous mature trees. NOTE: The 60-70 yard measurement is from the back of property lines to the start of the mounding - not the edge of the road itself.

I must also note the recent placement of a solid yellow line down the middle of Executive Blvd. - in the 22 plus years I have lived on Executive, there has never been the need for a double yellow line down the middle of a residential street. Why now? Are Addison's and your assurances that Merrick Parkway will not increase thru traffic in our neighborhood no longer valid? What does the traffic study say? Is it complete? What about access to Route 23? Should this be approved without all the pertinent information in place?

Below is my email sent to the planning commission in August, but the information it contains remains valid and true after their August meeting. Please read what I have to say. Many of my neighbors have given up, believing our voices do not matter. We've submitted petitions, sent numerous emails explaining our position and attended both development and council meetings, yet we feel our needs as homeowners and taxpayers, as well as the vital preservation of the environment, is being pushed aside so that Merrick Parkway can be built - regardless of the negative impact it will have on residents and the environment.

Please allow Merrick Parkway to proceed only with stipulations in place that will serve **all** parties - not just those of the developer and the city's infrastructure plan. NOTE: the city's original infrastructure plan placed Merrick Parkway near the middle of the property in question. Residents trusted those drawings when purchasing homes on Executive and Pinecrest, never once believing their city would allow a main through road to be built so closely to their homes. Homes that were there first. Not like other through roads in Delaware (ex. Houk) that were built first, with homes coming after. There is a huge difference.

MY E-MAIL, including exhibits, from August -

From where Merrick was placed in February 2022, the new layout has this major arterial road an average of 60" (20 yards) closer to all of the homes on Executive Blvd. and Pinecrest Drive, along with an approximate 20% reduction in the "tree preserve" area. This is unacceptable and should not be allowed to stand.

**Tree Preserve (See Exhibit A at end of letter)**

Not only has Addison reduced the area from 4.6 acres to 3.6 acres, a wide swath of what remains is the farmers path. The farmers road is at least a ten yard wide treeless path that runs along the whole length of the impacted homes on Executive Drive. So their new "tree preserve" isn't really preserving many trees.

The roads current placement is also further destroying a stream and wetland and harming the Olentangy watershed. With its current placement Merrick Parkway paves over the majority of the stream that runs behind our houses along with a small wetland. With recent flooding issues across the country due to increased rainfalls, we need to be protecting our natural flood systems, versus destroying them so an out of town developer can make a lot of money at Delaware residents' expense.

### **Distance from homes**

We previously begged the city to require - at minimum - a distance of 200' between our homes and where Merrick Parkway begins its side mounding buffers - not the road itself.

Below is an excerpt from the neighborhoods request before Council's final vote in early 2022.

#### *Shelbourne Forest:*

*As a neighborhood, we're asking our City Council members to add a condition that the Merrick Parkway right-of-way not be any closer than 200 feet to existing properties in Shelbourne Forest (883-999 Executive Blvd, 178 Woodhaul Dr., and 130-218 Pinecrest Dr.) and that the area between the properties and right-of-way be buffered with existing and additional trees and mounding. We believe this satisfies the conditions of the petition submitted in September 2021, and although not a perfect solution and quite a compromise for those who anticipated this arterial road would be in the middle of the development, after discussion we find it to be a reasonable minimum distance.*

Council asked Addison (based on the neighbors' letters) if they would consider moving the road, curving it around and Addison said they'd be open to it - but Council never required it, so now Addison is pushing it closer to our homes - not further away.

I personally asked for 70 yards (over the 60) plus a curve around the wetland. This distance preserves a larger portion of the stream as well as the wetland area, along with the portion of mature woodlands that surround them.

But instead - the new distances Addison is proposing are averaging 60' closer to our properties! That is 20 yards closer and 20 yards worth of trees lost and stream destroyed and paved over. This is unacceptable. My home of over 22 years is now 62' closer to the road (*See Exhibit B at end of letter*)

By requiring that Merrick be placed between 60 and 70 yards from the backyards of homes on Executive Blvd., Woodhaul, and Pinecrest the city of Delaware would show that it actually does care about and stands by the rights of its current residents.

Also the city would actually have an area that one could rightfully call a "preserve" of sorts. As it stands now it is an ineffectual buffer and destructive to the environment it is intended to preserve.

### **Our Losses**

Effectively in this development, as it now stands, all four wetlands will be destroyed, the majority of the lower southern portion of the stream will be paved over, and the vast majority of mature trees along with other flora and fauna and wildlife will be lost - forever.

You have the power to act and require a modest buffer of 60 to 70 yards between Merrick Parkway's southern edge of the 'proposed' mounding - not the road - and the homes it will run alongside. Please do so. Please act to preserve this small portion of our city's diminishing natural landscapes while also acting in the best interest of Delaware's current, tax-paying residents.

Thank you for your time and dedication to our city.

Sincerely,

Diane Mungovan  
937 Executive Blvd.  
Delaware, Ohio 43015

## **Exhibit A - reduction of Tree Preserve by an acre**

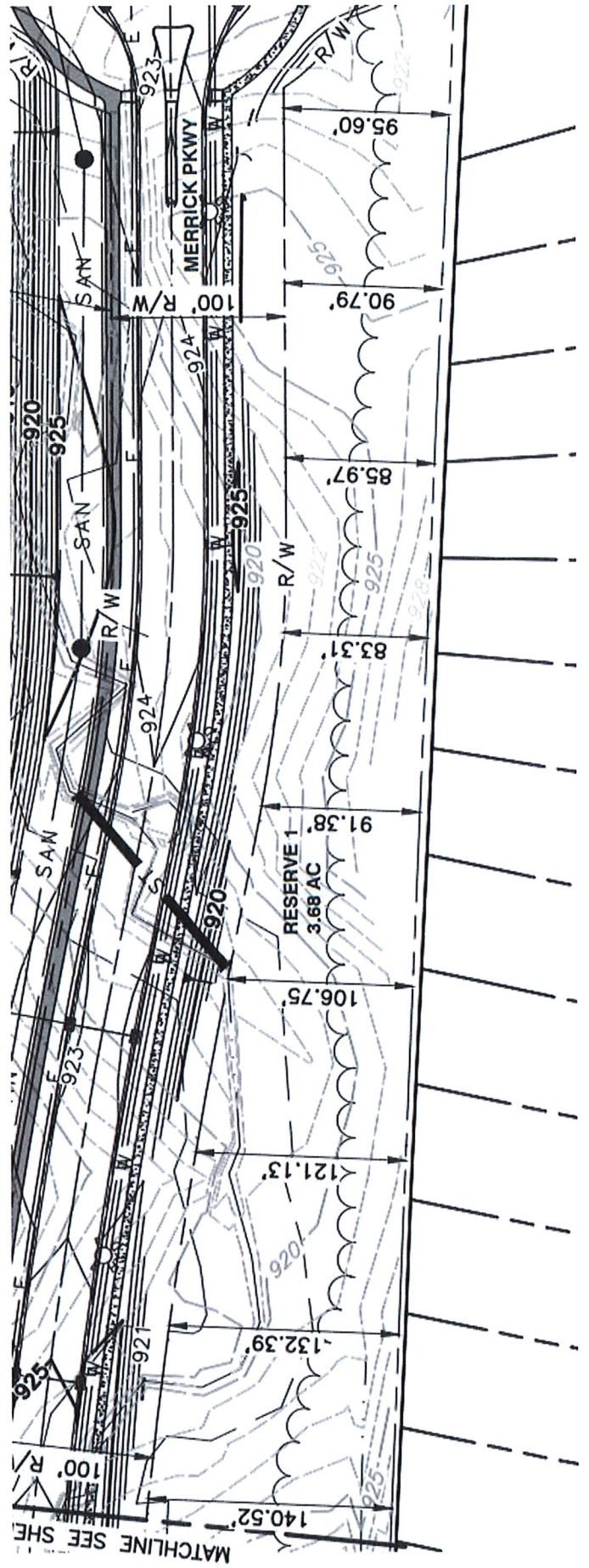
(top pic is from February 2022 that was approved by Council, bottom pic is from current proposal)

In my opinion even the earlier "Preserve Area" did not adequately preserve the stream, the wetland, or enough trees. Seventy (70) yards would help to create more of a true buffer between our homes and the road, would preserve more trees and help to protect the stream. Also curving the road to the north would help to safe the small wetland and the natural watershed area.

## **Exhibit B - reduction of distance between homes and Merrick Pkwy.**

(top pic is from February 2022 that was approved by Council, bottom pic is from current proposal)

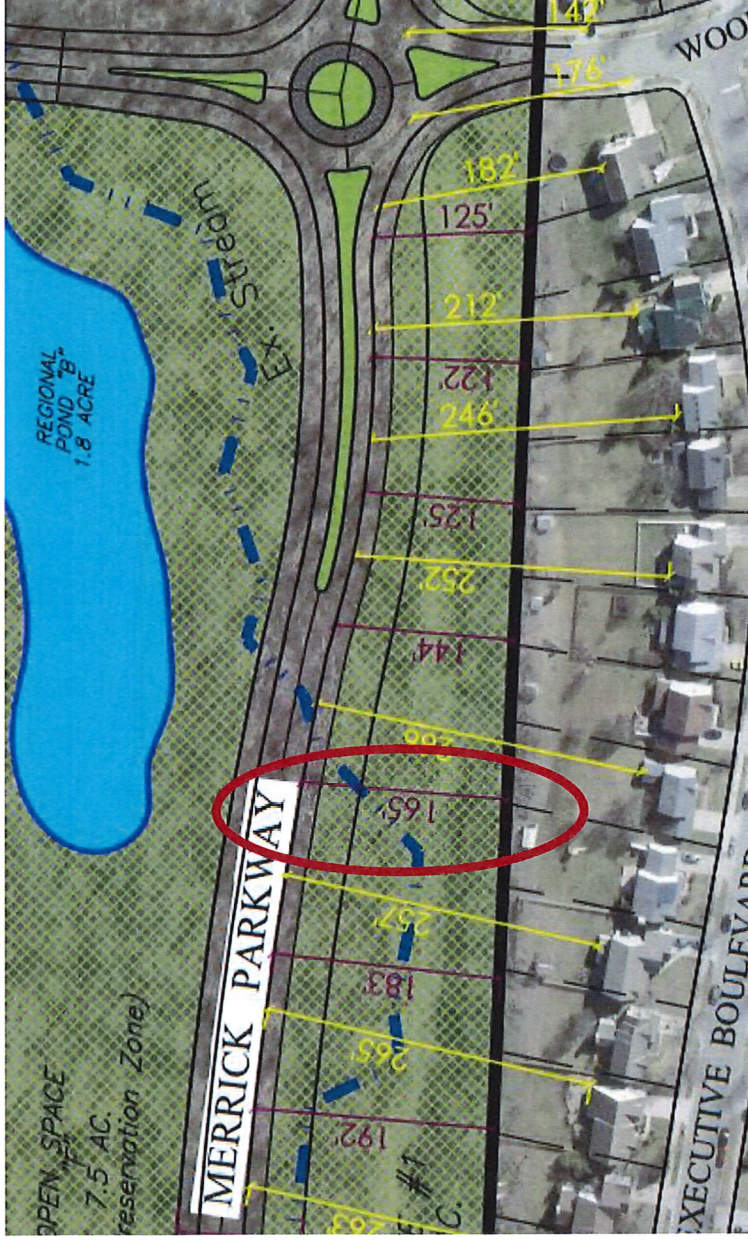
My home, in this pic, is to the left of the circled property. The numbers decrease from 183' to 121" - a change of 62'!!! This is over 20 yards - not a small amount. And not an acceptable change from what was earlier approved.





**ADDISON  
FARMS**

Preliminary  
Plan (Feb  
2022):



**Infrastructure  
Plan (Aug  
2022):**

