CITY OF DELAWARE
CITY COUNCIL
CITY COUNCIL CHAMBERS
1 SOUTH SANDUSKY STREET
****6:30 P.M. WORK SESSION**
7:00 P.M. REGULAR MEETING

AGENDA

5:30 P.M. – **EXECUTIVE SESSION:** pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, Section 121.22 (G) (2) acquisition of property for public purpose and 121.22(G) (8) consideration of confidential information related to a request for economic development assistance.

6:30 P.M. – WORK SESSION and PRESENTATION

1. ROLL CALL

2. PRESENTATION by Marianne Gabel with Citizens' Climate Lobby – Delaware, OH Chapter

3. ADJOURNMENT

7:00 P.M. REGULAR MEETING May 14, 2018

1. ROLL CALL

2. INVOCATION – Chaplain Dan Mauer, Delaware Police Chaplain

3. PLEDGE OF ALLEGIANCE

4. APPROVAL of the Motion Summary of the regular meeting of Council held on April 23, 2018, as recorded and transcribed.

5. CONSENT AGENDA
   A. Acceptance of the Motion Summary of the Airport Commission meeting held on July 20, 2017, as recorded and transcribed.
   B. Acceptance of the Motion Summary of the Shade Tree Commission meeting held on February 27, 2018, as recorded and transcribed.
   C. Acceptance of the Motion Summary of the Finance Committee

meeting held on February 28, 2018, as recorded and transcribed.

D. Acceptance of the Motion Summary of the Civil Service Commission meeting held on April 4, 2018, as recorded and transcribed.

E. Acceptance of the Motion Summary of the Planning Commission meeting held on April 4, 2018, as recorded and transcribed.

F. Resolution No. 18-25, a resolution appointing members to various Boards, Commissions, and/or Committees, and specifying the term of the appointments.

G. Resolution No. 18-26, a resolution authorizing the City Manager to file an application with the Ohio Development Services Agency, Office of Community Development, for the Biennial Program Year 2018 CDBG Community Development Allocation Program and supplemented by local CDBG ED-RLF Program Income.

H. Resolution No. 18-27, a resolution designating the Planning Director as the Municipal Representative to the Delaware County Land Reutilization Corporation Board of Directors.

I. Establish June 25, 2018 at 7:30 p.m. as a date and time for a public hearing and third reading of Resolution No. 18-29, a resolution authorizing the City Manager to enter into a Joint Economic Development District (JEDD) contract with Berkshire Township.

J. Establish June 11, 2018 at 7:20 p.m. as a date and time for a public hearing and second reading for Ordinance No. 18-43, an ordinance for AEP for approval of a Conditional Use Permit request for a new service center building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District).

K. Establish May 21, 2018 at 7:00 p.m. as a date and time for a public hearing and fifth reading for Ordinance No. 18-21 (REVISED), an ordinance for Medrock, LLC for approval of a (REVISED) Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to Multi-Family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 38 acres on property zoned R-6 Multi-Family Residential District with a PUD (Planned Unit Development) Overlay.

6. LETTERS, PETITIONS, AND PUBLIC COMMENTS

7. COMMITTEE REPORTS

8. PRESENTATIONS
   A. Proclamation and Recognition of National Police Week and Peace Officers' Memorial Day – May 13-19, 2018
   B. Proclamation and Recognition of Emergency Medical Services Week – May 20-26, 2018

9. CONSIDERATION OF NEW LIQUOR PERMIT
   A. Ohio Wesleyan University DBA Selby Stadium, 45 S. Henry Street, Delaware, Ohio 43015. Permit Class: D1

10. SECOND READING of Ordinance No. 18-37, an ordinance accepting the annexation of 89.618 ± acres of land more or less, description and map are attached hereto as exhibits "A" and "B" for the annexation known as the Wilgus Annexation by Andrew P. Wecker, agent for the petitioners.

11. CONSIDERATION of Resolution No. 18-28, a resolution indicating what services the City of Delaware will provide to 2.091 ± acres of land, more or less, description and map are attached hereto as Exhibits "A" and "B" for the annexation known as the Joshua Morgan Annexation by Andrew P. Wecker, agent for the petitioners.

12. CONSIDERATION of Resolution No. 18-29, a resolution authorizing the City Manager to enter into a Joint Economic Development District (JEDD) contract with Berkshire Township.

13. CONSIDERATION of Ordinance No. 18-38, an ordinance approving a Performance Based Economic Incentive Grant Agreement with Guild Associates for electrical upgrades to a building at 105 Innovation Ct. and declaring an emergency.

14. CONSIDERATION OF Ordinance No. 18-39, an ordinance amending the 2018 Appropriations Ordinance to provide funding for a Performance Based Economic Incentive Grant to Guild Associates, Inc. to assist in upgrading electrical infrastructure that will allow the company to occupy a portion of the Symmetry II building at 105 Innovation Court and declaring an emergency.

15. CONSIDERATION of Ordinance No. 18-40, an ordinance approving a Community Reinvestment Area Agreement and School Compensation Agreement with American Electric Power, Olentangy Local Schools, Delaware Area Career Center and the City of Delaware for investment in real property improvements on a new build on Slack Road, and declaring an emergency.

16. CONSIDERATION of Ordinance No. 18-41, an ordinance approving a Community Reinvestment Area Agreement and School Compensation Agreement with Engineered Materials Systems, Delaware City Schools and Delaware Area Career Center for investment in real property improvements on their building and parcel at 101 Innovation Court and declaring an emergency.

17. CONSIDERATION of Ordinance No. 18-42, an ordinance supplementing the 2018 Appropriations Ordinance to reallocate appropriations from the Municipal Court Administration Budget to a New Mission Court Budget within the Municipal Court Fund, and declaring an emergency.

18. CONSIDERATION of Ordinance No. 18-43, an ordinance for AEP for approval of a Conditional Use Permit request for a new service center building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District).

19. CONSIDERATION of Ordinance No. 18-44, an ordinance for AEP for approval of a Combined Preliminary and Final Development Plan for a new service center building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District).

20. FOURTH READING of Ordinance No. 18-21 (REVISED) , an ordinance for Medrock, LLC for approval of a (REVISED) Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to Multi-Family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 38 acres on property zoned R-6 Multi-Family Residential District with a PUD (Planned Unit Development) Overlay.

21. FOURTH READING of Ordinance No. 18 – 22 (REVISED), an ordinance for Medrock, LLC for approval of a (REVISED) Combined Preliminary and Final Development Plan to Multi-Family Area 3 (Flats on Houk) of the existing Willowbrook Farm Tract for a 180 unit apartment complex on approximately 15.506 acres located on the Northeast corner of Houk Road and DiGenova Way on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay).

22. CITY MANAGER'S REPORT

23. COUNCIL COMMENTS

24. ADJOURNMENT

CITY OF DELAWARE RESOLUTION

WHEREAS, The Delaware City Council recognizes that the health and well-being of the citizens of Delaware are dependent upon the quality of our air, water and natural resources; and

WHEREAS, much of the State of Ohio's economy, including agriculture, industry, commerce, fishing, forests and tourism are dependent upon a stable climate; and

WHEREAS, the scientists at Ohio Wesleyan University as well as The Ohio State University and its Byrd Polar and Climate Research Center agree with the consensus of climate researchers worldwide that the climate is rapidly changing, and that the changes are associated with increased concentrations in the atmosphere of carbon dioxide (CO_2) and other greenhouse gas pollutants derived principally from burning fossil fuels such as coal, oil and natural gas; and

WHEREAS, further reductions of CO_2 emissions are warranted in order to stay below the 2° C temperature rise that is acknowledged in global climate agreements to be a threshold dangerous to the habitability of the earth, and putting a price on carbon fuels (a "carbon fee") is widely accepted by economists as being the most effective means to achieve this goal; and

WHEREAS, former Representative Pat Tiberi (OH-12) was a member of the bipartisan "Climate Solutions Caucus" in the U.S. House of Representatives which now has 70 members, (35 Republicans, 35 Democrats), working on solutions to climate change, and

WHEREAS, a Carbon Fee and Dividend system with a fee on carbon being levied at the extraction point of fossil fuels, or the port of entry into the U.S., with all monies returned to households as a "dividend", would leverage market forces to encourage investments in energy efficiency and alternate sources of energy by both industry and consumers;

WHEREAS, such a Carbon fee and Dividend would be market-based, transparent, non-regulatory, predictable for business and fair to consumers,

THEREFORE:

Be it resolved by the Delaware City Council that the City of Delaware, Ohio, supports the implementation of a revenue-neutral carbon fee and dividend system, with all monies from carbon fees being returned to households as a carbon dividend.

Be it further resolved by the Delaware City Council that the City of Delaware strongly encourages the U.S. Congress to enact a revenue-neutral carbon fee and dividend system with the speed appropriate to the gravity and urgency of the situation, and in recognition of the benefits realized in transitioning to clean energy.

Be it further resolved by the Delaware City Council that the City of Delaware shall work toward policies and technological innovation that will reduce the City's carbon emissions.

DRAFT

Thank you for welcoming us!

EST 1808
CITY OF
DELAWARE
OHIO

Citizens' Climate Lobby

Citizens' Climate Lobby

About Us

1 **International**
United States, Canada, Australia, India, Germany, Sweden, Panama, etc.

2 **Nonpartisan**
We build relationships with everyone, even those who oppose us.

3 **Nonprofit**
Volunteer driven organization with 501c(3) and 501c(4) status.

4 **Solution focus**
We are for a solution: Carbon Fee and Dividend.

5 **Respect, appreciation and gratitude**
We treat everyone, even those who oppose us, with respect, appreciation and gratitude.

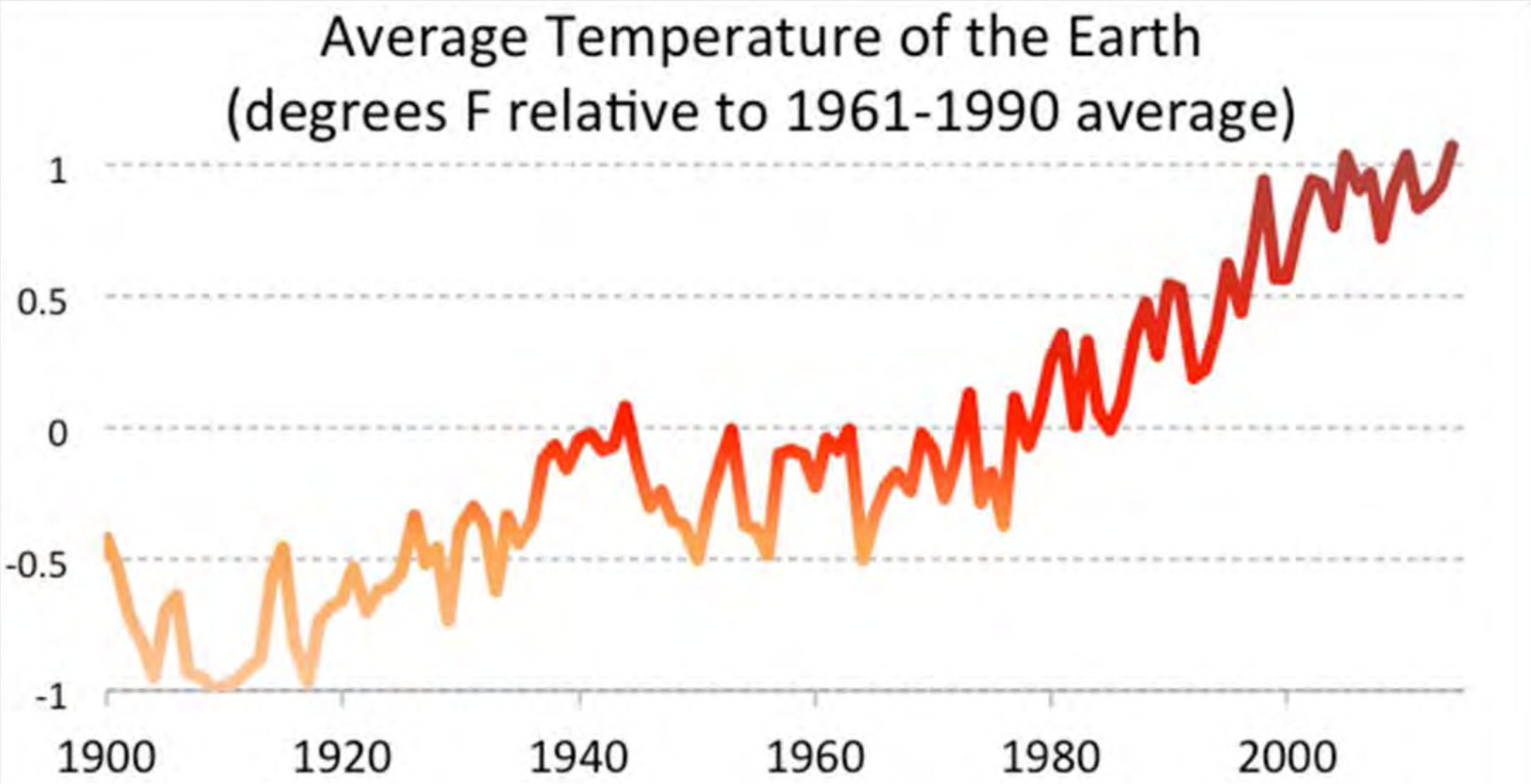
Citizens' Climate Lobby

Mission

To create the political will for climate solutions by enabling individual breakthroughs in personal and political power.

Citizens' Climate Lobby

The Earth is warming because of carbon emissions



Climate scientist agree

A climate scientist who is convinced based on the evidence.

A climate scientist who is not convinced.

Based on the evidence, **97% of climate scientists are convinced**

United States Risks

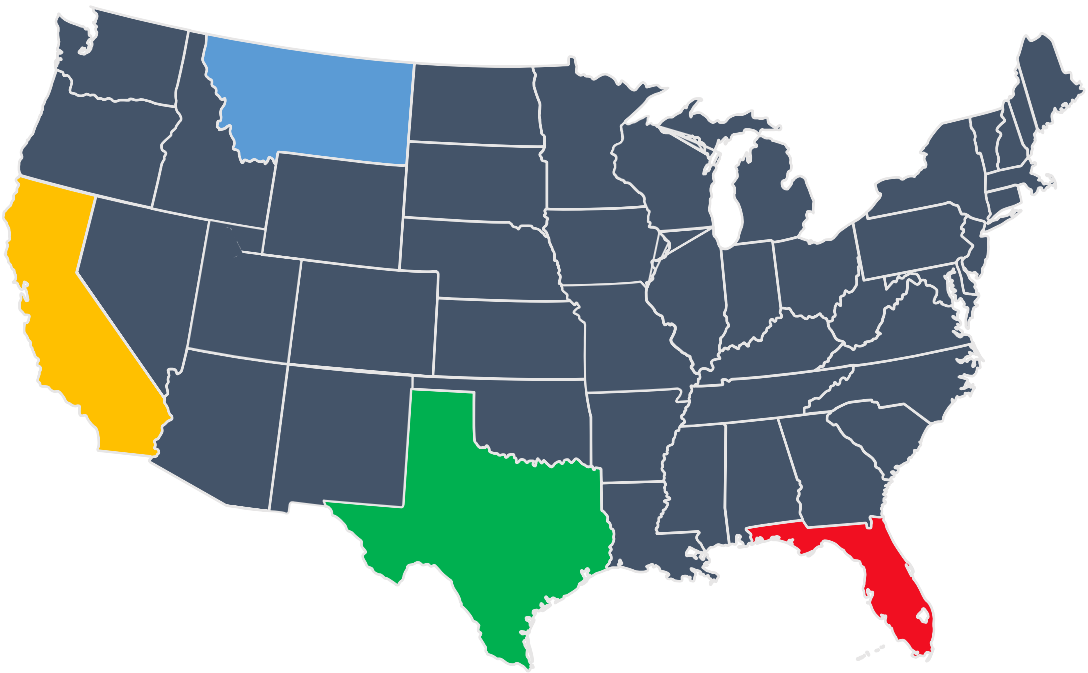
Risks differ throughout the U.S.

TEXAS
Heat, drought, increased fires, hurricanes, sea-level rise, floods, and lost labor productivity

MONTANA
Reduced snowpack, glacier retreat, forest fires, and pine beetle infestation.

FLORIDA
Sea-level rise, localized flooding, hurricanes, and extreme heat

CALIFORNIA
Severe drought, reduced snowpack and water issues



TEXAS | MONTANA | FLORIDA | CALIFORNIA

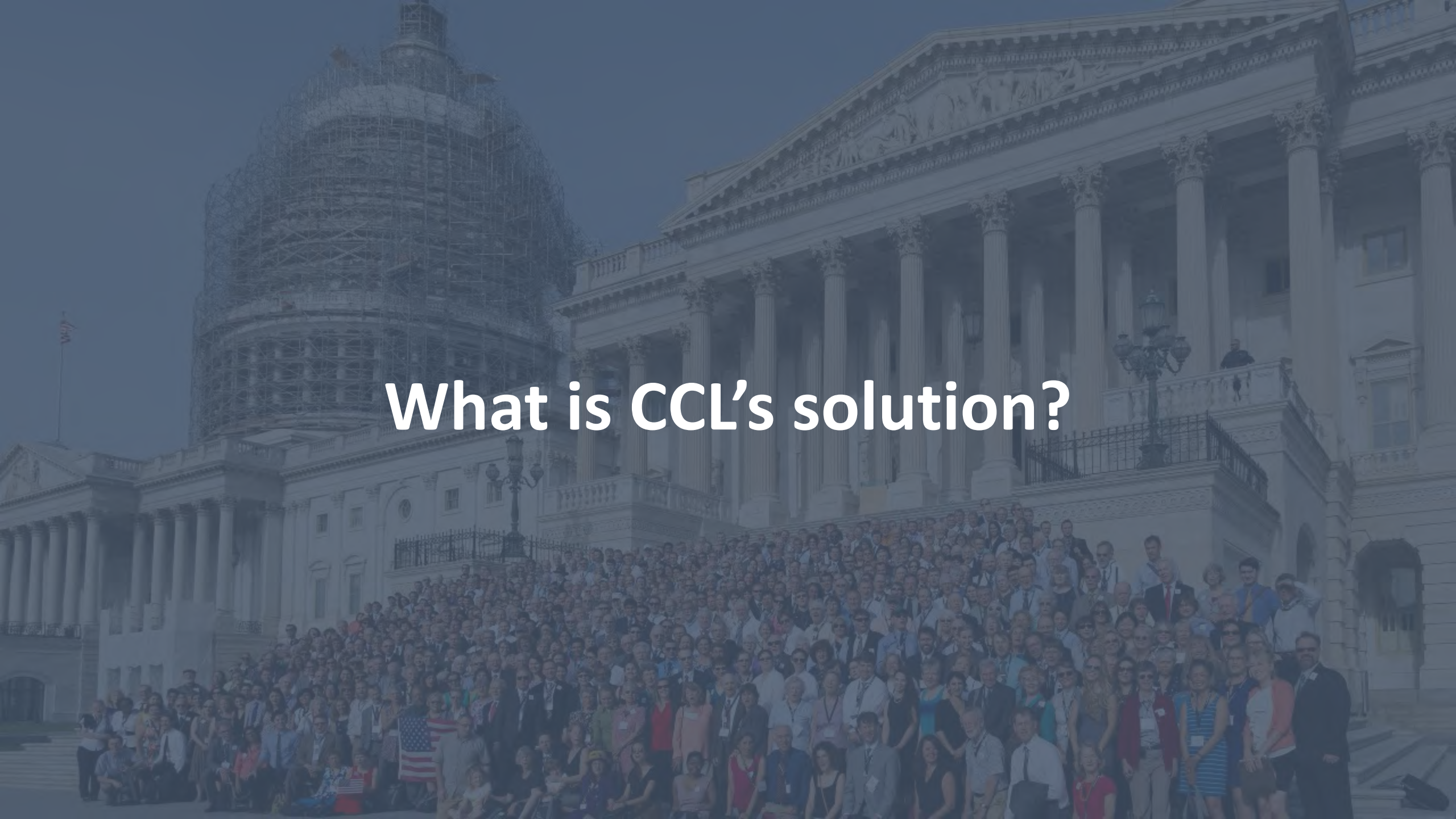
State impacts

Local impacts of climate change OHIO

- Health: air quality, vectors, diseases
- Increases in agricultural pests, plant diseases, lowered yields
- More frequent storms, flooding

How do we solve the problem?

Price carbon to reflect its true external costs



What is CCL's solution?

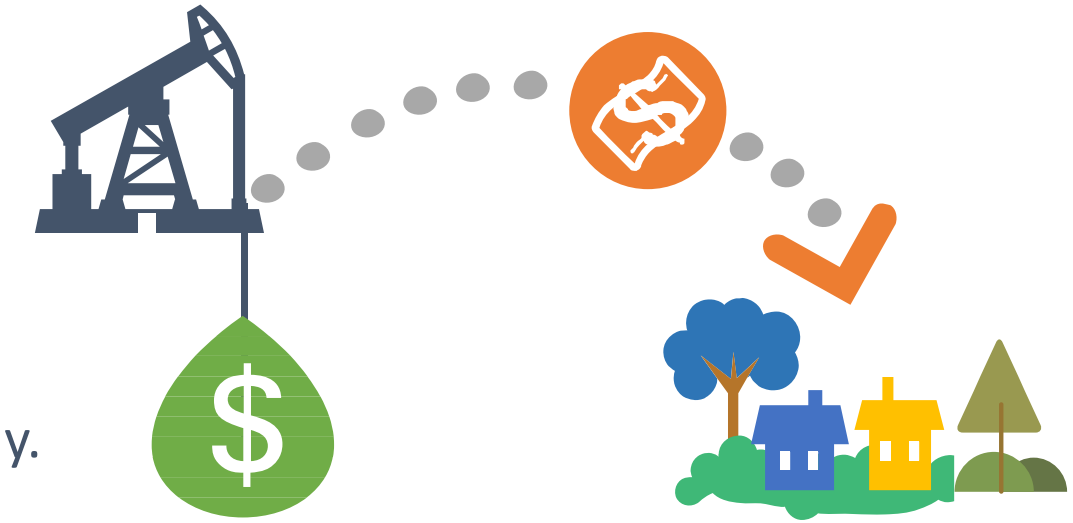
Carbon Fee and Dividend

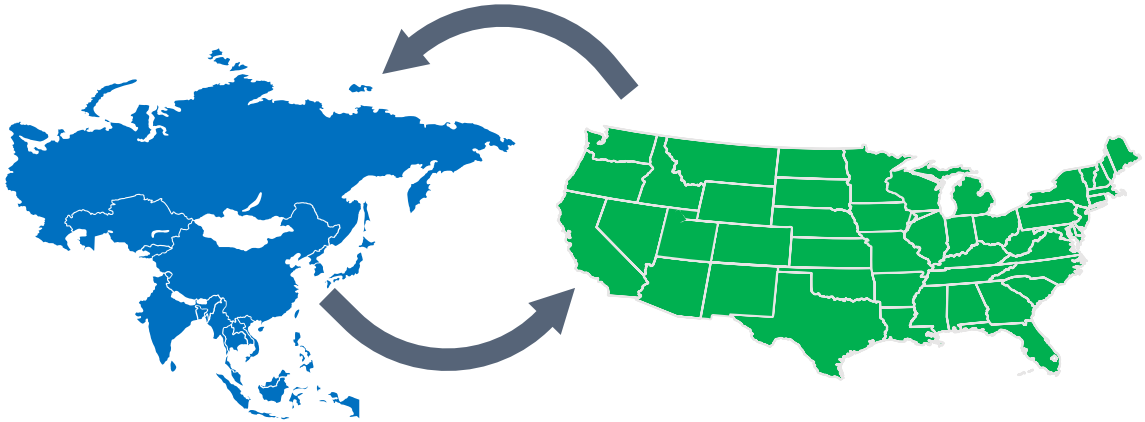
The best first step

1. Place a fee on fossil fuels at the source (mine, well or port).

2. Return all of the revenue to households equally.

3. A border adjustment on goods imported from or exported to countries without an equivalent price on carbon.





What will Carbon Fee and Dividend do?

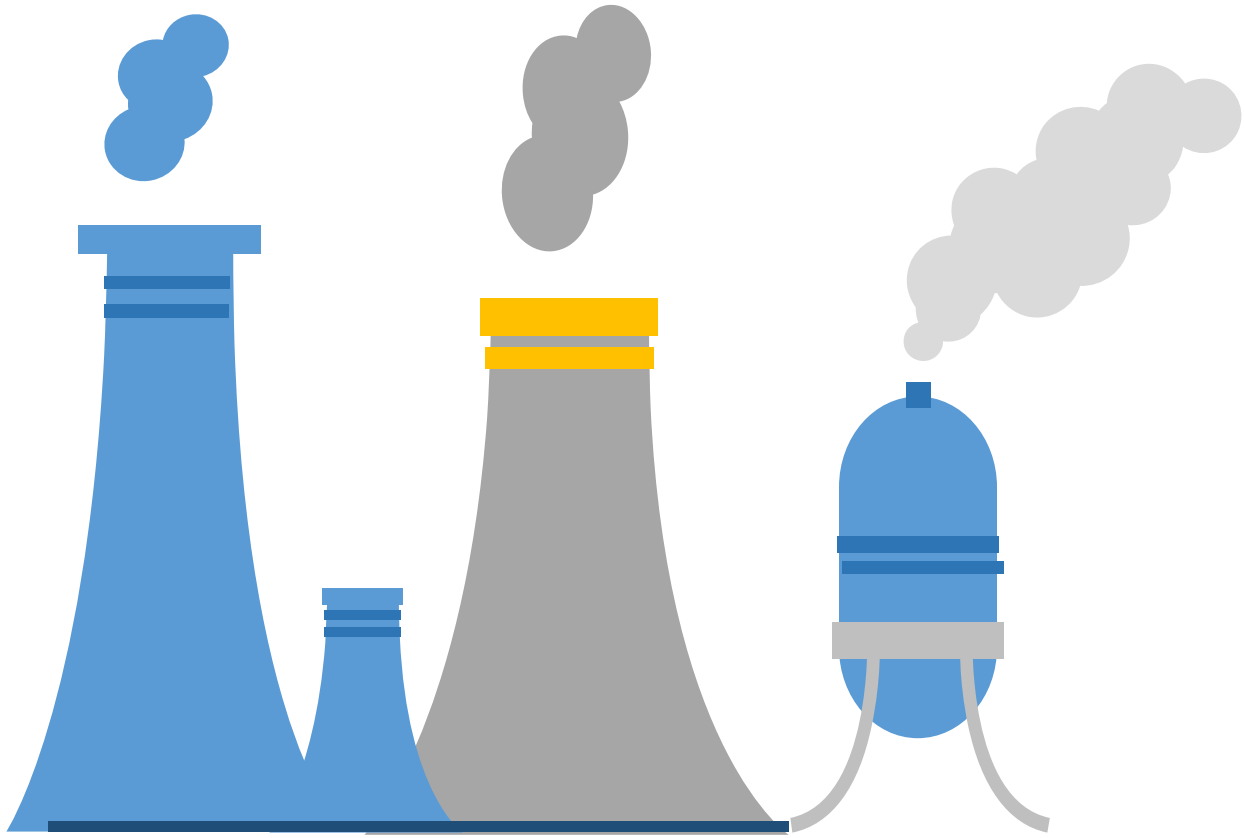
Carbon Fee and Dividend

National and regional study from REMI

Under Carbon Fee and Dividend

- Emissions
- Economy (jobs and GDP)
- Health
- Incomes

Emissions reductions



Under Carbon Fee and Dividend

31% ↓ **Within 10 years***

50% ↓ **Within 20 years***

*Below 1990 levels

Jobs created

Under Carbon Fee and Dividend

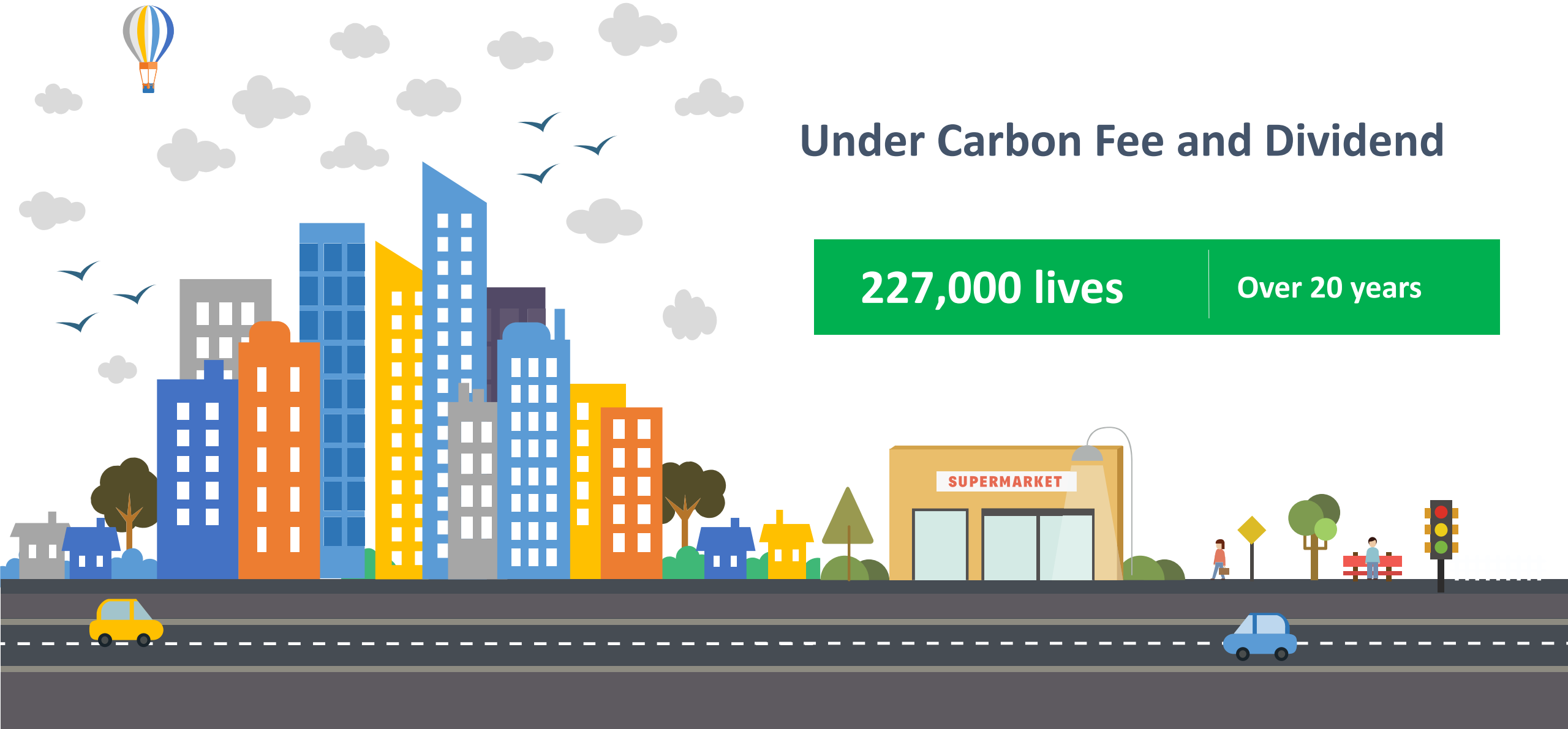
2.1M New Jobs	10 years
2.8M New Jobs	20 years

GDP Growth

Under Carbon Fee and Dividend

$70 - $85B/year	Average
$1.375 T	20 years

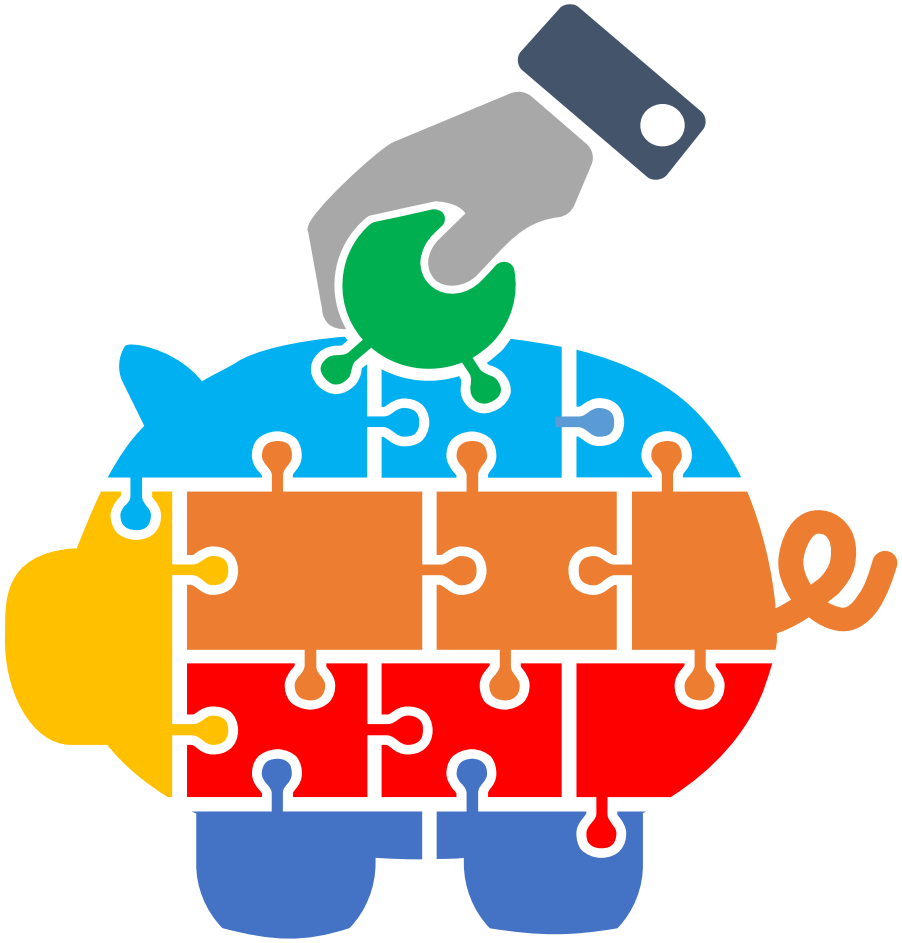
Lives Saved



Under Carbon Fee and Dividend

227,000 lives | **Over 20 years**

Household Dividend



Under Carbon Fee and Dividend

$288/month*	10 years
$396/month*	20 years

*For a family of four

Advantages of Carbon Fee and Dividend

- Creates powerful market-based incentive for clean energy development
- Technology-neutral: the market picks the winners
- Transparent and predictable for business
- Does not grow the government
- Dividends will largely offset higher prices for families during transition to cleaner energy
- Reduces carbon emissions dramatically

You can help create the political will for change by approving this resolution

Citizens' Climate Lobby

Vision

A livable world

Citizens' Climate Lobby

6:30 EXECUTIVE SESSION: Mr. Rohrer motioned to enter into executive session at 6:30 p.m. This motion was seconded by Vice-Mayor Shafer and approved by a 7-0 vote. Council met in executive session pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, Section 121.22 (G) (2) acquisition of property for public purpose and 121.22(G) (8) consideration of confidential information related to a request for economic development assistance. Council conducted a discussion of those items with the following members present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer, At-Large George Hellinger, Vice-Mayor Kent Shafer and Mayor Carolyn Kay Riggle. Following the discussion at 6:52 p.m., it was moved by Mr. Rohrer that Council move into Open session, seconded by Vice-Mayor Shafer and approved by a 7-0 vote.

The regular meeting of Council held April 23, 2018 was called to order at 7:00 p.m., in the City Council Chambers. The following members of Council were present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer, At-Large George Hellinger, Vice-Mayor Kent Shafer and Mayor Carolyn Kay Riggle who presided. The invocation was given by Pastor Scott Tiede of Delaware Bible Church, followed by the Pledge of Allegiance.

Staff Present: Kelsey Scott, Economic Development Specialist, Christopher Ballard, Assistant City Prosecutor, Dean Stelzer, Finance Director, Blake Jordan, Director of Public Utilities, Bill Ferrigno, Public Works Director/City Engineer, Lance Schultz, Zoning Administrator, John Donahue, Fire Chief, Bruce Pijanowski, Police Chief, Jackie Walker, Assistant City Manager and Tom Homan, City Manager

ITEM 4: APPROVAL OF MINUTES

APPROVAL of the Motion Summary of the regular meeting of Council held on April 9, 2018, as recorded and transcribed.

Motion: Vice-Mayor Shafer motioned to approve the Motion Summary of the regular meeting of Council held April 9, 2018, seconded by Mr. Hellinger. Motion approved by a 7-0 vote.

ITEM 5: CONSENT AGENDA

A. Acceptance of the Motion Summary of the Parking and Safety meeting held on February 19, 2018, as recorded and transcribed.
B. Acceptance of the Motion Summary of the Parks and Recreation Advisory Board meeting held on February 20, 2018, as recorded and transcribed.
C. Acceptance of the Motion Summary of the Sister City Advisory Board meeting held on January 9, 2018, as recorded and transcribed.
D. Resolution No. 18-24, a resolution authorizing the City Manager to submit a 2019 grant application to the Federal Aviation Administration and the Ohio Department of Transportation, and to enter into required agreements for the resurfacing of asphalt areas surrounding T-Hangars A thru F.

Motion: Vice-Mayor Shafer motioned to approve the Consent Agenda, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

ITEM 6: LETTERS, PETITIONS, AND PUBLIC COMMENTS

ITEM 7: COMMITTEE REPORTS

Mr. Browning informed Council that the Parks and Recreation Advisory Board was discussing a tobacco free policy in the parks and requested any input from Council on the issue.

Mr. Hellinger informed Council that the Finance Committee meeting will meet Wednesday, April 25, at 3 p.m.

ITEM 8: PRESENTATIONS

A. Arbor Day Proclamation Presentation

B. Shade Tree Commission 2017 Annual Report – Susan Wright, Vice-Chairwoman and Dave Carey, Commission Member

PRESENTOR:
Dave Carey
251 Crystal Petal Drive
Delaware, Ohio 43015

C. Ford Tri Motor Fly-In Event Hosted by Experimental Aircraft Association (EAA) Chapter 1600 at the Delaware Municipal Airport – George Mellen, EAA President and Bernie Rifkin, EAA Vice-President

PRESENTORS:
Bernie Rifkin
364 Whitaker Avenue S.
Powell, Ohio

George Mellen
8835 Filiz Ln.
Powell, Ohio

D. Delaware Parking Advocacy Committee Update – Kelsey Scott, Economic Development Specialist and Abby Trimble, Community Health Specialist Supervisor, Delaware General Health District

PRESENTORS:
Kelsey Scott
Economic Development Specialist
1 S. Sandusky Street
Delaware, Ohio

Abby Trimble
Community Health Specialist Supervisor
Delaware General Health District
13 W. Winter Street
Delaware, Ohio

Mayor Riggle requested a break at 7:34 p.m. due to computer issues and reconvened the meeting at 7:40 p.m.

ITEM 9: ORDINANCE NO. 18-32 [Public Hearing and Second Reading]

AN ORDINANCE FOR ZAREMBA GROUP LLC FOR APPROVAL OF A REZONING AMENDMENT FROM B-3 (COMMUNITY BUSINESS DISTRICT) TO B-3 PMU (COMMUNITY BUSINESS DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) TO ALLOW A 9.7 ACRE LAND ADDITION (PARCELS 11, 12 AND A PORTION OF PARCEL 5) TO THE GLENWOOD COMMONS SHOPPING CENTER LOCATED ON THE SOUTH SIDE OF US 36/37 BETWEEN MILL RUN CROSSING AND GLENN ROAD.

The Clerk read the ordinance for the second time.

There was no public participation.

APPLICANT:
Chris Herzner
14600 Detroit Road
Lakewood, Ohio

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 18-32, seconded by Mrs. Keller. Motion approved with a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 18-32, seconded by Mrs. Keller. Motion approved with a 7-0 vote.

ITEM 10: ORDINANCE NO. 18-33 [Public Hearing and Second Reading]
AN ORDINANCE FOR ZAREMBA GROUP LLC FOR APPROVAL OF A CONDITIONAL USE PERMIT REQUEST ALLOWING THE PLACEMENT OF PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED ON A 9.7 ACRE LAND ADDITION (PARCELS 11, 12 AND A PORTION OF PARCEL 5) TO THE GLENWOOD COMMONS SHOPPING CENTER LOCATED ON THE SOUTH SIDE OF US 36/37 BETWEEN MILL RUN CROSSING AND GLENN ROAD ON PROPERTY ZONED B-3 (COMMUNITY BUSINESS DISTRICT).

The Clerk read the ordinance for the second time.

There was no public participation.

APPLICANT:
Chris Herzner
14600 Detroit Road
Lakewood, Ohio

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 18-33, seconded by Mrs. Keller. Motion approved with a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 18-33, seconded by Mrs. Keller. Motion approved with a 7-0 vote.

ITEM 11: ORDINANCE NO. 18-34 [Second Reading]
AN ORDINANCE FOR ZAREMBA GROUP LLC FOR APPROVAL OF AN AMENDED PRELIMINARY DEVELOPMENT PLAN FOR GLENWOOD COMMONS SHOPPING CENTER ON APPROXIMATELY 82.9 ACRES LOCATED ON THE SOUTH SIDE OF US 36/37 BETWEEN MILL RUN CROSSING AND GLENN ROAD ON PROPERTY ZONED B-3 PMU

(COMMUNITY BUSINESS DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT).

The Clerk read the ordinance for the second time.

APPLICANT:
Chris Herzner
14600 Detroit Road
Lakewood, Ohio

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 18-34, seconded by Mrs. Keller. Motion approved with a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 18-34, seconded by Mrs. Keller. Motion approved with a 7-0 vote.

ITEM 12: ORDINANCE NO. 18-35 [Public Hearing and Second Reading]
AN ORDINANCE FOR ZAREMBA GROUP LLC FOR APPROVAL OF A COMPREHENSIVE PLAN AMENDMENT ON THE FUTURE LAND USE PLAN MAP FROM COMMERCIAL TO MIXED USE ON A 9.7 ACRE LAND ADDITION (PARCELS 11, 12 AND A PORTION OF PARCEL 5) TO THE GLENWOOD COMMONS SHOPPING CENTER LOCATED ON THE SOUTH SIDE OF US 36/37 BETWEEN MILL RUN CROSSING AND GLENN ROAD ON PROPERTY ZONED B-3 PMU (COMMUNITY BUSINESS DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT).

The Clerk read the ordinance for the second time.

APPLICANT:
Chris Herzner
14600 Detroit Road
Lakewood, Ohio

There was no public participation.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 18-35, seconded by Mrs. Keller. Motion approved with a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 18-35, seconded by Mrs. Keller. Motion approved with a 7-0 vote.

ITEM 13: ORDINANCE NO. 18-30 [Second Reading]
AN ORDINANCE FOR PULTE HOMES APPROVING A FINAL DEVELOPMENT PLAN FOR THE COMMUNITIES AT GLENROSS SECTION 15 FOR 52 SINGLE FAMILY LOTS ON 23.835 ACRES ON PROPERTY ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED SOUTH OF CHESHIRE ROAD AND EAST OF WINTERBOURNE DRIVE ON MARBLE SLAB ROAD, WINTER SHADOW LOOP AND BALD EAGLE DRIVE.

The Clerk read the ordinance for the second time.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 18-30, seconded by Mr. Jones. Motion approved with a 6-1 (Hellinger) vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 18-30, seconded by Mrs. Jones. Motion approved with a 7-0 vote.

ITEM 14: ORDINANCE NO. 18-31 [Second Reading]
AN ORDINANCE FOR PULTE HOMES APPROVING A FINAL SUBDIVISION PLAT FOR THE COMMUNITIES AT GLENROSS SECTION 15 FOR 52 SINGLE FAMILY LOTS ON 23.835 ACRES ON PROPERTY ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED SOUTH OF CHESHIRE ROAD AND EAST OF WINTERBOURNE DRIVE ON MARBLE SLAB ROAD, WINTER SHADOW LOOP AND BALD EAGLE DRIVE.

The Clerk read the ordinance for the second time.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 18-30, seconded by Mr. Jones. Motion approved with a 6-1 (Hellinger) vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 18-30, seconded by Mrs. Jones. Motion approved with a 7-0 vote.

ITEM 15: ORDINANCE NO. 18-25 [Second Reading]
AN ORDINANCE SUPPLEMENTING THE 2018 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR THE AIRPORT STRATEGIC BUSINESS PLAN.

The Clerk read the ordinance for the second time.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 18-25, seconded by Mrs. Keller. Motion approved with a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 18-25, seconded by Mrs. Keller. Motion approved with a 7-0 vote.

ITEM 16: ORDINANCE NO. 18-26 [Second Reading]
AN ORDINANCE SUPPLEMENTING THE 2018 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING FOR THE RENOVATION OF THE CITY HALL ANNEX, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the second time.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 18-26, seconded by Mrs. Keller. Motion approved with a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to enact the emergency clause for Ordinance No. 18-26, seconded by Mrs. Keller. Motion approved with a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 18-26, seconded by Mrs. Keller. Motion approved with a 7-0 vote.

ITEM 17: ORDINANCE NO. 18-36 [First Reading]
AN ORDINANCE APPROVING A COMMUNITY REINVESTMENT AREA AGREEMENT AND SCHOOL COMPENSATION AGREEMENT WITH DELAWARE COMMUNITY SPACES, LLC, DBA COHATCH, DELAWARE

CITY SCHOOLS, DELAWARE AREA CAREER CENTER AND THE CITY OF DELAWARE FOR INVESTMENT IN REAL PROPERTY IMPROVEMENTS ON A BUILDING AT 18 EAST WILLIAM STREET, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 18-36, seconded by Mr. Jones. Motion approved with a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to enact the emergency clause for Ordinance No. 18-36, seconded by Mr. Jones. Motion approved with a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 18-36, seconded by Mr. Jones. Motion approved with a 7-0 vote.

ITEM 18: ORDINANCE NO. 18-37 [First Reading]
AN ORDINANCE ACCEPTING THE ANNEXATION OF 89.618 ± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE WILGUS ANNEXATION BY ANDREW P. WECKER, AGENT FOR THE PETITIONERS.

The Clerk read the ordinance for the first time.

APPLICANT:
Jack Brickner
2715 Brighton Drive
Liberty Township, Ohio

Council to take Ordinance No. 18-37 to a second reading.

ITEM 19: FINANCE DIRECTOR'S REPORT

ITEM 20: CITY MANAGER'S REPORT
Mr. Homan provided an update on the plans to remove the gateway signage and eventually replace it with branded signage. He informed Council that he will be meeting with Sims Recycling. Information was provided on the Access Delaware, and on a potential annexation on S.R. 521. Mr. Homan also informed the Recreation Levy Sub-Committee that a meeting will need to be scheduled in the future to discuss the available balance the funds. Mr. Homan informed Council that the Climate Coalition will be presenting before the May 14 City Council meeting, beginning at 6:30 p.m. Mr. Homan provided information on the May 21 Work Session and Council was in agreement to begin the session at 6:30 p.m.

ITEM 21: COUNCIL COMMENTS
Vice-Mayor Shafer provided an update on the recent participation at the Parking and Safety Committee meeting from downtown merchants regarding parking issues and recommendations. He requested Council inform him of any discussion items that they would like to focus on at the upcoming Work Session.

Mayor Riggle provided an update on the Eyes of Freedom exhibit. She also informed Council that she will be participating in an Honor Flight the weekend of April 28.

ITEM 22: ADJOURNMENT

Motion: Vice-Mayor Shafer motioned to adjourn the meeting. The meeting adjourned at 8:27 p.m.

Mayor Carolyn Kay Riggle

Elaine McCloskey, Council Clerk

AIRPORT COMMISSION
July 20 2017
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Lewis called the Airport Commission meeting to order at 7:00 p.m.

Members Present: Charlton Amidon, Walt Gaub, Janie McIntire, Councilmember Kyle Rohrer and Chairman John Lewis

Members Absent: Jan Simonis and Vice-Chairman Greg Mellon

Staff Present: Kevin Piatt, Airport Operations Supervisor, Linda Mathews, Customer Service Liaison

Motion to Excuse: Chairman Lewis moved to excuse Vice-Chairman Mellon, seconded by Mr. Amidon. Motion approved by a 5-0 vote.

Motion to Excuse: Ms. McIntire moved to excuse Ms. Simonis, seconded by Mr. Amidon. Motion approved by a 5-0 vote.

ITEM 2. APPROVAL of the Motion Summary of the meeting of the AIRPORT COMMISSION held January 19, 2017, as recorded and transcribed.

Motion: Mr. Amidon moved to approve the Motion Summary of the meeting of the Airport Commission held January 19, 2017, as recorded and transcribed, seconded by Ms. McIntire. Motion approved by a 4-0-1 (Rohrer) vote.

ITEM 3. PUBLIC COMMENTS

ITEM 4. REVIEW of Airport Fee Schedule

Mr. Piatt reviewed the Airport Fee Schedule and recommended changes to ramp fees after hours. Mr. Piatt discussed staff cost for after hours and the need to cover over time.

Motion: Councilman Rohrer moved to recommend the Airport Fee Schedule to Council, seconded by Ms. McIntire. Motion approved by a 5-0 vote.

ITEM 5. DISCUSSION of 100LL Fees for Utilizing Fuel Truck

Mr. Piatt discussed that the jet fuel that was converted to 100 LL fuel truck. Mr. Piatt discussed the fee changes that were recommended to the Commission.

Motion: Mr. Amidon moved to recommend 100LL fees for utilizing fuel truck to

Council, seconded by Councilman Rohrer. Motion approved by 5-0 vote.

ITEM 6. DISCUSSION of Wi-Fi Option in T-Hangers

Mr. Piatt informed the Commission that tenants had been discussing the benefits to have antennas or Wi-Fi in the T-Hangers. Mr. Piatt explained that there is Wi-Fi ability in the terminal.

PUBLIC PARTICIPATION:
Bob Leffler
320 Vista Ridge Drive
Delaware Ohio 43015

Mr. Leffler discussed the benefits to having internet access from T-Hanger for business and convenience.

The Commission recommended that input received on the best option and cost by the IT Department. The Commission recommended that further discussion, with staff input, occur at the next meeting.

ITEM 7. UPDATE on ONG Training Operations

Mr. Piatt discussed training exercise dates by the Ohio National Guard at Alum Creek and their plans to use the City airport as their base operation for loading and unloading personnel and equipment.

ITEM 8. STAFF COMMENTS

ITEM 9. MEMBER COMMENTS

ITEM 10. ADJOURNMENT

Motion: Mr. Amidon moved to adjourn the meeting, seconded by Mr. Gaub. The Airport Commission meeting adjourned at 8:00 p.m.

John T. Lewis

Chairperson

Elaine McCloskey

Elaine McCloskey, Clerk

SHADE TREE COMMISSION
February 27, 2018
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Olen called the meeting to order at 7:00 p.m.

Members Present: Shannon Brewster, Dave Carey (arrived at 7:03 p.m.), Tom Glissman, Tom Wolber, Becki Wood-Meek, Gracie Schafer, Vice-Chairwoman Susan Wright, and Chairman Paul Olen

Members Absent: Jim Buck

Staff Present: Linda Mathews, Customer Service Liaison and Doug Richmond, Arborist

Motion to Excuse: Mr. Wolber moved to excuse Mr. Buck and Mr. Carey, seconded by Chairman Olen. Motion approved with a 7-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of Shade Tree Commission meeting of January 23, 2018 as recorded and transcribed.

Motion: Mr. Wolber moved to approve the Motion Summary for the January 23, 2018 meeting, seconded by Vice-Chairwoman Wright. Motion approved with a 7-0 vote.

Mr. Carey arrived at 7:03 p.m.

ITEM 3. PUBLIC COMMENTS

There was no public comment.

ITEM 4. DISCUSSION of Community Outreach Activities
A. Arbor Day/Healthy Kids Day

The Commission discussed having the community tree planting to celebrate Arbor Day at the April 28th Healthy Kids Day event. The Commission plans to hand out seedlings. Mr. Richmond discussed the location of the tree planting which will be near the Veterans Park Spray and Play.

B. First Friday

The Commission recommended a table for the May 4, 2018 First Friday event and plan to hand out the remaining seedlings and provide information and education to the public.

C. NOW Festival

Mr. Wolber discussed activities to occur at the NOW Festival that were discussed at a recent Organizational Meeting.

ITEM 5. DISCUSSION of Creating a Resolution to Council Regarding the BIA

Chairman Olen discussed the recommendation to have a Shade Tree Commission meeting present at future meetings that are held with city staff and the BIA relating to topics covered by the Shade Tree Commission's Charter or the current tree-replacement fee structure.

Mr. Wolber provided a written draft proposal. A discussion was held on the annual review of the Fee Schedule and the need for the Commission to be able to communicate their concerns on any potential changes. Vice-Chairwoman Wright recommended that no action be taken at this point to allow for the staff to review the proposal. The Commission was in agreement to allow staff the opportunity to review the proposal.

ITEM 6. ARBORIST REPORT

Mr. Richmond provided the 2017 yearly summary, which included the removal of 85 trees, 851 street trees were pruned, a total of 26 development plans were reviewed, and 232 street trees were planted. He provided an update on the tree back log status.

Vice-Chairwoman Wright recommended that the Commission consider discussing in the future the status of the downtown trees and look at getting impact from the merchants. Mr. Richmond informed the Commission that there are 88 crab apple trees inventoried in the downtown area.

ITEM 7. STAFF COMMENTS

ITEM 8. MEMBER COMMENTS

Vice-Chairwoman Wright informed the Commission that she will not be able to attend the March 2018 Shade Tree Commission meeting.

A discussion was held with the Commission regarding the information on social media and city website regarding the E. William Street Tree Mitigation Project.

Mr. Wolber requested that the next meeting include a discussion of the Annual Shade Tree Commission Report that will be presented to City Council.

Mr. Wolber provided information regarding a concept plan for a neighborhood park.

ITEM 9. ADJOURNMENT

Motion: Chairman Olen moved to adjourn the meeting. The Shade Tree Commission meeting adjourned at 7:45 p.m.

Paul M. Olen

Chairman Olen

Elaine Mulesky

Clerk

FINANCE COMMITTEE
MOTION SUMMARY
February 28, 2018

ITEM 1. Roll Call

The Clerk called the Finance Committee meeting to order at 4:05 p.m.

Members Present: Councilmember Chris Jones, Councilman George Hellinger and Vice-Mayor Kent Shafer

Staff Present: Dean Stelzer, Finance Director, and Tom Homan, City Manager

ITEM 2. Election of Chair and Vice-Chair

Motion: Mr. Jones moved to nominate Mr. Hellinger as Chair, seconded by Vice-Mayor Shafer. There were no other nominations. Motion approved by a 3-0 vote.

Motion: Vice-Mayor Shafer moved to nominate Mr. Jones as Vice-Chair, seconded by Chairman Hellinger. There were no other nominations. Motion approved by a 3-0 vote.

ITEM 3. Approval of the Motion Summary for the meeting held August 16, 2017 as recorded and transcribed.

Motion: Vice-Mayor Shafer moved to approve the Motion Summary from August 16, 2017, seconded by Vice-Chairman Jones. Motion approved by a 3-0 vote.

ITEM 4. Review/Recommendation on Impact Fee Report

Mr. Homan reviewed the discussed at the recent City Council Retreat on what impact fees are used for and policy for. He discussed the complexity of the Transportation Impact Fees. He discussed that current Impact Fees have not changed in over ten years. A discussion was held on getting public involvement and starting the process. Mr. Stelzer recommended that Council review Chapter 1363 of the Codified Ordinances regarding procedures for Impact Fees and how the funds can be used.

ITEM 5. Enterprise Resource Planning Software Update

Mr. Stelzer discussed the plans to need to update software and the need to understand the business process for departments and to find a program that meets the needs.

ITEM 6. Financing Residential Infrastructure Costs – New Community Authorities

A discussion was held on the implementation of forming a NCA for the purpose of public goods and the funds for the construction of Glenn Parkway. A discussion was held on the developers looking at using NCA to fund development enhancements and assist with the cost of lowering the development. The Committee recommends that funding for development enhancements not be through a NCA, but more like a fee applied by the Home Owners Association.

ITEM 7. Member Comments

Mr. Stelzer discussed the Cemetery Master Plan.

Item 8. Schedule Meeting Dates for 2018

Meeting dates were scheduled for April 25, 2018 at 3:00 p.m. and July 11, 2018 at 3:00 p.m.

ITEM 9. **Executive Session:** Pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, Section 121.22 (G) (2) acquisition of property for public purpose and 121.22(G) (8) consideration of confidential information related to a request for economic development assistance.

Executive Session deemed no necessary.

ITEM 10. Adjournment

Motion: Vice-Chairman Jones moved to adjourn the Finance Committee meeting. The Finance Committee meeting adjourned at 5:05 p.m.

Chairman

Elaine McCloskey, Clerk

CIVIL SERVICE COMMISSION
Motion Summary
April 4, 2018

ITEM 1. ROLL CALL

Chairman Rybka called the meeting to order at 3:00 p.m.

Members Present: Councilman Jim Browning, City Council Liaison, Frank Hickman, Vice Chairman Eric Coss, Chairman John Rybka

Staff Present: John Donahue, Fire Chief, Bruce Pijanowski, Police Chief, Jessica Feller, Human Resource Manager

ITEM 2. PLEDGE OF ALLEGIANCE

ITEM 3. WELCOME New Civil Service Commission Member – Frank Hickman

ITEM 4. APPROVAL of the Motion Summary for the Civil Service Commission meeting held March 7, 2018, a recorded and transcribed.

Motion: Vice-Chairman Coss moved to approve the Motion Summary for the March 7, 2018 Civil Service Commission meeting, seconded by Chairman Rybka. Motion passed by a 3-0 vote.

ITEM 5. UPDATE of Fire Department's "Physical Ability Test – Test Guide"

Chief Donahue discussed the hiring changes recommended by the Fire Department Administration which included the Physical Ability Test.

ITEM 6. UPDATE of Police Officer Certified List

Motion: Vice-Chairman Coss moved to accept the Police Officer Certified List as presented, seconded by Chairman Rybka. Motion approved by a 3-0 vote.

ITEM 7. PUBLIC COMMENTS

There was no public comment.

ITEM 8. COMMITTEE COMMENTS

Chairman Rybka discussed the April 17, 2018 Swearing-In Ceremony for the Delaware Fire Department. Chief Donahue explained that a formal ceremony will occur two times a year.

ITEM 9. ADJOURNMENT

Motion: Vice-Chairman Coss moved to adjourn the Civil Service Commission meeting, seconded by Chairman Rybka. The Civil Service Commission meeting was adjourned at 3:18 p.m.

John M. Rybka, Chairman

Elaine McCloskey, Clerk

PLANNING COMMISSION
APRIL 4, 2018
MOTION SUMMARY

ITEM 1. Roll Call
Chairman Simpson called the meeting to order at 7:00 p.m.

Members Present: Robert Badger, Jim Halter, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle and Chairman Stacy Simpson.

Members Absent: Vice-Chairman George Mantzoros

Staff Present: Carrie Fortman, Project Engineer, Jonathan Owen, Project Engineer, Lance Schultz, Zoning Administrator, and Dave Efland, Planning and Community Development Director

Motion to Excuse: Mr. Prall motioned to excuse Vice-Chairman Mantzoros, seconded by Mr. Badger. Motion approved by a 6-0 vote.

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on March 7, 2018, as recorded and transcribed.

Motion: Mayor Riggle moved to approve the Motion Summary for March 7, 2018 Planning Commission meeting, seconded by Mr. Prall. Motion approved by a 6-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2018-0429: A request by Ohio Wesleyan University for approval of a Combined Preliminary and Final Development Plan for the House of Black Culture at 65 Oak Hill Avenue on property zoned PO/I (Planned Office/Institutional District).

Anticipated Process

a. Staff Presentation

Mr. Schultz discussed the existing house and plans to construct a new house that will house 12 students. The site plan and building elevations were reviewed. Mr. Schultz discussed the landscaping plan, tree preservation plan, and reviewed the conditions.

b. Applicant Presentation

APPLICANT:
Peter Schantz
28 Hayes Street
Delaware, Ohio 43015

c. Public comment (no public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Prall motioned to approve 2018-0429, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

B. 2018-0378: A request by Vincent Romanelli for approval of an Amended Preliminary Development Plan for Glenross North Subdivision to include a pool with a pool building and parking lot to the central park of a 196 single family lots on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed site plan and the revised central park plan to add a pool house. He discussed the planned parking and additional space is available if future parking is needed. The proposed building elevations were reviewed.

b. Applicant Presentation

APPLICANT:
Joel Trewartha
8351 North High Street
Columbus, Ohio 43235

Jeff Strung
EMH&T
5500 New Albany Road
Columbus, Ohio 43054

Mr. Trewartha informed the Commission that no lots backing up to the site area have been designed. Mr. Simpson recommended that the design include a changing room in the men's restroom.

c. Public comment (no public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Badger motioned to approve 2018-0378, along with all staff conditions and recommendations. Motion approved by a 6-0 vote.

C. GLENWOOD COMMONS SHOPPING CENTER

(1) 2018-0442: A request by Zaremba Group LLC for approval of a Rezoning Amendment from B-3 (Community Business District) to B-3 PMU (Community Business District with a Planned Mixed Use Overlay District) to allow a 9.7 acre land addition (parcels 11, 12 and a portion of parcel 5) to the Glenwood Commons Shopping Center located on the south side of US 36/37 between Mill Run Crossing and Glenn Road.

(2) 2018-0443: A request by Zaremba Group LLC for approval of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established on a 9.7 acre land addition (parcels 11, 12 and a portion of parcel 5) to the Glenwood Commons Shopping Center located on the south side of US 36/37 between Mill Run Crossing and Glenn Road on property zoned B-3 (Community Business District).

(3) 2018-0444: A request by Zaremba Group LLC for approval of an Amended Preliminary Development Plan for Glenwood Commons Shopping Center on approximately 82.9 acres located on the south side of US 36/37 between Mill Run Crossing and Glenn Road on property zoned B-3 PMU.

(4) 2018-0445: A request by Zaremba Group LLC for approval of a Comprehensive Plan Amendment on the Future Land Use Map from Commercial to Mixed Use on a 9.7 acre land addition (parcels 11, 12 and a portion of parcel 5) to the Glenwood Commons Shopping Center located on the south side of US 36/36 between Mill Run Crossing and Glenn Road on property zoned B-3 PMU.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the Amended Preliminary Plan and discussed pedestrian connectivity and landscaping. Mr. Efland recommended that the Proposed Text in 2G regarding the Wetland Park delete the last sentence regarding storm water components.

b. Applicant Presentation

APPLICANT:
Chris Herzner
Zaremba Group, LLC
14600 Detroit Avenue
Lakewood, Ohio 44107

Jeffrey Strung

EMH&T
5500 New Albany Road
Columbus, Ohio 43051

The Applicant's voiced no concerns regarding the recommended staff conditions.

c. Public comment (public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Badger motioned to amend the Proposed Text in 2G pertaining to the Wetland Park to remove the last sentence, seconded by Mayor Riggle. Motion approved by a 6-0 vote.

Motion: Mayor Riggle motioned to approve 2018-0442, as amended, seconded by Mr. Halter. Motion approved by a 6-0 vote.

Motion: Mayor Riggle motioned to approve 2018-0443, as amended, seconded by Mr. Halter. Motion approved by a 6-0 vote.

Motion: Mayor Riggle motioned to approve 2018-0444, with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

Motion: Mayor Riggle motioned to approve 2018-0445, as amended, and with all staff conditions and recommendations seconded by Mr. Halter. Motion approved by a 6-0 vote.

D. COMMUNITIES AT GLENROSS – SECTION 15

(1) 2018-0447 A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 15 for 52 single family lots on 23.835 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road and east of Winterbourne Drive on Marble Slab Road, Winter Shadow Loop and Bald Eagle Drive.

(2) 2018-0448 A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 15 for 52 single family lots on 23.835 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road and east of Winterbourne Drive on Marble Slab Road, Winter Shadow Loop and Bald Eagle Drive.

Anticipated Process

a. Staff Presentation

Mr. Schultz discussed the proposed plan and plat. He provided information on a temporary access drive and locations for the bike path. Information was discussed on the buffering along the railroad tracks.

Mr. Prall voiced a concern regarding the lack of amenities and active non park space in the south side of the development.

b. Applicant Presentation

APPLICANT:
Brian Prenger
5500 New Albany Road
Columbus, Ohio 43051

Mr. Prenger voiced no concerns regarding the recommended conditions. He discussed the plans to construct a tot lot area.

c. Public comment (no public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Badger motioned to approve 2018-0447, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

Motion: Mr. Badger motioned to approve 2018-0448, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland reviewed the March percentages for housing and commercial permit. He also discussed the plans to create a Steering Committee for the update to the Comprehensive Plan.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Halter requested an update regarding the landscaping requirements for Garage 26.

Mr. Prall requested an update on the progress of Fire Station 304.

ITEM 6. NEXT REGULAR MEETING: May 2, 2018

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the April 4, 2018 Planning Commission meeting to adjourn. The meeting adjourned at 8:03 p.m.

Stacy Simpson, Chairperson

Elaine McCloskey, Clerk

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: CONSENT ITEM F DATE: 05/14/2018

ORDINANCE NO: RESOLUTION NO: 18-25

READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: ---

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
A RESOLUTION APPOINTING MEMBERS TO VARIOUS BOARDS, COMMISSIONS, AND/OR COMMITTEES, AND SPECIFYING THE TERM OF THE APPOINTMENTS.

BACKGROUND:

REASON WHY LEGISLATION IS NEEDED:

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):

POLICY CHANGES:

PRESENTER(S):
Carolyn Kay Riggle, Mayor

RECOMMENDATION:

ATTACHMENT(S)

RESOLUTION NO. 18-25

A RESOLUTION APPOINTING MEMBERS TO VARIOUS BOARDS, COMMISSIONS, AND/OR COMMITTEES, AND SPECIFYING THE TERM OF THE APPOINTMENTS.

WHEREAS, Members are to be appointed to serve on various Committees, Commissions and Boards by the Mayor of the City of Delaware and confirmed by Council; and

WHEREAS, the Mayor has appointed and Council has confirmed the following appointments.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Delaware that:

SECTION 1. The following appointments are hereby made:

1. Shade Tree Commission – Stan Eddy-New Appointment (filling unexpired City term expiring June 30, 2020)

SECTION 2. This resolution shall be effective immediately upon its passage.

PASSED: _____, 2018 YEAS ____ NAYS ____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: CONSENT ITEM G DATE: 05/14/2018

ORDINANCE NO: RESOLUTION NO: 18-26

READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning & Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
A RESOLUTION AUTHORIZING THE CITY MANAGER TO FILE AN APPLICATION WITH THE OHIO DEVELOPMENT SERVICES AGENCY, OFFICE OF COMMUNITY DEVELOPMENT, FOR THE BIENNIAL PROGRAM YEAR 2018 CDBG COMMUNITY DEVELOPMENT ALLOCATION PROGRAM AND SUPPLEMENTED BY LOCAL CDBG ED-RLF PROGRAM INCOME.

BACKGROUND:
The Ohio Development Services Agency (ODSA) allocated $150,000 to the City of Delaware for the biennial PY2018 Community Development Block Grant (CDBG) Allocation Program. The City is eligible to file an application for funding with ODSA, which is due June 15, 2018.

The City is required to hold two public meetings as part of the grant application process. The first meeting was held on April 9, 2018 and the second meeting was held on April 30, 2018. This resolution allows the City Manager to file an application with the State for the PY18 CDBG Community Development Allocation Program for the following activities, with the City of Delaware leveraging a portion of activity costs with an allocation of ED-RLF funds as required by the State of Ohio:

Activity 1:	Street Improvements in LMI Areas	$120,000
Activity 2:	Fair Housing and Administration	$30,000
TOTAL		$150,000

Engineering and Public Works have identified and prioritized eligible needed street improvements within qualifying grant program areas. Eligible communities for CDBG Community Development funds are required by the State to use 2010 Census poverty levels. The final number of streets identified for improvements slightly exceeds the estimated amount of funding available to help ensure that, once bidding is conducted, that there are a sufficient number of streets to fully utilize grant dollars available. Street locations may be modified even after application to the State should other priorities be identified after the initial filing of the required application. Staff from multiple departments work together to continually develop and update a 5-year capital improvement list of streets qualifying for grant funding, which is also required by the State, to facilitate longer range capital improvement programming.

The streets selected for improvement using the PY18 CDBG funds are Pumphrey Terrace, English Terrace, and Birch Bend as the Primary Project, with Wade Street as an Alternate/Supplemental Project. The proposed projects continue street repaving efforts concentrated in and positively impacting lower income neighborhoods.

REASON WHY LEGISLATION IS NEEDED:
The State of Ohio requires each community applying for funds through this program to authorize the City Manager to execute all required documents needed to submit the grant application via a Resolution.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
The CDBG Community Development Grant is an outright grant to eligible communities. The State expects that any project cost exceeding the grant funding amount is to be funded by local CDBG ED-RLF Program Income or local city public improvement funds. Construction occur in the Summer of 2019 according to the grant timetable, and appropriations will be put in place for ED-RLF program income and/or city public improvement funds to accommodate the projects as needed.

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning & Community Development Director

RECOMMENDATION:
Staff recommends approval of the resolution. The Grant Application timetable necessitates passage to accommodate the State's CDBG grant application timeline and procedures.

ATTACHMENT(S)

Proposed Street Improvement Maps:
Pumphrey Terrace, English Terrace, and Birch Bend
Wade Street

RESOLUTION NO. 18-26

A RESOLUTION AUTHORIZING THE CITY MANAGER TO FILE AN APPLICATION WITH THE OHIO DEVELOPMENT SERVICES AGENCY, OFFICE OF COMMUNITY DEVELOPMENT, FOR THE BIENNIAL PROGRAM YEAR 2018 CDBG COMMUNITY DEVELOPMENT ALLOCATION PROGRAM AND SUPPLEMENTED BY LOCAL CDBG ED-RLF PROGRAM INCOME.

WHEREAS, the Ohio Development Services Agency (ODSA) allocated $150,000 to the City of Delaware for the biennial Program Year (PY) 2018 Ohio Small Cities Community Development Block Grant (CDBG) Community Development Allocation Program; and

WHEREAS, the CDBG Community Development Allocation Program provides communities with a flexible housing and community development resource that can be used to address locally identified needs that are eligible CDBG activities and qualify under the national objective of low-and-moderate income benefit or the elimination of slum and blight conditions; and

WHEREAS, the City of Delaware held the required public meeting for general CDBG Program funding on April 9, 2018, and held the required program specific public meeting for CDBG Community Development Allocation Program funding on April 30, 2018. The meetings indicated a significant need and interest in utilizing CDBG funds, supplemented by local CDBG ED-RLF program income as required by ODSA, to assist the community with necessary and useful activities which are responsive to the State and national program objectives and qualification criteria.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Delaware, Delaware County, State of Ohio as follows:

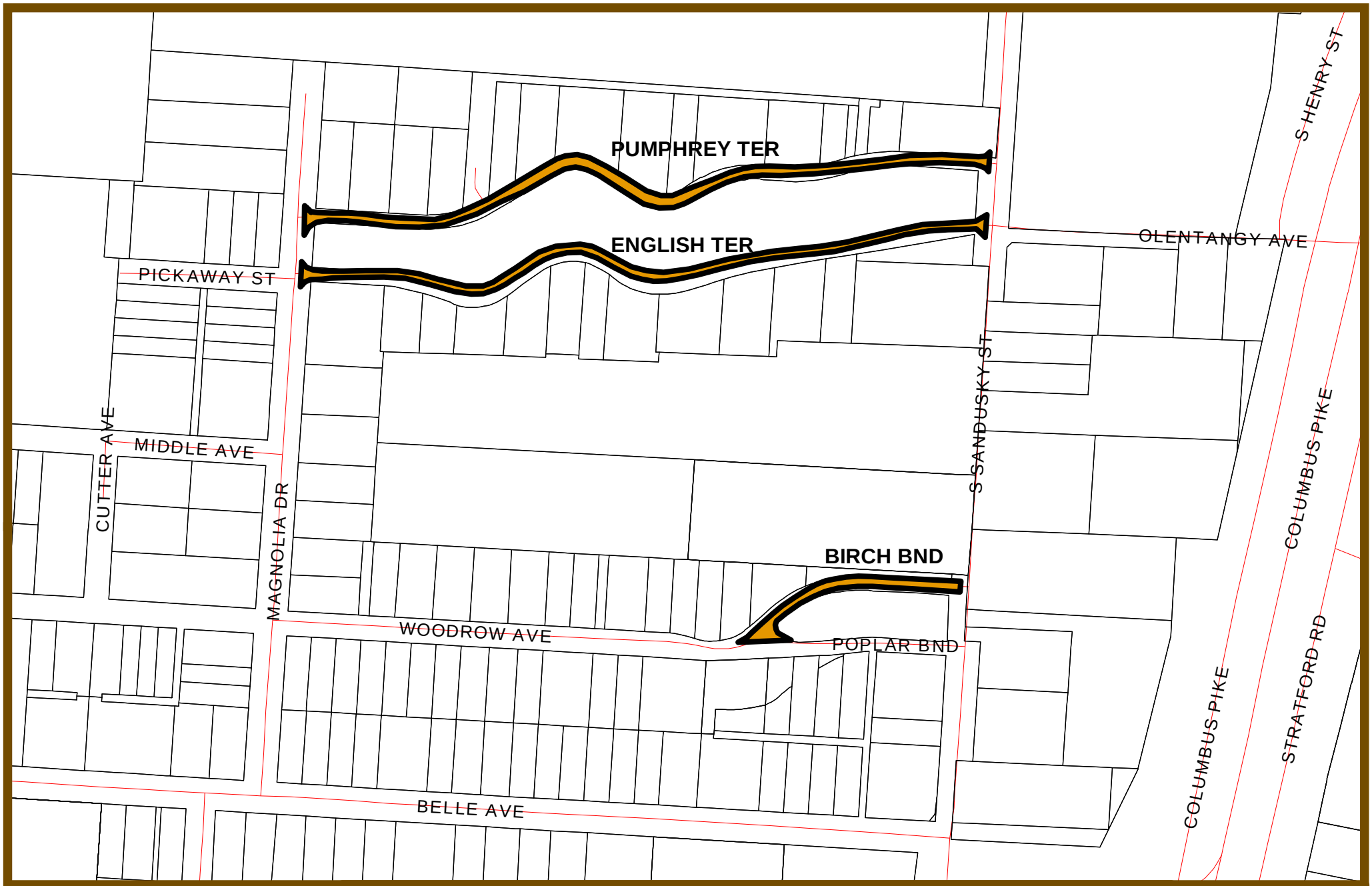
SECTION 1. That the City Manager is hereby authorized to file an application for the biennial PY2018 Community Development Block Grant (CDBG) Community Development Allocation Program, supplemented by local CDBG ED-RLF program income as required by ODSA as needed, and as follows:

Activity 1:	Street Improvements in LMI Areas	$120,000
Activity 2:	Fair Housing and Administration	$30,000
	TOTAL:	$150,000

SECTION 2. That this resolution shall take effect and be in force immediately after passage.

PASSED: _____, 2018 YEAS ____ NAYS ____
ABSTAIN ____

ATTEST:_____ _____
CITY CLERK MAYOR



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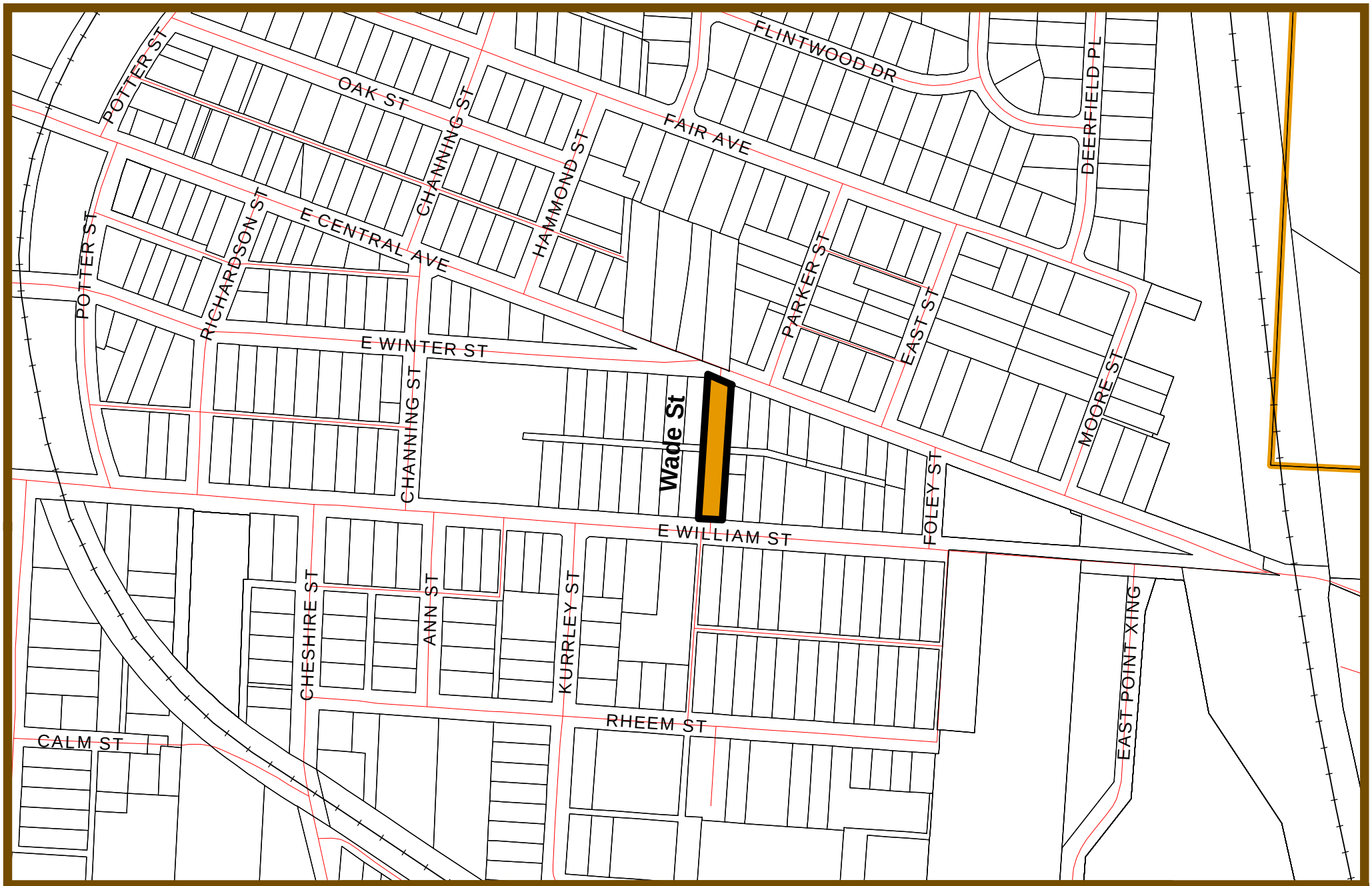
CDBG Program - Street Improvements Location Map
Pumphrey Terrace, English Terrace, Birch Bend
CT105.30 BG2 - 66.17% LMI



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CDBG Program - Street Improvements Location Map
Wade Street - CT102, BG2 - 58.66% LMI

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FACT SHEET

AGENDA ITEM NO: CONSENT ITEM H DATE: 05/14/2018

ORDINANCE NO: RESOLUTION NO: 18-27

READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: ---

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
A RESOLUTION DESIGNATING THE PLANNING DIRECTOR AS THE MUNICIPAL REPRESENTATIVE TO THE DELAWARE COUNTY LAND REUTILIZATION CORPORATION BOARD OF DIRECTORS.

BACKGROUND:
A Land Reutilization Corporation is a type of community improvement corporation created for the following purposes under ORC 1724.01:

(a) Facilitating the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed, or other real property within the county.

(b) Efficiently holding and managing vacant, abandoned, or tax-foreclosed real property pending its reclamation, rehabilitation, and reutilization;

(c) Assisting governmental entities and other nonprofit or for-profit persons to assemble, clear, and clear the title of property described in this division in a coordinated manner; or

(d) Promoting economic and housing development in the county or region.

The County Commissioners established the Delaware County Land Reutilization Corporation at the request of the county treasurer office. This action is reflected in Resolution No. 17-1364 (December 28, 2017). As a result, the County

Treasurer, Jon Peterson, has requested that the City select a representative to the board of directors.

REASON WHY LEGISLATION IS NEEDED:
Legislation is needed to designate the City's representative on board of directors.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):

POLICY CHANGES:

PRESENTER(S):
R. Thomas Homan, City Manager

RECOMMENDATION:
Approval

ATTACHMENT(S)
None

RESOLUTION NO. 18-27

A RESOLUTION AUTHORIZING THE CITY MANAGER TO DESIGNATE THE PLANNING DIRECTOR AS THE MUNICIPAL REPRESENTATIVE TO THE DELAWARE COUNTY LAND REUTILIZATION CORPORATION BOARD OF DIRECTORS.

WHEREAS, under the ORC Section 1724.03 the Board of Directors of a County Land Reutilization Corporation includes one representative of the largest municipal corporation in the county; and

WHEREAS, the City of Delaware is the largest municipal corporation based on population in Delaware County.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Delaware that:

SECTION 1. The Planning Director is hereby designated a representative as the municipal corporation representative to the Delaware County Land Reutilization Corporation Board of Directors.

SECTION 2. This resolution shall be effective immediately upon its passage.

PASSED: _____, 2018 YEAS ____ NAYS ____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

NOTICE TO LEGISLATIVE AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

6523147 PERMIT NUMBER	NEW TYPE	OHIO WESLEYAN UNIVERSITY DBA SELBY STADIUM 45 S HENRY ST DELAWARE OH 43015
ISSUE DATE		
09 25 2015 FILING DATE		
D1 PERMIT CLASSES		
21 022 B A00665 TAX DISTRICT RECEIPT NO.		

FROM 05/02/2018

PERMIT NUMBER	TYPE	
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT RECEIPT NO.		

MAILED 05/02/2018 RESPONSES MUST BE POSTMARKED NO LATER THAN. 06/04/2018

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES B NEW 6523147
(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature) (Title)- ☐ Clerk of County Commissioner (Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF DELAWARE CITY COUNCIL
1 SOUTH SANDUSKY ST
DELAWARE OHIO 43015

Commerce Division of Liquor Control : Web Database Search

OWNERSHIP DISCLOSURE INFORMATION

This online service will allow you to obtain ownership disclosure information for issued and pending retail liquor permit entities within the State of Ohio.

Searching Instructions

Enter the known information and click the "Search" button. **For best results, search only ONE criteria at a time.** If you try to put too much information and it does not match exactly, the search will return a message "No records to display".

The information is sorted based on the Permit Number in ascending order.

To do another search, click the "Reset" button.

SEARCH CRITERIA

Permit Number	6523147
Permit Name / DBA	
Member / Officer Name	

Search **Reset** **Main Menu**

	Member/Officer Name	Shares/Interest	Office Held
Permit Number: 6523147; **Name**: OHIO WESLEYAN UNIVERSITY; **DBA**: DBA SELBY STADIUM; **Address**: 45 S HENRY ST DELAWARE 43015			
	ROBERT A WOOD		

- Ohio.Gov
- Ohio Department of Commerce

Commerce Home | Press Room | CPI Policy | Privacy Statement | Public Records Request Policy | Disclaimer | Employment | Contacts

Delaware Police Department
Liquor Permit Report

DPD Report Number L-18-02		**Investigating Officer** DET Daniel Madden	
Applicant (Primary Shareholder) Ohio Wesleyan University		**Company Name:** Ohio Wesleyan University **DBA:** Selby Stadium	
Common Name Ohio Wesleyan University Selby Stadium		**Address:** 45 South Henry St Delaware OH 43015	
Applicant Phone Number Robert Wood (740) 368-2222		**Applicant E-Mail Address:** RAWood@owu.edu	
☒ **Existing Business** ☐ **New Business** (Supplement Attached)	**Type of Business** College Stadium	**Notification Type:** New	**Date of Report** 5/10/2018

Permit Type
☐**C1/C2X** Beer only in original sealed container for carry out only. ☐**C2** Wine and mixed beverages in sealed containers for carry out.
☒**D1/D2X** Beer only for on premises consumption or in sealed containers for carry out. ☐**D2** Wine and mixed beverages for on premises consumption or in sealed containers for carryout. ☐**D4** Beer and any intoxicating liquor to members only, for on premises consumption only until 1:00am.
☐**D5** Spirituous liquor for on premises consumption only, beer, wine and mixed beverages for on premises, or off premises in original sealed containers, until 2:30am. ☐**Other** D6

Location Information

Churches, Libraries and or schools within 500 feet ☒Yes ☐No	**School, church or library objection** ☐Yes (Supplement Attached) ☒No **Note:** Objections are only permitted for *new permits.*
Police Calls for Service in past 12 months: 1	**Number of Police Reports in past 12 months: 1**
Calls for Service *excluding calls not related to the business* in past 12 months: 1	**Location is excessive drain on Police Resources:** ☐Yes (Supplement Attached) ☒No
Nuisance Abatement Pending ☐Yes ☒No	**Accessible by Law Enforcement** ☒Yes ☐No
Site compliance checked by Dept. of Commerce ☒Yes ☐	**Private Club (Restricted Access Door)** ☐Yes ☒No

Applicant Information

Records Checked ☐**Ohio Law Enforcement Gateway** ☒**Delaware Police Department Database**	
Applicant has an active warrant ☐Yes ☒No	**Record located for Liquor Law Violation** ☐Yes ☒No
Local Record on file ☐Yes ☒No	**Criminal History Checked by Dept. of Commerce** ☐Yes ☒No
Problem History with DPD ☐Yes (Supplement Attached) ☒ No	**Contact made with Applicant** ☒Yes ☐No

Determination on Objection

☒**The Delaware Police Department does not find a legislative basis for requesting a hearing to object to the issuance of a liquor permit for this business.**

☐**The Delaware Police Department recommends requesting a hearing into the issuance of a liquor permit for this business, due to one or more of the following criteria for objection as set forth by the Ohio Revised Code.**

- ☐Site does not conform to local building, safety and health codes (excluding zoning).
- ☐Law enforcement or state agents do not have ready access to the premises where alcoholic beverages are being served.
- ☐Physical location causes a public nuisance.
- ☐Site has been officially classified as a nuisance according to State Law.
- ☐Conviction of a crime by the applicant that relates to operating a liquor establishment.
- ☐Past improper operation of a location with a liquor permit.
- ☐Misrepresentation of material fact on the application.
- ☐Addiction of the applicant to alcohol or narcotics.
- ☐Formal objection by specific types of other locations to which the site is in certain proximity.
- ☐Conviction of the applicant of food stamp or WIC fraud.

(Supplement Attached)

Delaware Police Department
Liquor Permit Report

Supplement

Supplement Type
- ☐ New Business Description
- ☐ Police Department Objection
- ☐ Community Objection
- ☒ Other :

I spoke with Robert "Bob" Wood in regards to this new permit. In doing so, I learned that this permit was actually requested several years ago, when the Ohio Machine stopped utilizing Selby Stadium for their home games. At the time, there were no permits available in the area, so the request was put on a wait list. The intent of obtaining the permit is to allow OWU to serve alcohol (beer) at special events taking place at Selby Stadium.

Bob was not aware, at the time of my call, that the permit process was moving forward. Bob told me that he was going to speak with the school administration to see if they still wanted to proceed with obtaining the permit. After doing so, I was notified that OWU still wished to obtain the permit. However, OWU Administration was seeking some clarification through Liquor Control concerning whether or not the type of permit requested, would cover the parking lot of the stadium or not. As of the typing of this report, OWU had not received that clarification. Therefore, it is not clear if OWU will be moving forward with this request or if they will need to amend their request to incorporate the parking into the permit.

It should be noted that as part of this investigation, I did reach out to St Mary's. I informed St Mary's of this permit request and was told that they would not have an objection to the permit.

Additionally, I found only one police incident located at Selby. That incident was a Prohibition Incident involving a student from a visiting school being in possession of an alcoholic beverage that he brought to the location.

Det. D. M... #80 — 5/10/2018
Investigating Officer Signature — **Date**

Det. Sgt ... 16 — 5-10-18
Supervisor Signature — **Date**

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 10 | DATE: 05/14/2018

ORDINANCE NO: 18-37 | RESOLUTION NO:

READING: SECOND | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Dave Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE ACCEPTING THE ANNEXATION OF 89.618± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE WILGUS ANNEXATION BY ANDREW P. WECKER, AGENT FOR THE PETITIONERS.

BACKGROUND:
The property proposed to be annexed has long been contemplated to be part of the City of Delaware. The land owners and their agents have been moving forward with the Ohio Revised Code (ORC) dictated annexation process. This process involves several steps and actions by the County and City in order for an annexation to ultimately be accepted by the City. The City took the first city step in the process which required determination of services the City could provide – the Resolution of Services passed January 22, 2018 via Resolution 18-08. The legislation before City Council currently is the final acceptance of annexation which would bring the property into the City jurisdiction. City Council must decide to accept, accept with conditions, or deny the annexation. If no action is taken by the ORC dictated time frame ending on June 11, 2018 ORC dictates that the annexation will be denied. The applicant wishes to begin the rezoning process prior to final action by City Council and thus multiple readings of this legislation are anticipated with passage anticipated prior to the ORC required date of June 11, 2018.

The property is approximately 89.6 acres in size, is composed of two pre-existing lots of record, and is located south of the Delaware Municipal Airport and west of the Innovation Court Development along future Sawmill Parkway. Attached is a memo documenting the responses from various Departments in the city with respect to the Resolution of Services as well as potential items and issues to consider during the deliberations for this final acceptance of the annexation.

In accordance with this memo, Staff recommends several conditions of annexation approval which are contained within the proposed ordinance. These conditions are for the purpose of clearly articulating some of the physical and infrastructure constraints that exist for the property today, while allowing for the possibility of a future development agreement.

REASON WHY LEGISLATION IS NEEDED:
The Ohio Revised Code provides the process that annexations must follow throughout Ohio. This legislation is the final City step in the process to formally accept the annexation of the property. The City has until June 11, 2018 to pass this acceptance of annexation Ordinance or it is considered by ORC to be failed. The applicant wishes to begin the rezoning process prior to final action by City Council and thus multiple readings of this legislation are anticipated with passage anticipated prior to the ORC required date of June 11, 2018.

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):

POLICY CHANGES:

PRESENTER(S):
Dave Efland, Planning and Community Development Director

RECOMMENDATION:
Approval on Third Reading

ATTACHMENT(S)
County Resolution 18-115
Petition
Map
City Resolution 18-08 with attachments

ORDINANCE NO. 18-37

AN ORDINANCE ACCEPTING THE ANNEXATION OF 89.618± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE WILGUS ANNEXATION BY ANDREW P. WECKER, AGENT FOR THE PETITIONERS.

WHEREAS, the proposed annexation applied for in the petition to the Delaware County Commissioners has been approved, by them for annexation to the City of Delaware on February 5, 2018 (See attached) The territory to be annexed is described in the attached Exhibits "A" and "B"; and

WHEREAS, the certified transcript of the proceedings for annexation, with an accurate map of the territory, together with the petition of annexation and other papers relating to the proceedings of the County Commissioners, are on file with the Clerk of Council, and have been for more than sixty days.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That Council hereby accepts the annexation of 89.618 acres of land, description and plat of which are hereby attached as Exhibits "A" and "B" on the annexation known as the Wilgus Annexation by Andrew P. Wecker, agent for the petitioners with the following conditions that:

1. The Applicant will support the City should the City seek to annex City property adjacent to the Wilgus Annexation that includes approximately 9.906 acres on parcel #419-220-02-007-001.
2. Access to the Wilgus Annexation property shall be from Sawmill Parkway and at locations and access points as required by the City.
3. Access to the property shall require the extension of Sawmill Parkway by the applicant or developer of the property in the absence of a development agreement and dedication at no cost to the City of required right-of-way by the Wilgus Annexation property as may be required by the City.
4. Airport Road is anticipated to be abandoned and shall not be relied upon by the Wilgus Annexation property as public access as required by the City.
5. The Wilgus Annexation property is anticipated to require significant storm sewer, sanitary sewer, and water line improvements a portion of which may be outside of the City jurisdiction. The Applicant shall be required in the absence of a development agreement to obtain and pay

for any and all necessary easements, permits, and construction activities that may be required in this regard.

6. Notwithstanding the above conditions, the City and applicant/owner/developer now or in the future may separately agree to enter into a specific development agreement stipulating any infrastructure development items or incentives for such that may be approved by both parties.

SECTION 2. That the Clerk of Council is directed to make five copies of this ordinance, to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, and a certificate as to the correctness thereof. The Clerk shall then forthwith deliver one copy to the Secretary of State, and shall file notice of annexation with the Board of Elections, the County Auditor, the County Recorder, and the County Engineer within thirty days after it becomes effective, and the Clerk shall do all other things required by law.

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULES SUSPENSION: YEAS____ NAYS____
ABSTAIN ____

PASSED: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

Annexation Petition

Owner	Parcel No.	Tax Payer Address
City of Delaware	419-220-03-001-000	1 S. Sandusky St Delaware, OH 43015
City of Delaware	419-220-02-007-001	1 S. Sandusky St. Delaware, OH 13015
MPTB, LLC	419-220-02-003-004	691 Old Pond Lane Powell, Oh 43065
Sawmill-Delaware Investments, LLC	419-220-02-003-005	1036 Hills-Miller Rd. Delaware, OH 43015
Symmerty II, LLC	419-220-02-003-006	1036 Hills-Miller Rd. Delaware, OH 43015
42 Farm View, LLC	419-230-01-028-000	7017 Steitz Rd. Powell, OH 43065
Sectionline Sawmill, LLC	419-230-01-025-000	7017 Steitz Rd. Powell, OH 43065
Sectionline Sawmill, LLC	419-230-01-001-000	7017 Steitz Rd. Powell, OH 43065
TCCI, LLC	419-220-02-012-000	c/o Trucco Construction 3531 Airport Rd. Delaware, OH 43015
City of Delaware	419-220-03-001-000	1 S. Sandusky St. Delaware, OH 43015
TCCI, LLC	419-220-02-011-000	c/o Trucco Construction 3531 Airport Rd. Delaware, OH 43015

DELAWARE COUNTY
COMMISSIONERS
2017 DEC -6 PM 3:56
RECEIVED

DESCRIPTION OF A PROPOSED ANNEXATION OF
A 89.618 ACRE TRACT
TO THE CITY OF DELAWARE
DELAWARE COUNTY, OHIO

Situated in the State of Ohio, County of Delaware, Township of Delaware, located in Farm Lots 13 and 17, Section 2, Township 4, Range 19, of the United States Military Lands, and part of 54.750 acres and 50.000 acres as described in deed to Francis L. Wilgus and Mary Lou Wilgus, of record in Volume 677, Page 2363, all being of record in the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

BEGINNING, at Northwesterly corner of Lot 4 of Innovation Business Park, of record in Plat Cabinet 4, Slide 43-43B, and said corner being an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 93-284 and of record in Plat Cabinet 1, Slide 269;

Thence South 03°38'22" West, with the westerly line of said Innovation Business Park and the easterly line of said 54.750 acres, also being the existing City of Delaware Corporation Line as established by Ordinance Number 14-96 and of record in Deed Book 1315, Page 174, a distance of 1662.24 feet, to a point on the northerly line of 69.767 acre tract described in deed to 42 View Farm, LLC., of recorded in Deed Book 1136, Page 1636, also being the common line of Farm Lot 25 and Farm Lot 13, also being the common corner of said 54.750 acres and an angle point of said existing City of Delaware Corporation Line;

Thence North 85°19'23" West, with the proposed Corporation Line and the common line of said 54.750 acres and of said 69.767 acres, a distance of 1090.90 feet, to a common corner of said 69.767 acres and 50.740 acre tract described in deed to Sectionline Sawmill, LLC., as recorded in Deed Book 1136, Page 1631, also being a common corner of Farm Lot 25 and Farm Lot 40;

Thence North 85°14'38" West, with the northerly line of said 50.740 acres, also being the common line of Farm Lot 17 and Farm Lot 40, a distance of 1490.36 feet, to a common corner of said 50.740 acre tract and 10.000 acre tract described in deed to Sectionline Sawmill, LLC., of record in Deed Book 1136, Page 1631, also being a common corner of Farm Lot 40 and Farm Lot 41;

Thence North 85°55'24" West, with the northerly line of said 10.000 acres and the common line of Farm Lot 17 and Farm Lot 41, a distance of 159.16 feet, to a point at the common corner of 50.000 acre tract described in deed to Francis L. Wilgus and Mary Lou Wilgus, of record in Volume 677, Page 2363 and 47.198 acre tract described in deed to TCCI LLC., of record in Volume 835, Page 1739;

Thence North 04°04'29" East, with the common line of said 50.000 acres and of said 49.198 acres, a distance of 1085.64 feet, to a common corner of 2.640 acre tract described in deed to TCCI LLC., of recorded in Volume 835, Page 1739 and Lot 9906 of Delaware Municipal Airport Plat, of record in Plat Cabinet 3, Slide 522, also being an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 93-284 and of record in Plat Cabinet 1, Slide 269;

Thence South 86°01'51" East, with the southerly line of said Lot 9906, also being of said existing City of Delaware Corporation Line, a distance of 322.08 feet, to a corner of said Lot 9906, also being an angle point of said existing City of Delaware Corporation Line;

Thence North 03°33'18" East, with the easterly line of said Lot 9906 and the said existing City of Delaware Corporation Line, a distance of 639.88 feet, to a point of said Lot 9906 and

250 Old Wilson Bridge Road, Suite 250 | Worthington, Ohio 43085 | p: 614-540-6633 f: 614-540-6638 | www.cecinc.com

an angle point of said existing City of Delaware Corporation Line, also being the centerline of Airport Road;

Thence South 86°00'51" East, with the southerly line of said Lot 9906 and the said existing City of Delaware Corporation Line, also being the centerline of Airport Road, a distance of 219.00 feet, to the northwesterly corner of 9.906 acre tract described in deed to City of Delaware, of recorded in Volume 834, Page 913;

Thence South 03°59'09" West, with the westerly line of said 9.906 acres, also being the proposed Corporation Line, a distance of 435.20 feet, to the southerly line of said 9.906 acres, also being an angle point in the proposed Corporation Line;

Thence South 86°00'51" East, with the southerly line of said 9.906 acres, a distance of 991.53 feet, to a point on the easterly line of a said 9.906 acre tract;

Thence North 03°59'09" East, with the easterly line of said 9.906 acres, a distance of 434.96 feet, to a point on the southerly line of a said Lot 9906 and the said existing City of Delaware Corporation Line, also being the centerline of Airport Road.

Thence South 85°56'41" East, with the southerly line of said Lot 9906 and the northerly line of said 54.750 acres and the said existing City of Delaware Corporation Line, a distance of 468.88 feet, to a point on the southerly line of a said Lot 9906 and the northerly line of said 54.750 acres, also being an angle point of said existing City of Delaware Corporation Line;

Thence South 81°17'36" East, with the southerly line of said Lot 9906 and the said existing City of Delaware Corporation Line, a distance of 734.42 feet, to a point on the southerly line of said Lot 9906 and the said existing City of Delaware Corporation Line, containing 89.618 acres, more or less, being approximately 52.326 acres in Farm Lot 13 and approximately 37.292 acres in Farm Lot 17.

4,046 lineal feet of perimeter is contiguous with the existing corporation line of the City of Delaware.

A total of 9,734 lineal feet of annexed perimeter.

41.6% of the perimeter of the annexed area is contiguous to the existing city of Delaware Corporation Line.

Being an Expedited II annexation.

No island of unincorporated area is being created with this annexation.

All bearings and distances shown on this survey are per deed of record and not the result of an actual boundary survey.

STATE OF OHIO
MARK ALAN SMITH
S-8232
REGISTERED
PROFESSIONAL SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

12/05/2017

Mark Alan Smith, P.S. Date
Registered Surveyor No. 8232

County Engineer
Delaware County, Ohio
I hereby certify the within to be a true copy of the document that is on file in the Map Department.
CHRIS E. BAUSERMAN, P.E., P.S.
County Engineer
By _____, Date 12/05/17

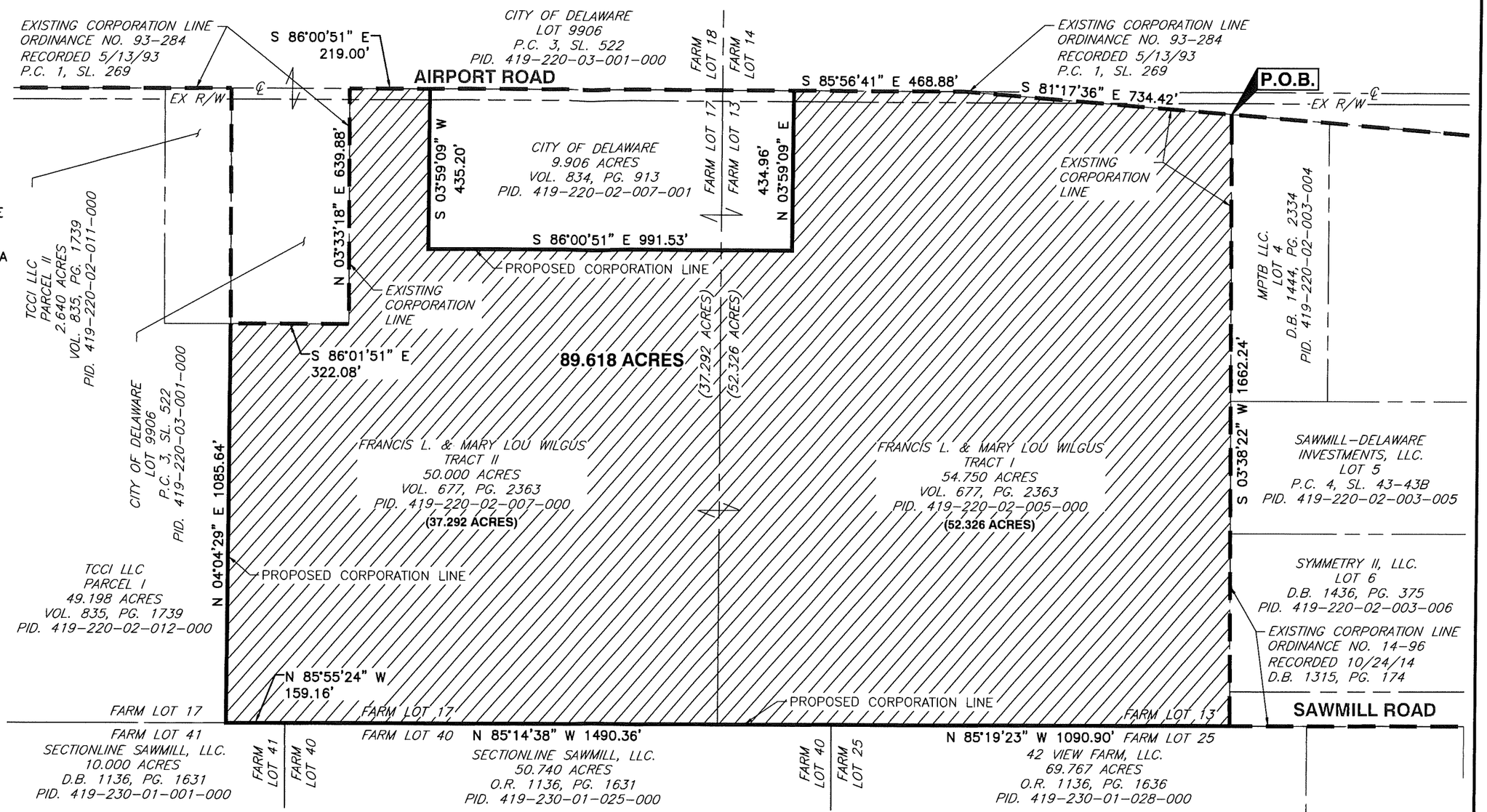
MAP OF TERRITORY TO BE ANNEXED FROM DELAWARE TOWNSHIP TO CITY OF DELAWARE

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF DELAWARE
PART OF FARM LOTS 13 & 17, TOWNSHIP 4, SECTION 2, RANGE 19 UNITED STATES MILITARY LANDS

NORTH

SCALE IN FEET

0 300 600



LEGEND

- EXISTING CORPORATION LINE
- PROPOSED CORPORATION LINE
- EXISTING PROPERTY LINE
- PROPOSED CORPORATION AREA

SURVEYOR'S NOTE:

ALL BEARINGS AND DISTANCES SHOWN ON THIS SURVEY ARE PER DEED OF RECORD AND NOT THE RESULT OF AN ACTUAL BOUNDARY SURVEY.

THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE FOLLOWING DEEDS OF RECORD ON FILE AT THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO: P.C. 3, SL. 522, O.R. 834, PG. 713, P.C. 4, SL. 43, O.R. 1136, PG. 1631, AND O.R. 835, PG. 1735.

THERE IS 687.88 FEET OF AIRPORT ROAD TO BE ANNEXED TO THE CITY OF DELAWARE.

CONTIGUITY CALCULATION

4,046 LINEAL FEET OF PERIMETER IS CONTIGUOUS WITH THE EXISTING CORPORATION LINE OF THE CITY OF POWELL.

A TOTAL OF 9,734 LINEAL FEET OF ANNEXED PERIMETER.

41.6% OF THE PERIMETER OF THE ANNEXED AREA IS CONTIGUOUS TO THE EXISTING CITY OF POWELL CORPORATION LINE.

NO ISLAND OF UNINCORPORATED AREA IS BEING CREATED WITH THIS ANNEXATION.

THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733-37.

STATE OF OHIO
MARK ALAN SMITH
S-8232
REGISTERED
PROFESSIONAL SURVEYOR

12/05/2017

MARK ALAN SMITH, P.S.
PROFESSIONAL SURVEYOR 8232

COUNTY ENGINEER
DELAWARE COUNTY

I HEREBY CERTIFY THE WITHIN TO BE A TRUE COPY OF THE DOCUMENT THAT IS ON FILE IN THE MAP DEPARTMENT.

CHRIS E. BAUSERMAN, P.E., P.S.

BY _____, DATE 12/05/17

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

AIRPORT ROAD
DELAWARE TOWNSHIP
DELAWARE COUNTY, OHIO

ANNEXATION PLAT

DRAWN BY:	JEC	CHECKED BY:	MAS	APPROVED BY:	MAS	DRAWING NO.:	1 OF 1
DATE:	NOVEMBER 2017	DWG SCALE:	1"=300'	PROJECT NO:	173-951		

P:\2017\173-951\-Survey\Dwg\173951-SV01-SRV-ANNEX.dwg{LAYOUT1} LS:(11/17/2017 - jcoffin) - LP: 11/17/2017 10:15 AM

PETITION FOR ANNEXATION – EXPEDITED TYPE 2

We, the undersigned, being ***all*** of the owners of 89.618 acres of real estate in the territory hereinafter described, hereby petition for the annexation of the following described territory from **Delaware Township** to the **City of Delaware,** Delaware County, Ohio, being filed under **Sections 709.021(A)** & **709.023(A)** of the Revised Code of Ohio.

Petitioners have attached hereto and made a part of this petition a legal description of the perimeter of the territory sought to be annexed, marked as **Exhibit "A"**, as prepared by Mark Alan Smith, P.S., Registered Surveyor No. 8232, of Civil & Environmental Consultants, Inc.

Petitioners have attached hereto and made a part of this petition, an accurate map or plat of the territory sought to be annexed, marked **Exhibit "B"**, also as prepared by Mark Alan Smith, P.S., Registered Surveyor No. 8232, of Civil & Environmental Consultants, Inc.

Among other things as noted on Exhibit "A" and Exhibit "B", the described territory is contiguous with the **City of Delaware**, Ohio.

Andrew Wecker, Esq., attorney at law, is hereby appointed agent for the undersigned Petitioners as required by Revised Code Section 709.02(C)(3), with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this Petition, with specific authorization to correct any discrepancy or mistake noted by the Delaware County Engineer in examination of the Petition or the Exhibits to the Petition. Any such amendment shall be made by the presentation of amended description and map to the Board of County Commissioners on, before, or after the date set for hearing on this Petition. Said amendment, alteration, change, correction, withdrawal, refiling, substitution, compromise, increase or deletion or other things or action for granting of this Petition shall be made in the Petition, description and plat by said agent without further expressed consent of the Petitioners.

The City of Delaware will pass and submit to the Board of Commissioners of Delaware County a resolution of services within twenty (20) days of the date of the filing of this Petition and file same with the Clerk of the Board of Commissioners of Delaware County, Ohio.

Andrew Wecker, Esq.
Manos, Martin & Pergram Co., LPA
50 North Sandusky Street
Delaware, OH 43015

740-363-1313 phone / 740-362-3288 fax
awecker@mmpdlaw.com

RECEIVED
2018 JAN -4 PM 1:54
DELAWARE COUNTY
COMMISSIONERS

Return original to:

Clerk of the Board of the Delaware County Commissioners
101 N Sandusky St, Delaware, OH 43015

"WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR IN EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE. ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT OUT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE."

SIGNATURE OF PETITIONER, TYPED NAME AND ADDRESS DATE

Francis L. Wilgus Jr. 12-21-2017

FRANCIS L. WILGUS, JR.
5787 Robin Hood Lane
Ostrander, OH 43061

Mary Lou Wilgus 12-21-2017

MARY LOU WILGUS
5787 Robin Hood Lane
Ostrander, OH 43061

Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator
Michael Frommer

Deputy Administrators
Dawn Huston
Seiji Kille

Clerk to the Commissioners
Jennifer Walraven

February 9, 2018

City of Delaware
Elaine McCloskey, City Clerk
1 S Sandusky Street
Delaware, OH 43015

RE: Annexation of 89.618 acres
Delaware Township to City of Delaware

Dear Ms. McCloskey:

The Delaware County Commissioners in Regular Session on February 5, 2018 adopted a Resolution granting Prayer of Petition for 89.618 acres, more or less, from Delaware Township to City of Delaware.

I am herewith forwarding a certified copy of the Commissioners' Journal Resolution, a copy of the annexation petition and a copy of all other papers in the Commissioners' annexation folder.

If you have questions, please call me at 740-833-2105.

Sincerely,

Sarah Dinovo

Sarah Dinovo,
Assistant Clerk to the Commissioners

RECEIVED
FEB 12 2018

Delaware County Commissioners, 101 North Sandusky Street, Delaware, Ohio 43015
PHONE: (740) 833-2100 FAX: (740) 833-2099 WEB: www.co.delaware.oh.us
FACEBOOK: @DelawareCountyOhio TWITTER: @DelawareCoOhio

Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator
Michael Frommer

Deputy Administrators
Dawn Huston
Seiji Kille

Clerk to the Commissioners
Jennifer Walraven

RESOLUTION NO. 18-115

IN THE MATTER OF GRANTING THE ANNEXATION PETITION FROM AGENT FOR THE PETITIONER, ANDREW P. WECKER, REQUESTING ANNEXATION OF 89.618 ACRES OF LAND IN DELAWARE TOWNSHIP TO THE CITY OF DELAWARE:

It was moved by Mrs. Lewis, seconded by Mr. Merrell to approve the following resolution:

Whereas, on January 4, 2018 , the Clerk to the Board of the Delaware County Commissioners received an annexation petition filed by Andrew P. Wecker, agent for the petitioners, of 89.618 acres, more or less, in Delaware Township to the City of Delaware; and

Whereas, pursuant to section 709.023 of the Revised Code, if the Municipality or Township does not file an objection within 25 days after filing of the annexation petition, the Board at its next regular session shall enter upon its journal a resolution granting the proposed annexation; and

Whereas, 25 days have passed and the Clerk of the Board has not received an objection from the City of Delaware or the Township of Delaware;

Therefore, Be It Resolved, the Delaware County Board of Commissioners grants the annexation petition request to annex 89.618 acres, more or less, in Delaware Township to the City of Delaware.

Vote on Motion Mr. Merrell Aye Mr. Benton Absent Mrs. Lewis Aye

BE IT FURTHER RESOLVED that the Delaware County Board of Commissioners hereby directs the Clerk of the Board to deliver a certified copy of the entire record of the annexation proceedings, including all resolutions of the Board, signed by a majority of the members of the Board, the petition, map, and all other papers on file, and the recording of the proceedings, if a copy is available, to the auditor or clerk of the City of Delaware.

Barb Lewis
County Commissioner

Gary Merrell
County Commissioner

Absent
Jeff Benton
County Commissioner

I, Sarah Dinovo, Assistant Clerk to the Board of Commissioners hereby certify that the foregoing is a true and correct copy of a resolution of the Board of Commissioners of Delaware County duly adopted February 5, 2018 and appearing upon the official records of the said Board.

Sarah Dinovo
Assistant Clerk to the Commissioners

EST 1808

CITY OF

DELAWARE

OHIO

RESOLUTION CERTIFICATION

I, Elaine McCloskey, being the duly appointed as Clerk of City Council of Delaware, Ohio, do hereby swear and attest that the attached document is a true and correct copy of Resolution No. 18-08 as passed on January 22, 2018 by the Delaware City Council.

Elaine McCloskey

Elaine McCloskey
Clerk of City Council

SEAL

This Resolution Certification dated this 23 day of January in the year 2018.

RESOLUTION NO. 18-08

A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 89.618± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE WILGUS ANNEXATION BY ANDREW P. WECKER, AGENT FOR THE PETITIONERS.

WHEREAS, Andrew P. Wecker, agent for the petitioners, has filed with the Delaware County Commissioners for annexation of 89.618 acres of land, more or less, the description and map are attached hereto as Exhibits A and B, and

WHEREAS, Andrew P. Wecker, as agent for the petitioners on January 8, 2018 delivered to the Clerk of the Delaware City Council the notice of his filing of the annexation petition with the Board of County Commissioners of Delaware County and its clerk on January 4, 2018, and

WHEREAS, the Ohio Revised Code requires that within 20 days following the date the petition is filed, the City Council shall, by resolution, adopt a statement as to what services, if any, the City will provide and an approximate date by which it will provide them to the territory proposed for annexation, upon annexation.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That upon annexation to the City of Delaware of 89.618± acres more or less as delineated on the attached Exhibits A and B, the City will provide the following services by the approximate date indicated as to each, provided all necessary lines, hydrants, and other apparatus are installed by the property owner as required by the City and said services shall be provided under the same conditions and same costs as they are provided to other residents in the City of Delaware:

(a) Water - upon acceptance of annexation
(b) Sanitary Sewer - upon acceptance of annexation
(c) Refuse – upon acceptance of annexation
(d) Fire – upon acceptance of annexation
(e) Police – upon acceptance of annexation
(f) Road maintenance-upon acceptance of annexation

SECTION 2. That the Council of the City of Delaware, pursuant to Ohio Revised Code Section 709.023(D), hereby consents to the annexation.

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

SECTION 4. That the Clerk of Council shall prepare and furnish to the agent for the petitioners a certified copy of this resolution and file with the Delaware County Board of County Commissioners on or before 20 days from the filing of the annexation petition.

SECTION 5. That if the territory is annexed and becomes subject to zoning by the City of Delaware and the City permits uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under the current county or township zoning regulations in the adjacent land remaining within the township from which the territory was annexed, the Council of the City of Delaware will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed and the adjacent land remaining within the township for purposes of this ordinance, buffer includes open space, landscaping, fences, walls, and other structured elements; streets and street rights of way; and bicycle and pedestrian paths and sidewalks.

SECTION 6. That this resolution shall take effect and be in force immediately after this passage.

PASSED: January 22, 2018 YEAS 6 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCloskey
CITY CLERK

Carl Kapp
MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

MEMORANDUM

TO: R. Thomas Homan, City Manager
FROM: David M. Efland, Planning & Community Development Director
DATE: 01/18/2018
RE: Wilgus Annexation – Resolution of Services Departmental Responses & Comments

Staff from multiple departments have had an opportunity to review and provide comment on the proposed Wilgus property annexation in the southwest quadrant of the city. There are no objections to the resolution of services component of the annexation at this time. There are some suggestions and comments to consider as the final annexation process moves forward. Staff will continue to discuss these and provide more comment based upon your direction and that of City Council in this regard.

Planning & Community Development

- Services and annexation are supported by the Comprehensive Plan, its study area, and noted as a Potential Future Annexation Area
- Uses anticipated are industrial / planned Mixed Use overlay industrial such as the adjacent Innovation Court area
- Future Land Use Map for the Comprehensive Plan indicates this area as Light Manufacturing
- Area is part of the Southwest Subarea of the Comprehensive Plan with the primary land use goal (LU26) being to expand industrial development in this area.
- Area development can be serviced with existing staffing and expertise in planning, zoning, building, inspections, and code enforcement.

Public Works

- Annexation is supportable to permit expansion to industrial park
- Annexation should include (if possible) the 9.906 acre City parcel # 419-220-02-007-001, to avoid developing and island. This parcel was acquired by the City to provide FAA mandated clear zone around the airport AWOS system.
- Access to proposed property must be via Sawmill Parkway per agreed access location (Property line between two large parcels); Airport Road is to be abandoned and should not be counted on as public access.
- Access will require Right-Of-Way for Sawmill Parkway Extension with anticipated construction partially or in total outside of the city jurisdiction which may be problematic for the future developer/land owner
- Development of property requires storm sewer improvements on properties outside city jurisdiction

Police / Fire

- No issues

Parks

- No issues

Economic Development

- Economic Development supports this annexation.

Public Utilities

- Water and sewer is available proximate to this site sufficient to the land uses contained within our comprehensive plan. Upgrades and extensions are required and will be required at the developer's expense.

Manos, Martin & Pergram Co., LPA
Attorneys at Law

50 North Sandusky Street
Delaware, Ohio 43015-1926
Fax 740-362-3288

Andrew P. Wecker
740-363-1313, ext. 217
e-mail: awecker@mmpdlaw.com

RECEIVED
JAN 8 2018

January 5, 2018

Via Certified Mail
Return Receipt Requested

Ms. Elaine McCloskey
Council Clerk
City of Delaware
1 South Sandusky Street
Delaware, OH 43015

Dear Ms. McCloskey:

You may recall a prior notice regarding this annexation. As an accommodation to the City of Delaware's schedule at the end of 2017, we withdrew the annexation petition filed in early December 2016 ~~and~~ in order to put the City in a better position to meet a 20-day deadline under the Ohio Revised Code to adopt a services resolution.

On January 4, 2018 at 1:54 p.m., the undersigned, as agent for the Petitioners, Francis L. Wilgus, Jr. and Mary Lou Wilgus, refiled with the Board of County Commissioners of Delaware County, Ohio to annex 89.618 acres of land to the City of Delaware, Ohio. A copy of the refiled petition and map and supplemental filing pursuant to Ohio Rev. Code § 709.02(D) are enclosed herewith.

Very truly yours,

Andrew P. Wecker

tjh
Enclosures
T13596-100

PETITION FOR ANNEXATION – EXPEDITED TYPE 2

We, the undersigned, being ***all*** of the owners of 89.618 acres of real estate in the territory hereinafter described, hereby petition for the annexation of the following described territory from **Delaware Township** to the **City of Delaware,** Delaware County, Ohio, being filed under **Sections 709.021(A) & 709.023(A)** of the Revised Code of Ohio.

Petitioners have attached hereto and made a part of this petition a legal description of the perimeter of the territory sought to be annexed, marked as **Exhibit "A"**, as prepared by Mark Alan Smith, P.S., Registered Surveyor No. 8232, of Civil & Environmental Consultants, Inc.

Petitioners have attached hereto and made a part of this petition, an accurate map or plat of the territory sought to be annexed, marked **Exhibit "B"**, also as prepared by Mark Alan Smith, P.S., Registered Surveyor No. 8232, of Civil & Environmental Consultants, Inc.

Among other things as noted on Exhibit "A" and Exhibit "B", the described territory is contiguous with the **City of Delaware**, Ohio.

Andrew Wecker, Esq., attorney at law, is hereby appointed agent for the undersigned Petitioners as required by Revised Code Section 709.02(C)(3), with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this Petition, with specific authorization to correct any discrepancy or mistake noted by the Delaware County Engineer in examination of the Petition or the Exhibits to the Petition. Any such amendment shall be made by the presentation of amended description and map to the Board of County Commissioners on, before, or after the date set for hearing on this Petition. Said amendment, alteration, change, correction, withdrawal, refiling, substitution, compromise, increase or deletion or other things or action for granting of this Petition shall be made in the Petition, description and plat by said agent without further expressed consent of the Petitioners.

The City of Delaware will pass and submit to the Board of Commissioners of Delaware County a resolution of services within twenty (20) days of the date of the filing of this Petition and file same with the Clerk of the Board of Commissioners of Delaware County, Ohio.

Andrew Wecker, Esq.
Manos, Martin & Pergram Co., LPA
50 North Sandusky Street
Delaware, OH 43015

740-363-1313 phone / 740-362-3288 fax
awecker@mmpdlaw.com

DELAWARE COUNTY COMMISSIONERS
2018 JAN -4 PM 1:54
RECEIVED

Return original to:

Clerk of the Board of the Delaware County Commissioners
101 N Sandusky St, Delaware, OH 43015

"WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR IN EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE. ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT OUT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE."

SIGNATURE OF PETITIONER, TYPED NAME AND ADDRESS DATE

Francis L. Wilgus Jr. 12-21-2017

FRANCIS L. WILGUS, JR.
5787 Robin Hood Lane
Ostrander, OH 43061

Mary Lou Wilgus 12-21-2017

MARY LOU WILGUS
5787 Robin Hood Lane
Ostrander, OH 43061

Annexation Petition

Owner	Parcel No.	Tax Payer Address
City of Delaware	419-220-03-001-000	1 S. Sandusky St Delaware, OH 43015
City of Delaware	419-220-02-007-001	1 S. Sandusky St. Delaware, OH 13015
MPTB, LLC	419-220-02-003-004	691 Old Pond Lane Powell, Oh 43065
Sawmill-Delaware Investments, LLC	419-220-02-003-005	1036 Hills-Miller Rd. Delaware, OH 43015
Symmerty II, LLC	419-220-02-003-006	1036 Hills-Miller Rd. Delaware, OH 43015
42 Farm View, LLC	419-230-01-028-000	7017 Steitz Rd. Powell, OH 43065
Sectionline Sawmill, LLC	419-230-01-025-000	7017 Steitz Rd. Powell, OH 43065
Sectionline Sawmill, LLC	419-230-01-001-000	7017 Steitz Rd. Powell, OH 43065
TCCI, LLC	419-220-02-012-000	c/o Trucco Construction 3531 Airport Rd. Delaware, OH 43015
City of Delaware	419-220-03-001-000	1 S. Sandusky St. Delaware, OH 43015
TCCI, LLC	419-220-02-011-000	c/o Trucco Construction 3531 Airport Rd. Delaware, OH 43015

DELAWARE COUNTY
COMMISSIONERS
2017 DEC -6 PM 3:58
RECEIVED

DESCRIPTION OF A PROPOSED ANNEXATION OF
A 89.618 ACRE TRACT
TO THE CITY OF DELAWARE
DELAWARE COUNTY, OHIO

Situated in the State of Ohio, County of Delaware, Township of Delaware, located in Farm Lots 13 and 17, Section 2, Township 4, Range 19, of the United States Military Lands, and part of 54.750 acres and 50.000 acres as described in deed to Francis L. Wilgus and Mary Lou Wilgus, of record in Volume 677, Page 2363, all being of record in the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

BEGINNING, at Northwesterly corner of Lot 4 of Innovation Business Park, of record in Plat Cabinet 4, Slide 43-43B, and said corner being an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 93-284 and of record in Plat Cabinet 1, Slide 269;

Thence South 03°38'22" West, with the westerly line of said Innovation Business Park and the easterly line of said 54.750 acres, also being the existing City of Delaware Corporation Line as established by Ordinance Number 14-96 and of record in Deed Book 1315, Page 174, a distance of 1662.24 feet, to a point on the northerly line of 69.767 acre tract described in deed to 42 View Farm, LLC., of recorded in Deed Book 1136, Page 1636, also being the common line of Farm Lot 25 and Farm Lot 13, also being the common corner of said 54.750 acres and an angle point of said existing City of Delaware Corporation Line;

Thence North 85°19'23" West, with the proposed Corporation Line and the common line of said 54.750 acres and of said 69.767 acres, a distance of 1090.90 feet, to a common corner of said 69.767 acres and 50.740 acre tract described in deed to Sectionline Sawmill, LLC., as recorded in Deed Book 1136, Page 1631, also being a common corner of Farm Lot 25 and Farm Lot 40;

Thence North 85°14'38" West, with the northerly line of said 50.740 acres, also being the common line of Farm Lot 17 and Farm Lot 40, a distance of 1490.36 feet, to a common corner of said 50.740 acre tract and 10.000 acre tract described in deed to Sectionline Sawmill, LLC., of record in Deed Book 1136, Page 1631, also being a common corner of Farm Lot 40 and Farm Lot 41;

Thence North 85°55'24" West, with the northerly line of said 10.000 acres and the common line of Farm Lot 17 and Farm Lot 41, a distance of 159.16 feet, to a point at the common corner of 50.000 acre tract described in deed to Francis L. Wilgus and Mary Lou Wilgus, of record in Volume 677, Page 2363 and 47.198 acre tract described in deed to TCCI LLC., of record in Volume 835, Page 1739;

Thence North 04°04'29" East, with the common line of said 50.000 acres and of said 49.198 acres, a distance of 1085.64 feet, to a common corner of 2.640 acre tract described in deed to TCCI LLC., of recorded in Volume 835, Page 1739 and Lot 9906 of Delaware Municipal Airport Plat, of record in Plat Cabinet 3, Slide 522, also being an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 93-284 and of record in Plat Cabinet 1, Slide 269;

Thence South 86°01'51" East, with the southerly line of said Lot 9906, also being of said existing City of Delaware Corporation Line, a distance of 322.08 feet, to a corner of said Lot 9906, also being an angle point of said existing City of Delaware Corporation Line;

Thence North 03°33'18" East, with the easterly line of said Lot 9906 and the said existing City of Delaware Corporation Line, a distance of 639.88 feet, to a point of said Lot 9906 and

250 Old Wilson Bridge Road, Suite 250 | Worthington, Ohio 43085 | p: 614-540-6633 f: 614-540-6638 | www.cecinc.com

an angle point of said existing City of Delaware Corporation Line, also being the centerline of Airport Road;

Thence South 86°00'51" East, with the southerly line of said Lot 9906 and the said existing City of Delaware Corporation Line, also being the centerline of Airport Road, a distance of 219.00 feet, to the northwesterly corner of 9.906 acre tract described in deed to City of Delaware, of recorded in Volume 834, Page 913;

Thence South 03°59'09" West, with the westerly line of said 9.906 acres, also being the proposed Corporation Line, a distance of 435.20 feet, to the southerly line of said 9.906 acres, also being an angle point in the proposed Corporation Line;

Thence South 86°00'51" East, with the southerly line of said 9.906 acres, a distance of 991.53 feet, to a point on the easterly line of a said 9.906 acre tract;

Thence North 03°59'09" East, with the easterly line of said 9.906 acres, a distance of 434.96 feet, to a point on the southerly line of a said Lot 9906 and the said existing City of Delaware Corporation Line, also being the centerline of Airport Road.

Thence South 85°56'41" East, with the southerly line of said Lot 9906 and the northerly line of said 54.750 acres and the said existing City of Delaware Corporation Line, a distance of 468.88 feet, to a point on the southerly line of a said Lot 9906 and the northerly line of said 54.750 acres, also being an angle point of said existing City of Delaware Corporation Line;

Thence South 81°17'36" East, with the southerly line of said Lot 9906 and the said existing City of Delaware Corporation Line, a distance of 734.42 feet, to a point on the southerly line of said Lot 9906 and the said existing City of Delaware Corporation Line, containing 89.618 acres, more or less, being approximately 52.326 acres in Farm Lot 13 and approximately 37.292 acres in Farm Lot 17.

4,046 lineal feet of perimeter is contiguous with the existing corporation line of the City of Delaware.

A total of 9,734 lineal feet of annexed perimeter.

41.6% of the perimeter of the annexed area is contiguous to the existing city of Delaware Corporation Line.

Being an Expedited II annexation.

No island of unincorporated area is being created with this annexation.

All bearings and distances shown on this survey are per deed of record and not the result of an actual boundary survey.

STATE OF OHIO
MARK ALAN SMITH
S-8232
REGISTERED
PROFESSIONAL SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

12/05/2017

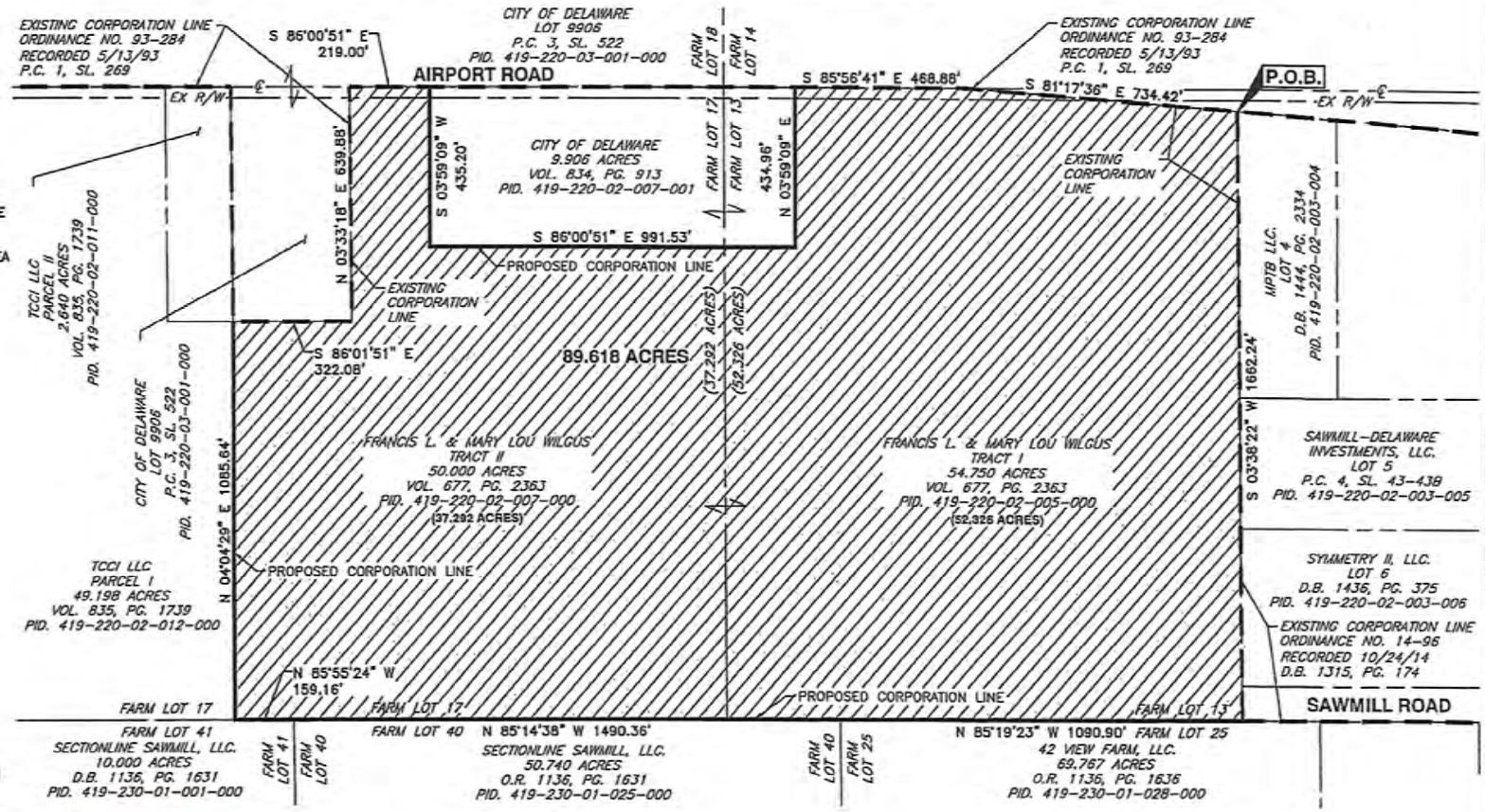
Mark Alan Smith, P.S. Date
Registered Surveyor No. 8232

County Engineer
Delaware County, Ohio
I hereby certify the within to be a true copy of the document that is on file in the Map Department.
CHRIS B. BAUSERMAN, P.E., P.S.
County Engineer
By _____, Date 12/05/17

MAP OF TERRITORY TO BE ANNEXED FROM DELAWARE TOWNSHIP TO CITY OF DELAWARE

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF DELAWARE
PART OF FARM LOTS 13 & 17, TOWNSHIP 4, SECTION 2, RANGE 19 UNITED STATES MILITARY LANDS

NORTH
SCALE IN FEET
0 300 600



LEGEND

- EXISTING CORPORATION LINE
- PROPOSED CORPORATION LINE
- EXISTING PROPERTY LINE
- PROPOSED CORPORATION AREA

SURVEYOR'S NOTE:

ALL BEARINGS AND DISTANCES SHOWN ON THIS SURVEY ARE PER DEED OF RECORD AND NOT THE RESULT OF AN ACTUAL BOUNDARY SURVEY.

THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE FOLLOWING DEEDS OF RECORD ON FILE AT THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO: P.C. 3, SL. 522, O.R. 834, PG. 713, P.C. 4, SL. 43, O.R. 1136, PG. 1631, AND O.R. 835, PG. 1735.

THERE IS 687.88 FEET OF AIRPORT ROAD TO BE ANNEXED TO THE CITY OF DELAWARE.

CONTIGUITY CALCULATION

4,046 LINEAL FEET OF PERIMETER IS CONTIGUOUS WITH THE EXISTING CORPORATION LINE OF THE CITY OF DELAWARE.

A TOTAL OF 9,734 LINEAL FEET OF ANNEXED PERIMETER.

41.6% OF THE PERIMETER OF THE ANNEXED AREA IS CONTIGUOUS TO THE EXISTING CITY OF DELAWARE CORPORATION LINE.

NO ISLAND OF UNINCORPORATED AREA IS BEING CREATED WITH THIS ANNEXATION.

THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733-37.

STATE OF OHIO
MARK ALAN SMITH
S-8232
REGISTERED
PROFESSIONAL SURVEYOR

12/05/2017

MARK ALAN SMITH, P.S.
PROFESSIONAL SURVEYOR 8232

COUNTY ENGINEER
DELAWARE COUNTY

I HEREBY CERTIFY THE WITHIN TO BE A TRUE COPY OF THE DOCUMENT THAT IS ON FILE IN THE MAP DEPARTMENT.

CHRIS E. BAUSERMAN, P.E., P.S.

BY _____, DATE _____

CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

AIRPORT ROAD
DELAWARE TOWNSHIP
DELAWARE COUNTY, OHIO

ANNEXATION PLAT

DRAWN BY:	JEC	CHECKED BY:	MAS	APPROVED BY:	MAS	DRAWING NO.:	1 OF 1
DATE:	NOVEMBER 2017	DWG SCALE:	1"=300'	PROJECT NO:	173-951		

P:\2017\173-951\-Survey\Dwg\173951-SUR-ANNEX.dwg\LAYOUT1 LS(11/17/2017 - jeamy) - LP: 1/9/2018 1:18 PM

EST 1808
CITY OF
DELAWARE
OHIO

Wilgus Property
Proposed Annexation of ~89.6Acres
Vicinity and Location Map

N

EST 1808

CITY OF

DELAWARE

OHIO

RESOLUTION CERTIFICATION

I, Elaine McCloskey, being the duly appointed as Clerk of City Council of Delaware, Ohio, do hereby swear and attest that the attached document is a true and correct copy of Resolution No. 18-08 as passed on January 22, 2018 by the Delaware City Council.

Elaine McCloskey

Elaine McCloskey
Clerk of City Council

SEAL

This Resolution Certification dated this 23 day of January in the year 2018.

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 11 | DATE: 05/14/2018

ORDINANCE NO: | RESOLUTION NO: 18-28

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Dave Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 2.091± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE JOSHUA MORGAN ANNEXATION BY ANDREW P. WECKER, AGENT FOR THE PETITIONERS.

BACKGROUND:
Staff has discussed this small annexation over a period of months with the applicant. The land owners and their agents are now moving forward with the Ohio Revised Code dictated annexation process. This process involves several steps and actions by the County and City in order for an annexation to ultimately be accepted by the City. This is the first City step in the process which requires the City to express its ability and intention to provide services to the property. This does not mean that the City will be paying for or constructing any ultimately required services or infrastructure, but rather simply that we have the ability to serve it. City Council will have the opportunity during the next and final city step in the process to accept, accept with conditions, or reject the final annexation.
The property is approximately 2.091 acres in size, is composed of three pre-existing lots of record, a single family home, and is located along SR 521 (east side). The anticipated future use is for up to 3 total single family homes – one per lot. The Comprehensive Plan Future Land Use map indicates this property for low density single family uses as anticipated.

There may be some potential conditions recommended as the final stage of the annexation process unfolds, however, at this time there is no objection from Staff as to the Resolution of Services.

REASON WHY LEGISLATION IS NEEDED:

The Ohio Revised Code provides the process that annexations must follow throughout Ohio. This is the first city step in that process requiring passage of a resolution indicating what services the city will provide to the subject site. Based on the timelines established in the Ohio Revised Code, this resolution must be passed at this meeting, after which it will be sent to the County for the next step in the annexation process. While this resolution moves the annexation forward, this is not the final legislation Council will consider in order to accept the annexation. 60 days after the County approves the annexation, it will be presented at the first regular session of Council, and must be approved or rejected within 120 days from the date of the annexation being placed on the agenda.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

Dave Efland, Planning and Community Development Director

RECOMMENDATION:

Approval

ATTACHMENT(S)

Memo
Petition for Annexation
Map

RESOLUTION NO. 18-28

A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 2.091± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE JOSHUA MORGAN ANNEXATION BY ANDREW P. WECKER, AGENT FOR THE PETITIONERS.

WHEREAS, Andrew P. Wecker, agent for the petitioners, has filed with the Delaware County Commissioners for annexation of 2.091 acres of land, more or less, the description and map are attached hereto as Exhibits A and B; and

WHEREAS, Andrew P. Wecker, as agent for the petitioners on April 27, 2018 delivered to the Clerk of the Delaware City Council the notice of his filing of the annexation petition with the Board of County Commissioners of Delaware County and its clerk on April 25, 2018; and

WHEREAS, the Ohio Revised Code requires that within 20 days following the date the petition is filed, the City Council shall, by resolution, adopt a statement as to what services, if any, the City will provide and an approximate date by which it will provide them to the territory proposed for annexation, upon annexation.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That upon annexation to the City of Delaware of 2.091± acres more or less as delineated on the attached Exhibits A and B, the City will provide the following services by the approximate date indicated as to each, provided all necessary lines, hydrants, and other apparatus are installed by the property owner as required by the City and said services shall be provided under the same conditions and same costs as they are provided to other residents in the City of Delaware:

(a) Water - upon acceptance of annexation
(b) Sanitary Sewer - upon acceptance of annexation
(c) Refuse – upon acceptance of annexation
(d) Fire – upon acceptance of annexation
(e) Police – upon acceptance of annexation
(f) Road maintenance-upon acceptance of annexation

SECTION 2. That the Council of the City of Delaware, pursuant to Ohio Revised Code Section 709.023(D), hereby consents to the annexation.

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

SECTION 4. That the Clerk of Council shall prepare and furnish to the agent for the petitioners a certified copy of this resolution and file with the Delaware County Board of County Commissioners on or before 20 days from the filing of the annexation petition.

SECTION 5. That if the territory is annexed and becomes subject to zoning by the City of Delaware and the City permits uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under the current county or township zoning regulations in the adjacent land remaining within the township from which the territory was annexed, the Council of the City of Delaware will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed and the adjacent land remaining within the township for purposes of this ordinance, buffer includes open space, landscaping, fences, walls, and other structured elements; streets and street rights of way; and bicycle and pedestrian paths and sidewalks.

SECTION 6. That this resolution shall take effect and be in force immediately after this passage.

PASSED: _____, 2018 YEAS ___ NAYS ___
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

Manos, Martin & Pergram Co., LPA
Attorneys at Law

50 North Sandusky Street
Delaware, Ohio 43015-1926
Fax 740-362-3288

Andrew P. Wecker
740-363-1313, ext. 217
e-mail: awecker@mmpdlaw.com

RECEIVED
APR 27 2018

April 25, 2018

Via Certified Mail
Return Receipt Requested

Ms. Elaine McCloskey
Council Clerk
City of Delaware
1 South Sandusky Street
Delaware, OH 43015

Dear Ms. McCloskey:

On April 25, 2018 at 10:25 a.m., the undersigned, as agent for the Petitioner, Joshua Morgan, filed a petition with the Board of County Commissioners of Delaware County, Ohio to annex 2.091 acres of land to the City of Delaware, Ohio. A copy of the petition and map and supplemental filing pursuant to Ohio Rev. Code § 709.02(D) are enclosed herewith.

Very truly yours,

Andrew Wecker

tjh
Enclosures
T13475-101

PETITION FOR ANNEXATION – EXPEDITED TYPE 2

I, the undersigned, being ***the sole owner*** of 2.091 acres of real estate in the territory hereinafter described, hereby petition for the annexation of the following described territory from **Delaware Township** to the **City of Delaware,** Delaware County, Ohio, being filed under **Sections 709.021(A)** and **709.023(A)** of the Revised Code of Ohio.

Petitioner has attached hereto and made a part of this petition a legal description of the perimeter of the territory sought to be annexed, marked as **Exhibit "A"**, as prepared by Robert T. Patridge, P.S., Registered Surveyor No. 7462.

Petitioner has attached hereto and made a part of this petition an accurate map or plat of the territory sought to be annexed, marked **Exhibit "B"**, also as prepared by Robert T. Patridge, P.S., Registered Surveyor No. 7462. Among other things as noted on Exhibit "A" and Exhibit "B", the described territory is contiguous with the **City of Delaware**, Ohio.

Andrew Wecker, Esq., attorney at law, is hereby appointed agent for the undersigned Petition as required by Revised Code Section 709.02(C)(3), with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this Petition, with specific authorization to correct any discrepancy or mistake noted by the Delaware County Engineer in examination of the Petition or the Exhibits to the Petition. Any such amendment shall be made by the presentation of amended description and map to the Board of County Commissioners on, before, or after the date set for hearing on this Petition. Said amendment, alteration, change, correction, withdrawal, refiling, substitution, compromise, increase or deletion or other things or action for granting of this Petition shall be made in the Petition, description and plat by said agent without further expressed consent of the Petition.

The City of Delaware will pass and submit to the Board of Commissioners of Delaware County a resolution of services within twenty (20) days of the date of the filing of this Petition and file same with the Clerk of the Board of Commissioners of Delaware County, Ohio.

Andrew Wecker, Esq.
Manos, Martin & Pergram Co., LPA
50 North Sandusky Street
Delaware, OH 43015

740-363-1313 phone / 740-362-3288 fax
awecker@mmpdlaw.com

DELAWARE COUNTY
COMMISSIONERS
2018 APR 25 AM 10: 25
RECEIVED

Return original to:

Clerk of the Board of the Delaware County Commissioners
101 North Sandusky Street, Delaware, OH 43015

"WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR IN EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE. ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT OUT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE."

SIGNATURE OF PETITIONER, TYPED NAME AND ADDRESS DATE

4/24/18

JOSHUA MORGAN
862 Township Road 208
Marengo, OH 43334

ATTACHMENTS:

Exhibit "A" – Legal Description of 2.091 Acre Tract for Annexation to the City of Delaware from the Township of Delaware by Robert T. Patridge, P.S., Registered Surveyor No. 7462.

Exhibit "B" – Map of Territory to be Annexed Type II Annexation Plat by Robert T. Patridge, P.S., Registered Surveyor No. 7462.

Patridge
Surveyors & Engineers LLC

LEGAL DESCRIPTION OF 2.091 ACRE TRACT FOR ANNEXATION TO THE CITY OF DELAWARE FROM THE TOWNSHIP OF DELAWARE

Situated in the State of Ohio, County of Delaware, Township of Delaware, located in Farm Lot 27, Section 4, Township 5 North, Range 19 West, United States Military Lands, being all of Lots 586, 587, and 588 in the Thomas Lands Subdivision as delineated and recorded in Plat Book 7, Page 69 conveyed to Joshua Morgan, in Volume 1556, Page 1824-1826, Delaware County Recorder's Office, and being more particularly described as follows:

Beginning at the northwest corner of said Lot 586 in the south line of State Route 521 and in the Corporation Line between the City of Delaware (ordinance No. 94-48, recorded in volume 8, Page 848) and the Township of Delaware also being the east line of a 1.44 acre tract currently owned by Nancy Johnson in Volume 699, Page 2238;

thence **North 63°10'00" East 435.00 feet**, in the Corporation Line between the City of Delaware and the Township of Delaware and the north line of said Lots 586, 587, and 588 and in the south line of State Route 521, to a point at the northeast corner of said Lot 588, also being the northwest corner of Lot 589 of the Thomas Lands Subdivision and currently conveyed to William A. and Cathy S. Rausch in Volume 1328, Page 1783;

thence **South 06°16'00" West 250.00 feet**, in the east line of said Lot 588 and the west line of said Lot 589 to a point being the southeast corner of said Lot 588 and the southwest corner of said Lot 589 and being in a northerly line of a 8.311 acre tract (of which 3.29 acres are in the Township of Delaware);

thence **South 63°10'00" West 435.00 feet**, in the south line of said Lots 586, 587, and 588 and the northerly line of said 8.311 acre tract (of which 3.29 acres are in the Township of Delaware), to the southwest corner of said Lot 586 and in the east line of said 1.44 acre tract;

thence **North 06°16'00" East 250.00 feet,** in the west line of said Lot 586 and the east line of said 1.44 acre tract to the place of beginning, containing an area of **2.091 acres** more or less. The above described tract is for annexation purposes only and is not intended to be used for transfer of said 2.091 acre tract.

Basis of Bearings and survey were prepared from and based on the south line of S.R. 521, from Plat Book 7, Page 69, being N 63°10'00" E. The above described description was prepared from records on file at the Delaware County Recorders and is for annexation purposes only and is not to used to transfer said property.

All referenced documents are on file at the Delaware County Recorder's Office, Delaware, Ohio.

Robert T. Patridge Jr PS 7462
Robert T. Patridge Jr

County Engineer
Delaware County, Ohio
I hereby certify the within to be a true copy of the document that is on file in the Map Department.
CHRIS E. BAUSERMAN, P.E., P.S.
County Engineer
By _____, Date 4/6/18

STATE OF OHIO
ROBERT T. PATRIDGE, JR.
7462
REGISTERED PROFESSIONAL SURVEYOR

EXHIBIT
A

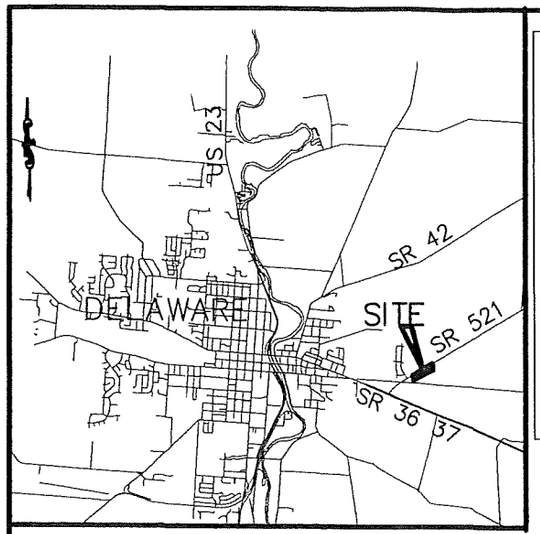
12660-josh-annex
4/5/2018

MAP OF TERRITORY TO BE ANNEXED TYPE II ANNEXATION PLAT

Map of Territory to be Annexed to the City of Delaware, from the Township of Delaware

Being Lots 586, 587, 588 (2.091 acres) of the Thomas Lands Subdivision, (P.B. 7, PG. 69) located in Farm Lot 27, Sec 4 Twp. 5, Rg. 19 W, U.S.M.L., in Delaware Township, Delaware County, Ohio

BEING A 2.091 ACRE ANNEXATION TO THE CITY OF DELAWARE FROM THE TOWNSHIP OF DELAWARE , EXPEDITED TYPE II ANNEXATION UNDER PRC. 709.021 & 709.023.



VICINITY MAP nts

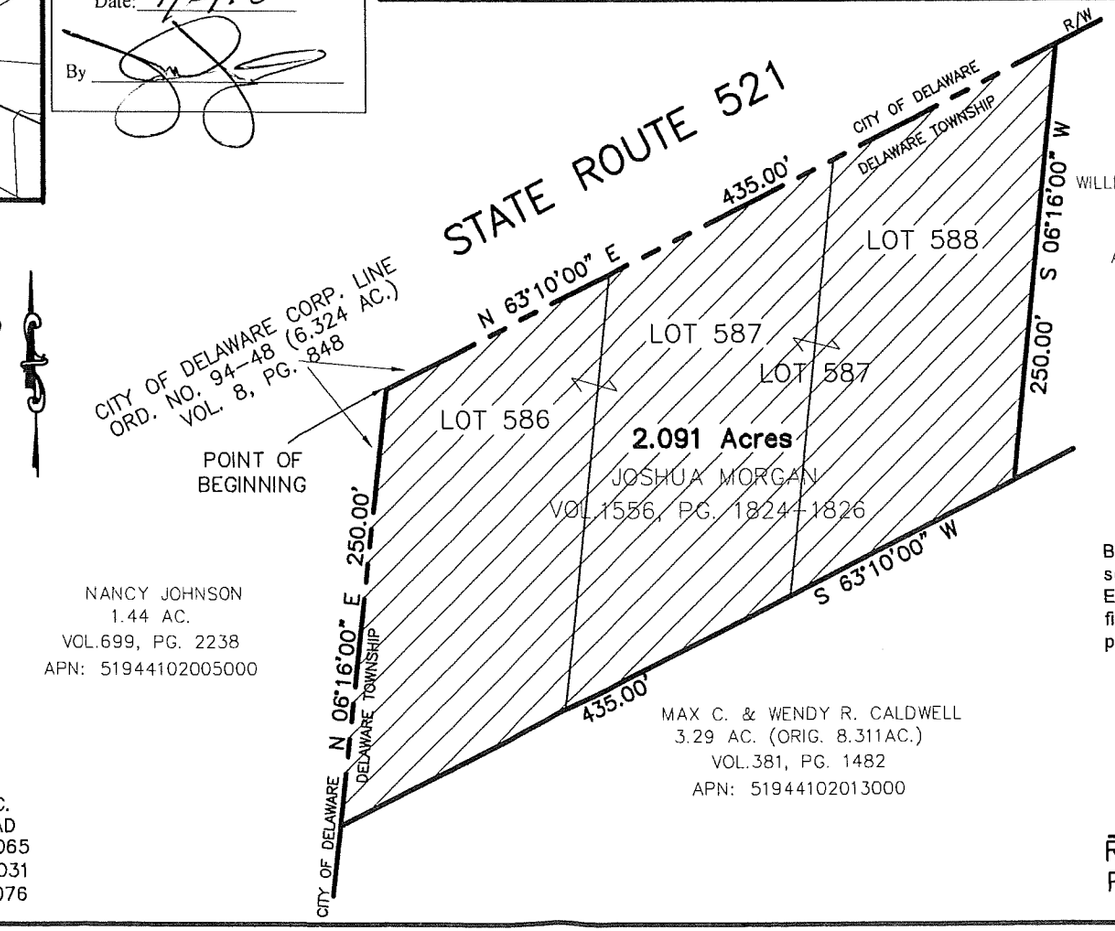
Delaware County Engineer

I hereby certify this is a true copy of the document that is on file in the Map Department.

CHRIS E. BAUSERMAN, P.E., P.S.
County Engineer

Date: 4/6/18

By _____



WILLIAM A. & CATHY S. RAUSCH
LOT 589
VOL. 1328, PG. 1783
APN: 51944102001000

Length of Contiguity ±685 feet
Total Length of perimeter ±1370 feet
Percentage of Contiguity ±50%

No islands of the Township property are created by this annexation as defined in ORC. 709.023(E)(5)

0 100 200

Scale 1" = 100'
April, 02, 2018

AREA TO BE ANNEXED
EXISTING CORP. LINE
PROPOSED CORP. LINE

NANCY JOHNSON
1.44 AC.
VOL.699, PG. 2238
APN: 51944102005000

MAX C. & WENDY R. CALDWELL
3.29 AC. (ORIG. 8.311AC.)
VOL.381, PG. 1482
APN: 51944102013000

Basis of Bearings and survey were prepared from and based on the south line of S.R. 521, from Plat Book 7, Page 69, being N 63°10'00" E. The above described description was prepared from records on file at the Delaware County Recorders and is for annexation purposes only and is not to used to transfer said property.

STATE OF OHIO
ROBERT T. PATRIDGE JR.
7462
REGISTERED
PROFESSIONAL SURVEYOR

Robert T. Patridge Jr.
Robert T.. Patridge Jr.
Professional Surveyor No. 7462

PATRIDGE SURVEYING L.L.C.
9464 DUBLIN ROAD
POWELL, OHIO 43065
TEL. (614)-799-0031
FAX (614)-300-5076

MAPPERS PLANNERS SURVEYORS ENGINEERS

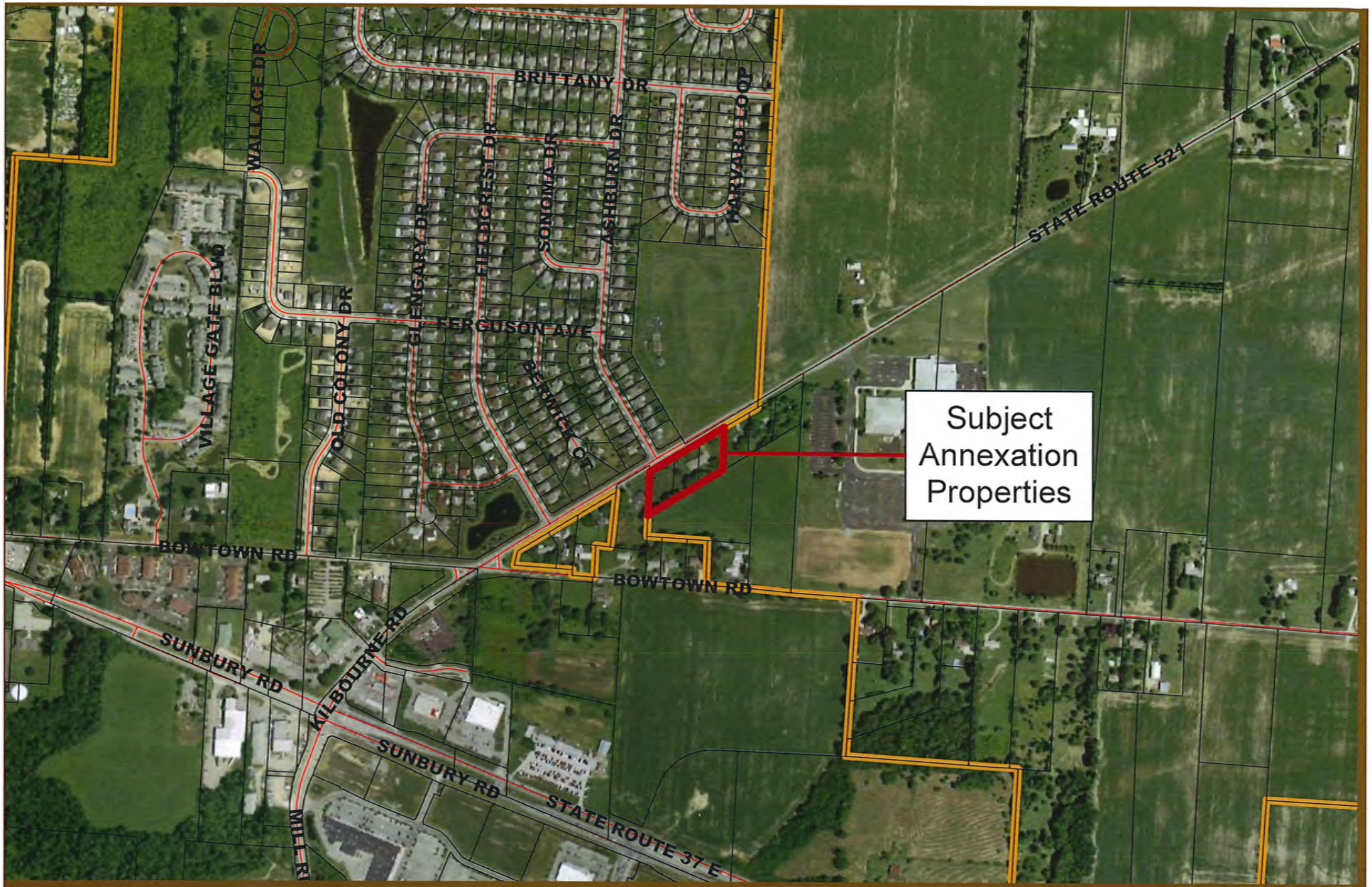
tabbies EXHIBIT B

morgan

12660-annex-S

Annexation Petition

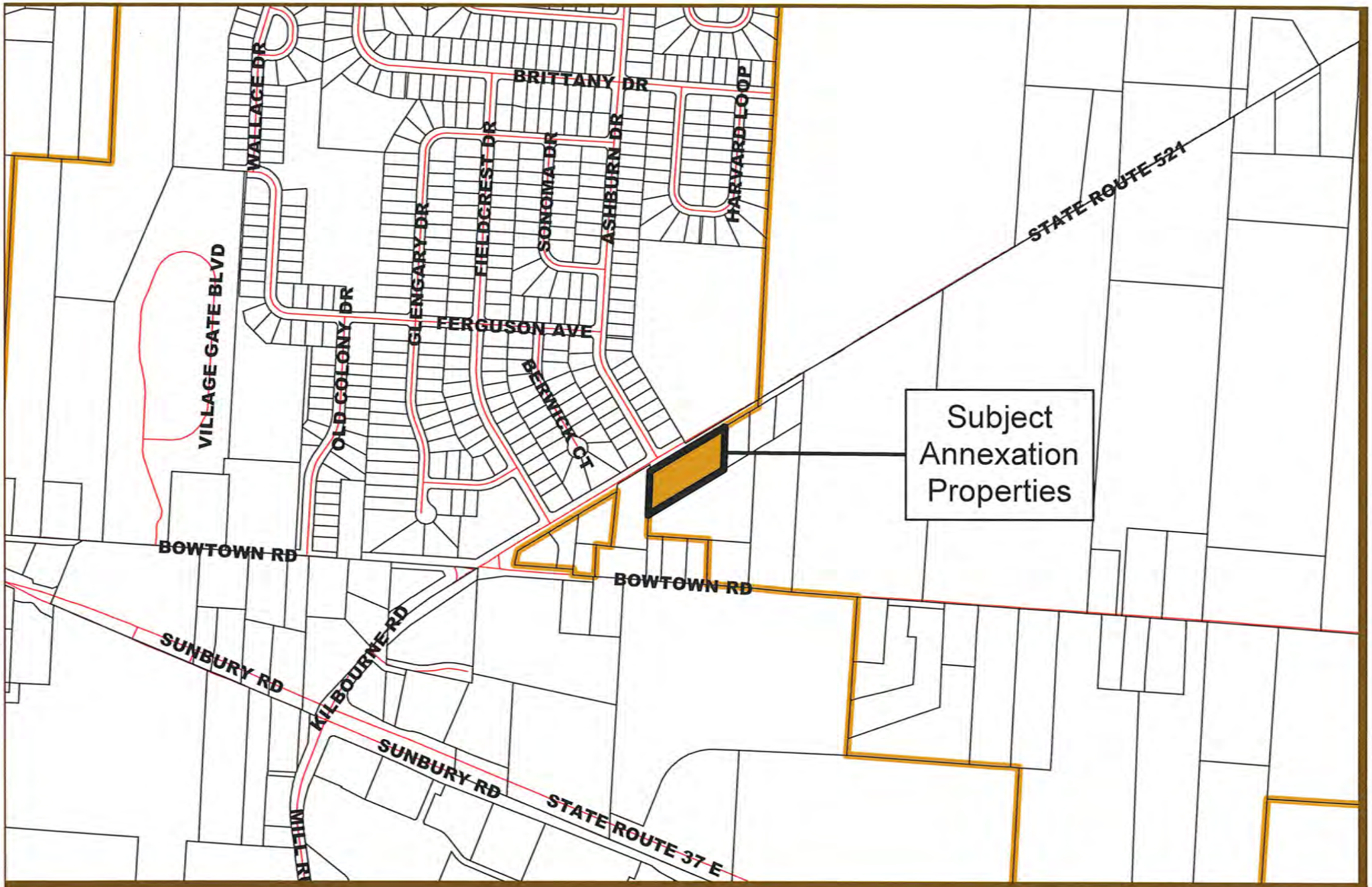
Owner	Parcel No.	Tax Payer Address
Adam J. and Amanda J. Baden	519-441-12-001-000	2001 Ashburn Drive Delaware, OH 43015
Max C. and Wendy R. Caldwell	519-441-02-013-000	1509 Bowtown Road Delaware, OH 13015
City of Delaware	519-441-01-001-001	1 South Sandusky Street Delaware, OH 43015
Janet I. Davis	519-441-02-011-001	1397 Bowtown Road Delaware, OH 43015
Nancy D. Johnson	519-441-02-005-000	1266 State Route 521 Delaware, OH 43015
Jarrett R. Laine	519-441-12-002-000	1995 Ashburn Drive Delaware, OH 43015
William A. and Cathy S. Rausch	519-441-02-001-000	1420 State Route 521 Delaware, OH 43015
Paul C. and Sharon K. Ray	519-441-11-001-000	2000 Ashburn Drive Delaware, OH 43015
Stephen M. Stockdale	519-441-02-011-000	1389 Bowtown Road Delaware, OH 43015



EST 1808
CITY OF
DELAWARE
OHIO

Joshua Morgan Properties Annexation
1354 State Route 521
(Lots 586, 587, and 588)
Aerial (2016) Map

N



EST 1808
CITY OF
DELAWARE
OHIO

Joshua Morgan Properties Annexation
1354 State Route 521
(Lots 586, 587, and 588)
Location Map

N

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 12

DATE: 05/14/2018

ORDINANCE NO:

RESOLUTION NO: 18-29

READING: FIRST

PUBLIC HEARING: YES
June 25, 2018 @ 7:30 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Darren Shulman, City Attorney

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A JOINT ECONOMIC DEVELOPMENT DISTRICT (JEDD) CONTRACT WITH BERKSHIRE TOWNSHIP.

BACKGROUND:
In 2015, the City of Delaware and Berkshire Township entered into a Joint Economic Development District in which people who work in the JEDD will pay the city's 1.85% income tax, with the proceeds to be split between the two parties. The City and Township wish to enter into an agreement to create a second JEDD. This JEDD will have an 80/20% split which is in line with other JEDD agreements. The City will continue to provide tax collection services for an administrative fee of up to 4%.

REASON WHY LEGISLATION IS NEEDED:
At the August 14, 2017 City Council Meeting, Council indicated their willingness to participate in the second JEDD under the terms included in the agreement 80/20% split, 4% admin fee, 1% to JEDD Board). The resolution is required because it is an intergovernmental agreement.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
20% of the JEDD income tax collected

POLICY CHANGES:
N/A

PRESENTER(S):
Darren Shulman, City Attorney

RECOMMENDATION:
Approval

ATTACHMENT(S)
Draft Agreement
Map

RESOLUTION NO. 18-29

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A JOINT ECONOMIC DEVELOPMENT DISTRICT (JEDD) CONTRACT WITH BERKSHIRE TOWNSHIP.

WHEREAS, the City of Delaware (the "City") and Berkshire Township (the "Township") previously entered into a Joint Economic Development District (JEDD); and

WHEREAS, based on the success of that JEDD the City and Township wish to enter into an agreement to establish a new Joint Economic Development District in Berkshire Township; and

WHEREAS, employees who work in the JEDD will pay the city's 1.85 percent income tax; and

WHEREAS, the parties agree that development in the JEDD will impact the city's infrastructure, specifically in the area of The Point and along 36/37; and

WHEREAS, under the terms of this agreement the City will receive 20 percent of the net revenue generated within the JEDD; and

WHEREAS, the City anticipates using its share of the proceeds to help fund necessary improvements at The Point and along 36/37; and

WHEREAS, the City will administer the tax collection for the JEDD for an administrative fee of up to 4 percent of the gross revenue of the JEDD.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DELAWARE, OHIO THAT:

SECTION 1. The City Manager is hereby authorized to enter into a Joint Economic Development District (JEDD) contract with Berkshire Township memorializing the mutual understanding of the parties regarding the contract.

SECTION 2. This resolution shall be effective immediately upon its passage.

PASSED: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT

BY AND BETWEEN

CITY OF DELAWARE, OHIO

AND

BERKSHIRE TOWNSHIP (DELAWARE COUNTY), OHIO

Dated as of

June 1, 2018

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JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT

This Joint Economic Development District Contract (this "Contract") dated as of June 1, 2018 is entered into by and between the City of Delaware, Ohio (the "City"), a municipal corporation and political subdivision organized and existing pursuant to the Constitution and laws of the State of Ohio (the "State") and its Charter, and Berkshire Township (Delaware County), Ohio (the "Township"), a township and political subdivision organized and existing under the laws of the State. (Capitalized terms and words used, but not otherwise defined, in this Contract have the meanings assigned to them in Article I.)

WITNESSETH:

WHEREAS, the JEDD Statutes authorize a municipal corporation and a township to enter into a contract to provide for the creation of a joint economic development district; and

WHEREAS, the City and the Township desire to create a joint economic development district for the purpose of facilitating economic development to create or preserve jobs and employment opportunities and to improve the economic welfare of the people in the State and in the areas of the City and the Township; and

WHEREAS, pursuant to the JEDD Statutes, the Constitution and laws of the State, the Charter and ordinances of the City and resolutions of the Township, the City and the Township desire to enter into this Contract to set forth their agreements with respect to the JEDD, including, but not limited to, their contributions to the JEDD, the creation of the Board, the powers and duties of the Board and the distribution of proceeds of the JEDD Income Tax;

NOW, THEREFORE, in consideration of the foregoing recitals and the agreements, representations and covenants set forth in this Contract, the City and the Township agree as follows:

(Remainder of Page Intentionally Left Blank)

ARTICLE I
DEFINITIONS

Section 1.1 **Definitions.** In addition to "Contract", "City", "State" and "Township" defined above, the following capitalized words and terms shall have the following meanings:

"Board" shall mean the Board of Directors of the JEDD established in accordance with the JEDD Statutes and this Contract.

"County" means the County of Delaware, Ohio.

"Effective Date" means the date immediately succeeding the occurrence of all of the following: (i) the City's and Township's execution of this Contract, (ii) the thirty-second day after the adoption of the Township's resolution authorizing this Contract, and (iii) the expiration of any statutory period permitting a referendum of the Township's resolution or the City's ordinance authorizing this Contract.

"Gross Revenues" means the proceeds of the JEDD Income Tax, less refunds.

"Net Revenues" means Gross Revenues less (a) to the extent the funds available to the Board are insufficient for such purposes, any amount required to pay costs of any audits of the JEDD mandated by the State or any liability imposed on the JEDD or the Board by a court of competent jurisdiction, (b) amounts due to the City pursuant to the JEDD Income Tax Agreement, (c) 1% of the Gross Revenues allocated to the Board pursuant to Section 5.2 and (d) any amount paid or reimbursed pursuant to Section 6.4.

"JEDD" means the Berkshire Joint Economic Development District No. 2 created pursuant to the JEDD Statutes and this Contract and includes the real property described and depicted in Exhibit A to this Contract.

"JEDD Income" means (i) the income earned by persons working or residing in the JEDD and (ii) the net profits of businesses located in the JEDD.

"JEDD Income Tax" means the tax on JEDD Income levied by the Board in accordance with the provisions of this Contract.

"JEDD Income Tax Agreement" means that agreement to be entered into by and between the Board and the City providing for the City to (i) administer, collect and distribute the JEDD Income Tax in accordance with the Contract and (ii) act as the fiscal agent of the JEDD and the Board.

"JEDD Statutes" means Ohio Revised Code Section 715.72.

Section 1.2 **Interpretations.** Any reference herein to the County, the City, the Township or the Board or to any officer or employee of the County, the City, the Township or the Board, includes the entities, officers or employees succeeding to their respective functions, duties or responsibilities pursuant to or by operation of law, or the entities, officers or employees lawfully performing their respective functions, duties or responsibilities.

Any reference herein to a section or provision of the Constitution of the State, the Ohio Revised Code, the Charter of the City or legislation of the County, the City or the Township or any statute of the United States of America, includes that section or provision as amended, modified, revised, supplemented or superseded from time to time; provided, however, that no amendment, modification, revision, supplement or superseding section or provision shall be applicable to this Contract solely by reason of this Section 1.2 if such amendment, modification, revision, supplement or superseding section or provision constitutes an impairment of the rights or obligations of the City, the Township or the Board under this Contract.

Unless the context clearly indicates otherwise, words importing the singular number include the plural number and vice versa. The terms “hereof”, “hereby”, “herein”, “hereto”, “hereunder” and similar terms refer to this Contract. The term “hereafter” means after, and the term “heretofore” means before, the date of this Contract. Words of any gender include the correlative word of the other genders unless the context clearly indicates otherwise.

Unless the context clearly indicates otherwise, any reference to a “Section” is a reference to a section of this Contract.

Section 1.3 **Captions and Headings.** The captions and headings in this Contract are solely for convenience of reference and do not define, limit or describe the scope or intent of any Articles, Sections, subsections, paragraphs, subparagraphs or clauses herein.

(End of Article I)

ARTICLE II
JOINT ECONOMIC DEVELOPMENT DISTRICT

Section 2.1 Creation and Territory. The City and the Township hereby create the "Berkshire Joint Economic Development District No. 2" consisting of real property described and depicted in Exhibit A to this Contract. The provisions set forth in Ohio Revised Code Section 715.72 (R) shall apply to the unincorporated territory of the Township located in the JEDD.

Section 2.2 Purpose. The City and the Township are creating the JEDD for the purpose of facilitating economic development to create or preserve jobs and employment opportunities and to improve the economic welfare of the people in the State and in the areas of the City and the Township.

Section 2.3 Contributions.

(a) The Township:

(i) shall furnish or cause to be furnished to the JEDD all usual and customary governmental services furnished by the Township to similarly situated properties located in the unincorporated area of the Township outside of the JEDD, including, but not limited to maintenance of township roads, snow removal and general administration; and

(ii) shall provide accommodations, if requested, for meetings of the Board, maintenance of the records of the JEDD and, if reasonably available, as determined by the Township, any necessary clerical staffing for the Board. The Township may also cause certain improvements to property located within the JEDD to be declared a public purpose, the increased value of such property to be exempt from real property taxes for a period of time, the owner(s) of such property to be required to pay service payments in lieu of taxes, and the receipts of such service payments to be used to pay costs of public infrastructure benefitting such property and the JEDD, all in accordance with the Ohio Revised Code; and

(iii) may furnish to the JEDD such services allowed by law as the Township and the Board deem appropriate and agree.

(b) The City:

(i) shall cooperate with and assist the Board in activities that promote, complement and benefit economic development in the JEDD; provided, however, the City is not expected or required to undertake any such activity to the detriment of economic development in the City; and

(ii) shall cooperate with and assist the Township on issues affecting the JEDD, such as planning, zoning and building standards and review; and

(iii) shall provide the services set forth in the Income Tax Agreement; and

(iv) may furnish such services allowed by law as the City and the Board agree upon.

Section 2.4 **Economic Development Plan.** The Economic Development Plan for the District shall consist of that Economic Development Plan attached hereto and incorporated herein as Exhibit B to this Contract.

(End of Article II)

ARTICLE III
TERM

Section 3.1 **Term.** The term of this Contract shall commence on the Effective Date and shall terminate on December 31, 2119.

Section 3.2 **Prior Termination.** This Contract may be terminated prior to December 31, 2119 by the City or the Township by notice to the other not earlier than 365 days and not later than 180 days prior to the termination date:

(a) if the Board has not adopted a resolution to levy the JEDD Income Tax within one year after the Effective Date; or

(b) if a final order of a court of competent jurisdiction invalidates the levy of the JEDD Income Tax and no appeal of such order has been filed or the period for such appeal has lapsed.

The termination of this Contract pursuant to (a) or (b) above shall be effective on the date stated in the notice of termination.

Section 3.3 **Actions upon Termination.** Upon termination of this Contract:

(a) the Board shall remain in office for six months to provide for an orderly termination of the JEDD; and

(b) the levy of the JEDD Income Tax shall cease, but the JEDD Income Tax levied prior to the termination shall be collected and distributed in accordance with Article V of this Contract; and

(c) 20% of any remaining assets of the JEDD shall be distributed to the City and 80% of such remaining assets shall be distributed to the Township; provided, however, if any such assets cannot be liquidated, the City and the Township must agree on the value of such assets for their distribution; and

(d) the records of the JEDD shall be given into the custody of the Township and shall be available for inspection or audit by the City or the Township.

(End of Article III)

ARTICLE IV
THE BOARD

Section 4.1 Creation, Membership and Appointment of the Board.

(a) Pursuant to the JEDD Statutes, the City and the Township hereby establish the Board to govern the JEDD.

(b) If on the Effective Date there are businesses located and persons working within the JEDD, the Board shall consist of: (i) one member representing the City, (ii) one member representing the Township, (iii) one member representing the owners of businesses located within the JEDD, (iv) one member representing the persons working within the JEDD, and (v) one member selected by the above members.

(c) If on the Effective Date there are no businesses located or persons working within the JEDD, the Board shall consist of: (i) one member representing the City, (ii) one member representing the Township, (iii) one member selected by the above members; provided, however, that if after the Effective Date a business locates or persons commence working within the JEDD, the Board shall be expanded to also include: (iv) a member representing the owners of businesses located within the JEDD, and (v) a member representing the persons working within the JEDD, and provided further that upon the termination of the member selected by the initial two members of the Board, thereafter that member shall be selected by the four members described in (i), (ii), (iv) and (v) of this paragraph.

(d) The City shall appoint the members representing the City and the owners of businesses located within the JEDD, and the Township shall appoint the members representing the Township and the persons working within the JEDD. The City and the Township will make their initial appointment of members of the Board within 60 days after the Effective Date, and the terms of those members shall commence on the first day of the first month commencing 57 days after the Effective Date. The Board shall first meet within the first month that commences 57 days after the Effective Date and shall select the remaining member of the Board – the member described in (v) of paragraph (b) above or in (iii) of paragraph (c) above – within that month for a term commencing the first day of the immediately succeeding month. The initial terms of the members described in (i), (ii), (iii), (iv) and (v) of paragraph (b) above shall be one year, two years, three years, four years and four years, respectively. The initial terms of the members described in (i), (ii) and (iii) of paragraph (c) above shall be one year, two years and three years, respectively.

(e) The initial appointment of the members described in (iv) and (v) of paragraph (c) above shall be for a four year term commencing on the first day of the same month as the terms of the members described in (i) and (ii) of paragraph (c) above commenced, and should commence the first such day after a business locates or a person commences working in the JEDD.

(f) After the initial terms of all members expire, the terms of all members shall be for four years; provided, however, each member shall continue to serve until the member's successor is appointed; and provided further that upon termination of this Contract, the terms of the members then serving shall terminate six months after the termination of this Contract.

(g) The term of any person to fill a vacancy on the Board because of the death, resignation or removal of a member shall terminate when the term of the member removed, resigned or died would have terminated.

(h) The City and the Township covenant to use their best efforts to timely appoint all members of the Board.

(i) The member described in (v) of paragraph (b) above or (iii) of paragraph (c) above shall serve as the Chairperson of the Board.

(j) The members of the Board shall not receive compensation for such membership or for their attendance at meetings of the Board, but may be reimbursed for expenses incurred in performing their duties.

(k) Any member may be reappointed to the Board, but no member shall serve more than two consecutive terms on the Board.

Section 4.2 Board Officers and Procedures. The Board shall enact bylaws or other procedures for the governance of the Board, including procedures for the election from its members of a Vice Chairperson and a Secretary-Treasurer; provided, however, the terms of such officers shall not be for a period longer than one year.

Section 4.3 Powers and Duties of the Board.

(a) In addition to the duty to enact bylaws or procedures set forth in Section 4.2, the Board shall:

(i) if it enacts the JEDD Income Tax as authorized by Section 5.1, enter into the JEDD Income Tax Agreement with the City; provided that payments to the City for services rendered pursuant to the Income Tax Agreement shall not exceed 4% of Gross Revenues for any calendar year during the term of the Income Tax Agreement; and

(ii) adopt an annual budget for the Board and the JEDD that estimates the revenues and expenses of the Board and the JEDD; and

(iii) establish an appropriations procedure to provide for payment of the expenses of the Board and the JEDD and the distribution of the JEDD Income Tax in accordance with Section 5.2.

(b) In addition to the authorization to levy the JEDD Income Tax set forth in Section 5.1, the Board is authorized to:

(i) take such actions necessary or convenient to carry out the powers granted in this Contract and/or the JEDD Statutes; and

(ii) purchase, receive, hold, lease or otherwise acquire, and sell, convey, transfer, lease, sublease or otherwise dispose of, real and personal property, together with such rights and privileges as may be incidental or appurtenant thereto and the use thereof; and

(iii) acquire, purchase, construct, reconstruct, enlarge, furnish, equip, maintain, repair, sell, exchange, lease or rent from others, or operate, facilities for the JEDD; and

(iv) make available the uses or services of any JEDD facilities to one or more persons or government agencies or any combination thereof; and

(v) apply to the proper authorities of the United States pursuant to appropriate laws for the right to establish, operate and maintain foreign trade zones within the JEDD; and

(vi) establish and maintain such funds or accounts as it deems necessary, either of its own or in conjunction with the City or the Township; and

(vii) promote, advertise and publicize the JEDD and its facilities, provide information relating to the JEDD and promote the interests and economic development of the JEDD, the City, the Township, the County and the State; and

(viii) make and enter into contracts and agreements and authorize one or more officers of the Board to sign instruments necessary or incidental to the performance of its duties and the execution of its powers pursuant to this Contract and the JEDD Statutes; and

(ix) employ managers or other employees and retain or contract with consulting engineers, financial consultants, accounting experts, architects, attorneys and such other consultants and independent contractors as are necessary in its judgment to carry out the purposes of this Contract, and fix the compensation thereof, which shall be payable from any available funds of the JEDD; and

(x) receive and accept from any federal or state agency, the Township, the City, the County or other persons grants for or in aid of the construction, maintenance or repair of any JEDD facility, for research and development with respect to JEDD facilities or for programs or other projects of the JEDD, and receive and accept aid or contributions from any source money, property, labor or

other items of value, to be used and applied for the purposes of such grants, aids or contributions and this Contract; and

(xi) purchase fire and extended coverage and liability insurance for any JEDD facility or office, insurance protecting the JEDD and its Board, officers and employees against liability arising from the operations or actions of the Board or the JEDD, and any other insurance the Board may determine to be reasonably necessary; and

(xii) provide guidance and directions on issues regarding tax abatements, economic development incentives, tax increment financing, zoning, traffic and infrastructure within the JEDD and make recommendations regarding the same to appropriate agencies.

(End of Article IV)

ARTICLE V
JEDD INCOME TAX

Section 5.1 **Authorization to Levy JEDD Income Tax.** The Board is hereby authorized to enact legislation to (a) levy the JEDD Income Tax at the rate currently and hereafter levied by the City on the income of individuals and the net profits of businesses, and (b) adopt regulations, rules or code for the administration, collection and enforcement of the JEDD Income Tax.

Section 5.2 **Allocation of Proceeds of the JEDD Income Tax.** The City shall, on behalf of the JEDD, and pursuant to the JEDD Income Tax Agreement, collect and administer the JEDD Income Tax.

(a) Gross Revenues shall be used to pay to: (i) the City the amount then due pursuant to the JEDD Income Tax Agreement, (ii) the Board an amount equal to 1% of the Gross Revenues, (iii) the Board, to the extent the funds then available to the Board are insufficient, an amount sufficient to pay costs of any audit of the JEDD mandated by the State or any amount needed to pay any liability imposed on the Board by a court of competent jurisdiction and (iv) the City and/or the Township an amount to reimburse the City and/or the Township for amounts expended pursuant to Section 6.4.

(b) Net Revenues shall be allocated and paid as follows: 20% to the City and 80% to the Township.

(c) Within 30 days of the last day of March, June, September and December of each year (or if any such date is not a business day, on the immediately succeeding business day), the City shall, on behalf of the JEDD (i) pay from the Gross Revenues to the City the amounts then due pursuant to (a) above, (ii) calculate and pay the amounts due from the Net Revenues for the prior three months to the Board, the City and the Township pursuant to (b) above, and (iii) provide an accounting of the receipts and uses of the proceeds of the JEDD Income Tax for the prior three months, including, but not limited to, a summary of the amounts of JEDD Income Tax on individuals withheld by each Business. In the event that any amount due from the Net Revenues to the Board, the City or the Township is a negative amount, then that negative amount shall be set off against the next amount to be paid.

(d) It is expressly understood and agreed that amounts received by the Board, the City and the Township may be used by each of the entities for any lawful purpose in each's sole discretion.

(End of Article V)

ARTICLE VI
MISCELLANEOUS

Section 6.1 **Fiscal Year.** The fiscal year of the JEDD shall commence on January 1 of each calendar year and shall terminate on December 31 of the same calendar year.

Section 6.2 **Reports and Records.** Within 30 days of the effective date of this Contract, the Board shall notify the Auditor of State of the State of Ohio of the creation of the JEDD and the Board.

Within three months after the end of each fiscal year of the JEDD, the Board shall compile and distribute to the City and the Township a report setting forth all revenues received by the JEDD during the preceding fiscal year and all disbursements made during that fiscal year.

Within three months prior to the commencement of each fiscal year of the JEDD, the Board shall prepare and distribute to the City and the Township a budget for that fiscal year, stating anticipated revenues and expenses of the JEDD.

All books, records, documentation, and financial information of the JEDD shall, upon request, be made available to the City and the Township and their agents for review and/or audit. The Board and the JEDD shall fully cooperate with the City or the Township in fulfilling such a request.

Section 6.3 **Amendments.** Except for any amendment of this Contract or the JEDD to increase the territory of the JEDD, this Contract may be amended by the City and the Township pursuant to a written amendment authorized by the respective legislative authorities of the City and the Township. Any real property located within the JEDD may be removed from the JEDD pursuant to a written amendment duly authorized by the City and the Township. Following a duly authorized amendment removing real property from the JEDD, such property shall be deleted from the territory of the JEDD and is then no longer subject to the terms of the Contract. Any amendment of this Contract or the JEDD to increase the territory of the JEDD shall be subject to the provisions of the JEDD Statutes for adding areas to the JEDD.

Section 6.4 **Support of Contract; Execution of Other Documents.** The City and the Township shall support this Contract and shall defend the same against any lawsuits brought against the JEDD, the Board, the City or the Township in conjunction with the JEDD. The expenses and fees of the Board, the City and the Township, including reasonable attorney fees, incurred in any lawsuit brought against the JEDD, the Board, the City or the Township shall be paid or reimbursed from Gross Revenues.

The engineering and surveying expenses and fees which were incurred by the Township in preparing both a description of the JEDD and a map denoting the boundaries of the JEDD shall be reimbursed from Gross Revenues prior to any distributions to the JEDD Parties. The Township shall also be reimbursed from Gross Revenues the legal fees and expenses incurred by the Township in preparing various documents needed to create the JEDD, provided that the legal fees and expenses reimbursed shall not exceed the sum of $10,000.00. If the Gross Revenues are

insufficient at any time to pay any such expenses and fees, the Township shall be reimbursed when such revenues are available for that reimbursement.

The City and the Township each agree to cooperate with the others in the implementation of this Contract and to execute or cause to be executed, in a timely fashion, all necessary documents in order to effectuate the purposes of this Contract.

Section 6.5 Binding Effect. All rights, benefits, and privileges under this Contract shall inure only to the City and the Township, and no third parties shall have any right to claim any rights, benefits, or privileges under this Contract. Each covenant, agreement or obligation of the City or the Township under this Contract is binding on each officer of the City or Township, respectively, who has the authority or duty from time to time under the laws of the State to take any action which may be necessary or advisable to observe or perform the covenant, agreement or obligation.

Section 6.6 Counterparts. This Contract may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same Contract.

Section 6.7 Severability. The invalidity or unenforceability of any one or more provision of this Contract shall not affect the validity or enforceability of the remaining provisions of this Contract or any part thereof and the same shall remain in full force and effect.

Section 6.8 Governing Law and Choice of Forum. This Contract shall be governed by and construed in accordance with the laws of the State. All claims, counterclaims, disputes and other matters in question regarding this Contract or its breach will be decided in a court of competent jurisdiction within the State.

Section 6.9 Notices and Payments. All notices, demands, requests, consents or approvals given, required or permitted hereunder shall be in writing and shall be deemed sufficiently given if received or if hand delivered or sent by recognized overnight delivery service or by certified mail, postage prepaid and return receipt requested, addressed to (i) (A) the City at City of Delaware, Ohio, 1 South Sandusky Street, Delaware, Ohio 43015, Attention: City Manager, (B) the Township at Berkshire Township, 1454 Rome Corners Road, Galena, Ohio 43021, Attention: Administrator, and (C) to the Board, at Chair, Board of Directors, Berkshire Joint Economic Development District No. 2 at the business address for the JEDD in the rules adopted by the Board, or (ii) such other address as the recipient shall have previously notified the sender in writing as provided in this Section 6.9.

All payments shall be made to (i) (A) the City at City of Delaware, Ohio, 1 South Sandusky Street, Delaware, Ohio 43015, Attention: Finance Director, (B) the Township at Berkshire Township, 1454 Rome Corners Road, Galena, Ohio 43021, Attention: Fiscal Officer, and (C) to the Board, at Chair, Board of Directors, Berkshire Joint Economic Development District No. 2 at the business address for the JEDD in the rules adopted by the Board, or (ii) such other address as the recipient shall have previously notified the sender in writing as provided in this Section 6.9.

Section 6.10 **Entire Agreement.** This Contract is the only and entire agreement between the City and the Township regarding the JEDD.

(End of Article VI)

IN TESTIMONY WHEREOF, the City and the Township have subscribed to this JEDD Contract by their duly authorized officers:

BERKSHIRE TOWNSHIP
(DELAWARE COUNTY), OHIO

Date: _____, 2018

By: _____
Township Administrator

CITY OF DELAWARE, OHIO

Date: _____, 2018

By: _____
City Manager

FISCAL OFFICERS' CERTIFICATIONS

The undersigned fiscal officer of Berkshire Township (Delaware County), Ohio hereby certifies that the moneys require to meet the obligations of the Township during the calendar year 2018 under the foregoing Joint Economic Development District Contract have been appropriated lawfully for that purpose, and are in the treasury of the Township or in the process of collection to the credit of an appropriate fund, free from encumbrances. This certification is made in compliance with Ohio Revised Code Sections 5705.41 and 5705.44.

_____
Fiscal Officer
Berkshire Township (Delaware County), Ohio

The undersigned fiscal officer of the City of Delaware, Ohio hereby certifies that the moneys require to meet the obligations of the City during the calendar year 2018 under the foregoing Joint Economic Development District Contract have been appropriated lawfully for that purpose, and are in the treasury of the City or in the process of collection to the credit of an appropriate fund, free from encumbrances. This certification is made in compliance with Ohio Revised Code Sections 5705.41and 5705.44.

_____
Finance Director
City of Delaware, Ohio

EXHIBIT A
BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2

DESCRIPTION OF THE JEDD

The JEDD consists of twelve (12) complete parcels and a portion of one parcel, all of which are located within Berkshire Township, Delaware County, Ohio. The map attached as Exhibit A shows the location of these properties. The complete parcels located within the JEDD consist of the following parcels as numbered and in the records of the County Auditor of Delaware County, Ohio:

	Parcel Number	Current Zoning
1.	41721002013000	Planned Commercial District
2.	41721002014001	Planned Commercial District
3.	41722001012004	Planned Commercial District
4.	41722001012001	Planned Commercial District
5.	41722001012002	Planned Commercial District
6.	41722001012003	Planned Commercial District
7.	41721002038000	Planned Commercial District
8.	41722001017000	Agriculture/Planned Mixed Use Dist.
9.	41722001018000	Planned Commercial District
10.	41723001005000	Agriculture/Planned Mixed Use Dist.
11.	41723001004000	Agriculture/Planned Mixed Use Dist.
12.	41723001003000	Agriculture/Planned Mixed Use Dist.

Except for that portion described on Exhibit A-1, which is attached hereto and incorporated herein, the remainder of Parcel Number 41721002012000 is located within the JEDD, with this property being currently zoned Planned Commercial District.

Parcel Numbers Eight (8) through Twelve (12) above are encompassed within the Planned Mixed Use District.

Parcel Numbers One (1) through Seven (7), as well as that portion of Parcel Number 41721002012000 located in the JEDD, are encompassed within the 36/37 Planned Mixed Use District.

EXHIBIT A (CONTINUED)
BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2

DESCRIPTION OF THE JEDD

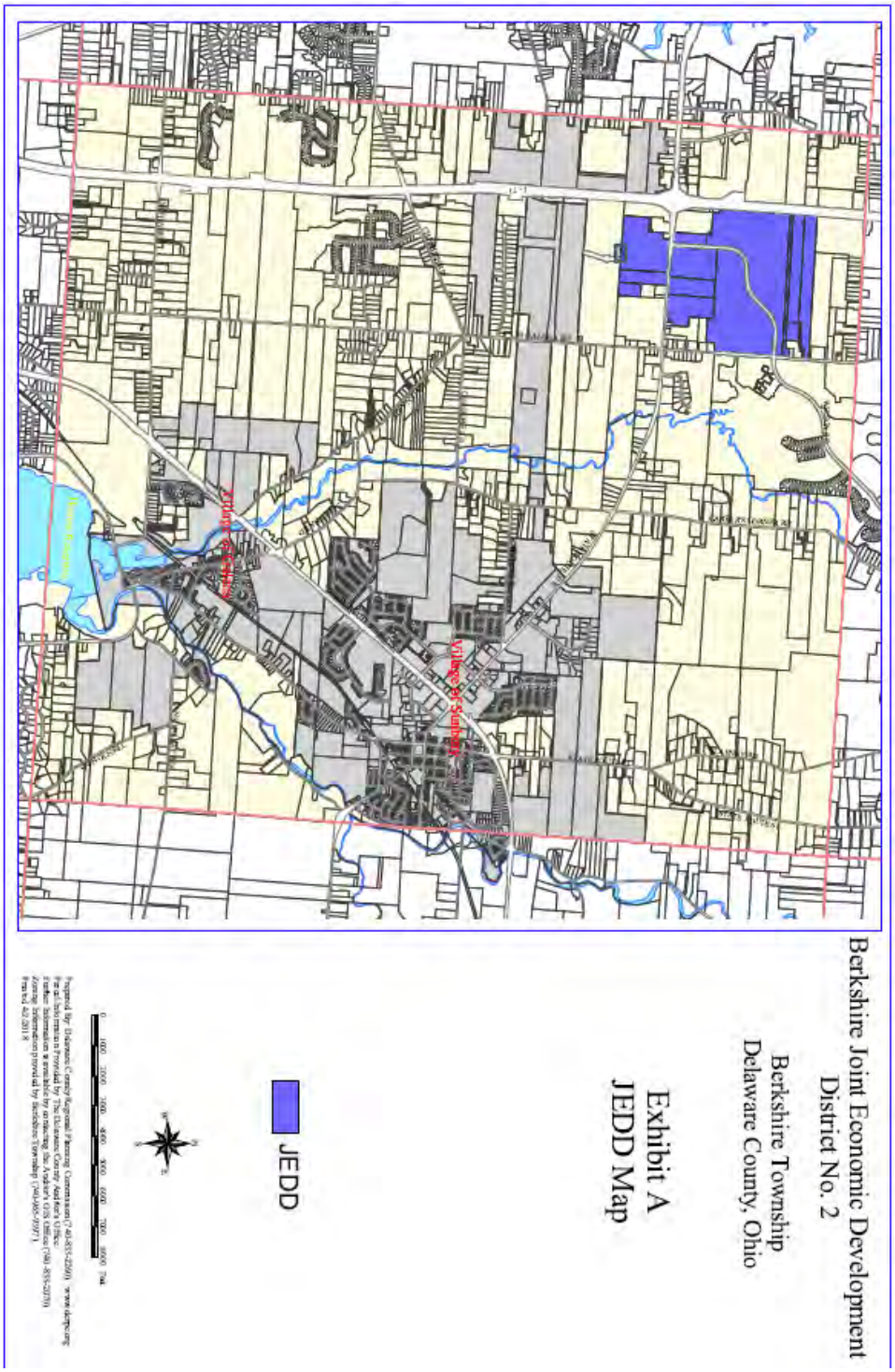


EXHIBIT A (CONTINUED)
BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2

EXHIBIT A-1
DESCRIPTION OF THE JEDD

LEGAL DESCRIPTION
0.075 Acre, 3270.75 S.F.

Situated in the State of Ohio, County of Delaware, Township of Berkshire, being part of Farm Lot 2, Section 2, Township 4, Range 17, of the United States Military Lands, and being a 47.814 acres parcel as conveyed to Northstar Commercial Development LLC. in Official Record Volume 1256, Pages 961-967 and being more particularly described as follows;

Beginning in the center of North Galena Road and at the Southeasterly corner of a 48.935 acres parcel as conveyed to Mark W. Fisher, Trustee and Brenda S. Fisher, Trustee in Official Record Volume 1399, Pages 2590 and Northeasterly corner of said 47.814 acres parcel as conveyed to Northstar Commercial Development LLC.;

Thence, North 86° 38' 10" West, along the southerly line of said 48.935 acres parcel and the northerly line of said 47.814 acres parcel a distance of 2029.93 feet to a point;

Thence, South 3° 21' 50" West, a distance of 108.39 feet to a point and the Principal Place of Beginning;

Thence, South 3° 34' 51" West, a distance of 7.40 feet to a point;

Thence, South 86° 25' 09" East, a distance of 4.00 feet to a point;

Thence, South 3° 34' 51" West, a distance of 10.60 feet to a point;

Thence, South 86° 25' 09" East, a distance of 9.80 feet to a point;

Thence, South 3° 34' 51" West, a distance of 34.80 feet to a point;

Thence, North 86° 25' 09" West, a distance of 9.80 feet to a point;

Thence, South 3° 34' 51" West, a distance of 10.60 feet to a point;

Thence, North 86° 25' 09" West, a distance of 4.00 feet to a point;

Thence, South 3° 34' 51" West, a distance of 7.40 feet to a point:

Thence, North 86° 25' 09" West, a distance of 20.60 feet to a point;

Thence, North 3° 34' 51" East, a distance of 15.50 feet to a point:

Thence, North 86° 25' 09" West, a distance of 15.24 feet to a point;

Thence, North 43° 14' 44" West, a distance of 5.70 feet to a point;

Thence, North 3° 34' 51" East, a distance of 27.70 feet to a point:

Thence, North 86° 25' 09" West, a distance of 7.70 feet to a point;

Thence, North 3° 34' 51" East, a distance of 23.70 feet to a point:

Thence, South 86° 25' 09" East, a distance of 47.70 feet to a point and the Place of Beginning of the herein described;

Containing 0.075 acres of land, more or less. Subject to all easements, restrictions, and rights-of-way of record.

The basis of bearing is based on the bearing as referenced to the NAD83 (2011) horizontal frame as determined by the NGS. Ohio (State Plane Coordinates) (North Zone)

EXHIBIT A (CONTINUED)
BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2

EXHIBIT A-1
DESCRIPTION OF THE JEDD

All references are to records of the Recorder's Office, Delaware County, Ohio.

All iron pins set are 5/8" rebar with a yellow plastic cap stamped "POMEROY & ASSOC."

This description is based on a field survey performed by Pomeroy and Associates, LTD. in August 2017.

Pomeroy & Associates, Ltd.

David B. McCoy 12/1/2017

David B. McCoy

Registered Professional Surveyor No. 7632

STATE OF OHIO
David B. McCoy 7632
REGISTERED PROFESSIONAL SURVEYOR

EXHIBIT A (CONTINUED)
BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2

EXHIBIT A-1
DESCRIPTION OF THE JEDD

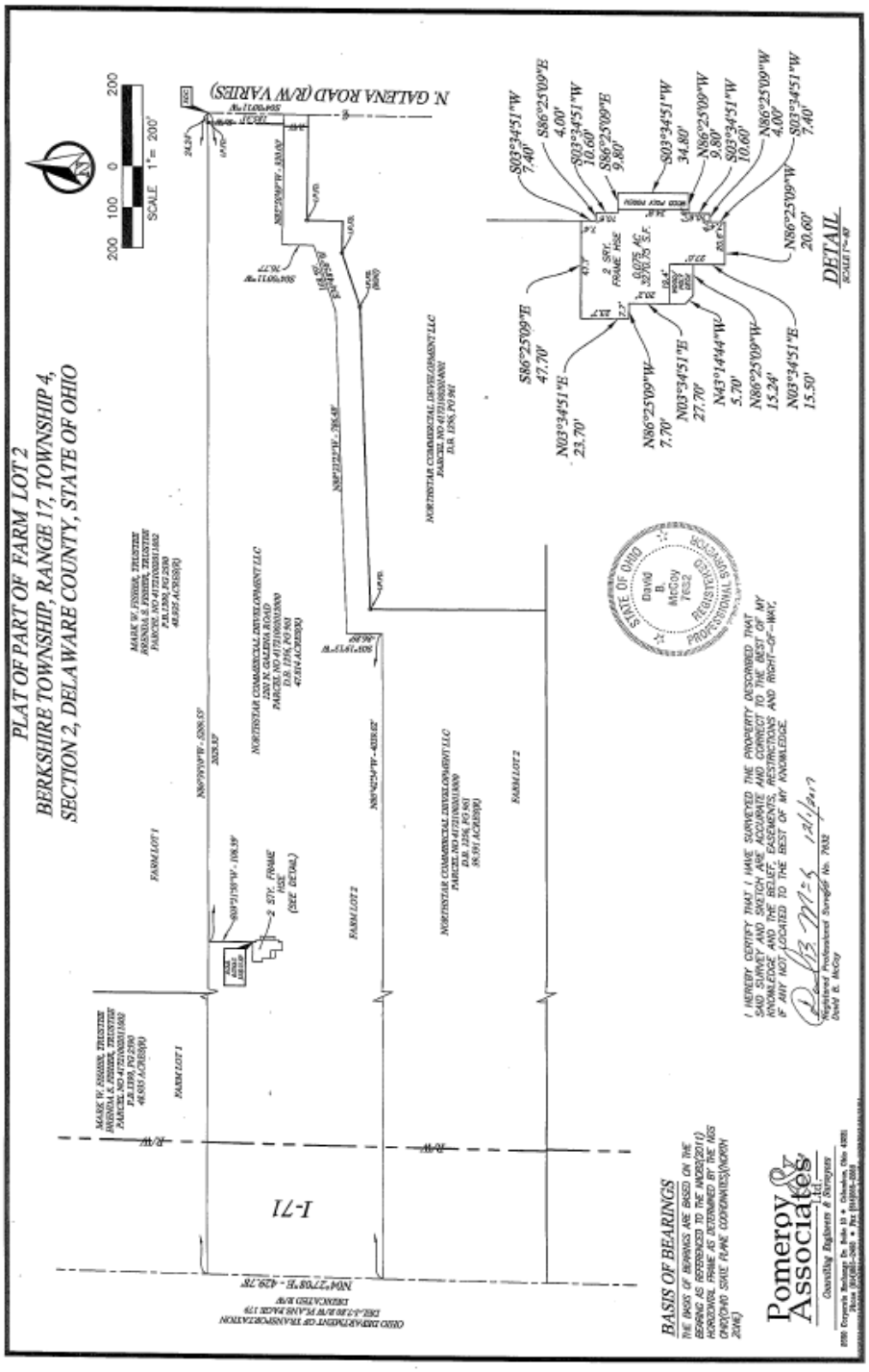


EXHIBIT B
BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2

ECONOMIC DEVELOPMENT PLAN

The economic development plan for the Berkshire Joint Economic Development District No. 2 (the "JEDD") to be created pursuant to a Joint Economic Development District Contract (the "JEDD Contract") by and between the City of Delaware, Ohio (the "City") and Berkshire Township (Delaware County), Ohio (the "Township") will be the (i) construction of certain commercial and residential improvements in the corridor surrounding the interchange of Interstate 71 and State Routes 36 and 37, and (ii) the construction of public infrastructure (the "Public Infrastructure") to facilitate and support the commercial and residential development, including, but not limited to, the construction of roadway improvements; construction and installation of public utility improvements; construction and installation of gas, electric and communication service facilities; construction and installation of stormwater and flood remediation projects and facilities; streetscape and landscaping improvements; acquisition of easements and other interests in real estate; and other public infrastructure located within the City and the Township, together with all necessary or appropriate appurtenances.

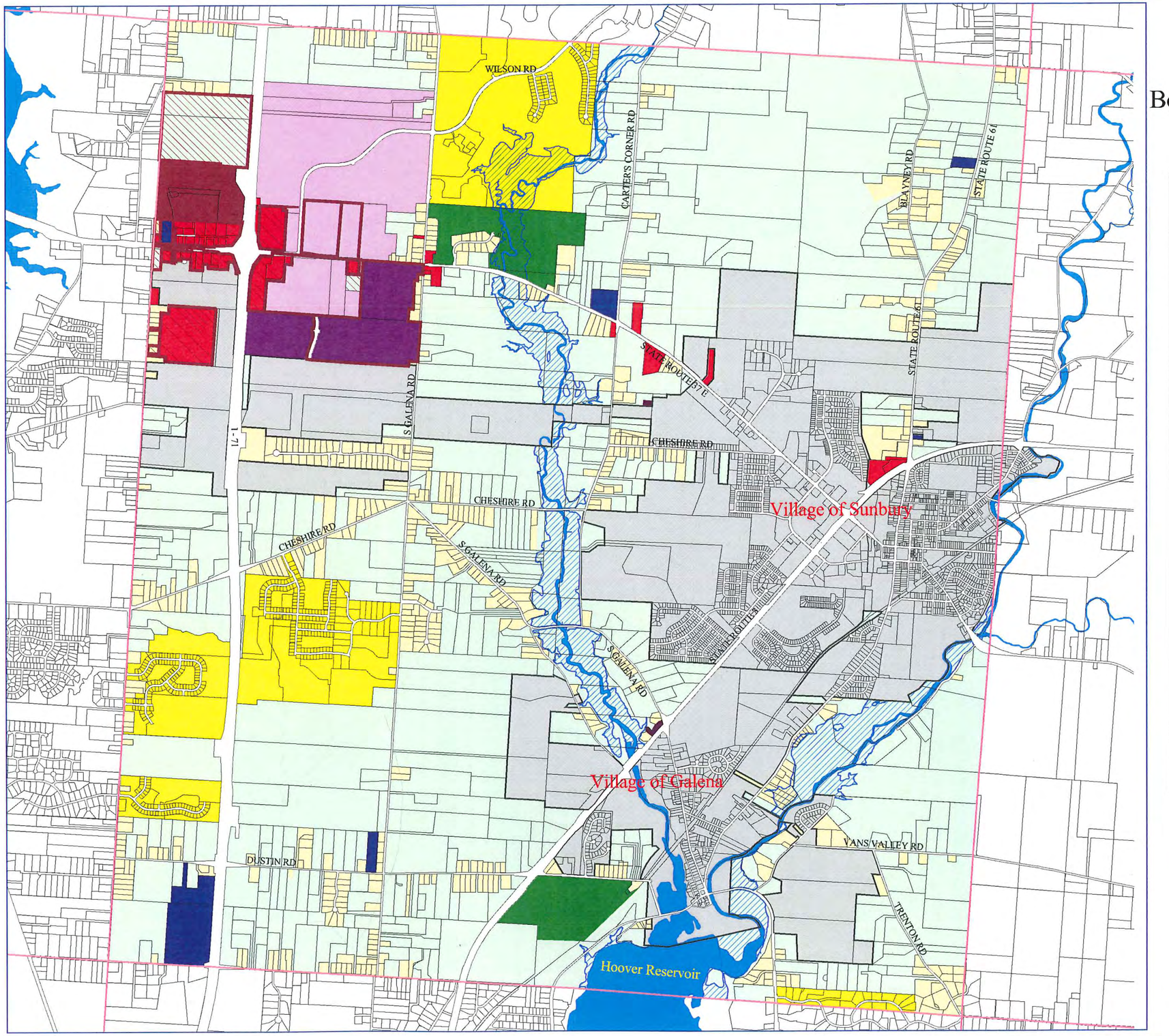
The construction of the commercial and residential improvements is expected to occur over the next 10-20 years.

The JEDD Contract provides that the Township shall furnish or cause to be furnished to the JEDD all usual and customary governmental services provided by the Township to similarly situated properties located in the unincorporated area of the Township outside of the JEDD, provide accommodation, if requested, for meetings of the Board, maintenance of the records of the JEDD and, if reasonably available, as determined by the Township, any necessary clerical staffing for the Board, and the Township may declare certain improvements to property located within the JEDD to be a public purpose, exempt the increased value of such property from real property taxes for a period of time, require the owner(s) of such property to pay service payments in lieu of the exempted real property taxes and use the receipts of such property taxes to pay costs of the Public Infrastructure, all in accordance with Ohio Revised Code Sections 5709.73, 5709.74 and 5709.75; and provide such services allowed by law as the Township and the board of directors (the "Board") of the JEDD may agree. The JEDD Contract provides that the City shall cooperate and assist the Board in activities that promote, compliment and benefit economic development in the JEDD; shall cooperate and assist the Township on issues affecting the JEDD, such as planning, zoning and building standards and review; administer, collect and distribute the income tax expected to be levied by the Board on the income of persons working in the JEDD and the net profits of businesses located in the JEDD; act as fiscal agent for the JEDD and the Board; and furnish such services allowed by law as the City and the Board agree.

The JEDD Contract authorizes and anticipates the levy by the Board of a tax on the income of persons working or residing in the JEDD and the net profits of businesses located in the JEDD at the same rate currently levied by the City (currently 1.85%) for distribution to the Board, the City and the Township.

ZONING DISTRICT MAP

with JEDD Properties
Berkshire Township, Delaware County, Ohio



August 8, 2017

Berkshire Township / Delaware City JEDD

JEDD 1 — **Split 60/40**

Parcel Number	Acres
41724002001000	60.00
41724002007000	93.94
41724002007002	61.33
Total Acres	**215.27**

JEDD 2 — **Split 80/20**

Parcel Number	Acres
41721002012000	47.81
41721002013000	39.59
41721002014001	6.00
41722001012004	12.15
41722001012001	150.72
41722001012002	127.78
41722001012003	10.04
41722001017000	38.90
41722001018000	23.00
41721002038000	32.91
41723001005000	59.63
41723001004000	17.55
41723001003000	8.04
Total Acres	**574.12**

Joint Economic Development District

JEDD 1

JEDD 2

0 1000 2000 3000 4000 5000 Feet

Scale: 1" = 3000'

Prepared By: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org
Parcel Information Provided by The Delaware County Auditor's Office
Further Information is available by contacting the Auditor's GIS Office (740-833-2070)
Zoning Information provided by Berkshire Township (740-965-9397)
Printed 8/9/2017

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 13 | DATE: 05/14/2018

ORDINANCE NO: 18-38 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Sean Hughes, Economic Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A PERFORMANCE BASED ECONOMIC INCENTIVE GRANT AGREEMENT WITH GUILD ASSOCIATES FOR ELECTRICAL UPGRADES TO A BUILDING AT 105 INNOVATION COURT AND DECLARING AN EMERGENCY.

BACKGROUND:
Guild Associates Inc. is a Dublin, Ohio based company that is looking for a manufacturing space for a proprietary media for the filtration of natural gas. They are a collection of top scientists, engineers and production personnel able to field difficult problems and deliver product on time and budget. Working in an organic, team environment, Guild brings to bear years of experience in technology innovation, system integration and product delivery.

The $10,000 Performance Based Economic Incentive Grant will assist with electrical upgrades that are necessary for the company to occupy the building.

Project Guild Associates, Inc. Electrical Upgrades	Address/Parcel Numbers	Project Acres
	105 Innovation Court	Existing

Projections*	
Employees (New)	25
Employees (Retained)	0
Payroll (New)	$1,768,000
Payroll (Retained)	$0

1.85% Muni Taxes (new)	**$35,095.73**	
1.85% Muni Taxes (retained)	**$0**	
50% of Muni Taxes (over $1 million new taxes)	**$0**	DOES NOT APPLY
Real Property Investment	**$236,000**	
Building Addition	**$0**	
Improvements to Existing Building	**$236,300**	
Land	**$0**	
Personal Property Investment	**$1,700,000**	
F&F	$200,000	
M&E	$1,500,000	
Inventory	Up to $2 million	

**Information provided by the applicant.*

Proposed Incentives:

- $10,000 Performance Based Economic Incentive Grant

Project Annual Value of 100% Abatement	N/A
Project 15-Year Value of Abatement	N/A
30% School Pilot Per Year	N/A
30% School Pilot After 15 years	N/A
Net Abatement Value	N/A
Incentives as a % of Total Project Investment	0.52%

Economic Development Incentive Policy Analysis:

These cells will be colored GREEN if the criteria is met or RED if the criteria is not met:

Project is for a target industry	Yes	Boutique Manufacturing and Technology
Project Hires at Greater than LMI* average wage	Yes	$70,720
Project has a 25% or Greater ROI for City (income tax minus incentives divided by incentives)	Yes	
City ROI	1914.8%	In years 1 and 2 of the agreement, 100% of the 1% general fund income tax generated by the payroll on the PROJECT for a total of $ 20,508.80 will be dispersed into the Development Reserve Fund to reimburse the fund for this agreement. In years 3 to 7, 25% of the new income taxes will go to the Development Reserve Fund to generate future Economic Development incentive investments.
Project has a 30% or Greater ROI for School	N/A	
School ROI	N/A	

*LMI (Low to Moderate Income) = $39,000/year per single person household

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
COST: $10,000
FUND SOURCES: Development Reserve Fund
BUDGETED: NO, Supplemental Following

DEPARTMENTS IMPACTED: Economic Development, Finance

POLICY CHANGES:
N/A

PRESENTER(S):
Sean Hughes, Economic Development Director

RECOMMENDATION:
Approval

ATTACHMENT(S)

Performance Based Incentive Grant Agreement
Map Exhibit of Building Location

ORDINANCE NO. 18-38

AN ORDINANCE APPROVING A PERFORMANCE BASED ECONOMIC INCENTIVE GRANT AGREEMENT WITH GUILD ASSOCIATES FOR ELECTRICAL UPGRADES TO A BUILDING AT 105 INNOVATION COURT AND DECLARING AN EMERGENCY.

WHEREAS, the Council of the City of Delaware established an economic development fund to attract, incentivize and assist high return on investment projects in the City of Delaware; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF DELAWARE, DELAWARE COUNTY, OHIO, that:

SECTION 1. The Performance Based Economic Incentive Grant Agreement by and between the City of Delaware and GUILD ASSOCIATES INC. meets all state laws in regards to grants and economic development incentives, and the same is hereby approved.

SECTION 2. That the City Council of the City of Delaware hereby authorizes the execution of said Performance Based Economic Incentive Grant Agreement for this project.

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

SECTION 4. EMERGENCY CLAUSE. That this ordinance is hereby declared to be an emergency measure necessary to provide for the public peace, safety, health and welfare of the City, and is necessary to finalize negotiations so that construction may begin without the applicant risking the loss of the incentive, and as such will be in full force and effect immediately upon its passage.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

VOTE ON EMERGENCY CLAUSE: YEAS____ NAYS____
ABSTAIN ____

PASSED: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

PERFORMANCE BASED ECONOMIC INCENTIVE GRANT AGREEMENT
CITY OF DELAWARE AND GUILD ASSOCIATES, INC.

This Agreement made and entered into by and between the City of Delaware, Ohio, a municipal government, with its main offices located at 1 South Sandusky Street, Delaware, Ohio 43015, and GUILD ASSOCIATES, INC., 5750 Sheir-Rings Road, Dublin, Ohio 43016, WITNESSETH;

WHEREAS, GUILD ASSOCIATES, INC. desires to lease and upgrade the electrical utilities to a building at 105 Innovation Court, Delaware, OH where it will locate its manufacturing operations; and

WHEREAS, the City of Delaware seeks to attract GUILD ASSOCIATES, INC. in the City; and

WHEREAS, GUILD ASSOCIATES, INC. requires the installation of upgraded electrical service to the building at 105 Innovation Ct. for its proposed operations; and

WHEREAS, the City of Delaware seeks to leverage the GUILD ASSOCIATES, INC. project to update a valuable industrial building for the continued future use of the building by desired core industries; and

WHEREAS, the parties recognize that the income tax generated by the new GUILD ASSOCIATES, INC. full-time equivalent employees required to be hired per this Agreement or any additional future employees hired beyond the commitments of this Agreement will pay for the City's contribution to the cost of facilitating the installation of electrical upgrades to 105 Innovation Ct. for the GUILD ASSOCIATES, INC. project (the "Project"); and

WHEREAS, based on new payroll commitments established by this Agreement, the income tax generated is estimated to pay for the City's contribution to the installation of electrical upgrades within 10 months, or less;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties herein agree as follows:

1. The City of Delaware agrees to assist GUILD ASSOCIATES, INC. with the installation of electrical upgrades to 105 Innovation Ct. (the "Project Site") with a contribution of an Performance Based Economic

Incentive Grant of up to and not to exceed $10,000 as a reimbursement to GUILD ASSOCIATES, INC. or their landlord after the company invoices the City and provide receipts for applicable work totaling $10,000 or greater. The total cost of electrical upgrades to the building is estimated to be $20,000.

2. GUILD ASSOCIATES, INC. shall lease a portion of the building at 105 Innovation Ct. to locate its U.S. headquarters and manufacturing operations.

3. GUILD ASSOCIATES, INC. shall create the equivalent of 25 new full-time equivalent (FTE) jobs at the Delaware facility. The job creation period begins June 1, 2018 and all jobs will be in place by June 30, 2021 with the following hiring timetable:

   a. 2018 – 10 FTEs
   b. 2019 – 19 FTEs
   c. 2020 – 25 FTEs

   This increase in the number of new employees shall result in at least ONE MILLION SEVEN HUNDRED AND SIXTY-EIGHT THOUSAND DOLLARS ($1,768,000) in total annual payroll ($1,768,000 NEW FULL-TIME PERMANENT) generated at the PROJECT Site by June 30, 2021 under the following timetable:

   a. 2018 - $707,200
   b. 2019 - $1,343,680
   c. 2020 - $1,768,000

4. Based on new job and payroll creation levels, the City of Delaware estimates an annual new employee income tax revenue amount of $32,708 ($1,768,000 payroll times the current income tax rate of 1.85%) for the PROJECT by year 3. If, during any year of this Agreement, the level of new payroll yields an annual new employee income tax revenue amount which does not reach or falls below the estimate established by this Agreement, GUILD ASSOCIATES, INC. agrees to reimburse the City of Delaware for lost employee income taxes. Should the City's income tax rates change, the reimbursement will be adjusted accordingly.

5. GUILD ASSOCIATES, INC. shall provide to the proper Tax Incentive Review Council any information reasonably required by the Council to evaluate the enterprise's compliance with this Agreement.

8. If GUILD ASSOCIATES, INC. is unable to employ a minimum of 25 new FTEs for the THREE (3) year period established in paragraph 3 of this

Agreement, GUILD ASSOCIATES, INC. agrees to remain in the City of Delaware until the income tax generated by any new FTEs totals the amount contributed by the City towards the installation of fiber optics and electrical upgrades to the Project Site. This determination will be based on income tax records kept by the City. In addition, GUILD ASSOCIATES, INC. agrees to abide by any penalties or agreement modifications recommended by the Tax Incentive Review Council for any incentive agreements for this Project.

9. If GUILD ASSOCIATES, INC. relocates outside of the City before the THREE (3) year repayment period stated in paragraph 3 of this Agreement, or stops generating income tax revenue equal to the cost borne by the City to assist with the installation of electrical upgrades to the Project Site, whichever is earlier, GUILD ASSOCIATES, INC. agrees to pay the difference to the City within ninety (90) days of relocation in addition to abiding by any claw-back provisions of any other incentive agreements for this Project. GUILD ASSOCIATES, INC. must notify the City upon a situation where it may not be able to fulfill the requirements of this incentive as early as possible, so that the City Manager and Economic Development Director can meet with the company to discuss and perhaps modify terms of the Agreement, if necessary.

10. GUILD ASSOCIATES, INC. hereby certifies that at the time this Agreement is executed, GUILD ASSOCIATES, INC. does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which GUILD ASSOCIATES, INC. is liable under Chapters 5733., 5735., 5739., 5741., 5743., 5747., or 5753. of the Ohio Revised Code, or, if such delinquent taxes are owed, GUILD ASSOCIATES, INC. currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against GUILD ASSOCIATES, INC. For the purposes of the certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the Chapter of the Ohio Revised Code governing payment of those taxes.

11. GUILD ASSOCIATES, INC. affirmatively covenants that it does not owe: (1) any delinquent taxes to the State of Ohio or a political subdivision of the State; (2) any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State; and (3) any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not.

12. GUILD ASSOCIATES, INC. and the City of Delaware acknowledge that this Agreement must be approved by formal action of the legislative authority of the City of Delaware and approval and execution of this Agreement by GUILD ASSOCIATES, INC. as a condition for the agreement to take effect. This Agreement takes effect upon such approval (O.R.C. § 3735.671(C)(10)).

13. The City of Delaware has developed a policy to ensure recipients of incentives in its incentives to practice non-discriminating hiring in its operations. By executing this Agreement, GUILD ASSOCIATES, INC. is committing to following non-discriminating hiring practices acknowledging that no individual may be denied employment solely on the basis of race, religion, sex, disability, color, national origin, or ancestry.

14. This Agreement is not transferable or assignable without the express, written approval of the City of Delaware.

15. All terms of the Contract are severable, and in the event any of them shall be held invalid by any court of competent jurisdiction, such invalidity shall not affect the remainder of the Contract and the Contract shall be construed as if such invalid terms were not contained herein. The laws of the state of Ohio and the City of Delaware shall govern the interpretation and enforcement of this Agreement.

16. GUILD ASSOCIATES, INC. hereby represents that it has full authority to act, negotiate, and execute this Agreement.

IN WITNESS WHEREOF, the City of Delaware, Ohio, by R. Thomas Homan, its City Manager, and pursuant to Resolution __-__ adopted on _____, has caused this instrument to be executed this 1st day of _____ 2018, and GUILD ASSOCIATES, INC. has caused this instrument to be executed on this _____ day of _____ 2018.

CITY OF DELAWARE

By: _____
R. Thomas Homan, City Manager

GUILD ASSOCIATES, INC.

By: _____

Henry C. Berns Jr., President and Chief
Executive Officer
GUILD ASSOCIATES, INC.

Approved as to form:

By: _____
Darren Shulman, Delaware City Attorney

EST 1808
CITY OF
DELAWARE
OHIO

INCENTIVES APPLICATION

1. a. Name of property owner, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

Enterprise Name: Guild Associates, INC Contact Person: Mike Freeburn
Address: 5750 Shier Rings Rd, Dublin, OH 43016
Telephone Number: 614-798-8215

b. Project site: 105 Innovation Ct., Delaware, Ohio 43015
Contact Person: John Lewis
Address: 1036 Hills Miller Rd., Delaware, OH 43015
Telephone Number: 740-815-0454
Date: 3/27/2018

2. a. Nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site. Manufacturing

b. List primary 6 digit North American Industry Classification System (NAICS) # Business may list other relevant SIC numbers. #325998

c. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred: N/A

d. Form of business of enterprise (corporation, partnership, proprietorship, or other).
Corporation

3. Name of principal owner(s) or officers of the business.
Henry Berns, President, Guild Associates Inc.

4. a. State the enterprise's current employment level at the proposed project site:
Current Employment Level = 0
May 2018 – December 2018 = 10
Employment Level 2019 = 19
Employment Level 2020 = 25

b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Yes

c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:
Guild HQ in Dublin, OH will move 3 Full Time Positions in Facility Maintenance, Chem

Engineering Support, Quality Assurance Support to the new Mfg. facility in Delaware.

d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees): Guild Associates Inc. currently has 67 Full Time employees and 3 Part Time Employees working in Dublin, OH.

e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:
Currently Guild Associates Inc. has 67 FT employees in Dublin, OH. 3 of which would be relocating to the Manufacturing facility in Delaware, OH.

f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?
3 Full Time Guild Employees would be relocated to Delaware Facility.

5. Does the Property Owner owe:

a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?
Yes__ No _X_

b. Any monies to the State or a state agency for the administration or enforcement of any environmental laws of the State? Yes__ No _X_

c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?
Yes__ No _X_

d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets).

6. Project Description: Chemical Manufacturing and Media Processing Facility

7. Project will begin June 1, 2018 and be completed June 1, 2023 provided a tax exemption is provided.

8. a. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary):
Guild Associates Inc. intends to hire 25 new jobs in Delaware.

b. State the time frame of this projected hiring: In the next 3 yrs.

c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees): 2018 Intend to hire 10 Full Time Positions
2019 Intend to hire 9 Full Time Positions
2020 Intend to Hire 6 Full Time positions

9. a. Estimate the amount of annual payroll such new employees will add $ (new annual payroll must be itemized by full- and part-time and permanent and temporary new employees).

2018 Payroll	$707,200.00
2019 Payroll	$1,343,680.00
2020 Payroll	$1,768,000.00

b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: $ 212,160.00

10. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

A. Acquisition of Buildings:	$ N/A
B. Additions/New Construction:	$ N/A
C. Improvements to existing buildings:	$ $236,300
D. Machinery & Equipment:	$ 1.5 Million
E. Furniture & Fixtures:	$ 200,000
F. Inventory:	$ Range ($100K-$2 Million)
Total New Project Investment:	$2,000,000.00

11. a. Business requests the following incentives:
In order to fill the required gap in expense verses benefit, we request a Performance Based Economic Development Incentive to assist with electrical upgrades to 480V and 1,600A, as well as an immediate increase to 100% for the remainder of the 15 year term on the CRA.

b. Business's reasons for requesting incentives (be quantitatively specific as possible):

The electrical upgrades were unexpected but necessary for our processes. The facility in Delaware will not be competitive with other communities visited without these incentives.

Submission of this application expressly authorizes (name of local jurisdiction) to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item# 5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request. (The Applicant agrees to supply additional information upon request.)

The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than $1,000 and/or a term of imprisonment of not more than six months.

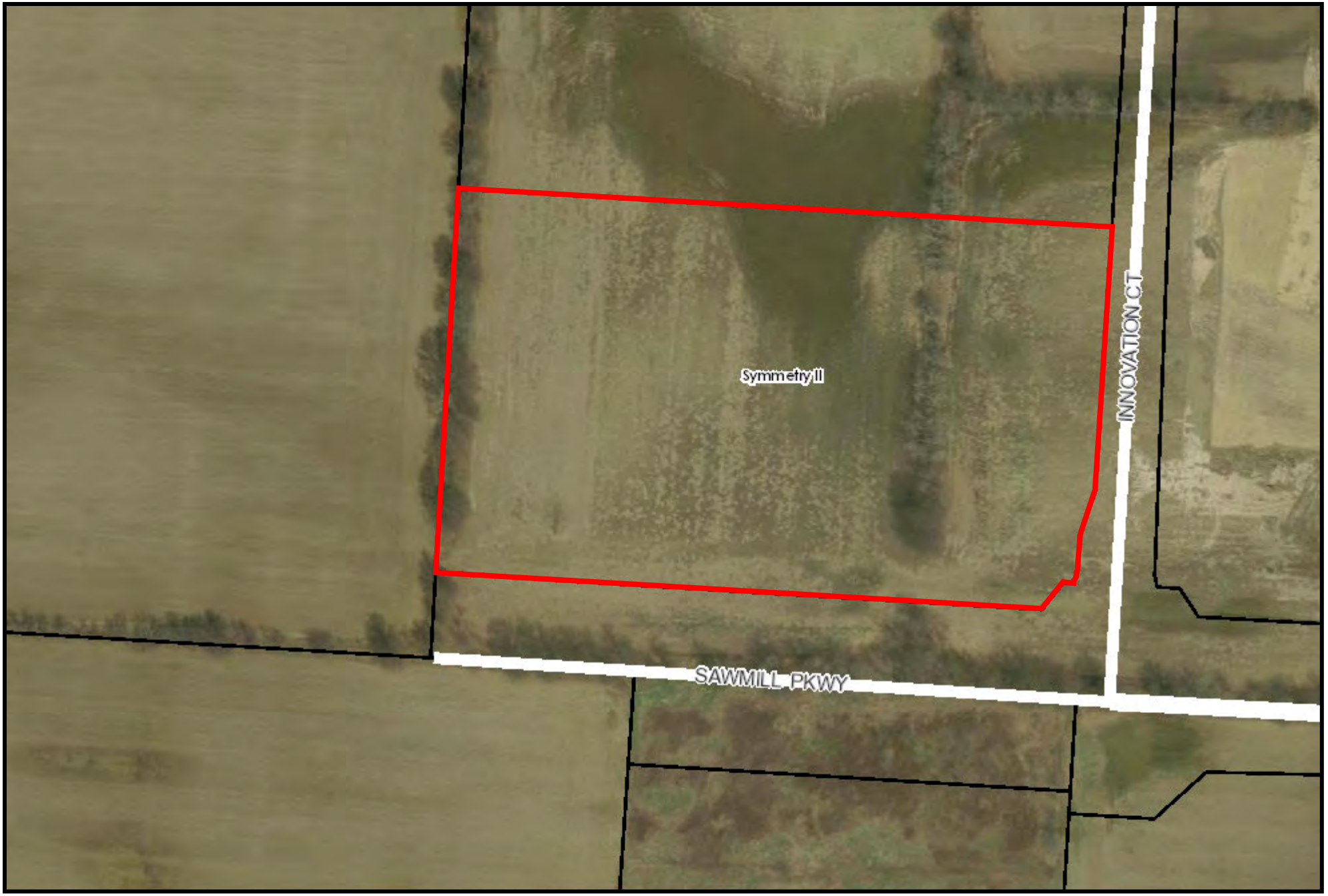
Name of Property Owner Symmetry II, LLC Date 3/27/2018

Signature _____

Typed Name and Title: Henry Berns, President
Guild Associates Inc.

* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

** Attach to Final Incentives Agreements as Exhibit A



Guild Associates - Symmetry II

Delaware County Auditor
George Kaitsa

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County.
Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy
or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel.
Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201).
Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.oh.us.
Prepared by: Delaware County Auditor's GIS Office

Printed on 5/1/2018

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EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 14 | DATE: 05/14/2018

ORDINANCE NO: 18-39 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Sean Hughes, Economic Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE AMENDING THE 2018 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING FOR A PERFORMANCE BASED ECONOMIC INCENTIVE GRANT TO GUILD ASSOCIATES, INC. TO ASSIST IN UPGRADING ELECTRICAL INFRASTRUCTURE THAT WILL ALLOW THE COMPANY TO OCCUPY A PORTION OF THE SYMMETRY II BUILDING AT 105 INNOVATION COURT AND DECLARING AN EMERGENCY.

BACKGROUND:
We are requesting City Council's approval to increase the General Fund Economic Development Line Item 709-0709-5230 by $10,000 to provide for a $10,000 Performance Based Economic Incentive Grant for GUILD ASSOCIATES, INC. that was passed by Ordinance No. 18-38 for electrical upgrades necessary for the company to occupy a large portion of the Symmetry II building at 105 Innovation Court.

REASON WHY LEGISLATION IS NEEDED:
Our success in attracting GUILD ASSOCIATES, INC. would allow the City to obtain an additional 25 full-time equivalent (FTE) jobs with a $1,768,000 payroll in a three-year time period (Year 1 – 10 FTEs with $707,200 payroll; Year 2 – 19 FTEs with $1,343,680 payroll; Year 3 – 25 FTEs with $1,768,000 payroll). In years 1 and 2 of the agreement, 100% of the 1% general fund income tax generated by the payroll on the PROJECT for a total of $20,508.80 will be

dispersed into the Development Reserve Fund to reimburse the fund for this agreement. In years 3 to 7, 25% of the new income taxes will go to the Development Reserve Fund to generate future Economic Development incentive investments.

Based on GUILD ASSOCIATES INC's job and payroll creation commitments outlined above, we are proposing the following incentives.

Summary of Incentives:

- Performance Based Economic Incentive Grant – Based on the creation of 25 FTEs with $1,768,000 in new annual payroll, the City of Delaware will pay up to $10,000 towards needed electrical upgrades at 105 Innovation Court. The funds will be directly paid to GUILD AND ASSOCIATES INC or their landlord as a reimbursement after the company invoices the city for the funds and provides copies of receipts totaling $10,000 or greater.

A supplemental appropriation of the 2018 Budget will be needed to authorize the increase to the 2018 Budget appropriated the funds for the intended purpose.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
$10,000 from the General Fund to be allocated to General Administration – Economic Development (709-0709-5230).

POLICY CHANGES:
N/A

PRESENTER(S):
Sean Hughes, Economic Development Director

RECOMMENDATION:
Approval

ATTACHMENT(S)
N/A

ORDINANCE NO. 18-39

AN ORDINANCE AMENDING THE 2018 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING FOR A PERFORMANCE BASED ECONOMIC INCENTIVE GRANT TO GUILD ASSOCIATES, INC. TO ASSIST IN UPGRADING ELECTRICAL INFRASTRUCTURE THAT WILL ALLOW THE COMPANY TO OCCUPY A PORTION OF THE SYMMETRY II BUILDING AT 105 INNOVATION COURT AND DECLARING AN EMERGENCY.

WHEREAS, the Council of the City of Delaware established an economic development fund to attract, incentivize and assist high return on investment projects in the City of Delaware; and

WHEREAS, the Council of the City of Delaware passed ordinance 18-__ providing a $10,000 Performance Based Economic Incentive Grant to GUILD ASSOCIATES, INC. to assist the company with electrical upgrades necessary for them to occupy the Symmetry II building at 105 Innovation Court; and

WHEREAS, the adopted 2018 Budget did not include specifically appropriating this $10,000 Performance Based Economic Incentive Grant from the General Fund; and

WHEREAS, a supplemental appropriation to the 2018 Budget will be needed to authorize the increase to the 2018 Budget appropriated the funds for the intended purpose.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That there is hereby appropriated from the unencumbered balance of the General Fund $10,000 increasing the following account:

General Administration
Economic Development (709-0709-5230) $10,000

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

SECTION 3. EMERGENCY CLAUSE. That this ordinance is hereby declared to be an emergency measure necessary to provide for the public peace, safety, health and welfare of the City, and is necessary to finalize negotiations so that construction may begin without the applicant risking the loss of the incentive, and as such will be in full force and effect immediately upon its passage.

VOTE ON RULE SUSPENSION:	YEAS____NAYS____ ABSTAIN ____
VOTE ON EMERGENCY CLAUSE:	YEAS____NAYS____ ABSTAIN ____
PASSED: _____, 2018	YEAS____ NAYS____ ABSTAIN ____

ATTEST: _____ _____

CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 15 | DATE: 05/14/2018

ORDINANCE NO: 18-40 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Sean Hughes, Economic Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A COMMUNITY REINVESTMENT AREA AGREEMENT AND SCHOOL COMPENSATION AGREEMENT WITH AMERICAN ELECTRIC POWER, OLENTANGY LOCAL SCHOOLS, DELAWARE AREA CAREER CENTER AND THE CITY OF DELAWARE FOR INVESTMENT IN REAL PROPERTY IMPROVEMENTS ON A NEW BUILD ON SLACK ROAD, AND DECLARING AN EMERGENCY.

BACKGROUND:
American Electric Power (AEP) is a utility company that serves the City of Delaware. AEP outgrew their current service station on London Road and wants to build a new 54,000 sq. ft. service station on property they own on Slack Rd. This CRA will impact the building costs and also keeps the City of Delaware competitive as they have property in Sunbury that they could use for the service station. This project will add 9 full-time employees (FTEs), or $456,412 in new payroll, in addition to the retention of 24 FTEs with $1,742,910 in payroll.

Due to the timing of the project and their desire to begin construction on the building, we are seeking that this incentive is passed as an emergency.

Project AEP 2018 New Build			**2/14/2018**	**Address/Parcel Numbers**	**Project Acres**
				Slack Rd.	New
Projections					
Employees (New)		**9**	Per CRA application		
Employees (Retained)		**24**	Per CRA application		
Payroll (New)		**$456,412**	Per CRA application		
Payroll (Retained)		**$1,742,910**	Per CRA application		
1.85% Muni Taxes (new)		**$8,443.62**	per year		
1.85% Muni Taxes (retained)		**$32,243.84**	per year		
50% of Muni Taxes (over $1 million new taxes)		**$0**	per year	DOES NOT APPLY	
Real Property Investment		**$11,008,500**	Per CRA application		
New Building Construction		**$9,901,500**			
Renovation Investment		**$0**			
Land (not abateable)		**$0**			
Personal Property Investment		**$1,107,000**	Per CRA application		
F&F		$832,000	Personal Property		
M&E		$0	Personal Property		
Inventory		$275,000	Personal Property		

Proposed Incentives:	
	• 100%/15 year CRA with • 30% School Pilot Payments to Schools
Project Annual Gross Value of 100% Abatement	$260,691.67
Project 15-Year Gross Value of Abatement	$ 3,910,375.05
30% School Pilot Per Year	$62,224.68
30% School Pilot After 15 years	$933,370.20
Net Abatement Value	$ 2,977,004.85
Incentives as a % of Total Project Investment	27%

Economic Development Incentive Policy Analysis:

These cells will be colored GREEN if the criteria is met or RED if the criteria is not met:

Project is for a target industry	Yes	Utilities
Project Hires at Greater than LMI* average wage	Yes	$50,712.44/year
Project has a 25% or Greater ROI for City	No	
City ROI	-52.21%	From NEW (9 in 3 years) and RETAINED (24); -37.58% from NEW (24 in 10 years) and RETAINED (24)
Project has a 30% or Greater ROI for School	No	
School ROI	30%	
Value of Project Beyond the Analysis		AEP has been a tremendous Economic Development partner to the City of Delaware. In fact, they were the entity that established our legacy Pittsburgh Dr. industrial park in the 1960s. By retaining and growing their service center, we also are growing an already strong relationship that leads to other investment in our community.

*LMI (Low to Moderate Income) = $39,000/year per single person household

COMMITTEE RECOMMENDATION:
Tax Incentive Review Council, 2/14/18
VOTE: Approval

FISCAL IMPACT(S):
COST: N/A
FUND SOURCES: N/A
BUDGETED: NO

DEPARTMENTS IMPACTED: Economic Development

POLICY CHANGES:
N/A

PRESENTER(S):
Sean Hughes, Economic Development Director

RECOMMENDATION:
Approval

ATTACHMENT(S)
CRA School Notification Letters
Incentives Application

CRA Agreement
School Compensation Agreement
Map Exhibit of Building Location

ORDINANCE NO. 18-40

AN ORDINANCE APPROVING A COMMUNITY REINVESTMENT AREA AGREEMENT AND SCHOOL COMPENSATION AGREEMENT WITH AMERICAN ELECTRIC POWER, OLENTANGY LOCAL SCHOOLS, DELAWARE AREA CAREER CENTER AND THE CITY OF DELAWARE. FOR INVESTMENT IN REAL PROPERTY IMPROVEMENTS ON A NEW BUILD ON SLACK ROAD, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Delaware has encouraged development of and investment in real property in the area designated as Community Reinvestment Area 141-1135-1 pursuant to ORC 3735; and

WHEREAS, the City of Delaware by Resolution Number 01-52, resolved to review and approve all Community Reinvestment Area Agreements which meet the statutory guidelines;

WHEREAS, the City of Delaware partners with impacted school districts to ensure mutual benefit from economic development projects; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF DELAWARE, DELAWARE COUNTY, OHIO, that:

SECTION 1. The Community Reinvestment Area Agreement by and between the City of Delaware and American Electric Power meets all of the guidelines established by the State of Ohio and the City of Delaware, and the same is hereby approved.

SECTION 2. The School Compensation Agreement by and between the City of Delaware, Delaware City School District, Delaware Area Career Center, and American Electric Power meets all of the school compensation guidelines established by the State of Ohio and the City of Delaware, and the same is hereby approved.

SECTION 3. That the City Council of the City of Delaware hereby authorizes the execution of said agreements by the City Manager to implement the Community Reinvestment Area Program and School Compensation Agreement for this project.

SECTION 4. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those

formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

SECTION 5. EMERGENCY CLAUSE. That this ordinance is hereby declared to be an emergency measure necessary to provide for the public peace, safety, health and welfare of the City, and is necessary to finalize negotiations so that construction may begin without the applicant risking the loss of the incentive, and as such will be in full force and effect immediately upon its passage.

VOTE ON RULE SUSPENSION:	YEAS____NAYS____ ABSTAIN ____
VOTE ON EMERGENCY CLAUSE:	YEAS____ NAYS____ ABSTAIN ____
PASSED: _____, 2018	YEAS____ NAYS____ ABSTAIN ____

ATTEST: _____ _____

CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

February 23, 2018

Mary Beth Freeman
Superintendent
Delaware Area Career Center
4565 Columbus Pike
Delaware, OH 43015

Mark Raiff
Superintendent
Olentangy Local School District
7840 Graphics Way
Lewis Center, OH 43035

RE: American Electric Power Community Reinvestment Area Request for Tax Incentives

Dear Superintendents Raiff and Freeman:

In an attempt to retain and grow American Electric Power in the City of Delaware, the City of Delaware's Tax Incentive Negotiation Committee, that includes the superintendents and treasurers from the impacted school districts, negotiated a 100% for 15 year CRA tax abatement for their project to be located on parcel 41924001051000 on Slack Rd. As part of their CRA abatement, AEP has agreed to an annual payment equal to 30% of what the school districts normally would have received without the abatement. The total of payments to both Delaware City Schools and Delaware Area Career Center would be $62,224.68/year for a total of $933,370.20 in fifteen years.

All incentives are based on AEP's commitments of the creation of 9 new full-time jobs with a payroll minimum of $456,412 within 3 years of the completion of your project, and the retention of their existing 24 full-time jobs with a minimum payroll of $1,742,910 in the City of Delaware from their previous expansion. A copy of their application for tax incentives and commitment letter is attached.

CRA (ORC 3735.65-70) guidelines require that Boards of Education be informed of amendments, notice requirements, review rights, meeting requests, revenue sharing requirements, and/or program participation. Since the CRA legislation and company agreements contain many legal requirements, you may want to review Ohio Revised Code references (please see: http://onlinedocs.andersonpublishing.com/).

The City of Delaware is requesting a waiver of the required 45 business day notice period so that Delaware City Council will be able to consider these requests at our regularly scheduled Council meeting on March 12, 2018, held at Delaware City Hall, 1 South Sandusky Street, Delaware, at 7:00 P.M. A second reading and public hearing should be scheduled for March 26, 2018, but may not be needed if Council chooses to take action on the first reading for economic development purposes. School Board Members, staff and the public are welcome to attend these meetings. Please let me know if you require any further assistance. I can be reached at 740.203.1016 or shughes@delawareohio.net. Please email me with confirmation of receipt of this notification so that I can send it with our petition to the Ohio Development Services Agency.

Yours Sincerely,
Sean Hughes
Economic Development Director

xc: Honorable George Kaitsa, Auditor
R. Thomas Homan, City Manager
Dean Stelzer Finance Director
Emily Hatfield, Treasurer, Olentangy Local School District
Chris Bell, Treasurer, Delaware Area Career Center

Attached:
1. ORC 3735.671
2. AEP application for tax incentives
3. AEP incentives letter of intent

3735.671 Written agreement where commercial or industrial property is to be exempted.

(A) If construction or remodeling of commercial or industrial property is to be exempted from taxation pursuant to section 3735.67 of the Revised Code, the legislative authority and the owner of the property, prior to the commencement of construction or remodeling, shall enter into a written agreement, binding on both parties for a period of time that does not end prior to the end of the period of the exemption, that includes all of the information and statements prescribed by this section. Agreements may include terms not prescribed by this section, but such terms shall in no way derogate from the information and statements prescribed by this section.

(1) Except as otherwise provided in division (A)(2) or (3) of this section, an agreement entered into under this section shall not be approved by the legislative authority unless the board of education of the city, local, or exempted village school district within the territory of which the property is or will be located approves the agreement. For the purpose of obtaining such approval, the legislative authority shall certify a copy of the agreement to the board of education not later than forty-five days prior to approving the agreement, excluding Saturday, Sunday, and a legal holiday as defined in section 1.14 of the Revised Code. The board of education, by resolution adopted by a majority of the board, shall approve or disapprove the agreement and certify a copy of the resolution to the legislative authority not later than fourteen days prior to the date stipulated by the legislative authority as the date upon which approval of the agreement is to be formally considered by the legislative authority. The board of education may include in the resolution conditions under which the board would approve the agreement. The legislative authority may approve an agreement at any time after the board of education certifies its resolution approving the agreement to the legislative authority, or, if the board approves the agreement conditionally, at any time after the conditions are agreed to by the board and the legislative authority.

(2) Approval of an agreement by the board of education is not required under division (A)(1) of this section if, for each tax year the real property is exempted from taxation, the sum of the following quantities, as estimated at or prior to the time the agreement is formally approved by the legislative authority, equals or exceeds fifty per cent of the amount of taxes, as estimated at or prior to that time, that would have been charged and payable that year upon the real property had that property not been exempted from taxation:

(a) The amount of taxes charged and payable on any portion of the assessed valuation of the new structure or remodeling that will not be exempted from taxation under the agreement;

(b) The amount of taxes charged and payable on tangible personal property located on the premises of the new structure or of the structure to be remodeled under the agreement, whether payable by the owner of the structure or by a related member, as defined in section 5733.042 of the Revised Code without regard to division (B) of that section.

(c) The amount of any cash payment by the owner of the new structure or structure to be remodeled to the school district, the dollar value, as mutually agreed to by the owner and the board of education, of any property or services provided by the owner of the property to the school district, whether by gift,

loan, or otherwise, and any payment by the legislative authority to the school district pursuant to section 5709.82 of the Revised Code.

The estimates of quantities used for purposes of division (A)(2) of this section shall be estimated by the legislative authority. The legislative authority shall certify to the board of education that the estimates have been made in good faith. Departures of the actual quantities from the estimates subsequent to approval of the agreement by the board of education do not invalidate the agreement.

(3) If a board of education has adopted a resolution waiving its right to approve agreements and the resolution remains in effect, approval of an agreement by the board is not required under this division. If a board of education has adopted a resolution allowing a legislative authority to deliver the notice required under this division fewer than forty-five business days prior to the legislative authority's execution of the agreement, the legislative authority shall deliver the notice to the board not later than the number of days prior to such execution as prescribed by the board in its resolution. If a board of education adopts a resolution waiving its right to approve agreements or shortening the notification period, the board shall certify a copy of the resolution to the legislative authority. If the board of education rescinds such a resolution, it shall certify notice of the rescission to the legislative authority.

(B) Each agreement shall include the following information:

(1) The names of all parties to the agreement;

(2) A description of the remodeling or construction, whether or not to be exempted from taxation, including existing or new structure size and cost thereof; the value of machinery, equipment, furniture, and fixtures, including an itemization of the value of machinery, equipment, furniture, and fixtures used at another location in this state prior to the agreement and relocated or to be relocated from that location to the property, and the value of machinery, equipment, furniture, and fixtures at the facility prior to the execution of the agreement; the value of inventory at the property, including an itemization of the value of inventory held at another location in this state prior to the agreement and relocated or to be relocated from that location to the property, and the value of inventory held at the property prior to the execution of the agreement;

(3) The scheduled starting and completion dates of remodeling or construction of real property or of investments made in machinery, equipment, furniture, fixtures, and inventory;

(4) Estimates of the number of employee positions to be created each year of the agreement and of the number of employee positions retained by the owner due to the remodeling or construction, itemized as to the number of full-time, part-time, permanent, and temporary positions;

(5) Estimates of the dollar amount of payroll attributable to the positions set forth in division (B)(4) of this section, similarly itemized;

(6) The number of employee positions, if any, at the property and at any other location in this state at the time the agreement is executed, itemized as to the number of full-time, part-time, permanent, and temporary positions.

(C) Each agreement shall set forth the following information and incorporate the following statements:

(1) A description of real property to be exempted from taxation under the agreement, the percentage of the assessed valuation of the real property exempted from taxation, and the period for which the exemption is granted, accompanied by the statement: "The exemption commences the first year for which the real property would first be taxable were that property not exempted from taxation. No exemption shall commence after ..... (insert date) nor extend beyond ..... (insert date)."

(2) "..... (insert name of owner) shall pay such real property taxes as are not exempted under this agreement and are charged against such property and shall file all tax reports and returns as required by law. If ..... (insert name of owner) fails to pay such taxes or file such returns and reports, exemptions from taxation granted under this agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter."

(3) "..... (insert name of owner) hereby certifies that at the time this agreement is executed, ... (insert name of owner) does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which ..... (insert name of owner) is liable under Chapter 5733., 5735., 5739., 5741., 5743., 5747., or 5753. of the Ohio Revised Code, or, if such delinquent taxes are owed, ... (insert name of owner) currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101 , et seq., or such a petition has been filed against ..... (insert name of owner). For the purposes of this certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Revised Code governing payment of those taxes."

(4) "..... (insert name of municipal corporation or county) shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions."

(5) "If for any reason ..... (insert name of municipal corporation or county) revokes the designation of the area, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless ..... (insert name of owner) materially fails to fulfill its obligations under this agreement and ..... (insert name of municipal corporation or county) terminates or modifies the exemptions from taxation pursuant to this agreement."

(6) "If ..... (insert name of owner) materially fails to fulfill its obligations under this agreement, or if ..... (insert name of municipal corporation or county) determines that the certification as to delinquent taxes required by this agreement is fraudulent, ... (insert name of municipal corporation or county) may terminate or modify the exemptions from taxation granted under this agreement."

(7) "..... (insert name of owner) shall provide to the proper tax incentive review council any information reasonably required by the council to evaluate the applicant's compliance with the agreement, including returns filed pursuant to section 5711.02 of the Ohio Revised Code if requested by the council."

(8) "This agreement is not transferable or assignable without the express, written approval of ..... (insert name of municipal corporation or county)."

(9) "Exemptions from taxation granted under this agreement shall be revoked if it is determined that ..... (insert name of owner), any successor to that person, or any related member (as those terms are defined in division (E) of section 3735.671 of the Ohio Revised Code) has violated the prohibition against entering into this agreement under division (E) of section 3735.671 or section 5709.62 or 5709.63 of the Ohio Revised Code prior to the time prescribed by that division or either of those sections."

(10) "..... (insert name of owner) and ..... (insert name of municipal corporation or county) acknowledge that this agreement must be approved by formal action of the legislative authority of ..... (insert name of municipal corporation or county) as a condition for the agreement to take effect. This agreement takes effect upon such approval."

The statement described in division (C)(6) of this section may include the following statement, appended at the end of the statement: ", and may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement." If the agreement includes a statement requiring repayment of exempted taxes, it also may authorize the legislative authority to secure repayment of such taxes by a lien on the exempted property in the amount required to be repaid. Such a lien shall attach, and may be perfected, collected, and enforced, in the same manner as a mortgage lien on real property, and shall otherwise have the same force and effect as a mortgage lien on real property.

(D) Except as otherwise provided in this division, an agreement entered into under this section shall require that the owner pay an annual fee equal to the greater of one per cent of the amount of taxes exempted under the agreement or five hundred dollars; provided, however, that if the value of the incentives exceeds two hundred fifty thousand dollars, the fee shall not exceed two thousand five hundred dollars. The fee shall be payable to the legislative authority once per year for each year the agreement is effective on the days and in the form specified in the agreement. Fees paid shall be deposited in a special fund created for such purpose by the legislative authority and shall be used by the legislative authority exclusively for the purpose of complying with section 3735.672 of the Revised Code and by the tax incentive review council created under section 5709.85 of the Revised Code exclusively for the purposes of performing the duties prescribed under that section. The legislative authority may waive or reduce the amount of the fee, but such waiver or reduction does not affect the obligations of the legislative authority or the tax incentive review council to comply with section3735.672 or 5709.85 of the Revised Code.

(E) If any person that is party to an agreement granting an exemption from taxation discontinues operations at the structure to which that exemption applies prior to the expiration of the term of the agreement, that person, any successor to that person, and any related member shall not enter into an

agreement under this section or section 5709.62 , 5709.63 , or 5709.632 of the Revised Code, and no legislative authority shall enter into such an agreement with such a person, successor, or related member, prior to the expiration of five years after the discontinuation of operations. As used in this division, "successor" means a person to which the assets or equity of another person has been transferred, which transfer resulted in the full or partial nonrecognition of gain or loss, or resulted in a carryover basis, both as determined by rule adopted by the tax commissioner. "Related member" has the same meaning as defined in section 5733.042 of the Revised Code without regard to division (B) of that section.

The director of development shall review all agreements submitted to the director under division (F) of this section for the purpose of enforcing this division. If the director determines there has been a violation of this division, the director shall notify the legislative authority of such violation, and the legislative authority immediately shall revoke the exemption granted under the agreement.

(F) When an agreement is entered into under this section, the legislative authority authorizing the agreement shall forward a copy of the agreement to the director of development within fifteen days after the agreement is entered into.

Effective Date: 09-26-2003; 03-23-2005

INCENTIVES APPLICATION

1. a. Name of property owner, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

Enterprise Name: Ohio Power Company Contact Person: Selwyn Dias

Address: 700 Morrison Rd, Gahanna, OH 43230 Telephone Number:614/883- 6600

b. Project site:
Contact Person: Ashley Trepal

Address: 1 Riverside Plaza, Columbus, OH 43215
Telephone Number:614/716-1641

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Date: ~~December 4, 2017~~January 24, 2018

2. a. Nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site.

- Electric utility service center

b. List primary 6 digit North American Industry Classification System (NAICS) # Business may list other relevant SIC numbers:

- 221122

c. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred:

d. Form of business of enterprise (corporation, partnership, proprietorship, or other).

- Corporation

3. Name of principal owner(s) or officers of the business.

- Julie Sloat, President & COO

- Selwyn J. Dias, Vice President, Distribution Operations

4. a. State the enterprise's current employment level at the proposed project site:

- Proposed project site is a greenfield site.

b. Will the project involve the relocation of employment positions or assets from one Ohio location to another?

- Yes

c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:

- From: 311 London Road, Delaware, Ohio
- To: Slack Road, Delaware, Ohio

d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):

- AEP Ohio Employees: 1,551

e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:

- 311 London Road: 24 full-time employees

f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?

- 24 full-time employees relocated from 311 London Road to Slack Road
- 24 new full-time employees added over time to Slack Road

Customer Services Account Rep	1
Distribution Line Coordinator	1
Technician	2
Radio (IT Support Tech)	1
Engineer	1
Line Supervisor	3
Line Mechanic (C)	7
Line Servicer	2
Meter Electrician (C)	2
Meter Specialist	2
Meter Reader	2
Total	24

5. Does the Property Owner owe:

a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?

- No

b. Any monies to the State or a state agency for the administration or enforcement of any environmental laws of the State?

- No

c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?

- No

d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets).

- N/A

6. Project Description: The project will consist of a new 49,000 sq. ft. Distribution Service Center Building; a 4,000 sq. ft. detached trailer storage shed; staff/visitor parking spaces and secured company vehicle parking spaces; a vehicle fueling station; and up to 8 acres of gravel laydown yard. The Service Center building will accommodate approximately 57 FTEs. The garage portion of the Service Center building will include truck bays accommodating up to 20 line trucks. The facility will also include a 2-truck Fleet Maintenance garage. A 49 (+/-) acre site currently owned by AEP on Slack Road in Delaware, OH is one of a number of sites identified for the location of the new Service Center pending utilities, environmental, geotechnical, and financial investigation.

7. Project will begin: March, 2018 and be completed May, 2019 provided a tax exemption is provided.

8. a. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary):

o Customer Services Account Rep	1 AEP Ohio permanent FTE
o Distribution Line Coordinator	1 AEP Ohio permanent FTE
o Technician	2 AEP Ohio permanent FTEs
o Radio (IT Support Tech)	1 AEP Ohio permanent FTE
o Engineer	1 AEP Ohio permanent FTE

o Line Supervisor	3 AEP Ohio permanent FTEs
o Line Mechanic (C)	7 AEP Ohio permanent FTEs
o Line Servicer	2 AEP Ohio permanent FTEs
o Meter Electrician (C)	2 AEP Ohio permanent FTEs
o Meter Specialist	2 AEP Ohio permanent FTEs
o Meter Reader	2 AEP Ohio permanent FTEs
o Total	24 AEP Ohio permanent FTEs

b. State the time frame of this projected hiring:

- 10 years for total 24 AEP Ohio permanent FTEs

- 1-3 years 9 of the total 24 new positions will be added, including:
  - o Meter Electrician — 2 AEP Ohio permanent FTEs
  - o Meter Specialist — 2 AEP Ohio permanent FTEs
  - o Meter Reader — 2 AEP Ohio permanent FTEs
  - o Crew Supervisor — 1 AEP Ohio permanent FTE
  - o Crew Mechanic — 2 AEP Ohio permanent FTEs

c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):

- 1-3 years 9 of the total 24 new positions will be added, including:
  - o Meter Electrician — 2 AEP Ohio permanent FTEs
  - o Meter Specialist — 2 AEP Ohio permanent FTEs
  - o Meter Reader — 2 AEP Ohio permanent FTEs
  - o Crew Supervisor — 1 AEP Ohio permanent FTE
  - o Crew Mechanic — 2 AEP Ohio permanent FTEs

9. a. Estimate the amount of annual payroll such new employees will add **$1,390,790** (new annual payroll must be itemized by full- and part-time and permanent and temporary new employees).

- 1-3 years: $456,412 new annual payroll with be added with 9 new full-time, permanent employees.
- 10 years: $1,390,790 new annual payroll will be added with 24 new full-time, permanent employees.

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b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: **$1,742,910**

10. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

A. Acquisition of Buildings: $0.00
B. Additions/New Construction: $9,901,500

C. Improvements to existing buildings:	$0.00
D. Machinery & Equipment:	$0.00
E. Furniture & Fixtures:	$832,000
F. Inventory:	$275,000
Total New Project Investment:	$11,008,500

11. a. Business requests the following incentives:

- 15-year, 75% Tax Abatement on Real and Personal Property

b. Business's reasons for requesting incentives (be quantitatively specific as possible):

- New Service Center to provide increased service to growing Delaware and Delaware County populations.
- New capital investment with large up-front cost.
- Other locations in Delaware County provide cost advantages.
- Historically, City of Delaware has requested AEP Ohio keep this facility in the City.
- AEP Ohio and affiliated AEP companies continue to pay full tax amount on facilities and equipment in the field, including substations, distribution and transmission equipment.
- If located in Delaware, will retain and create combined payroll of $3,133,700, over $11,000,000 investment, and 48-57 jobs.
- Keeps Service Center close to key customers and employers in the City of Delaware.

Submission of this application expressly authorizes (name of local jurisdiction) to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item# 5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request. (The Applicant agrees to supply additional information upon request.)

The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than $1,000 and/or a term of imprisonment of not more than six months.

Name of Property Owner: Ohio Power Company Date

Signature Typed Name and Title:

Selwyn J. Dias, Vice President,
Distribution Operations

* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

** Attach to Final Incentives Agreements as Exhibit A

School Compensation Agreement
American Electric Power
Community Reinvestment Area #141-1135-01

This agreement between the **City of Delaware**, a municipal corporation, with its offices at 1 South Sandusky Street, Delaware, Ohio 43015; **Olentangy Local School District Board of Education**, a public school district, with its principal offices at 7840 Graphics Way, Lewis Center, OH 43035; **Delaware Area Career Center Board of Education**, a public school district with its principal offices at 4565 Columbus Pike, Delaware, OH 43015, and **American Electric Power,** 700 Morrison Road, Gahanna, OH 43230 specifies the manner in which and procedures to be used pursuant to Ohio Revised Code 3735 authorizing general compensation relating to the Community Reinvestment Area tax abatement for the construction of an expansion to their headquarters and manufacturing facility on Slack Rd., Delaware, Ohio 43015, Parcel 41924001051000 in Delaware's Community Reinvestment Area #141-1135-01.

WHEREAS, the Community Reinvestment Program, pursuant to Chapter 3735 of the Ohio Revised Code authorizes cities and counties to grant real property tax exemptions on eligible new investments; and

WHEREAS, the Council of the City Council of Delaware, Ohio, by Resolution No. 01-52, adopted July 23, 2001, designated the area as a "Community Reinvestment Area" pursuant to Chapter 3735 of the Ohio Revised Code; and

WHEREAS, effective September 4, 2001, the Director of Development of the State of Ohio determined that the aforementioned area designated in said Resolution No. 01-52 contains the characteristics set forth in Section 3735.66 of the Ohio Revised Code and confirmed said area as Community Reinvestment Area #141-1135-01 under said Chapter 3735; and

Whereas, effective November 26, 2001, a Delaware City School District Board of Education resolution authorized the Superintendent to act on its behalf to negotiate, approve, and define terms and conditions on any Tax Incentive Agreement; the minutes of the October 13, 2015 Tax Incentive Negotiating Committee document the Superintendent's approval; and

Whereas, effective April 15, 2004, a Delaware Area Career Center Board of Education resolution authorized the Superintendent to act on its behalf to negotiate, approve, and define terms and conditions on any Tax Incentive Agreement; the minutes of the January 9, 2018 Tax Incentive Negotiating Committee document the Superintendent's approval; and

Whereas, the City of Delaware within **Oridinance Number __-__** adopted on _____, 2018, has acted pursuant to ORC 3735 to grant a tax exemption

to **American Electric Power** and entered into a formal Community Reinvestment Area abatement agreement on _____**, 2018**; and

Whereas, Item 5a of the Community Reinvestment Area Agreement relating to the aforementioned project requires compensation to the Delaware City School District and Delaware Area Career Center for the sole benefit of educational initiatives.

Now therefore, in consideration of the foregoing and of the mutual promises, covenants, and agreements hereinafter set forth by the City of Delaware, Delaware City School District, Delaware Area Career Center, and **American Electric Power** agree as follows:

Section 1. **American Electric Power** shall pay FIFTY-NINE THOUSAND, SEVEN HUNDRED FOUR DOLLARS AND FIFTY-EIGHT CENTS ($59,704.58) per year for fifteen (15) years to the Olentangy Local School District AND TWO THOUSAND, FIVE HUNDRED TWENTY DOLLARS AND TEN CENTS ($2,520.10) per year for fifteen (15) years to the Delaware Area Career Center in accordance with the terms and conditions set forth in Item 6a of the Community Reinvestment Area Agreement for the referenced project. This payment shall be made upon receipt of invoices per the instructions set forth in Item 6a of the Community Reinvestment Area Agreement relating to the aforementioned project, and the first payment shall be due September 30, 2020 and dispersed per Section 2 of this agreement.

Section 2. The cash payments made by **AMERICAN ELECTRIC POWER** to the Olentangy Local School District and Delaware Area Career Center **satisfies ORC Section 5709.82(C)(2) (School Compensation Agreement is mutually acceptable)** and shall be used for educational initiatives for the sole benefit of the Delaware City Schools and the Delaware Area Career Center, as follows:

a.	Olentangy Local School District	$59,704.58
b.	Delaware Area Career Center	$2,520.10
c.	Total	$62,224.68

Section 3. This agreement may be amended or modified by the parties, only in writing, signed by all parties to the agreement or by applicable law changes.

Note: All parties agree that if Ohio tax reform results in no net tax incentive benefits (if the sum of tax incentives offered through the Community Reinvestment Area Agreement minus the school compensation payment is negative), AMERICAN ELECTRIC POWER may request that the City of Delaware Tax Incentive Review Council recommend agreement modification or termination. No School Compensation payment is required if there is no net tax benefit to AMERICAN ELECTRIC POWER.

Section 4. This agreement sets forth the entire agreement and understanding between the parties as to the subject matter contained herein and merges and supersedes all prior discussions, agreements, and undertakings of every kind between the parties with respect to the subject matter of this agreement.

Section 5. All payments, certificates, reports, and notices which are required to or may be given pursuant to the provisions of this agreement shall be sent by regular mail, postage prepaid, and shall be deemed to have been given or delivered when so mailed to the following addresses:

R. Thomas Homan, City Manager
City of Delaware
1 South Sandusky Street
Delaware, Ohio 43015

Paul A. Craft, PhD, Superintendent
Delaware City School District
248 N. Washington Street
Delaware, Ohio 43015

Mary Beth Freeman, Superintendent
Delaware Area Career Center
4565 Columbus Pike
Delaware, Ohio 43015

Tim Wells, Manager,
Economic & Business Development
American Electric Power
700 Morrison Rd.
Gahanna, OH 43230

Any party may change its contact or mailing address for receiving notices and reports by giving written notice of such change to the other parties.

Section 6. The invalidity of any provision of this agreement shall not affect the other provisions of this agreement, and this agreement shall be construed in all respects as if any invalid portions were omitted.

In witness whereof, the parties have caused this Agreement to be executed as of this __ **day of** _____ **2018**.

CITY OF DELAWARE

_____

R. Thomas Homan

DELAWARE CITY SCHOOL DISTRICT

_____
Paul A. Craft, Superintendent

DELAWARE AREA CAREER CENTER

_____
Mary Beth Freeman, Superintendent

AMERICAN ELECTRIC POWER

_____
Tim Wells, Economic & Business Development Manager

Approved as to form:

By: _____
Darren Shulman, Delaware City Attorney

COMMUNITY REINVESTMENT AREA AGREEMENT
CITY OF DELAWARE and **American Electric Power**

This agreement made and entered into by and between the City of Delaware, Ohio, a municipal government, with its main offices located at 1 South Sandusky Street, Delaware, Ohio 43015 and **American Electric Power, 311 London Road, Delaware, Ohio 43015**, WITNESSETH;

WHEREAS, the City of Delaware has encouraged the development of real property and the acquisition of personal property located in the area designated as Community Reinvestment Area 141-1135-01; and

WHEREAS, **American Electric Power** desires to build a new 54,000 sq. ft. distribution service center at its currently owned land on Slack Road, Parcel 41924001051000. This PROJECT will take place within the boundaries of the aforementioned Community Reinvestment Area provided that the appropriate development incentives are available to support the economic viability of said PROJECT; and

WHEREAS, the Council of the City of Delaware, Ohio, by Resolution No. 01-52 adopted July 23, 2001, designated the area as a "Community Reinvestment Area" pursuant to Chapter 3735 of the Ohio Revised Code; and

WHEREAS, effective September 4, 2001, the Director of the Development Services Agency of the State of Ohio determined that the aforementioned area designated in said Resolution No. 01-52 contains the characteristics set forth in Section 3735.66 of the Ohio Revised Code and confirmed said area as Community Reinvestment Area #141-1135-01 under said Chapter 3735; and

WHEREAS, the City of Delaware, having the appropriate authority for the stated type of project desires to provide **American Electric Power** with incentives available for the development of the PROJECT in said Community Reinvestment Area under Chapter 3735 of the Ohio Revised Code; and

WHEREAS, **American Electric Power** has submitted an incentive application (herein attached as Exhibit A and incorporated herein by reference) to the City of Delaware (hereinafter referred to as "APPLICATION"); and

WHEREAS, **American Electric Power** has remitted the required state application fee of $750.00 made payable to the Ohio Department of Development with the APPLICATION to be forwarded to said department with a copy of the final agreement; and

WHEREAS, the Tax Incentive Negotiating Committee of the City of Delaware has investigated the APPLICATION of **American Electric Power**, and has recommended the same to the Council of the City of Delaware on the basis that **American Electric Power** is qualified by financial responsibility and business experience to create and preserve employment opportunities in said Community Reinvestment Area and improve the economic climate of the City of Delaware; and

WHEREAS, the project site as proposed by **American Electric Power** is located in the Olentangy Local School District and the Delaware Area Career Center (per the attached resolutions authorizing the superintendents to act on behalf of the board) has been notified in accordance with Section 5709.83 and been given a copy of the APPLICATION; and

WHEREAS, pursuant to Section 3735.67(A) and in conformance with the format required under Section 3735.671(B) of the Ohio Revised Code, the parties hereto desire to set forth their agreement with respect to matters hereinafter contained;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties herein agree as follows:

1. **American Electric Power** shall construct a new 54,000 sq. ft. building onto the company's land on Slack Road.

The PROJECT will begin June 1, 2018 and all construction will be completed by December 31, 2018. Any changes to the beginning and completion dates must be agreed to by formal resolution and an amended agreement.

2. **American Electric Power** shall **create** the equivalent of **9** new **full-time equivalent (FTE)** jobs at the Delaware facility. The job creation period begins **December 31, 2018** and all jobs will be in place by **December 31, 2021** (3 years or 36 months after the completion of the PROJECT per ORC 3735).

This increase in the number of new employees shall result in at least FOUR HUNDRED FIFTY-SIX THOUSAND, FOUR HUNDRED TWELVE DOLLARS ($456,412) in total new annual payroll ($456,412 NEW FULL TIME PERMANENT PAYROLL) generated at the PROJECT site.

3. As part of the expansion, **American Electric Power** also has committed to retaining their current 24 FTEs. Therefore, as part of this project, American Electric Power shall retain the 24 full-time equivalent (FTE) employees (for a

total of 33 FTEs) at **American Electric Power's** Delaware facility until the expiration of this CRA agreement, December 31, 2033, with a minimum existing payroll of $1,742,910 in addition to the newly created $456,412 payroll from the new FTEs (for a total of $2,199,322 in payroll). **American Electric Power** also plans to commit to adding another 15 FTEs after their 3 year or 36 month window of hiring.

4. Based on new job and payroll creation levels, the City of Delaware estimates an annual new employee income tax revenue amount of $8,443.62 ($456,412 payroll times the current income tax rate of 1.85%) for the PROJECT. If in any year after the first three year grace period of this Agreement the level of new payroll does not reach or falls below levels established by this Agreement, **American Electric Power** agrees to reimburse the City of Delaware for lost employee income taxes. Should the City's income tax rates change, the reimbursement will be adjusted accordingly.

To the extent that **American Electric Power** substantially complies with the terms of this section 4 of this agreement, the company shall incur no income tax reimbursement penalty.

5. **American Electric Power** shall provide to the proper Tax Incentive Review Council any information reasonably required by the council to evaluate the enterprise's compliance with the agreement, including returns filed pursuant to section 5711.02 and 5727.08 of the Ohio Revised Code if requested by the council (ORC3735.671C7).

ADDITIONAL REQUIREMENTS:

a. **American Electric Power** shall make the following payments totaling $933,370.22 to **Olentangy Local Schools** ($59,704.58) and **Delaware Area Career Center** ($2,520.10) to benefit the districts' educational initiatives. These payments shall be subject to the terms and conditions of a separate School Compensation Agreement between **American Electric Power**, Olentangy Local Schools, Delaware Area Career Center and the City of Delaware. Per this agreement, **American Electric Power** will make these payments directly to the school districts upon receipt of invoices from Olentangy Local Schools and Delaware Area Career Center for the amounts established in the School Compensation Agreement at the following times.

School Compensation Payment #	Payment Due Date	Total Amount
Payment #1	9/30/20	$62,224.68
Payment #2	9/30/21	$62,224.68

Payment #3	9/30/22	$62,224.68
Payment #4	9/30/23	$62,224.68
Payment #5	9/30/24	$62,224.68
Payment #6	9/30/25	$62,224.68
Payment #7	9/30/26	$62,224.68
Payment #8	9/30/27	$62,224.68
Payment #9	9/30/28	$62,224.68
Payment#10	9/30/29	$62,224.68
Payment#11	9/30/30	$62,224.68
Payment#12	9/30/31	$62,224.68
Payment#13	9/30/32	$62,224.68
Payment#14	9/30/33	$62,224.68
Payment#15	9/30/34	$62,224.68

If Ohio tax law changes result in no net tax incentive benefits (tax incentives offered through this agreement minus the school compensation payment is negative), American Electric Power may request that the City of Delaware Tax Incentive Review Council modify or terminate this agreement.

6. City of Delaware hereby grants **American Electric Power** a tax exemption for real property improvements made to the PROJECT site pursuant to Section 3735.67 of the Ohio Revised Code and shall be for ten (10) years in the following amounts:

Year of Tax Exemption	Tax Exemption Amount
Year 1	100%
Year 2	100%
Year 3	100%
Year 4	100%
Year 5	100%
Year 6	100%
Year 7	100%
Year 8	100%
Year 9	100%
Year 10	100%
Year 11	100%
Year 12	100%
Year 13	100%
Year 14	100%
Year 15	100%

The exemption commences the first full taxable year the facility is 100% complete. No exemption shall commence before January 1, 2019, nor extend beyond December 31, 2033. Said exemption shall be based on the increase on the assessed value of real property attributed to the real property improvements at the PROJECT site. **American Electric Power** must file the appropriate tax forms (DTE 23) with the County Auditor to effect and maintain the exemptions covered in the agreement.

7. **American Electric Power** shall pay an annual fee equal to the greater of one percent of the dollar value of incentives offered under the agreement or five hundred dollars; provided, however, that if the value of the incentives exceeds two hundred fifty thousand dollars, the fee shall not exceed two thousand five hundred dollars.

The fee shall be made payable to the City of Delaware once per year for each year the agreement is effective by December 31. This fee shall be deposited in a special fund created for such purpose and shall be used exclusively for the purpose of complying with Section 5709.68 of the Ohio Revised Code and by the Tax Incentive Review Council created under Section 5709.85 of the Ohio Revised Code exclusively for the purposes of performing the duties prescribed under that section.

8. Waiver Requirement (for jobs relocated within Ohio)
If the Director of Development has issued a waiver under Section 5709.633 of the Ohio Revised Code as a condition for the agreement to be executed, the following applies:

Continuation of this agreement is subject to the validity of the circumstances upon which **American Electric Power** applied for, and the Director of the Ohio Department of Development issued, the waiver pursuant to Section 5709.633 of the Ohio Revised Code. If, after formal approval of this agreement by the City of Delaware, the Director or the City of Delaware discovers that such a circumstance did not exist, **American Electric Power** shall be deemed to have materially failed to comply with this agreement. The formal waiver document shall be incorporated as an exhibit to this agreement and specifies conditions enumerated in Section 5709.633 of the Ohio Revised Code upon which the waiver was issued.

10. **American Electric Power** shall pay such real and tangible personal property taxes as are not exempted under this agreement and are charged against such property and shall file all tax reports and returns as required by law. If **American Electric Power** fails to pay such taxes or file such returns and reports, all incentives granted under this agreement are rescinded

beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter (ORC3735.671C2).

11. City of Delaware shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions (ORC3735.671C4).

12. If for any reason the Community Reinvestment Area designation expires, the Director of the Ohio Development Services Agency revokes certification of the area, or the City of Delaware revokes the designation of the area, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless **American Electric Power** materially fails to fulfill their obligations under this agreement and the City of Delaware terminates or modifies the exemptions from taxation granted under this agreement (ORC3735.671C5).

13. If **American Electric Power** materially fails to fulfill their obligations under this agreement, or if the City of Delaware determines that the certification as to delinquent taxes required by this agreement is fraudulent, the City of Delaware may terminate or modify the exemptions from taxation granted under this agreement and may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement.

14. (a) **American Electric Power** hereby certifies that at the time this agreement is executed, **American Electric Power** does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which **American Electric Power** is liable under Chapter 5733., 5735., 5739., 5741., 5743., 5747., or 5753. of the Ohio Revised Code, or, if such delinquent taxes are owed, **American Electric Power** currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against **American Electric Power** for the purposes of the certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Ohio Revised Code governing payment of those taxes.

15. (a) **American Electric Power** affirmatively covenants that it does not owe: (1) any delinquent taxes to the State of Ohio or a political subdivision of

the State; (2) any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State; and (3) any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not.

(b) **American Electric Power** affirmatively covenants that it does not owe: (1) any delinquent taxes to the State of Ohio or a political subdivision of the State; (2) any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State; and (3) any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not.

16. **American Electric Power** and the City of Delaware acknowledge that this agreement must be approved by formal action of the legislative authority of the City of Delaware and approval and execution of this agreement by **American Electric Power** as a condition for the agreement to take effect (ORC3735.671C10).

17. The City of Delaware has developed a policy to ensure recipients of a Community Reinvestment Area tax benefits practice non-discriminating hiring in its operations. By executing this agreement, **American Electric Power** is committing to following non-discriminating hiring practices acknowledging that no individual may be denied employment solely on the basis of race, religion, sex, disability, color, national origin, or ancestry.

18. Exemptions from taxation granted under this agreement shall be revoked if it is determined that **American Electric Power** any successor property owner, or any related member (as those terms are defined in Division (E) of Section 3735.671 of the Ohio Revised Code) has violated the prohibition against entering into this agreement under Division (E) of Section 3735.671 or Section 5709.62 or 5709.63 of the Ohio Revised Code prior to the time prescribed by that division or either of those sections (ORC3735.671C9).

19. In any three-year period after the first three years of the agreement during which this agreement is in effect, if the actual number of employee positions created or retained by **American Electric Power** is not equal to or greater than ninety percent of the number of employee positions estimated to be created or retained under this agreement, **American Electric Power** shall repay the amount of taxes on property that would have been payable had the property not been exempted from taxation under this agreement during that

three-year period. In addition, the City of Delaware may terminate or modify the exemptions from taxation granted under this agreement.

20. **American Electric Power** affirmatively covenants that they have made no false statements to the State or local political subdivision in the process of obtaining approval for the Community Reinvestment Area incentives. If any representative of **American Electric Power** has knowingly made a false statement to the State or local political subdivision to obtain the Community Reinvestment Area incentives, **American Electric Power** shall be required to immediately return all benefits received under the Community Reinvestment Area Agreement pursuant to Ohio Revised Code Section 9.66 (C)(2) and shall be ineligible for any future economic development assistance from the State, any state agency or a political subdivision pursuant to Ohio Revised Code Section 9.66(C)(1). Any person who provides a false statement to secure economic development assistance may be guilty of falsification, a misdemeanor of the first degree, pursuant to Ohio Revised Code 2921.13(A)(4), which is punishable by a fine of not more than $1,000 and/or a term of imprisonment of not more than six months.

21. This agreement is not transferable or assignable without the express, written approval of the City of Delaware.

22. **American Electric Power** acknowledges that if any person that is party to an agreement granting an exemption from taxation discontinues operations at the structure to which that exemption applies prior to the expiration of the term of the agreement, that person, any successor to that person, and any related member shall not enter into an agreement under this section or sections 5709.62, 5709.63, or 5709.632 of the Ohio Revised Code, and no legislative authority shall enter into such an agreement with such a person, successor, or related member, prior to the expiration of five years after the discontinuation of operations. As used in this division, 'successor' means a person to which the assets or equity of another person has been transferred, which transfer resulted in the full or partial non-recognition of gain or loss, or resulted in a carryover basis, both as determined by rule adopted by the tax commissioner. 'Related member' has the same meaning as defined in section 5733.042 of the Ohio Revised Code without regard to Division (B) of that section (ORC3735.671E).

23. **American Electric Power** hereby represents that they have full authority to act, negotiate, and execute this agreement.

IN WITNESS WHEREOF, the City of Delaware, Ohio, by R. Thomas Homan, its City Manager, and pursuant to **Resolution** __-__ adopted on _____, has caused this instrument to be executed this ____ day of _____ 2018, and **American Electric Power** has caused this instrument to be executed on this _____ day of _____ 2018.

CITY OF DELAWARE

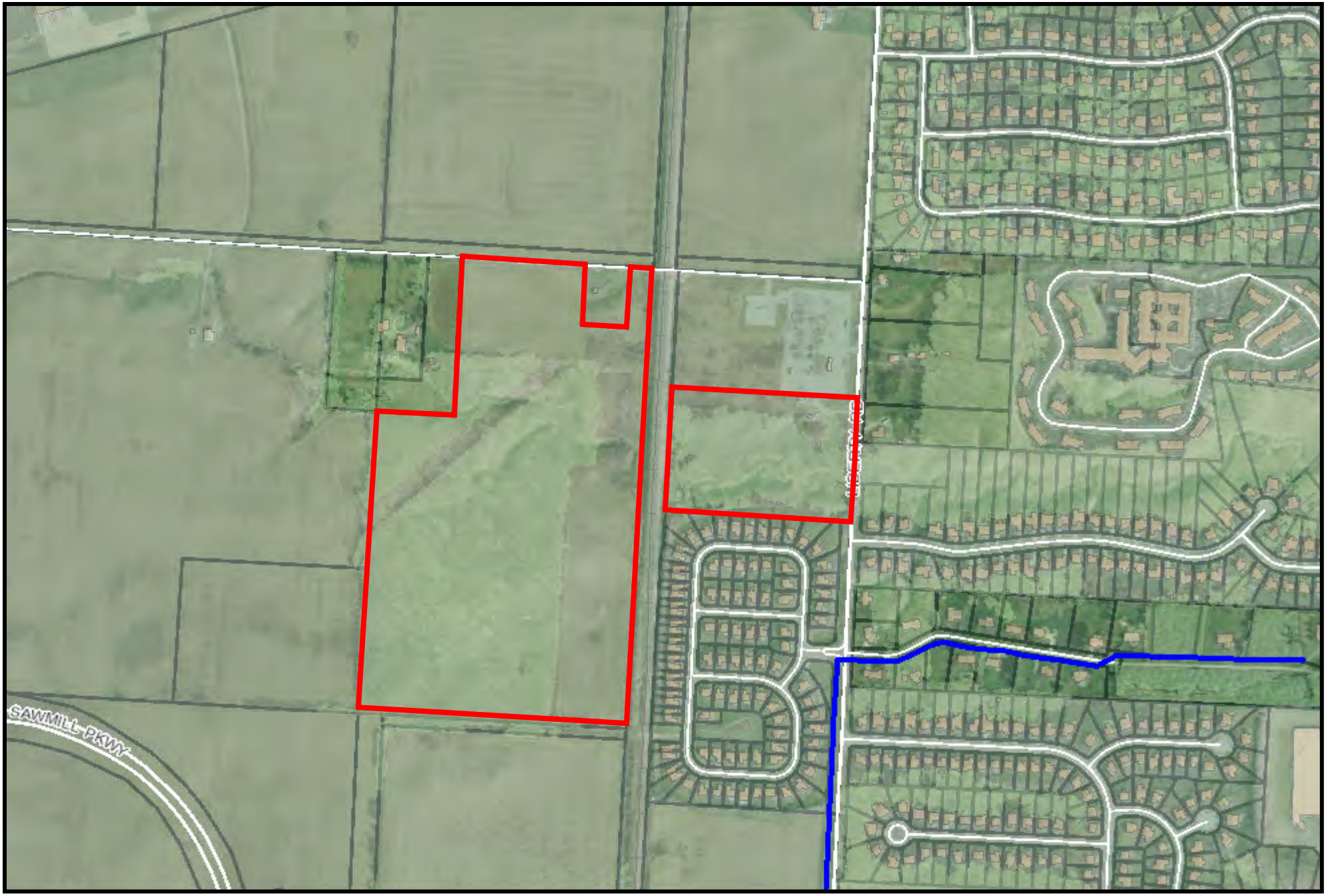
By: _____
R. Thomas Homan, City Manager

American Electric Power

By: _____
Timothy Wells, Manager,
Economic & Business Development
American Electric Power

Approved as to form:

By: _____
Darren Shulman, Delaware City Attorney



AEP Parcel - 41924001051000

Delaware County Auditor
George Kaitsa

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County.
Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy
or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel.
Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201).
Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.oh.us.
Prepared by: Delaware County Auditor's GIS Office

Printed on 2/13/2018

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EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 16 | DATE: 05/14/2018

ORDINANCE NO: 18-41 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Sean Hughes, Economic Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A COMMUNITY REINVESTMENT AREA AGREEMENT AND SCHOOL COMPENSATION AGREEMENT WITH ENGINEERED MATERIALS SYSTEMS, DELAWARE CITY SCHOOLS AND DELAWARE AREA CAREER CENTER FOR INVESTMENT IN REAL PROPERTY IMPROVEMENTS ON THEIR BUILDING AND PARCEL AT 101 INNOVATION COURT AND DECLARING AN EMERGENCY.

BACKGROUND:
Engineered Materials Systems is a company that develops and manufactures adhesives and printed inks for the electronics and automotive industries. They occupied their new 64,000 sq. ft. building at 101 Innovation Court after we worked to retain and grow them in the City. They are now growing, again, so they are in need to expand their facility by 45,000 sq. ft. The new business could also go to one of three other Nagase owned facilities in the U.S. if this expansion is not cost effective. Therefore, the proposed incentives allow us to partner with the company to reduce development costs and keep the project in Delaware. As part of this, they would not only be adding 8 new FTEs with $700,000 of new payroll, but also would be retaining the 11 FTEs that have been added since the 2015 project with a payroll of $1,050,144.

Due to the timing of the project and their desire to be under construction by June and occupying the facility by end of 2018, we are seeking that this incentive is passed as an emergency.

Project EMS 2018 Expansion		**3/23/2018**	**Address/Parcel Numbers**	**Project Acres**
			101 Innovation Court	Existing
<u>Projections</u>				
Employees (New)	**8**	Per CRA application		
Employees (Retained)	**11**	Per CRA application		
Payroll (New)	**$700,000**	Per CRA application		
Payroll (Retained)	**$1,050,144**	Per CRA application		
1.85% Muni Taxes (new)	**$12,950**	per year		
1.85% Muni Taxes (retained)	**$19,428**	per year		
50% of Muni Taxes (over $1 million new taxes)	**$0**	per year	DOES NOT APPLY	
Real Property Investment	**$2,100,000**	Per CRA application		
Building Addition	**$2,100,000**			
Renovation Investment	**$0**			
Land (not abateable)	**$0**			
Personal Property Investment	**$800,000**	Per CRA application		
F&F	$0	Personal Property		
M&E	$500,000	Personal Property		
Inventory	$300,000	Personal Property		

Proposed Incentives:

- 90%/15 year CRA with
- 30% School Pilot Payments to Schools

Project Annual Value of 90% Abatement	$49,760.87
Project 15-Year Value of Abatement	$746,413.05
30% School Pilot Per Year	$12,326.99
30% School Pilot After 15 years	$184,904.85
Net Abatement Value	$561,508.20

Economic Development Incentive Policy Analysis:

These cells will be colored GREEN if the criteria is met or RED if the criteria is not met:

Project is for a target industry	Yes	Boutique Manufacturing AND RETENTION
Project Hires at Greater than LMI average wage	Yes	$87,500.00/year
Project has a 25% or Greater ROI for City	Yes	
City ROI	26.05%	
Project has a 30% or Greater ROI for School	Yes	
School ROI	30.00%	(40% with remaining 10% of property tax on building)

*LMI (Low to Moderate Income) = $39,000/year per single person household

COMMITTEE RECOMMENDATION:

Tax Incentive Review Council, 3/28/18
VOTE: Approval

FISCAL IMPACT(S):

COST: N/A
FUND SOURCES: N/A
BUDGETED: NO

DEPARTMENTS IMPACTED: Economic Development

POLICY CHANGES:

N/A

PRESENTER(S):

Sean Hughes, Economic Development Director

RECOMMENDATION:

Approval

ATTACHMENT(S)

CRA School Notification Letters
Incentives Application
CRA Agreement
School Compensation Agreement
Map Exhibit of Building Location

ORDINANCE NO. 18-41

AN ORDINANCE APPROVING A COMMUNITY REINVESTMENT AREA AGREEMENT AND SCHOOL COMPENSATION AGREEMENT WITH ENGINEERED MATERIALS SYSTEMS, DELAWARE CITY SCHOOLS AND DELAWARE AREA CAREER CENTER FOR INVESTMENT IN REAL PROPERTY IMPROVEMENTS ON THEIR BUILDING AND PARCEL AT 101 INNOVATION COURT AND DECLARING AN EMERGENCY.

WHEREAS, the City of Delaware has encouraged development of and investment in real property in the area designated as Community Reinvestment Area 141-1135-1 pursuant to ORC 3735; and

WHEREAS, the City of Delaware by Resolution Number 01-52, resolved to review and approve all Community Reinvestment Area Agreements which meet the statutory guidelines; and

WHEREAS, the City of Delaware partners with impacted school districts to ensure mutual benefit from economic development projects.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF DELAWARE, DELAWARE COUNTY, OHIO, that:

SECTION 1. The Community Reinvestment Area Agreement by and between the City of Delaware and Engineered Materials Systems meets all of the guidelines established by the State of Ohio and the City of Delaware, and the same is hereby approved.

SECTION 2. The School Compensation Agreement by and between the City of Delaware, Delaware City School District, Delaware Area Career Center, and Engineered Materials Systems meets all of the school compensation guidelines established by the State of Ohio and the City of Delaware, and the same is hereby approved.

SECTION 3. That the City Council of the City of Delaware hereby authorizes the execution of said agreements by the City Manager to implement the Community Reinvestment Area Program and School Compensation Agreement for this project.

SECTION 4. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those

formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

SECTION 5. EMERGENCY CLAUSE. That this ordinance is hereby declared to be an emergency measure necessary to provide for the public peace, safety, health and welfare of the City, and is necessary to finalize negotiations so that construction may begin without the applicant risking the loss of the incentive, and as such will be in full force and effect immediately upon its passage.

VOTE ON RULE SUSPENSION:	YEAS____NAYS____ ABSTAIN ____
VOTE ON EMERGENCY CLAUSE:	YEAS____ NAYS____ ABSTAIN ____
PASSED: _____, 2018	YEAS____ NAYS____ ABSTAIN ____

ATTEST: _____ _____

CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

April 9, 2018

Mary Beth Freeman
Superintendent
Delaware Area Career Center
4565 Columbus Pike
Delaware, OH 43015

Paul Craft
Superintendent
Delaware City Schools
248 North Washington Street
Delaware, OH 43015

RE: Engineered Materials Systems Community Reinvestment Area Request for Tax Incentives

Dear Superintendents Craft and Freeman:

In an attempt to retain and grow Engineered Materials Systems in the City of Delaware, the City of Delaware's Tax Incentive Negotiation Committee, that includes the superintendents and treasurers from the impacted school districts, negotiated a 90% for 15 year CRA tax abatement for their 45,000 sq. ft. expansion project to be located at 101 Innovation Court. As part of their CRA abatement, Engineered Materials Systems has agreed to an annual payment equal to 30% of what the school districts normally would have received without the abatement. The total of payments to both Delaware City Schools and Delaware Area Career Center would be $12,362.99 /year for a total of $185,444.85 in fifteen years.

All incentives are based on Engineered Materials Systems' commitments of the creation of 8 new full-time jobs with a payroll minimum of $700,000 within 3 years of the completion of your project, and the retention of your existing 11 full-time jobs with a minimum payroll of $1,050,144 in the City of Delaware from their previous expansion. A copy of their application for tax incentives and commitment letter is attached.

CRA (ORC 3735.65-70) guidelines require that Boards of Education be informed of amendments, notice requirements, review rights, meeting requests, revenue sharing requirements, and/or program participation. Since the CRA legislation and company agreements contain many legal requirements, you may want to review Ohio Revised Code references (please see: http://onlinedocs.andersonpublishing.com/).

The City of Delaware is requesting a waiver of the required 45 business day notice period so that Delaware City Council will be able to consider these requests at our regularly scheduled Council meeting on May 14, 2018, held at Delaware City Hall, 1 South Sandusky Street, Delaware, at 7:00 P.M. A second reading and public hearing should be scheduled for June 11, 2018, but may not be needed if Council chooses to take action on the first reading for economic development purposes. School Board Members, staff and the public are welcome to attend these meetings. Please let me know if you require any further assistance. I can be reached at 740.203.1016 or shughes@delawareohio.net. Please email me with confirmation of receipt of this notification so that I can send it with our petition to the Ohio Development Services Agency.

Yours Sincerely,
Sean Hughes
Economic Development Director

xc: R. Thomas Homan, City Manager
Dean Stelzer Finance Director
Melissa Lee , Treasurer, Delaware City School District
Chris Bell, Treasurer, Delaware Area Career Center

Attached:
1. ORC 3735.671
2. Engineered Materials Systems application for tax incentives
3. Engineered Materials Systems incentives letter of intent

3735.671 Written agreement where commercial or industrial property is to be exempted.

(A) If construction or remodeling of commercial or industrial property is to be exempted from taxation pursuant to section 3735.67 of the Revised Code, the legislative authority and the owner of the property, prior to the commencement of construction or remodeling, shall enter into a written agreement, binding on both parties for a period of time that does not end prior to the end of the period of the exemption, that includes all of the information and statements prescribed by this section. Agreements may include terms not prescribed by this section, but such terms shall in no way derogate from the information and statements prescribed by this section.

(1) Except as otherwise provided in division (A)(2) or (3) of this section, an agreement entered into under this section shall not be approved by the legislative authority unless the board of education of the city, local, or exempted village school district within the territory of which the property is or will be located approves the agreement. For the purpose of obtaining such approval, the legislative authority shall certify a copy of the agreement to the board of education not later than forty-five days prior to approving the agreement, excluding Saturday, Sunday, and a legal holiday as defined in section 1.14 of the Revised Code. The board of education, by resolution adopted by a majority of the board, shall approve or disapprove the agreement and certify a copy of the resolution to the legislative authority not later than fourteen days prior to the date stipulated by the legislative authority as the date upon which approval of the agreement is to be formally considered by the legislative authority. The board of education may include in the resolution conditions under which the board would approve the agreement. The legislative authority may approve an agreement at any time after the board of education certifies its resolution approving the agreement to the legislative authority, or, if the board approves the agreement conditionally, at any time after the conditions are agreed to by the board and the legislative authority.

(2) Approval of an agreement by the board of education is not required under division (A)(1) of this section if, for each tax year the real property is exempted from taxation, the sum of the following quantities, as estimated at or prior to the time the agreement is formally approved by the legislative authority, equals or exceeds fifty per cent of the amount of taxes, as estimated at or prior to that time, that would have been charged and payable that year upon the real property had that property not been exempted from taxation:

(a) The amount of taxes charged and payable on any portion of the assessed valuation of the new structure or remodeling that will not be exempted from taxation under the agreement;

(b) The amount of taxes charged and payable on tangible personal property located on the premises of the new structure or of the structure to be remodeled under the agreement, whether payable by the owner of the structure or by a related member, as defined in section 5733.042 of the Revised Code without regard to division (B) of that section.

(c) The amount of any cash payment by the owner of the new structure or structure to be remodeled to the school district, the dollar value, as mutually agreed to by the owner and the board of education, of any property or services provided by the owner of the property to the school district, whether by gift,

loan, or otherwise, and any payment by the legislative authority to the school district pursuant to section 5709.82 of the Revised Code.

The estimates of quantities used for purposes of division (A)(2) of this section shall be estimated by the legislative authority. The legislative authority shall certify to the board of education that the estimates have been made in good faith. Departures of the actual quantities from the estimates subsequent to approval of the agreement by the board of education do not invalidate the agreement.

(3) If a board of education has adopted a resolution waiving its right to approve agreements and the resolution remains in effect, approval of an agreement by the board is not required under this division. If a board of education has adopted a resolution allowing a legislative authority to deliver the notice required under this division fewer than forty-five business days prior to the legislative authority's execution of the agreement, the legislative authority shall deliver the notice to the board not later than the number of days prior to such execution as prescribed by the board in its resolution. If a board of education adopts a resolution waiving its right to approve agreements or shortening the notification period, the board shall certify a copy of the resolution to the legislative authority. If the board of education rescinds such a resolution, it shall certify notice of the rescission to the legislative authority.

(B) Each agreement shall include the following information:

(1) The names of all parties to the agreement;

(2) A description of the remodeling or construction, whether or not to be exempted from taxation, including existing or new structure size and cost thereof; the value of machinery, equipment, furniture, and fixtures, including an itemization of the value of machinery, equipment, furniture, and fixtures used at another location in this state prior to the agreement and relocated or to be relocated from that location to the property, and the value of machinery, equipment, furniture, and fixtures at the facility prior to the execution of the agreement; the value of inventory at the property, including an itemization of the value of inventory held at another location in this state prior to the agreement and relocated or to be relocated from that location to the property, and the value of inventory held at the property prior to the execution of the agreement;

(3) The scheduled starting and completion dates of remodeling or construction of real property or of investments made in machinery, equipment, furniture, fixtures, and inventory;

(4) Estimates of the number of employee positions to be created each year of the agreement and of the number of employee positions retained by the owner due to the remodeling or construction, itemized as to the number of full-time, part-time, permanent, and temporary positions;

(5) Estimates of the dollar amount of payroll attributable to the positions set forth in division (B)(4) of this section, similarly itemized;

(6) The number of employee positions, if any, at the property and at any other location in this state at the time the agreement is executed, itemized as to the number of full-time, part-time, permanent, and temporary positions.

(C) Each agreement shall set forth the following information and incorporate the following statements:

(1) A description of real property to be exempted from taxation under the agreement, the percentage of the assessed valuation of the real property exempted from taxation, and the period for which the exemption is granted, accompanied by the statement: "The exemption commences the first year for which the real property would first be taxable were that property not exempted from taxation. No exemption shall commence after ..... (insert date) nor extend beyond ..... (insert date)."

(2) "..... (insert name of owner) shall pay such real property taxes as are not exempted under this agreement and are charged against such property and shall file all tax reports and returns as required by law. If ..... (insert name of owner) fails to pay such taxes or file such returns and reports, exemptions from taxation granted under this agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter."

(3) "..... (insert name of owner) hereby certifies that at the time this agreement is executed, ... (insert name of owner) does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which ..... (insert name of owner) is liable under Chapter 5733., 5735., 5739., 5741., 5743., 5747., or 5753. of the Ohio Revised Code, or, if such delinquent taxes are owed, ... (insert name of owner) currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101 , et seq., or such a petition has been filed against ..... (insert name of owner). For the purposes of this certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Revised Code governing payment of those taxes."

(4) "..... (insert name of municipal corporation or county) shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions."

(5) "If for any reason ..... (insert name of municipal corporation or county) revokes the designation of the area, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless ..... (insert name of owner) materially fails to fulfill its obligations under this agreement and ..... (insert name of municipal corporation or county) terminates or modifies the exemptions from taxation pursuant to this agreement."

(6) "If ..... (insert name of owner) materially fails to fulfill its obligations under this agreement, or if ..... (insert name of municipal corporation or county) determines that the certification as to delinquent taxes required by this agreement is fraudulent, ... (insert name of municipal corporation or county) may terminate or modify the exemptions from taxation granted under this agreement."

(7) "..... (insert name of owner) shall provide to the proper tax incentive review council any information reasonably required by the council to evaluate the applicant's compliance with the agreement, including returns filed pursuant to section 5711.02 of the Ohio Revised Code if requested by the council."

(8) "This agreement is not transferable or assignable without the express, written approval of ..... (insert name of municipal corporation or county)."

(9) "Exemptions from taxation granted under this agreement shall be revoked if it is determined that ..... (insert name of owner), any successor to that person, or any related member (as those terms are defined in division (E) of section 3735.671 of the Ohio Revised Code) has violated the prohibition against entering into this agreement under division (E) of section 3735.671 or section 5709.62 or 5709.63 of the Ohio Revised Code prior to the time prescribed by that division or either of those sections."

(10) "..... (insert name of owner) and ..... (insert name of municipal corporation or county) acknowledge that this agreement must be approved by formal action of the legislative authority of ..... (insert name of municipal corporation or county) as a condition for the agreement to take effect. This agreement takes effect upon such approval."

The statement described in division (C)(6) of this section may include the following statement, appended at the end of the statement: ", and may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement." If the agreement includes a statement requiring repayment of exempted taxes, it also may authorize the legislative authority to secure repayment of such taxes by a lien on the exempted property in the amount required to be repaid. Such a lien shall attach, and may be perfected, collected, and enforced, in the same manner as a mortgage lien on real property, and shall otherwise have the same force and effect as a mortgage lien on real property.

(D) Except as otherwise provided in this division, an agreement entered into under this section shall require that the owner pay an annual fee equal to the greater of one per cent of the amount of taxes exempted under the agreement or five hundred dollars; provided, however, that if the value of the incentives exceeds two hundred fifty thousand dollars, the fee shall not exceed two thousand five hundred dollars. The fee shall be payable to the legislative authority once per year for each year the agreement is effective on the days and in the form specified in the agreement. Fees paid shall be deposited in a special fund created for such purpose by the legislative authority and shall be used by the legislative authority exclusively for the purpose of complying with section 3735.672 of the Revised Code and by the tax incentive review council created under section 5709.85 of the Revised Code exclusively for the purposes of performing the duties prescribed under that section. The legislative authority may waive or reduce the amount of the fee, but such waiver or reduction does not affect the obligations of the legislative authority or the tax incentive review council to comply with section3735.672 or 5709.85 of the Revised Code.

(E) If any person that is party to an agreement granting an exemption from taxation discontinues operations at the structure to which that exemption applies prior to the expiration of the term of the agreement, that person, any successor to that person, and any related member shall not enter into an

agreement under this section or section 5709.62 , 5709.63 , or 5709.632 of the Revised Code, and no legislative authority shall enter into such an agreement with such a person, successor, or related member, prior to the expiration of five years after the discontinuation of operations. As used in this division, "successor" means a person to which the assets or equity of another person has been transferred, which transfer resulted in the full or partial nonrecognition of gain or loss, or resulted in a carryover basis, both as determined by rule adopted by the tax commissioner. "Related member" has the same meaning as defined in section 5733.042 of the Revised Code without regard to division (B) of that section.

The director of development shall review all agreements submitted to the director under division (F) of this section for the purpose of enforcing this division. If the director determines there has been a violation of this division, the director shall notify the legislative authority of such violation, and the legislative authority immediately shall revoke the exemption granted under the agreement.

(F) When an agreement is entered into under this section, the legislative authority authorizing the agreement shall forward a copy of the agreement to the director of development within fifteen days after the agreement is entered into.

Effective Date: 09-26-2003; 03-23-2005

EST 1808

CITY OF

DELAWARE

OHIO

INCENTIVES APPLICATION

1. a. Name of property owner, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

Enterprise Name: Engineered Materials Systems Inc

Contact Person: Todd Irion

Address: 100 Innovation Ct Delaware OH

Telephone Number: 740-203-2940

b. Project site: Same
Contact Person: Same

Address:

Telephone Number:

Date: March 1, 2018

2. a. Nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site. Adhesive Manufacturing

b. List primary 6 digit North American Industry Classification System (NAICS) # Business may list other relevant SIC numbers._____325520_____

c. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred: N/A

d. Form of business of enterprise (corporation, partnership, proprietorship, or other).
C Corporation

3. Name of principal owner(s) or officers of the business.
Todd Irion – President Lou Morris - CFO

4. a. State the enterprise's current employment level at the proposed project site:
49 Full Time

b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? No

c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:

d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees): 46

e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets: N/A

f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated? N/A

5. Does the Property Owner owe:

a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?
Yes___ No _X___

b. Any monies to the State or a state agency for the administration or enforcement of any environmental laws of the State? Yes___ No X_

c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?
Yes___ No _X_

d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets).

6. Project Description: 45,000 SF Addition to warehouse

7. Project will begin July 23, 2018 and be completed December 2018 provided a tax exemption is provided.

8. a. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary): 8 Full Time

b. State the time frame of this projected hiring: 3 yrs.

c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees): 3 per year

9. a. Estimate the amount of annual payroll such new employees will add $700,000 (new annual payroll must be itemized by full- and part-time and permanent and temporary new employees).

b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: $3,014,000

10. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

A. Acquisition of Buildings:	$ 0
B. Additions/New Construction:	$ 2.1M
C. Improvements to existing buildings:	$ 0
D. Machinery & Equipment:	$ 500K
E. Furniture & Fixtures:	$ 0
F. Inventory:	$ 300K
Total New Project Investment:	$ 2.9M

11. a. Business requests the following incentives: 100% real estate tax abate for 15 years

b. Business's reasons for requesting incentives (be quantitatively specific as possible):
To allow the financial feasibility and ROI to add the addition to our existing building and add up to 8 new high wage jobs.

Submission of this application expressly authorizes (name of local jurisdiction) to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item# 5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request. (The Applicant agrees to supply additional information upon request.)

The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than $1,000 and/or a term of imprisonment of not more than six months.

Name of Property Owner EMS Date 3-2-18

Signature Richard Irion Typed Name and Title
Richard T Irion - President

* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

** Attach to Final Incentives Agreements as Exhibit A

COMMUNITY REINVESTMENT AREA AGREEMENT
CITY OF DELAWARE and **Engineered Materials Systems**

This agreement made and entered into by and between the City of Delaware, Ohio, a municipal government, with its main offices located at 1 South Sandusky Street, Delaware, Ohio 43015 and **Engineered Materials Systems, 101 Innovation Court, Delaware, Ohio 43015**, WITNESSETH;

WHEREAS, the City of Delaware has encouraged the development of real property and the acquisition of personal property located in the area designated as Community Reinvestment Area 141-1135-01; and

WHEREAS, **Engineered Materials Systems** desires to expand its operations at its currently owned facility at 101 Innovation Court by constructing a 45,000 sq. ft. expansion. This PROJECT will take place within the boundaries of the aforementioned Community Reinvestment Area provided that the appropriate development incentives are available to support the economic viability of said PROJECT; and

WHEREAS, the Council of the City of Delaware, Ohio, by Resolution No. 01-52 adopted July 23, 2001, designated the area as a "Community Reinvestment Area" pursuant to Chapter 3735 of the Ohio Revised Code; and

WHEREAS, effective September 4, 2001, the Director of the Development Services Agency of the State of Ohio determined that the aforementioned area designated in said Resolution No. 01-52 contains the characteristics set forth in Section 3735.66 of the Ohio Revised Code and confirmed said area as Community Reinvestment Area #141-1135-01 under said Chapter 3735; and

WHEREAS, the City of Delaware, having the appropriate authority for the stated type of project desires to provide **Engineered Materials Systems** with incentives available for the development of the PROJECT in said Community Reinvestment Area under Chapter 3735 of the Ohio Revised Code; and

WHEREAS, **Engineered Materials Systems** has submitted an incentive application (herein attached as Exhibit A and incorporated herein by reference) to the City of Delaware (hereinafter referred to as "APPLICATION"); and

WHEREAS, **Engineered Materials Systems** has remitted the required state application fee of $750.00 made payable to the Ohio Department of Development with the APPLICATION to be forwarded to said department with a copy of the final agreement; and

WHEREAS, the Tax Incentive Negotiating Committee of the City of Delaware has investigated the APPLICATION of **Engineered Materials Systems**, and has recommended the same to the Council of the City of Delaware on the basis that **Engineered Materials Systems** is qualified by financial responsibility and business experience to create and preserve employment opportunities in said Community Reinvestment Area and improve the economic climate of the City of Delaware; and

WHEREAS, the project site as proposed by **Engineered Materials Systems** is located in the Delaware City School District and the Delaware Area Career Center (per the attached resolutions authorizing the superintendents to act on behalf of the board) has been notified in accordance with Section 5709.83 and been given a copy of the APPLICATION; and

WHEREAS, pursuant to Section 3735.67(A) and in conformance with the format required under Section 3735.671(B) of the Ohio Revised Code, the parties hereto desire to set forth their agreement with respect to matters hereinafter contained;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties herein agree as follows:

1. **Engineered Materials Systems** shall construct a new 45,000 sq. ft. addition onto the existing 63,000 sq. ft. facility at 101 Innovation.

The PROJECT will begin June 1, 2018 and all construction will be completed by December 31, 2018. Any changes to the beginning and completion dates must be agreed to by formal resolution and an amended agreement.

2. **Engineered Materials Systems** shall **create** the equivalent of **8** new **full-time equivalent (FTE)** jobs at the Delaware facility. The job creation period begins **December 31, 2018** and all jobs will be in place by **December 31, 2021** (3 years or 36 months after the completion of the PROJECT per ORC 3735).

This increase in the number of new employees shall result in at least SEVEN HUNDRED THOUSAND DOLLARS ($700,000) in total new annual payroll ($700,000 NEW FULL TIME PERMANENT PAYROLL) generated at the PROJECT site.

3. The incentives application listed **Engineered Materials Systems** current employment as 50 with 11 of those FTEs being committed as new hires as part of the company's 2015 expansion. As part of that expansion, **Engineered Materials Systems** also had committed to retaining their current (at the time)

39 FTEs. Therefore, as part of this project, **Engineered Materials Systems** shall **retain the 11 full-time equivalent (FTE)** employees they hired as part of the 2015 expansion in addition to the new 8 full-time equivalent (FTE) employees (for a total of 58 FTEs) at **Engineered Materials Systems** Delaware facility until the expiration of this CRA agreement, December 31, 2033, with a **minimum existing payroll of $1,050,144 from the 2015 expansion** in addition to the **newly created $700,000 payroll from the new FTEs** (for a **total of $1,750,144 in payroll**).

4. Based on new job and payroll creation levels, the City of Delaware estimates an annual new employee income tax revenue amount of $12,950 ($700,000 payroll times the current income tax rate of 1.85%) for the PROJECT. If in any year after the first three year grace period of this Agreement the level of new payroll does not reach or falls below levels established by this Agreement, **Engineered Materials Systems** agrees to reimburse the City of Delaware for lost employee income taxes. Should the City's income tax rates change, the reimbursement will be adjusted accordingly.

To the extent that **Engineered Materials Systems** substantially comply with the terms of this section 4 of this agreement, the company shall incur no income tax reimbursement penalty.

5. **Engineered Materials Systems** shall provide to the proper Tax Incentive Review Council any information reasonably required by the council to evaluate the enterprise's compliance with the agreement, including returns filed pursuant to section 5711.02 and 5727.08 of the Ohio Revised Code if requested by the council (ORC3735.671C7).

ADDITIONAL REQUIREMENTS:

a. **Engineered Materials Systems** shall make the following payments totaling $12,362.99 to **Delaware City School District** ($11,859.94) and **Delaware Area Career Center** ($503.05) to benefit the districts' educational initiatives. These payments shall be subject to the terms and conditions of a separate School Compensation Agreement between **Engineered Materials Systems**, Delaware City Schools, Delaware Area Career Center and the City of Delaware. Per this agreement, **Engineered Materials Systems** will make these payments directly to the school districts upon receipt of invoices from Delaware City Schools and Delaware Area Career Center for the amounts established in the School Compensation Agreement at the following times.

School Compensation Payment #	Payment Due Date	Total Amount

Payment #1	9/30/20	$12,362.99
Payment #2	9/30/21	$12,362.99
Payment #3	9/30/22	$12,362.99
Payment #4	9/30/23	$12,362.99
Payment #5	9/30/24	$12,362.99
Payment #6	9/30/25	$12,362.99
Payment #7	9/30/26	$12,362.99
Payment #8	9/30/27	$12,362.99
Payment #9	9/30/28	$12,362.99
Payment#10	9/30/29	$12,362.99
Payment#11	9/30/30	$12,362.99
Payment#12	9/30/31	$12,362.99
Payment#13	9/30/32	$12,362.99
Payment#14	9/30/33	$12,362.99
Payment#15	9/30/34	$12,362.99

If Ohio tax law changes result in no net tax incentive benefits (tax incentives offered through this agreement minus the school compensation payment is negative), Engineered Materials Systems may request that the City of Delaware Tax Incentive Review Council modify or terminate this agreement.

6. City of Delaware hereby grants **Engineered Materials Systems** a tax exemption for real property improvements made to the PROJECT site pursuant to Section 3735.67 of the Ohio Revised Code and shall be for ten (10) years in the following amounts:

Year of Tax Exemption	Tax Exemption Amount
Year 1	90%
Year 2	90%
Year 3	90%
Year 4	90%
Year 5	90%
Year 6	90%
Year 7	90%
Year 8	90%
Year 9	90%
Year 10	90%
Year 11	90%
Year 12	90%
Year 13	90%
Year 14	90%

Year 15 90%

The exemption commences the first full taxable year the facility is 100% complete. No exemption shall commence before January 1, 2019, nor extend beyond December 31, 2033. Said exemption shall be based on the increase on the assessed value of real property attributed to the real property improvements at the PROJECT site. **Engineered Materials Systems** must file the appropriate tax forms (DTE 23) with the County Auditor to effect and maintain the exemptions covered in the agreement.

7. **Engineered Materials Systems** shall pay an annual fee equal to the greater of one percent of the dollar value of incentives offered under the agreement or five hundred dollars; provided, however, that if the value of the incentives exceeds two hundred fifty thousand dollars, the fee shall not exceed two thousand five hundred dollars.

The fee shall be made payable to the City of Delaware once per year for each year the agreement is effective by December 31. This fee shall be deposited in a special fund created for such purpose and shall be used exclusively for the purpose of complying with Section 5709.68 of the Ohio Revised Code and by the Tax Incentive Review Council created under Section 5709.85 of the Ohio Revised Code exclusively for the purposes of performing the duties prescribed under that section.

8. Waiver Requirement (for jobs relocated within Ohio)
If the Director of Development has issued a waiver under Section 5709.633 of the Ohio Revised Code as a condition for the agreement to be executed, the following applies:

Continuation of this agreement is subject to the validity of the circumstances upon which **Engineered Materials Systems** applied for, and the Director of the Ohio Department of Development issued, the waiver pursuant to Section 5709.633 of the Ohio Revised Code. If, after formal approval of this agreement by the City of Delaware, the Director or the City of Delaware discovers that such a circumstance did not exist, **Engineered Materials Systems** shall be deemed to have materially failed to comply with this agreement. The formal waiver document shall be incorporated as an exhibit to this agreement and specifies conditions enumerated in Section 5709.633 of the Ohio Revised Code upon which the waiver was issued.

10. **Engineered Materials Systems** shall pay such real and tangible personal property taxes as are not exempted under this agreement and are charged against such property and shall file all tax reports and returns as required by

law. If **Engineered Materials Systems** fails to pay such taxes or file such returns and reports, all incentives granted under this agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter (ORC3735.671C2).

11. City of Delaware shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions (ORC3735.671C4).

12. If for any reason the Community Reinvestment Area designation expires, the Director of the Ohio Development Services Agency revokes certification of the area, or the City of Delaware revokes the designation of the area, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless **Engineered Materials Systems** materially fails to fulfill their obligations under this agreement and the City of Delaware terminates or modifies the exemptions from taxation granted under this agreement (ORC3735.671C5).

13. If **Engineered Materials Systems** materially fails to fulfill their obligations under this agreement, or if the City of Delaware determines that the certification as to delinquent taxes required by this agreement is fraudulent, the City of Delaware may terminate or modify the exemptions from taxation granted under this agreement and may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement.

14. (a) **Engineered Materials Systems** hereby certifies that at the time this agreement is executed, **Engineered Materials Systems** does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which **Engineered Materials Systems** is liable under Chapter 5733., 5735., 5739., 5741., 5743., 5747., or 5753. of the Ohio Revised Code, or, if such delinquent taxes are owed, **Engineered Materials Systems** currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against **Engineered Materials Systems** for the purposes of the certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Ohio Revised Code governing payment of those taxes.

15. (a) **Engineered Materials Systems** affirmatively covenants that it does not owe: (1) any delinquent taxes to the State of Ohio or a political subdivision of the State; (2) any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State; and (3) any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not.

(b) **Engineered Materials Systems** affirmatively covenants that it does not owe: (1) any delinquent taxes to the State of Ohio or a political subdivision of the State; (2) any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State; and (3) any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not.

16. **Engineered Materials Systems** and the City of Delaware acknowledge that this agreement must be approved by formal action of the legislative authority of the City of Delaware and approval and execution of this agreement by **Engineered Materials Systems** as a condition for the agreement to take effect (ORC3735.671C10).

17. The City of Delaware has developed a policy to ensure recipients of a Community Reinvestment Area tax benefits practice non-discriminating hiring in its operations. By executing this agreement, **Engineered Materials Systems** is committing to following non-discriminating hiring practices acknowledging that no individual may be denied employment solely on the basis of race, religion, sex, disability, color, national origin, or ancestry.

18. Exemptions from taxation granted under this agreement shall be revoked if it is determined that **Engineered Materials Systems** any successor property owner, or any related member (as those terms are defined in Division (E) of Section 3735.671 of the Ohio Revised Code) has violated the prohibition against entering into this agreement under Division (E) of Section 3735.671 or Section 5709.62 or 5709.63 of the Ohio Revised Code prior to the time prescribed by that division or either of those sections (ORC3735.671C9).

19. In any three-year period after the first three years of the agreement during which this agreement is in effect, if the actual number of employee positions created or retained by **Engineered Materials Systems** is not equal to or greater than ninety percent of the number of employee positions estimated to be created or retained under this agreement, **Engineered Materials Systems** shall repay the amount of taxes on property that would have been payable had the property not been exempted from taxation under this agreement during that three-year

period. In addition, the City of Delaware may terminate or modify the exemptions from taxation granted under this agreement.

20. **Engineered Materials Systems** affirmatively covenants that they have made no false statements to the State or local political subdivision in the process of obtaining approval for the Community Reinvestment Area incentives. If any representative of **Engineered Materials Systems** has knowingly made a false statement to the State or local political subdivision to obtain the Community Reinvestment Area incentives, **Engineered Materials Systems** shall be required to immediately return all benefits received under the Community Reinvestment Area Agreement pursuant to Ohio Revised Code Section 9.66 (C)(2) and shall be ineligible for any future economic development assistance from the State, any state agency or a political subdivision pursuant to Ohio Revised Code Section 9.66(C)(1). Any person who provides a false statement to secure economic development assistance may be guilty of falsification, a misdemeanor of the first degree, pursuant to Ohio Revised Code 2921.13(A)(4), which is punishable by a fine of not more than $1,000 and/or a term of imprisonment of not more than six months.

21. This agreement is not transferable or assignable without the express, written approval of the City of Delaware.

22. **Engineered Materials Systems** acknowledges that if any person that is party to an agreement granting an exemption from taxation discontinues operations at the structure to which that exemption applies prior to the expiration of the term of the agreement, that person, any successor to that person, and any related member shall not enter into an agreement under this section or sections 5709.62, 5709.63, or 5709.632 of the Ohio Revised Code, and no legislative authority shall enter into such an agreement with such a person, successor, or related member, prior to the expiration of five years after the discontinuation of operations. As used in this division, 'successor' means a person to which the assets or equity of another person has been transferred, which transfer resulted in the full or partial non-recognition of gain or loss, or resulted in a carryover basis, both as determined by rule adopted by the tax commissioner. 'Related member' has the same meaning as defined in section 5733.042 of the Ohio Revised Code without regard to Division (B) of that section (ORC3735.671E).

23. **Engineered Materials Systems** hereby represents that they have full authority to act, negotiate, and execute this agreement.

IN WITNESS WHEREOF, the City of Delaware, Ohio, by R. Thomas Homan, its City Manager, and pursuant to **Resolution** __-__ adopted on _____, has caused this instrument to be executed this ____ day of _____ 2018, and **Engineered Materials Systems** has caused this instrument to be executed on this _____ day of _____ 2018.

CITY OF DELAWARE

By: _____
R. Thomas Homan, City Manager

Engineered Materials Systems

By: _____
Todd Irion, President
Engineered Materials Systems

Approved as to form:

By: _____
Darren Shulman, Delaware City Attorney

School Compensation Agreement
Engineered Materials Systems
Community Reinvestment Area #141-1135-01

This agreement between the **City of Delaware**, a municipal corporation, with its offices at 1 South Sandusky Street, Delaware, Ohio 43015; **Delaware City School District Board of Education**, a public school district, with its principal offices at 248 North Washington Street, Delaware, Ohio 43015; **Delaware Area Career Center Board of Education**, a public school district with its principal offices at 4565 Columbus Pike, Delaware, OH 43015, and **Engineered Materials Systems,** 101 Innovation Court, Delaware, OH 43015 specifies the manner in which and procedures to be used pursuant to Ohio Revised Code 3735 authorizing general compensation relating to the Community Reinvestment Area tax abatement for the construction of an expansion to their headquarters and manufacturing facility at 101 Innovation Court, Delaware, Ohio 43015 in Delaware's Community Reinvestment Area #141-1135-01.

WHEREAS, the Community Reinvestment Program, pursuant to Chapter 3735 of the Ohio Revised Code authorizes cities and counties to grant real property tax exemptions on eligible new investments; and

WHEREAS, the Council of the City Council of Delaware, Ohio, by Resolution No. 01-52, adopted July 23, 2001, designated the area as a "Community Reinvestment Area" pursuant to Chapter 3735 of the Ohio Revised Code; and

WHEREAS, effective September 4, 2001, the Director of Development of the State of Ohio determined that the aforementioned area designated in said Resolution No. 01-52 contains the characteristics set forth in Section 3735.66 of the Ohio Revised Code and confirmed said area as Community Reinvestment Area #141-1135-01 under said Chapter 3735; and

Whereas, effective November 26, 2001, a Delaware City School District Board of Education resolution authorized the Superintendent to act on its behalf to negotiate, approve, and define terms and conditions on any Tax Incentive Agreement; the minutes of the October 13, 2015 Tax Incentive Negotiating Committee document the Superintendent's approval; and

Whereas, effective April 15, 2004, a Delaware Area Career Center Board of Education resolution authorized the Superintendent to act on its behalf to negotiate, approve, and define terms and conditions on any Tax Incentive Agreement; the minutes of the January 9, 2018 Tax Incentive Negotiating Committee document the Superintendent's approval; and

Whereas, the City of Delaware within **Oridinance Number __-__** adopted on _____, 2018, has acted pursuant to ORC 3735 to grant a tax exemption

to **Engineered Materials Systems** and entered into a formal Community Reinvestment Area abatement agreement on _____**, 2018**; and

Whereas, Item 5a of the Community Reinvestment Area Agreement relating to the aforementioned project requires compensation to the Delaware City School District and Delaware Area Career Center for the sole benefit of educational initiatives.

Now therefore, in consideration of the foregoing and of the mutual promises, covenants, and agreements hereinafter set forth by the City of Delaware, Delaware City School District, Delaware Area Career Center, and **Engineered Materials Systems** agree as follows:

Section 1. **Engineered Materials Systems** shall pay ELEVEN THOUSAND EIGHT HUNDRED FIFTY-NINE DOLLARS AND NINETY-FOUR CENTS ($11,859.94) per year for fifteen (15) years to the Delaware City School District AND FIVE HUNDRED AND THREE DOLLARS AND FIVE CENTS ($503.05) per year for fifteen (15) years to the Delaware Area Career Center in accordance with the terms and conditions set forth in Item 6a of the Community Reinvestment Area Agreement for the referenced project. This payment shall be made upon receipt of invoices per the instructions set forth in Item 6a of the Community Reinvestment Area Agreement relating to the aforementioned project, and the first payment shall be due September 30, 2020 and dispersed per Section 2 of this agreement.

Section 2. The cash payment made by **ENGINEERED MATERIALS SYSTEMS** to the Delaware City School District **satisfies ORC Section 5709.82C(2) (School Compensation Agreement is mutually acceptable)** and shall be used for educational initiatives for the sole benefit of the Delaware City Schools and the Delaware Area Career Center, as follows:

a.	Delaware City School District	$11,859.94
b.	Delaware Area Career Center	$503.05
c.	Total	$12,362.99

Section 3. This agreement may be amended or modified by the parties, only in writing, signed by all parties to the agreement or by applicable law changes.

Note: All parties agree that if Ohio tax reform results in no net tax incentive benefits (if the sum of tax incentives offered through the Community Reinvestment Area Agreement minus the school compensation payment is negative), ENGINEERED MATERIALS SYSTEMS may request that the City of Delaware Tax Incentive Review Council recommend agreement modification or termination. No School Compensation payment is required if there is no net tax benefit to ENGINEERED MATERIALS SYSTEMS.

Section 4. This agreement sets forth the entire agreement and understanding between the parties as to the subject matter contained herein and merges and supersedes all prior discussions, agreements, and undertakings of every kind between the parties with respect to the subject matter of this agreement.

Section 5. All payments, certificates, reports, and notices which are required to or may be given pursuant to the provisions of this agreement shall be sent by regular mail, postage prepaid, and shall be deemed to have been given or delivered when so mailed to the following addresses:

R. Thomas Homan, City Manager
City of Delaware
1 South Sandusky Street
Delaware, Ohio 43015

Paul A. Craft, PhD, Superintendent
Delaware City School District
248 N. Washington Street
Delaware, Ohio 43015

Mary Beth Freeman, Superintendent
Delaware Area Career Center
4565 Columbus Pike
Delaware, Ohio 43015

Todd Irion, President
Engineered Materials Systems
101 Innovation Ct.
Delaware, OH 43015

Any party may change its contact or mailing address for receiving notices and reports by giving written notice of such change to the other parties.

Section 6. The invalidity of any provision of this agreement shall not affect the other provisions of this agreement, and this agreement shall be construed in all respects as if any invalid portions were omitted.

In witness whereof, the parties have caused this Agreement to be executed as of this __ **day of _____ 2018**.

CITY OF DELAWARE

_____

R. Thomas Homan

DELAWARE CITY SCHOOL DISTRICT

_____
Paul A. Craft, Superintendent

DELAWARE AREA CAREER CENTER

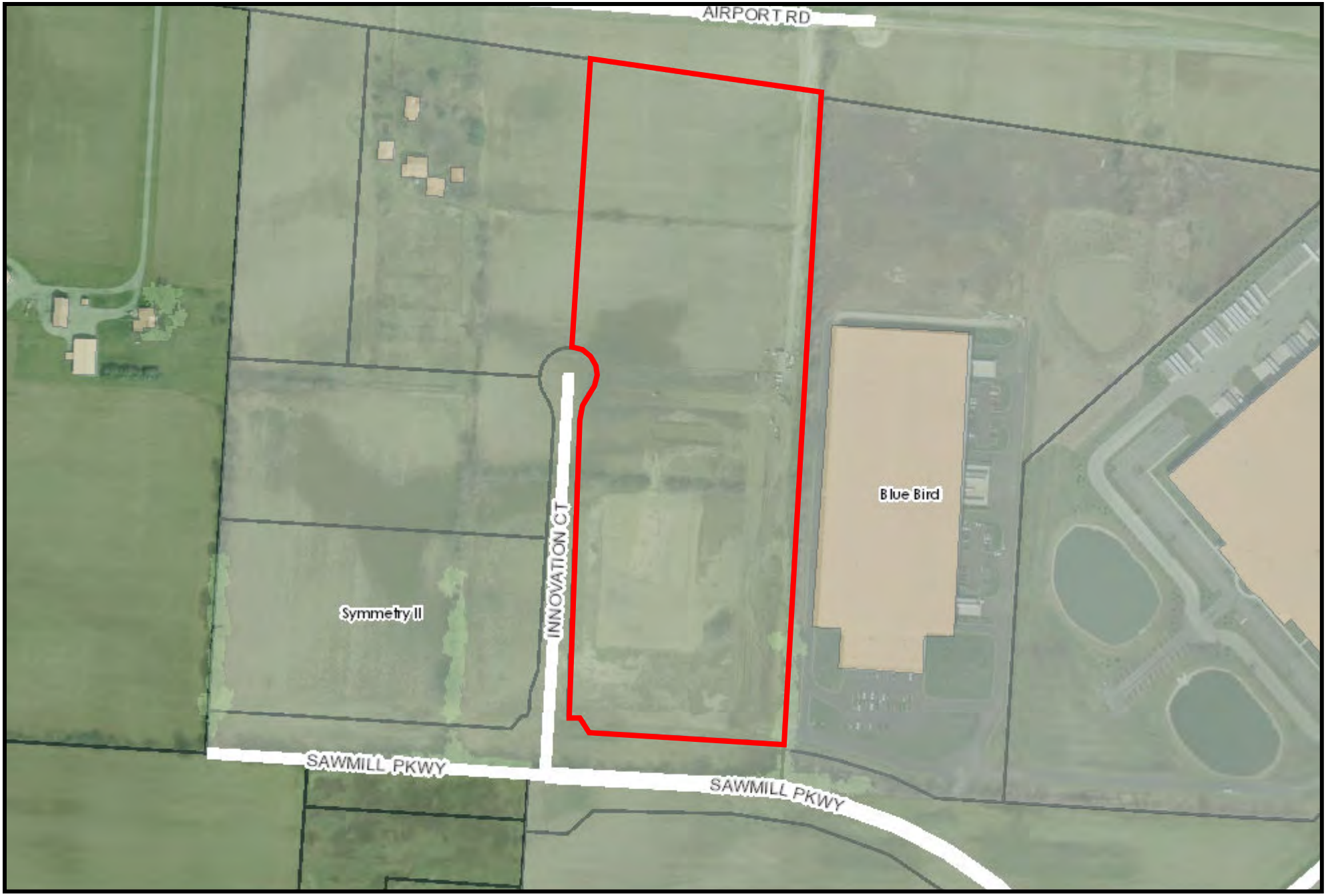
_____
Mary Beth Freeman, Superintendent

ENGINEERED MATERIALS SYSTEMS

_____
Todd Irion, President

Approved as to form:

By: _____
Darren Shulman, Delaware City Attorney



EMS Expansion Project Site

Delaware County Auditor
George Kaitsa

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County.
Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy
or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel.
Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201).
Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.oh.us.
Prepared by: Delaware County Auditor's GIS Office

Printed on 5/1/2018

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EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 17 | DATE: 05/14/2018

ORDINANCE NO: 18-42 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Dean Stelzer, Finance Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE SUPPLEMENTING THE 2018 APPROPRIATIONS ORDINANCE TO REALLOCATE APPROPRIATIONS FROM THE MUNICIPAL COURT ADMINISTRATION BUDGET TO A NEW MISSION COURT BUDGET WITHIN THE MUNICIPAL COURT FUND, AND DECLARING AN EMERGENCY.

BACKGROUND:
This legislation amends the adopted 2018 appropriation ordinance reallocating amounts included in the 2018 Municipal Court Fund, Court Administration budget to a new Mission Court budget.

REASON WHY LEGISLATION IS NEEDED:
Earlier this year the Delaware Municipal Court created the Delaware Mission Court as a separate docket of the Court. The intent of the new docket is to assist veterans involved in the criminal justice system.

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):
This supplemental ordinance does not increase the 2018 authorized expenditures, rather the ordinance authorizes a reallocation of budgeted amounts from the Court Administration budget to the new Mission Court budget.

POLICY CHANGES:

PRESENTER(S):
Dean Stelzer, Finance Director

RECOMMENDATION:
As the Mission Court docket has already commenced, it is requested that this budget reallocation be approved with an emergency clause.

ATTACHMENT(S)
Journal Entry from Municipal Court Administrative Judge Hemmeter.

ORDINANCE NO. 18-42

AN ORDINANCE SUPPLEMENTING THE 2018 APPROPRIATIONS ORDINANCE TO REALLOCATE APPROPRIATIONS FROM THE MUNICIPAL COURT ADMINISTRATION BUDGET TO A NEW MISSION COURT BUDGET WITHIN THE MUNICIPAL COURT FUND, AND DECLARING AN EMERGENCY.

WHEREAS, earlier this year the Delaware Municipal Court created the Delaware Mission Court, a Veterans Treatment Court as a specialized docket of Municipal Court; and

WHEREAS, costs associated with the Mission Court, including staffing and other related costs, are to be reimbursed to the City by the Delaware County Veteran Services Commission; and

WHEREAS, to facilitate the segregation of reimbursable costs associated with the Mission Court, a Journal Entry from the Court requesting the established of a separate departmental budget within the Municipal Court Fund has been issued; and

WHEREAS, a supplemental appropriation will be necessary to increase the 2018 Budget for the Mission Court costs in the new accounts and decrease the authorized expenditures for 2018 for wages and benefits and other costs previously included in the 2018 Municipal Court Budget.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That there is hereby appropriated from the unencumbered balance of the Municipal Court Fund $75,670 increasing the following accounts:

Wages	(240-2415-5100)	$ 41,000
OPERS	(240-2415-5101)	$ 6,000
Medicare	(240-2415-5103)	$ 600
Health Insurance	(240-2415-5111)	$ 10,000
Life Insurance	(240-2415-5112)	$ 70

SECTION 2. That previously approved appropriations in Municipal Court Fund are hereby reduced by the amounts listed in the following accounts:

Wages	(240-2410-5100)	($ 41,000)
OPERS	(240-2410-5101)	($ 6,000)
Medicare	(240-2410-5103)	($ 600)
Health Insurance	(240-2410-5111)	($ 10,000)

Life Insurance (240-2410-5112) ($ 70)

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

SECTION 4. EMERGENCY CLAUSE. That this ordinance is hereby declared to be an emergency measure necessary to provide for the public peace, safety, health and welfare of the City and for the further reason to provide for the timely accounting for costs incurred and subject to reimbursement related to the Mission Court docket of Delaware Municipal Court, and as such will be in full force and effect immediately upon its passage.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

VOTE ON EMERGENCY CLAUSE: YEAS____ NAYS____
ABSTAIN ____

PASSED: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

FILED
DELAWARE
MUNICIPAL COURT
DELAWARE, OHIO
2018 APR 19 PM 3:22
CINDY DINOVO
CLERK

IN THE DELAWARE MUNICIPAL COURT
DELAWARE COUNTY, OHIO

In the Matter of
Creating a Separate Departmental
Budget for the Delaware Mission
Court in the Delaware Municipal
Court Fund.

Journal Entry

In 2018 the Delaware Municipal Court created the Delaware Mission Court, a Veterans Treatment Court. See, Local Rule 214.

The Delaware Mission Court is a specialized program that works within the framework of the existing Municipal Court. With the recognition that many of our veterans return to civilian life with serious trauma, both physical and mental, which may lead to their involvement with the criminal justice system, comes a responsibility to ensure that veterans receive the treatment and services that they need—that they have earned. By providing a specialized docket, the Delaware Municipal Court increases the veterans' chances of success in a collaborative environment. Enhancing access to various programs and treatments and fostering interaction with other veterans will ensure that those who have served receive the services they deserve.

The Delaware Mission Court works hand-in-hand with the Delaware County Veteran Services Commission, the Department of Veteran Affairs and local service providers to ensure that a veteran on the Mission Court docket receives the services he/she has earned. The Delaware Mission Court also assigns a Veteran Mentor to each participant. To this end, the Delaware Municipal Court hired a Community Control Officer and a Veteran Mentor Coordinator, both specially trained and designated for the Delaware Mission Court.

Some of the costs associated with operating the Mission Court, including the salaries of the Community Control Officer (partial salary) and the Veteran Mentor Coordinator (full salary) are funded by the Delaware County Veteran Services Commission. To ensure that that any money received by the Delaware Municipal Court from the Delaware County Veteran Services Commission is not spent on anything unrelated to the Mission Court, the Court hereby creates a separate departmental budget for the Mission Court within the Municipal Court Fund.

Marianne T. Hemmeter
Administrative Judge

April 19, 2018

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 18

DATE: 05/14/2018

ORDINANCE NO: 18-43

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
June 11, 2018 at 7:20 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE FOR AEP FOR APPROVAL OF A CONDITIONAL USE PERMIT REQUEST FOR A NEW SERVICE CENTER BUILDING ON APPROXIMATELY 50 ACRES LOCATED ON THE SOUTH SIDE OF SLACK ROAD AND JUST WEST OF THE RAILROAD TRACKS ON PROPERTY ZONED A-1 (AGRICULTURAL DISTRICT).

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1148 Conditional Use Regulations of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 7-0 on May 2, 2018

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval

ATTACHMENT(S)
See attached

ORDINANCE NO. 18-43

AN ORDINANCE FOR AEP FOR APPROVAL OF A CONDITIONAL USE PERMIT REQUEST FOR A NEW SERVICE CENTER BUILDING ON APPROXIMATELY 50 ACRES LOCATED ON THE SOUTH SIDE OF SLACK ROAD AND JUST WEST OF THE RAILROAD TRACKS ON PROPERTY ZONED A-1 (AGRICULTURAL DISTRICT).

WHEREAS, the Planning Commission at its meeting of May 2, 2018 recommended approval of a Conditional Use Permit request for a New Service Center Building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District) (PC Case 2018-0642).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Conditional Use Permit request for a New Service Center Building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District), is hereby confirmed, approved, and accepted.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISION / STAFF REPORT

CASE NUMBER: 2018-0642-0643
REQUEST: Multiple Requests
PROJECT: AEP Service Center
MEETING DATE: May 2, 2018

APPLICANT/OWNER
AEP
1 Riverside Plaza
Columbus, Ohio 43215

REQUEST
2018-0642: A request by AEP for approval of a Conditional Use Permit for a new service center building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District).
2018-0643: A request by AEP for approval of a Combined Preliminary and Final Development Plan for a new service center building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District).

PROPERTY LOCATION & DESCRIPTION
The subject property is located on the south side of Slack Road just west of the railroad tracks and is currently zoned A-1 (Agricultural District). The properties to the north and south are zoned A-1. The properties to the east are zoned A-1 and R-3 (One-Family Residential District with Planned Unit Development Overlay District) and R-4 (Medium Density Residential with Planned Unit Overlay District) across the railroad tracks. The properties to the west are zoned PCD (Planned Commercial and Office District) in Delaware Township and A-1 in the City of Delaware.

BACKGROUND
AEP is proposing to construct a new 48,922 square foot service center (office and garage/storage) on the approximate 50 acre parcel that it has owned for decades adjacent to but across active railroads tracks from an existing substation facility. There are existing overhead transmission lines running across the parcel currently serving the substation as a result. The existing service center is currently located within the city at the southeast corner of London and Liberty Roads. This proposal would therefore keep the AEP service center within the City of Delaware, continue to provide the same level or greater of utility services to our community, while preserving their current income tax base. AEP currently has a substation on the southwest corner of Liberty Road and Slack Road adjacent to the subject property just east of the railroad tracks that would create a campus like setting for their facilities in this area maximizing the efficiency of needed utility services. The high growth of the overall service area necessitates a relocated and expanded service facility on land already owned by the utility company in this case.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the current zoning for the subject property is A-1. Under the current zoning, a public utility service center (fitting within the public utility substation or distribution facility land use category) requires a Conditional Use Permit approved by the Planning Commission and City Council. Also, the Combined Preliminary and Final Development Plan would need to be approved by the Planning Commission and City Council. The Zoning Code could be interpreted as not applying to utilities such as the electric utility in this case. However, past cases on substations and the like have been brought before the city for review and approval per the same procedure outlined herein and AEP has been willing to subject their proposal to this process.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Public Works and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Public Works Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The subject site would be accessed by two full movement curb cuts from Slack Road that would extend into a 56 space parking lot fronting Slack Road with an access drive that would encircle the proposed building and access the laydown area just east of the railroad tracks. The access drive and parking

lot would be constructed of asphalt while the laydown yard would be constructed of gravel which would have to be approved by the City Engineer in this application. The City engineering division and the applicant are working out the details on the off-site improvements to Slack Road from Liberty Road to the site to accommodate the subject development.

- **PEDESTRIAN CONNECTIVITY:** The 2017 adopted Bicycle and Pedestrian Plan does identify a future bike or multi-use connection along the Slack Road corridor and would likely be incorporated in the aforementioned Slack Road improvements. However at a minimum, a sidewalk fronting Slack Road would be required per the City Engineer if the bike path is not located on the south side of Slack Road. Preliminary indications are that the bikepath may well, because of physical limitations on the south side of the road, best be placed upon the north side of Slack Road to be determined through the final engineering process and any off-site development agreement that may be worked out.
- **SITE CONFIGURATION:** The proposed 48,922 square foot building is located on the northern quarter of the approximate 50 acre site just south of the 56 space parking lot fronting Slack Road that is accessed by two curb cuts. A proposed garage, a dumpster, a material storage area and fueling station (above ground tank) are located just east of the building. The large laydown yard is located just east of the building and extends southward just west of the railroad tracks. Improvements were sited to provide road access to the adjacent Slack Road. and to generally be located within the open areas of the site to minimize disturbance. The dumpster shall be enclosed with walls to match the limestone veneer on the building and have wood doors to match. The applicant is proposing a six foot high chain link mesh fence with barb wire that would encompass the service center facility and the laydown yard. Other chain link fences when allowed have been required to be black vinyl coated. To the extent the fence is exposed to a neighboring view or a public way and not recommended herein to utilize hedge slat fillers for buffering and opacity purposes, the fence is recommended to have this coating as the Columbia Gas facilities on Pittsburgh Drive have been made to do. A proposed detention basin is located along the rail road tracks between the north and south laydown yard.
- **BUILDING DESIGN:** The proposed service center would be divided into an office area and garage/stoppage area within the same building footprint. The office area of the building is approximately 22 feet in height while the garage/storage area is approximately 35 feet in height. The building would be constructed of pre-engineered metal siding with a standing seam metal roof. On the north, east and west elevations of the office building there would be a stone veneer wainscoting and walls to the top of the windows. The east and west elevations of the garage/storage area would have five overhead doors each. The proposed detached garage located just east of the service center would be 42 feet in height and constructed of pre-engineered metal siding with a shed style standing seam metal roof with four overhead doors on the west elevation. Staff requires that the limestone on the building be Delaware blue vein or equivalent. All building appurtenances (coping, downspouts, etc.) appear to be painted to match the adjacent building colors.
- **TREE REMOVAL & REPLACEMENT:** Because tree farming, harvesting, and forest products are allowed uses in an A-1 zoning district, it allows for the removal trees without replacing them. However, the applicant has agreed to voluntarily permanently preserve approximately 5.5 acres of woodland on their substation property located just east of the railroad tracks at the southwest corner of Liberty Road and Slack Road. The preservation area would be located just north of the Kesselbrooke Subdivision and provide a permanent northern buffer for the subdivision while permanently preserving a large stand of trees that cover this area.
- **LANDSCAPING & SCREENING:** The required landscaping would include street and front yard trees along Slack Road, internal landscaping and perimeter landscaping. The street and front yard trees along Slack Road achieve compliance with the code as does the internal landscaping in the parking lot and around the foundation of the building. The zoning code requires buffering adjacent to another residential district or use when a residential lot is devoted to non-residential conditional use. The owner is proposing a continuous screen of arborvitae along the western property line. However, approximately 1,000 feet of the laydown yard along the southeastern portion of the site is adjacent to very active rail road tracks which is adjacent to the Kesselbrooke Station Subdivision to the east of the track right of way. With the railroad tracks between the subdivision and proposed laydown yard, the laydown yard is therefore setback at least 120 feet from the subdivision effectively and there are mature trees along the west side of the railroad track for buffering, but an opaque fence or buffer in this area is required as well. Therefore, the proposed chain link fence could be utilized without black vinyl coating if it were solid in this area per code. Due to the nature of the chain link

fence proposed being not opaque in standard form, Staff recommends a vertical hedge link privacy filler (or equivalent) which is an option that has been used for other similar, but site specific circumstances in the City – most recently the Howald Industrial Park. This would provide the security AEP seeks with the chain link fence while providing the opacity in a more hedge like aesthetic that the code would require. With this application the black vinyl coating would not even be able to be seen and thus in Staff's view would be an unnecessary expanse if fillers are used as recommended. All landscape plans shall be reviewed and approved by the Shade Tree Commission.

- **SIGNS:** The application does not identify any building and ground signage. Any building and ground signage would have to achieve compliance with minimum zoning requirements and the ground signage would also have to achieve compliance with the adopted Gateways and Corridors Plan.
- **LIGHTING:** The applicant is proposing 52 light poles throughout the parking lot and laydown yard that would be 25 feet high and the fixtures would be fully recessed and cut-off style. The service center building would have 22 wall packs lights and the detached garage would have 4 wall pack lights to supplement the light poles. The lighting plans would have to achieve compliance with the minimum zoning requirements and would have to be approved by the Chief Building Official.
- **CONDITIONAL USE:** As noted, the public utility service center in this case fits within the public utility substation or distribution facility land use category already present on the site with the existing overhead transmission lines. This then requires approval of a Conditions Use Permit in the A-1 zoning district. The proposal achieves compliance with the standards and supplemental requirements for public utility substation or distribution facility with compliance of the zoning requirements and the proposed conditions on the Combined Preliminary and Final Development Plan. Also, the subject site is located next to very active railroad track and next to a voluntarily, permanent proposed tree preservation area that provides a buffer to Kesselbrooke Station Subdivision. Furthermore, the subject site is designated as light manufacturing per the adopted Comprehensive Plan Future Land Use Map and the proposed use would be consistent and compliant with any light manufacturing use and is some respects the proposal is less impactful than many light manufacturing uses while allowing a needed public utility to further utilizes its property. Finally, the zoning requirements used by staff for the proposed subject service center building mirror the more restrictive light manufacturing zoning requirements than the current A-1 base zoning requirements which would result in a more compliant development for the adjacent residential properties and consistent with any future light manufacturing uses that may be developed in this area of the City.

STAFF RECOMMENDATION (2018-0642 – CONDITIONAL USE PERMIT)
Staff recommends approval of a request by AEP for approval of a Conditional Use Permit for a new service center building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District).

STAFF RECOMMENDATION (2018-0643 – COMBINED PRELIMIMARY & FINAL DEVELOPMENT PLAN)
Staff recommends approval of a request by AEP for approval of a Combined Preliminary and Final Development Plan for a new service center building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District) with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Public Works and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Public Works Department once a complete plan set is submitted for review.
2. The City engineering division and the applicant shall execute of an off-site improvement agreement to Slack Road from Liberty Road to the site to accommodate the subject development.
3. The laydown yard constructed of gravel shall be approved by the City Engineer.
4. A sidewalk on the south side of Slack Road shall be installed along the frontage of the site if not incorporated in the Slack Road improvements agreement.
5. The Shade Tree Commission shall review and approve all landscape plans.

6. The limestone on the building and sign base shall be Delaware blue vein limestone or equivalent as approved by staff.
7. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
8. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
9. The dumpster shall be enclosed with walls to match the limestone veneer on the building and shall have wood doors to match.
10. The proposed chain link fence shall be black vinyl coated exempt for where vertical hedge link privacy fillers are required.
11. The fence adjacent to Kesslebrooke Station Subdivision shall be a 6 feet high chain link fence and shall include vertical hedge link privacy fillers.
12. The lighting plan shall be reviewed and approved by the Chief Building Official and all lighting shall meet the requirements of the Planning & Zoning Code.
13. Any building and ground signage plan shall achieve compliance with the minimum zoning requirements and the adopted Gateways and Corridor Plan.
14. The fence adjacent to Kesslebrooke Station Subdivision shall be a 6 feet high chain link fence and shall include vertical hedge link privacy fillers.
15. The above ground storage tank for the fueling station shall not exceed 5000 gallons in capacity.
16. The above ground storage tank shall achieve compliance with all state and national fire code regulations.

COMMISSION NOTES:

_____

_____

_____

_____

_____

_____

_____

_____

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled*_____

CONDITIONS/MISCELLANEOUS:

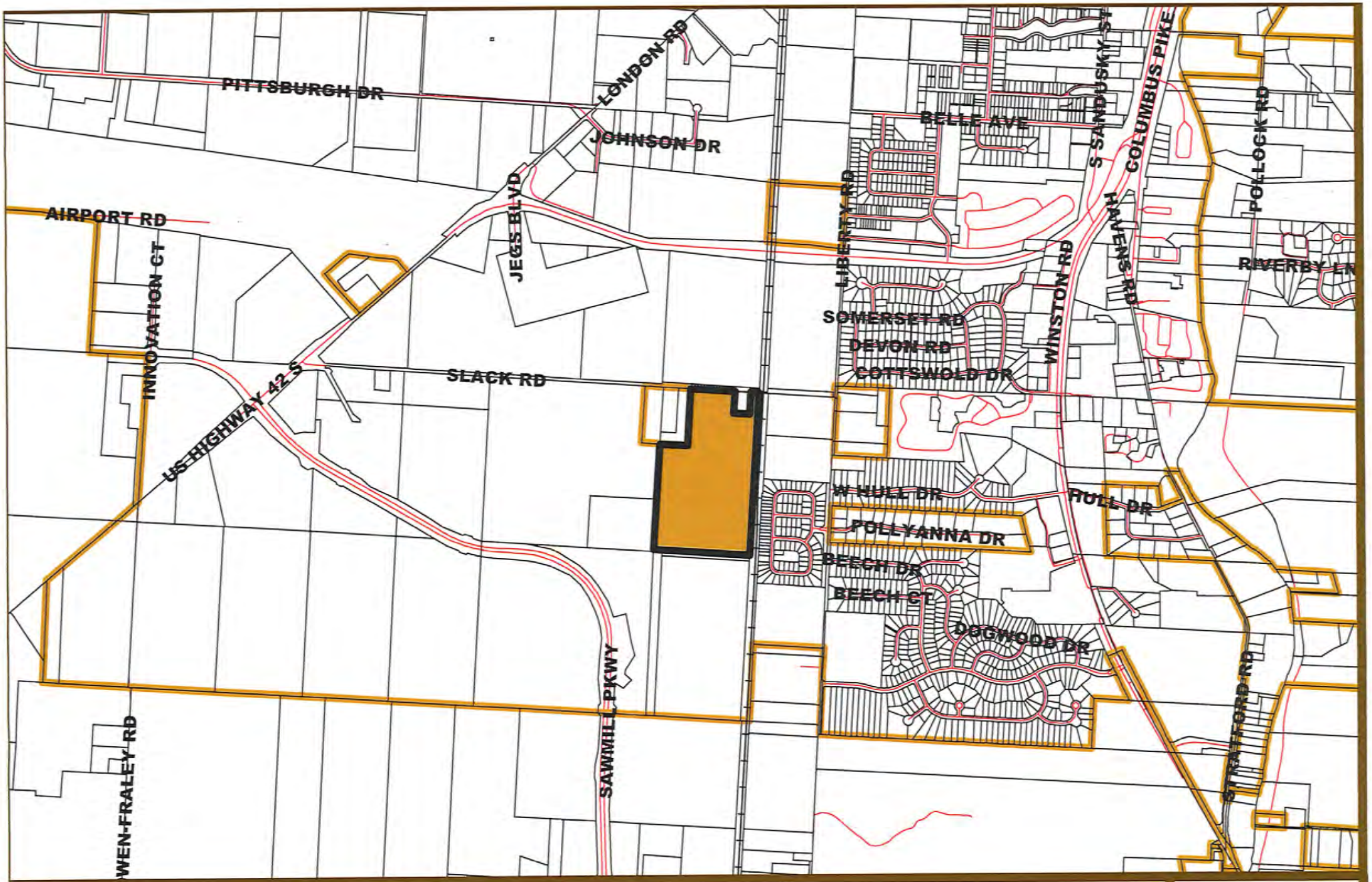
_____

_____

_____

_____

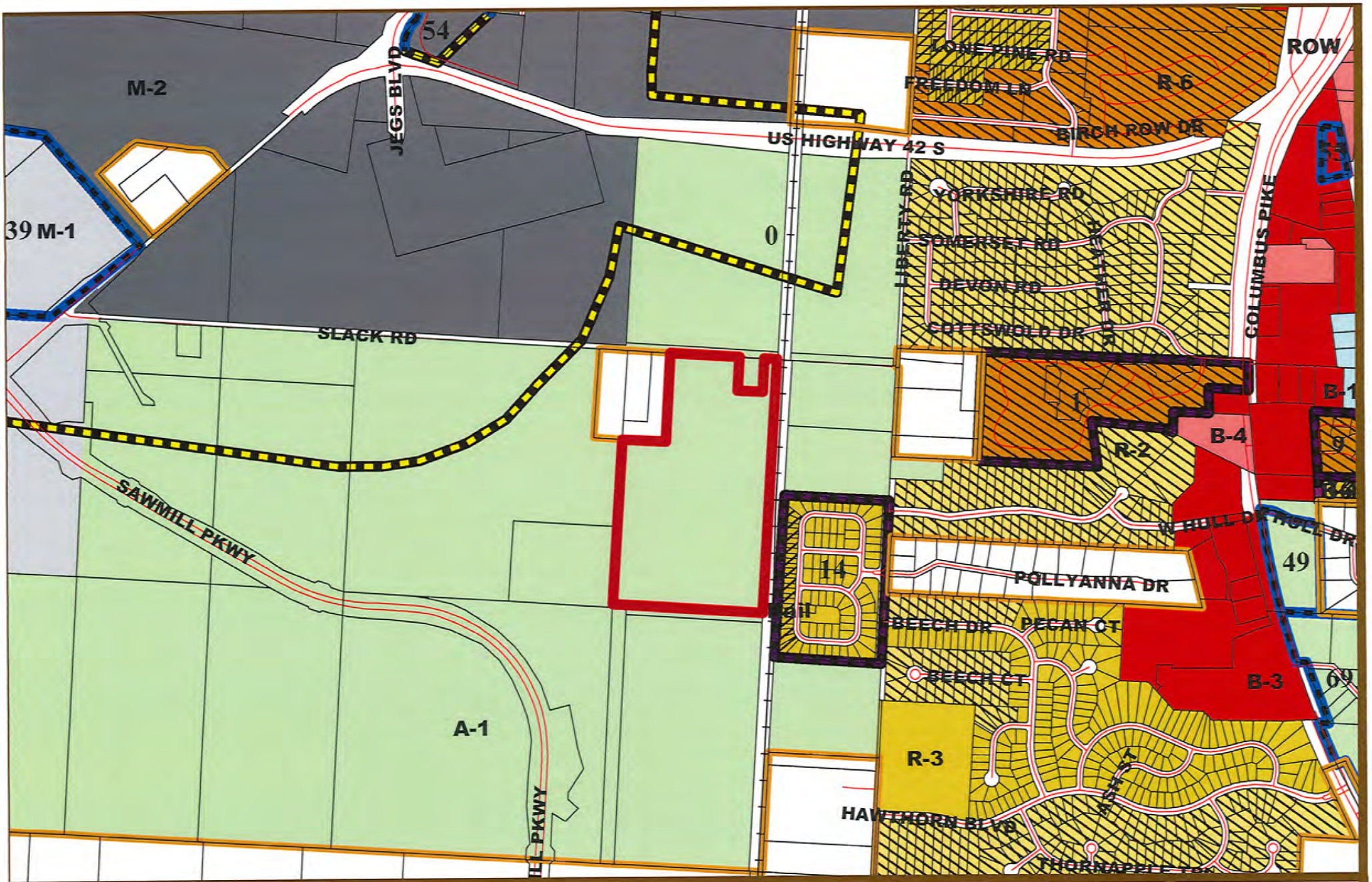
FILE:
ORIGINAL: 4/25/18
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2018-0642-0643
Conditional Use Permit & Combined
Preliminary and Final Development Plan
AEP - Slack Road
Location Map

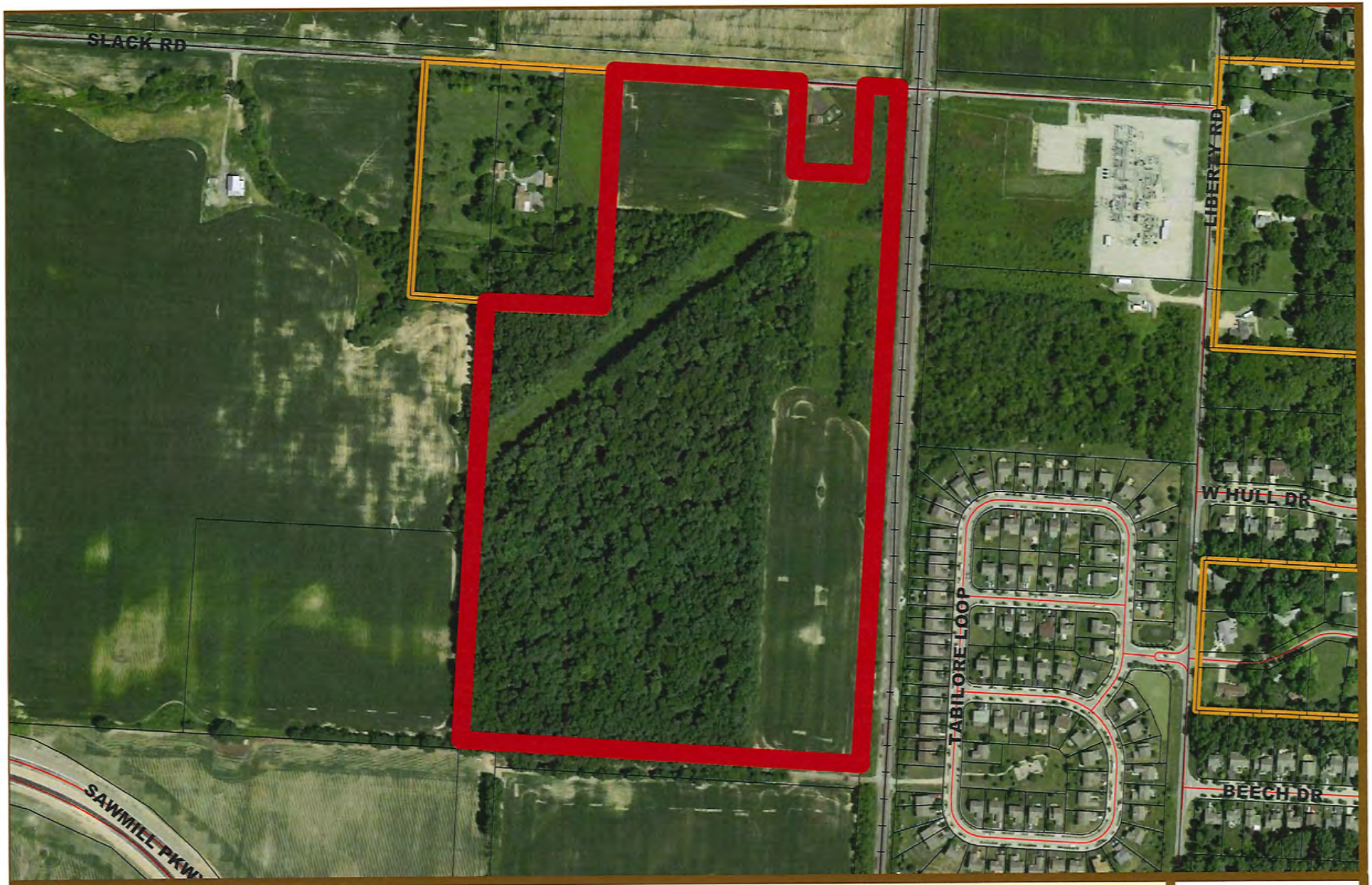
N



EST 1808
CITY OF
DELAWARE
OHIO

2018-0642-0643
Conditional Use Permit & Combined
Preliminary and Final Development Plan
AEP - Slack Road
Zoning Map

N



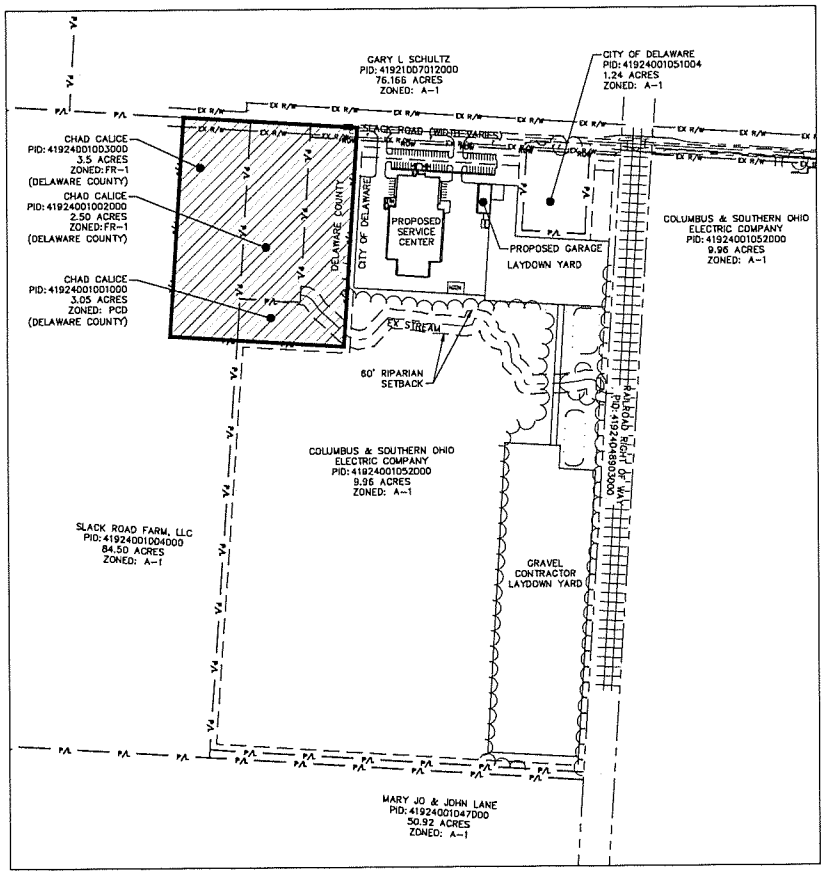
EST 1808
CITY OF
DELAWARE
OHIO

2018-0642-0643
Conditional Use Permit & Combined
Preliminary and Final Development Plan
AEP - Slack Road
Aerial (2016) Map

N

COMBINED DEVELOPMENT PLAN FOR
AMERICAN ELECTRIC POWER (AEP)
DELWARE SERVICE CENTER

CITY OF DELAWARE, DELAWARE COUNTY, OHIO



INDEX MAP
SCALE 1" = 200'

NORTH

0 200 400 600
SCALE: 1"=200'

INDEX OF SHEETS

TITLE SHEET C001
SITE PLAN C101
SITE PLAN C102
UTILITY PLAN C201
UTILITY PLAN C202
LANDSCAPE PLAN C301

AECOM
277 W. NATIONWIDE BLVD.
COLUMBUS, OH 43215
UNITED STATES
P: 614-464-4500
F: 614-464-0588

AMERICAN ELECTRIC POWER
BOUNDLESS ENERGY

MARK	DATE	DESCRIPTION

FINAL DEVELOPMENT PLAN

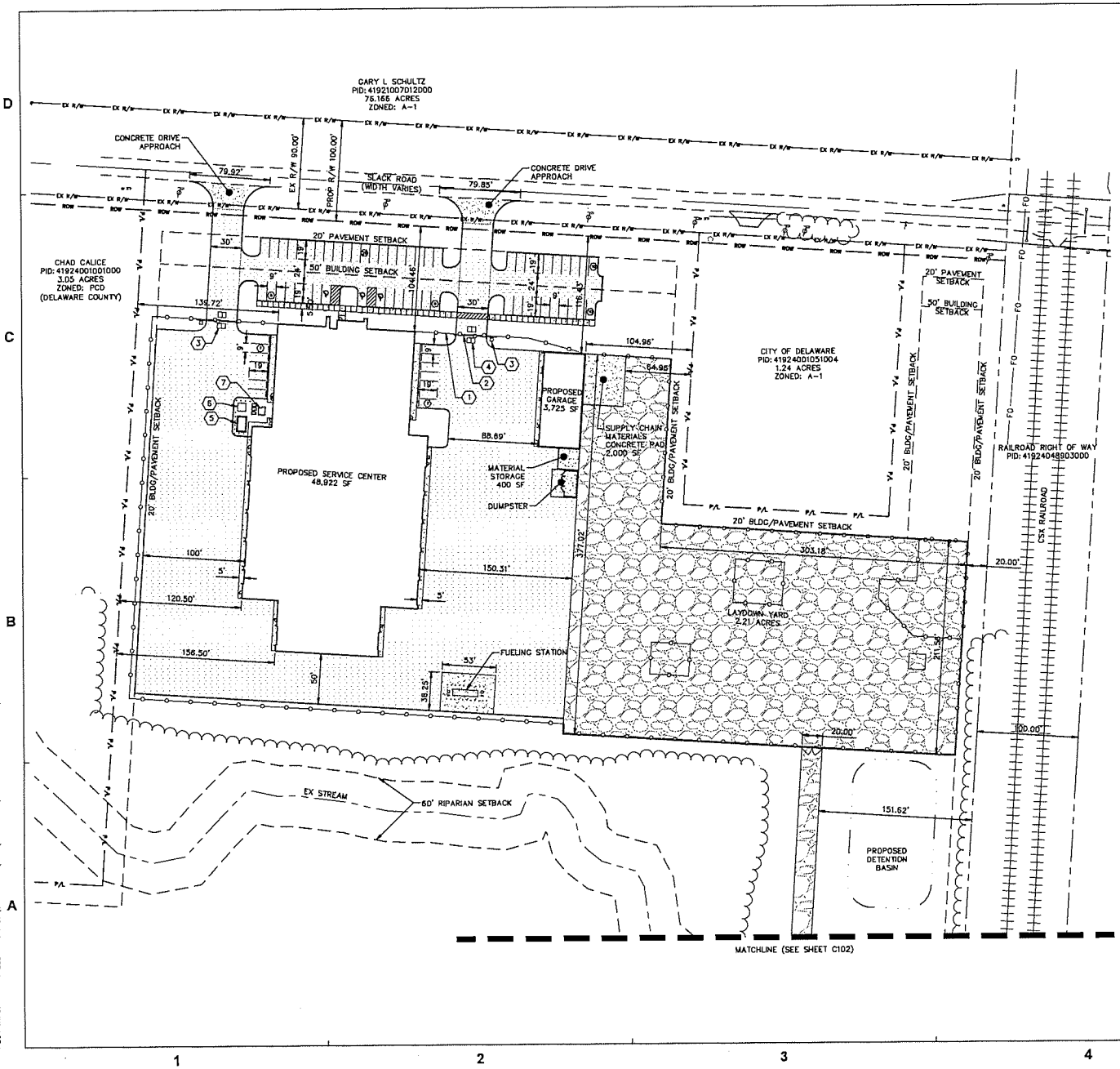
AEP DELAWARE SERVICE CENTER

DRAWN BY	CHECKED BY
MTP	JRO
PROJECT NO.	DATE
60550115	04/13/2017

TITLE SHEET

C001

PLOT INFO: MAXWELL,PATON G:\COLUMBUS\DCS\PROJECTS\60550115_DELAWARESC\900-CAD-GIS\910 CAD\10_CIVIL\C-SHEETS\DEVELOPMENT PLAN\C001.TITLE SHEET.DWG 04/13/18 8:51AM LTS: 1 PSLTS: 1



LEGEND

- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED COMPACTED AGGREGATE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- NUMBER OF PARKING SPACES

CODED NOTES:

1. 6' CHAIN-LINK FENCE WITH 3-STRAND BARBED WIRE ABOVE
   MESH – 2" SQUARE, 9-GUAGE, GALVANIZED
   SELVAGE – TWISTED BOTTOM AND TOP
   LINE POSTS – 2.375" DIA. GALVANIZED
   END, PULL AND GRADE POSTS – 4" DIA. GALVANIZED
   TOP RAIL AND MID RAIL – 1.66" DIA.
2. 6' CHAIN-LINK CANTILEVERED ALUMINUM SLIDE GATE WITH 3-STRAND BARBED WIRE ABOVE
3. CANTILEVERED SLIDING GATE CONTROLLER
4. LOOP DETECTORS FOR GATE OPERATORS
5. GENERATOR
6. TRANSFORMER
7. MECHANICAL UNITS

SITE DATA

PROJECT NAME: AEP DELAWARE SERVICE CENTER
ADDRESS: SLACK RD
DELWARE, OH 43015
PID: 419240010510 00
EXISTING ZONING: A-1, ACRICULTURAL
PROPOSED ZONING: CONDITIONAL USE

SITE INFORMATION:
TOTAL SITE AREA: 19.24 ACRES
TOTAL DISTURBED AREA: 18.62 ACRES

PRE-DEVELOPED IMPERVIOUS AREA: 0 ACRES
POST DEVELOPED IMPERVIOUS AREA: 13.93 ACRES
BUILDING SQUARE FOOTAGE: 48,922 SQUARE FEET
GARAGE SQUARE FOOTAGE: 3,725 SQUARE FEET
LAYDOWN AREA: 2.21 ACRES
CONTRACTOR LAYDOWN AREA: 6.55 ACRES

FEMA FLOOD DATA:
FLOOD DESIGNATION AREA: ZONE "X"
FLOOD INSURANCE RATE MAP NUMBER (FIRM): 39041C0114L
EFFECTIVE DATE: FEBRUARY 17, 2016
BASE FLOOD ELEVATION (BFE): AREA OF MINIMAL FLOOD HAZARD

SETBACK REQUIREMENTS:
PAVEMENT SETBACK (NORTH) – 20 FEET
PAVEMENT SETBACK (EAST) – 20 FEET
PAVEMENT SETBACK (SOUTH) – 20 FEET
PAVEMENT SETBACK (WEST) – 20 FEET
BUILDING SETBACK (NORTH) – 50 FEET
BUILDING SETBACK (EAST) – 20 FEET
BUILDING SETBACK (SOUTH) – 20 FEET
BUILDING SETBACK (WEST) – 20 FEET

PARKING REQUIREMENTS:
WAREHOUSE, DISTRIBUTION AND INDOOR STORAGE:
1 SPACE PER 1,000 SQ FT = 49 SPACES REQUIRED
TOTAL PARKING PROVIDED: 70 SPACES

ADA SPACES:
VAN ACCESSIBLE SPACES REQUIRED: 1 SPACE
ACCESSIBLE PARKING SPACES REQUIRED: 2 SPACES
TOTAL VAN ACCESSIBLE & ACCESSIBLE PARKING PROVIDED: 3 SPACES

NORTH

0 50 100 150
SCALE: 1"=50'

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COLUMBUS, OH 43215
UNITED STATES
P: 614-464-4500
F: 614-464-0586

AMERICAN ELECTRIC POWER
BOUNDLESS ENERGY

MARK	DATE	DESCRIPTION

FINAL DEVELOPMENT PLAN

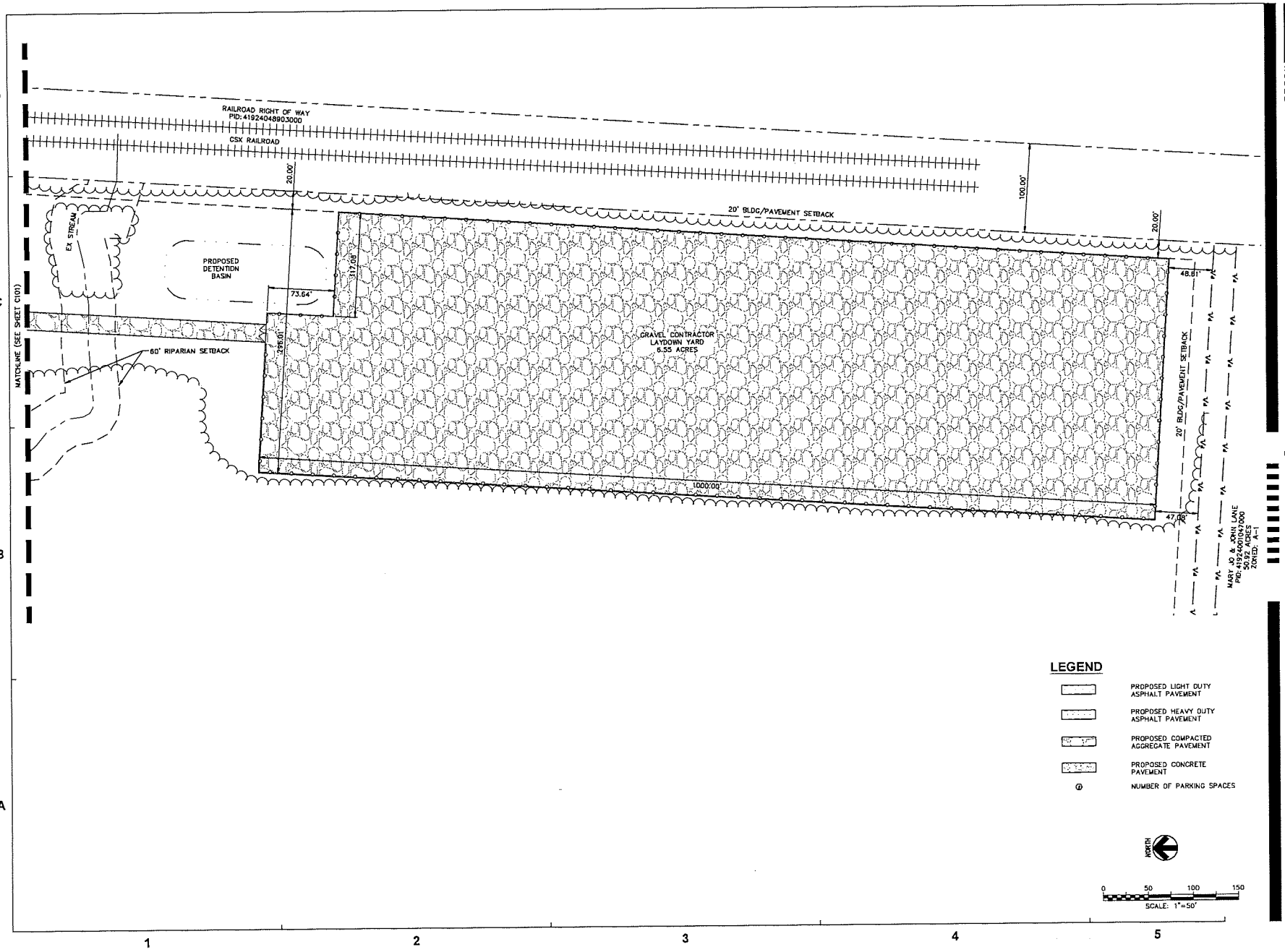
AEP DELAWARE SERVICE CENTER

DRAWN BY	CHECKED BY
MTP	JRO
PROJECT NO.	DATE
60550115	04/13/2017

SITE PLAN

C101

PLOT INFO: MAXWELL.PATON G:\COLUMBUS\DCS\PROJECTS\60550115_DEALWARESC\900-CAD-GIS\910 CADD\10_CIVIL\C-SHEETS\DEVELOPMENT PLAN\C101.SITE PLAN.DWG 04/13/18 8:51AM LTS: 1 PSLTS: 1



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AMERICAN ELECTRIC POWER
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MARK	DATE	DESCRIPTION

FINAL DEVELOPMENT PLAN

AEP DELAWARE SERVICE CENTER

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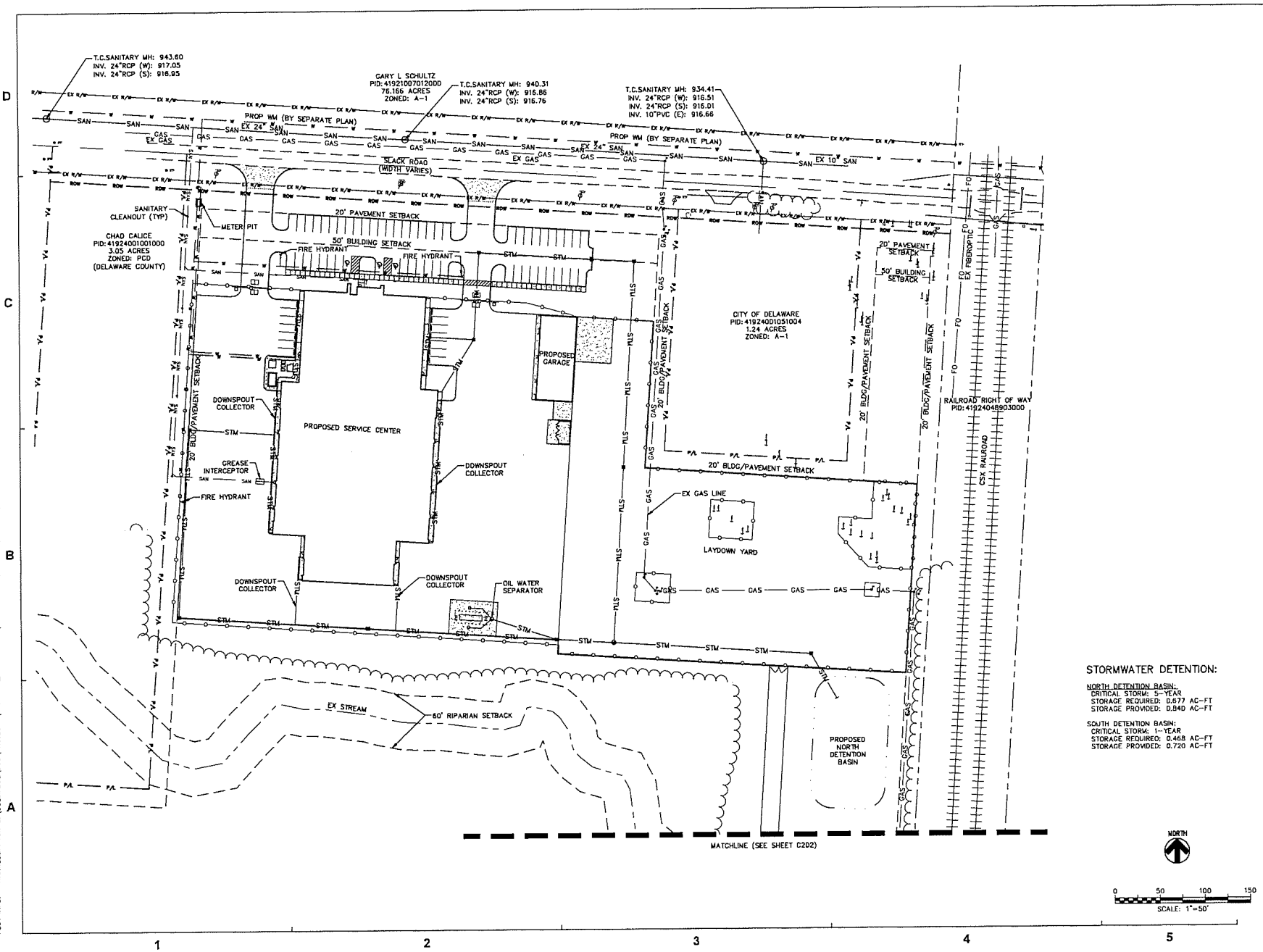
MTP	JRO
PROJECT NO.	DATE
60550115	04/13/2017

SITE PLAN

C102

PLOT INFO: MAXWELL.PATON G:\COLUMBUS\DCS\PROJECTS\60550115_DEALWARESC\900-CAD-GIS\910 CAD\10_CIVIL\C-SHEETS\DEVELOPMENT PLAN\C101.SITE PLAN.DWG 04/13/18 8:52AM LTS: 1 PSLTS: 1



STORMWATER DETENTION:

NORTH DETENTION BASIN:
CRITICAL STORM: 5-YEAR
STORAGE REQUIRED: 0.677 AC-FT
STORAGE PROVIDED: 0.840 AC-FT

SOUTH DETENTION BASIN:
CRITICAL STORM: 1-YEAR
STORAGE REQUIRED: 0.468 AC-FT
STORAGE PROVIDED: 0.720 AC-FT

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BOUNDLESS ENERGY

MARK	DATE	DESCRIPTION

FINAL DEVELOPMENT PLAN

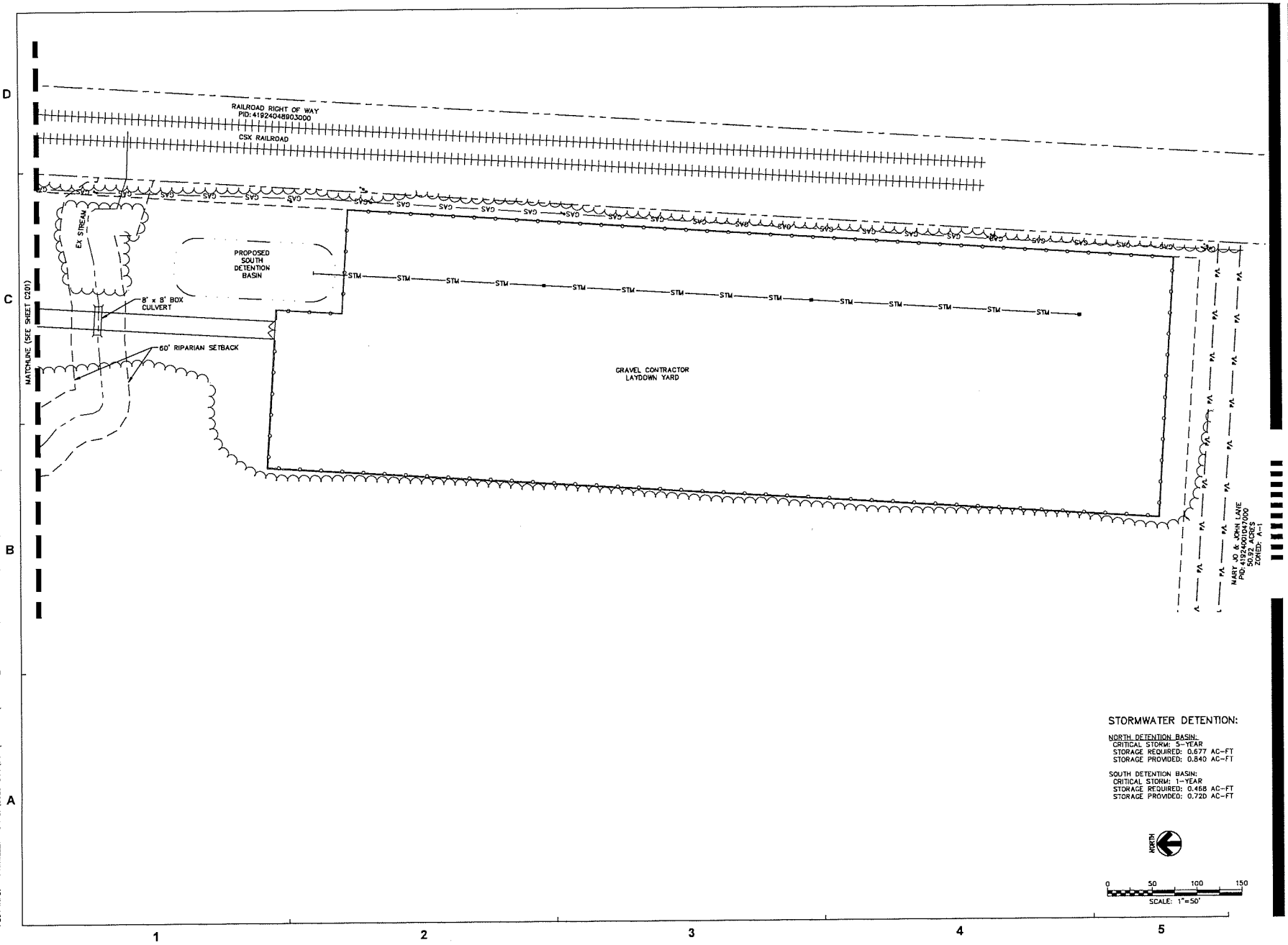
AEP DELAWARE SERVICE CENTER

DRAWN BY	CHECKED BY
MTP	JRO
PROJECT NO.	DATE
60550115	04/13/2017

UTILITY PLAN

C201

PLOT INFO: MAXWELL.PATON G:\COLUMBUS\DCS\PROJECTS\60550115_DELAWARESC\600-CAD-GIS\910 CAD\10_CIVIL\C-SHEETS\DEVELOPMENT PLAN\C201.UTILITY PLAN.DWG 04/13/18 8:52AM LTS: 1 PSLTS: 1



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AMERICAN ELECTRIC POWER
BOUNDLESS ENERGY

MARK	DATE	DESCRIPTION

FINAL DEVELOPMENT PLAN

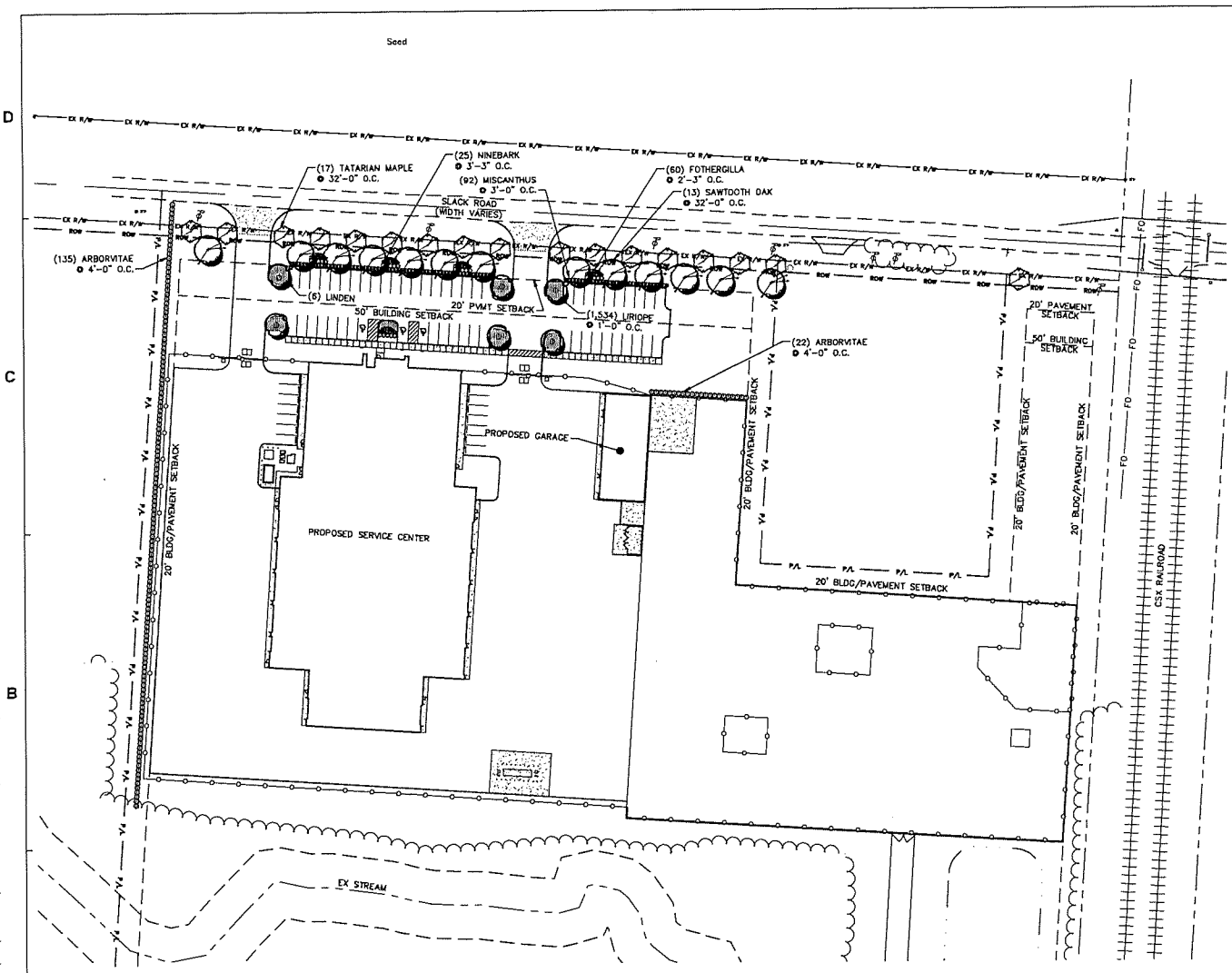
AEP DELAWARE SERVICE CENTER

DRAWN BY	CHECKED BY
MTP	JRO
PROJECT NO.	DATE
60550115	04/13/2017

UTILITY PLAN

C202

PLOT INFO: MAXWELL.PATON G:\COLUMBUS\DCS\PROJECTS\60550115_DEALMARESO\900-CAD-GIS\910 CAD\10_CIVIL\C-SHEETS\DEVELOPMENT PLAN\C201.UTILITY PLAN.DWG 04/13/18 8:52AM LTS: 1 PSLTS: 1



Plant list

QTY	Common Name	Botanical Name	Caliper	Height	Spread	Root	Character
17	Tatarian Maple	Acer tartaricum 'Hot Wings'	2"	10'	5'	B&B	Well branched, Healthy
13	Sawtooth Oak	Quercus acutissima	3"	12'	6'	B&B	Well branched, Healthy, 6' clear trunk
157	Arborvitae	Thuja occidentalis 'Smaragd'		6'	3'	B&B	Full to ground, Healthy
6	Linden	Tilia cordata 'Greenspire'	3"	10'	5'	B&B	Well branched, Healthy, 6' clear trunk
60	Fothergilla	Fothergilla gardenii 'Mt. Airy'		24"	24"	B&B	Full, Healthy
1534	Liriope	Liriope spicata				1 gal	Full in pot
92	Miscanthus	Miscanthus sinensis 'Gracillimus'				3 gal	Full in pot
25	Ninebark	Physocarpus opulifolius 'Tiny Wine'				5 gal	Full in pot
	Seed						

NORTH

0 50 100 150
SCALE: 1"=50'

LANDSCAPE NOTES:

STREET TREE PLANTING REQUIREMENTS:
TOTAL FRONTAGE = 644 LF
1 TREE/40 LF = 17 STREET TREES REQUIRED
17 STREET TREES PROVIDED

FRONT YARD PLANTING REQUIREMENTS:
TOTAL FRONTAGE = 644 LF
1 TREE/50 LF = 13 TREES REQUIRED
13 TREES PROVIDED
1 SHRUB/1D LF = 65 SHRUBS REQUIRED
65 SHRUBS PROVIDED

BUFFER YARD:
BUFFER YARD WIDTH TO EQUAL PARKING SETBACK
BUFFER YARD WIDTH = 20'
6' HEIGHT OPAQUE SCREEN REQUIRED
127 ARBORVITAE AT 4'-0" O.C. PROVIDED TO MEET REQUIREMENT

LANDSCAPED ISLANDS:
EQUAL 5% OF THE AREA OF THE PARKING LOT
PARKING LOT AREA = 20,770 SF
20,770 X 0.05 = 1038.50 SF REQUIRED
1491.00 SF PROVIDED
1 SHADE TREE TO BE PROVIDED PER 10 PARKING SPACES
56 SPACES = 6 SHADE TREES REQUIRED
6 SHADE TREES PROVIDED

SCREENING ALONG PUBLIC STREETS:
270 LF PARKING LOT ALONG PUBLIC STREET
1 SHRUB PLANTED AT 3'-0" O.C. = 90 SHRUBS PROVIDED
1'-0" BERM 24" SHRUB REQUIRED AT TIME OF PLANTING

TRASH RECEPTACLE:
SCREEN WALL IS A MASONRY WALL ON THREE SIDES WITH GATE THAT IS COMPLIMENTARY TO THE BUILDING.

OUTDOOR STORAGE:
84 LF OF FRONTAGE ALONG SLACK ROAD
(21) – ARBORVITAE PLANTED AT 4'-0" O.C. TO ACHIEVE 6'-0" HEIGHT SCREEN WITHIN TWO YEARS OF PLANTING.

PLANTING PROCEDURES:
1.) THE DEVELOPER SHALL PROVIDE A MAP, DRAWN TO AN APPROPRIATE SCALE AND ILLUSTRATING THE LOCATION AND SPECIES OF SHADE TREES TO BE PLANTED, TO THE DEPARTMENT OF GROUND AND FACILITIES NO LESS THAN THREE (3) DAYS PRIOR TO PLANTING.

2.) THE DEVELOPER SHALL PROVIDE THE DEPARTMENT OF GROUNDS AND FACILITIES WITH A STATE INSPECTION CERTIFICATE AND A CERTIFICATE FOR THE TREE SPECIES AUTHENTICITY FOR EACH TREE WITHIN FIVE (5) DAYS OF PLANTING.

3.) ALL NURSERY TAGS SHALL REMAIN ON PLANTED TREES UNTIL REMOVED BY THE DEPARTMENT OF GROUNDS AND FACILITIES.

PLANTING LEGEND

- SAWTOOTH OAK
- LINDEN
- TATARIAN MAPLE
- NINEBARK
- MISCANTHUS
- FOTHERGILLA
- LIRIOPE

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MARK	DATE	DESCRIPTION

FINAL DEVELOPMENT PLAN

AEP DELAWARE SERVICE CENTER

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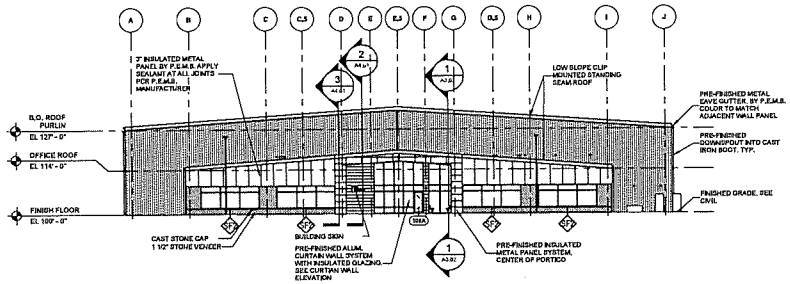
MTP	JRO
PROJECT NO.	DATE
60550115	04/13/2017

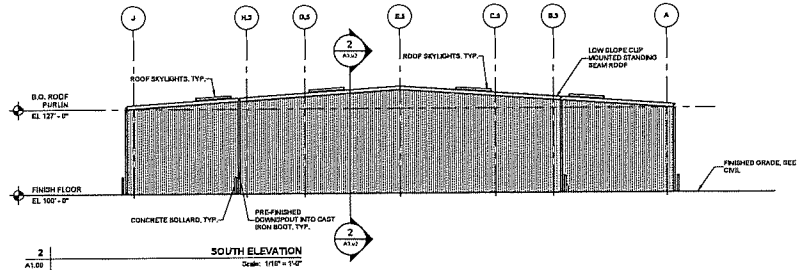
LANDSCAPE PLAN

C301

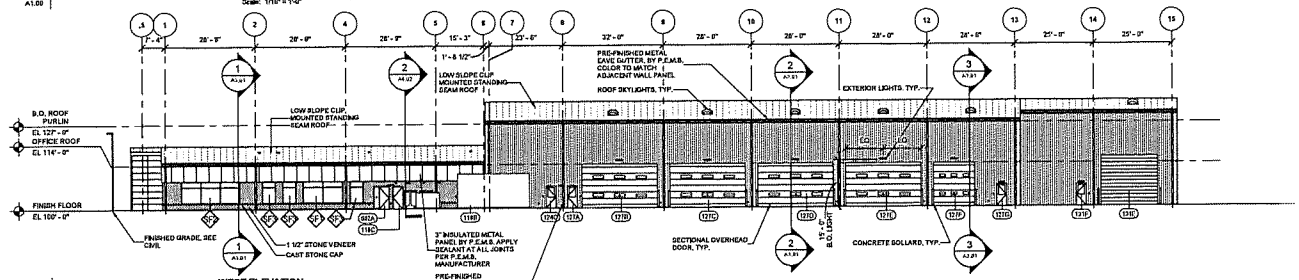
PLOT INFO: MAXWELL,PATON G:\COLUMBUS\DCS\PROJECTS\60550115_DEALWARESC\900-CAD-GIS\910 CAD\10_CIVIL\C-SHEETS\DEVELOPMENT PLAN\C301.LANDSCAPE PLAN.DWG 04/13/18 8:52AM LTS: 1 PSLTS: 1



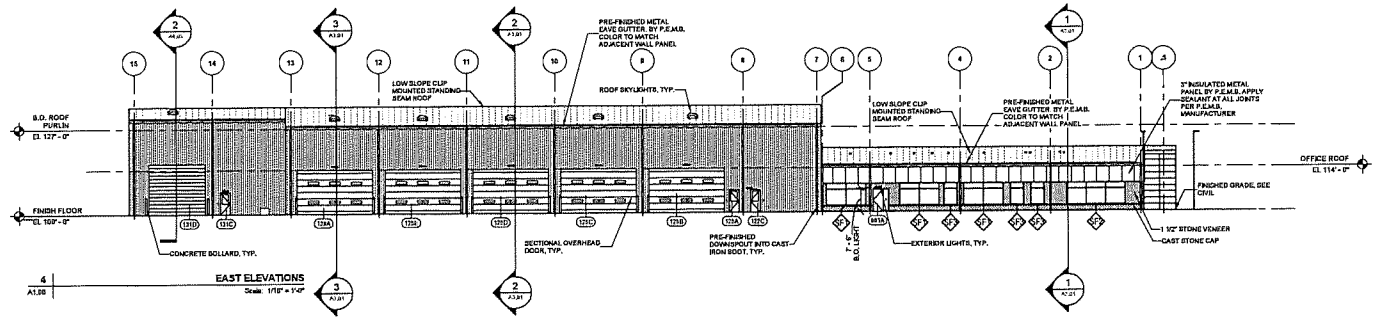
1 / A1.00 **NORTH ELEVATION**
Scale: 1/16" = 1'-0"



2 / A1.00 **SOUTH ELEVATION**
Scale: 1/16" = 1'-0"



3 / A1.00 **WEST ELEVATION**
Scale: 1/16" = 1'-0"



4 / A1.00 **EAST ELEVATIONS**
Scale: 1/16" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

A. REFER TO FULL SET OF METAL BUILDING SYSTEM ENGINEERING DRAWINGS AND DETAILS FOR SCHEDULES OF MATERIALS, FRAMING DETAILS AND CONNECTIONS.
B. SEE CIVIL PLANS FOR GRADING, FINISHES, THICKNESS, REINFORCING, CONTROL AND EXPANSION JOINTS OF WALKS AND ALL HARDSCAPING PAVED AREAS.
C. ALL DIMENSIONS SHOWN ARE FROM FACE OF CMU, FACE OF STUD OR TO CENTERLINE OF BUILDING GRID, U.N.O
D. REFER TO SHEET A6.00 AND A6.01 FOR DOOR SCHEDULE AND DOOR DETAILS / INFORMATION.
E. REFER TO SHEET A6.02 AND A6.03 FOR STOREFRONT INFORMATION.
F. VERIFY LOCATIONS AND QUANTITY OF ROOF VENT/ROOF CAP PENETRATIONS WITH HVAC-PLUMBING DRAWINGS. PROVIDE FLASHING AS REQUIRED, ACCORDING TO ROOF SYSTEM MFR. RECOMMENDED STANDARDS DETAILS.
G. VERIFY ALL DOWNSPOUT LOCATIONS WITH ARCHITECT, VERIFY AND COORDINATE WITH CIVIL ENGINEERING FOR SURFACE AND PIPED STORM DRAIN CONNECTIONS TO DOWNSPOUTS AT ALL LOCATIONS.

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SERVICE CENTER
BLACK ROAD
DELAWARE OH, 43015

CLIENT
AEP SERVICE CORP.
1 RIVERSIDE PLAZA
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REGISTRATION

ISSUE/REVISION

IR	DATE	DESCRIPTION
	03-16-2016	DD 65%

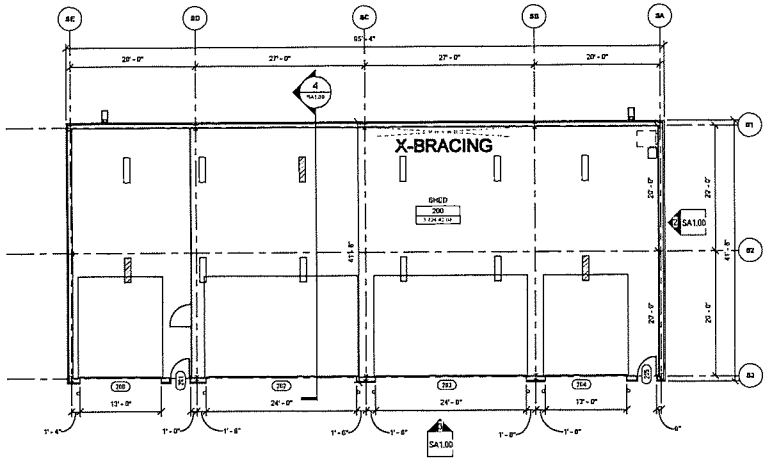
KEY PLAN

N

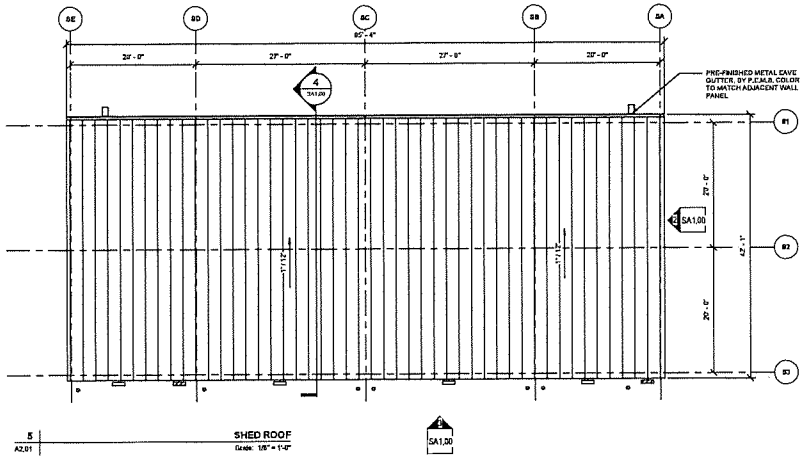
PROJECT NUMBER
60559115

SHEET TITLE
EXTERIOR ELEVATIONS

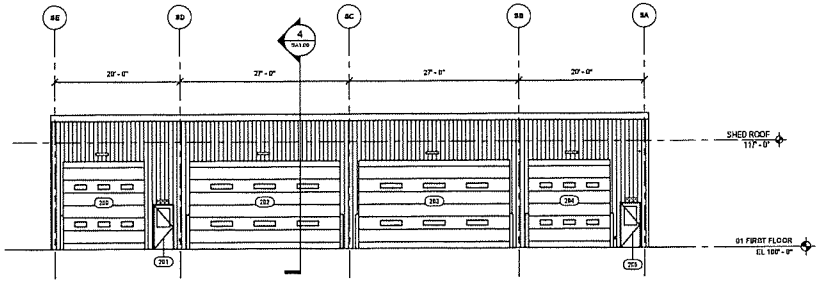
SHEET NUMBER
A2.01



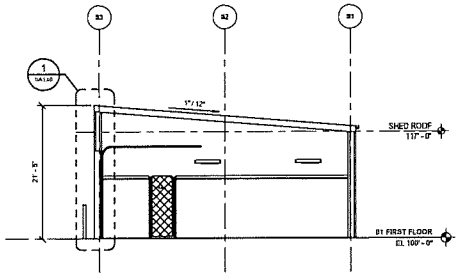
6 SHED
A3.02 Scale: 1/8" = 1'-0"



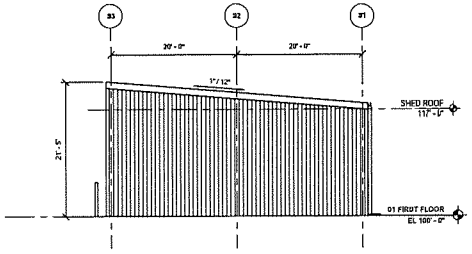
5 SHED ROOF
A2.01 Scale: 1/8" = 1'-0"



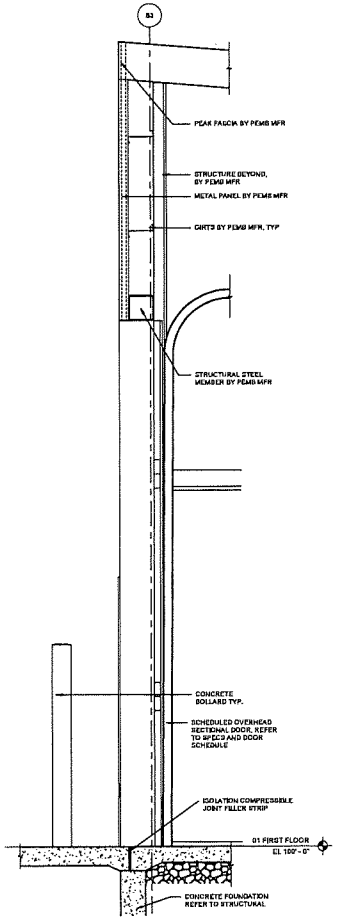
3 SHED ELEVATION - WEST
SA1.00 Scale: 1/8" = 1'-0"



4 SHED SECTION
SA1.00 Scale: 1/8" = 1'-0"



2 SHED ELEVATION - SOUTH
SA1.00 Scale: 1/8" = 1'-0"



1 WALL SECTION - SHED
SA1.00 Scale: 3/4" = 1'-0"

METAL PANEL SCHEDULE

TYPE	LOCATION	COMMENTS
MP-1A	AREA A	INSTALLED HORIZONTALLY, COLOR SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE, SEE SPECS FOR MORE INFORMATION
MP-1B	AREA A	INSTALLED VERTICALLY, COLOR SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE, SEE SPECS FOR MORE INFORMATION.
MP-2	AREA B	INSTALLED VERTICALLY, COLOR SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE, SPECS FOR MORE INFORMATION.
MP-3	SHED BUILDING	SPECS FOR MORE INFORMATION.

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Columbus, Ohio 43215
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REGISTRATION

ISSUE/REVISION

	03-16-2018	DD 65%

IR	DATE	DESCRIPTION

KEY PLAN

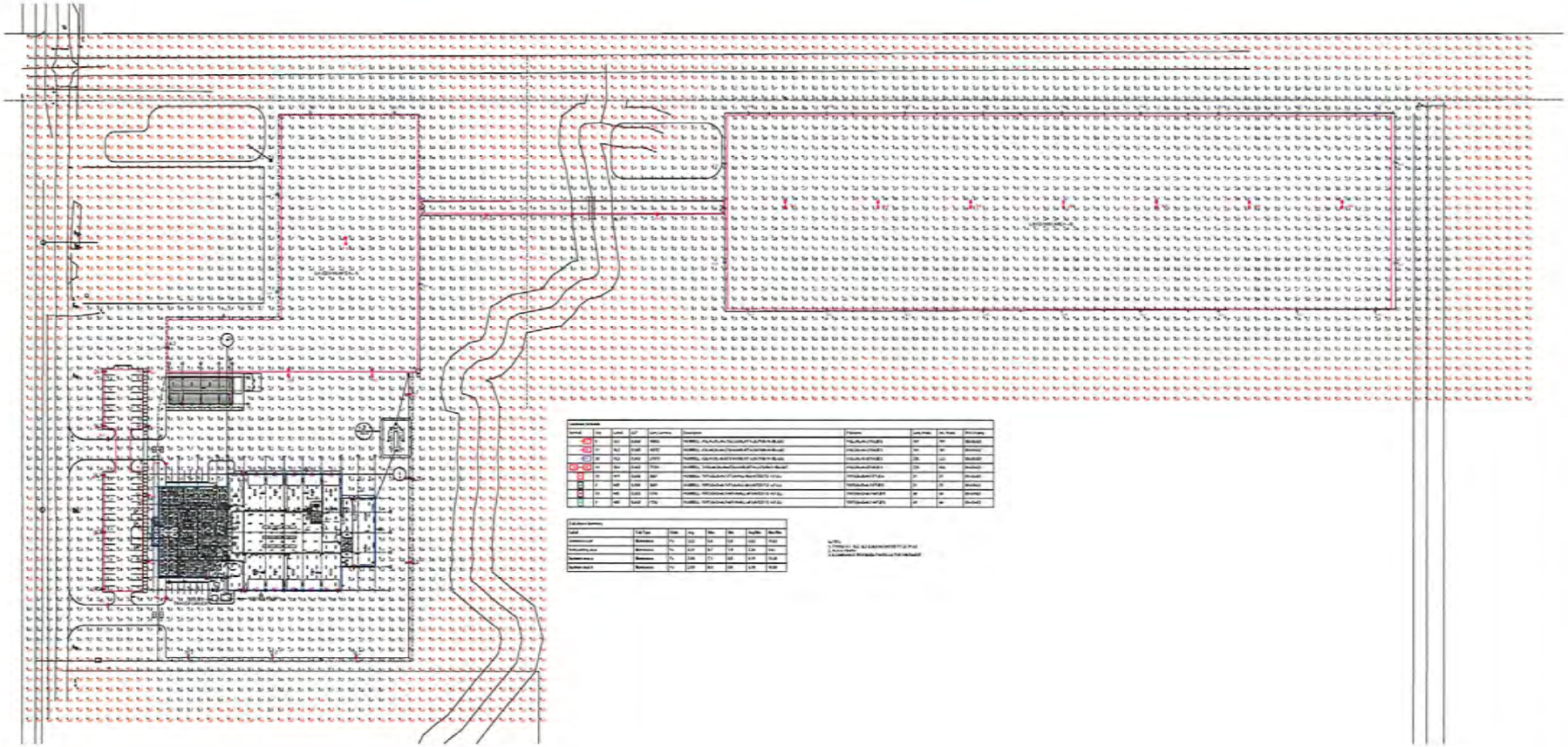
N

PROJECT NUMBER
60550115

SHEET TITLE
SHED BUILDING

SHEET NUMBER
SA1.00

Liberty Rd
Tabiore Loop
Tabiore Loop
Tabiore Loop
Tabiore Loop
Buckrell Way
Wolterson Dr
Slack Rd
Slack Rd
Slack Rd



PHOTOMETRIC STUDY
Scale: 1" = 60' - 0"

AGi32 lighting software

Revision	Date	Comments

Drawn By:
Checked By:
Dated:12/2018
Scale:

AEP Delaware

Site Lighting Study

04-12-18

AIRO LED SERIES

AREA/SITE/ROAD LIGHTER

Cat.#	
Job	Type

HUBBELL Outdoor Lighting

Approvals

SPECIFICATIONS

Construction:

- Stylish vertically finned die-cast and extruded aluminum for maximum heat dissipation
- Separate optical and electrical compartment for improved thermal management and optimum component operation
- EPA:
  8L – .50ft^2
  16L – .62 ft^2
  24L – .74 ft^2

Optics:

- Premium engineered individual acrylic lenses deliver IES Type II, III, IV and V distributions
- Lens distributions are field rotatable (in 90° increments) or exchangeable for job site fine-tuning
- 3000K, 4000K, or 5000K (70 CRI) CCT
- Zero uplight

Electrical:

- Configured with 8, 16, or 24 high current and high output LEDs to replace 150, 250 and 400wHID respectively
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 10KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is consumed

Controls:

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others)
- In addition, AIRO can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/sitesync for more details.

Installation:

- Tool-less entry to wiring/driver compartment
- Universal mounting block works with #2 drill pattern (See page 4 illustration)
- Fixture ships with slotted mounting block to accomodates wide range of drill patterns for easy retrofit opportunities (See page 4 illustration for dimensions)
- Mast arm fitter accessory or option available for 2-3/8" OD brackets

Finish:

- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

Warranty:

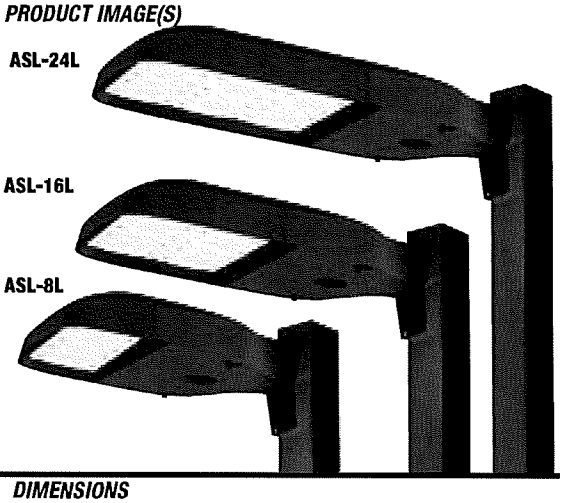
Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty/

Listings:

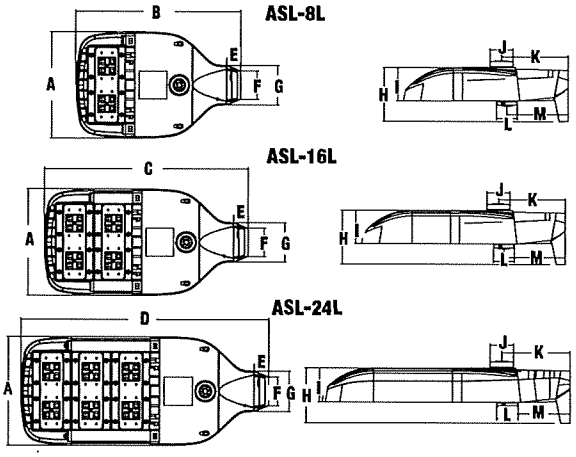
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/QPL
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- IP65 optical assembly
- IDA approved

CERTIFICATIONS/LISTINGS

PRODUCT IMAGE(S)



DIMENSIONS



A	B	C	D	E	F	G
11.7"	17.25"	22.4"	26.6"	1.5"	3.1"	4.3"
297 mm	438 mm	569 mm	675 mm	38 mm	78 mm	109 mm

H	I	J	K	L	M
5.9"	3.6"	2.5"	7.4"	2.3"	6.7"
150 mm	91 mm	63 mm	188 mm	58 mm	170 mm

SHIPPING INFORMATION

Catalog Number	G.W(kg)/ CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
ASL-8L	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
ASL-16L	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)
ASL-24L	24 (10.8)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

CONFIGURABLE ORDERING INFORMATION NEXT PAGE

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ORDERING INFORMATION

ORDERING EXAMPLE: ASL-A-24L4K-210-4-U-DB

ASL - [ ] - [ ] [ ] [ ] - [ ] - [ ] - [ ] - [ ]

FAMILY

- ASL[1] ASL Series

MOUNTING

- A Arm
- MAF Mast Arm Fitter

 # LEDS

- 8L 8 High brightness LEDs
- 16L 16 High brightness LEDs
- 24L 24 High brightness LEDs

CCT

- 3K 3000K, 70 CRI
- 4K 4000K, 70 CRI
- 5K 5000K, 70 CRI

DRIVE CURRENT

- 070[3] 700mA
- 140[6,11] 1400mA
- 210[4] 2100mA

DISTRIBUTION

- 2 IES TYPE II
- 3 IES TYPE III
- 4 IES TYPE IV
- 5 IES TYPE V

VOLTAGE

- U Universal 120-277V
- 1 120V
- 2 208V
- 3 240V
- 4 277V
- 5[4] 480V
- F[4] 347V

COLOR

- BL Black
- DB Dark Bronze
- GR Gray
- PS Platinum Silver
- WH White
- CC[5] Custom Color

OPTIONS

- F — Fusing (voltage specified and determined by voltage field)
- 7PR[2] — 7-pin ANSI twist-lock photocell receptacle
- RPA(X) — Round pole adapter (Replace X with 3, 4, 5 or 6 indicating pole diameter)
- SWP[7,8,10] — SiteSync pre-commisioned
- SWPM[7,8,10] — SiteSync Wireless Pre-Commission w/ Motion Detection
- SCP_F[6,9] — Programmable motion sensor with dimming control (line voltage device not for use with 7PR receptacle option and external wireless control devices); A minimum of one SCP-REMOTE accessory remote control required for configuration; Wide lens with motion detection radius
- TB — Terminal block

1 – Order poles with #2 drill pattern
2 – 7-pin ANSI C136.41—2013 receptacle for use with standard Twist-Lock® photo controls, shorting caps, and ANSI C136.41 external wireless control devices with and without motion/occupancy override
3 – For 24L configurations only
4 – 347V-480V not for 24L, 210 - 2100mA option
5 – Contact factory for minimum order quantities
6 – Not available with 347V or 480V
7 – Not available with 208, 240 or 480V
8 – Specify group and zone. See SiteSync product page www.hubbelllighting.com/controls/SiteSync for more details.
9 – Specify mounting height; 8 = 8' or less, 40 = 9' to 40'
10 – Only available with 16L configurations
11 – Only available with 16L and 24L configurations

Accessories and Services (Ordered Separately)

Catalog Number	Description
SCP-REMOTE	Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SW7PR+	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

* When ordering SiteSync at least one of these two interface options must be ordered per project.
\+ Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle.

ORDERING INFORMATION - STOCK CONFIGURATIONS

Catalog Number	Description	Mtg.	Distribution	Wattage	# Drivers Drive Current	Voltage	CCT	Lumens	LPW	Weight lbs. (kg)
ASL-16L-3	Medium size 16 LED configuration, Dark Bronze	Arm	Type III	115	1@2100mA	120V-277V	4000K	12,674	110	18 (8.16)
ASL-16L-4	Medium size 16 LED configuration, Dark Bronze	Arm	Type IV	115	1@2100mA	120V-277V	4000K	12,974	113	18 (8.16)
ASL-24L-3	Large size 24 LED configuration, Dark Bronze	Arm	Type III	169	1@2100mA	120V-277V	4000K	18,595	110	20 (9.07)
ASL-24L-4	Large size 24 LED configuration, Dark Bronze	Arm	Type IV	169	1@2100mA	120V-277V	4000K	19,036	113	20 (9.07)
ASL-24L-3-HO	Large size 24 LED configuration, Dark Bronze	Arm	Type III	225	1@700mA	120V-277V	4000K	20,927	93	20 (9.07)
ASL-24L-4-HO	Large size 24 LED configuration, Dark Bronze	Arm	Type IV	225	1@700mA	120V-277V	4000K	21,073	93	20 (9.07)
ASL24L3HOSCPW	ASL-A-24L4K-070-3-U-DB-SCP-40F	Arm	Type III	225	1@700mA	120V-277V	4000K	20,927	93	20 (9.07)
ASL24L3SCPW	ASL-A-24L4K-210-3-U-DB-SCP-40F	Arm	Type III	169	1@2100mA	120V-277V	4000K	18,595	110	20 (9.07)
ASL16L3SCPW	ASL-A-16L4K-210-3-U-DB-SCP-40F	Arm	Type III	115	1@2100mA	120V-277V	4000K	12,674	110	18 (8.16)

Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	HCS System
NXOFM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE™ Lighting Control

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

SiteSync 7-Pin Module

SW7PR

- All of the SiteSync Features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Available on all products that have a 7-Pin receptacle

SiteSync

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ACCESSORIES - Order Separately

Catalog Number	Description
ASL-MAF	Mast arm kit with wildlife shield for mounting on 2 3/8" OD arms
SETA2-XX[1]	Square pole tenon adapter (4 at 90 degrees) (2 3/8" OD tenon)
RETA2-XX[1]	Round pole tenon adapter (4 at 90 degrees) (2 3/8" OD tenon), requires CL1S-RPA4-ACC-XX for each luminaire
TETA2-XX[1]	Hexagonal pole tenon adapter (3 at 120 degrees) (2 3/8" OD tenon)
ASL-EHS-BL	External house side shield (1 kit contains 6 shields)
ASL-ESS-BL	External side shield (1 kit contains 6 shields)
ASL-ARMMTG-XX[1]	Arm mounting kit for side of pole attachment
SCP-REMOTE	Remote control for SCPW option. Order at least one per project to program and control
CL1S-RPA(*)-ACC-XX[1]	Round Pole Adapter (* denotes pole diameter; 3 = 3 ¼" -3 ¾"; 4 = 3 7/8" – 6")
WB-AREA-XX[1]	Wall bracket. Requires universal mounting block option.
PTL-1	Photocontrol - twist-lock cell (120V) - Requires 7PR option
PTL-8	Photocontrol - twist-lock cell (120-277V) - Requires 7PR option
PSC	Shorting cap - twist-lock - Requires 7PR option
ASL8L2LENS	Type II, 2 lenses included (see table to right for kit quantities)
ASL8L3LENS	Type III, 2 lenses included (see table to right for kit quantities)
ASL8L4LENS	Type IV, 2 lenses included (see table to right for kit quantities)
ASL8L5LENS	Type V, 2 lenses included (see table to right for kit quantities)

1 - Replace XX with color choice, eg.: DB for Dark Bronze

ROUND POLE ADAPTER

WB-AREA-XX

ASL8L2LENS

ASL8L3LENS

ASL8L4LENS

ASL8L5LENS

Product	Number of Kits	Number of Lenses
ASL8L	1	2
ASL16L	2	4
ASL24L	3	6

SPOKE BRACKET (single arm shown)
Horizontal round arm tenon adapters for use with MAF mounting type or accessory kit. Reference SH Spoke Pole Top Brackets for ordering information.

ASL-MAF installed

ASL-MAF – Fits 2-3/8" OD arms

ASL-EHS-BL

Wall Mount Accessory

WB-AREA-XX wall mount bracket designed for building mount applications

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PERFORMANCE DATA

# OF LEDS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
				LUMENS	LPW[1]	B	U	G	LUMENS	LPW[1]	B	U	G	LUMENS	LPW[1]	B	U	G
8	2100	59	2	6628	112	1	0	1	6563	111	1	0	1	5906	100	1	0	1
			3	6455	109	1	0	1	6391	108	1	0	1	5752	97	1	0	1
			4	6607	112	1	0	1	6542	111	1	0	1	5888	100	1	0	1
			5	6512	110	3	0	1	6448	109	3	0	1	5803	98	3	0	1
16	1400	56	2	7609	136	2	0	2	7492	134	2	0	2	6830	122	1	0	1
			3	7410	133	2	0	2	7296	131	2	0	2	6652	119	1	0	1
			4	7586	136	1	0	2	7469	134	1	0	2	6809	122	1	0	1
			5	7476	134	3	0	2	7361	132	3	0	1	6711	120	3	0	1
16	2100	115	2	13145	114	2	0	2	13015	113	2	0	2	11713	102	2	0	2
			3	12801	111	2	0	2	12674	110	2	0	2	11406	99	2	0	2
			4	13104	114	2	0	2	12974	113	2	0	2	11676	102	2	0	2
			5	12915	112	4	0	2	12788	111	4	0	2	11509	100	4	0	2
24	1400	114	2	14744	129	3	0	3	14517	127	2	0	2	13336	117	2	0	2
			3	14358	126	3	0	3	14137	124	3	0	3	12987	114	2	0	2
			4	14698	129	2	0	2	14472	127	2	0	2	13295	117	2	0	2
			5	14486	127	4	0	2	14263	125	4	0	2	13103	115	4	0	2
24	2100	169	2	19286	114	3	0	3	19095	113	3	0	3	17186	102	3	0	3
			3	18781	111	3	0	3	18595	110	3	0	3	16736	99	2	0	2
			4	19227	114	3	0	2	19036	113	3	0	2	17133	101	2	0	2
			5	18949	112	4	0	2	18761	111	4	0	2	16885	100	4	0	2
24	700	225	2	21063	94	3	0	3	20880	93	3	0	3	18474	82	3	0	3
			3	21111	94	3	0	3	20927	93	3	0	3	18516	82	3	0	3
			4	21258	94	3	0	2	21073	94	3	0	2	18645	83	3	0	2
			5	21331	95	4	0	2	21145	94	4	0	2	18709	83	4	0	2

1 - Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

ELECTRICAL DATA

# OF LEDS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
8	1@(2100mA)	120	59	0.49
		208	59	0.28
		240	59	0.25
		277	59	0.21
16	1@(1400mA)	120	56	0.47
		277	56	0.20
16	1@(2100mA)	120	115	0.96
		208	115	0.55
		240	115	0.48
		277	115	0.42
24	1@(1400mA)	120	114	0.95
		277	114	0.41
24	1@(2100mA)	120	169	1.41
		208	169	0.81
		240	169	0.70
		277	169	0.61
24	1@(700mA)	120	225	1.88
		208	225	1.08
		240	225	0.94
		277	225	0.81

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0° C	32° F	1.06
10° C	50° F	1.03
20° C	68° F	1.01
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.97
50° C	122° F	0.94

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

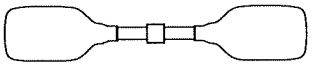
PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS 0	25,000	TM-21-11[1] L90 36,000	50,000	100,000	L70 (hours)
25°C / 77°F	1.00	0.93	0.90	0.86	0.75	>125,000
40°C / 104°F	0.99	0.90	0.86	0.81	0.67	>88,000

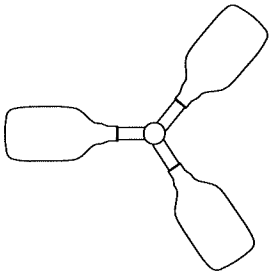
1. Projected per IESNA TM-21-11 (* Cree XP-L, 2100mA, 105°C Ts, 6,000hrs)

EPA

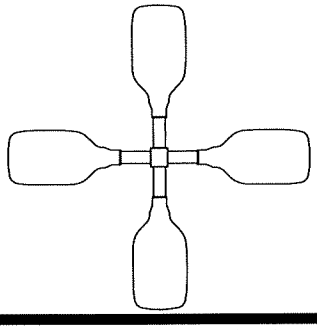
Config.	Luminaire	EPA
1 @ 90°	ASL8L	.50
	ASL16L	.62
	ASL24L	.74



Config.	Luminaire	EPA
2 @ 180°	ASL8L	1.00
	ASL16L	1.24
	ASL24L	1.48



Config.	Luminaire	EPA
3 @ 120°	ASL8L	.88
	ASL16L	.99
	ASL24L	1.11



Config.	Luminaire	EPA
4 @ 90°	ASL8L	1.42
	ASL16L	1.66
	ASL24L	1.90

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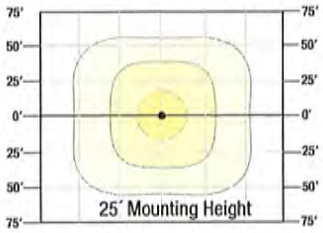
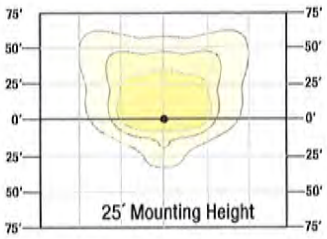
PHOTOMETRICS For additional photometric information and IES downloads, visit our web site at www.hubbelloutdoor.com

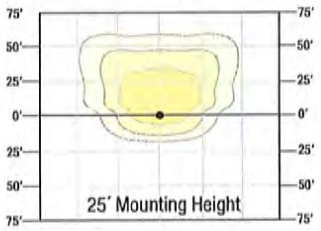
ASL-24L-5K Type V



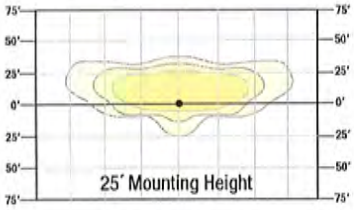
ASL-24L-5K Type IV



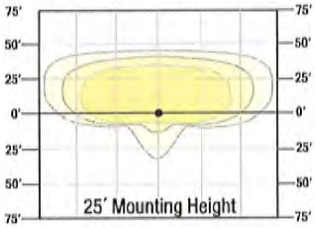
ASL-24L-5K Type IV HS



ASL-24L-5K Type II



ASL-24L-5K Type III

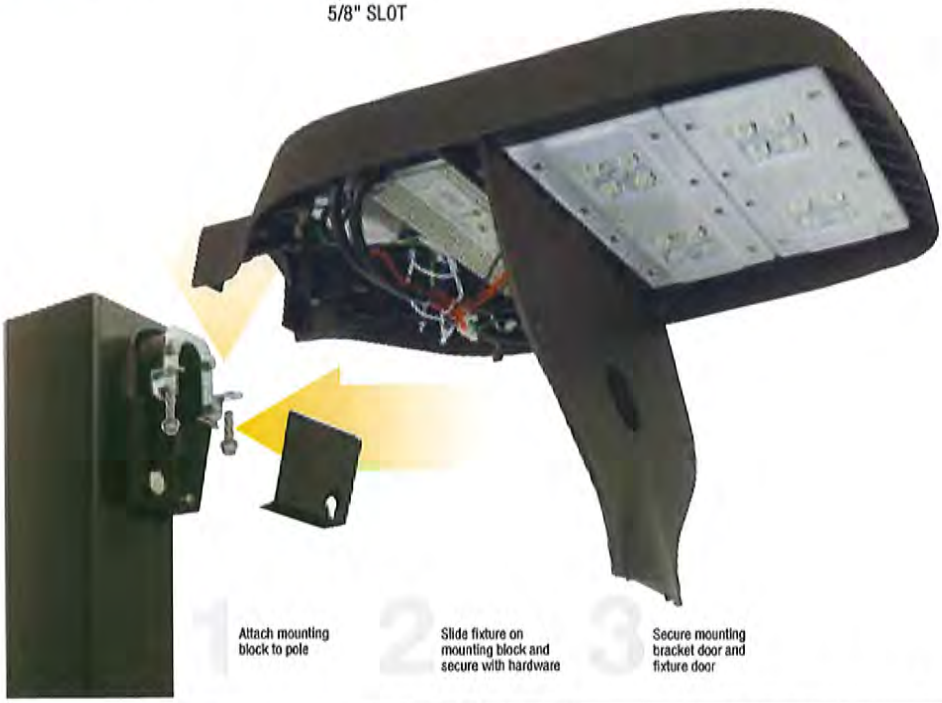


ARM/MOUNTING BLOCK

Fixture ships with universal mounting block for ease of installation. Compatible with #2 drill pattern.

SWP & SWPM - SiteSync™

SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.



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GEOPAK SERIES SIZE 2 LED

Architectural Wallpack

TRP2/RDI2 Low Glare **NEW**

Cat.#	
Job	Type

HUBBELL Outdoor Lighting

Approvals

SPECIFICATIONS

Applications:
Medium sized architectural wallpacks in two stylish shapes accentuate building architecture and provide excellent illumination and uniformity

Construction:
- Die-cast aluminum housing and door
- Seven powder coat standard finishes, plus custom color options

LED/Optics:
- Precision crafted optics and reflectors provide up to 150 LPW and zero pixelation over the lens for maxium visual comfort
- Wide Throw and Forward Throw distributions available
- 3000K - 70 CRI, 4000K - 70 CRI, and 5000K - 70 CRI, CCT nominal

Electrical:
- Optional Dual Drivers & Dual Power Feeds for 50 and 70 watt versions
- 120-277, 347 and 480 voltage, 50/60Hz
- Power factor ≥ 90%
- THD (Total Harmonic Distortion) <20%
- Ambient operating temperature -40°C to 40°C

Installation/Mounting:
- Quick-mount adapter with gasket seal provides easy installation to wall or to recessed junction box (4" square junction box). Fixture attaches by two Allen-head hidden fasteners for tamper resistance.
- Black box accessory available for surface conduit application

Options/Controls:
- Drivers are 0-10V dimming standard
- Universal button photocontrol for dusk to dawn energy savings
- Occupancy sensor options available for complete on/off and dimming control

Construction:
- Optional uplight component provides approximatively 1,000 lumens for lighting building facades and/or providing direct/indirect lighting for under canopy applications
- Available in three distribution including Wall Graze, Spot/Column and Canopy

Listings:
- IP65 rated housing
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Zero uplight (U0), dark sky, neighbor friendly (excludes uplight versions)
- Drivers IP66 and RoHS compliant

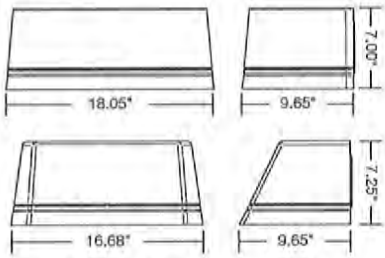
Warranty:
For more information visit:
http://www.hubbelloutdoor.com/resources warranty/

PRODUCT IMAGE(S)

Trapezoid

Radius

DIMENSIONS



RDI2
Weight:
16 lbs (7.3 kg)

TRP2
Weight:
16 lbs (7.3 kg)

SHIPPING INFORMATION

Catalog Number	G.W(kg)/ CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RDI2	18 (8.2)	20.5 (52)	9.5 (24)	12 (30)
TRP2	16 (7.3)	18.5 (47)	9.5 (24)	11.5 (29)

CERTIFICATIONS/LISTINGS

c UL us

DLC

ida

*3000K and warmer CCTs only

ORDERING INFORMATION

ORDERING EXAMPLE: TRP2-D-30-3K7-FT-UNV-UG-GT-PC

FAMILY	
TRP2	Trapezoid
RDI2	Radius

LEDS - WATTAGE	
D-20	20w Low Glare Diffuse
D-30	30w Low Glare Diffuse
D-50	50w Low Glare Diffuse
D-70	70w Low Glare Diffuse

CCT	
3K7	3000K, 70CRI
4K7	4000K, 70CRI
5K7	5000K, 70CRI

DISTRIBUTION	
FT	Forward Throw Diffused
WT	Wide Throw Diffused

VOLTAGE	
UNV	120-277V
120	120V
208	208V
240	240V
277	277V
UHV[1]	347/480V
347[1]	347V
480[1]	480V

FINISH	
BL	Black Textured
DB	Dark Bronze Textured
GT	Graphite Textured
GYS	Light Gray Smooth
PS	Platinum Silver Smooth
WH	White Textured
CC	Custom Color

SECONDARY DISTRIBUTION	
BLANK	Downlight Only
UG[2]	Uplight Wall Graze
UC[2]	Uplight Canopy
US[2]	Uplight Spot/Column

CONTROL OPTIONS	
PC	Button Photocontrol
SCP[4,5]	Programmable occupancy sensor, factory default is 10% light output
SCO[4]	Sensor Control, On/Off

SPEC SCP/SCO MOUNT HEIGHT	
-8F	Up to 8ft mount height
-20F	Up to 20ft mount height

OPTIONS	
SF[3]	Single Fuse & Fuse Holder
DF[3]	Double Fuse & Fuse Holder
2DR[6]	Dual Drivers
2PF[6]	Dual Power Feeds

[1] 70 watt version only
[2] Not available with SF, DF, 2DR or 2PF electrical options
[3] Must specify voltage
[4] PCU option not applicable, included in sensor
[5] Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings
[6] Not available with 20w, 30w or uplight versions

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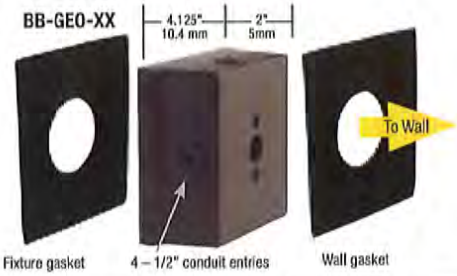
ACCESSORIES - Order separately

Catalog Number	Description
SCP-REMOTE*	Remote control for SCP option. Order at least one per project to program and control dimming settings
BB-GEO-XX	Black box with 4 - 1/2" threaded conduit holes, specify finish by replacing "XX" with finish selection, eg. Dark Bronze "DB"

* Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings.
** When ordering with SiteSync, one of the following interface options must be chosen an ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.
* If needed, an additional Bridge Node can be ordered.

BB-GEO-XX – Mounted to luminaire



INPUT POWER CONSUMPTION

# OF LEDS	VERSION	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (w)
180	Downlight Only	120	0.18	21
		277	0.08	21
		120	0.28	33
		277	0.12	33
		120	0.41	49
		277	0.18	49
		120	0.52	62
		277	0.22	62
		347	0.18	62
		480	0.13	62
	With Uplight	120	0.18	22
		277	0.08	22
		120	0.29	35
		277	0.13	35
		120	0.43	52
		277	0.19	52
		120	0.55	66
		277	0.24	66
		347	0.19	66
		480	0.14	66

PERFORMANCE DATA - LOW GLARE

			5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
# OF LEDS	SYSTEM WATTS	MAIN DISTR. TYPE	LUMENS	LPW*	B	U	G	LUMENS	LPW*	B	U	G	LUMENS	LPW*	B	U	G
180	22.0	FT	3,082	147	1	0	1	3,067	146	1	0	1	2,883	137	1	0	1
		WT	3,195	152	1	0	0	3,179	152	1	0	0	2,988	142	1	0	0
	33.4	FT	4,995	150	1	0	1	4,970	149	1	0	1	4,672	140	1	0	1
		WT	5,178	155	1	0	1	5,152	154	1	0	1	4,843	145	1	0	1
	48.7	FT	7,094	146	1	0	1	7,058	145	1	0	1	6,635	136	1	0	1
		WT	7,353	151	1	0	1	7,316	150	1	0	1	6,877	141	1	0	1
	61.8	FT	8,669	140	1	0	1	8,626	140	1	0	1	8,108	131	1	0	1
		WT	8,986	145	1	0	1	8,941	145	1	0	1	8,405	136	1	0	1

*BBU Emergency mode lumen output, TRP hosing only

LOW - GLARE

Designed for optimal visual comfort and maximum performance, the low glare versions provide excellent illumination and uniformity with zero LED pixelation.

UPLIGHT

Optional uplight distributions provide accent lighting for columns, canopies or building facades

The wall graze also creates a 50/50 appearance on the wall while still providing general illumination on the ground

CONTROL OPTIONS

Programmable occupancy sensor offers greater control and energy savings with adjustable delay and dimming levels (Factory default is 10%).

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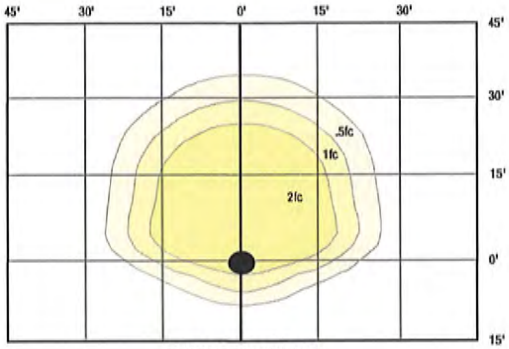
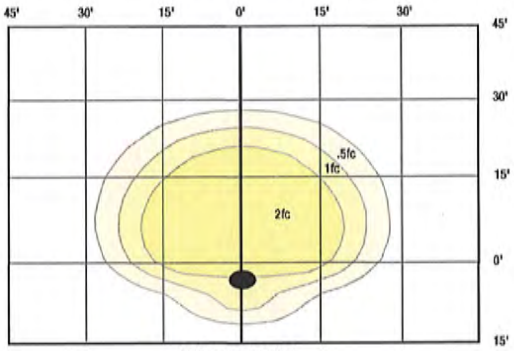
PHOTOMETRICS

Mounting Height 15ft



FORWARD THROW



WIDE THROW

UPLIGHT GRAZE

UPLIGHT SPOT/COLUMN

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Fuel Island

5000 Gallon
60/40
3000 G Diesel/2000 G Unleaded

DIESEL

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 19 | DATE: 05/14/2018

ORDINANCE NO: 18-44 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE FOR AEP FOR APPROVAL OF A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR A NEW SERVICE CENTER BUILDING ON APPROXIMATELY 50 ACRES LOCATED ON THE SOUTH SIDE OF SLACK ROAD AND JUST WEST OF THE RAILROAD TRACKS ON PROPERTY ZONED A-1 (AGRICULTURAL DISTRICT).

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1129.05 Final Development Plan requirements of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 7-0 on May 2, 2018

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval

ATTACHMENT(S)
See attached

ORDINANCE NO. 18-44

AN ORDINANCE FOR AEP FOR APPROVAL OF A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR A NEW SERVICE CENTER BUILDING ON APPROXIMATELY 50 ACRES LOCATED ON THE SOUTH SIDE OF SLACK ROAD AND JUST WEST OF THE RAILROAD TRACKS ON PROPERTY ZONED A-1 (AGRICULTURAL DISTRICT).

WHEREAS, the Planning Commission at its meeting of May 2, 2018 recommended approval of a Combined Preliminary and Final Development Plan for a New Service Center Building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District) (PC Case 2018-0643) and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Combined Preliminary and Final Development Plan for a New Service Center Building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District), is hereby confirmed, approved, and accepted, with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Public Works and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Public Works Department once a complete plan set is submitted for review.
2. The City engineering division and the applicant shall execute of an off-site improvement agreement to Slack Road from Liberty Road to the site to accommodate the subject development.
3. The laydown yard constructed of gravel shall be approved by the City Engineer.
4. A sidewalk on the south side of Slack Road shall be installed along the frontage of the site if not incorporated in the Slack Road improvements agreement.
5. The Shade Tree Commission shall review and approve all landscape plans.
6. The limestone on the building and sign base shall be Delaware blue vein limestone or equivalent as approved by staff.

7. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
8. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
9. The dumpster shall be enclosed with walls to match the limestone veneer on the building and shall have wood doors to match.
10. The proposed chain link fence shall be black vinyl coated exempt for where vertical hedge link privacy fillers are required.
11. The fence adjacent to Kesslebrooke Station Subdivision shall be a 6 feet high chain link fence and shall include vertical hedge link privacy fillers.
12. The lighting plan shall be reviewed and approved by the Chief Building Official and all lighting shall meet the requirements of the Planning & Zoning Code.
13. Any building and ground signage plan shall achieve compliance with the minimum zoning requirements and the adopted Gateways and Corridor Plan.
14. The fence adjacent to Kesslebrooke Station Subdivision shall be a 6 feet high chain link fence and shall include vertical hedge link privacy fillers.
15. The above ground storage tank for the fueling station shall not exceed 5000 gallons in capacity.
16. The above ground storage tank shall achieve compliance with all state and national fire code regulations.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 20

DATE: 05/14/2018

ORDINANCE NO: 18-21 (REVISED)

RESOLUTION NO:

READING: FOURTH

PUBLIC HEARING: YES
MAY 21, 2018 AT 7:00 P.M.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE FOR MEDROCK, LLC FOR APPROVAL OF A (REVISED) ZONING TEXT AMENDMENT TO THE EXISTING WILLOWBROOK FARM TRACT PUD OVERLAY ZONING TEXT (PLANNED UNIT DEVELOPMENT) TO ALLOW A MODIFICATION TO THE MAXIMUM DWELLING UNITS AND DENSITY TO MULTI-FAMILY AREAS 3 AND 4 TO ALLOW ADDITIONAL DWELLING UNITS IN AREA 3 AND REMOVING UNITS IN AREA 4 THEREBY DECREASING THE OVERALL UNITS CURRENTLY ALLOWED IN TOTAL LOCATED ON THE EAST SIDE OF HOUK ROAD ON APPROXIMATELY 38 ACRES ON PROPERTY ZONED R-6 MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PUD (PLANNED UNIT DEVELOPMENT) OVERLAY.

BACKGROUND:
As a result of the Planning Commission vote to recommend denial, the Charter (Section 104) requires that five affirmative votes of City Council are required to overturn the Planning Commission's recommendation.

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1130 Amendments of the Codified Ordinances.

COMMITTEE RECOMMENDATION:
Planning Commission did not recommend approval by a vote of 1-6 on May 2, 2018, thereby technically recommending denial.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval

ATTACHMENT(S)
See attached

ORDINANCE NO. 18-21 (REVISED)

A ORDINANCE BY MEDROCK, LLC FOR APPROVAL OF A (REVISED) ZONING TEXT AMENDMENT TO THE EXISTING WILLOWBROOK FARM TRACT PUD OVERLAY ZONING TEXT (PLANNED UNIT DEVELOPMENT) TO ALLOW A MODIFICATION TO THE MAXIMUM DWELLING UNITS AND DENSITY TO MULTI-FAMILY AREAS 3 AND 4 TO ALLOW ADDITIONAL DWELLING UNITS IN AREA 3 AND REMOVING UNITS IN AREA 4 THEREBY DECREASING THE OVERALL UNITS CURRENTLY ALLOWED IN TOTAL LOCATED ON THE EAST SIDE OF HOUK ROAD ON APPROXIMATELY 38 ACRES ON PROPERTY ZONED R-6 MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PUD (PLANNED UNIT DEVELOPMENT) OVERLAY.

WHEREAS, the Planning Commission at its meeting on May 2, 2018 failed to recommend approval of a Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to multi-family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 38 acres on property zoned R-6 multi-family with a PUD overlay (PC Case 2018-0026).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Council of the City of Delaware overturns the recommendation of denial by the Planning Commission and that the Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to multi-family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 38 acres on property zoned R-6 multi-family with a PUD overlay, is hereby confirmed, approved, and accepted with the following conditions that:

1. The maximum amount of dwelling units permitted in Multi-Family Area 3 shall not exceed 180 dwelling units with a corresponding Multi-Family Area 3 density of 10.44 dwelling units per gross acre per the PUD text existing gross acreage of Multi-Family Area 3 of 17.24 acres.

2. The maximum amount of dwelling units permitted in Multi-Family Area 4 shall not exceed 90 dwelling units with a corresponding Multi-Family Area 4 density of 4.20 dwelling units per gross acre per the PUD text existing gross acreage of Multi-Family Area 4 of 21.45.
3. The remainder of the requirements of Ordinances 99-74 and 99-76 shall remain in full effect.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

PASSED: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2018-0026-0027
REQUEST: Multiple Requests
PROJECT: Willowbrook Apartments – REVISED
MEETING DATE: May 2, 2018

APPLICANT/OWNER
Medrock
3895 Stoneridge Lane
Dublin, Ohio 43017

REQUEST – REVISED
2018-0026: A request (REVISED) by Medrock, LLC for approval of a Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to Multi-Family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 38 acres on property zoned R-6 Multi-Family Residential District with a PUD (Planned Unit Development) Overlay.
2018-0027: A request (REVISED) by Medrock, LLC for approval of a Combined Preliminary and Final Development Plan to Multi-Family Area 3 of the existing Willowbrook Farm Tract for a 180 unit apartment complex on approximately 15.506 acres located on the northeast corner of Houk Road and DiGenova Way on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay).

PROPERTY LOCATION & DESCRIPTION
The remanded and subsequently revised by the Applicant proposals relate to the Willowbrook Planned Unit Development (PUD) site, specifically Multi-Family Areas 3 & 4 of that PUD zoning text and preliminary plan. In the current PUD text, Multi-Family Area 3 encompasses approximately 17.24 acres, a maximum of 140 total dwelling units, and 8.00 dwelling units per gross acre as documented within the PUD text. Multi-Family Area 4 encompasses approximately 21.45 gross acres, a maximum of 155 total dwelling units, and 7.25 dwelling units per gross acre as documented within the PUD text.

The proposed Combined Preliminary & Final Development Plan for Multi-Family Area 3 encompasses building upon approximately 15.506 net acres of the 17.24 acre Multi-Family Area 3. Multi-Family Area 4 is not proposed for final planning at this time. Both sites are zoned R-6 PUD (Multi-Family Residential District with Planned Unit Development District) and the Multi-Family Area 3 site is located on the northeast corner of Houk Road and DiGenova Way just north of the YMCA/Ohio National Guard facility site. The properties to the north are zoned R-3 PUD, the properties to the east and south are zoned R-3 PMU (One-Family Residential with a Planned Mixed Use Overlay District) and the properties to the west are zoned R-3 PRD (One-Family Residential with a Planned Residential Development District).

Background

The proposal has been remanded by City Council back to the Planning Commission for further consideration at the applicant's request at City Council's regular meeting of April 9, 2018. The Applicant has subsequently revised the proposals (both cases) from the previously submitted cases. The background and previous information are attached to this report for reference.

The reason to remand the cases back to Planning Commission for further consideration was to allow the Applicant an opportunity to make revisions to the proposal to align with the PUD text and account for the various concerns that have been raised throughout the process.

As a result, the Applicant has made the following revisions:

Amendment to Application 2018-0026 – Zoning Text Amendment

1. The applicant is proposing to reduce the units in Multi-Family Area 4 from 155 dwelling units allowed in the PUD text to a maximum of 90 dwelling units and increase the units in Multi-Family Area 3 from 140 dwelling units in the PUD text to a maximum of 180 dwelling units. Under the current PUD text the two Multi-Family Areas 3 & 4 total an allowable 295 dwelling units. Under the revised proposal the two Multi-Family Areas 3 & 4 would total 270 dwelling units – a reduction overall for the two areas of 25 dwelling units. Multi-Family Area 4 is proposed to be reduced by 65 dwelling units and Mutil-Family Area 3 is proposed to be increased by 40 dwelling units. According to the Applicant's submission, the

180 dwelling units in Multi-Family Area 3 is necessary "to amortize the cost of five (5) full-time employees and the amenities being provided for Multi-family 3. The comprehensive plan and the existing text encourages 'locating more intense uses adjacent to points of entry into planned development with land use intensity decreasing as distance from points of entry to the site and arterial rights-of-way'."

The previous plan reduced 55 dwelling units from Multi-Family 4 and increased Multi-Family 3 by 40 dwelling units thereby overall reducing the two areas by 15 total dwelling units. The chart below is a summary of the current PUD Text requirements vs. the revised proposal herein.

Willowbrook PUD - Multi-Family Areas 3 & 4 - PUD Text, Table 2 Amendments
Current PUD Text vs. Amendments Proposed

	Multi-Family Area 3		Multi-Family Area 4	
	Current Text	Proposed Amendment	Current Text	Proposed Amendment
Gross Acerage	17.24	17.24	21.45	21.45
Total Dwelling Units	140	180	155	90
Density (dwelling units/gross acre)	8.00	10.44	7.25	4.20

Amendment to Application 2018-0027 – Combined Preliminary and Final Development Plan

The Applicant has provided 5 Amendments to the Combined Preliminary and Final Development plan for Multi-Family Area 3 as follows:

1. The development plan will be edited to delete the dumpster planned for location on Boulder Drive.
2. Developer will construct a "privacy" mound at a minimum of five (5) feet along Boulder Drive, landscaped as shown on the attached Landscape Exhibit.
3. Building 7 will shift at least four (4) feet to the south, in order to accommodate room for the mound along Boulder Drive.
4. Exterior building elevations along Boulder Drive and Houk Road will be 4-sided architecture with identical amount of brick façade on both the front and rear of the buildings.
5. Thirty-eight parking lot lights with photo cells will be installed to maximize the safety for all residents and guests – see attached lighting plan.

To these provided amendments, Staff offers the following for consideration:

1. The dumpster appears to have been removed from being adjacent to Boulder Drive.
2. Staff had previously recommended a condition for a continuous mound with a minimum height of 5-6 ft with 6 foot high evergreens, planted in a staggered row configuration, at installation. The revised plan comes closer to, but does not fully comply with, that condition at this time. The mound is generally shown at a maximum height of 5 ft. along its length while accounting for the needed site distance mound height reduction near the intersection of Houk Road. and Boulder Drive. However, there is a break in the mound height shown approximately across from the section of Boulder Drive which is currently constructed. This is likely to provide for stormwater management as currently proposed. In the opinion of Staff, this area could be engineered to accommodate both the stormwater management as well as providing for a continuous mound and landscaping. It is important to maintain the height and landscaping in this area in particular because it is the area where adjacent single family home sites to the north of Boulder Drive appear to be the closest to the proposed development and the point of the mound and landscaping is specifically to provide a natural, vegetative buffer and mound between the multi-family area and the single family area. If this cannot adequately be engineered, even if the use of a retaining wall on the Multi-Family Area 3 side is utilized, it is the opinion of Staff that the proposed

buildings should be moved to the south or eliminated to accommodate the minimum recommendation in this regard. Staff is confident that with inclusion of the condition in any approval of the proposal a continuous mound could be accommodated in this area. Finally, the revised landscape plan shows a single row of evergreen trees where Staff recommends a staggered row of evergreens for screening purposes. Again, with inclusion of this condition upon any approval, Staff is confident this could be reasonably accommodated by the Applicant.

3. The amendments to the exterior elevation plans were not shown but Staff is comfortable with adding a condition to ensure the 4-sided architecture for certain units as proposed by the Applicant.

As a result of these updates the following are the recommended Conditions by Staff for this April hearing.

STAFF RECOMMENDATION (2018-0026 – ZOING TEXT AMENDMENT (REVISED))
Staff recommends approval of a request by Medrock, LLC of a Zoning Text Amendment (REVISED) to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to Multi-Family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on property zoned R-6 Multi-Family Residential District with a PUD (Planned Unit Development) Overlay, with the follow conditions that:

1. The maximum amount of dwelling units permitted in Multi-Family Area 3 shall not exceed 180 dwelling units with a corresponding Multi-Family Area 3 density of 10.44 dwelling units per gross acre per the PUD text existing gross acreage of Multi-Family Area 3 of 17.24 acres.
2. The maximum amount of dwelling units permitted in Multi-Family Area 4 shall not exceed 90 dwelling units with a corresponding Multi-Family Area 4 density of 4.20 dwelling units per gross acre per the PUD text existing gross acreage of Multi-Family Area 4 of 21.45.
3. The remainder of the requirements of Ordinances 99-74 and 99-76 shall remain in full effect.

STAFF RECOMMENDATION (2018-0027 – COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN - REVISED)
Staff recommends approval of a request by Medrock, LLC for approval of a Combined Preliminary and Final Development Plan (REVISED) to Multi-Family Area 3 of the existing Willowbrook Farm Tract PUD for a 180 dwelling unit apartment complex on approximately 15.506 acres located on the northeast corner of Houk Road and DiGenova Way on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay), with the following conditions that:

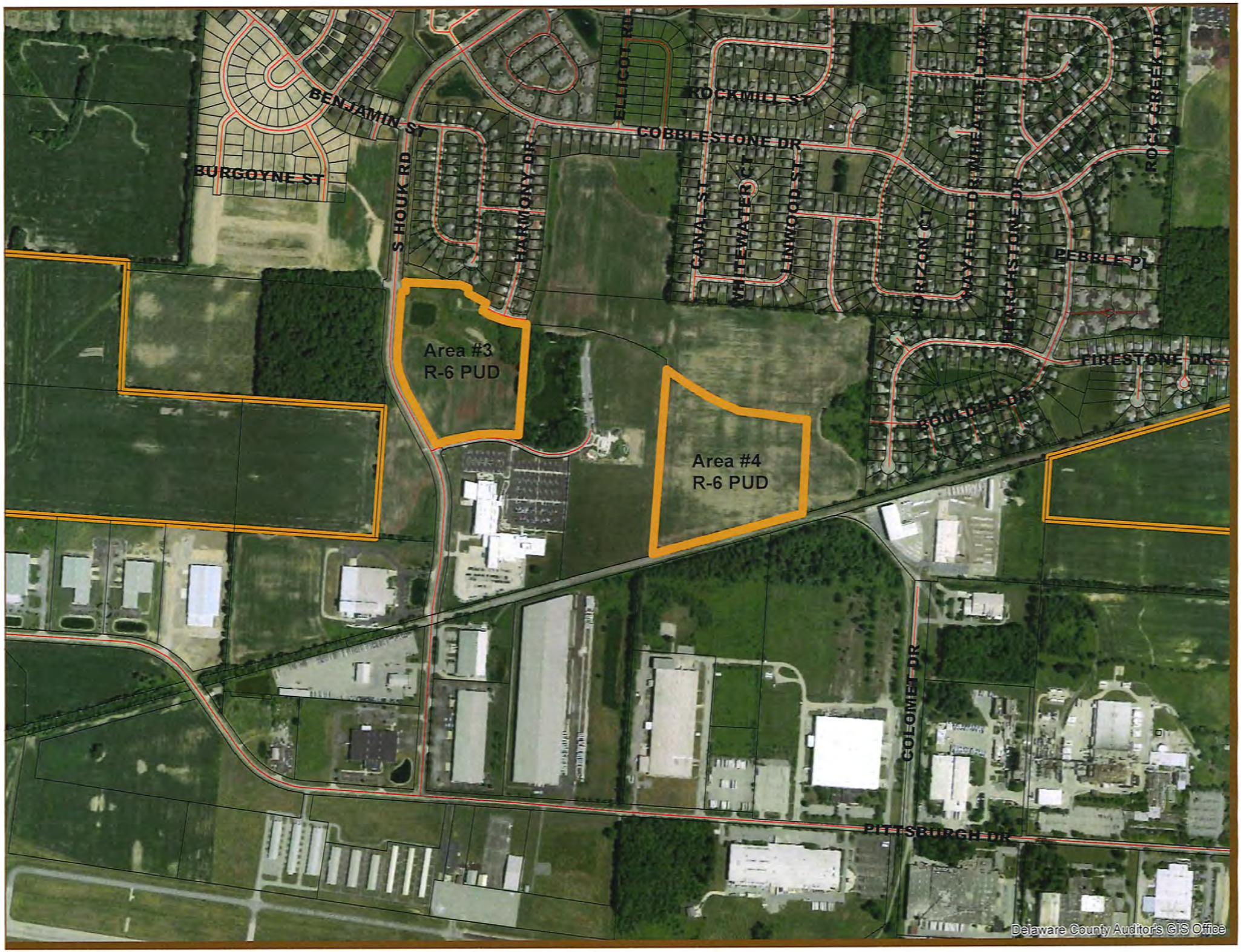
1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The Applicant shall construct the piece of Boulder Dr. from Houk Rd. east to the existing short Boulder Dr. piece that was constructed at the end of Harmony Dr. by the Applicant with the initial phases of the Adalee Park Subdivision. This construction should take place concurrent with any site development should the Willowbrook Apartment applications be approved and the project advance to construction. The next phase of Boulder Drive to the east of this point would then be considered as part of the appropriate future phase of the Adalee Park development. However, should the Willowbrook Apartments in question not advance to approval and construction then the entire length of Boulder Dr. beginning at Houk Rd. and continuing eastward might need to be constructed with the

appropriate future phase of Adalee Park to provide access for that development to Houk Road to be determined if and when that future case(s) may come forward.

3. The proposed apartment buildings shall achieve compliance with the design standards of the approved development text and the submitted Final Development Plan. Any limestone on the buildings shall be constructed of Delaware blue vein limestone or equivalent as approved by staff.
4. The dumpster enclosures shall be constructed as proposed on the Sheet entitled "Trash Enclosure Plan" as submitted by the Applicant on 3/2/18. The wood enclosures and doors shall be painted or stained in a neutral color to compliment the adjacent buildings.
5. A proposed mound at the same height and undulation with the same tree mix of deciduous and evergreen trees and shall be installed along Houk Road to be consistent with the existing mounding north of this site to achieve compliance with the approved mounding and landscape plan of the entire Houk Road corridor of the Willowbrook Farms development and to ensure adequate site distance is achieved.
6. A 2 to 3 foot high undulating mound shall be installed along DiGenova Way to supplement the proposed street and front yard trees on the landscape plan.
7. A continuous minimum 5 to 6 foot high mound with minimum 6 foot high evergreen trees, planted in a staggered row configuration, at installation shall be installed along the northern property line to provide a continuous screen adjacent to the single family subdivision (Adalee Park) All landscape plans shall be reviewed and approved by the Shade Tree Commission.
8. Any ground signage shall achieve compliance with the minimum zoning code requirements and adopted Gateways and Corridor Plan.
9. The private street names shall be submitted and approved by the City and other appropriate agencies.
10. The entire development shall achieve compliance with the Fire Department and Public Works development final requirements after the final review is complete.
11. The entire development shall subscribe to City refuse collection and achieve compliance with all Public Works requirements.
12. The exterior building elevations along Boulder Road and Houk Road shall be four sided architecture with the identical amount of brick façade on both the front and rear elevations as approved by staff.

COMMISSION NOTES:

FILE:
ORIGINAL: 4/25/18
REVISED: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HORIZON CT
MAYFIELD DR
WHEATFIELD DR
FLAGSTONE DR
ROCK CREEK DR
PEBBLE PL
FIRESTONE DR
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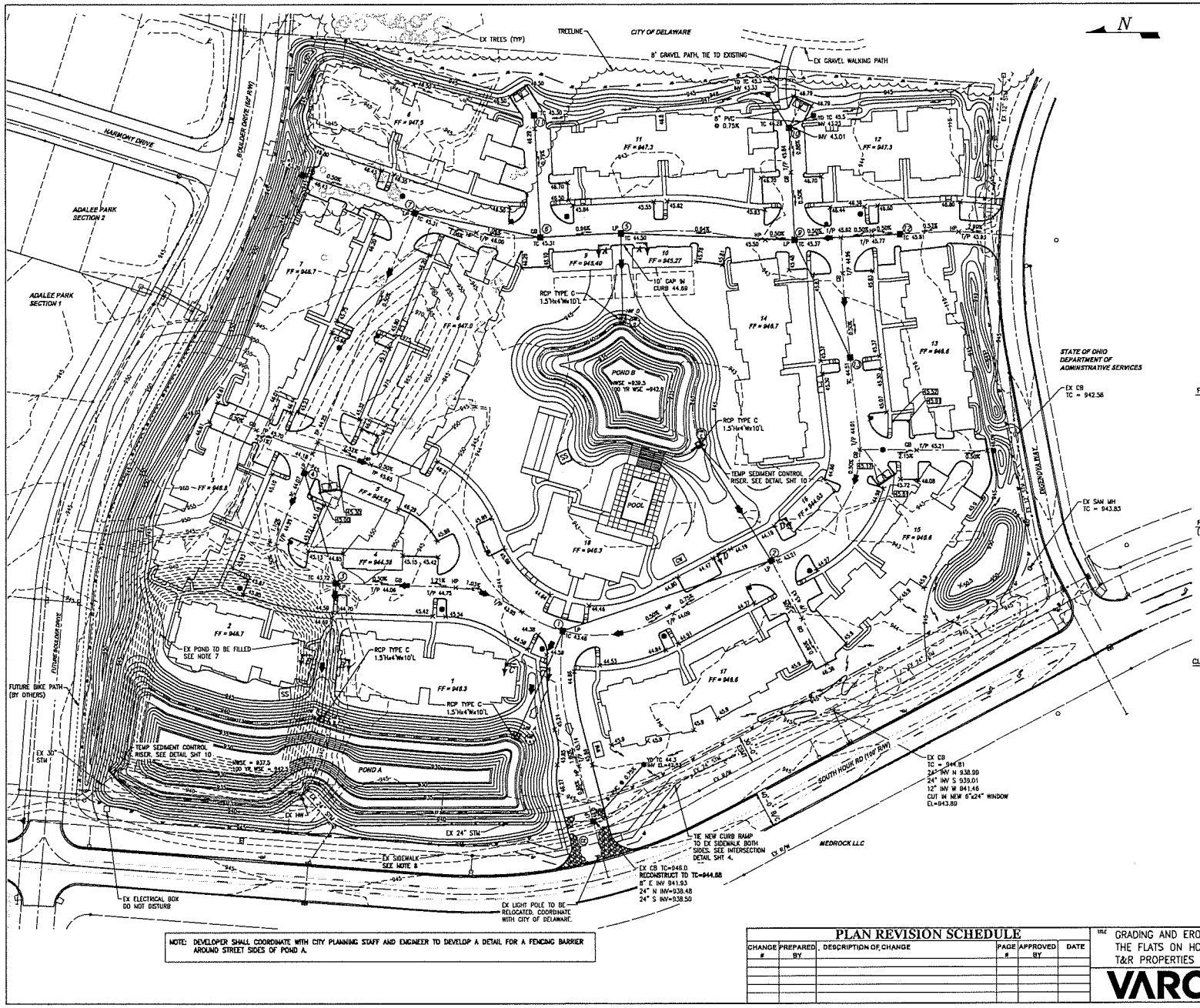
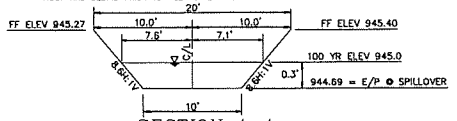
R-6 PUD
COLOMET DR
PITTSBURGH DR
Delaware County Auditor's GIS Office



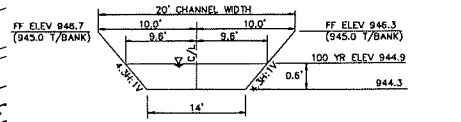
LEGEND:

918	EX CONTOUR
ST	EX STORM
W	EX WATER
ST	EX STORM MH
WM	WATER METER VAULT
T/P	TOP OF PAVEMENT
R/W	RIGHT OF WAY
FF	FINISHED FLOOR
YD	YARD DRAIN
SF	SILT FENCE
ST	STORM
918	PROPOSED CONTOUR
	LIMITS OF DISTURBANCE
	PROPOSED CATCH BASIN
	PROPOSED CATCH BASIN WITH INLET PROTECTION AND FINGER DRAINS (2 SHOWN)
	SANITARY MANHOLE
	HEADWALL
	FIRE HYDRANT
	FLOW ARROW
	MAJOR FLOOD ROUTE TO PONDS
	EMERGENCY FLOOD ROUTE FROM POND A
LP	LOW POINT
HP	HIGH POINT
GB	GRADE BREAK
CE	CONSTRUCTION ENTRANCE
CW	CONCRETE WASHOUT
19.4	SPOT ELEVATION
SS	SAFETY STATION

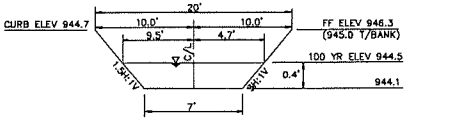
NOTES:
1. FIELD SURVEY PERFORMED BY STANTEC CONSULTING SERVICES, INC. COLUMBUS, OH, DATED 11-10-2017.
2. ADD 900 TO ALL SPOT ELEVATIONS.
3. PAVEMENT ELEVATIONS ARE TOP OF CURB UNLESS NOTED.
4. SEE SHEET 4 FOR ENTRANCE DETAILS.
5. SEE SHEET 9 FOR POND DETAILS.
6. PEDESTRIAN ACCESS ALONG EXISTING SIDEWALK SHALL BE MAINTAINED DURING CONSTRUCTION. PROVIDE TEMPORARY ASPHALT PAVEMENT, 3" MIN ITEM 402, AT PROPOSED ENTRANCE CROSSING.
7. EXISTING POND SHALL BE FILLED WITH COMPACTED ENGINEERED FILL ITEM 911 WITHIN THE INFLUENCE LINE OF BUILDING FOUNDATION. REMOVE ALL MUCK AND DEBRIS PRIOR TO FILL PLACEMENT.



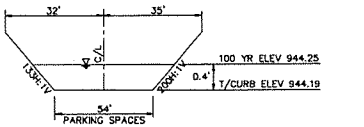
SECTION A–A
MAJOR ROUTING DETAIL
NOT TO SCALE



SECTION B–B
MAJOR ROUTING DETAIL
NOT TO SCALE



SECTION C–C
MAJOR ROUTING DETAIL
NOT TO SCALE



SECTION D–D
MAJOR ROUTING DETAIL
NOT TO SCALE

B/12

NOTE: DEVELOPER SHALL COORDINATE WITH CITY PLANNING STAFF AND ENGINEER TO DEVELOP A DETAIL FOR A FENCING BARRIER AROUND STREET SIDES OF POND A.

PLAN REVISION SCHEDULE

CHANGE #	PREPARED BY	DESCRIPTION OF CHANGE	PAGE #	APPROVED BY	DATE

VARO

TITLE: GRADING AND EROSION CONTROL PLAN
THE FLATS ON HOUK SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

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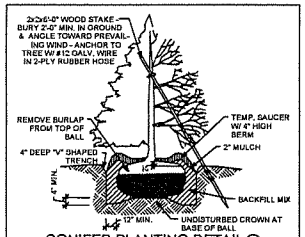
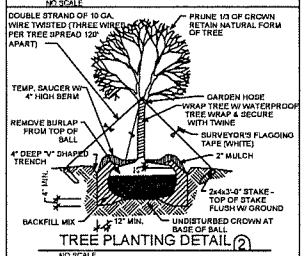
DRAWN	CHECKED	APPROVED	SCALE
FGS	LCS	APPVD	1" = 50'
CONTRACT NO R012136			DATE 01/19/18
DRAWING NO 12136-008			REVISION –



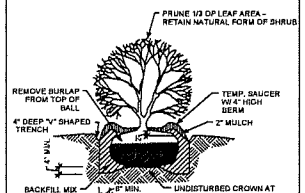
CONIFER PLANTING DETAIL 1

NO SCALE



TREE PLANTING DETAIL 2

NO SCALE



SHRUB PLANTING DETAIL 3

NO SCALE

PLANT LIST

SYMBOL	COMMON NAME	BOTANICL NAME	SIZE	QTY.
CP	CLEVELAND SELECT PEAR	PYRUS CALLERYANA 'CLEVELAND SELECT'		
OGM	RED MAPLE - OCTOBER GLORY	ACER RUBRUM 'OCTOBER GLORY'		
SMB	SMOKE BUSH	COTINUS COGGYGRIA		
MAG-1	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA		
MAG-2	JANE MAGNOLIA	MAGNOLIA LILIFLORA 'JANE'		
MAG'	MAGNOLIA	SEE BUILDING LANDSCAPING PLANS		
BS	BLUE SPRUCE	PICEA PUNGENS (BLUE)	6'-8' HIGH	
GS	GREEN SPRUCE	PICEA PUNGENS (GREEN)	6'-8' HIGH	
GSL	GREENSPIRE LINDEN	TILIA CORDATA (GREENSPIRE)		
LL	LITTLE LEAF LINDEN	TILIA CORDATA		
SKL	SKYLINE LOCUST	ROBINA SKYLINE LOCUST		
CK	CRIMSON KING	ACER PLATANOIDES 'CRIMSON KING'		
SS	SERVICEBERRY	AMELACHIER ARBOREA		
TD	TAXUS CUSPIDATE	DENSIFORMIS		
TC	TAXUS CUSPIDATE	CAPITATA		
TH	TAXUS CUSPIDATE	HICKB		
BSJ	BLUE STAR JUNIPER	JUNIPERUS SQUAMATA		
GTJ	GOLD TIP JUNIPER	JUNIPERUS GOLD TIP		
SGJ	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'		
BB	BARBERRY	BERBERIS THUNBERGI DWF CRIMSON		
DB	DWARF BARBERRY	BERBERIS THUNBERGI CRIMSON PYGMY		
BB	BURNING BUSH	EUONYMUS ALATA		
HY	HOLLY	ILEX CARLISLE		
PLSC	PURPLE SANDCHERRY	PRUNUS CISTENA		
AJB	AUTUMN JOY SEDUM	SEDUM TELEPHIUM AUTUMN		
KB-1	KOREAN "WINTERGREEN" BOXWOOD	BUXUS MICROPHYLLA KOREANA		
KB-2	KOREAN "WINTERGREEN" BOXWOOD	BUXUS MICROPHYLLA KOREANA		

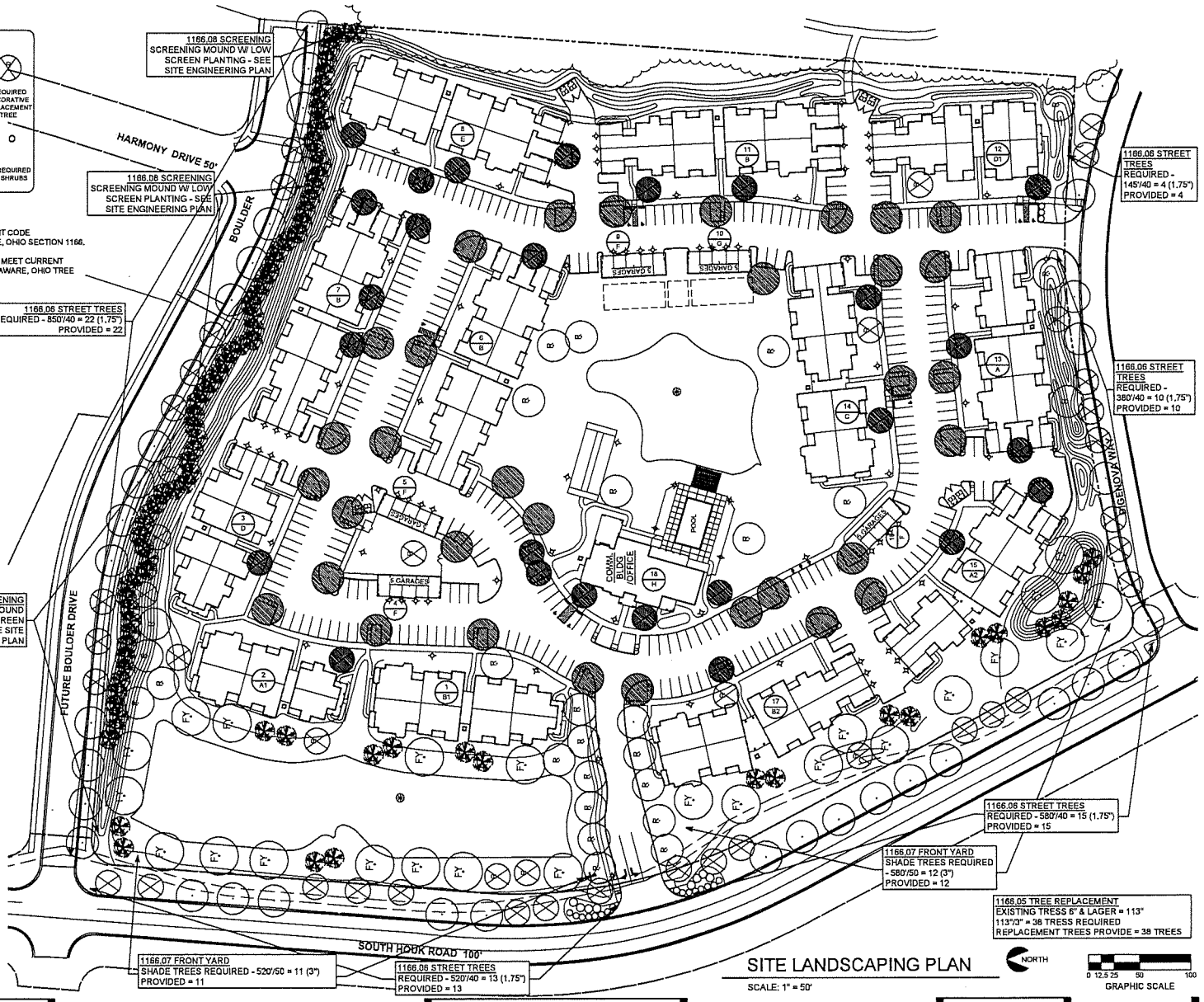
TREE LEGEND

REQUIRED STREET TREE · DECORATIVE SHADE TREE · REQUIRED REPLACEMENT TREE · REQUIRED DECORATIVE REPLACEMENT TREE

FRONT YARD TREE · SHADE PARKING TREE · DECORATIVE PARKING TREE · CONIFER TREE · REQUIRED SHRUBS

GENERAL NOTES:

1. ALL LANDSCAPING SHALL MEET CURRENT CODE REQUIREMENTS PER CITY OF DELAWARE, OHIO SECTION 1166.
2. ALL LANDSCAPING INSTALLATION SHALL MEET CURRENT CODE REQUIREMENTS PER CITY OF DELAWARE, OHIO TREE PRESERVATION SECTION 1168.



SITE LANDSCAPING PLAN

SCALE: 1" = 50'

NORTH

0 12.5 25 50 100

GRAPHIC SCALE

KONTOGIANNIS & ASSOCIATES
ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

PROJECT:
THE FLATS ON HOUK
DELAWARE, OHIO

DRAWING TITLE:
SITE LANDSCAPING PLAN

DATE: 03/26/2018
REVISED:

GEORGE J. KONTOGIANNIS, LICENSE #5794
EXPIRATION DATE 12/31/2019
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GEORGE J. KONTOGIANNIS & ASSOCIATES

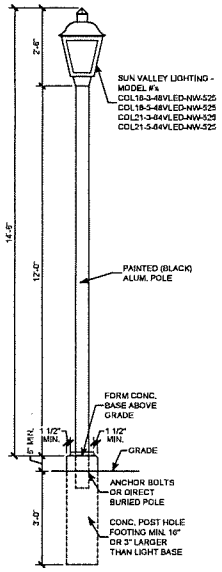
- ☐ ZONING SET 01/03/2018
- ☐ BID SET
- ☐ PERMIT SET
- ☐ CONSTRUCTION SET

SL-1

4/24/2018 10:01:04 AM, mdavisch

SITE LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	LAMP	MT'G. TYPE	REMARKS
A	SUN VALLEY LIGHTING COLONIAL SERIES-LED	COL21-5-84VLED-NW-525	72W LED	12'-0" POLE	
B	SUN VALLEY LIGHTING COLONIAL SERIES-LED	COL18-5-48VLED-NW-525	53W LED	12'-0" POLE	
C	SUN VALLEY LIGHTING COLONIAL SERIES-LED	COL21-3-84VLED-NW-525	72W LED	12'-0" POLE	CUT OFF LIGHT
D	RAB LIGHTING	FFLEG39	39W LED	GROUND	PROVIDE 8" DIA. CONC. BASE
E	KITCHLER	9735BK	23W CFL	WALL MOUNTED	AT 6'-2" A,F,F/CLEAR BEVELED ACRYLIC LENSES

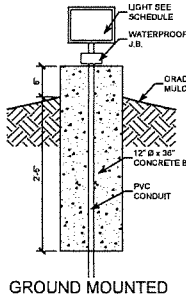


LIGHT & POLE DETAIL

SCALE: 1/2" = 1'-0"

NOTE:

SITE LIGHT TO BE MOUNTED ON A WATERPROOF JUNCTION BOX ON TOP OF A 8" DIA. x 24" DEEP CONCRETE BASE. CONDUIT FOR LIGHT WIRE TO BE INSIDE THE CONCRETE BASE.

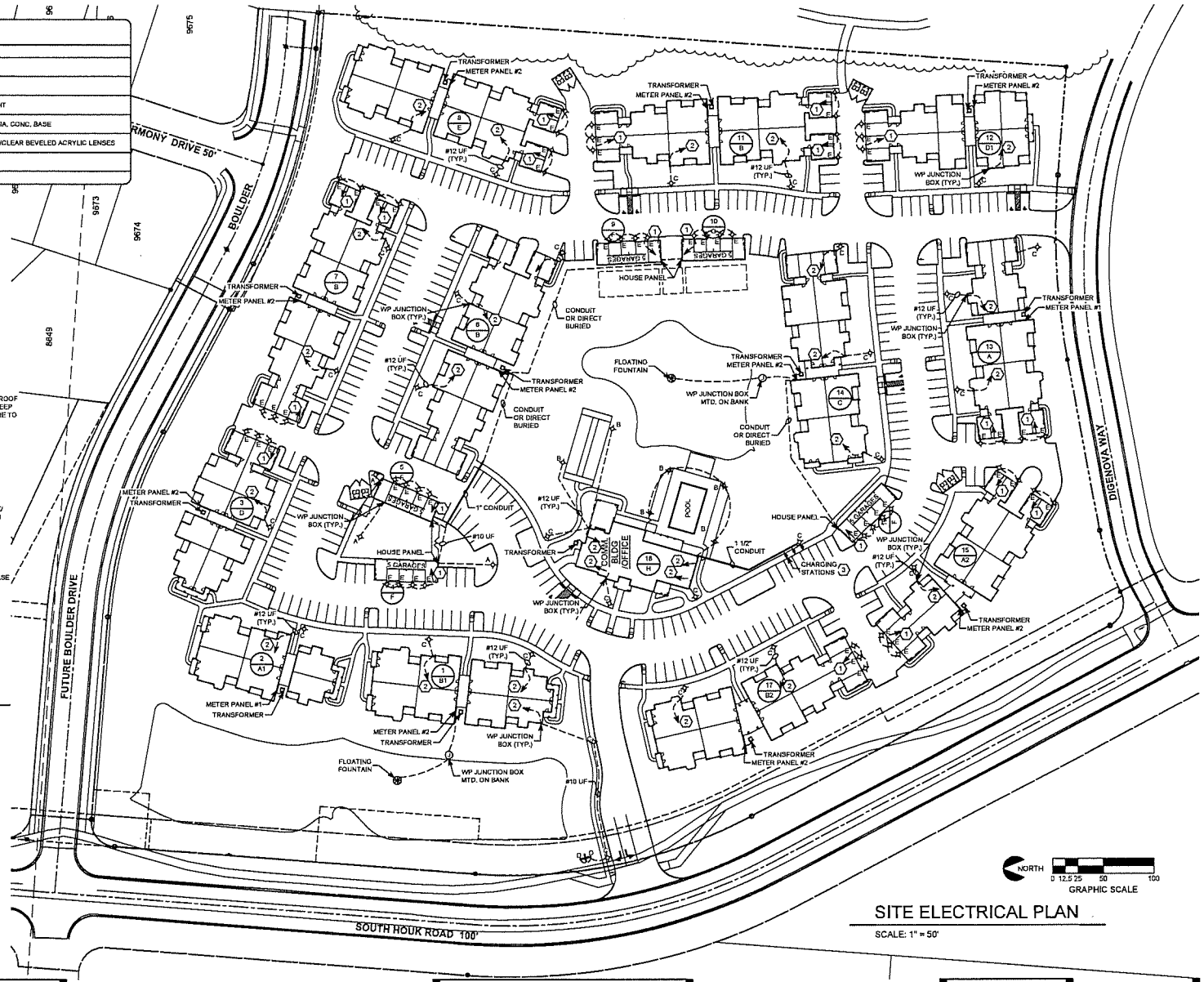


GROUND MOUNTED LIGHT & BASE DETAIL

SCALE: 1" = 1'-0"

SITE ELECTRIC GENERAL & CODED NOTES

1. PROVIDE WALL MOUNTED COACH LIGHTS ON GARAGES AT LOCATIONS SHOWN TO PROVIDE ADDITIONAL LIGHTING. WIRE LIGHTS THRU A PHOTO EYE TO THE HOUSE PANEL.
2. SITE LIGHTS TO BE WIRED THRU A PHOTO EYE TO THE NEAREST HOUSE PANEL WIRE WITH DIRECT BURIAL WIRE TO A WEATHERPROOF JUNCTION BOX MOUNTED NEAR GRADE WITH CONDUIT TO 1'-6" BELOW GRADE. REMAINDER OF WIRING TO BE THROUGH THE BUILDING TO THE HOUSE PANEL.
3. PROVIDE (3) THREE CHARGING STATION PEDESTALS WIRE TO 30/2 BREAKER WITH #10 WIRE. WIRE THRU 1 1/2" PVC CONDUIT TO CLUBHOUSE. COORDINATE CARD SWIPE TIMER CONTROL WITH OWNER.
4. SEE SHEET E3-2 FOR GARAGE ELECTRICAL PLAN, GARAGE ELECTRIC PANELS AND HOUSE PANELS.



SITE ELECTRICAL PLAN

SCALE: 1" = 50'

KONTOGIANNIS & ASSOCIATES
ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

PROJECT:
THE FLATS ON HOUK
DELAWARE, OHIO

DRAWING TITLE:
SITE ELECTRICAL PLAN

DATE: 03/26/2018
REVISED:

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EXPIRATION DATE 12/31/2018
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- ☐ ZONING SET 01/03/2018
- ☐ BID SET
- ☐ PERMIT SET
- ☐ CONSTRUCTION SET

SE-1

4/24/2018 10:01:23 AM, mbovish

INFORMATION SUBMITTED BY THE APPLICANT: MAY 2, 2018 PLANNING COMMISSION MEETING

FINAL

City of Delaware

Rezoning Application #PC99-24, PC99-25

The Willowbrook Farm Tract - Planned Unit Development

SITE:	Being 282± acres located on the south side of US 36 at the intersection of US 36 and Houk Road, west of Acme Road, and consisting of all of parcels 519-330-02-031-000 (164.571 acres) and 419-220-01-025-000 (117.407 acres)
EXISTING ZONING DISTRICT:	A-1, Agricultural, City of Delaware, Delaware, OH
PROPOSED ZONING DISTRICT:	PUD, Planned Unit Development
OWNER:	Medrook LLC c/o Dan Horne, 7464 Badenoch Drive, Dublin, OH 43017, (614) 792-3760
APPLICANT:	Medrook LLC c/o Dan Horne, 7464 Badenoch Drive, Dublin, OH 43017, (614) 792-3760
DATE:	August 3, 1999 Revised 11/18/99 bbh

1. BACKGROUND: The 282± acre tract was annexed recently to the City of Delaware and is zoned A-1, Agricultural.

The site is located on the south side of US 36 at the intersection of US 36 and Houk Road with 1600± feet of frontage on US 36 and extending over 5,600± feet south to the Conrail railroad tracks, which railroad tracks form the southeastern boundary of the site. Existing South Houk Road terminates at US 36 on the north side of the site and Houk Road is located 600± feet south of the south property line. The site is generally flat and presently used for agricultural purposes other than a 10± acre wooded area located near the southern end of the site. Adjacent property to the east and west is undeveloped. Abutting property to the east is in the City of Delaware and is zoned PUD, Planned Unit Development permitting a 685 dwelling unit single and multi-family development at 4.4 dwelling units per acre. Abutting land to the west is in the City of Delaware and a proposal for single family development is anticipated. 585 du

2. CITY OF DELAWARE - COMPREHENSIVE PLAN:

The existing City of Delaware Comprehensive Plan recommends limited and medium density residential uses and industrial uses for the site.

Applicant believes the Conrail railroad tracks located adjacent to the southeast property line and existing M-2, General Manufacturing zoning located south of the subject site provides a natural north planning boundary for the large industrial uses permitted by the existing M-2, General Manufacturing zoning

district. Given existing residential zoning adjacent to the subject site to the east and anticipated residential zoning to the west, it would be undesirable to extend general industrial zoning onto the subject site. To provide a major north/south arterial on the west side of the City of Delaware, the city wants Houk Road extended from US 36 to the south property line of the site. The construction of Houk Road will involve dedicating over 14 acres of land (5% of the site acreage) and over $*,***,*** dollars. Applicant has designed the development proposal to address City of Delaware objectives of building this link of the desired north/south arterial, while also providing a land use plan reflecting appropriate land uses and densities given an arterial road system and the huge development costs associated with the site. The size of the parcel, existing arterial frontage, proposed construction of Houk Road to provide the desired north/south arterial and protection of this tract from abutting industrial uses to the south all warrant an amendment of the City of Delaware Comprehensive Plan and the use of the PUD, Planned Unit Development District. The development proposal utilizes classical/traditional land planning locating more intensive uses adjacent to the points of entry into the planned development with land use intensity decreasing as distance from the points of entry to the site and arterial rights of way increases and buffering external impacting factors to progress from more intensive to less intensive uses farther from the centers of activity.

In November 1998, applicant initiated an amendment of the Comprehensive Plan to reflect the completion of Houk Road and a more desirable, community oriented land use plan given the size, location and qualities of the site and adjacent development. The City of Delaware Planning Director and Planning and Zoning Commission generally concur with the proposed change in the Comprehensive Plan. Applicant believes the pending Comprehensive Plan amendment will be concluded soon with action by Council. This application to rezone is in compliance with the Comprehensive Plan, as proposed to be amended.

3. INTRODUCTION: Pursuant to the provisions of Chapter 1169, PUD, Planned Unit Development, of the Planning and Zoning Code of the City of Delaware, applicant hereby applies to rezone a 282± acre tract of land, located on the south side of US 36 at the intersection of US 36 and Houk Road, west of Acme Road, and as further described in the legal description submitted with this application, to the PUD, Planned Unit Development District.

The purpose of the PUD, Planned Unit Development District regulations, as stated in Chapter 1169, is to provide for maximum opportunity for orderly large-scale developments which will benefit the community as a whole by offering a greater choice of living environments, quality architectural design, a wider range of development plans featuring a complimentary blending of land uses and open space, and to develop a more unified approach with respect to the mixture of uses and their adaptation to topographical and geological features, recreational opportunities and transportation needs.

Applicant has designed an integrated land plan for the site that

provides a variety of single family, multi-family and condominium housing, commercial, and light industrial uses with extensive road improvements, landscaping and open space. The proposed arterial and collector road system bisects the site and establishes the basis of identifying land use relationships and specific land use areas.

d. DEVELOPMENT PLAN:

The site will generally be developed in accordance with the development plans titled "Willowbrook Tract Development Plan", "Willowbrook Tract Master Landscape Plan" and "Willowbrook Houk Road Street Sections Plan", all dated August _____, 1999 and signed by Dan Horne, Managing Partner, Medrook LLC. Applicant anticipates full build-out of the 282± acre site occurring over a minimum of 10 - 15 years. The purpose of the "Willowbrook Tract Development Plan" is to illustrate general site development parameters with respect to arterial and collector road systems, the general location of proposed land uses and various forms of residential, commercial and light industrial uses, in addition to parkland, open space and site landscaping. Due to the anticipated build-out period, it may be necessary from time to time to make adjustments to the development plan.

a) "Willowbrook Tract Development Plan":

The "Willowbrook Tract Development Plan" includes 13 separate areas for proposed residential, commercial, industrial and parkland development oriented in relationship to existing roads and the collector road network proposed as part of this development. The residential areas include three (3) separate single family tracts, an area for two-family and/or common wall housing and four (4) areas for multi-family and/or condominium development. The approximate location, relationship to road systems and open space/parkland areas of each land use area are delineated on the "Willowbrook Tract Development Plan", including proposed maximum density for residential areas. The development plan establishes development standards for each area. Site specific development plans, including comprehensive landscape plans, building designs and construction materials will be provided as part of final development plans for each area for approval by the Planning Commission in accordance with the provisions of Section 1169, City of Delaware Planning and Zoning Code.

b) "Willowbrook Tract Master Landscape Plan":

The developer will create and administer a "Willowbrook Tract Master Landscape Plan" for the proposed South Houk Parkway corridor. The "Willowbrook Tract Master Landscape Plan" will establish a comprehensive landscape design for the entire South Houk Parkway thoroughfare, utilizing an integrated "linear parkway" system including extensive open spaces, ponds, specialty mounding, landscape screening and hardscape entry identification elements along a pedestrian/bike trail system linking residential, recreational and shopping opportunities within the development and southwest quadrant area. A formal landscape plan identifying the critical project elements and specifying various plant material and identification components will be provided with the submittal

of final development plan. It is anticipated that various drawings and plans, such as the drawing titled "Willowbrook Houk Road Street Sections Plan", will be developed as components of the "Willowbrook Tract Master Landscape Plan" to provide more detail of specific landscape treatment of specific areas as final development plans are developed for specific areas of the Willowbrook development.

e) Concept Statements and Final Development Plans:

Concept descriptions are provided for multi-family residential, commercial and industrial land use components of the Willowbrook Planned Unit Development proposal and are for the purpose of providing additional insight into the nature and character of these areas in the PUD development concept. Specific site layout for these areas is not provided at the time of zoning because it is anticipated that the full build-out of the Willowbrook development will be a minimum of 10- 15 years. Actual development will be subject to prevailing market conditions at the time actual construction is proposed. Applicant acknowledges that all future site development shall be subject to approval by the Planning Commission per Section 1169, City of Delaware, Planning and Zoning Code, which approval shall include site-specific concept, preliminary and final development plans per the site densities and approximate locations of development areas as denoted on the "Willowbrook Tract Master Plan".

5. ROAD IMPROVEMENTS:

a) Houk Road:

Houk Road will be a "center piece" of the development providing a modern landscaped arterial corridor for through traffic and to service residents/employees in the development. Houk Road shall be constructed to extend Houk Road from US 36 to the present south property line of the subject site.

1) Dedication, Phasing, Construction Specifications, Controlled Access and Cost Sharing:

Houk Road shall be a one hundred (100) foot right of way with land dedicated to the City of Delaware with each road construction phase. Applicant anticipates building Houk Road in phases which shall be identified between applicant and the City of Delaware. Applicant anticipates using different types of street lighting to distinguish the Houk Road arterial and other public streets.

Within the one hundred (100) foot right of way , there shall be 36 feet of pavement with curb to curb width of 40 feet and one (1) lane in each direction with a center turn lane.

Access to Houk Road shall be controlled with access points

corresponding to public streets and curb cuts for major land uses. Curb cuts shall be spaced a minimum of 200 feet centerline to centerline unless otherwise approved by the City of Delaware. There shall be no direct vehicular access to Houk Road from any single family or two family lot.

The anticipated cost of Houk Road construction is over $*,***,*** in 1999 dollars. The traffic analysis of the proposed Planned Unit Development indicates that only 40% of estimated Houk Road traffic will be generated by this development. Due to the huge acreage required even to provide the right of way for Houk Road, in addition to the construction costs, and provision of Houk Road for 60% non-site generated traffic, applicant anticipates negotiating of a cost sharing agreement or other development considerations with the City of Delaware.

2) East/West Collectors:

Two (2) major east/west collector roads shall be developed to provide efficient on-site circulation of vehicles to/from Houk Road and also to coordinate traffic circulation with adjacent developments to the east and west by providing access to Houk Road. The two (2) major collector roads shall be located approximately as indicated on the "Willowbrook Tract Development Plan". These collectors shall consist of a sixty (60) foot right of way with thirty two (32) feet of pavement and thirty six (36) feet curb to curb.

5. PUBLIC UTILITIES:

Public water, public sanitary sewer service shall be provided by the City of Delaware. A series of ponds, as shown on the "Willowbrook Tract Master Plan", shall be constructed to provide storm water retention based on site drainage engineering studies to address drainage/retention requirements and to provide scenic open space with water features.

6. PERMITTED LAND USES AND DEVELOPMENT STANDARDS:

RESIDENTIAL

The residential component of the Willowbrook tract will provide a range of styles and sizes of housing thereby creating life-style housing choices. Permitted residential uses include three (3) different single family areas, a two family dwelling area that may also be Common Wall Houses, and four (4) areas of multifamily or condominium residential uses, which uses shall generally be located as indicated on the "Willowbrook Tract Development Plan". Public and private park(s) and open space shall be permitted in any residential area of the Planned Unit Development. All residential accessory uses or structures, as defined in Section 1121.0203, City of Delaware, Delaware Zoning Code (CDZC), shall be permitted in any residential area of the development, subject to development standards itemized in Section 1133.06, Accessory Uses in R Districts (CDZC) and a maximum height of fifteen (15) feet. In addition to the standards established by this development plan, all single family residential areas shall be deed restricted to establish additional development controls/standards for each residential area. Deed restrictions shall be provided to the Planning Commission for review with the final development plans for specific areas of the site.

Overall residential density for all residential uses shall not exceed eight (8) units per net acre of residential area. In addition to all residentially developed areas, all open space, parkland and detention/retention areas may be used for calculating permitted dwelling units within residential areas.

1) Single Family and Two Family Residential Areas and Development Standards:

There shall be three (3) single family use areas and one (1) two family use area, as denoted on the "Willowbrook Tract Master Plan", distinguished by lot size, dwelling size, and density to provide a variety of single family home ownership opportunities, in addition to two family dwellings. The two family area may also be developed as Common Wall Houses, in accordance with Section 1138.05, Common Wall Houses. In addition to the following density and development standards commitments, all single family and two family areas shall be separately deed restricted to establish additional development controls and restrictive covenants. The three (3) single family dwelling and the two family dwelling development areas and respective development standards are as specified in Table 1. Other than as specified in Table 1, development standards shall be the applicable standards of the Delaware City Code.

1) General Description of Single Family Areas:

Each of the three (3) single family areas will be developed as separate subdivisions with unique identities and characteristics thereby creating various "niches" of single family housing choices and opportunities within the Willowbrook development.

1) Single Family Area "A": This area will consist of a maximum of 124 single family dwellings. Minimum dwelling size is as established in Table 1 and the range of house sizes is anticipated to be 1,300 - 1,900 square feet. Features of this neighborhood will include a landscaped entry with identifying monuments, central access to the landscaped pedestrian/bike trail leading to area neighborhood park(s), lot and street tree planting, uniform mailbox styles, an architectural control policy to encourage tasteful exterior color combinations and discouraging the repetitive use of similar color schemes and house styles in close proximity to each other.

2) Single Family Area "B": This area will consist of a maximum of 181 single family dwellings. Minimum dwelling size is as established in Table 1 and the range of house sizes is anticipated to be 1,400 -2,300 square feet. This neighborhood will include extensive identity landscape elements, proximity to area regional park and wooded preserve, lot and street tree planting, upgraded uniform mailbox styles, an architectural control policy to encourage tasteful exterior color combinations and discouraging the repetitive use of similar color schemes and house styles in close proximity to each other.

3) Single Family Area "C": This area will consist of a maximum of 88 single family dwellings. Minimum dwelling size is as established in Table 1. Due to the location of this area, it is anticipated that this area will be developed as an extension of the proposed Carson Tract, so development guidelines should be consistent with the Carson tract proposal.

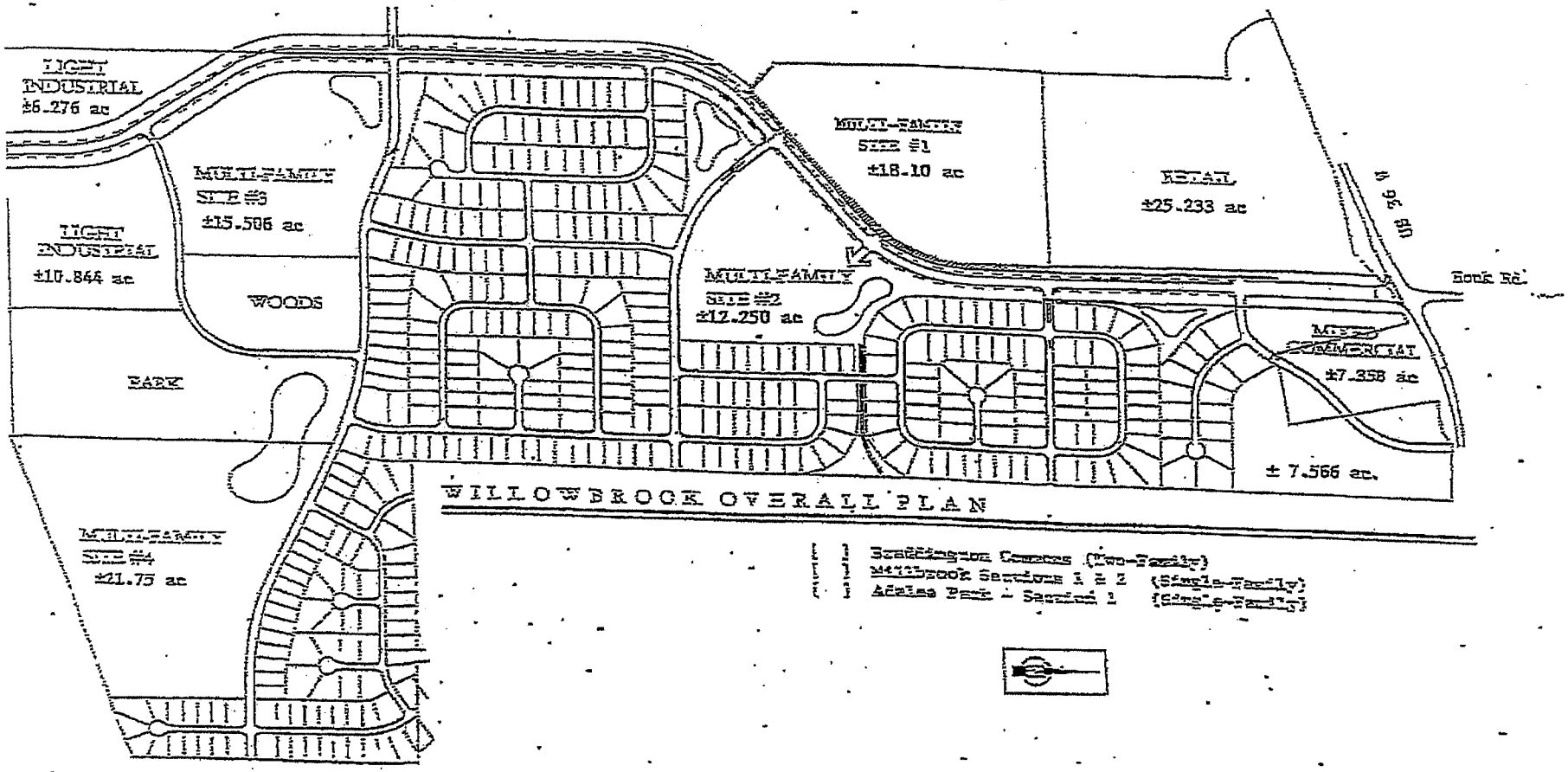

LIGHT INDUSTRIAL
±6.276 ac
MULTI-FAMILY
SITE #3
±15.586 ac
LIGHT INDUSTRIAL
±10.844 ac
WOODS
PARK
MULTI-FAMILY
SITE #4
±21.75 ac
MULTI-FAMILY
SITE #1
±18.10 ac
RETAIL
±25.233 ac
US 26
Rock Rd.
MULTI-FAMILY
SITE #2
±17.250 ac
MIXED COMMERCIAL
±7.358 ac
± 7.566 ac.
WILLOWBROOK OVERALL PLAN
[ ] Scottsington Commons (Two-Family)
[ ] Millbrook Sections 1 & 2 (Single-Family)
[ ] Adams Park - Section 1 (Single-Family)

Table 1. Single Family and Two Family Areas and Development Standards

	Single Family Area "A"	Single Family Area "B"	Single Family Area "C"	Two Family Area
Gross Acreage	35.03	56.71	23.23	6.07
Open Space (acres)	2.75	3.01	0.0	0.0
Maximum Number of Lots	124	181	88	17 (34 dwelling units)
Density (dwelling units/gross acre)	3.54 124 DU	3.19 180.9 DU	3.79 88.04 DU	5.60 2.4 D.U
Permitted Uses	One (1) single family dwelling per lot with normal and customary accessory buildings and structures Home Occupations and other accessory uses in accordance with City of Delaware Code Model Unit(s) and/or construction trailer(s) in accordance with City of Delaware Code Parkland (public or private) and open space	One (1) single family dwelling per lot with normal and customary accessory buildings and structures Home Occupations and other accessory uses in accordance with City of Delaware Code Model Unit(s) and/or construction trailer(s) in accordance with City of Delaware Code Parkland (public or private) and open space	One (1) single family dwelling per lot with normal and customary accessory buildings and structures Home Occupations and other accessory uses in accordance with City of Delaware Code Model Unit(s) and/or construction trailer(s) in accordance with City of Delaware Code Parkland (public or private) and open space	One two family dwelling per lot with normal and customary accessory buildings and structures Home Occupations and other accessory uses in accordance with City of Delaware Code Model Unit(s) and/or construction trailer(s) in accordance with City of Delaware Code Parkland (public or private) and open space Common Wall Houses, in accordance with Section 1138.05
Typical Lot Size: Minimum Width Minimum Area (square feet)	60' x 120' 60' 7,000	65' x 120' 60' 7,500	60' x 120' 60' 7,000	80' x 120' 75' 10,000

Minimum Dwelling size (square feet), in accordance with Section 1121.0249(a), Floor Area (Residential Floor Area) (See Footnote 1)	One Story Dwelling: 1,300 Two Story Dwelling: 1,400	One Story Dwelling: 1,400 Two Story Dwelling: 1,800	One Story Dwelling: 1,300 Two Story Dwelling: 1,400	One Story Dwelling: 900 sq. ft./ unit Two Story Dwelling: 1,000 sq. ft./ unit
Building Setbacks: Houk Road Houk Road – corner lots All other public streets Side Yard - Total/Minimum Rear Yard	50 feet 30 feet 25 feet 15 feet/6 feet 30 feet	50 feet 30 feet 25 feet 15 feet/6 feet 30 feet	50 feet 30 feet 25 feet 15 feet/6 feet 30 feet	50 feet 30 feet 25 feet 15 feet/6 feet 30 feet
Maximum Lot Coverage, in accordance with Section 1121.0265, Lot Coverage	40%	40%	40%	40%
Height, in accordance with Section 1121.0221, Building Height	Maximum 2 ½ stories, not to exceed 35 feet	Maximum 2 ½ stories, not to exceed 35 feet	Maximum 2 ½ stories, not to exceed 35 feet	Maximum 2 ½ stories, not to exceed 35 feet
Required Parking	2 spaces with minimum one (1) car garage	2 spaces with minimum two (2) car garage	2 spaces with minimum one (1) car garage	2 spaces with minimum one car garage per dwelling unit
Landscaping/Tree Planting/Entry Features	Willowbrook Tract Master Landscape Plan, Houk Road Corridor Landscape Plan Street Trees – one (1) tree per lot front, two (2) trees per side yard, spaced 60± feet Subdivision entry feature with landscaping and signage	Willowbrook Tract Master Landscape Plan, Houk Road Corridor Landscape Plan Street Trees – one (1) tree per lot front, two (2) trees per side yard, spaced 60± feet Subdivision entry feature with landscaping and signage	Willowbrook Tract Master Landscape Plan, Houk Road Corridor Landscape Plan Street Trees – one (1) tree per lot front, two (2) trees per side yard, spaced 60± feet Subdivision entry feature with landscaping and signage	Willowbrook Tract Master Landscape Plan, Houk Road Corridor Landscape Plan Street Trees – two (2) trees per lot front, two (2) trees per side yard, spaced 40± feet
Sidewalks	In accordance with City of Delaware Code	In accordance with City of Delaware Code	In accordance with City of Delaware Code	In accordance with City of Delaware Code

Fences	Wood, stone or masonry materials, except black wire mesh may be used in conjunction with split rail fencing. No fencing of any type shall be permitted on any lot that abuts Houk Road	Wood, stone or masonry materials, except black wire mesh may be used in conjunction with split rail fencing. No fencing of any type shall be permitted on any lot that abuts Houk Road	Wood, stone or masonry materials, except black wire mesh may be used in conjunction with split rail fencing. No fencing of any type shall be permitted on any lot that abuts Houk Road	Wood, stone or masonry materials, except black wire mesh may be used in conjunction with split rail fencing. No fencing of any type shall be permitted on any lot that abuts Houk Road
Miscellaneous	uniform mailbox guidelines	upgraded uniform mailbox guidelines	N/A	
Architectural Control Policy	encourage tasteful exterior color combinations and discourag the repetitive use of similar color schemes and house styles in close proximity to each other.	encourage tasteful exterior color combinations and discourage the repetitive use of similar color schemes and house styles in close proximity to each other.	N/A	N/A
Residents Association	A Residents Association shall be formed with provisions to allow mandatory dues for maintenance of common areas/features	A Residents Association shall be formed with provisions to allow mandatory dues for maintenance of common areas/features	A Residents Association shall be formed with provisions to allow mandatory dues for maintenance of common areas/features	

Footnote 1: A total of 393 single family dwellings are permitted in single family Sub-Areas A, B and C. A minimum of fifty-five (55) percent of the two (2) family dwellings built in Sub-Areas A, B and C shall be a minimum of 1,800 square feet.

B) Multi-Family and Condominium Residential Uses:

The following is description of the general concept for the multi-family and condominium residential uses in addition to the development standards for these areas. The uses and development standards for the multi-family and condominium development areas are as itemized in Table 2. Other than as specified in Table 2, development standards shall be the applicable standards of the Delaware City Code. In addition to the density and development standards commitments itemized in this development text, all residential areas shall be separately deed restricted to establish additional development controls and restrictive covenants.

The following general concept descriptions are for the purpose of providing additional insight into the nature and character of these areas in the PUD development concept. Specific site layout for these areas is not provided at the time of zoning because it is anticipated that the full build-out of the Willowbrook development will be a minimum of 10- 15 years. Actual development will be subject to prevailing market conditions at the time actual construction is proposed. Applicant acknowledges that all future site development shall be subject to approval by the Planning Commission per Section 1169, City of Delaware, Planning and Zoning Code, which approval shall include site-specific concept, preliminary and final development plans per the site densities and approximate locations of development areas as denoted on the "Willowbrook Tract Master Plan".

1) General Concept of Multi-Family and Condominium Residential Uses:

Three (3) multi-family areas and one (1) condominium area are planned in the development. The multi-family and condominium areas further provide alternative housing choices distinguished by style of building design, density, rental and ownership choices, with use areas as denoted on the "Willowbrook Tract Master Plan".

1) Multi-Family Area 1:

The anticipated use of Multi-Family Area 1 is a 186 dwelling unit apartment community. The buildings shall be clustered in a campus-style arrangement thereby allowing for site specific open space areas as described on the "Willowbrook Tract Master Plan". Anticipated building types are a mix of 1, 2 and possibly 3 bedroom garden and townhouse style units, not exceeding two (2) stories in height with detached garage units and additional open air parking. A pool, community house and other on-site community amenities are anticipated. Exterior building materials shall include the use of some natural materials, such as brick, cedar or stone. Units will not be subsidized for rental requirements. Units will not be subsidized for rental requirements.

2) Multi-Family (Condominium) Area 2:

The anticipated use of Multi-Family Area 2 is a condominium community not to exceed eighty (80) dwelling units. The buildings shall be clustered in a campus-style arrangement thereby allowing for site specific open space areas as described on the "Willowbrook Tract Master Plan". The buildings shall be clustered in a campus-style arrangement thereby allowing for site specific open space areas as described on the "Willowbrook Tract Master Plan". Anticipated building types are one (1) story four (4) unit buildings

with attached garages. The community may offer other on-site amenities, such as a pool. Exterior building materials shall include the use of some natural materials, such as brick, cedar or stone. Units within Area 2 will be offered for sale as permitted by condominium laws of the State of Ohio.

2) Multi-Family Area 3:

The use of Multi-Family Area 3 is either Senior-Citizen Apartment (Congregate Care Housing) or condominium dwelling units with a maximum of 140 dwelling units. The buildings shall be clustered in a campus-style arrangement thereby allowing for site specific open space areas as described on the "Willowbrook Tract Master Plan". Exterior building materials shall include the use of some natural materials, such as brick, cedar or stone. Units within Area 2 will be offered for sale as permitted by condominium laws of the State of Ohio. Condominium units within Area #3 (if constructed) will be offered for sale as permitted by Condominium Laws of the State of Ohio.

3) Multi-Family Area 4:

The use of Multi-Family Area 4 is for "specialty" or "niche" housing that will add another dimension to housing alternatives in this community. Housing developed in Area 4 will be Villa Homes (clustered single family condominium dwelling units), common-wall attached homes, townhouses or a combination thereof. Regardless of development style, dwelling units in Area 4 will be offered as condominiums for sale as permitted under the laws of the State of Ohio. The site may include on-site community amenities, such as a pool, depending on the style of dwelling unit development. The total number of dwelling units in Area 4 shall not exceed 155. The buildings shall be clustered in a campus-style arrangement thereby allowing for site specific open space areas as described on the "Willowbrook Tract Master Plan". Exterior building materials shall include the use of some natural materials, such as brick, cedar or stone. It is anticipated that the design of this site shall largely be a function of the design and use patterns of the adjacent regional park to the east and industrial uses to the south and east in that site design for this area will need to incorporate features to buffer the dwelling units from adjacent uses.

Table 2: Multi-family/Condominium Areas and Development Standards:

	Multi-Family Area "1"	Multi-Family (Condo) Area "2"	Multi-Family Area "3"	Multi Family Area "4"
Gross Acreage	20.51	13.33	17.24	21.45
Open Space	3.12	1.01	2.13	3.19
Total Dwelling Units	186	80	140	155
Density (dwelling units/gross acre)	9.07 186 DU	6.00 79.98 DU	8.00 137.92 DU	7.25 155.51
Permitted Uses	Multi-family residential with normal and customary accessory buildings and structures Single family dwellings Home Occupations and other accessory uses in accordance with City of Delaware Code Model Unit(s) and/or construction trailer(s) in accordance with City of Delaware Code Parkland (public or private) and open space Day Care Center Uses of 1139.03, except (c), (f)	Condominium residential with normal and customary accessory buildings and structures Single family dwellings Home Occupations and other accessory uses in accordance with City of Delaware Code Model Unit(s) and/or construction trailer(s) in accordance with City of Delaware Code Parkland (public or private) and open space Day Care Center Uses of 1139.03, except (c), (f)	Multi-family residential with normal and customary accessory buildings and structures Single family dwellings Home Occupations and other accessory uses in accordance with City of Delaware Code Model Unit(s) and/or construction trailer(s) in accordance with City of Delaware Code Parkland (public or private) and open space Day Care Center Uses of 1139.03, except (c), (f)	Multi-family residential with normal and customary accessory buildings and structures Single family dwellings Home Occupations and other accessory uses in accordance with City of Delaware Code Model Unit(s) and/or construction trailer(s) in accordance with City of Delaware Code Parkland (public or private) and open space Day Care Center Uses of 1139.03, except (c), (f)
Building Setbacks: Houk Road, Cobblestone				

Drive, Boulder Drive All other public streets All internal private streets Perimeter Yard	30 feet from right of way 25 feet 25 feet from pavement 25 feet	30 feet from right of way 25 feet 25 feet from pavement 25 feet	30 feet from right of way 25 feet 25 feet from pavement 25 feet	30 feet from right of way 25 feet 25 feet from pavement 25 feet
Maximum Lot Coverage, in accordance with Section 1121.0265, Lot Coverage	40%	40%	40%	40%
Height, in accordance with 1121.0221, Building Height	Maximum 2 ½ stories, not to exceed 35 feet	Maximum 2 ½ stories, not to exceed 35 feet	Maximum 2 ½ stories, not to exceed 35 feet	Maximum 2 ½ stories, not to exceed 35 feet
Required Parking/dwelling unit	2 spaces	2 spaces	2 spaces	2 spaces
Landscaping/Site Landscaping/Entry Features	Willowbrook Tract Master Landscape Plan, Houk Road Corridor Landscape Plan Street Landscaping in accordance with City of Delaware Code Apartment entry feature with landscaping and signage	Willowbrook Tract Master Landscape Plan, Houk Road Corridor Landscape Plan Street Landscaping in accordance with City of Delaware Code Apartment entry feature with landscaping and signage	Willowbrook Tract Master Landscape Plan, Houk Road Corridor Landscape Plan Street Landscaping in accordance with City of Delaware Code Apartment entry feature with landscaping and signage	Willowbrook Tract Master Landscape Plan, Houk Road Corridor Landscape Plan Street Landscaping in accordance with City of Delaware Code Apartment entry feature with landscaping and signage
Sidewalks	In accordance with City of Delaware Code	In accordance with City of Delaware Code	In accordance with City of Delaware Code	In accordance with City of Delaware Code
Lighting	In accordance with Chapter 1172, Exterior Lighting Standards	In accordance with Chapter 1172, Exterior Lighting Standards	In accordance with Chapter 1172, Exterior Lighting Standards	In accordance with Chapter 1172, Exterior Lighting Standards
Fences	Wood, stone or masonry materials, except black wire mesh may be used in conjunction with split rail fencing.	Wood, stone or masonry materials, except black wire mesh may be used in conjunction with split rail fencing.	Wood, stone or masonry materials, except black wire mesh may be used in conjunction with split rail fencing.	Wood, stone, masonry or PVC materials, except black wire mesh may be used in conjunction with split rail fencing.

7). PERMITTED LAND USES AND DEVELOPMENT STANDARDS:

COMMERCIAL

1) Introduction:

The following general concept descriptions are for the purpose of providing additional insight into the nature and character of these areas in the PUD development concept. Specific site layout for these areas is not provided at the time of zoning because it is anticipated that the full build-out of the Willowbrook development will be a minimum of 10- 15 years. Actual development will be subject to prevailing market conditions at the time actual construction is proposed. Applicant acknowledges that all future site development shall be subject to approval by the Planning Commission per Section 1169, City of Delaware, Planning and Zoning Code, which approval shall include site-specific concept, preliminary and final development plans per the site densities and approximate locations of development areas as denoted on the "Willowbrook Tract Master Plan".

2) General Concept:

The commercial component of the planned development will provide a range of commercial services, products and employment opportunities through the use of two (2) distinct commercial areas. The two (2) commercial areas are "Retail Commercial" and "Mixed Commercial", as delineated on the "Willowbrook Tract Development Plan". The "Mixed Commercial" area is located at the Southeast corner of US 36 and Houk Road, as proposed to be constructed. Applicant anticipates a variety of commercial uses including retail, office and institutional uses. Applicant anticipates strip mall retail development with outlots in the "Retail Commercial" area. Applicant anticipates mixed use commercial uses in the "Mixed Commercial" area, to include clustered lot configuration with uses such as office(s), bank, day care, nursing home, restaurants and retail. Commercial uses adjacent to existing single family development will be light commercial/institutional uses, such as office, nursing home, etc. Commercial uses shall generally be located as indicated on the "Willowbrook Tract Development Plan". Public and private park(s) and open space shall be permitted in any commercial area of the planned development. All accessory structures and uses normally and customarily associated with commercial uses shall be permitted.

3) Commercial Uses and Development Standards:

The two (2) commercial development areas and respective development standards are outlined in Table 3. These standards are intended as guidelines pending determination of specific site development and final plan approval by the Planning Commission. Other than as specified in Table 3, development standards shall be the applicable standards of the Delaware City Code.

Table 3. Commercial Uses and Development Standards

	"Mixed Commercial"	"Retail Commercial"
Gross Acreage	13.0 (Note: does not include 5.072 acre tract fronting Houk Road)	24.72
Open Space	2.92	2.55
Permitted Uses	All uses permitted in Chapter 1144, B-3 Community Business District, Section 1144.02, Permitted Uses and Section 1144.03, Conditional Uses, and all uses of Chapter 1145, B-4, General Business District, Section 1145.02, Permitted Uses, except the following: commercial greenhouse, wholesale bakeries, used automobile sales as a principal use, building material yards, equipment rental yard, storage and sale of grain or livestock feed as a principal use, storage and warehousing yards, drive-in theaters, carpenter shops, electrical, plumbing and heating shops, soft drink and milk distribution station, trucking and motor freight terminals, carting express or hauling establishments and all uses of Chapter 1155, Adult Entertainment Businesses.	All uses permitted in Chapter 1144, B-3 Community Business District, Section 1144.02, Permitted Uses and Section 1144.03, Conditional Uses, and all uses of Chapter 1145, B-4, General Business District, Section 1145.02, Permitted Uses, except the following: commercial greenhouse, wholesale bakeries, used automobile sales as a principal use, building material yards, equipment rental yard, storage and sale of grain or livestock feed as a principal use, storage and warehousing yards, drive-in theaters, carpenter shops, electrical, plumbing and heating shops, soft drink and milk distribution station, trucking and motor freight terminals, carting express or hauling establishments and all uses of Chapter 1155, Adult Entertainment Businesses.
Density (maximum)	8,000 square feet/gross acre	10,000 square feet/gross acre
Setbacks:		
Building Setbacks:		
US 36	60 feet	
Houk Road	50 feet	
All other public streets	25 feet	
From residential zoning	25 feet	
Parking Setbacks:		
US 36	50 feet	
Houk Road	35 feet	
All other public streets	10 feet	
From residential zoning	20 feet	
Landscaping	Willowbrook Tract Master Landscape Plan, Houk Road Corridor	Willowbrook Tract Master Landscape Plan, Houk Road Corridor

Parking Setback Treatment Parking Lot Landscaping	Landscape Plan Street Landscaping in accordance with City of Delaware Code Parking setback areas shall contain grass or other live plant material. Parking setback areas contiguous to residential zoning shall provide parking lot screening to a minimum of 5 feet high and 75% opacity through the use of plant material, walls, fences and/or mounding. Trees shall be planted in the parking setback areas adjacent to residential zoning to provide additional visual separation of uses. In accordance with Section 1161.04, General Landscaping Requirements for Parking Lots.	Landscape Plan Street Landscaping in accordance with City of Delaware Code Parking setback areas shall contain grass or other live plant material. Parking setback areas contiguous to residential zoning shall provide parking lot screening to a minimum of 5 feet high and 75% opacity through the use of plant material, walls, fences and/or mounding. Trees shall be planted in the parking setback areas adjacent to residential zoning to provide additional visual separation of uses. In accordance with Section 1161.04, General Landscaping Requirements for Parking Lots.
Size, ratio and type of parking and loading facilities	In accordance with City of Delaware code Contiguous commercial parking lots shall be designed to provide through access to coordinated points of ingress/egress from the commercial areas. No loading docks shall be permitted to directly face US 36 or Houk Road. All loading docks shall be screened with wall(s) and/or plant material to a minimum height of eight (8) feet and 75% opacity.	In accordance with City of Delaware code Contiguous commercial parking lots shall be designed to provide through access to coordinated points of ingress/egress from the commercial areas. No loading docks shall be permitted to directly face US 36 or Houk Road. All loading docks shall be screened with wall(s) and/or plant material to a minimum height of eight (8) feet and 75% opacity.
Parking lot lighting	In accordance with City of Delaware Code Chapter 1172, Exterior Lighting Standards	In accordance with City of Delaware Code Chapter 1172, Exterior Lighting Standards
Lot coverage, as defined in Section 1121.0265, Lot Coverage	40%	40%
Height	40 feet	40 feet
Signage	In accordance with City of Delaware Code	In accordance with City of Delaware Code

8). PERMITTED LAND USES AND DEVELOPMENT STANDARDS:

LIGHT INDUSTRIAL

1) Introduction:

The following general concept descriptions are for the purpose of providing additional insight into the nature and character of these areas in the PUD development concept. Specific site layout for these areas is not provided at the time of zoning because it is anticipated that the full build-out of the Willowbrook development will be a minimum of 10- 15 years. Actual development will be subject to prevailing market conditions at the time actual construction is proposed. Applicant acknowledges that all future site development shall be subject to approval by the Planning Commission per Section 1169, City of Delaware, Planning and Zoning Code, which approval shall include site-specific concept, preliminary and final development plans per the site densities and approximate locations of development areas as denoted on the "Willowbrook Tract Master Plan".

2) General Concept:

The light industrial component of the planned development will provide a buffer to more intensive industrial property to the south and west of the site and will provide business and employment opportunities within the planned development. There are two light industrial areas referenced as "Light Industrial Area 1" and "Light Industrial Area 2" on the "Willowbrook Tract Development Plan". Both areas are located contiguous to the south property line of the tract at the southerly terminus of Houk Road, with "Light Industrial Area 1" and "Light Industrial Area 2" being on the west and east side of Houk Road, respectively. Light Industrial Areas 1 and 2 are designed to provide a transitional land use between residential land uses in the development north of Light Industrial Areas 1 and 2 and heavy industrial zoning (M-2, General Manufacturing) located south of and contiguous to the planned development. The land use relationship to the heavy industrial area to the south is potentially detrimental to the planned development and needs to be buffered with less intensive non-residential uses. In establishing Light Industrial Areas 1 and 2, applicant is establishing less intensive non-residential uses with increased development standards to buffer the planned development from uses to the south and provide appropriate relationships progressing north on the planned development site.

3) Industrial Uses and Development Standards:

The two (2) light industrial areas and their respective development standards are outlined in Table 4. These standards are intended as guidelines pending determination of specific site development and final plan approval by the Planning Commission. Other than as specified in Table 4, development standards shall be the applicable standards of the Delaware City Code.

Table 4. Light Industrial Use Areas and Development Standards.

	Light Industrial Area 1	Light Industrial Area 2
Gross Acreage	8.37	13.77
Open Space	1.54	1.74
Permitted Uses	All uses permitted in Chapter 1147, M-1, Light Manufacturing District, Section 1147.02, Permitted Uses, and 1147.04, Accessory Uses, of the CDZC, excluding the following uses: all uses of the B-4, General Business District, and uses in Section 1147.02(i) accessory uses and structures incidental to the principle use public and/or private parkland and open space	All uses permitted in Chapter 1147, M-1, Light Manufacturing District, Section 1147.02, Permitted Uses, and 1147.04, Accessory Uses, of the CDZC, excluding the following uses: all uses of the B-4, General Business District, and uses in Section 1147.02(i) accessory uses and structures incidental to the principle use public and/or private parkland and open space
Density (Maximum)	10,000 gross square feet of building per net acre of site	10,000 gross square feet of building per net acre of site
Setbacks:		
Building		
Houk Road	75 feet	75 feet
All other public streets	25 feet	25 feet
Side and Rear Yard		
Contiguous to residential zoning	75 feet	75 feet
All other side and rear yards	50 feet	50 feet
Parking		
All public streets	25 feet	25 feet
Side and rear property lines		
Contiguous to residential zoning	25 feet	25 feet
All other side and rear yards	10 feet	10 feet
Height, as defined in 1121.0221, Building Height	40 feet	40 feet

Size, Ratio and Type of Parking and Loading Facilities	In accordance with City of Delaware Code No loading docks shall be permitted to directly face Houk Road. All loading docks shall be screened in accordance with Section 1166.08(a), Screening Standards, CDZC and in addition, loading docks shall be screened from Houk Road with wall(s) and/or plant material to a minimum height of eight (8) feet and 75% opacity. The rear or side face of a wall with loading dock(s) shall be setback a minimum of 100 feet from residential zoning.	In accordance with City of Delaware Code No loading docks shall be permitted to directly face Houk Road. All loading docks shall be screened in accordance with Section 1166.08(a), Screening Standards, CDZC and in addition, loading docks shall be screened from Houk Road with wall(s) and/or plant material to a minimum height of eight (8) feet and 75% opacity. The rear or side face of a wall with loading dock(s) shall be setback a minimum of 100 feet from residential zoning.
Lighting	In compliance with Chapter 1172, Exterior Lighting Standards, CDZC, and parking lot lighting not to exceed 24 feet in height when located within 50 feet of residential zoning, and parking lot lighting being further subject to a minimum 20 foot setback from residential zoning.	In compliance with Chapter 1172, Exterior Lighting Standards, and parking lot lighting not to exceed 24 feet in height when located within 50 feet of residential zoning, and parking lot lighting being further subject to a minimum 20 foot setback from residential zoning.
Outside Storage	Fully screened from view to the full height of the storage using live plant material, mounding and/or fencing other than chain link, sheet metal or comparable materials. No outside storage shall be located in any required yard or in advance of the required or established Houk Road building setback.	Fully screened from view to the full height of the storage using live plant material, mounding and/or fencing other than chain link, sheet metal or comparable materials. No outside storage shall be located in any required yard or in advance of the required or established Houk Road building setback.
Signage	In accordance with City of Delaware code	In accordance with City of Delaware code
Houk Road curb cuts	minimum 200 feet centerline spacing	minimum 200 feet centerline spacing
Environmental Treatment/Landscaping	In accordance with the Willowbrook Tract Master Landscape Plan, Houk Road Corridor Landscape Plan and Street Landscaping in accordance with City of Delaware Code Required parking setbacks shall be maintained in live plant material Dumpsters – Dumpsters shall be screened in accordance with	In accordance with the Willowbrook Tract Master Landscape Plan, Houk Road Corridor Landscape Plan and Street Landscaping in accordance with City of Delaware Code Required parking setbacks shall be maintained in live plant material Dumpsters – Dumpsters shall be screened in accordance with

	the provisions of Section 1166.08(b), CDZC.	the provisions of Section 1166.08(b), CDZC.

9) PARKLAND DEDICATION, BICYCLE/PEDESTRIAN TRAIL SYSTEM AND OPEN SPACE:

1) PARKLAND DEDICATION: Parkland dedication is required at the rate of 10% of net residential acreage. Net residential acreage is estimated at 160± acres, thereby requiring dedication of 16± acres. Applicant proposes dedication to the City of Delaware total parkland of 29.40 acres consisting of a 21.35 acre tract and a 8.05 acre tract. Parkland shall be dedicated as indicated on the "Willowbrook Tract Master Development Plan".

2) BICYCLE/PEDESTRIAN TRIAL SYSTEM: The Planned Unit Development will include a bicycle and pedestrian trail system to provide recreational and alternative transportation opportunities throughout the planned development and links to points outside the development. The bicycle/pedestrian trail system shall consist of an eight (8) foot wide asphalt path constructed on the east side of the entire length of Houk Road, the north side of Cobblestone Drive, the south side of Boulder Drive and in the open space of multi-family area # 2 and Single Family Area "A".

3) OPEN SPACE: The PUD, Planned Unit Development District requires a minimum of 15% of gross acreage of the PUD to be devoted to open space or 42.3 acres on this 282± acre site. Applicant is making a huge investment in right of way improvements with Houk Road alone encompassing over 14± acres of land to be deeded for right of way and total right of way dedication estimated at 38.3± acres. The " Willowbrook Tract Development Plan" designates major areas of open space/parkland and creates a development theme of continuity of landscape corridors, bicycle/pedestrian trails and water features exceeding 15% of the development. Open space is indicated on the "Willowbrook Tract Master Development Plan". Under the provisions of Chapter 1169, Planned Unit Development, Section 1169.10, Common Open Space Required, applicant further plans to build a pedestrian/bicycle trail along the east side of Houk Road and various other roads, thereby providing pedestrian and bicycle linkages throughout the site. Under the provisions of Section 1169.10, applicant requests the Planning Commission approve the inclusion of right of way with bicycle/pedestrian trails toward open space requirements.

10) MISCELLANEOUS COMMITMENTS APPLICABLE TO ALL DEVELOPMENT AREAS:

1) Street Tree Planting: A Street Tree Planting program will be developed in accordance with the provisions of Section 1166.07, Street Tree Planting Requirements, CDZC.

2) Underground Wiring: All wiring in the development shall be underground, unless a public utility requires wiring in a particular instance to be above ground.

e) Severability/Future Rezoning Applications: The subject area is being divided into use areas that reflect land uses and development standards which are

believed to be appropriate for each use area. However, development of this tract will occur over an extended period of time and it may be necessary to adjust or augment the uses and/or development standards in the future. Each land use type (residential, commercial, industrial), individual land use areas and individual building sites within land use areas may be independently separated for rezoning or amendment at a future time.

4) Land Use Area Designations: All acreage for all land uses is preliminary and is subject to change with final engineering of areas and specific uses.

5) Unusual Infrastructure Costs Born By Developer – Benefits accruing to City of Delaware: Unlike either adjacent tract of land to the east or west, applicant is

expected to dedicate over 14 acres of land for arterial road right of way, in addition to other right of way that will be used for collectors that largely benefit abutting property owners by providing access to future Houk Road, develop over one (1) mile of arterial roadway while being responsible for only 40% of trip generation on the resulting arterial; provide open space based on gross acreage rather than net developable acreage and comply with oversized utility extensions that will benefit other property owners and the City of Delaware. All of these factors and others cause applicant to be at a competitive disadvantage while the costs applicant is expected to bear cause benefits to accrue to the City of Delaware. In light of these factors, applicant will be negotiating with the City of Delaware for off setting consideration given the benefits the City of Delaware and third parties will receive from this development.

ORDINANCE NO. 99- 74

AN ORDINANCE AMENDING SECTION 1131.02 (ZONING MAP) OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE, OHIO, BY REZONING THE AREA RUNNING FROM US 36 ON THE NORTH TO THE ABANDONED RAILROAD LINE NORTH OF PITTSBURGH DRIVE ON THE SOUTH, OF APPROXIMATELY 281.978 ACRES FROM A-1, AGRICULTURAL DISTRICT TO PLANNED UNIT DEVELOPMENT.

WHEREAS, the City Planning Commission, at its meeting of July 29, 1999, recommended the approval of the rezoning of the area running from US 36 on the north to the abandoned railroad line north of Pittsburgh Drive on the south, of approximately 281.978 acres, submitted by Medrock LLC and Medco Group, an Ohio Partnership (PC 99-24) from A-1, Agricultural District to Planned Unit Development.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the zoning district boundaries be changed to reflect the adjusted boundaries of the attached drawing (exhibit A), rezoning the area running from US 36 on the north to the abandoned railroad line north of Pittsburgh Drive on the south, of approximately 281.978 acres, submitted by Medrock LLC and Medco Group, an Ohio Partnership (PC 99-24) from A-1, Agricultural District to Planned Unit Development.

SECTION 2. That the clerk is hereby instructed to endorse upon said plat the approval of this council and to certify copies of this ordinance to the County Recorder, County Auditor, and the Director of Regional Planning.

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

~~VOTE ON RULE SUSPENSION:~~ ~~Yeas~~ _____ ~~Nays~~ _____

PASSED October 11, 1999 Yeas 6 Nays 1

ATTEST: Lori Vance — City Clerk

Julianne Seerist — Mayor

ORDINANCE NO. 99- 76

AN ORDINANCE APPROVING THE PRELIMINARY DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT FOR THE AREA RUNNING FROM US 36 ON THE NORTH TO THE ABANDONED RAILROAD LINE NORTH OF PITTSBURGH DRIVE ON THE SOUTH. THE PROJECT IS GENERALLY BORDERED BY THE CARSON FARM PROPERTY ON THE EAST AND THE LEHNER PROPERTY ON THE WEST.

WHEREAS, the City Planning Commission, at its meeting of July 29,1999, recommended Preliminary Development Plan approval for the Medrock Tract (PC 99-25), and

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Preliminary Development Plan for the area generally known as the Medrock Tract (Willowbrook Farms) zoned for a Planned Unit Development, area from US 36 on the north to the abandoned railroad line north of Pittsburgh Drive on the south, a Planned Unit Development project generally containing approximately 26.acres of Retail, 17 acres of Mixed Commercial, 7 acres of Two Family residence, 4 areas totaling 73 acres of Multi Family, 21 acres of Light Industrial, 56 acres of open space, and approximately 394 single family lots, is hereby approved and adopted in accordance with the development plan hereby attached as Exhibit A, and

SECTION 2. That the clerk is hereby instructed to endorse upon said Preliminary Development Plan the approval of this City Council.

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

~~VOTE ON RULE SUSPENSION:~~ ~~YEAS~~ ____ ~~NAYS~~ ____

PASSED October 11, 1999 YEAS 6 NAYS 1

ATTEST: Lori Vance — CITY CLERK

Julianne Secrest — MAYOR

Resume of Robert Vogt

SUMMARY OF QUALIFICATIONS:

Mr. Vogt is a principal and partner with the real estate market research firm of Vogt Strategic Insights, Ltd., a firm specializing in providing real estate market feasibility studies and project consulting located in Columbus, Ohio. With over 35 years of experience in this industry, Mr. Vogt has conducted, written and reviewed over 10,000 market analyses for market-rate and affordable Tax Credit apartments, as well as studies for single-family subdivisions, condominiums, mixed-use/residential developments, office, retail, and elderly housing throughout the U.S. Mr. Vogt regularly makes presentations to organizations and clients directly involved in the development of multifamily housing throughout the U.S. He has also appeared as an expert witness in cases related to real estate development.

PROFESSIONAL WORK HISTORY

Vogt Strategic Insights, Ltd., Columbus, Ohio November 2002-Present
Principal and Partner
Formerly VWB Research. Reviewed and managed the operations of the firm since its inception in 2002. Directed the analysis and review of all market studies conducted by the 35+ person firm. Typical assignments are discussed with clients and a methodology outlined to achieve the goals of identifying market potential. Market research conducted by the firm is rooted in extensive field research, detailed economic and demographic analysis of the market area, and detailed conclusions that link the data collected with the assumptions and recommendations.

The Danter Company, Columbus, Ohio May 1979-October 2002
Vice-President
Directed or individually completed over 3,000 market studies for the firm. Initial responsibilities were as a field analyst surveying and analyzing apartment properties and markets throughout the U.S. In 1983, promoted to Vice President and authored several thousand market studies. In addition, reviewed and approved market studies of apartment properties, condominiums, single-family subdivisions and other real estate studies authored by staff project directors. Directed the development of software to specifically analyze housing markets.

OTHER HOUSING AFFILIATIONS

Founding member of the National Council of Affordable Housing Market Analysts, an association formed to bring standards and professional practices to market feasibility. Mr. Vogt is a past chairman of this association. Founding member of the Ohio Housing Council, a group of housing professionals organized to promote affordable housing in Ohio. Member, Urban Land Institute.

EDUCATION

Bachelor's degree in Finance, Real Estate and Urban Land Economics, The Ohio State University

Vogt Strategic Insights

April 27, 2018

Mr. Jeffrey M. Lewis
Jeffrey M. Lewis Co., LPA
1650 Lake Shore Dr. #150
Columbus, OH 43204

Sent via email

Dear Mr. Lewis:

We have completed a market overview of the Delaware, Ohio market as it relates to the new 180-unit market-rate apartment development, The Flats on Houk, to be developed in the southwest portion of the city of Delaware, Ohio. The intent of this overview is to provide a snapshot of the overall rental housing market in Delaware and to provide a statistical overview of its performance. We have also provided a summary of the proposed The Flats on Houk project as it relates to the overall market. For this overview, we have not personally inspected the site. We have, however, visited the other properties included in this overview. The survey of properties used in this letter is from January 2018.

Project Concept

The subject of this report, The Flats on Houk, proposes the new construction of 180 units of market-rate housing for general occupancy households in Delaware, Delaware County, Ohio. The Flats on Houk is expected to target individuals and households with incomes above $40,000 assuming a 30% of income to rent ratio. The proposed unit mix comprises 68 one-bedroom garden-style units and 112 two-bedroom garden-style units. The proposed rents are $999 to $1,149 for one-bedroom units and $1,249 to $1,429 for two-bedroom units. The new construction of The Flats on Houk is anticipated to be completed in 2020.

The Flats on Houk					
Total Units	Bedrooms Type	Baths	Style	Square Feet	Collected Rent
20	1-Br.	1.0	Garden	780	$999
4	1-Br.	1.0	Garden	780	$1,099
16	1-Br.	1.0	Garden	825	$1,049
28	1-Br.	1.0	Garden	825	$1,149
64	2-Br.	2.0	Garden	1,072	$1,249
4	2-Br.	2.0	Garden	1,072	$1,349
20	2-Br.	2.0	Garden	1,202	$1,329
24	2-Br.	2.0	Garden	1,202	$1,429
180					

Source: T&R Properties, Inc.

Unit Amenities

- Refrigerator
- Electric Range
- Vinyl Plank/Carpet Flooring
- Dishwasher
- Pantry (Some Units)
- Patio
- Microwave Oven
- Stone Countertops
- Washer/Dryer Hookups

Community Amenities

- On-site Management
- Community Center
- Picnic/BBQ Area
- Dog Washing Station
- Car Charging Station
- Swimming Pool
- Lounge
- Outdoor Fireplace
- Community Garden
- 24/7 Package Locker System
- Laundry Facilities
- Fitness Center
- Dog Park
- Bocce Ball Courts
- Walking/Bike Trail

Utility Responsibility

Tenants are responsible for all utilities including water and sewer services. Gas heat, hot water and gas cooking will be the responsibility of the tenant.

Primary Market Area (Site PMA)

The Delaware Site PMA is the geographic area where we expect most of the support for the project to originate. The Delaware Site PMA was determined through interviews with managers of are apartment properties that are comparable to the subject site, area leasing and real estate agents, previous reports prepared by Vogt Strategic Insights and personal observations. The personal observations of our analysts include physical and/or socioeconomic differences in the market and a demographic analysis of the area households and population.

The Delaware Site PMA comprises the city of Delaware and surrounding unincorporated areas of central Delaware County. The significant boundaries of the Delaware Site PMA include:

North: Dildine Road, Penry Road and Leonardsburg Road

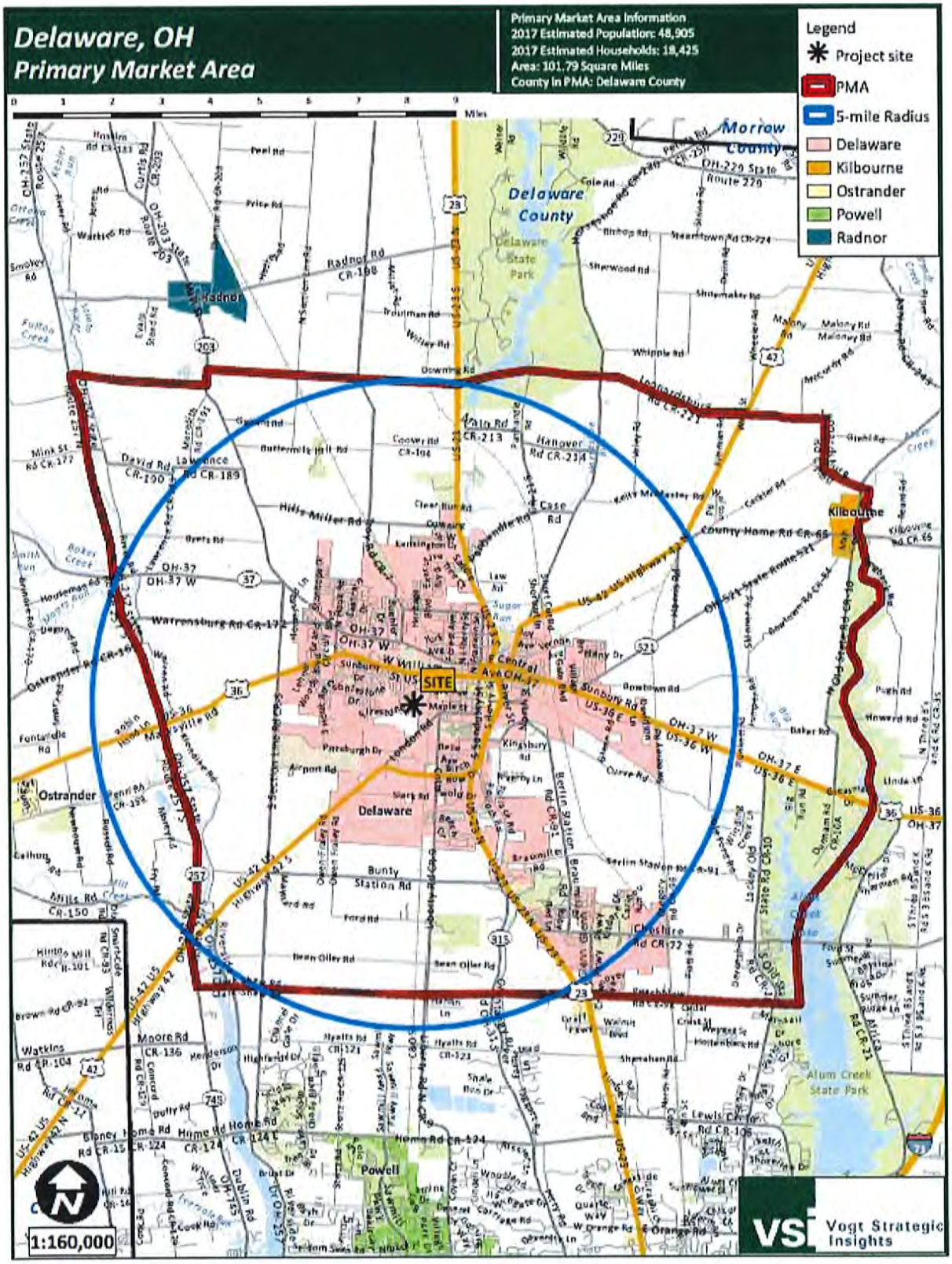
East: Alum Creek and Alum Creek Lake

South: Peachblow Road and Clark-Shaw Road

West: Dublin Road and Scioto River

The Delaware Site PMA boundaries were influenced by the area's population densities and geographical and socioeconomic factors. Minimal support is expected to originate from beyond Penry and Panhandle roads, as this area generally consists of sparsely populated agricultural land; thus, areas to the north were excluded from the Site PMA. Similarly, the regions east and west of the aforementioned boundaries are also predominantly rural in nature and were excluded, as minimal support for the proposed site is expected. Additionally, Alum Creek and Alum Creek Lake form natural boundaries to the east that limit renter mobility because few convenient crossing points are present. South of Winter and Clark-Shaw roads are suburban areas just north of Columbus; residents within these communities are unlikely to move farther from the services offered in Columbus in order to reside at the subject site. We expect potential residents from all these areas would move to a new, upscale apartment property in Delaware.

A map of the Site PMA boundaries follows.


Delaware, OH
Primary Market Area
Primary Market Area Information
2017 Estimated Population: 48,905
2017 Estimated Households: 18,425
Area: 101.79 Square Miles
County in PMA: Delaware County
Legend
Project site
PMA
5-mile Radius
Delaware
Kilbourne
Ostrander
Powell
Radnor
Morrow County
Delaware County
Delaware State Park
Alum Creek State Park
SITE
1:160,000
Vogt Strategic Insights

Demographic Characteristics and Trends

Population Trends

The population of the Delaware Site PMA was 33,040 in 2000. The Site PMA population base increased by 11,590 between 2000 and 2010. This represents a 35.1% increase from the 2000 population, or an annual rate of 3.5%. The Site PMA population bases for 2000, 2010, 2017 (estimated) and 2022 (projected) are summarized as follows:

	Year			
	2000 (Census)	2010 (Census)	2017 (Estimated)	2022 (Projected)
Population	33,040	44,630	49,659	53,974
Population Change	-	11,590	5,029	4,315
Percent Change	-	35.1%	11.3%	8.7%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; VSI

Between 2010 and 2017, the population increased by 5,029, or 11.3%. It is projected that the population will increase by 4,315, or 8.7%, between 2017 and 2022.

The city of Delaware represented 78.8% of the Site PMA population in 2017.

The Site PMA population bases by age are summarized as follows:

Population	2010 (Census)		2017 (Estimated)		2022 (Projected)		Change 2017-2022	
by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
19 & Under	12,855	28.8%	14,152	28.5%	15,276	28.3%	1,124	7.9%
20 to 24	3,174	7.1%	3,517	7.1%	3,552	6.6%	35	1.0%
25 to 34	6,155	13.8%	6,034	12.2%	6,798	12.6%	764	12.7%
35 to 44	6,781	15.2%	7,099	14.3%	7,452	13.8%	353	5.0%
45 to 54	5,942	13.3%	6,578	13.2%	6,799	12.6%	221	3.4%
55 to 64	4,701	10.5%	5,708	11.5%	6,097	11.3%	389	6.8%
65 to 74	2,718	6.1%	3,922	7.9%	4,809	8.9%	887	22.6%
75 & Higher	2,304	5.2%	2,649	5.3%	3,191	5.9%	542	20.5%
Total	**44,630**	**100.0%**	**49,659**	**100.0%**	**53,974**	**100.0%**	**4,315**	**8.7%**

Source: 2010 Census; ESRI; Urban Decision Group; VSI

As the preceding table illustrates, all population age groups are expected to increase over the next five years. Delaware County is one of the fastest growing counties in the state. The strongest rates of growth are among those over age 65, while the greatest net population gains are among those below the age of 20.

Household Trends

Within the Delaware Site PMA, households increased by 4,456 (35.6%) between 2000 and 2010. Household trends within the Delaware Site PMA are summarized as follows:

	Year			
	2000 (Census)	2010 (Census)	2017 (Estimated)	2022 (Projected)
Households	12,500	16,956	18,875	20,541
Household Change	-	4,456	1,919	1,666
Percent Change	-	35.6%	11.3%	8.8%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; VSI

Households increased by 1,919, or 11.3%, between 2010 and 2017. By 2022, 20,541 households will reside within the Site PMA, an increase of 1,666 households, or 8.8%, over 2017 levels. This is an increase of 333 households annually over the next five years, reflecting the ongoing need for new housing.

The Site PMA household bases by age are summarized as follows:

Households by Age	2010 (Census)		2017 (Estimated)		2022 (Projected)		Change 2017-2022	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 25	763	4.5%	781	4.1%	831	4.0%	50	6.4%
25 to 34	2,980	17.6%	2,901	15.4%	3,237	15.8%	336	11.6%
35 to 44	3,836	22.6%	3,890	20.6%	4,061	19.8%	171	4.4%
45 to 54	3,448	20.3%	3,790	20.1%	3,887	18.9%	97	2.6%
55 to 64	2,773	16.4%	3,382	17.9%	3,569	17.4%	187	5.5%
65 to 74	1,714	10.1%	2,462	13.0%	2,974	14.5%	512	20.8%
75 to 84	1,058	6.2%	1,173	6.2%	1,334	6.5%	160	13.7%
85 & Over	386	2.3%	495	2.6%	649	3.2%	155	31.3%
Total	**16,958**	**100.0%**	**18,874**	**100.0%**	**20,542**	**100.0%**	**1,668**	**8.8%**
Median	**47.6 years**		**49.9 years**		**50.5 years**		**+0.6 years**	

Source: 2010 Census; ESRI; Urban Decision Group; VSI

Between 2022 and 2017, the greatest growth among household age groups is projected to be among those age 65 and older. All household age groups are expected to increase, indicating an increasing demand for housing targeting all ages.

Households by tenure are distributed as follows:

Tenure	2010 (Census)		2017 (Estimated)		2022 (Projected)	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied	11,402	67.2%	12,165	64.5%	13,284	64.7%
Renter-Occupied	5,554	32.8%	6,710	35.5%	7,257	35.3%
Total	**16,956**	**100.0%**	**18,875**	**100.0%**	**20,541**	**100.0%**

Source: 2010 Census; ESRI; Urban Decision Group; VSI

In 2017, homeowner households occupied 64.5% of all occupied housing units, while the remaining 35.5% were occupied by renter households. The share of renter households is consistent with national trends and the number of renters represents a broad base of potential support in the market for the subject development.

Households by tenure, by age of head of household, from the 2010 Census follows:

	Owners		Renters		Renter
Age	Number	Percent	Number	Percent	Share
15 to 24	111	1.0%	653	11.7%	85.5%
25 to 34	1,738	15.2%	1,242	22.4%	41.7%
35 to 44	2,697	23.7%	1,139	20.5%	29.7%
45 to 54	2,503	22.0%	945	17.0%	27.4%
55 to 64	2,088	18.3%	685	12.3%	24.7%
65 to 74	1,317	11.6%	397	7.1%	23.2%
75 to 84	732	6.4%	326	5.9%	30.8%
85+	217	1.9%	169	3.0%	43.8%
Total	**11,402**	**100.0%**	**5,556**	**100.0%**	**32.8%**

Source: 2010 Census; ESRI; Urban Decision Group; VSI

The share of renter households is highest among the 15 to 24 age group, while the share of renter households is lowest among the 65 to 74 age group in the Site PMA.

The household sizes by tenure within the Site PMA, based on the 2017 estimates and 2022 projections, are distributed as follows:

Persons Per	2017 (Estimated)		2022 (Projected)		Change 2017-2022	
Renter Household	Households	Percent	Households	Percent	Households	Percent
1 Person	3,042	45.3%	3,324	45.8%	282	9.3%
2 Persons	1,600	23.9%	1,747	24.1%	147	9.2%
3 Persons	770	11.5%	739	10.2%	-32	-4.1%
4 Persons	780	11.6%	881	12.1%	100	12.9%
5+ Persons	517	7.7%	566	7.8%	49	9.5%
Total	**6,710**	**100.0%**	**7,257**	**100.0%**	**547**	**8.2%**

Source: 2010 Census; ESRI; Urban Decision Group; VSI

Persons Per	2017 (Estimated)		2022 (Projected)		Change 2017-2022	
Owner Household	Households	Percent	Households	Percent	Households	Percent
1 Person	2,589	21.3%	2,896	21.8%	308	11.9%
2 Persons	4,212	34.6%	4,520	34.0%	309	7.3%
3 Persons	2,320	19.1%	2,610	19.6%	290	12.5%
4 Persons	1,886	15.5%	1,990	15.0%	104	5.5%
5+ Persons	1,159	9.5%	1,268	9.5%	108	9.3%
Total	**12,165**	**100.0%**	**13,284**	**100.0%**	**1,119**	**9.2%**

Source: 2010 Census; ESRI; Urban Decision Group; VSI

The subject site will offer one- and two-bedroom units that will target up to three-person households. These household sizes accounted for 80.7% of renters in 2017 and are expected to increase by nearly 400 during the next five years.

Income Trends

The distribution of households by income and the median income by tenure within the Delaware Site PMA are summarized as follows:

Household Income Range	2010 (Census)		2017 (Estimated)		2022 (Projected)	
	Households	Percent	Households	Percent	Households	Percent
Less than $10,000	1,243	7.3%	802	4.2%	807	3.9%
$10,000 to $19,999	2,064	12.2%	1,759	9.3%	1,965	9.6%
$20,000 to $29,999	1,410	8.3%	1,250	6.6%	1,248	6.1%
$30,000 to $39,999	1,719	10.1%	1,729	9.2%	1,761	8.6%
$40,000 to $49,999	1,810	10.7%	1,625	8.6%	1,570	7.6%
$50,000 to $59,999	1,471	8.7%	1,568	8.3%	1,696	8.3%
$60,000 to $74,999	2,006	11.8%	1,722	9.1%	1,684	8.2%
$75,000 to $99,999	2,166	12.8%	2,890	15.3%	3,259	15.9%
$100,000 to $124,999	1,330	7.8%	2,105	11.2%	2,368	11.5%
$124,999 to $149,999	716	4.2%	1,383	7.3%	1,713	8.3%
$150,000 to $199,999	617	3.6%	1,173	6.2%	1,406	6.8%
$200,000+	404	2.4%	869	4.6%	1,064	5.2%
Total	**16,956**	**100.0%**	**18,875**	**100.0%**	**20,541**	**100.0%**
Median Income	**$51,577**		**$66,137**		**$70,898**	
Median Owner Income	**$65,349**		**$83,796**		**$89,829**	
Median Renter Income	**$30,730**		**$39,405**		**$42,242**	
Delaware County Median Income	**$87,908**		**$98,635**		**$104,515**	
Columbus MSA Median Income	**$52,910**		**$57,684**		**$66,464**	
Ohio State Median Income	**$47,358**		**$52,128**		**$58,218**	
U.S. Median Income	**$47,185**		**$56,123**		**$62,315**	

Source: 2010 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group; VSI

In 2010, the median household income was $51,577. This increased by 28.2% to $66,137 in 2017. Projections indicate the median household income will be $70,898 by 2022, an increase of 7.2% over 2017.

The following tables illustrate renter household income by household size for 2010, 2017 and 2022 for the Delaware Site PMA:

Household Income Range	Renter Households - 2010 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less than $10,000	303	188	135	68	82	776
$10,000 to $19,999	570	254	183	93	111	1,211
$20,000 to $29,999	324	163	117	60	72	735
$30,000 to $39,999	285	183	132	67	80	747
$40,000 to $49,999	244	172	124	63	75	678
$50,000 to $59,999	137	102	73	37	45	393
$60,000 to $74,999	181	141	102	51	62	537
$75,000 to $99,999	113	94	67	34	41	350
$100,000 to $124,999	19	16	12	6	7	60
$125,000 to $149,999	10	9	6	3	4	32
$150,000 to $199,999	8	6	4	2	2	22
$200,000 & Over	5	4	3	1	2	14
Total	**2,197**	**1,330**	**958**	**485**	**584**	**5,554**

Source: 2010 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group; VSI

Household Income Range	Renter Households - 2017 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less than $10,000	269	130	63	63	42	567
$10,000 to $19,999	636	257	124	125	83	1,225
$20,000 to $29,999	395	188	91	92	61	826
$30,000 to $39,999	461	237	114	116	77	1,004
$40,000 to $49,999	362	198	95	97	64	816
$50,000 to $59,999	200	128	61	62	41	493
$60,000 to $74,999	229	136	66	67	44	542
$75,000 to $99,999	247	163	78	79	53	620
$100,000 to $124,999	109	75	36	37	24	281
$125,000 to $149,999	73	49	23	24	16	185
$150,000 to $199,999	34	23	11	11	7	86
$200,000 & Over	26	17	8	8	5	64
Total	**3,042**	**1,600**	**770**	**780**	**517**	**6,710**

Source: 2010 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group; VSI

Household Income Range	Renter Households - 2022 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less than $10,000	240	121	51	61	39	513
$10,000 to $19,999	627	292	123	147	95	1,284
$20,000 to $29,999	363	189	80	95	61	788
$30,000 to $39,999	467	232	98	117	75	988
$40,000 to $49,999	376	196	83	99	63	817
$50,000 to $59,999	231	133	56	67	43	530
$60,000 to $74,999	236	129	55	65	42	526
$75,000 to $99,999	333	192	81	97	62	766
$100,000 to $124,999	169	103	43	52	33	400
$125,000 to $149,999	125	73	31	37	24	289
$150,000 to $199,999	89	51	21	26	16	203
$200,000 & Over	68	38	16	19	12	153
Total	**3,324**	**1,747**	**739**	**881**	**566**	**7,257**

Source: 2010 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group; VSI

Data from the preceding tables is used in the capture rate analyses.

Conventional Non-Subsidized Apartments

We identified and personally surveyed 48 conventional housing projects containing a total of 3,608 units within the Site PMA during our in-person survey in January 2018. This survey was conducted to establish the overall strength of the rental market and to identify those properties most comparable to the subject site. These rentals have a combined occupancy rate of 97.9%, a high rate for rental housing. The following table summarizes the breakdown of conventional housing units surveyed within the Site PMA.

Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate	Under Construction
Market-rate	36	2,853	75	97.4%	29
Tax Credit	4	347	0	100.0%	0
Tax Credit/Government-Subsidized	3	120	0	100.0%	0
Government-Subsidized	5	288	0	100.0%	0
Total	**48**	**3,608**	**75**	**97.9%**	**29**

Source: VSI Field Survey

As the preceding table illustrates, all project types identified within the Site PMA are reporting excellent occupancy rates ranging from 97.4% to 100.0%. This indicates a rental housing market where demand exceeds supply. A healthy rental market should have at least a 4% to 5% vacancy factor in order to offer an adequate number of rental housing choices. In this market there are few choices available, which may discourage current renters and cause them to move from the area to seek housing they desire. Additionally, without choices, the area may be hampered in attracting new residents.

Note that we have only surveyed better quality housing within the Site PMA. A base of older, functionally obsolete and lower quality housing exists in the market that experiences a higher vacancy rate. This product is not comparable to or competitive with the subject site. Further, this product will not attract new residents to the area.

We identified one property with units under construction in the Site PMA in January. This project, The Preserve at Quail Pass, originally opened in 2014 and is releasing units in additional phases. This last phase of 29 units is expected to open late in 2018.

The following table summarizes the breakdown of market-rate and non-subsidized Tax Credit units surveyed within the Site PMA. Note the adjusted rent is the collected rents in the market adjusted to the responsibility of tenant at the proposed site.

Market-rate						
Bedrooms	Baths	Units	Distribution	Vacant Units	Vacancy Rate	Median Adjusted Rent
Studio	1.0	36	1.3%	0	0.0%	$569
One-Bedroom	1.0	603	21.1%	5	0.8%	$675
Two-Bedroom	1.0	764	26.8%	14	1.8%	$725
Two-Bedroom	1.5	401	14.1%	9	2.2%	$843
Two-Bedroom	2.0	592	20.8%	38	6.4%	$1,113
Two-Bedroom	2.5	101	3.5%	2	2.0%	$1,004
Three-Bedroom	1.0	45	1.6%	0	0.0%	$850
Three-Bedroom	1.5	193	6.8%	3	1.6%	$861
Three-Bedroom	2.0	70	2.5%	1	1.4%	$1,050
Three-Bedroom	2.5	48	1.7%	3	6.3%	$1,144
Total Market-rate		**2,853**	**100%**	**75**	**2.6%**	**-**
			Overall Median Market-rate Rent			**$846**
Non-Subsidized Tax Credit						
Bedrooms	Baths	Units	Distribution	Vacant Units	Vacancy Rate	Median Adjusted Rent
One-Bedroom	1.0	126	36.3%	0	0.0%	$697
Two-Bedroom	1.0	117	33.7%	0	0.0%	$659
Two-Bedroom	1.5	14	4.0%	0	0.0%	$659
Two-Bedroom	2.0	72	20.7%	0	0.0%	$821
Three-Bedroom	1.5	18	5.2%	0	0.0%	$837
Total Tax Credit		**347**	**100%**	**0**	**0.0%**	**-**
			Overall Median Tax Credit Rent			**$716**

Source: VSI Field Survey

The market-rate units are 97.4% occupied and the non-subsidized Tax Credit (affordable) units are 100.0% occupied. These are both considered excellent occupancy rates.

The following tables summarize the occupancies by bedroom type and targeted AMHI level for all non-subsidized Tax Credit units surveyed within the Site PMA.

Summary of Occupancies by Bedroom Type and AMHI Level									
	One-Bedroom			Two-Bedroom			Three-Bedroom		
AMHI Level	Units	Vacant	Occ. Rate	Units	Vacant	Occ. Rate	Units	Vacant	Occ. Rate
35%	4	0	100.0%	7	0	100.0%	-	-	-
50%	29	0	100.0%	46	0	100.0%	-	-	-
60%	93	0	100.0%	150	0	100.0%	18	0	100.0%
Total	**126**	**0**	**100.0%**	**203**	**0**	**100.0%**	**18**	**0**	**100.0%**

Source: VSI Field Survey
Occ. – Occupancy

Overall Summary			
AMHI Level	Units	Vacant	Occ. Rate
35%	11	0	100.0%
50%	75	0	100.0%
60%	261	0	100.0%
Total	**347**	**0**	**100.0%**

Source: VSI Field Survey
Occ. – Occupancy

As illustrated above, the non-subsidized Tax Credit (affordable) units in the market, regardless of income targeting, are fully occupied, indicating strong demand for affordable housing at a variety of AMHI levels.

The following is a distribution of units surveyed by year opened for the Site PMA:

Year Opened	Projects	Units	Vacancy Rate
Before 1970	6	204	1.5%
1970 to 1979	15	908	1.1%
1980 to 1989	5	289	1.4%
1990 to 1999	6	406	1.0%
2000 to 2004	4	819	1.2%
2005 to 2009	1	80	0.0%
2010	0	0	-
2011	0	0	-
2012	0	0	-
2013	1	156	5.1%
2014**	2	338	10.7%
2015	0	0	-
2016	0	0	-
2017	0	0	-
2018*	0	0	-
Total	**40**	**3,200**	**2.3%**

Source: VSI Field Survey
*As of February 1st
**Includes Riverside Landing at Delaware Place and The Preserve at Quail Pass; The Preserve at Quail Pass has opened additional phases in 2016-2018.

In the past decade, just 494 rental units have been added to the market. Although the vacancy rate is somewhat high at 8.9%, this is due to the release of completed units at The Preserve at Quail Pass. The Preserve at Quail Pass originally opened in 2014 with additional units released in 2016 and 2017. As noted, the final 29 units will open later in 2018. Thus, the vacancy rate is due to units in lease-up and not due to a lack of market demand.

We rated each property surveyed on a scale of A through F based on quality and overall appearance. Our rating system is described as follows, with + and - variations assigned according to variances from the following general descriptions:

A – Upscale/high quality property
B – Good condition and quality
C – Fair condition, in need of minor improvements
D – Poor condition
F – Serious disrepair, dilapidated

Following is a distribution of non-subsidized properties by quality rating, units and vacancies.

Market-rate			
Quality Rating	Projects	Total Units	Vacancy Rate
A	2	376	2.1%
A-	6	1,004	4.7%
B+	6	477	1.0%
B	12	640	0.9%
B-	3	108	2.8%
C+	3	133	1.5%
C	3	61	1.6%
C-	1	54	5.6%
Non-Subsidized Tax Credit			
Quality Rating	Projects	Total Units	Vacancy Rate
A	2	143	0.0%
B+	1	60	0.0%
B	1	144	0.0%

Source: VSI Field Survey

The limited market-rate vacancies are fairly consistent by quality ratings, indicating high demand regardless of quality level. Based on a review of the plans and amenities at the subject site, we expect it will be rated an A when complete.

Government-Subsidized

The eight government-subsidized projects within the Site PMA operate under the HUD Section 8, HUD Section 202 and PRAC programs. Generally, these properties have few amenities, are older and offer small unit sizes (square footage). The summary of government-subsidized units (both with and without Tax Credits) in the Site PMA follows.

Subsidized Tax Credit					
Bedroom	**Baths**	**Units**	**Distribution**	**Vacant Units**	**Vacancy Rate**
One-Bedroom	1.0	84	70.0%	0	0.0%
Two-Bedroom	1.0	20	16.7%	0	0.0%
Three-Bedroom	1.5	12	10.0%	0	0.0%
Four-Bedroom	2.0	4	3.3%	0	0.0%
Total Subsidized Tax Credit		**120**	**100%**	**0**	**0.0%**
Government-Subsidized					
Bedroom	**Baths**	**Units**	**Distribution**	**Vacant Units**	**Vacancy Rate**
Studio	1.0	14	4.9%	0	0.0%
One-Bedroom	1.0	191	66.3%	0	0.0%
Two-Bedroom	1.0	44	15.3%	0	0.0%
Three-Bedroom	1.0	37	12.8%	0	0.0%
Three-Bedroom	2.0	2	0.7%	0	0.0%
Total Subsidized		**288**	**100%**	**0**	**0.0%**

Source: VSI Field Survey

The subsidized Tax Credit units and the government-subsidized units are both fully occupied. Most of these projects maintain extensive waiting lists, some in excess of one year. This indicates need exists in the market for additional subsidized housing.

Our complete field survey of conventional apartments, as well as an apartment location map, is an addendum to this letter.

Project Capture Rate

In order to evaluate demand potential for a new market-rate apartment property, we have used the starting unit rent of $999 for a one-bedroom garden/flat unit when the subject opens in 2020.

Assuming management will qualify households using a 27% to 30% rent-to-income ratio for the market-rate units, the general occupancy units yield a minimum income requirement of approximately $40,000 based on the market rents at the proposed subject and a typical market-rate rent-to-income ratio of 30%. We have used $40,000 annual income as a conservative scenario to project the depth of support when the proposed subject opens.

The following table summarizes the potential renter household support base for the proposed The Flats on Houk market-rate apartment development when open in 2020:

	2020 Site PMA Renter Households		
Income Range	Number	One-, Two- & Three-Person Households	Targeted Renters $40,000 and Higher
Up to $10,000	534	432	-
$10,000 to $20,000	1,260	1,032	-
$20,000 to $30,000	804	649	-
$30,000 to $40,000	994	803	-
$40,000 to $50,000	816	655	655
$50,000 to $60,000	515	408	408
$60,000 to $75,000	532	424	424
$75,000 to $100,000	708	559	559
$100,000 to $125,000	352	277	277
$125,000 to $150,000	247	195	195
$150,000 to $200,000	156	124	124
$200,000 and Higher	118	93	93
Total	**7,038**	**5,651**	**2,735**
		Income-Appropriate Renters	
		Capture Rate	**= 6.6% (= 180 Proposed Subject Units / 2,735 Targeted Renter Households)**

Source: Ribbon Demographics; ESRI; Urban Decision Group

A projected 2,735 income-eligible one-, two- and three-person renter households will reside in the preliminary market area in 2020. Overall, the 180 market-rate units planned for the proposed subject The Flats on Houk market-rate development will represent a 6.6% market capture rate. A capture rate below 10% is considered achievable assuming reasonable rent levels.

Note that this calculation excludes the additional support from outside the Site PMA. This component could represent as much as 40% of the overall support given the desirability of Delaware, the increasing job base and the expected continuing growth in renter households. This increases the potential project support base. With 40% of the support originating from outside the Site PMA, the actual capture required internally is 3.9%.

Considering the high occupancy of the existing rental units, absorption of new units and the growth among income-appropriate renters, the renter household base within the Site PMA can support additional upper-end market-rate development.

Conclusions/Summary

The existing, rental properties in the market are extremely well occupied with overall area occupancy of better than 97%. This high occupancy in the market indicates ongoing pent-up demand potential for additional units and also indicates a market limited by supply. It is our opinion the property is appointed appropriately to respond to the high-end rental market in Delaware. High-end renters have an expectation for the type of amenities proposed at the site.

Income-appropriate demographic trends are positive and household growth is steady through at least 2022, thereby increasing the demand for additional multifamily housing alternatives. Between 2010 and 2020 (anticipated year of opening), income-appropriate one-, two- and three-person renters are projected to increase by 1,085, or 65.9%, and between 2020 and 2022, these targeted renters are projected to increase an additional 191 households, or 7.0%. This is excellent renter household growth for the market among targeted household size and income levels. Based on current development trends, it is our opinion that these projections are conservative.

In other words, the demand for rental units will continue to outstrip supply during the foreseeable future for higher-end multifamily units unless additional rental units are constructed.

It is important to stress that this is a preliminary market assessment. Critical elements to the success of the proposed subject project, such as an in-depth analysis of the location, competitiveness of floor plans and economic trends, are beyond the scope of this preliminary market assessment and have not been fully considered.

Included are the rental housing survey of competitive and other area rental alternatives, a preliminary PMA map and location map of properties for your review. Please feel free to call me if you have questions or need additional information regarding this matter.

Sincerely,

Robert Vogt
Vogt Strategic Insights

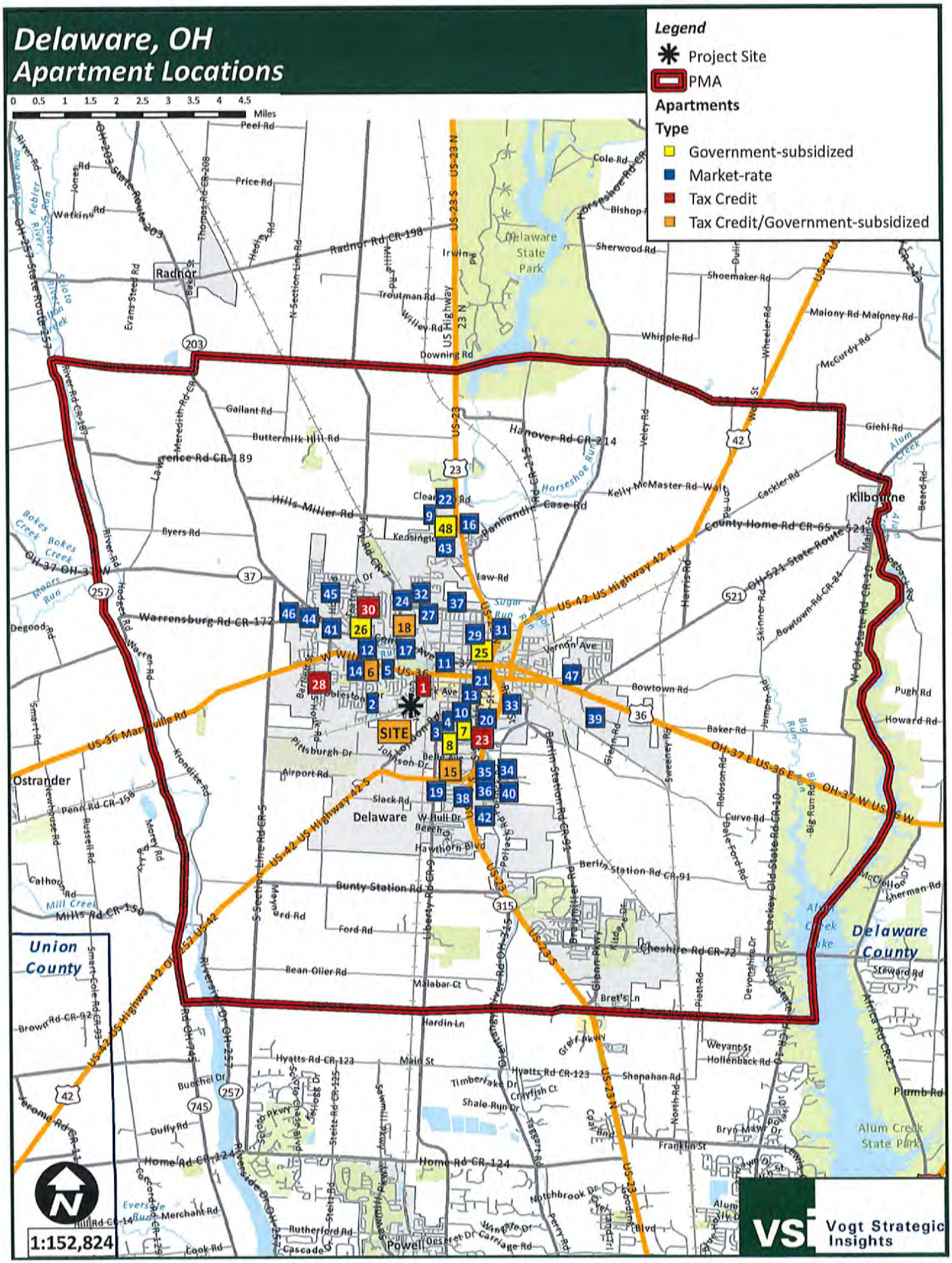
A. Telephone Survey of Conventional Rentals

The following section is a telephone survey of conventional rental properties in the preliminary Site PMA. These properties were identified through a variety of sources, including area apartment guides, government agencies and our own field inspection. The intent of this field survey is to evaluate the overall strength of the existing rental market, identify trends impacting future development and to identify those properties considered most comparable to the subject site. The field survey has been organized by project type; properties are color coded to reflect this and designated as market-rate, Tax Credit, government-subsidized or a combination of these three property types. The field survey is assembled as follows:

- A color-coded map indicating each property surveyed and the project type followed by a list of properties surveyed.
- Distribution of non-subsidized and subsidized units and vacancies in properties surveyed.
- Properties surveyed by name, address, telephone number, project type, key amenities, year built or renovated (if applicable), number of floors, total units, occupancy rate, quality rating, rent incentives and Tax Credit designation. Housing Choice Vouchers and Rental Assistance are also noted here.
- A rent distribution is provided for all market-rate and non-subsidized Tax Credit units by unit type and bedroom.
- Calculations of rent per square foot (all utilities are adjusted to reflect similar utility responsibility). Data is summarized by unit type.
- The distribution of market-rate and non-subsidized Tax Credit units are provided by quality rating, unit type and number of bedrooms. The median rent by quality ratings and bedrooms is also reported. Note that rents are adjusted to reflect common utility responsibility.
- An analysis of units added to the area by project construction date and, when applicable, by year of renovation.
- Aggregate data and distributions for all non-subsidized properties are provided for appliances, unit amenities and project amenities.
- Aggregation of projects by utility responsibility (market-rate and non-subsidized Tax Credit only).
- A utility allowance worksheet.

Note that other than the property listing following the map, data is organized by project types. Market-rate properties (blue designation) are first followed by variations of market-rate and Tax Credit properties. Non-government subsidized Tax Credit properties are red and government-subsidized properties are yellow. See the color codes at the bottom of each page for specific project types.

Delaware, OH
Apartment Locations



Map Identification List

	Map ID	Project Name	Project Type	QR	Year Built/ Renovated	Total Units	Vacant	Occupancy Rate	DTS
♦	1	Arthur Place	TAX	A	2009	80	0	100.0%	0.6
	2	The Traditions at Carson Farms	MRR	A	2013	156	8	94.9%	1.5
	3	Stoney Ridge Court at Sunnyview Farms	MRR	B+	1989 / 2003	20	1	95.0%	1.5
♦	4	Sunnyview Square Apts.	TGS	A	1981 / 2013	30	0	100.0%	1.8
	5	Rockridge Village	MRR	B	1985	40	0	100.0%	1.7
	6	Slate Ridge Apts. at Sunnyview Farms	MRR	B+	1993 / 2003	52	2	96.2%	1.8
	7	Autumn Chase	MRR	B-	1977	46	3	93.5%	1.8
♦	8	St. Michael's Community	GSS	A-	1989	44	0	100.0%	2.1
	9	Rolling Meadows	MRR	C+	1979	53	0	100.0%	1.9
	10	Hidden Ridge Apts.	TAX	B+	1998 / 2014	60	0	100.0%	2.3
	11	Trotter's Landing	MRR	A-	2000	216	1	99.5%	2.1
	12	Muirwood Village	TAX	B	1989	144	0	100.0%	2.3
	13	Troy Farms	MRR	A-	2003	304	9	97.0%	2.0
	14	Georgetown Apts.	MRR	B	1976 / 2003	51	0	100.0%	2.8
♦	15	Georgetown Senior Apts.	TGS	B+	1976 / 2017	50	0	100.0%	2.8
	16	Georgetown Circle Twnhms.	MRR	B	1984	25	1	96.0%	2.9
	17	Silver Maple	MRR	B+	1992	128	1	99.2%	3.0
	18	Imperial Apts.	MRR	B-	1972	13	0	100.0%	3.1
	19	Neil St.	MRR	C	1970	22	1	95.5%	2.8
	20	Cedar Court	MRR	C-	1969 / 2018	54	3	94.4%	2.8
	21	Delaware Village Apts.	TGS	B	1984 / 2002	40	0	100.0%	3.2
	22	Londontown (Family)	GSS	B-	1971	48	0	100.0%	2.9
♦	23	Londontown (Senior)	GSS	B-	1971	78	0	100.0%	2.9
	24	253 S. Liberty St.	MRR	C	1976	15	0	100.0%	2.9
	25	Carriage Arms	MRR	B	1969	39	0	100.0%	4.0
	26	Hayes Colony Apts.	MRR	B+	1978	209	1	99.5%	3.4
	27	126 S. Franklin St.	MRR	C+	1964 / 1995	24	0	100.0%	3.3
	28	Stratford North Apartments	MRR	C	1972	24	0	100.0%	3.3
♦	29	Riverside Landing at Delaware Place	TAX	A	2014	63	0	100.0%	3.5
	30	Colony House	MRR	B-	1967 / 2010	49	0	100.0%	3.5
	31	Louden Rental	GSS	B	1901 / 1995	74	0	100.0%	3.7
	32	N. Franklin St.	MRR	B	1967 / 2010	16	0	100.0%	3.8
	33	Tanglewood Apts.	MRR	B	1972 / 2010	33	1	97.0%	4.1
	34	Colonial Manor	MRR	B	1968 / 2010	22	0	100.0%	3.9
	35	Olentangy View Apts.	MRR	B	1987 / 2007	60	2	96.7%	4.3
	36	Stratford Commons	MRR	B+	1991	36	0	100.0%	4.4
	37	Stratford Park	MRR	A-	2000	79	0	100.0%	4.3

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- ♦ Senior Restricted
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

QR - Quality Rating
DTS - Drive Distance To Site (Miles)

Map ID	Project Name	Project Type	QR	Year Built/ Renovated	Total Units	Vacant	Occupancy Rate	DTS
38	Water's Edge at Stratford	MRR	A-	1998	58	0	100.0%	4.3
39	Stratford Towne Apts.	MRR	B	1972	128	0	100.0%	4.5
40	Forest Brooke	MRR	A-	1998	72	1	98.6%	4.5
41	River Forest Condominiums	MRR	C+	1976	56	2	96.4%	4.2
♦ 42	Oakhurst Place	GSS	A	1995	44	0	100.0%	5.8
43	Bruce Road Duplexes	MRR	B+	1977	32	0	100.0%	5.8
44	Oakdale	MRR	B	1972	52	1	98.1%	5.7
45	Downing Twnhms.	MRR	B	1977	40	1	97.5%	5.6
46	The Willows Apts.	MRR	B	1979	134	0	100.0%	5.7
47	Village Gates of Delaware	MRR	A	2000	220	0	100.0%	4.8
48	The Preserve at Quail Pass	MRR	A-	2014	275	36	86.9%	5.3

Project Type	Projects Surveyed	Total Units	Vacant	Occupancy Rate	U/C
MRR	36	2,853	75	97.4%	29
TAX	4	347	0	100.0%	0
TGS	3	120	0	100.0%	0
GSS	5	288	0	100.0%	0

Total units do not include units under construction.

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- ♦ Senior Restricted
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

QR - Quality Rating
DTS - Drive Distance To Site (Miles)

Distribution of Units

Market-Rate						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Adjusted Rent*
0	1	36	1.3%	0	0.0%	$569
1	1	603	21.1%	5	0.8%	$675
2	1	764	26.8%	14	1.8%	$725
2	1.5	401	14.1%	9	2.2%	$843
2	2	592	20.8%	38	6.4%	$1,113
2	2.5	101	3.5%	2	2.0%	$1,004
3	1	45	1.6%	0	0.0%	$850
3	1.5	193	6.8%	3	1.6%	$861
3	2	70	2.5%	1	1.4%	$1,050
3	2.5	48	1.7%	3	6.3%	$1,144
TOTAL		2,853	100.0%	75	2.6%	
29 Units Under Construction						

Tax Credit, Non-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Adjusted Rent*
1	1	126	36.3%	0	0.0%	$697
2	1	117	33.7%	0	0.0%	$659
2	1.5	14	4.0%	0	0.0%	$659
2	2	72	20.7%	0	0.0%	$821
3	1.5	18	5.2%	0	0.0%	$837
TOTAL		347	100.0%	0	0.0%	

Tax Credit, Government-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Adjusted Rent*
1	1	84	70.0%	0	0.0%	N.A.
2	1	20	16.7%	0	0.0%	N.A.
3	1.5	12	10.0%	0	0.0%	N.A.
4	2	4	3.3%	0	0.0%	N.A.
TOTAL		120	100.0%	0	0.0%	

Government-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Adjusted Rent*
0	1	14	4.9%	0	0.0%	N.A.
1	1	191	66.3%	0	0.0%	N.A.
2	1	44	15.3%	0	0.0%	N.A.
3	1	37	12.8%	0	0.0%	N.A.
3	2	2	0.7%	0	0.0%	N.A.
TOTAL		288	100.0%	0	0.0%	

Grand Total	3,608	-	75	2.1%	

Survey of Properties

1 Arthur Place

759 Woodford Way
Delaware, OH 43015

Phone	(740) 417-4236
Contact	Kelly(by phone)
Waitlist	3 years

Total Units	80
Vacancies	0
Occupancy	100.0%
Floors	1
Quality	A
Year Built	2009

Senior Restricted (55+)

Comments
35%, 50% & 60% AMHI; Accepts HCV (26 units)

2 The Traditions at Carson Farms

437 Sunburst Dr.
Delaware, OH 43015

Phone	(740) 362-1058
Contact	Seth(by phone)
Waitlist	None

Total Units	156
Vacancies	8
Occupancy	94.9%
Floors	2
Quality	A
Year Built	2013

Comments
Does not accept HCV; Preleasing began 2/2013; Opened 4/2013; Reached stabilized occupancy 9/2013; Unit mix estimated; Flat fee for trash included in reported rents: $7

3 Stoney Ridge Court at Sunnyview

Pebble Ct.
Delaware, OH 43015

Phone	(740) 369-0033
Contact	Sherry(by phone)
Waitlist	None

Total Units	20
Vacancies	1
Occupancy	95.0%
Floors	1,2
Quality	B+
Year Built	1989
Renovated	2003

Comments
Select units have ceiling fans installed by previous tenant

4 Sunnyview Square Apts.

69 Rock Creek Dr.
Delaware, OH 43015

Phone	(740) 369-9042
Contact	Amy(by phone)
Waitlist	40 households

Total Units	30
Vacancies	0
Occupancy	100.0%
Floors	1
Quality	A
Year Built	1981
Renovated	2013

Senior Restricted (55+)

Comments
60% AMHI & HUD Section 8; Accepts HCV (10 units)

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

5 Rockridge Village

2 Rock Center Dr.
Delaware, OH 43015

Phone	(740) 369-0070
Contact	Jackie(by phone)
Waitlist	None

Total Units	40
Vacancies	0
Occupancy	100.0%
Floors	2
Quality	B
Year Built	1985

Comments
Does not accept HCV

6 Slate Ridge Apts. at Sunnyview Far

50 New Market Dr.
Delaware, OH 43015

Phone	(740) 369-0033
Contact	Sherry(by phone)
Waitlist	None

Total Units	52
Vacancies	2
Occupancy	96.2%
Floors	1
Quality	B+
Year Built	1993
Renovated	2003

Comments
Does not accept HCV; Corner units: $40 extra per month; Higher rent units have fireplace & basement

7 Autumn Chase

140 Grand Circuit Blvd.
Delaware, OH 43015

Phone	(740) 369-0070
Contact	Jackie(by phone)
Waitlist	None

Total Units	46
Vacancies	3
Occupancy	93.5%
Floors	2,3
Quality	B-
Year Built	1977

Comments
Does not accept HCV; Flat fee for water, sewer & trash included in rent: $25

8 St. Michael's Community

35 Lexington Blvd.
Delaware, OH 43015

Phone	(740) 363-3748
Contact	Jane(by phone)
Waitlist	1-2 years

Total Units	44
Vacancies	0
Occupancy	100.0%
Floors	3
Quality	A-
Year Built	1989

Senior Restricted (62+)

Comments
HUD Section 8; Also serves disabled

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

9 Rolling Meadows

105 Rolling Meadows Dr.
Delaware, OH 43015

Phone	(740) 363-7657
Contact	Barbara(by phone)
Waitlist	None

Total Units	53
Vacancies	0
Occupancy	100.0%
Floors	1
Quality	C+
Year Built	1979

Comments
One (1) unit reserved for maintenance not included in total units; Accepts Metro Housing (info not provided)

10 Hidden Ridge Apts.

222 Curtis St.
Delaware, OH 43015

Phone	(740) 362-8059
Contact	Dawna(by phone)
Waitlist	3-18 months

Total Units	60
Vacancies	0
Occupancy	100.0%
Floors	1,2
Quality	B+
Year Built	1998
Renovated	2014

Comments
60% AMHI; Accepts HCV (28 units); 10 HOME units; Waitlist: 2-br/3-6 months & 3-br/12-18 months

11 Trotter's Landing

1 Trotter's Cir.
Delaware, OH 43015

Phone	(740) 362-5552
Contact	Jeanne(by phone)
Waitlist	None

Total Units	216
Vacancies	1
Occupancy	99.5%
Floors	2
Quality	A-
Year Built	2000

Comments
Does not accept HCV; 3-br garden units have 1-car attached garage

12 Muirwood Village

74 Muirwood Village Dr.
Delaware, OH 43015

Phone	(740) 369-3331
Contact	Sue(by phone)
Waitlist	3 households

Total Units	144
Vacancies	0
Occupancy	100.0%
Floors	1
Quality	B
Year Built	1989

Comments
60% AMHI; Rent range based on attached garage

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

13 Troy Farms

83 Equestrian Way
Delaware, OH 43015

Phone	(740) 368-9988
Contact	Regina(by phone)
Waitlist	None

Total Units	304
Vacancies	9
Occupancy	97.0%
Floors	2,3
Quality	A-
Year Built	2003

Comments
Higher rent townhomes are 3-story & have partially finished basement & vaulted ceilings; Does not accept HCV; LRO rents; New ownership 11/2016

14 Georgetown Apts.

80 Georgetown Dr.
Delaware, OH 43015

Phone	(740) 369-7274
Contact	Will(by phone)
Waitlist	None

Total Units	51
Vacancies	0
Occupancy	100.0%
Floors	1,2
Quality	B
Year Built	1976
Renovated	2003

Comments
Does not accept HCV; Higher rent 2-br/1.5-bath units have basement

15 Georgetown Senior Apts.

100 Georgetown Dr.
Delaware, OH 43015

Phone	(740) 548-5060
Contact	Tracy(by phone)
Waitlist	10 households

Total Units	50
Vacancies	0
Occupancy	100.0%
Floors	2
Quality	B+
Year Built	1976
Renovated	2017

Senior Restricted (62+)

Comments
30%, 50% & 60% AMHI & Section 8

16 Georgetown Circle Twnhms.

196 Georgetown Dr.
Delaware, OH 43015

Phone	(740) 363-3896
Contact	Tom(by phone)
Waitlist	None

Total Units	25
Vacancies	1
Occupancy	96.0%
Floors	2
Quality	B
Year Built	1984

Comments

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

17 Silver Maple

278 Silver Maple Dr.
Delaware, OH 43015

Phone	(740) 363-5393
Contact	Melissa(by phone)
Waitlist	None

Total Units	128
Vacancies	1
Occupancy	99.2%
Floors	2
Quality	B+
Year Built	1992

Comments
No longer accepts HCV (21 grandfathered units); Unit mix estimated; 1-br units are 2-story townhouses; Higher rent 3-br units have attached garage; Tenants can have ceiling fans installed

18 Imperial Apts.

226 W. Central Ave.
Delaware, OH 43015

Phone	(740) 363-8000
Contact	Bill(by phone)
Waitlist	None

Total Units	13
Vacancies	0
Occupancy	100.0%
Floors	2.5
Quality	B-
Year Built	1972

Comments
Most tenants are students

19 Neil St.

53-65 Neil St.
Delaware, OH 43015

Phone	(740) 417-1619
Contact	Tom(by phone)
Waitlist	None

Total Units	22
Vacancies	1
Occupancy	95.5%
Floors	1,2
Quality	C
Year Built	1970

Comments
Townhouse units have washer/dryer hookups

20 Cedar Court

159 London Rd.
Delaware, OH 43015

Phone	(614) 310-4060
Contact	Arden(by phone)
Waitlist	None

Total Units	54
Vacancies	3
Occupancy	94.4%
Floors	2.5,3
Quality	C-
Year Built	1969
Renovated	2018

Comments
Flat fee for water, sewer & trash included in reported rents: $20/month

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

21 Delaware Village Apts.

675 Fern Dr.
Delaware, OH 43015

Phone	(740) 369-1313
Contact	Amy(by phone)
Waitlist	9 households

Total Units	40
Vacancies	0
Occupancy	100.0%
Floors	1,2
Quality	B
Year Built	1984
Renovated	2002

Comments
60% AMHI & HUD Section 8; Waitlist: 1-br/2 households, 2-br/5 households, 3-br/1 household & 4-br/1 household; 2-, 3- & 4-br units have balcony

22 Londontown (Family)

300 Chelsea St.
Delaware, OH 43015

Phone	(740) 363-1235
Contact	Maryland(by phone)
Waitlist	2 years

Total Units	48
Vacancies	0
Occupancy	100.0%
Floors	2
Quality	B-
Year Built	1971

Comments
HUD Section 8

23 Londontown (Senior)

300 Chelsea St.
Delaware, OH 43015

Phone	(740) 363-1235
Contact	Maryland(by phone)
Waitlist	12-18 months

Total Units	78
Vacancies	0
Occupancy	100.0%
Floors	2.5
Quality	B-
Year Built	1971

Senior Restricted (62+)

Comments
HUD Section 8

24 253 S. Liberty St.

253 S. Liberty St.
Delaware, OH 43015

Phone	(740) 417-1619
Contact	Tom(by phone)
Waitlist	None

Total Units	15
Vacancies	0
Occupancy	100.0%
Floors	1,1.5
Quality	C
Year Built	1976

Comments
Townhouse units have back patio, central A/C & washer/dryer hookups

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

25 Carriage Arms

78-98 Carriage Dr.		**Total Units**	39
Delaware, OH 43015		**Vacancies**	0
Phone	(740) 369-4519	**Occupancy**	100.0%
Contact	Jeff(by phone)	**Floors**	2
Waitlist	None	**Quality**	B
		Year Built	1969

Comments
Bedrooms have hardwood flooring; 2- & 3-br units have washer/dryer hookups, patio & basement; 3-br units have dishwasher; Renovations have occurred as tenants move out

26 Hayes Colony Apts.

470 Heritage Blvd.		**Total Units**	209
Delaware, OH 43015		**Vacancies**	1
Phone	(740) 362-8855	**Occupancy**	99.5%
Contact	Pam(by phone)	**Floors**	1,2
Waitlist	None	**Quality**	B+
		Year Built	1978

Comments
Does not accept HCV; 3-br townhomes have patio, fireplace, basement & attached garage

27 126 S. Franklin St.

126 S. Franklin St.		**Total Units**	24
Delaware, OH 43015		**Vacancies**	0
Phone	(614) 310-4060	**Occupancy**	100.0%
Contact	Nikki(by phone)	**Floors**	2.5
Waitlist	None	**Quality**	C+
		Year Built	1964
		Renovated	1995

Comments
Accepts HCV (~20 units); Renovation date estimated

28 Stratford North Apartments

75 Wootring St.		**Total Units**	24
Delaware, OH 43015		**Vacancies**	0
Phone	(740) 369-5165	**Occupancy**	100.0%
Contact	Dave(by phone)	**Floors**	1
Waitlist	6 months	**Quality**	C
		Year Built	1972

Comments
Square footage estimated by management; Most tenants are students

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

29 Riverside Landing at Delaware Pla

351 S. Sandusky St.
Delaware, OH 43015

Phone	(800) 329-7368
Contact	Vicky(by phone)
Waitlist	25 households

Total Units	63
Vacancies	0
Occupancy	100.0%
Floors	1,4
Quality	A
Year Built	2014

Senior Restricted (55+)

Comments
35%, 50% & 60% AMHI; Accepts HCV (8 units); Villa-style units have attached garage, patio, storage, pantry & washer/dryer hookups; Multistory buildings have elevator

30 Colony House

21 S. Sandusky St.
Delaware, OH 43015

Phone	(614) 600-1181
Contact	Dale(by phone)
Waitlist	None

Total Units	49
Vacancies	0
Occupancy	100.0%
Floors	2.5, 3
Quality	B-
Year Built	1967
Renovated	2010

Comments
90% student, not designated; Renovation date estimated

31 Louden Rental

164 N. Sandusky St.
Delaware, OH 43015

Phone	(740) 363-8524
Contact	Brenda(by phone)
Waitlist	15 households

Total Units	74
Vacancies	0
Occupancy	100.0%
Floors	2
Quality	B
Year Built	1901
Renovated	1995

Comments
HUD Section 8; Renovation date estimated

32 N. Franklin St.

282 - 288 N. Franklin St.
Delaware, OH 43015

Phone	(740) 363-5572
Contact	Sam(by phone)
Waitlist	None

Total Units	16
Vacancies	0
Occupancy	100.0%
Floors	2
Quality	B
Year Built	1967
Renovated	2010

Comments
Renovation date estimated

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

33 Tanglewood Apts.

60 Tanglewood Dr.
Delaware, OH 43015

Phone	(740) 363-4110
Contact	Jerrome(by phone)
Waitlist	None

Total Units	33
Vacancies	1
Occupancy	97.0%
Floors	1
Quality	B
Year Built	1972
Renovated	2010

Comments
Renovating as units become available; Does not accept HCV; Renovation date estimated

34 Colonial Manor

285 N. Sandusky St.
Delaware, OH 43015

Phone	(740) 363-5572
Contact	Sam(by phone)
Waitlist	None

Total Units	22
Vacancies	0
Occupancy	100.0%
Floors	2
Quality	B
Year Built	1968
Renovated	2010

Comments
Renovation date estimated

35 Olentangy View Apts.

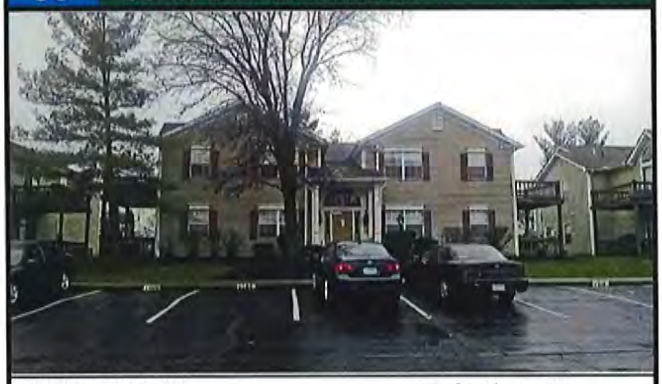
1241 Rivercrest Dr.
Delaware, OH 43015

Phone	(614) 588-5347
Contact	Julie(by phone)
Waitlist	None

Total Units	60
Vacancies	2
Occupancy	96.7%
Floors	1,2
Quality	B
Year Built	1987
Renovated	2007

Comments

36 Stratford Commons



1280 Stratford Rd.
Delaware, OH 43015

Phone	(740) 250-2760
Contact	Amy(by phone)
Waitlist	15 households

Total Units	36
Vacancies	0
Occupancy	100.0%
Floors	2
Quality	B+
Year Built	1991

Comments
Flat fee for water, sewer & trash based on occupancy (not included in reported rents): 1 person/$24, 2 people/$44 & 3 people/$54

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

37 Stratford Park

28 Sterling Ridge Dr.
Delaware, OH 43015

Phone	(740) 362-6958
Contact	Amy(by phone)
Waitlist	5 households

Total Units	79
Vacancies	0
Occupancy	100.0%
Floors	2
Quality	A-
Year Built	2000

Comments
Does not accept HCV; One (1) model unit excluded from total; Flat fee for water, sewer & trash based on occupancy (not included in reported rents): 1 person/$45, 2 people/$58, 3 people/$69 & 4 people/$81

38 Water's Edge at Stratford

10 Waters Edge Cir.
Delaware, OH 43015

Phone	(740) 250-2760
Contact	Amy(by phone)
Waitlist	None

Total Units	58
Vacancies	0
Occupancy	100.0%
Floors	2
Quality	A-
Year Built	1998

Comments
Four (4) 2-bedroom/1-bath units (1,116 square feet) have washer/dryer

39 Stratford Towne Apts.

1345 Middlesex Ln.
Delaware, OH 43015

Phone	(740) 369-5165
Contact	Jen(by phone)
Waitlist	None

Total Units	128
Vacancies	0
Occupancy	100.0%
Floors	2
Quality	B
Year Built	1972

Comments
Does not accept HCV; Upstairs units are less expensive

40 Forest Brooke

1491 Stratford Rd.
Delaware, OH 43015

Phone	(614) 221-8161
Contact	Janet(by phone)
Waitlist	None

Total Units	72
Vacancies	1
Occupancy	98.6%
Floors	3
Quality	A-
Year Built	1998

Comments
Rent includes membership to Metro Fitness Center; Tenants can have ceiling fans installed

Project Type

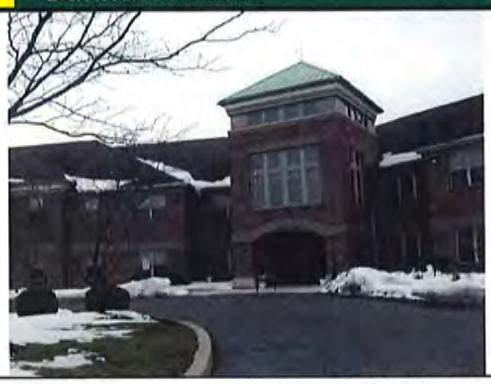
- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

41 River Forest Condominiums

90-200 Hayes St.		**Total Units**	56
Delaware, OH 43015		**Vacancies**	2
Phone	(614) 638-8363	**Occupancy**	96.4%
Contact	Mary(by phone)	**Floors**	2
Waitlist	None	**Quality**	C+
		Year Built	1976

Comments
Accepts HCV (4 units); Units renovated as they turn over

42 Oakhurst Place



2178 Bruce Rd.		**Total Units**	44
Delaware, OH 43015		**Vacancies**	0
Phone	(740) 369-5267	**Occupancy**	100.0%
Contact	Matt(by phone)	**Floors**	2
Waitlist	16 households	**Quality**	A
		Year Built	1995

Senior Restricted (62+)

Comments
HUD Section 202 PRAC

43 Bruce Road Duplexes

2265-2287 Bruce Rd.		**Total Units**	32
Delaware, OH 43015		**Vacancies**	0
Phone	(740) 363-5572	**Occupancy**	100.0%
Contact	Sam(by phone)	**Floors**	1.5,2
Waitlist	None	**Quality**	B+
		Year Built	1977

Comments
Accepts HCV (7 units); Duplexes; Select units have attached garage, some have carport

44 Oakdale

2265-2287 Bruce Rd.		**Total Units**	52
Delaware, OH 43015		**Vacancies**	1
Phone	(704) 363-5572	**Occupancy**	98.1%
Contact	Sam(by phone)	**Floors**	2
Waitlist	None	**Quality**	B
		Year Built	1972

Comments

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

45 Downing Twnhms.

110 S. Downing St.
Delaware, OH 43015

Phone	(740) 363-5572
Contact	Sam(by phone)
Waitlist	None

Total Units	40
Vacancies	1
Occupancy	97.5%
Floors	2
Quality	B
Year Built	1977

Comments
3-br units have carport

46 The Willows Apts.

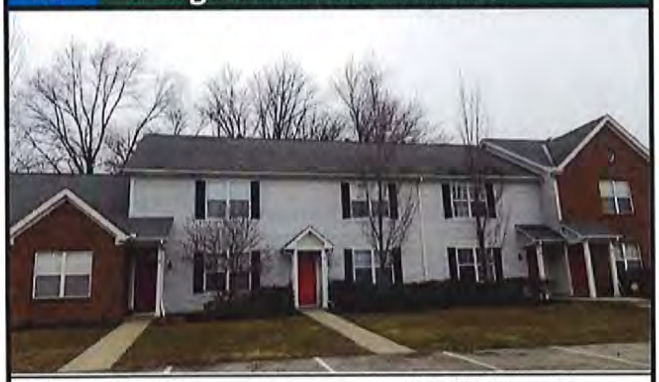
2228 Bruce Rd.
Delaware, OH 43015

Phone	(740) 363-7273
Contact	Dimitriy(by phone)
Waitlist	3 months

Total Units	134
Vacancies	0
Occupancy	100.0%
Floors	1
Quality	B
Year Built	1979

Comments
Accepts HCV (9 units); Higher priced units have some furnishings; 1- & 2-br units have dishwasher & washer/dryer hookups

47 Village Gates of Delaware



1 Village Gate Blvd.
Delaware, OH 43015

Phone	(740) 363-8002
Contact	Kim(by phone)
Waitlist	None

Total Units	220
Vacancies	0
Occupancy	100.0%
Floors	1,2
Quality	A
Year Built	2000

Comments
1-br units have vaulted ceilings; 2-br units have patio

48 The Preserve at Quail Pass

20 Bur Read Rd.
Delaware, OH 43015

Phone	(740) 602-3390
Contact	Erica(by phone)
Waitlist	None

Total Units	275
Vacancies	36
Occupancy	86.9%
Floors	1
Quality	A-
Year Built	2014

Comments
Does not accept HCV; Phase II opened 8/2016 & leasing in stages; Phase III opened 9/2017; Still in lease-up; 29 units still under construction, expected completion summer 2018; Flat fee fees included in reported rents: water & sewer/$40 & trash/$17

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Collected Rents

Map ID	Garden Units					Townhouse Units			
	Studio	1-Br	2-Br	3-Br	4 Br+	1-Br	2-Br	3-Br	4 Br+
♦ 1		$470 - $675	$568 - $775						
2			$1,128				$1,189 - $1,215	$1,406	
3							$785		
5							$655		
6		$750	$830 - $860				$890 - $985		
7						$580			
9	$515	$595	$725						
10			$670	$735			$670	$735	
11		$755	$870	$1,050					
12		$712	$825 - $846						
13		$750 - $775	$870				$995 - $1,125		
14			$695	$975			$795 - $895	$975	
16							$795 - $825		
17						$675		$849 - $999	
18			$605						
19			$660				$685		
20		$435	$500						
24		$700					$725	$750	
25		$440					$600	$650	
26		$655	$765	$835 - $975			$685 - $875	$950 - $995	
27		$555	$650						
28		$510							
♦ 29		$424 - $773	$504 - $923						
30		$600							
32							$705		
33			$699	$799					
34		$650	$725	$795					
35		$620					$715		
36		$530	$625						
37			$704 - $744						
38		$709 - $719	$859 - $899						
39		$620 - $640	$720 - $740	$900 - $920			$799		
40			$719						
41							$850		
43				$850			$750	$850	
44							$875	$975	
45							$750	$850	

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- ♦ Senior Restricted
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Map ID	Garden Units					Townhouse Units			
	Studio	1-Br	2-Br	3-Br	4 Br+	1-Br	2-Br	3-Br	4 Br+
46	$569 - $589	$696 - $716	$799 - $839						
47		$784	$954				$854 - $1,019	$1,159	
48			$1,349 - $1,499						

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Senior Restricted
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Price Per Square Foot

Studio Units					
Map ID	Project Name	Baths	Unit Size	Adjusted Rent	$ / Square Foot
9	Rolling Meadows	1	288	$455	$1.58
46	The Willows Apts.	1	288	$569 - $589	$1.98 - $2.05

One-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Adjusted Rent	$ / Square Foot
♦ 1	Arthur Place	1	675	$329 - $534	$0.49 - $0.79
6	Slate Ridge Apts. at Sunnyview Farms	1	650	$750	$1.15
7	Autumn Chase	1	650	$502	$0.77
9	Rolling Meadows	1	476	$517	$1.09
11	Trotter's Landing	1	755	$755	$1.00
12	Muirwood Village	1	610	$697	$1.14
13	Troy Farms	1	613 - 756	$750 - $775	$1.03 - $1.22
17	Silver Maple	1	635	$675	$1.06
20	Cedar Court	1	600	$357	$0.60
24	253 S. Liberty St.	1	625	$561	$0.90
25	Carriage Arms	1	625	$425	$0.68
26	Hayes Colony Apts.	1	650	$640	$0.98
27	126 S. Franklin St.	1	550	$433	$0.79
28	Stratford North Apartments	1	520	$432	$0.83
♦ 29	Riverside Landing at Delaware Place	1	660	$346 - $695	$0.52 - $1.05
30	Colony House	1	750	$477	$0.64
34	Colonial Manor	1	720	$650	$0.90
35	Olentangy View Apts.	1	576	$620	$1.08
36	Stratford Commons	1	723	$530	$0.73
38	Water's Edge at Stratford	1	700	$709 - $719	$1.01 - $1.03
39	Stratford Towne Apts.	1	630	$605 - $625	$0.96 - $0.99
46	The Willows Apts.	1	576	$696 - $716	$1.21 - $1.24
47	Village Gates of Delaware	1	755	$769	$1.02

Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Adjusted Rent	$ / Square Foot
♦ 1	Arthur Place	1	900	$390 - $597	$0.43 - $0.66
2	The Traditions at Carson Farms	1.5	1,100	$1,174	$1.07
		2	1,178 - 1,253	$1,113	$0.89 - $0.94
		2.5	1,100	$1,200	$1.09
3	Stoney Ridge Court at Sunnyview Farms	1	900	$785	$0.87
5	Rockridge Village	1	750	$559	$0.75
6	Slate Ridge Apts. at Sunnyview Farms	1	850 - 1,102	$830 - $985	$0.89 - $0.98

* - All rents have been adjusted to reflect utilities provided at the subject site based upon local housing authorities utility allowances.

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- ♦ Senior Restricted
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Adjusted Rent	$ / Square Foot
9	Rolling Meadows	1	964	$629	$0.65
10	Hidden Ridge Apts.	1	827 - 872	$754	$0.86 - $0.91
11	Trotter's Landing	2	1,055	$870	$0.82
12	Muirwood Village	2	960	$810 - $831	$0.84 - $0.87
13	Troy Farms	1	949 - 982	$870	$0.89 - $0.92
		1.5	1,125 - 1,536	$995 - $1,125	$0.73 - $0.88
14	Georgetown Apts.	1	800 - 1,000	$643	$0.64 - $0.80
		1.5	1,070 - 1,120	$743 - $843	$0.69 - $0.75
16	Georgetown Circle Twnhms.	2.5	1,100	$780 - $810	$0.71 - $0.74
18	Imperial Apts.	1	900	$590	$0.66
19	Neil St.	1	600	$645 - $670	$1.08 - $1.12
20	Cedar Court	1	800	$404	$0.51
24	253 S. Liberty St.	1	825	$548	$0.66
25	Carriage Arms	1.5	896	$585	$0.65
26	Hayes Colony Apts.	1	850 - 870	$670 - $860	$0.79 - $0.99
27	126 S. Franklin St.	1	658	$496	$0.75
♦ 29	Riverside Landing at Delaware Place	1	860	$408 - $827	$0.47 - $0.96
♦		1.5	920	$408 - $827	$0.44 - $0.90
32	N. Franklin St.	1	900	$705	$0.78
33	Tanglewood Apts.	1	750	$699	$0.93
34	Colonial Manor	1	900	$725	$0.81
35	Olentangy View Apts.	1.5	980	$715	$0.73
36	Stratford Commons	1	990	$625	$0.63
37	Stratford Park	1	885	$704 - $719	$0.80 - $0.81
		2	956	$734 - $744	$0.77 - $0.78
38	Water's Edge at Stratford	1	1,052 - 1,116	$859 - $899	$0.81 - $0.82
39	Stratford Towne Apts.	1	845	$705 - $725	$0.83 - $0.86
		1.5	920	$784	$0.85
40	Forest Brooke	1	844 - 885	$623	$0.70 - $0.74
41	River Forest Condominiums	1.5	900	$835	$0.93
43	Bruce Road Duplexes	1.5	1,000	$750	$0.75
44	Oakdale	1.5	965	$779	$0.81
45	Downing Twnhms.	1	1,000	$750	$0.75
46	The Willows Apts.	1 to 2	864	$799 - $839	$0.92 - $0.97
47	Village Gates of Delaware	1	944	$839	$0.89
		1.5	977	$869	$0.89

* - All rents have been adjusted to reflect utilities provided at the subject site based upon local housing authorities utility allowances.

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- ♦ Senior Restricted
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Adjusted Rent	$ / Square Foot
47	Village Gates of Delaware	2	1,008	$939	$0.93
		2.5	1,116	$1,004	$0.90
48	The Preserve at Quail Pass	2	1,294 - 1,427	$1,253 - $1,403	$0.97 - $0.98

Three-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Adjusted Rent	$ / Square Foot
2	The Traditions at Carson Farms	2.5	1,245	$1,391	$1.12
10	Hidden Ridge Apts.	1.5	1,022	$837	$0.82
11	Trotter's Landing	2	1,180	$1,050	$0.89
14	Georgetown Apts.	1.5	1,200	$915	$0.76
		2	1,300	$915	$0.70
17	Silver Maple	1.5	1,007	$849 - $999	$0.84 - $0.99
24	253 S. Liberty St.	1.5	1,025	$537	$0.52
25	Carriage Arms	1.5	1,102	$635	$0.58
26	Hayes Colony Apts.	1	1,200	$820 - $960	$0.68 - $0.80
		1.5	1,300	$935 - $980	$0.72 - $0.75
33	Tanglewood Apts.	2	950	$799	$0.84
34	Colonial Manor	1.5 to 2	1,200	$795	$0.66
39	Stratford Towne Apts.	2	1,170	$885 - $905	$0.76 - $0.77
43	Bruce Road Duplexes	1 to 1.5	960 - 1,400	$850	$0.61 - $0.89
		1.5	1,180 - 1,400	$850	$0.61 - $0.72
44	Oakdale	1.5	1,313	$861	$0.66
45	Downing Twnhms.	1.5	1,180 - 1,280	$850	$0.66 - $0.72
47	Village Gates of Delaware	2.5	1,360	$1,144	$0.84

* - All rents have been adjusted to reflect utilities provided at the subject site based upon local housing authorities utility allowances.

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Senior Restricted
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Average Adjusted Rent Per Square Foot*

Market-Rate			
Unit Type	One-Br	Two-Br	Three-Br
Garden	$0.98	$0.86	$0.80
Townhouse	$0.92	$0.84	$0.82

Tax Credit (Non-Subsidized)			
Unit Type	One-Br	Two-Br	Three-Br
Garden	$1.00	$0.79	$0.82
Townhouse	$0.00	$0.91	$0.82

Combined			
Unit Type	One-Br	Two-Br	Three-Br
Garden	$0.98	$0.85	$0.80
Townhouse	$0.92	$0.84	$0.82

* - All rents have been adjusted to reflect utilities provided at the subject site based upon local housing authorities utility allowances.

Tax Credit Units

One-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
♦ 15	Georgetown Senior Apts.	3	564	1	30%	$399
♦ 29	Riverside Landing at Delaware Place	2	660	1	35%	$424
♦ 1	Arthur Place	2	675	1	35%	$470
21	Delaware Village Apts.	4	600	1	60%	$545
♦ 29	Riverside Landing at Delaware Place	7	660	1	50%	$634
♦ 15	Georgetown Senior Apts.	17	564	1	50%	$665
♦ 1	Arthur Place	22	675	1	50%	$675
♦ 1	Arthur Place	16	675	1	60%	$675
♦ 4	Sunnyview Square Apts.	30	625	1	60%	$682
12	Muirwood Village	72	610	1	60%	$712
♦ 29	Riverside Landing at Delaware Place	5	660	1	60%	$773
♦ 15	Georgetown Senior Apts.	30	564	1	60%	$798

Two-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
♦ 29	Riverside Landing at Delaware Place	1	920	1.5	35%	$504
♦ 29	Riverside Landing at Delaware Place	4	860	1	35%	$504
♦ 1	Arthur Place	2	900	1	35%	$568
21	Delaware Village Apts.	20	841	1	60%	$655
10	Hidden Ridge Apts.	10	872	1	60%	$670
10	Hidden Ridge Apts.	32	827	1	60%	$670
♦ 29	Riverside Landing at Delaware Place	7	920	1.5	50%	$755
♦ 29	Riverside Landing at Delaware Place	17	860	1	50%	$755
♦ 1	Arthur Place	22	900	1	50%	$775
♦ 1	Arthur Place	16	900	1	60%	$775
12	Muirwood Village	12	960	2	60%	$825
12	Muirwood Village	30	960	2	60%	$836
12	Muirwood Village	30	960	2	60%	$846
♦ 29	Riverside Landing at Delaware Place	6	920	1.5	60%	$923
♦ 29	Riverside Landing at Delaware Place	14	860	1	60%	$923

♦ - Senior Restricted

Three-Bedroom						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
10	Hidden Ridge Apts.	6	1,022	1.5	60%	$735
10	Hidden Ridge Apts.	12	1,022	1.5	60%	$735
21	Delaware Village Apts.	12	920	1.5	60%	$750

Four-Bedroom						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
21	Delaware Village Apts.	4	1,136	2	60%	$896

Summary of Occupancies By Bedroom Type and AMHI Level																		
AMHI	Studio			One-Bedroom			Two-Bedroom			Three-Bedroom			Four-Bedroom			Total		
Level	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate
35%				4	0	100.0%	7	0	100.0%							**11**	**0**	**100.0%**
50%				29	0	100.0%	46	0	100.0%							**75**	**0**	**100.0%**
60%				93	0	100.0%	150	0	100.0%	18	0	100.0%				**261**	**0**	**100.0%**
Total				**126**	**0**	**100.0%**	**203**	**0**	**100.0%**	**18**	**0**	**100.0%**				**347**	**0**	**100.0%**

♦ - Senior Restricted

Quality Rating

Market-Rate Projects and Units								
Quality Rating	Projects	Total Units	Vacancy Rate	Median Rent				
				Studios	One-Br	Two-Br	Three-Br	Four-Br
A	2	376	2.1%		$769	$1,004	$1,144	
A-	6	1,004	4.7%		$755	$870	$1,050	
B+	6	477	1.0%		$675	$750	$935	
B	12	640	0.9%	$589	$696	$715	$850	
B-	3	108	2.8%		$477	$590		
C+	3	133	1.5%	$455	$517	$835		
C	3	61	1.6%		$432	$670	$537	
C-	1	54	5.6%		$357	$404		

Market-Rate Units by Bedroom, Type and Quality Rating									
Quality Rating	Garden Style Units					Townhome Units			
	Studios	One-Br	Two-Br	Three-Br	Four-Br	One-Br	Two-Br	Three-Br	Four-Br
A		56	124				148	48	
A-		98	720	38			148		
B+		44	90	47		48	116	132	
B	29	144	128	35			252	52	
B-		49	13			46			
C+	7	57	13				56		
C		34	7				16	4	
C-		27	27						

Quality Rating

Tax Credit Projects and Units								
Quality Rating	Projects	Total Units	Vacancy Rate	Median Adjusted Rent				
				Studios	One-Br	Two-Br	Three-Br	Four-Br
A	2	143	0.0%		$534	$597		
B+	1	60	0.0%			$754	$837	
B	1	144	0.0%		$697	$821		

Tax Credit Units by Bedroom, Type and Quality Rating									
Quality Rating	Garden Style Units					Townhome Units			
	Studios	One-Br	Two-Br	Three-Br	Four-Br	One-Br	Two-Br	Three-Br	Four-Br
A		54	89						
B+			10	6			32	12	
B		72	72						

Year Built

Market-rate and Non-Subsidized Tax Credit						
Year Range	Projects	Units	Vacant	Vacancy Rate	Total Units	Distribution
Before 1970	6	204	3	1.5%	204	6.4%
1970 to 1979	15	908	10	1.1%	1,112	28.4%
1980 to 1989	5	289	4	1.4%	1,401	9.0%
1990 to 1999	6	406	4	1.0%	1,807	12.7%
2000 to 2004	4	819	10	1.2%	2,626	25.6%
2005 to 2009	1	80	0	0.0%	2,706	2.5%
2010	0	0	0	0.0%	2,706	0.0%
2011	0	0	0	0.0%	2,706	0.0%
2012	0	0	0	0.0%	2,706	0.0%
2013	1	156	8	5.1%	2,862	4.9%
2014	2	338	36	10.7%	3,200	10.6%
2015	0	0	0	0.0%	3,200	0.0%
2016	0	0	0	0.0%	3,200	0.0%
2017	0	0	0	0.0%	3,200	0.0%
2018*	0	0	0	0.0%	3,200	0.0%
Total	**40**	**3,200**	**75**	**2.3%**	**3,200**	**100.0 %**

Year Renovated

Market-rate and Non-Subsidized Tax Credit						
Year Range	Projects	Units	Vacant	Vacancy Rate	Total Units	Distribution
Before 1970	0	0	0	0.0%	0	0.0%
1970 to 1979	0	0	0	0.0%	0	0.0%
1980 to 1989	0	0	0	0.0%	0	0.0%
1990 to 1999	1	24	0	0.0%	24	5.4%
2000 to 2004	3	123	3	2.4%	147	27.9%
2005 to 2009	1	60	2	3.3%	207	13.6%
2010	4	120	1	0.8%	327	27.2%
2011	0	0	0	0.0%	327	0.0%
2012	0	0	0	0.0%	327	0.0%
2013	0	0	0	0.0%	327	0.0%
2014	1	60	0	0.0%	387	13.6%
2015	0	0	0	0.0%	387	0.0%
2016	0	0	0	0.0%	387	0.0%
2017	0	0	0	0.0%	387	0.0%
2018*	1	54	3	5.6%	441	12.2%
Total	**11**	**441**	**9**	**2.0%**	**441**	**100.0 %**

Note: The upper table (Year Built) includes all of the units included in the lower table.

* As of January 2018

Appliances and Unit Amenities

Appliances			
Appliance	Projects	Percent	Units*
Range	40	100.0%	3,200
Refrigerator	40	100.0%	3,200
Icemaker	1	2.5%	220
Dishwasher	27	67.5%	2,752
Disposal	36	90.0%	3,032
Microwave	7	17.5%	1,124
Pantry	3	7.5%	472
Unit Amenities			
Amenity	Projects	Percent	Units*
AC - Central	27	67.5%	2,597
AC - Window	11	27.5%	515
Floor Covering	40	100.0%	3,200
Washer/Dryer	4	10.0%	346
Washer/Dryer Hook-Up	33	82.5%	2,954
Patio/Deck/Balcony	30	75.0%	2,664
Ceiling Fan	14	35.0%	1,364
Fireplace	2	5.0%	261
Basement	10	25.0%	810
Security	1	2.5%	49
Window Treatments	37	92.5%	3,076
Furnished Units	1	2.5%	134
Storage	4	10.0%	473
Walk-In Closets	9	22.5%	1,276

* - Does not include units where appliances/amenities are optional; Only includes market-rate or non-government subsidized Tax Credit.

Project Amenities

Project Amenities			
Amenity	Projects	Percent	Units
Pool	9	22.5%	1,442
On-Site Mangement	27	67.5%	2,793
Laundry	23	57.5%	1,822
Club House	9	22.5%	1,585
Community Space	6	15.0%	1,227
Fitness Center	6	15.0%	1,039
Hot Tub/Sauna	0	0.0%	
Playground	11	27.5%	915
Computer/Business Center	4	10.0%	519
Sports Court(s)	2	5.0%	289
Storage	8	20.0%	587
Water Features	6	15.0%	1,102
Elevator	1	2.5%	63
Security	3	7.5%	327
Car Wash Area	0	0.0%	
Outdoor Areas	8	20.0%	1,123
Services	3	7.5%	495
Community Features	1	2.5%	156
Library/DVD Library	0	0.0%	
Movie Theater	1	2.5%	63

Utility Distribution

Utility (Responsibility)	Number of Projects	Number of Units	Distribution of Units
Heat			
Landlord			
Electric	3	177	4.9%
Gas	5	207	5.7%
Tenant			
Electric	22	1,866	51.7%
Gas	18	1,358	37.6%
			100.0%
Cooking Fuel			
Landlord			
Electric	5	301	8.3%
Gas	2	39	1.1%
Tenant			
Electric	35	2,847	78.9%
Gas	6	421	11.7%
			100.0%
Hot Water			
Landlord			
Electric	3	177	4.9%
Gas	5	207	5.7%
Tenant			
Electric	25	2,154	59.7%
Gas	15	1,070	29.7%
			100.0%
Electric			
Landlord	5	267	7.4%
Tenant	43	3,341	92.6%
			100.0%
Water			
Landlord	22	1,315	36.4%
Tenant	26	2,293	63.6%
			100.0%
Sewer			
Landlord	23	1,366	37.9%
Tenant	25	2,242	62.1%
			100.0%
Trash Pick Up			
Landlord	33	2,378	65.9%
Tenant	15	1,230	34.1%
			100.0%

Utility Allowance

Br	Unit Type	Heating				Hot Water		Cooking		Electric	Water	Sewer	Trash	Cable
		Gas	Electric	Steam	Other	Gas	Electric	Gas	Electric					
0	Garden	$23	$17		$37	$6	$11	$2	$3	$12	$24	$21	$15	$20
1	Garden	$32	$25		$51	$9	$15	$3	$5	$17	$34	$29	$15	$20
1	Townhouse	$33	$26		$52	$9	$15	$3	$5	$17	$34	$29	$15	$20
2	Garden	$42	$32		$66	$12	$19	$4	$6	$22	$44	$37	$15	$20
2	Townhouse	$43	$32		$67	$12	$19	$4	$6	$22	$44	$37	$15	$20
3	Garden	$51	$39		$80	$14	$24	$5	$8	$27	$54	$45	$15	$20
3	Townhouse	$53	$40		$82	$14	$24	$5	$8	$27	$54	$45	$15	$20
4	Garden	$66	$50		$102	$18	$30	$7	$10	$34	$68	$57	$15	$20
4	Townhouse	$67	$51		$105	$18	$30	$7	$10	$34	$68	$57	$15	$20

OH-Delaware (7/2017)

PUBLIC COMMENTS & PETITION PRESENTED: MAY 2, 2018 PLANNING COMMISSION MEETING

102 Diverston Way
Delaware, OH 43015
April 30, 2018

Planning Commission
City of Delaware
1 South Sandusky Street
Delaware, OH 43015

Regretfully, I am unable to attend the May 2nd meeting. I have lived at 102 Diversion Way since 2012. I understand that change is an important part of every community. Delaware is a great community and I respect the rights of every property owner within the City.

Prior to purchasing my property within the Adalee Park neighborhood, I did due diligence and contacted the City of Delaware. I was informed that the density to the south of Adalee Park was anticipated to be similar to the comprehensive plan at the time and a transition to the YMCA to the South. Like other residents in Adalee Park, I bought my property with the understanding that 140 units would be on the property known as Area 3. While the proposed development is a transition between the YMCA to the South, a high-density 180 unit apartment complex on a small space is not appropriate. It is not in keeping with the community of Delaware and it is not what the residents of Adalee Park were told would be in Area 3 prior to purchasing our properties.

Should this development proceed with your approval, I respectfully request that the developer of this property, the same developer as the one who proposed our development, be required, as initially proposed, to provide the plant material that was initially planned for our neighborhood along the proposed collector, also known as Boulder, between Harmony Drive and South Houk Road.

Under Article 12 of my deed restrictions, Medrock has a 25’ deep landscaping easement across the entire back of my property (lot 8649). This landscape buffer is “hereby reserved to the Developer…” With the landscaping restrictions, proximity and height of the proposed buildings, I feel that the developer’s restrictions will negatively impact and impede any possibility of privacy for my property.

The property owners along South Houk Road were afforded a landscape buffer to mitigate the effect of new redevelopment. I request that a condition be included as part of this approval to provide a similar landscape buffer on each of the properties on the north side of Boulder. Specifically, I respectfully request that each of the property owners directly to the north have installed one (1) 7-8' height evergreen tree per 15', one (1) (2-3" cal.) shade tree (maple or oak) per 50', and two (2) ornamental flowering trees (10-12' tall) per 100' of adjacent property line along the southern line of this property.

Once again, thank you for the time and consideration as we continue work together to make Delaware a wonderful community where people want to live.

Respectfully,

Debra Kay Logan

Debra Kay Logan

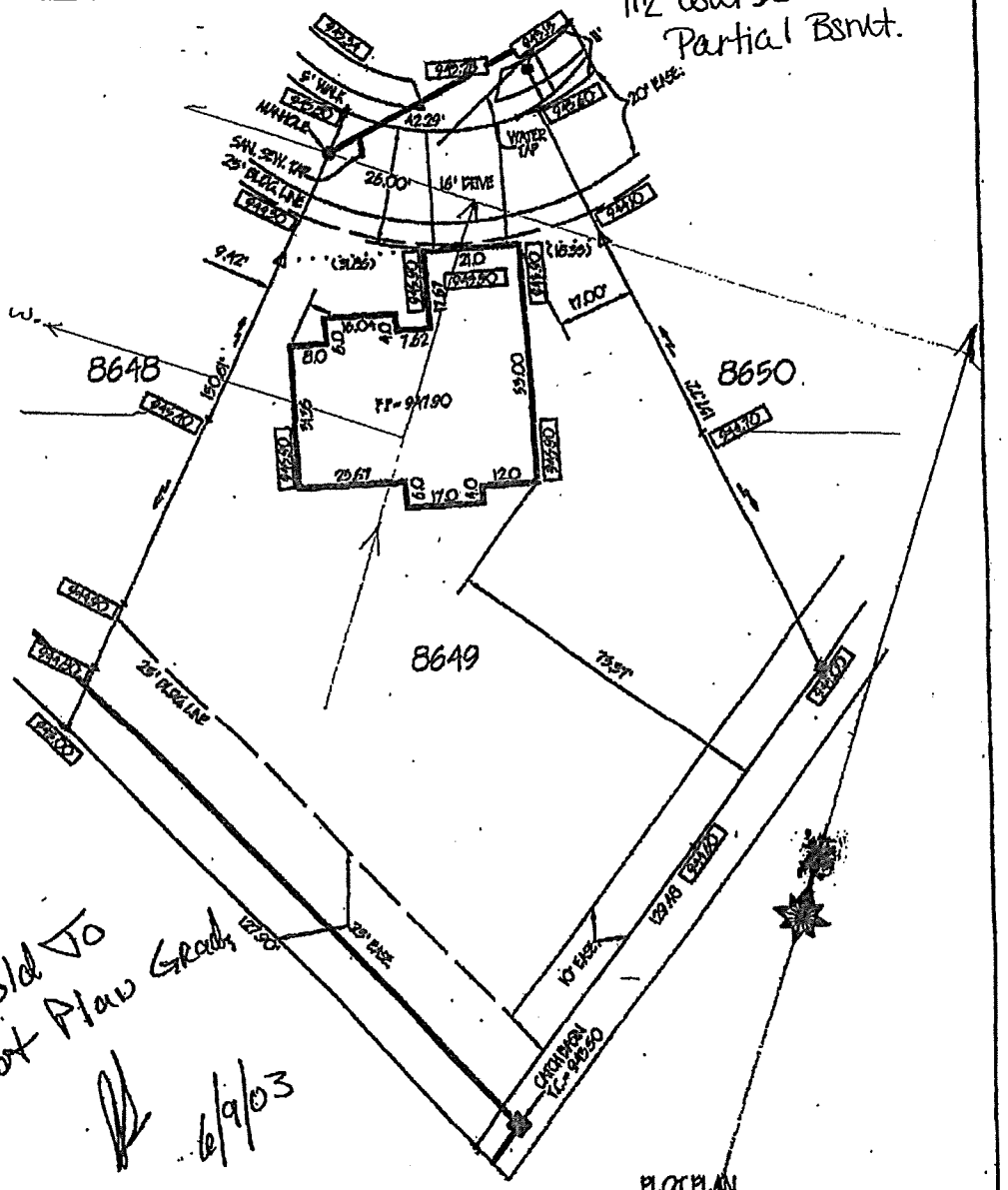
5750 Chandler Court
Westerville, OH 43082
E-Mail: hoysinc@aol.com
Phone (614) 895-1922
Survey Fax (614) 895-1949
Construction Fax (614) 895-9549

HOY SURVEYING SERVICES, INC.

REVISION DATE & REQUEST	
1	
2	
3	
4	
5	

6-3-03

FOR ROCKFORD HOMES INC. HOUSE STYLE LILAC "A"
LOT/SUBDIVISION 8649 ADALEE PARK CITY OF DELAWARE
SCALE 1" = 30' PB. 3 PG. 74 DATE 5-30-03 ORDER NO. DRN. SL CK. JK
MINIMUMS R: 30' S: 6'



PLOT PLAN

We hereby certify that the foregoing **PLOT PLAN** was prepared from information provided by the Client and data obtained from Engineered Subdivision Plan. This Plot Plan is to be used by the Client for the sole purpose of obtaining a building permit. The use of the Plot Plan for any other purpose is strictly prohibited.

STATE OF OHIO Steven J. Hoy 7313 REGISTERED PROFESSIONAL SURVEYOR

THIS PROPERTY IS LOCATED IN

FLOOD ZONE X

COMMUNITY PANEL 390416

PAGE 0115J DATE 4-21-99

By

TOTAL P.02

8.02 Authority to Maintain Surplus: The Association shall not be obligated to spend in any particular time period all the sums collected or received by it in such time period or in any other time period and may carry forward, as surplus, any balances remaining; nor shall the Association be obligated to apply such surpluses to the reduction of the amount of the Annual Charge in any year, but may carry forward from year to year and time to time such surplus as the Board in its absolute discretion may determine to be desirable for the greater financial security of the Association and the effectuation of its purpose as set forth in the Deed and the Articles of Incorporation of the Association.

ARTICLE 9
RIGHTS OF ENJOYMENT IN THE PROPERTY

9.01 Designation of Certain Property: Developer intends to convey, reserve or assign to the Association, subsequent to the recordation of this Deed and subsequent to the reconveyance of the Initial Property to Developer, certain property interests in certain portions of the Community and, if applicable, the Improvements located thereon. Said property interests shall include but not be limited to:

(a) easements across certain Lots (the "Landscape Easements") designated as Landscape Buffers and/or Bike Path Easements on any plat or other recorded instrument, for the purpose of construction, maintaining and replacing landscape materials, including, but not limited to fencing, entranceway features, entry wall(s), lighting, irrigation, plants, bike paths, earth mounds, and drainage tiles, within the Landscape Buffers. As to the Remaining Property, the Landscape Buffers shall be designated and limited to the plat(s) of the respective property Annexed to and comprising the Community. Unless otherwise provided herein or on the plat creating the Landscape Buffers, all Landscape Buffers shall be non-exclusive and any Owner of any Lot burdened by a Landscape Buffer may use the Landscape Buffer so long as said use does not impair the structural integrity or purpose of the Improvement constructed thereon or unreasonably interfere with the purposes of the respective Landscape Easement.

I am not sure if this section is relevant. The next area I have marked definitely is.

(b) fee simple title to the reserve areas and open spaces ("Open Spaces") as shall be designated and limited on the plat(s) of the respective property Annexed to the Community, which will include but not be limited to drainage area(s) (storm water retention or detention areas), and open space. Once designated and conveyed to the Association, the Open Spaces shall remain such in perpetuity, subject to the provisions of 9.02.

9.02 Use of and Authority to Convey Open Spaces: The Open Spaces identified on the Plat shall remain open space in perpetuity so that no building, fence or other structure (except utility structures and landscaping) shall be constructed on or be permitted to exist in such Open Spaces. The foregoing restriction shall not prohibit the installation or maintenance of landscaping, landscaping walls or mounds, detention ponds, trees, shrubs, or other similar landscaping materials not otherwise prohibited by the Restrictions. In addition, the areas within the Open Spaces designated as Landscape

Easements may be used for the purposes set forth in Section 9.01(a) hereof. Notwithstanding the rights, easements and privileges granted under this Article 9, the Association shall nevertheless have the power and authority to convey or dedicate any property or easement or right of way over the Open Spaces free and clear of all such rights, easements and privileges if such conveyance or dedication is for use as a public roadway or pedestrian walkway, for a public park or recreation area, or to a public or private utility for the installation, operation and maintenance of utility service. Any other conveyance or dedication of the Open Spaces shall be made only for a public purpose and, if made for a purpose other than those specified in the immediately preceding sentence of this 9.02, only by an affirmative vote of at least two-thirds of the voting members of the Association represented in person or by proxy entitled to vote at a meeting (annual or special) called for such purpose.

ARTICLE 10
PERIOD OF DURATION

These Restrictions, and the charges and liens provided for herein, shall be deemed to run with the land; shall continue in full force and effect for a period of twenty-five (25) years form the date hereof; and shall be automatically reinstated for a period of ten (10) years unless written objection is theretofore declared and filed by the Association or by Developer with the Recorder of Delaware County, Ohio.

ARTICLE 11
CONSTRUCTIVE NOTICE AND ACCEPTANCE

Every person who now or hereafter owns or acquires any rights, title or estate in any portion of the Initial Property is and shall be conclusively deemed to have consented and agreed to every covenant, condition and restriction contained herein whether or not a reference to these Restrictions is contained in the instrument by which such person acquired an interest in said property.

ARTICLE 12
EASEMENTS

12.01 Utility Easements: Grantee and Grantee's successors and assigns hereby agree to grant utility easements to the Association for the purpose of constructing utility lines over or through the Initial Property. Developer or the Association, as the case may be, shall present to Grantee, or Grantee's successors and assigns, a survey of any proposed easement which shall be subject to approval, and which approval Grantee or Grantee's successors and assigns agree will not be unreasonably withheld. Subject to the aforesaid approval, Grantee and Grantee's successors and assigns agree to execute all appropriate papers and documents to accomplish the foregoing.

12.02 Reservation of Landscape Easements. A Landscape Easement in, over, under, across, and through Lots 8633 through 8649, both inclusive, and Lots 8655 through 8660, both inclusive, within the Landscape Buffer(s) as depicted on the recorded

My lot is 8649

Continued below.

Plat, is hereby reserved to the Developer, its successors and assigns, or designee, to be assigned to the Association, for the purposes set forth in Section 9.01(a) hereof. The terms and conditions of the Landscape Easements herein reserved shall be those set forth in Section 9.01(a) hereof. The easements reserved in this Section 12.02 shall not merge with Developer's, or Developer's successors' and assigns', interest in the Initial Property, notwithstanding a subsequent conveyance of the Initial Property to Developer. In addition, any Landscape Easement located within the Open Spaces shall not merge with Developer's, or Developer's successors' and assigns', interest in the Open Spaces.

ARTICLE 13
RIGHTS OF MORTGAGEE

All provisions of this Deed, including the provisions hereof respecting the liens and charges against each Lot, shall be deemed subject and subordinate to the lien of all recorded first mortgages and deeds on all or any portion of the Initial Property, including any Lot, securing a debt, now or hereafter executed, and none of the provisions hereof shall supersede or in any way reduce the security or affect the validity of such lien or mortgage or deed to secure such debt; provided, however, that if any portion of said Initial Property, including any Lot, is sold or conveyed under a foreclosure or other enforcement of any mortgage or under the provisions of any deed to secure debt, any grantee or purchaser at such sale, and his heirs, personal representative, successors and assigns, shall hold any and all property so conveyed or purchased, subject to all the covenants, conditions, restrictions and liens and other provisions of the Deed.

ARTICLE 14
MUTUALITY

All restrictions, conditions and covenants contained herein are made for the direct mutual and reciprocal benefit of Developer, the Association, and the grantee and their successors and assigns; these Restrictions shall create mutual equitable servitudes upon the Property; these Restrictions shall create reciprocal rights and obligations between the respective owners of all Lots and privity of contract and estate between all Grantees thereof; and these Restrictions shall, as to the Owner of any such Lot, his heirs, personal representatives, successors and assigns, operate as covenants running with the land for the benefit of all such Lots and the Owners thereof.

ARTICLE 15
INTERPRETATION

In case of uncertainty as to the meaning of any article, paragraph, sentence, clause, phrase or word in these Restrictions, the interpretation by the Association shall be final and conclusive upon all interest parties.

5.02. Street Trees: Grantor has determined that it is desirable to have uniform street trees that Grantor shall designate and plant. Each Lot Owner by acceptance of a deed from Grantor for itself and its respective successors, heirs and assigns agrees to allow Grantor, or its agent, to designate and plant such tree or trees.

5.03 Fences: Except as set forth in this Section 5.03 and elsewhere in these Restrictions, fences are permitted under the following conditions:

(a) No fence or wall shall be erected, placed or suffered to remain on any Lot closer to the street than the building setback line(s) as shown on the Plat, nor shall any fence or wall be greater than four (4) feet in height.

(b) No portion of any Lot nearer to any street than the building setback line(s) as shown on the Plat shall be used for any purpose other than that of lawn. Subject to paragraph 5.17, nothing herein contained shall be construed to prevent the use of such portion of any Lot for walks, drives, planting of trees or shrubbery, growing of flowers or other ornamental plants.

(c) Plastic and wire, chain link, or other non-decorative metal fences are prohibited. Wood and/or vinyl fences will be permitted along property lines. Vinyl and/or wire mesh may be added to the split rail fences for pet control.

(d) Decorative wrought iron (or aluminum fences with the appearance of wrought iron) fencing will be permitted around in-ground pools. Notwithstanding the foregoing, fences located immediately adjacent to Dwellings for the purpose of screening, if approved by the Developer pursuant to Section 5.01, may be greater in height than four (4) feet, but in no event greater than six feet). Such fences in excess of four (4) feet in height shall be permitted in conjunction with screening requirements of a deck, whirlpool, or hot tub improvements.

(e) Underground electric ("invisible fencing") for the purpose of pet control shall be permitted on any lot.

(f) Notwithstanding the foregoing, no fence, except as in (d) and (e) herein above, shall be erected, placed or suffered to remain on any portion of Lots 8533 through 8649, both inclusive, and Lots 8655 through 8660, both inclusive, unless installed by Developer within the Open Space or Landscape Easement abutting or located on such Lots and, if such a fence is installed by Developer within the Open Space or Landscape Easement abutting or located on such Lots, such fence shall be maintained, repaired and replaced by the Association.

My lot 8649 (line 3) is banned from having a fence.

5.04 Completion: All construction on any Lot shall be completed within twelve (12) months after the start thereof.

change.org

Recipient: Delaware Ohio City Council, Carolyn Riggle, Kent Shafer, Chris Jones, Lisa Keller, Jim Browning, Kyle Roher

Letter: Greetings,

We, THE UNDERSIGNED, City of Delaware, concerned resident homeowners, respectfully URGE our City Council to ACT NOW and DENY this zoning change request and ask that you review the comments and concerns from fellow Delaware residents regarding this issue.

Signatures

Name	Location	Date
Jaime Turinsky	Delaware, OH	2018-04-08
Todd Shuster	Delaware, OH	2018-04-08
John Welcome	Delaware, OH	2018-04-08
Kathleen Trotter	Delaware, OH	2018-04-08
kait justus	Delaware, OH	2018-04-08
Holly Muster	Delaware, OH	2018-04-08
Melinda Haiden	Dublin, OH	2018-04-08
Tony Brown	Delaware, OH	2018-04-08
Kristina Jones	Delaware, OH	2018-04-08
Ryan Turinsky	Delaware, OH	2018-04-08
Lauren Krueger	Delaware, OH	2018-04-08
Kellie Young	Delaware, OH	2018-04-08
Dana Glassburn	Delaware, OH	2018-04-08
Steve Maglott	Delaware, OH	2018-04-08
Jacob Weiershauser-Dayton	Findlay, OH	2018-04-08
Josh Young	Delaware, OH	2018-04-08
Brittany Meisner	Lewis Center, OH	2018-04-08
Scott Morgan	Delaware, OH	2018-04-08
Alissa Caldwell	Delaware, OH	2018-04-08
Alisa Morgan	Delaware, OH	2018-04-08

Name	Location	Date
Jayme Hiller	Delaware, OH	2018-04-08
Lauren Garver	Delaware, OH	2018-04-08
Dana Urrutia	Delaware, OH	2018-04-08
Mandy Hardwick	Ashley, OH	2018-04-08
Chad Carter	Delaware, OH	2018-04-08
amy williams	Delaware, OH	2018-04-08
Eric Kaster	Delaware, OH	2018-04-08
Katie McCune	Southfield, MI	2018-04-08
Crystal Harrell	Delaware, OH	2018-04-08
Jennifer Latiolais	Delaware, OH	2018-04-08
Christina Church	Dayton, OH	2018-04-08
Holly Bennett	Delaware, OH	2018-04-08
Jennifer Copley	Delaware, OH	2018-04-08
Lynsey Dinovo	Delaware, OH	2018-04-08
Todd Scott	Delaware, OH	2018-04-08
Dawn Brown	Delaware, OH	2018-04-08
Lauren Trynor	Delaware, OH	2018-04-08
Erika Luzio doyle	Dublin, OH	2018-04-08
Michelle Riley	Cape Coral, FL	2018-04-08
Olivia Donahue	Oregon, OH	2018-04-08
Darla Waterwash	Plain City, OH	2018-04-08
Scott Kinslow	Delaware, OH	2018-04-08

Name	Location	Date
Michele Pfeifer	Delaware, OH	2018-04-08
Paige Markward	Delaware, OH	2018-04-08
Sarah Sims	Delaware, OH	2018-04-08
Benjamin Severt	Delaware, OH	2018-04-08
Jenny Girouard	Delaware, OH	2018-04-08
Erin Hatfield	Delaware, OH	2018-04-08
Leah Severt	Delaware, OH	2018-04-08
Caroline Aquilina	Delaware, OH	2018-04-08
Melissa Bolen	Delaware, OH	2018-04-08
Kelsey Hughes	Howard, OH	2018-04-08
Jodie Clark	Delaware, OH	2018-04-08
Regan Braun	Delaware, OH	2018-04-08
Sara Miller	Delaware, OH	2018-04-08
Kerry Kaster	Delaware, OH	2018-04-08
Lauren Skillen	Delaware, OH	2018-04-08
Mindy Shuster	Delaware, OH	2018-04-08
Kim Cowman	Delaware, OH	2018-04-08
Laurel Aiyana	Delaware, OH	2018-04-08
Kelly Fowler	Delaware, OH	2018-04-08
Jessica Cain	Delaware, OH	2018-04-08
Jessica Baxter	Delaware, OH	2018-04-08
Adam Haynes	Delaware, OH	2018-04-08

Name	Location	Date
Carol Sayre	Delaware, OH	2018-04-08
Jaime Simon	Delaware, OH	2018-04-08
Tara Middlebrook	Delaware, OH	2018-04-08
Larry Floridi	Delaware, OH	2018-04-08
Debra Logan	Delaware, OH	2018-04-08
Morgan Nickolai	Delaware, OH	2018-04-08
Allison Colvin	Delaware, OH	2018-04-08
Kinsey Anderson	Delaware, OH	2018-04-08
Nichole Jay	columbus, OH	2018-04-08
Jessica Hallam	Delaware, OH	2018-04-08
Timothy Middlebrook	Fairfield, OH	2018-04-08
Chris Otten	Delaware, OH	2018-04-08
Meagan Horn	Marion, OH	2018-04-08
Hannah Cribbs	Delaware, OH	2018-04-08
Amy Endsley	Delaware, OH	2018-04-08
Heather Calhoun	Delaware, OH	2018-04-08
Marshall Calhoun	Delaware, OH	2018-04-08
Brenda Belville	Delaware, OH	2018-04-08
Todd Smith	Delaware, OH	2018-04-08
Jeremy Latiolais	Delaware, OH	2018-04-08
Amy Hall	Delaware, OH	2018-04-08
Emily Blasko-Levings	Delaware, OH	2018-04-08

Name	Location	Date
Christine Huddleston	Delaware, OH	2018-04-08
Samantha Brady	Lewis Center, OH	2018-04-08
Dodie Kennedy	Delaware, OH	2018-04-08
Mike Padovan	Delaware, OH	2018-04-08
Kristin Ziehm	Delaware, OH	2018-04-08
Allison Shires	Delaware, OH	2018-04-08
Faustina Myers	Delaware, OH	2018-04-08
Mel Feinberg	Delaware, OH	2018-04-08
Kim Brady	Lewis Center, OH	2018-04-08
Christa Bender	Delaware, OH	2018-04-08
John Mcdaniel	DELAWARE, OH	2018-04-08
Paul DuBeck	Delaware, OH	2018-04-08
Gina Picetti	Delaware, OH	2018-04-08
Brian Mollenkopf	Delaware, OH	2018-04-08
Jennifer Stacey	Delaware, OH	2018-04-08
Megan Brown	Delaware, OH	2018-04-08
Angie Carter	Delaware, OH	2018-04-08
Elaina Lane	US	2018-04-08
Alex Chmura	US	2018-04-08
Shelly Ziegler	Delaware, OH	2018-04-08
Kyle Daniels	Delaware, OH	2018-04-08
Lauren Carr	Delaware, OH	2018-04-08

Name	Location	Date
Ed Bahr	Delaware, OH	2018-04-08
Judith Allen	Delaware, OH	2018-04-08
cynthia bezaire	Plymouth, MI	2018-04-08
Chloe Luttmer	US	2018-04-08
Wendy Johnson	Delaware, OH	2018-04-08
Andy Wiley	Westerville, OH	2018-04-08
M F	Delaware, OH	2018-04-08
Sean Uditis	Itasca, US	2018-04-08
jessica hauersperger	ashley, OH	2018-04-08
Dave McCoy	Delaware, OH	2018-04-08
Amanda Caprella	Delaware, OH	2018-04-08
Carl Woolwine	Delaware, OH	2018-04-08
Lyndsey Perkins	Delaware, OH	2018-04-08
Ashley Parsley	Delaware, OH	2018-04-08
Nancy Smudz	Delaware, OH	2018-04-08
Kristen Suarez	Delaware, OH	2018-04-08
Jamie Johnson	Delaware, OH	2018-04-08
Robin Haserodt	Delaware, OH	2018-04-08
Stewart Clinger	Delaware, OH	2018-04-08
Melissa Johnson	Delaware, OH	2018-04-08
Casey King	Delaware, OH	2018-04-08
April Powell	Hamtramck, MI	2018-04-08

Name	Location	Date
Kristin Weekley	Delaware, OH	2018-04-08
Risa Owen	Lewis Center, OH	2018-04-08
Jane McIntire	Lewis Center, OH	2018-04-08
Barb Wildman	Delaware, OH	2018-04-08
Jennifer Steffanni	Delaware, OH	2018-04-08
Mandie Shaw	Delaware, OH	2018-04-08
Francisco DiNunzio	Delaware, OH	2018-04-08
Nicole Burgei	Delaware, OH	2018-04-08
Kelly Lang	Delaware, OH	2018-04-08
Robert Quick	Delaware, OH	2018-04-08
Kimberli Mollenkopf	Delaware, OH	2018-04-08
Holly Burden	Delaware, OH	2018-04-08
Amie Vetter	Delaware, OH	2018-04-08
Traci Warner	Lewis Center, OH	2018-04-08
Michael Oller	Delaware, OH	2018-04-08
Ashley Robinson	Royal Oak, MI	2018-04-08
Kimberly Brewbaker	Delaware, OH	2018-04-08
Mike Draper	Delaware, OH	2018-04-08
Bridget Oller	Columbus, OH	2018-04-08
Dustin Ethridge	Delaware, OH	2018-04-08
Jan Monesmith	Delaware, OH	2018-04-08
Amy Smallenbarger	Delaware, OH	2018-04-08

Name	Location	Date
Beth Born	Lewis Center, OH	2018-04-08
Deanna Blanton	Marion, OH	2018-04-08
Chad Mrazek	Delaware, OH	2018-04-08
Laura Abraham	Delaware, OH	2018-04-08
Dennis palmquist	Delaware, OH	2018-04-08
Jamison Applebach	Dallas, US	2018-04-08
Leah Branford	Delaware, OH	2018-04-08
Heath Albrecht	Delaware, OH	2018-04-08
Steve Jayne	Delaware, OH	2018-04-08
Mike Picetti	Delaware, OH	2018-04-08
Jennifer Jayne	Delaware, OH	2018-04-08
Kevin Thornton	Delaware, OH	2018-04-08
Scott Wolf	Dublin, OH	2018-04-08
Shawna Craft	Delaware, OH	2018-04-08
Joseph Della Flora	Powell, OH	2018-04-08
Zach Carr	Delaware, OH	2018-04-08
Jayne Marcum	Delaware, OH	2018-04-08
sherlene smith	delaware, OH	2018-04-08
Elizabeth Quilter	Marion, OH	2018-04-08
Kendal Montgomery	Delaware, OH	2018-04-08
Shawnna Schlaegel	Delaware, OH	2018-04-08
Valerie click	Delaware, OH	2018-04-08

Name	Location	Date
Rick Konkolewski	Delaware, OH	2018-04-08
Robert White	Delaware, OH	2018-04-08
Hannah Block	Denham Springs, LA	2018-04-08
Latricia Lindsey	Lewis Center, OH	2018-04-08
Timmy Bialecki jr	Orrville, OH	2018-04-08
Debbie Collett	Delaware, OH	2018-04-08
Adam Bunte	Delaware, OH	2018-04-08
Leonard Martin	Lewis Center, OH	2018-04-08
Meredith Reffey	Cleveland, OH	2018-04-08
Kandice Maxwell	Naples, FL	2018-04-08
Christopher Donley	Delaware, OH	2018-04-08
alissa bilbrey	Powell, OH	2018-04-08
Robert Gatenbee	Delaware, OH	2018-04-09
Ashli Nixon	Delaware, OH	2018-04-09
Melinda Niezgoda	Delaware, OH	2018-04-09
Shellie Stephens	Delaware, OH	2018-04-09
Kathleen Dean	Delaware, OH	2018-04-09
Jack Hessmer	Delaware, OH	2018-04-09
Lynne Suppes	Buford, GA	2018-04-09
Peter Griggs	Delaware, OH	2018-04-09
Lindsey Blackburn	Delaware, OH	2018-04-09
Sarah McDowell	Delaware, OH	2018-04-09

Name	Location	Date
justin wheeler	Delaware, OH	2018-04-09
Andrex Linsey-Bell	Columbus, OH	2018-04-09
Andrew Wagner	Delaware, OH	2018-04-09
Shannon Burke	Delaware, OH	2018-04-09
Crystal Luse	Delaware, OH	2018-04-09
Kay Kramer	Delaware, OH	2018-04-09
Beth Rieman	Delaware, OH	2018-04-09
Sarah Heald	Delaware, OH	2018-04-09
Dana Albrecht	Delaware, OH	2018-04-09
gwen Montgomery	Delaware, OH	2018-04-09
Jim Dean	Delaware, OH	2018-04-09
Bryan Holton	Delaware, OH	2018-04-09
Jason Belgya	Delaware, OH	2018-04-09
Dave Pat	Delaware, OH	2018-04-09
Mark Lambka	Delaware, OH	2018-04-09
Michael Manter	Delaware, OH	2018-04-09
Kaylee Hoffman	Delaware, OH	2018-04-09
Mandi Dennis	Lewis Center, OH	2018-04-09
Becky Travis	Delaware, OH	2018-04-09
Alex Nixon	Delaware, OH	2018-04-09
Meredith Mennona	Delaware, OH	2018-04-09
Chelsey Brown	US	2018-04-09

Name	Location	Date
Lorraine Smith	Delaware, OH	2018-04-09
Lindy Frey	Grovetown, GA	2018-04-09
Marc Haserodt	Delaware, OH	2018-04-09
Catlin Frazier	DELAWARE, OH	2018-04-09
Jennifer Bourget	Delaware, OH	2018-04-09
Linda Fields	Delaware, OH	2018-04-09
Amanda Ashton	Dublin, OH	2018-04-09
Travis Thomas	Delaware, OH	2018-04-09
Matthew Gasaway	Delaware, OH	2018-04-09
Stephanie Greenwood	Delaware, OH	2018-04-09
Heather levings	Delaware, OH	2018-04-09
Kimberly Barth	Delaware, OH	2018-04-09
John Rice	Delaware, OH	2018-04-09
Chad Fowler	Delaware, OH	2018-04-09
Travis Ries	Mount Gilead, OH	2018-04-09
Peter Soos	Lewis Center, OH	2018-04-09
Erin Gavula	Delaware, OH	2018-04-09
Kyle Uniss	Delaware, OH	2018-04-09
Teresa Hackathorn	Delaware, OH	2018-04-09
Bridget Lowe	Delaware, OH	2018-04-09
Allie Van vleet	Delaware, OH	2018-04-09
Kathleen Mergler	Delaware, OH	2018-04-09

Name	Location	Date
Stacey Daughenbaugh	Delaware, OH	2018-04-09
Justine Bruns	West Chester, OH	2018-04-09
Elvis Sugar	chicago, IL	2018-04-09
Kristen Burgett	Delaware, OH	2018-04-09
Beverly Morgan	Delaware, OH	2018-04-09
Courtney Knapp	Delaware, OH	2018-04-09
Julia Sheppard	Lewis Center, OH	2018-04-09
Jennifer Porter-Cramer	US	2018-04-09
Mike Smith	Delaware, OH	2018-04-09
Melissa Stroupe	Delaware, OH	2018-04-09
Michael Weiler	Delaware, OH	2018-04-09
Cynthia Cofiell	Essex, MD	2018-04-09
Scott Wilson	Bellefontaine, OH	2018-04-09
Mike Harter	Delaware, OH	2018-04-09
Jennifer Winter	Lewis Center, OH	2018-04-09
Kathleen Taylor	Delaware, OH	2018-04-09
Lynda Floehr	Delaware, OH	2018-04-09
sarah reynolds	delaware, OH	2018-04-09
Michael Caprella	Enon, OH	2018-04-09
Matthew Darling	Lewis Center, OH	2018-04-09
Tara White	Delaware, OH	2018-04-09
Thomas Wolber	Delaware, OH	2018-04-09

Name	Location	Date
Eric Pruitt	Delaware, OH	2018-04-09
Heather Latiolais	Delaware, OH	2018-04-09
Deanne Pruitt	Lewis Center, OH	2018-04-09
Megan Edwards	Delaware, OH	2018-04-09
Dustin hamby	Delaware, OH	2018-04-09
Ryan Lumm	Delaware, OH	2018-04-09
Stacye Hamby	Delaware, OH	2018-04-09
Anna Oscard	Delaware, OH	2018-04-09
Deb Tedeschi	West Chester, OH	2018-04-09
Amber Ussery	Delaware, OH	2018-04-09
Jill Simpson	Delaware, OH	2018-04-09
Jordan Blackburn	Delaware, OH	2018-04-09
Stephen Tackett	Delaware, OH	2018-04-09
Stacy Bailey	Delaware, OH	2018-04-09
Michael Bailly	Delaware, OH	2018-04-09
William Rennie	Centerburg, OH	2018-04-09
Shawn Ussery	Delaware, OH	2018-04-09
Karen McCoy	Delaware, OH	2018-04-09
Michael Cress	Columbus, OH	2018-04-10
Mindy Chemacki	Delaware, OH	2018-04-10
Connie Haag	Columbus, OH	2018-04-10
Molly Higgins	Delaware, OH	2018-04-10

Name	Location	Date
Elizabeth Hake	Delaware, OH	2018-04-10
Cheryl Patterson	Delaware, OH	2018-04-10
Mike Girouard	Delaware, OH	2018-04-10
Chelsee Thiele	Delaware, MO	2018-04-10
George Uniss	Delaware, OH	2018-04-10
RUTH BUNTEN	Delaware, OH	2018-04-10
Therse Pawloski	Thompsonville, MI	2018-04-10
Lisa Davis	Delaware, OH	2018-04-10
Sara Casper	Delaware, OH	2018-04-10
Robin Gentile	US	2018-04-10
Jennifer Albrecht-Sheets	Delaware, OH	2018-04-10
Nancy Cline	Delaware, OH	2018-04-10
Molly Downard	Delaware, OH	2018-04-10
Khayla Sill	Delaware, OH	2018-04-10
Jordan Sill	Delaware, OH	2018-04-10
William Neu	Delaware, OH	2018-04-10
Rosemary Halter	Lewis Center, OH	2018-04-10
Colleen Hawkinberry	Delaware, OH	2018-04-10
Ross Gill	Delaware, OH	2018-04-10
Karl Caldwell	Delaware, OH	2018-04-11
Nancy Moorman	Delaware, OH	2018-04-11
Rachel Hiser	Grove City, OH	2018-04-11

Name	Location	Date
Lindsay Stamm	Delaware, OH	2018-04-11
Katarina Ruvoldt	Powell, OH	2018-04-11
Teri Shoemaker	Lewis Center, OH	2018-04-11
Katie Thomas	US	2018-04-11
Brent Dacre	Delaware, OH	2018-04-11
Melissa Forschler	Arnoldsville, GA	2018-04-11
Stephanie Grieshop	Orlando, FL	2018-04-11
Goldie Hope	Delaware, OH	2018-04-11
Amanda Shreve	Delaware, OH	2018-04-11
Patricia Coleman	Columbus, OH	2018-04-11
Ronald Nixon	Delaware, OH	2018-04-11
Samantha Nixon	Auburn, OH	2018-04-11
Lisa Oller	Delaware, OH	2018-04-11
Ashlee Valentine	Delaware, OH	2018-04-12
Don Crockett	Delaware, OH	2018-04-12
Vanessa Mrazek	Delaware, OH	2018-04-12
Kimlyn Queen-Weis	Delaware, OH	2018-04-12
Nichole Flannery	Delaware, OH	2018-04-12
Leah Beall	Delaware, OH	2018-04-12
Mary Grcar	Willoughby, OH	2018-04-12
Leandra Hughes	Delaware, OH	2018-04-12
Adam Johnson	Delaware, OH	2018-04-13

Name	Location	Date
Nicole Singh	Delaware, OH	2018-04-13
Kathie Butler	Delaware, OH	2018-04-14
GC Burton	Delaware, OH	2018-04-14
Mike Schwaigert	Delaware, OH	2018-04-14
kelly bohanan	Delaware, OH	2018-04-16
Tiffany Chapman	Delaware, OH	2018-04-18
Joseph Nix	US	2018-04-22
Malinda Rackley	US	2018-04-24
Nick Brown	Delaware, OH	2018-04-24
Candice Fowler	US	2018-04-26
Jeremy Van Tress	US	2018-04-26
Cait Zimmerman	Delaware, OH	2018-05-01
April Riley	Delaware, OH	2018-05-01
Caitlin Price	Delaware, OH	2018-05-01
Chris Lang	Delaware, OH	2018-05-01
Kristina Jones	Delaware, OH	2018-05-01
Mandie Shaw	Delaware, OH	2018-05-01
Kirsten Eisele	Lewis Center, OH	2018-05-01
Tara Bergstedt	Delaware, OH	2018-05-01
Katie Steinbrunner	Delaware, OH	2018-05-01
Danyel Wilson	Columbus, OH	2018-05-01
Maryann Brohard	Delaware, OH	2018-05-01

Name	Location	Date
Helene Miller	Delaware, OH	2018-05-01
Seth Detter	US	2018-05-01
Sara Tuttle	Delaware, OH	2018-05-01
Cheryl Weidman	Delaware, OH	2018-05-01
Erik Fletcher	Delaware, OH	2018-05-01
Chrisropher Zourdos	Delaware, OH	2018-05-01
Billy DeMatteo	Delaware, OH	2018-05-01
Gabrielle Hall	Delaware, OH	2018-05-01
Paul Fettrow	Delaware, OH	2018-05-01
Krista Bailey	Delaware, OH	2018-05-01
Angela Harvey	Delaware, OH	2018-05-01
Amy Childers	Powell, OH	2018-05-01
Jerrick Allen	Delaware, OH	2018-05-01
Emma Dixon	Brunswick, OH	2018-05-01
sheila cox	delaware, OH	2018-05-01
Jennifer Green	Grove City, US	2018-05-01
Fernando Fernandez	Delaware, OH	2018-05-01
Pat Maguire	Westerville, OH	2018-05-01
Mark Christensen	US	2018-05-01
Mary Ellen Losure	US	2018-05-01
Marcia Hoffman	US	2018-05-01
William Allen	US	2018-05-01

Name	Location	Date
Glenda White	US	2018-05-01
Linda Bass	US	2018-05-01
John Grote	US	2018-05-01
Debra Crockett	Delaware, OH	2018-05-01
sara snedegar	westerville, OH	2018-05-01
Tamy Henderson	Delaware, OH	2018-05-01
Katie King	Delaware, OH	2018-05-01
Jill Ettinger	Delaware, OH	2018-05-01
Amy Itano	Delaware, OH	2018-05-01
Kristie Bridgeman	Delaware, OH	2018-05-01
Emily Fadley	Columbus, OH	2018-05-01
Lori Kelley	Columbus, OH	2018-05-01
Alex Blackburn	Delaware, OH	2018-05-01
Carmen Erb	Delaware, OH	2018-05-01
Donald Smith	Delaware, OH	2018-05-02
Aaron click	Delaware, OH	2018-05-02
Jill Ignaszewski	Delaware, OH	2018-05-02
Kristina McDonald	Delaware, OH	2018-05-02
Lynn Bloomquist	Delaware, OH	2018-05-02
WANDA KNIPPENBERG	Delaware, OH	2018-05-02
Joshua Pittman	Delaware, OH	2018-05-02
Deanna Carr	Hamtramck, MI	2018-05-02

Name	Location	Date
Kelsie Schneider	Columbus, OH	2018-05-02
Jennifer Smith	Delaware, OH	2018-05-02
Emily Ohman	Tiffin, OH	2018-05-02
Maureen Molina	Delaware, OH	2018-05-02
Tracy Rupert	Columbus, OH	2018-05-02

Comments

Name	Location	Date	Comment
Todd Shuster	Delaware, OH	2018-04-08	This developer is not what Delaware needs. Many prior violations from other properties he's built. Let a person like this build now, won't be able to say no ever again.
Kathleen Trotter	Delaware, OH	2018-04-08	Think of your safety and your property values. This is not a reputable landlord. His prior properties speak to that fact.
Melinda Haiden	Dublin, OH	2018-04-08	I don't want anything being built around my house bringing my home value down. Also the school is already very crowded
Kristina Jones	Delaware, OH	2018-04-08	I do not want the area being overtaken by even more rental apartments and bringing the values of home down.
Todd Shuster	Delaware, OH	2018-04-08	This guy hasn't posted signs for the meetings like he was told he should. The sign next to the YMCA still as of this morning says March 26 730pm , NOT April 9th 7:00 pm like it should. In 4 meetings he only posted the correct time and date 2 times. He was cited by Delaware City to clean up the front entrance and the corner of houk and 36! Last meeting he had a lawyer show up because he felt threatened ! Really? That shows he's hiding something and he used that as a scare tactic and it didn't work, we still spoke and the mayor made sure we spoke . We need all of you to show tomorrow night @ 7pm!
Dana Glassburn	Delaware, OH	2018-04-08	Delaware is in need of homes NOT apartments.
Josh Young	Delaware, OH	2018-04-08	Previous issues with the developer prove that he is an issue for Delaware and that this already congested area doesn't need even more people and cars.
Chad Carter	Delaware, OH	2018-04-08	I am a resident of Delaware and there is no reason to rezone this area. I agree that is is zoned for apartments, I don't agree we need even more apartments... please do not allow for more congestion on Houk Rd.
Eric Kaster	Delaware, OH	2018-04-08	Until the infrastructure ie terrible pothole ridden roads and RR Tressels are repaired let's not add to the density of our overburdened city development. Shame of Delaware if this becomes a issue of potential revenue over community welfare.
Michelle Riley	Cape Coral, FL	2018-04-08	I use to live in that area and there is no need to add more apartments and more congestion.
Darla Waterwash	Plain City, OH	2018-04-08	Concerned about traffic
Scott Kinslow	Delaware, OH	2018-04-08	The transition from nice, Single Family Homes to High Density Apartments should require greater distance, elevational screening, and more tree density, than has been provided by this applicants drawings. The public area, waterpark, nature area, and playground that the city has recently built beside the YMCA, will now become the preferred area for the abundance of apartment residents to

Name	Location	Date	Comment
			escape to, since they will not have these amenities within their own property.
Benjamin Severt	Delaware, OH	2018-04-08	Aparments are not needed
Kerry Kaster	Delaware, OH	2018-04-08	The developer shows little or no regard for the quality of life in the area. His only focus is generating more profit at the expense of those who already live here and enjoy a nice, quiet neighborhood. In addition, his lawyer sent correspondence to our city council representative in an attempt to silence our opposition. That sense of entitlement is something you might expect from a child and it will backfire.
Carol Sayre	Delaware, OH	2018-04-08	Live in the area really don't need any more traffic or over crowding of schools. They are over whelmed enough
Debra Logan	Delaware, OH	2018-04-08	Debra Kay Logan
Debra Logan	Delaware, OH	2018-04-08	This type of housing is not in keeping with the tenor of the neighborhood. I decided to move to Delaware because it does not have this type of density. I am concerned about the traffic. Also, the developer does not have a positive history when it comes to maintaining properties. I am also concerned because of what I perceive as intimidation tactics being used by the developer. He is attempting to take away the voice of over 10,000 residents by threatening a lawsuit if our elected representative does her job and represents us.
Morgan Nickolai	Delaware, OH	2018-04-08	I moved to the area because I liked the fact that I was surrounded by single family houses. There are many apartment complexes in the city of Delaware already. I don't think another complex is needed. I am very concerned about the high density of people right next to the YMCA and National Guard facility. Parking is difficult when sports and other events are happening at the YMCA and it will be even worse if apartments are built next to the YMCA because tentants and their guests will most likely use the parking lot. I think there should be a new approval process put into place when it comes to zoning. Something that was approved almost 20 years ago should have to be re-evaluated and re-approved after X number of years. So much can change in that amount of time.
Jaime Turinsky	Delaware, OH	2018-04-08	This type of housing does not fit in with the neighborhood. The developer has an appalling history of threats to communities, poor upkeep, high turnover rate, rodent/insect issues, and many horrible reviews from past/current residents. Why not some other type of multi family housing that actually fits in with the already existing neighborhood of 225-300k homes? Like condos or a retirement community? He is threatening our 2nd ward rep for speaking up on behalf of the residents in this ward and is asking her to recuse herself. Why would the City of Delaware allow somebody to build this type of multi family housing that doesn't fit in with the current community and possibly allow an increase of units by 40 (on less acreage than site 4) as he continues to bully our representatives and current residents? The increase in traffic is a huge concern. Crossing from Diverston Way to Benjamin St. with the poor line of sight with

Name	Location	Date	Comment
			the mounds is already like playing a game of Frogger. How is it going to be leaving the Y on
Jeremy Latiolais	Delaware, OH	2018-04-08	I would like to see more space between single family homes and high density apartments. I also have traffic safety concerns as well which have yet to be addressed by the city.
cynthia bezaire	Plymouth, MI	2018-04-08	My niece and her young family just built a new home in this area and this type of project will be determential to the current residences that have already laid down roots there.
Robin Haserodt	Delaware, OH	2018-04-08	Too many high density housing projects are going in Delaware! Issues not being properly addressed are traffic concerns, ability of schools to absorb additional students, loss of green space and/or lack of green space inclusion in building plans. Do we want Delaware to be a oasis of green space and nature that draws the community in or a concrete jungle where houses are crammed in every few feet and the children have no where left to play but parking lots?
Jamie Johnson	Newark, OH	2018-04-08	This is an area of single family homes that do not need a large volume of apartments disrupting the serenity of the area.
Jane McIntire	Lewis Center, OH	2018-04-08	No, no, no getting to be too much congestion now.
Michael Oller	Delaware, OH	2018-04-08	This apartment complex is already in trouble, do not need more apartments to be miss-managed
Deanna Blanton	Marion, OH	2018-04-08	I grew up in that neoghborhood and it just makes me cry to see it become clustered with homes
Mike Picetti	Delaware, OH	2018-04-08	We don't need an additional 40
Catlin Frazier	DELAWARE, OH	2018-04-09	We have enough residential developments in the city.
Elvis Sugar	chicago, IL	2018-04-09	I will approve a multi housing complex if the owners have no problem building one next door to their prestigious homes ...let's see how they feel about it.
Jennifer Porter-Cramer	US	2018-04-09	Infrastructure should trump expansion.
Cynthia Cofiell	Baltimore, MD	2018-04-09	We don't need more overcrowding in our schools.
Kathleen Taylor	Delaware, OH	2018-04-09	Delaware does not need any more high density apartments or neighborhoods without the infrastructure to support the additional traffic and children in the schools.
sarah reynolds	delaware, OH	2018-04-09	I wouldn't mind more senior housing IF they made it affordable for seniors. When Willowbrook asks $1500 a month for rent most seniors cannot afford to live there. If they were willing to work with Medicaid/Medicare or with DJFS to help cover costs then it may be worth it.

Name	Location	Date	Comment
Cheryl Patterson	Delaware, OH	2018-04-10	This will add a tremendous amount of traffic to an area not suited. And an owner's reputation should be part of that decision
Mandie Shaw	Delaware, OH	2018-05-01	This location is on a busy bike/walking path, next to a nature preserve, the YMCA, Veterans park, children's playground, splash pad and soccer fields, and across the street from potentially a new elementary school. We do not need to squeeze in 40 additional apartments.
Amanda Caprella	Delaware, OH	2018-05-01	I do not want to lose all of the green space I love and have increased traffic in my neighborhood.
Amy Childers	Powell, OH	2018-05-01	I agree we need green space and there is already too much traffic. We don't need more people speeding through our neighborhood and more traffic. And wildlife need a place to eat and live. Stop cutting down trees and depleting green space in Delaware!!!!!
sheila cox	delaware, OH	2018-05-01	It's the right thing to do!!
Fernando Fernandez	Delaware, OH	2018-05-01	We need to keep the green space. I don't want Delaware looking like Columbus suburbs.
Jenny Smith	Delaware, OH	2018-05-02	Too much for Delaware. Period.

PREVIOUS CASE SUBMISSION OF 2018-0026 AND 2018-0027

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2018-0026-0027
REQUEST: Multiple Requests
PROJECT: Willowbrook Apartments
MEETING DATE: March 7, 2018

APPLICANT/OWNER
Medrock
3895 Stoneridge Lane
Dublin, Ohio 43017

REQUEST
2018-0026: A request by Medrock, LLC for approval of a Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to Multi-Family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 36 acres on property zoned R-6 Multi-Family Residential District with a PUD (Planned Unit Development) Overlay.
2018-0027: A request by Medrock, LLC for approval of a Combined Preliminary and Final Development Plan to Multi-Family Area 3 of the existing Willowbrook Farm Tract for a 180 unit apartment complex on approximately 15.506 acres located on the northeast corner of Houk Road and DiGenova Way on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay).

PROPERTY LOCATION & DESCRIPTION
The proposed multi-family site encompasses 15.506 acres for the Combined Preliminary and Final Development Plan while the subarea zoning text amendments encompasses approximately 36 acres. Both sites are zoned R-6 PUD (Multi-Family Residential District with Planned Unit Development District) and the multi-family site is located on the northeast corner of Houk Road and DiGenova Way just north of the YMCA. The properties to the north are zoned R-3 PUD, the properties to the east and south are zoned R-3 PMU (One-Family Residential with a Planned Mixed Use Overlay District) and the properties to the west are zoned R-3 PRD (One-Family Residential with a Planned Residential Development District).

March 7, 2018 UPDATE

Since the February meeting of the Planning Commission there have been several items discussed.

First, the Commission requested resolution on the Boulder Dr. connection. That has resulted in the following direction from the City Manager: *At the February 7, 2018 planning commission meeting, there was discussion about the Boulder Drive extension, not only as part of this application, but also as part of the future development of Adalee Park. I recommend that a required condition of the currently under review Willowbrook Apartment applications should be to have the Applicant construct the piece of Boulder Dr. from Houk Rd. east to the existing short Boulder Dr. piece that was constructed at the end of Harmony Dr. by the Applicant with the initial phases of the Adalee Park Subdivision. This construction should take place concurrent with any site development should the Willowbrook Apartment applications be approved and the project advance to construction. The next phase of Boulder Drive to the east of this point would then be considered as part of the appropriate future phase of the Adalee Park development. However, should the Willowbrook Apartments in question not advance to approval and construction then the entire length of Boulder Dr. beginning at Houk Rd. and continuing eastward might need to be constructed with the appropriate future phase of Adalee Park to provide access for that development to Houk Road to be determined if and when that future case(s) may come forward.*

Thus, the original condition from the February Staff report in this regard has been amended to account for this as written below.

There has been continuing plan review advancement by the Applicant over the last month as well. The Applicant has indicated recently several items as noted below in this regard.

1. The Applicant has expressed a desire to have considered a wood fence dumpster enclosure per the attached revised plans. Originally, condition # 4 in the February 7, 2018 Staff report noted the enclosures should be built using brick or stone with wood doors painted to match. Given that the enclosures will generally not be visible from a public way but rather only on this private site and given that the proposed

enclosures utilize materials elsewhere proposed to be used on the site and given that the enclosures are full enclosures that include doors, Staff can concur with these proposed materials and general design and amends its original recommendation in this regard to match the revised submission herein with the caveat that the wood enclosures and doors are painted or stained to compliment the adjacent buildings.

2. Condition # 8 in the February Staff report related to a potential tree planting and/or payment based upon the deficiency noted in the initial submittal. Since that time, the City Arborist has worked with the arborist for the applicant to determine a more accurate tree count including species identification. As a result, the City Arborist has determined that the trees being removed which resulted in the replanting/fee requirement originally are all actually Cottonwood trees. By City Code (907.07) and past practice, Cottonwood trees are prohibited from being planted in the City and are not counted toward replacement requirements as a result. If they are part of a larger permanent tree preservation area where they will not interfere with water or sewer lines they have been allowed to remain. This is not the case with this proposal and, thus, all required replanting has been accounted for on the site per the amended plans.
3. Condition #12 of the original February Staff report concerned refuse service. The Applicant had previously been made aware of this by the Public Works director. In the intervening month, the Applicant has indicated their desire that all of the residents use private pick up provided by the owner. The City Administration continues, however, to recommend per City Code the original condition as written in the February Staff report. Thus, no change is recommended herein by Staff in that regard although the Condition is now #11 in this report.

As a result of these updates the following are the recommended Conditions by Staff for this March hearing.

STAFF RECOMMENDATION (2018-0026 – ZOING TEXT AMENDMENT)
Staff recommends approval of a request by Medrock, LLC of a Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to Multi-Family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 36 acres on property zoned R-6 Multi-Family Residential District with a PUD (Planned Unit Development) Overlay, with the follow conditions that:

1. The maximum amount of multi-family dwelling units permitted in Area 3 shall not exceed 180 dwelling units.
2. The maximum amount of multi-family dwelling units permitted in Area 4 shall not exceed 100 dwelling units.
3. The remainder of the requirements of Ordinances 99-74 and 99-76 shall remain in full effect.

STAFF RECOMMENDATION (2018-0027 – COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN)
Staff recommends approval of a request by Medrock, LLC for approval of a Combined Preliminary and Final Development Plan to Multi-Family Area 3 of the existing Willowbrook Farm Tract for a 180 unit apartment complex on approximately 15.506 acres located on the northeast corner of Houk Road and DiGenova Way on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay), with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The Applicant shall construct the piece of Boulder Dr. from Houk Rd. east to the existing short Boulder Dr. piece that was constructed at the end of Harmony Dr. by the Applicant with the initial phases of the Adalee Park Subdivision. This construction should take place concurrent with any site

development should the Willowbrook Apartment applications be approved and the project advance to construction. The next phase of Boulder Drive to the east of this point would then be considered as part of the appropriate future phase of the Adalee Park development. However, should the Willowbrook Apartments in question not advance to approval and construction then the entire length of Boulder Dr. beginning at Houk Rd. and continuing eastward might need to be constructed with the appropriate future phase of Adalee Park to provide access for that development to Houk Road to be determined if and when that future case(s) may come forward.

3. The proposed apartment buildings shall achieve compliance with the design standards of the approved development text and the submitted Final Development Plan. Any limestone on the buildings shall be constructed of Delaware blue vein limestone or equivalent as approved by staff.
4. The dumpster enclosures shall be constructed as proposed on the Sheet entitled "Trash Enclosure Plan" as submitted by the Applicant on 3/2/18. The wood enclosures and doors shall be painted or stained in a neutral color to compliment the adjacent buildings.
5. A proposed mound at the same height and undulation with the same tree mix of deciduous and evergreen trees and shall be installed along Houk Road to be consistent with the existing mounding north of this site to achieve compliance with the approved mounding and landscape plan of the entire Houk Road corridor of the Willowbrook Farms development and to ensure adequate site distance is achieved.
6. A 2 to 3 foot high undulating mound shall be installed along DiGenova Way to supplement the proposed street and front yard trees on the landscape plan.
7. A continuous minimum 5 to 6 foot high mound with minimum 6 foot high evergreen trees, planted in a staggered row configuration, at installation shall be installed along the northern property line to provide a continuous screen to adjacent to single family subdivision (Adalee Park) All landscape plans shall be reviewed and approved by the Shade Tree Commission.
8. Any ground signage shall achieve compliance with the minimum zoning code requirements and adopted Gateways and Corridor Plan.
9. The private street names shall be submitted and approved by the City and other appropriate agencies.
10. The entire development shall achieve compliance with the Fire Department and Public Works development final requirements after the final review is complete.
11. The entire development shall subscribe to City refuse collection and achieve compliance with all Public Works requirements.

COMMISSION NOTES:

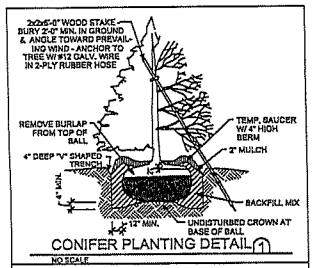
EST 1808

CITY OF

DELAWARE

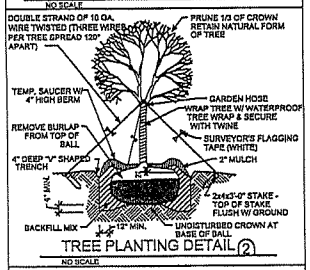
OHIO

Revised Submitted Plans – March 2, 2018



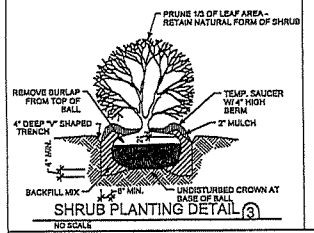
CONIFER PLANTING DETAIL 1

NO SCALE



TREE PLANTING DETAIL 2

NO SCALE

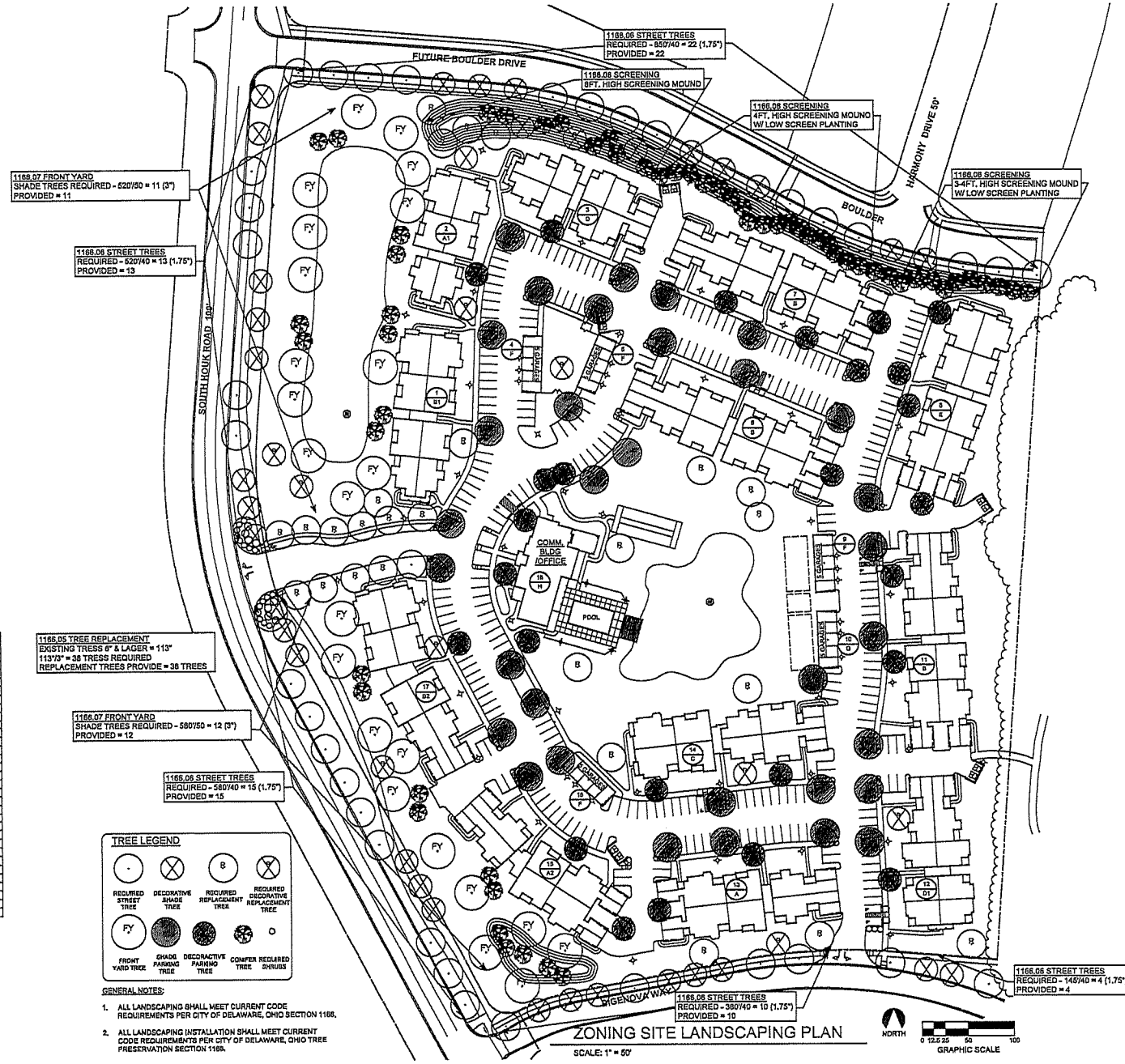


SHRUB PLANTING DETAIL 3

NO SCALE

PLANT LIST

SYMBOL	COMMON NAME	BOTANICL NAME	SIZE	QTY.
CP	CLEVELAND SELECT PEAR	PYRUS CALLERYANA 'CLEVELAND SELECT'		
OGM	RED MAPLE - OCTOBER GLORY	ACER RUBRUM 'OCTOBER GLORY'		
SMO	SMOKE BUSH	COTINUS COGGYGRIA		
MAS-1	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA		
MAG-2	JANE MAGNOLIA	MAGNOLIA LILIFLORA 'JANE'		
MAG*	MAGNOLIA	SEE BUILDING LANDSCAPING PLANS		
BS	BLUE SPRUCE	PICEA PUNGENS (BLUE)	6'-8' HIGH	
GS	GREEN SPRUCE	PICEA PUNGENS (GREEN)	6'-8' HIGH	
GSL	GREENSPIRE LINDEN	TILIA CORDATA (GREENSPIRE)		
LL	LITTLE LEAF LINDEN	TILIA CORDATA		
SVL	SKYLINE LOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE LOCUST'		
CK	CRIMSON KING	ACER PLATANOIDES 'CRIMSON KING'		
SS	SERVICEBERRY	AMELANCHIER ARBOREA		
TD	TAXUS CUSPIDATE	DENSIFORMIS		
TD	TAXUS CUSPIDATE	CAPITATA		
TH	TAXUS CUSPIDATE	HICKSI		
BSJ	BLUE STAR JUNIPER	JUNIPERUS SQUAMATA		
GTJ	GOLD TIP JUNIPER	JUNIPERUS GOLD TIP		
SGJ	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'		
RB	BARBERRY	BERBERIS THUNBERGI DVR.	CRIMSON	
DB	DWARF BARBERRY	BERBERIS THUNBERGI CRIMSON PYGMY		
BB	BUMMALD BUSH	BUDDLEIA ALATA		
HY	HOLLY	ILEX CARLISLE		
PLSC	PURPLE SANDCHERRY	PRUNUS CISTENA		
AJS	AUTUMN JOY SEDUM	SEDUM TELEPHIUM AUTUMN		
KB-1	KOREAN "WINTERGREEN" BOXWOOD	BUXUS MICROPHYLLA KOREANA		
KB-2	KOREAN "WINTERGREEN" BOXWOOD	BUXUS MICROPHYLLA KOREANA		



ZONING SITE LANDSCAPING PLAN

SCALE: 1" = 50'

TREE LEGEND

- REQUIRED STREET TREE
- DECORATIVE SHADE TREE
- REQUIRED REPLACEMENT TREE
- REQUIRED DECORATIVE REPLACEMENT TREE
- FRONT YARD TREE
- SHADE PARKING TREE
- DECORACTIVE PARKING TREE
- CONIFER TREE
- REQUIRED SHRUBS

GENERAL NOTES:

1. ALL LANDSCAPING SHALL MEET CURRENT CODE REQUIREMENTS PER CITY OF DELAWARE, OHIO SECTION 1166.
2. ALL LANDSCAPING INSTALLATION SHALL MEET CURRENT CODE REQUIREMENTS PER CITY OF DELAWARE, OHIO TREE PRESERVATION SECTION 1169.

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

ZONING SITE LANDSCAPING PLAN

DATE:
REVISED: △ 02/26/2018

GEORGE J. KONTOGIANNIS, LICENSE #3754
EXPIRATION DATE 12/31/2019

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- ☐ ZONING SET 01/03/2018
- ☐ BID SET
- ☐ PERMIT SET
- ☐ CONSTRUCTION SET

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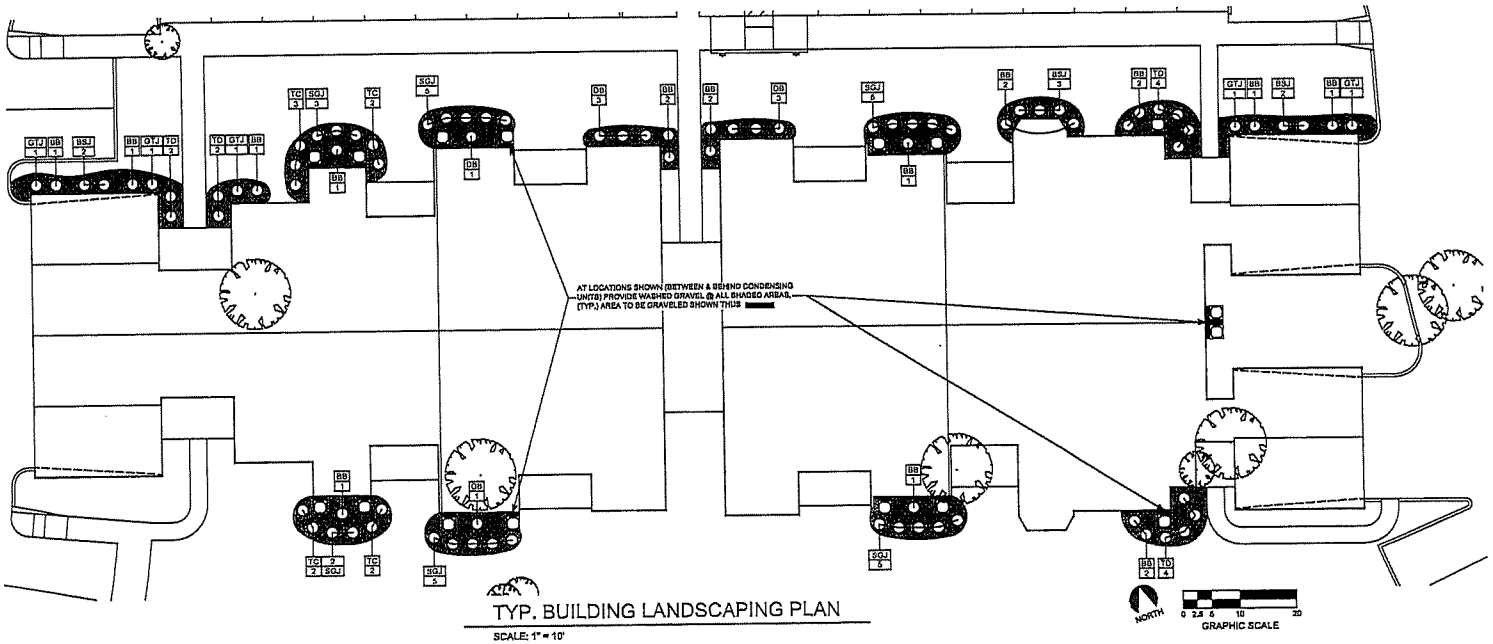
PLANT LIST				
SYMBOL	COMMON NAME	BOTANICL NAME	SIZE	QTY.
CP	CLEVELAND SELECT PEAR	PYRUS CALLERYANA "CLEVELAND SELECT"		
OGU	RED MAPLE - OCTOBER GLORY	ACER RUBRUM "OCTOBER GLORY"		
SAB	SHADE BUSH	COTINUS COGGYGRIA		
MAG-1	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA		
MAG-2	JANE MAGNOLIA	MAGNOLIA LILIFLORA "JANE"		
MAG*	MAGNOLIA	SEE BUILDING LANDSCAPING PLANS		
BS	BLUE SPRUCE	PICEA PUNGENS (BLUE)	8'-10' HIGH	
GS	GREEN SPRUCE	PICEA PUNGENS (GREEN)	8'-10' HIGH	
GSL	GREENSPIRE LINDEN	TILIA CORDATA (GREENSPIRE)		
LL	LITTLE LEAF LINDEN	TILIA CORDATA		
SHL	SKYLINE LOCUST	GLEDITSIA TRIACANTHOS "SKYLINE LOCUST"		
CK	CRIMSON KING	ACER PLATANOIDES "CRIMSON KING"		
SS	SERVICEBERRY	AMELANCHIER ARBOREA		
TD	TAXUS CUSPIDATE	DENSIFORMIS		
TC	TAXUS CUSPIDATE	CAPITATA		
TH	TAXUS CUSPIDATE	HICKSI		
BSJ	BLUE STAR JUNIPER	JUNIPERUS SQUAMATA		
GTJ	GOLD TIP JUNIPER	JUNIPERUS GOLD TIP		
SGJ	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS "SEA GREEN"		
BB	BARBERRY	BERBERIS THUNBERGI OHELI CRIMSON		
DB	DWARF BARBERRY	BERBERIS THUNBERGI CRIMSON PYGMY		
BB	BURNING BUSH	EUONYMUS ALATA		
HY	HOLLY	ILEX CARIUSB		
PLBC	PURPLE BANCHERRY	PRUNUS CISTENA		
AJS	AUTUMN JOY SEDUM	SEDUM TELEPHIUM AUTUMN		
KB-1	KOREAN "WINTERGREEN" BOXWOOD	BUXUS MICROPHYLLA KOREANA		
KB-2	KOREAN "WINTERGREEN" BOXWOOD	BUXUS MICROPHYLLA KOREANA		



TYP. BUILDING LANDSCAPING PLAN

SCALE: 1" = 10'

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

TYPICAL BUILDING LANDSCAPING PLAN

DATE:
REVISED:

GEORGE J. KONTOGIANNIS, LICENSE 6734
EXPIRATION DATE 12/31/2019

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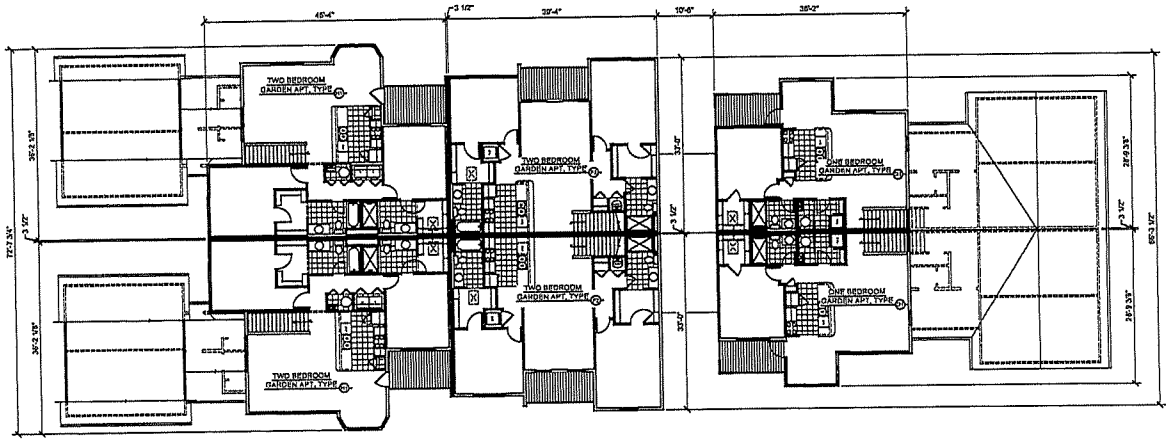
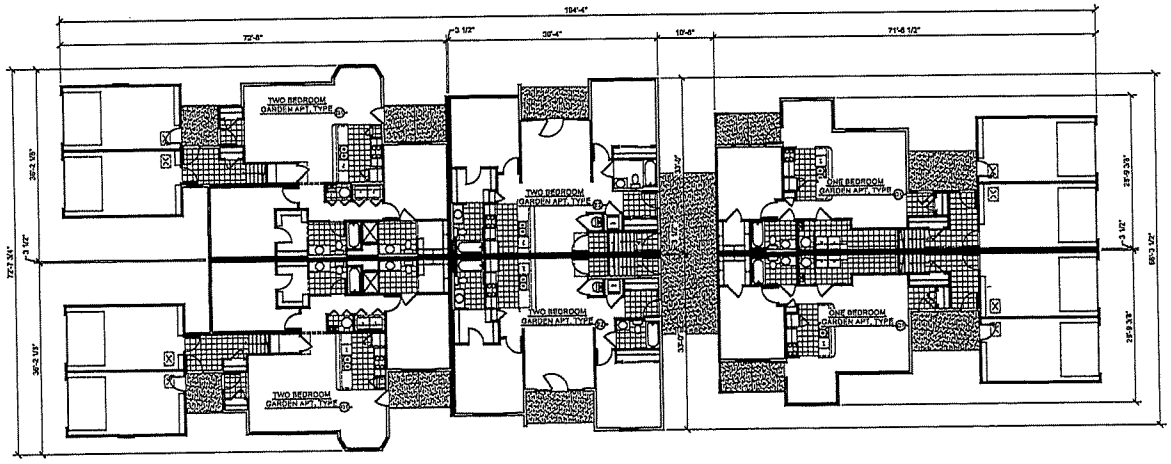


SECOND FLOOR PLAN - BUILDING 13/A

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 6,590 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 13/A

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 9,377 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 13/A = 15,967 SQ.FT.

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING PLANS
BUILDING 13/A

DATE:
REVISED:

GEORGE J. KONTOGIANNIS, LICENSE #3784
EXPIRATION DATE 12/31/2019

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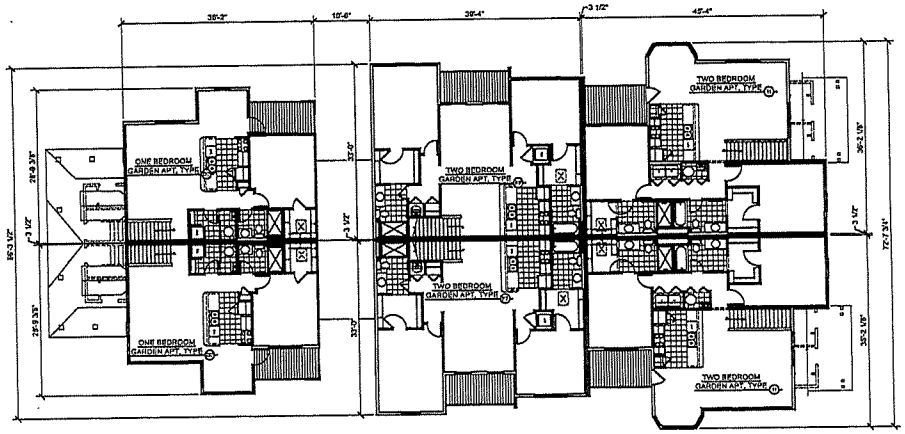
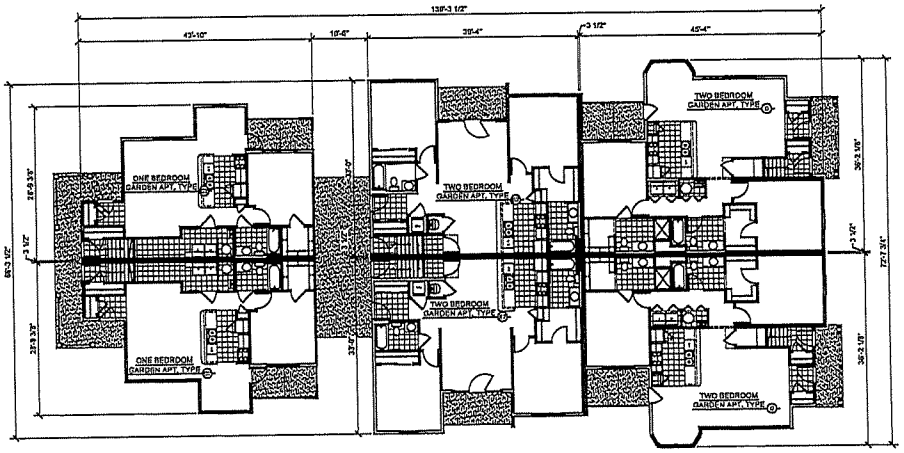


SECOND FLOOR PLAN - BUILDING 2/A1

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 6,600 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 2/A1

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 6,904 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 2/A1 = 13,504 SQ.FT.

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DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

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BUILDING PLANS
BUILDING 2/A1

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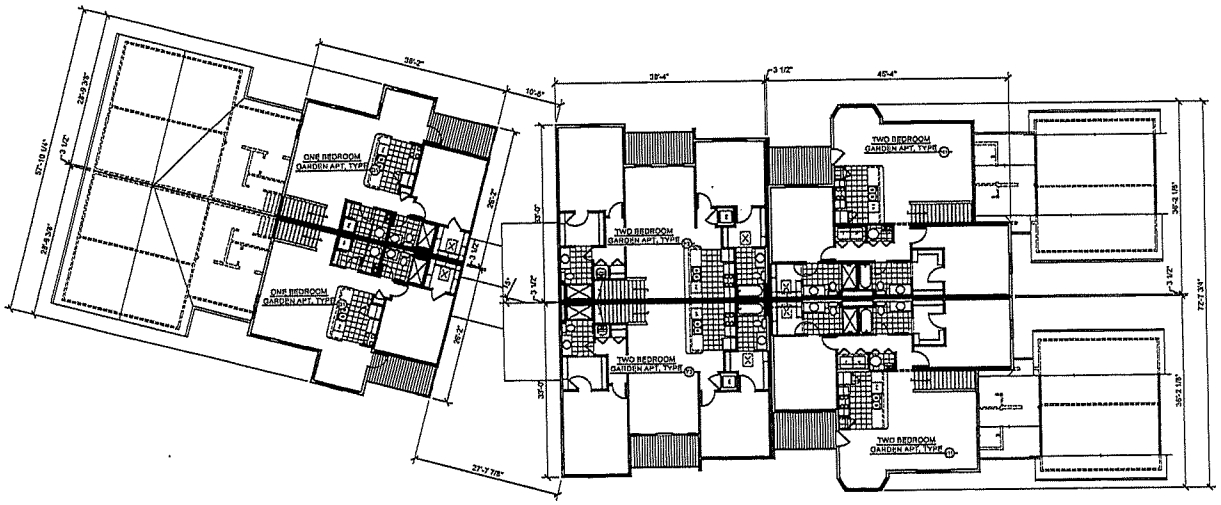
A1-2

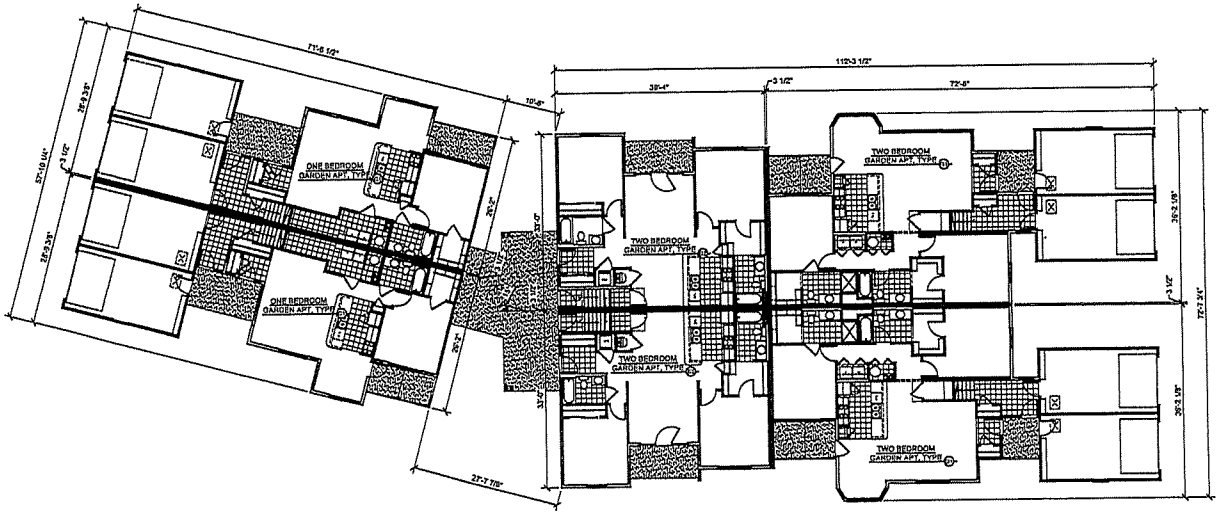
2/13/2018 10:28:30 AM, rshannon



SECOND FLOOR PLAN - BUILDING 15/A2

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 6,800 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 15/A2

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 9,177 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 15/A2 = 15,977 SQ.FT.

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400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

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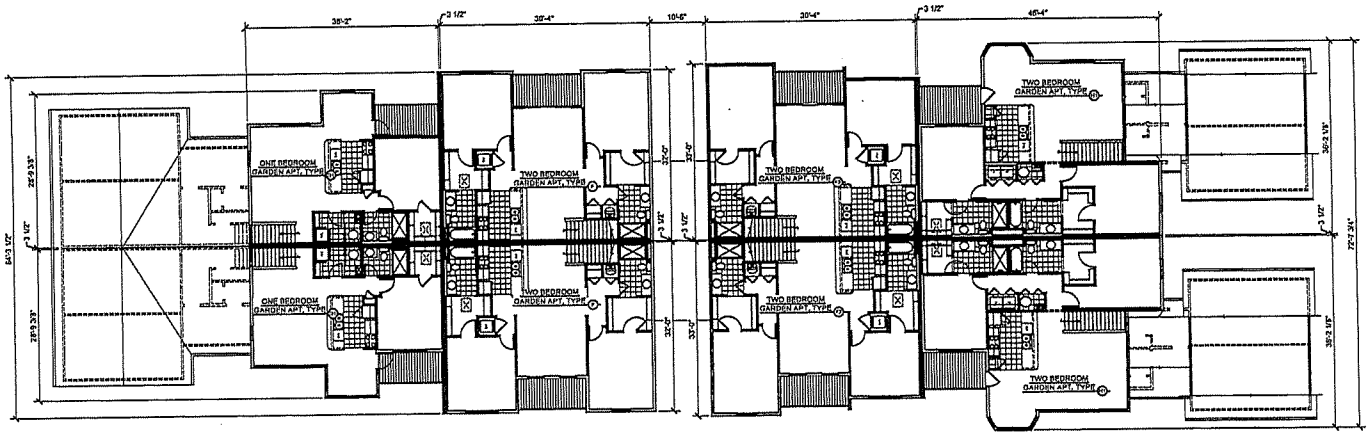
A1-3

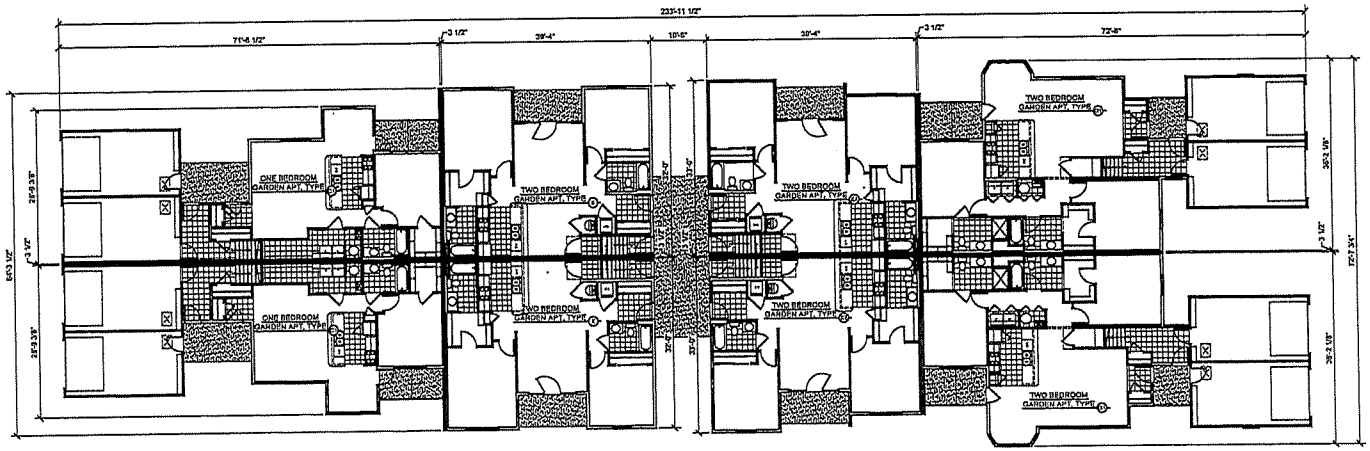
3/12/2018 10:26:25 AM, gharvan



SECOND FLOOR PLAN - BUILDING 7/8 BUILDINGS 9/10 & 11/12 SIMILAR

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 8,998 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 7/8 BUILDINGS 9/10 & 11/12 SIMILAR

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 11,755 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 6/8 = 20,753 SQ.FT.

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ARCHITECTURE
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DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4730
E-MAIL: architects@kontogiannis.com

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BUILDING PLANS
BUILDING 7/8 9/10 11/12

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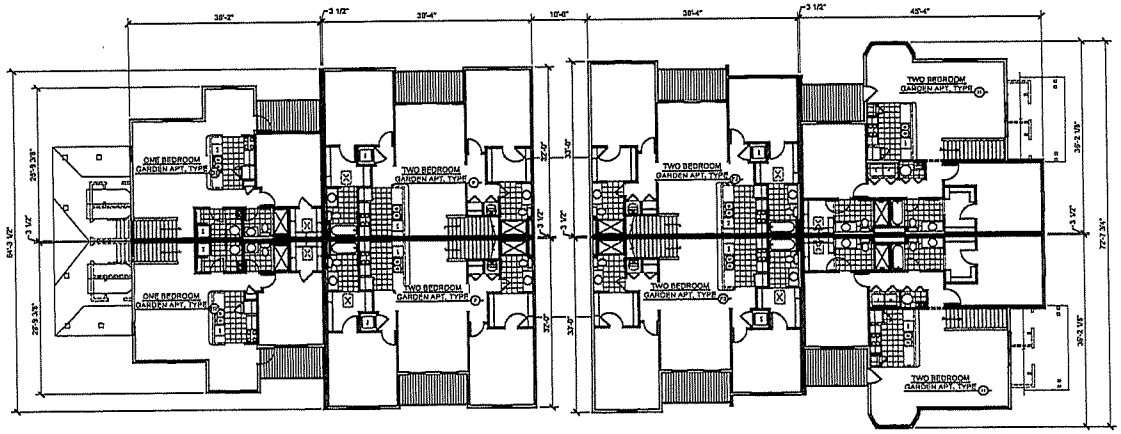
A1-4

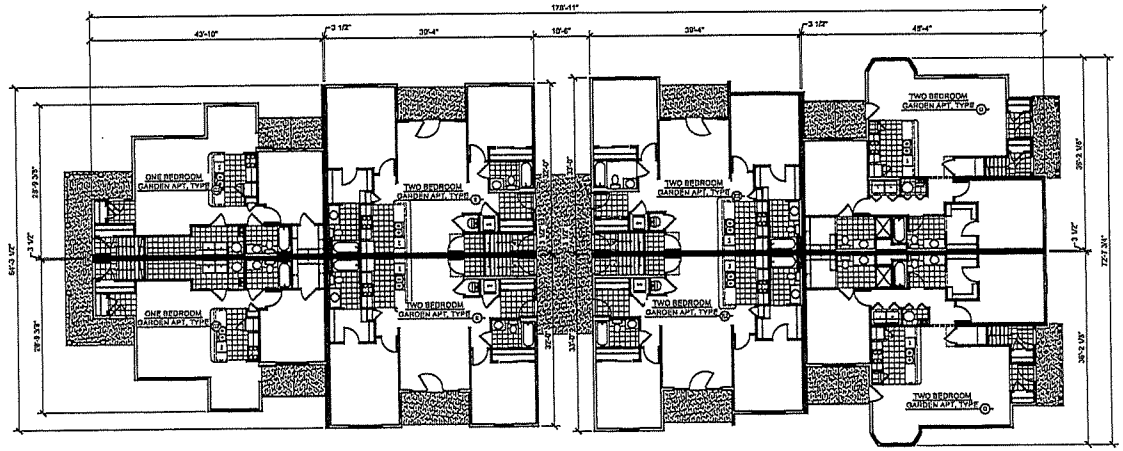
2/2/2018 10:26:30 AM, jehanson



SECOND FLOOR PLAN - BUILDING 1/B1

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 8,988 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 1/B1

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 9,293 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 1/B1 = 18,281 SQ.FT.

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DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architect@kontogiannis.com

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BUILDING 1/B1

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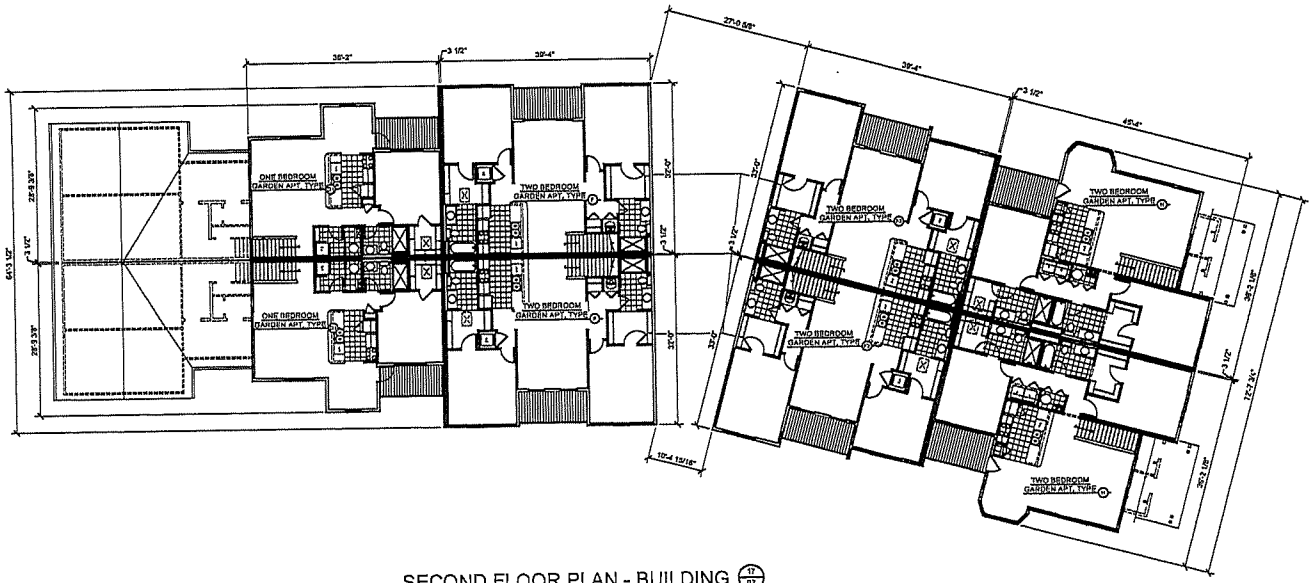
A1-5

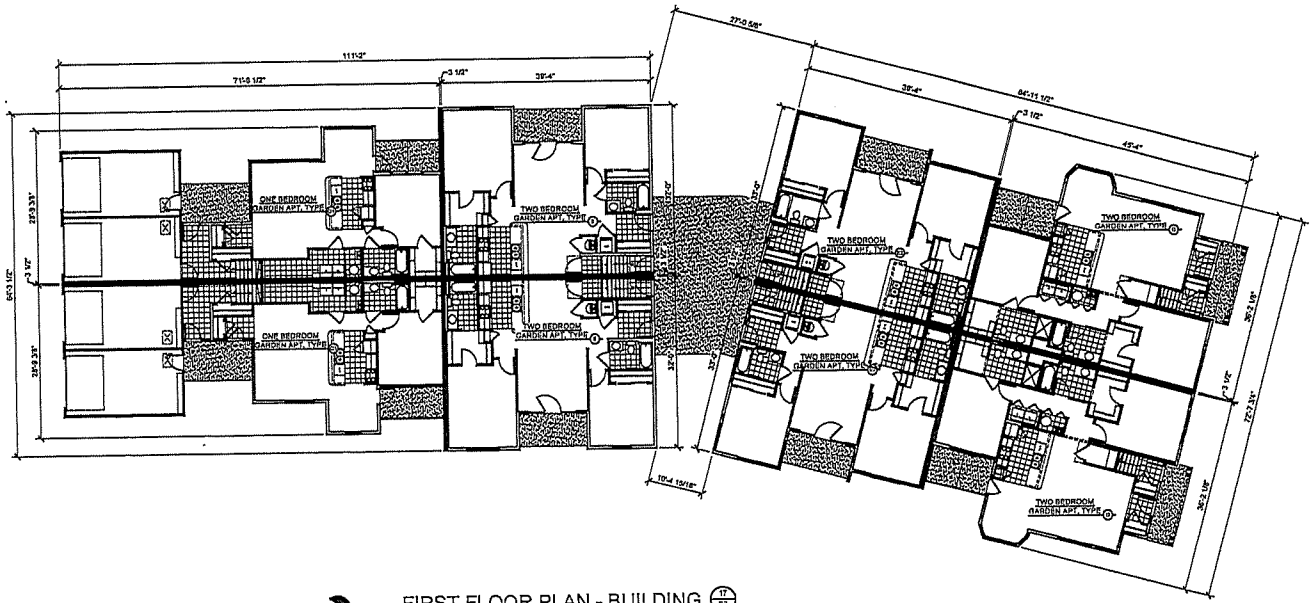
2/23/2010 10:23:34 AM, jefferson



SECOND FLOOR PLAN - BUILDING 17/B2

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 8,988 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 17/B2

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 10,538 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 17/B2 = 19,526 SQ.FT.

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ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2003
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

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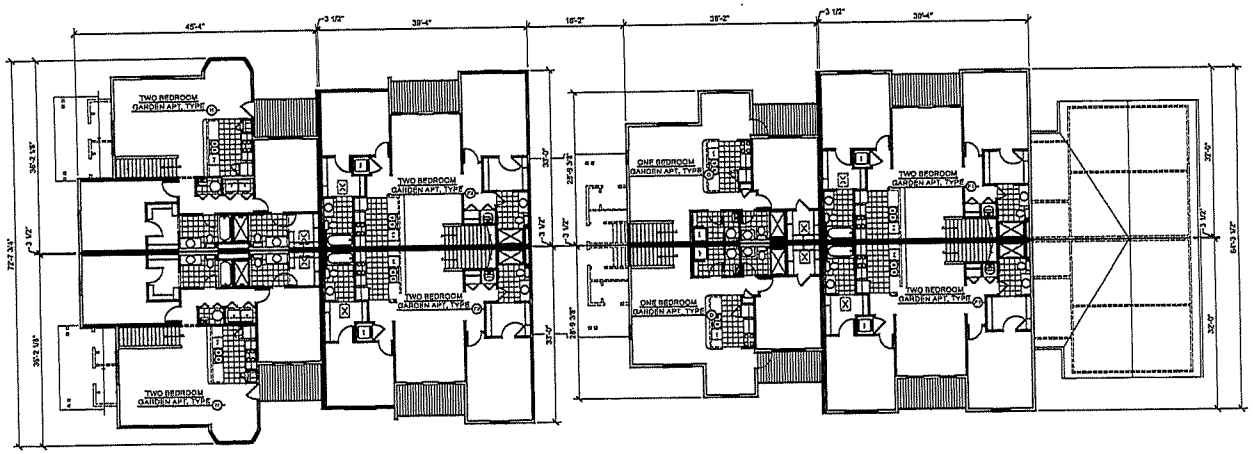
A1-6

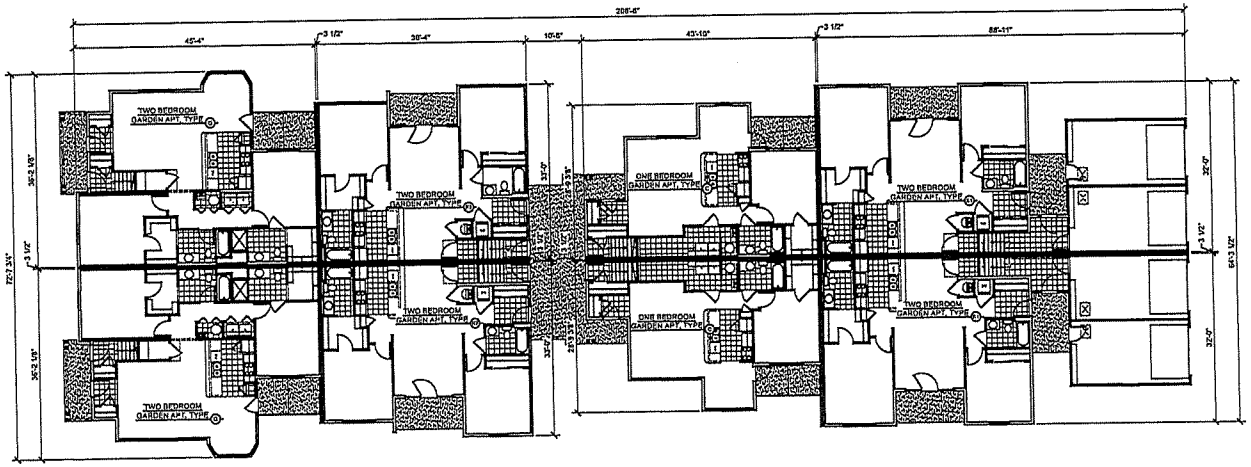
2/22/2018 10:26:39 AM, admin



SECOND FLOOR PLAN - BUILDING 14/C

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 8,988 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 14/C

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 10,525 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 14/C = 19,513 SQ.FT.

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ARCHITECTURE
PLANNING
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SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

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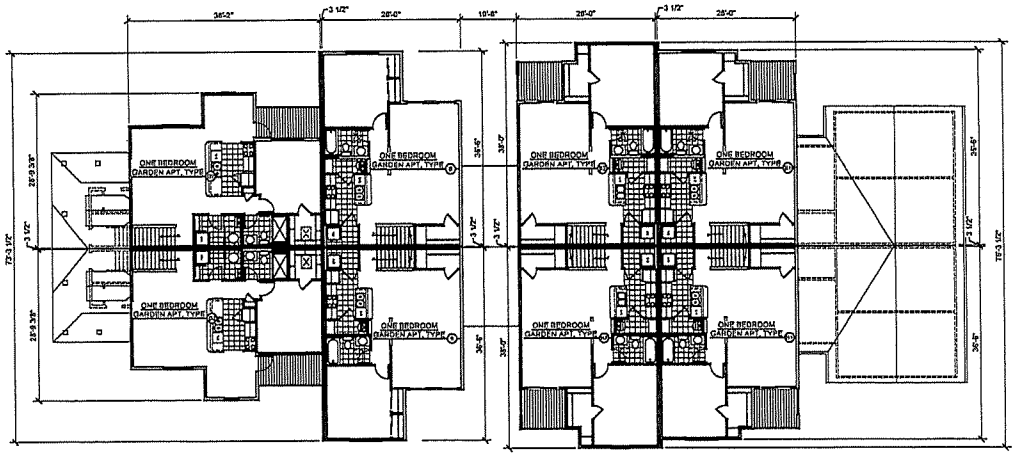
A1-7

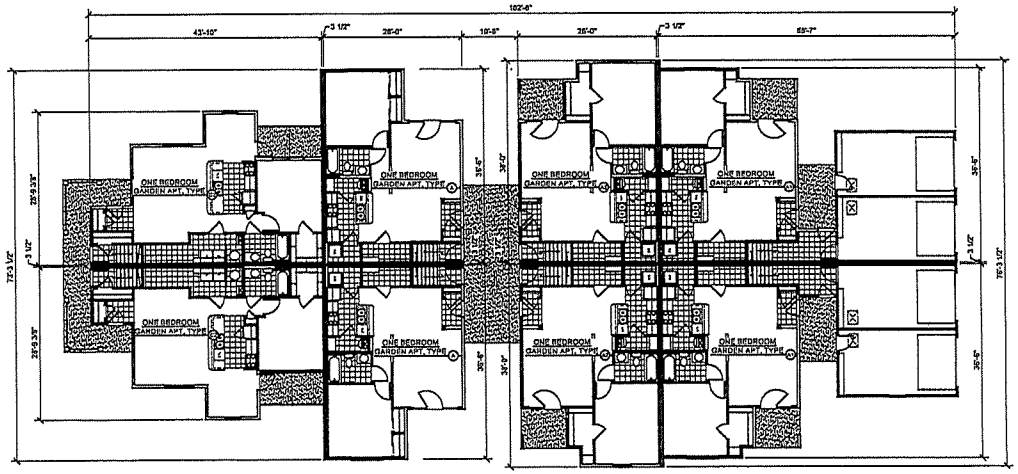
2/28/2018 10:28:43 AM, ehanson



SECOND FLOOR PLAN - BUILDING 3/D

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 7,032 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 3/D

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 8,426 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 3/D = 15,458 SQ.FT.

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400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

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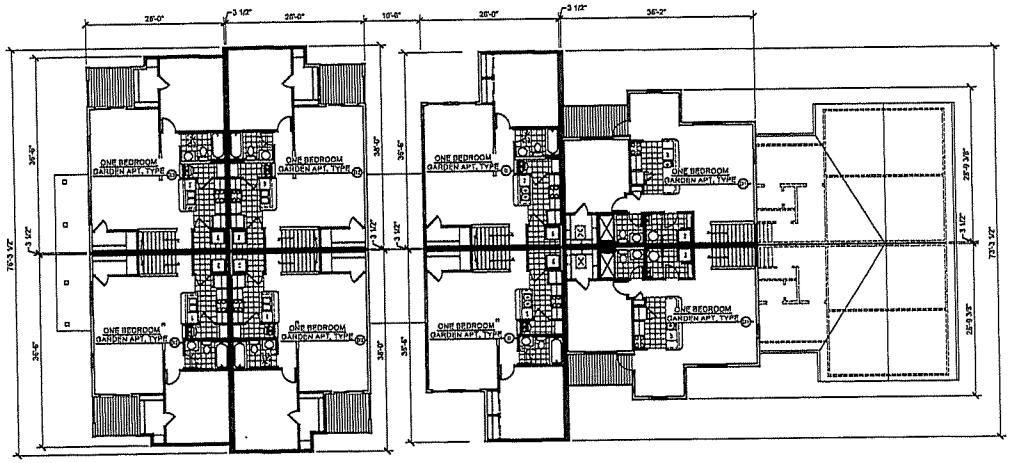
A1-8

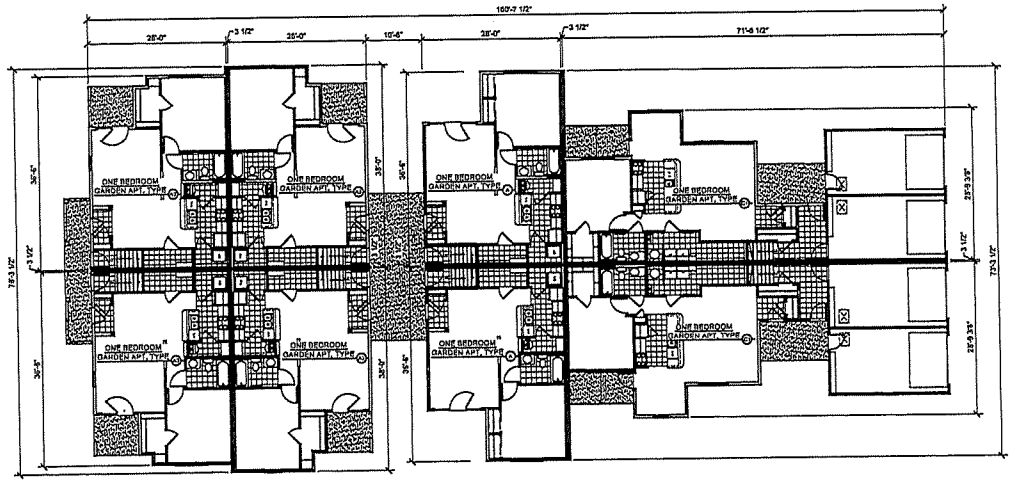
2/2/2018 10:26:48 AM, mkarman



SECOND FLOOR PLAN - BUILDING 12/01

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 7,032 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 12/01

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 8,450 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 12/D1 = 15,482 SQ.FT.

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400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

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BUILDING 12/01

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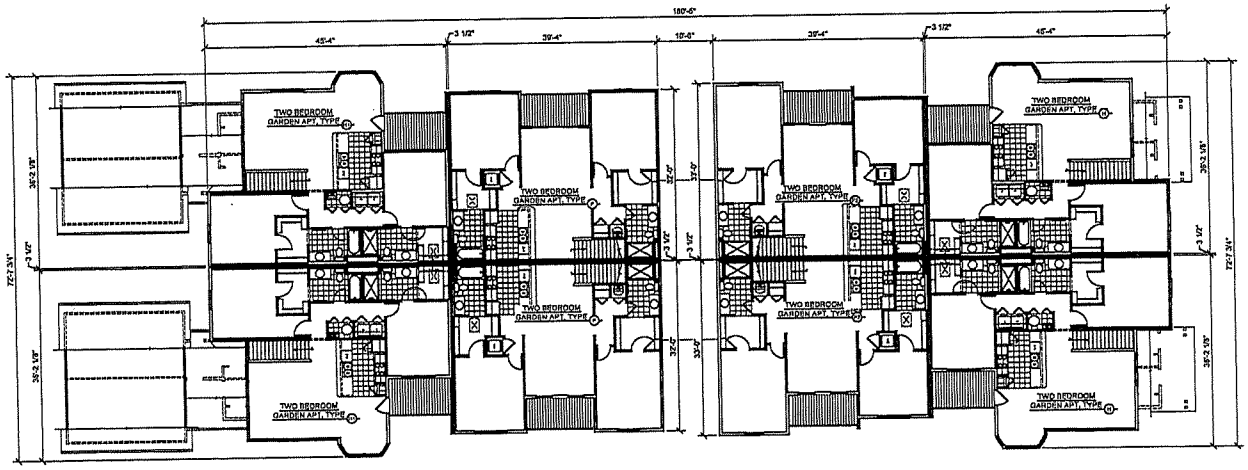
A1-9

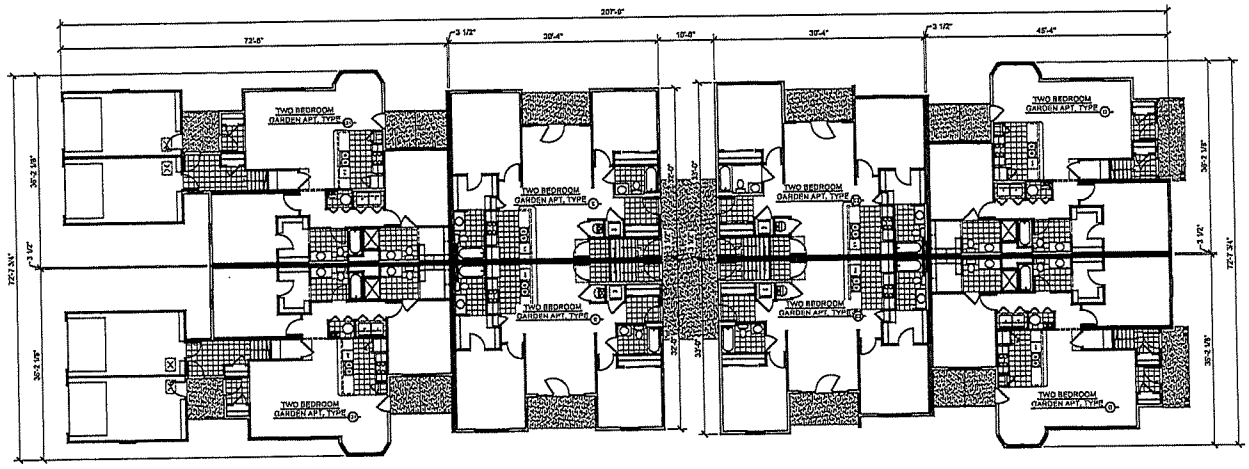
2/29/2016 12:21:53 AM, shannon



SECOND FLOOR PLAN - BUILDING B/E

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 9,797 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING B/E

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 11,288 SQ.FT.

TOTAL GROSS AREA FOR BUILDING B/E = 21,085 SQ.FT.

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ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

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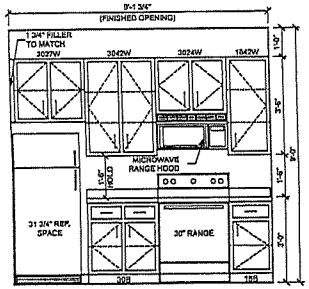
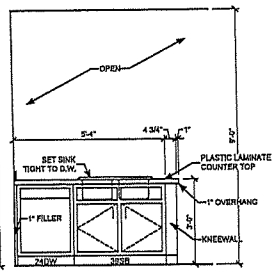
A1-10

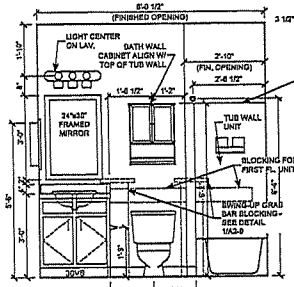
3/28/2018 10:25:57 AM, ehanson



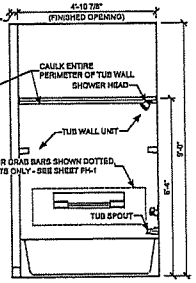
A KITCHEN ELEVATION (A, B, E & F)
SCALE: 1/2" = 1'-0"



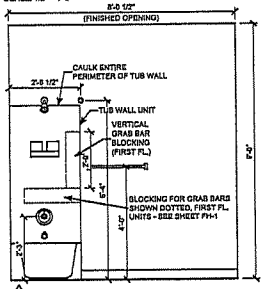
B KITCHEN ELEVATION (A & B)
SCALE: 1/2" = 1'-0"



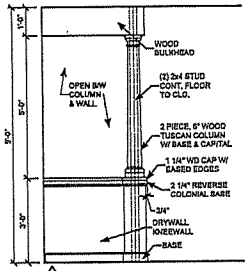
C BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



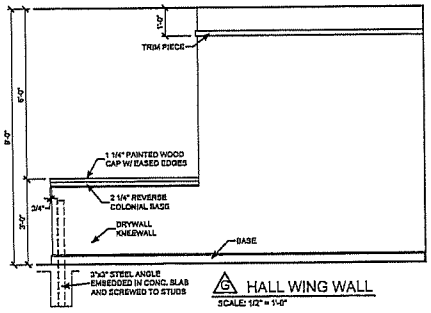
D BATH ELEVATION (A & B)
SCALE: 1/2" = 1'-0"



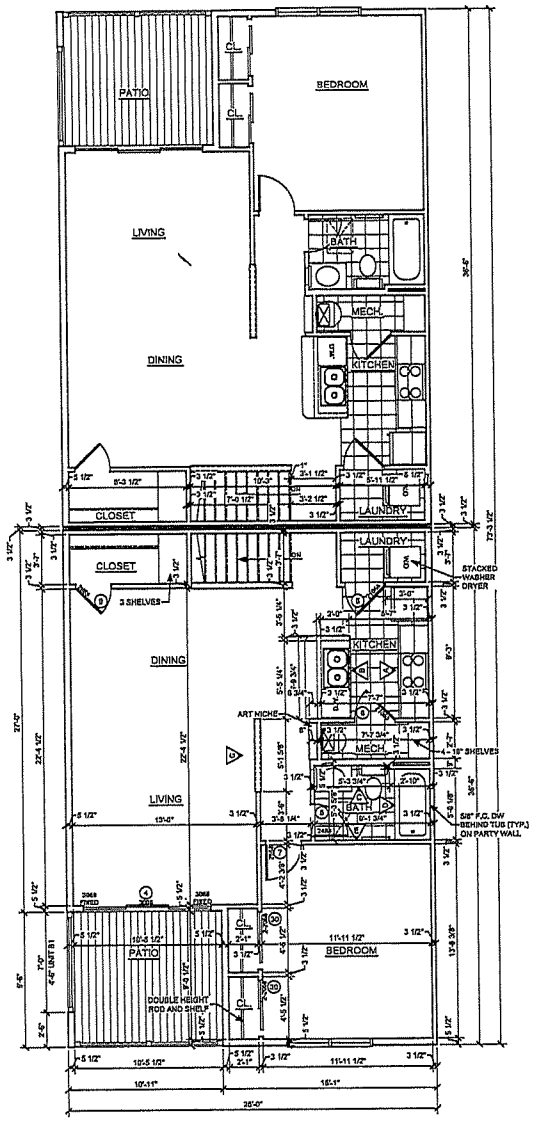
E BATH ELEVATION (A & B)
SCALE: 1/2" = 1'-0"



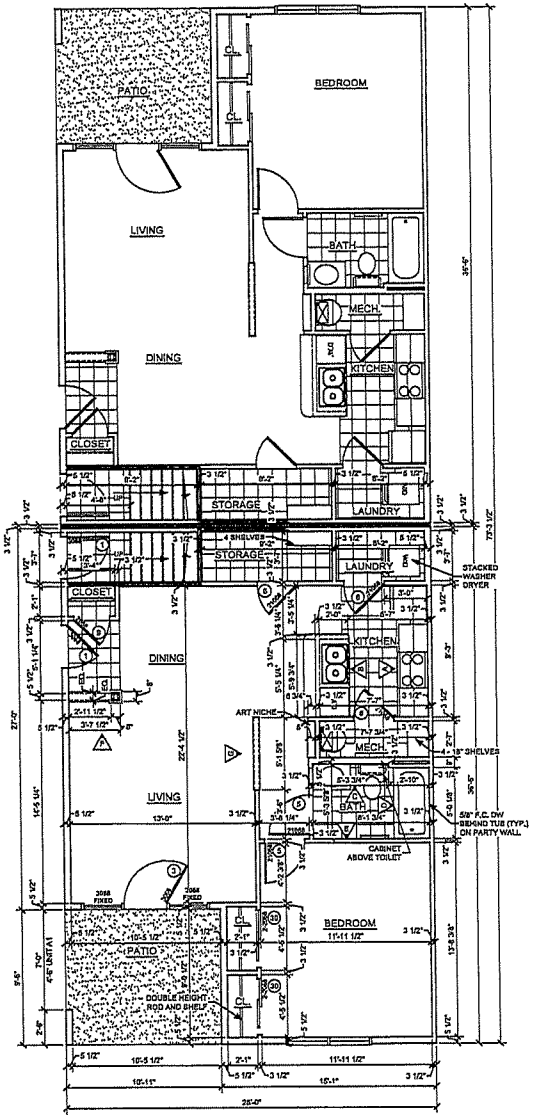
F ENTRY WING WALL
SCALE: 1/2" = 1'-0"



G HALL WING WALL
SCALE: 1/2" = 1'-0"



SECOND FLOOR PLAN - ONE BEDROOM APT. TYPE B B1
SCALE: 1/4" = 1'-0"
NET LIVING AREA = 798 SQ. FT.



FIRST FLOOR PLAN - ONE BEDROOM APT. TYPE A
SCALE: 1/4" = 1'-0"
NET LIVING AREA = 782 SQ. FT.

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4739
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

1/4" FLOOR PLANS & INTERIOR ELEVATIONS UNITS A, B & B1

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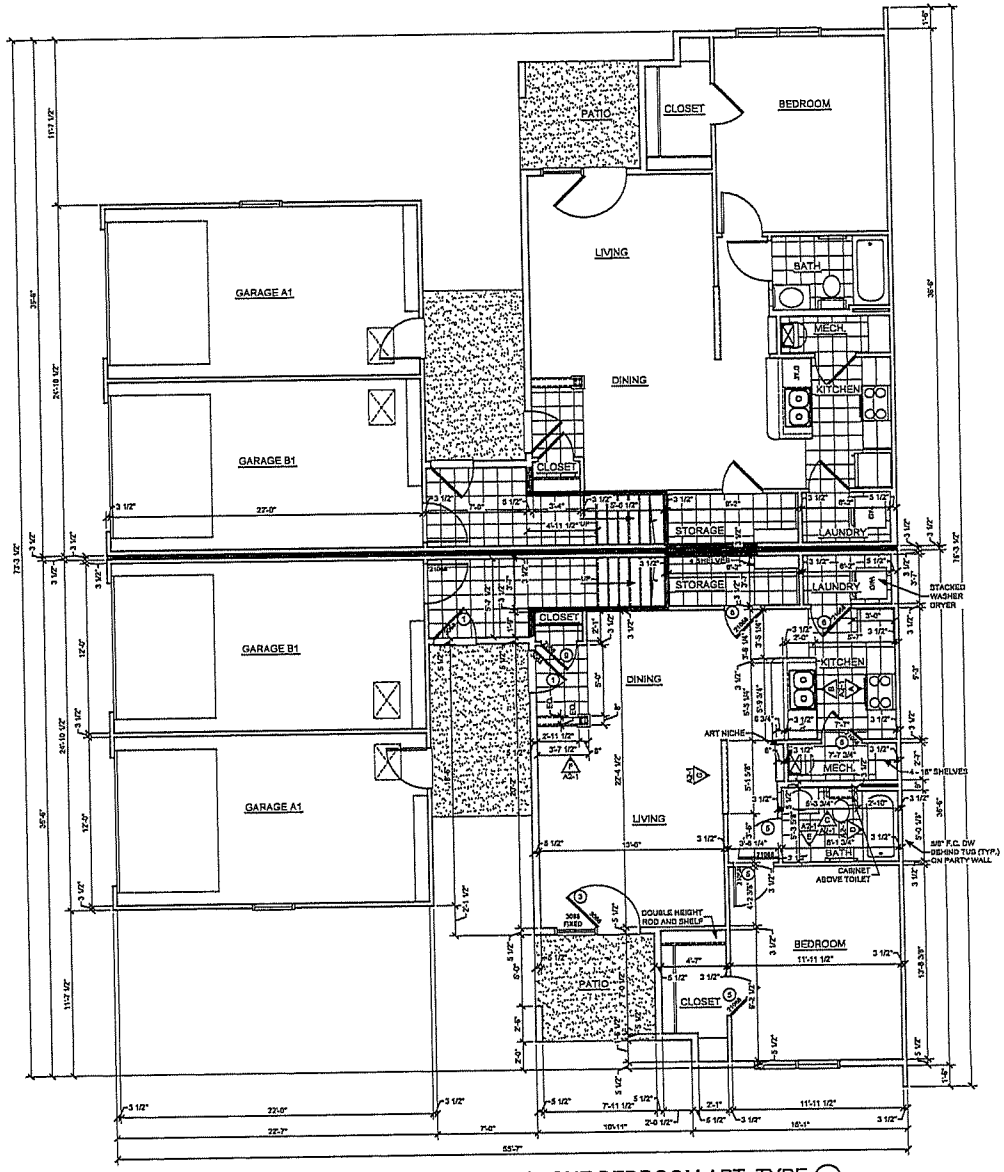
A2-1

2/28/2018 10:37:22 AM, ehanson



FIRST FLOOR PLAN - ONE BEDROOM APT. TYPE A1

SCALE: 1/4" = 1'-0"

NET LIVING AREA = 761 SQ. FT.
NET GARAGE = 284 SQ. FT.

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PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

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1/4" FLOOR PLANS
UNIT A1

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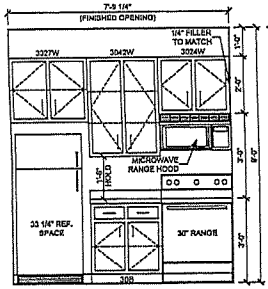
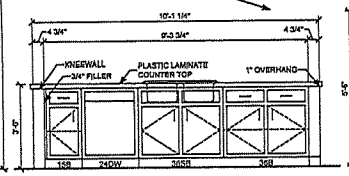
A2-2

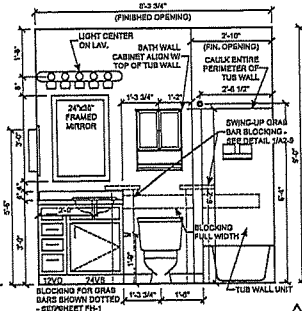
2/26/2018 10:21:55 AM, mhanson



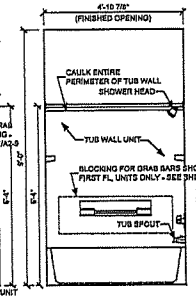
A KITCHEN ELEVATION (C & D)
SCALE: 1/2" = 1'-0"



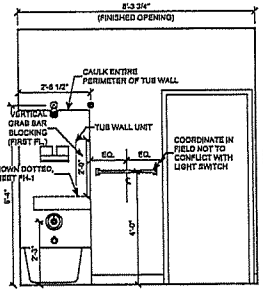
B KITCHEN ELEVATION (C & D)
SCALE: 1/2" = 1'-0"



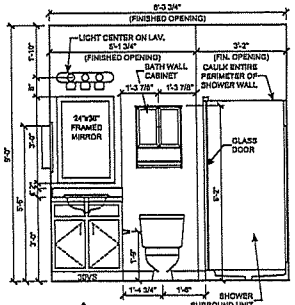
C BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



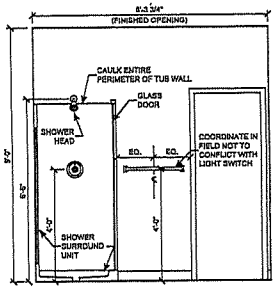
D BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



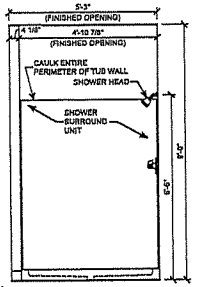
E BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



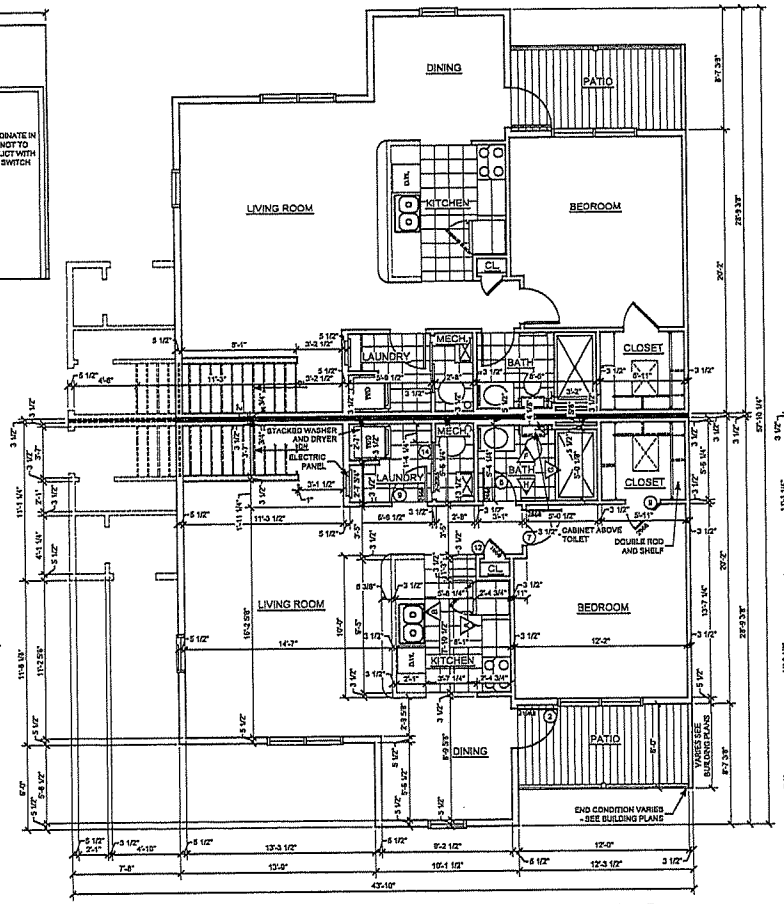
F BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



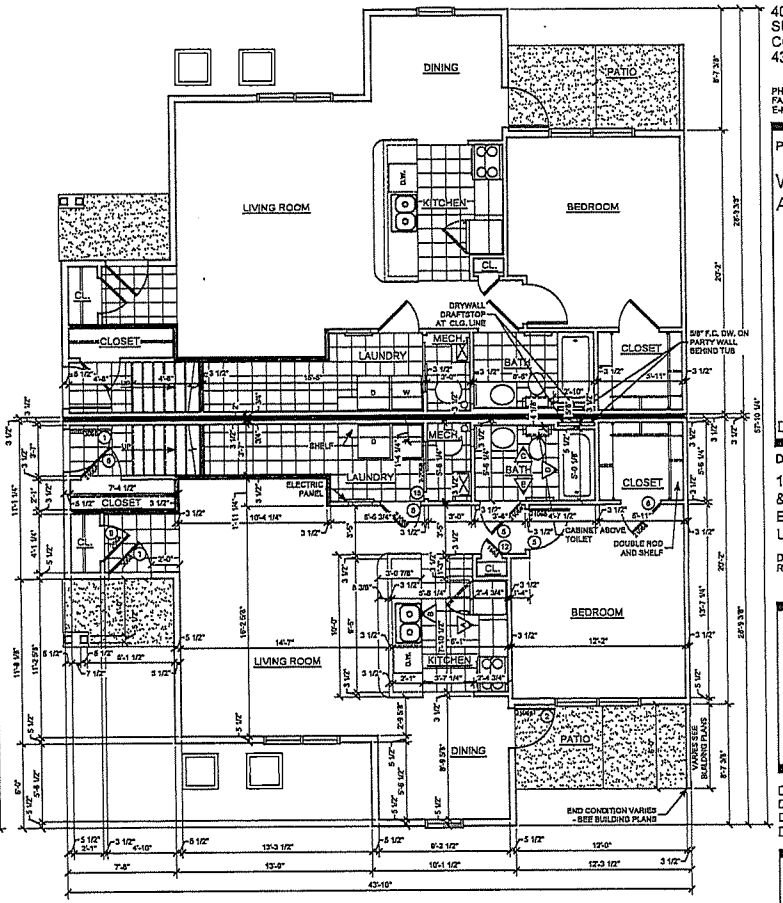
H BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



G BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



SECOND FLOOR PLAN - ONE BEDROOM GARDEN APT. TYPE D D1
SCALE: 1/4" = 1'-0"
NET LIVING AREA UNIT D & D1 = 803 SQ. FT.



FIRST FLOOR PLAN - ONE BEDROOM GARDEN APT. TYPE C
SCALE: 1/4" = 1'-0"
NET LIVING AREA = 846 SQ. FT.

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ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

1/4" FLOOR PLANS & INTERIOR ELEVATIONS UNITS C, D & D1

DATE:
REVISED:

GEORGE J. KONTOGIANNIS, LICENSE #3734
EXPIRATION DATE 12/31/2019

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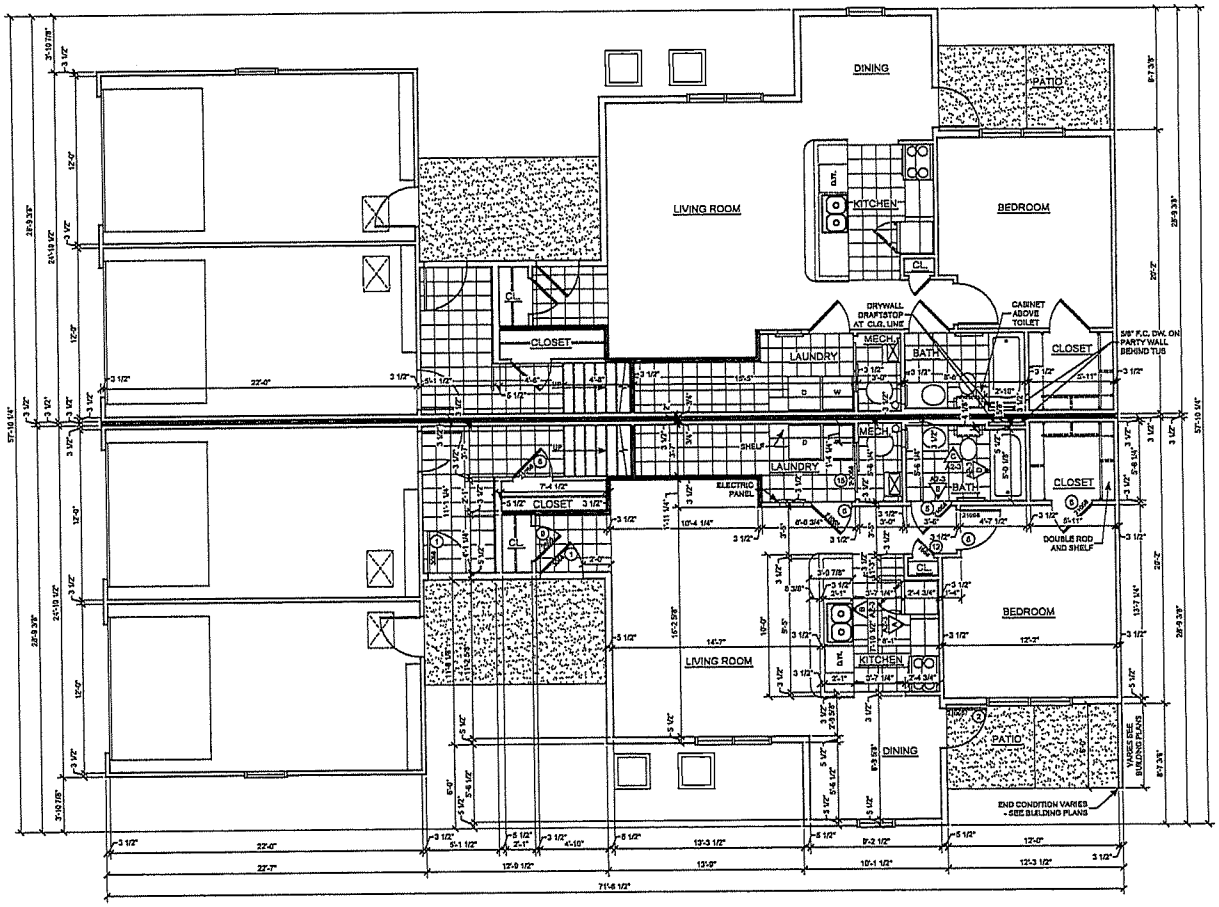
A2-3

2/13/2018 10:27:09 AM, ehoryan



FIRST FLOOR PLAN - ONE BEDROOM GARDEN APT. TYPE C1

SCALE: 1/4" = 1'-0"

NET LIVING AREA = 627 SQ. FT.
NET GARAGE = 264 SQ. FT.

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

1/4" FLOOR PLANS
UNIT C1

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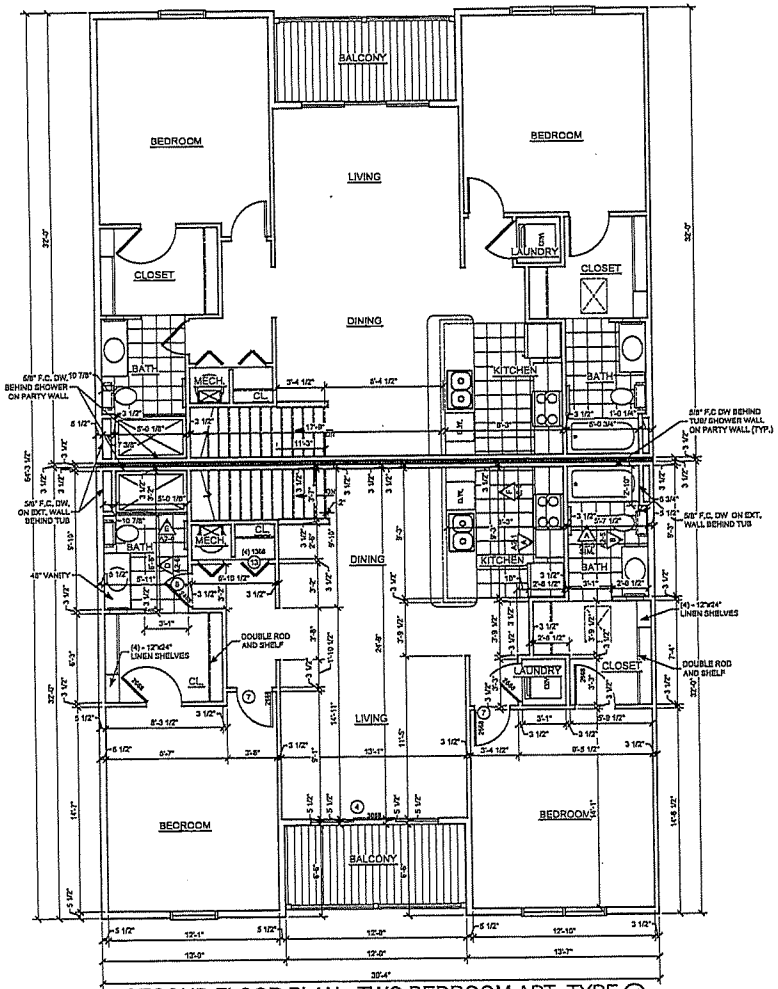
A2-4

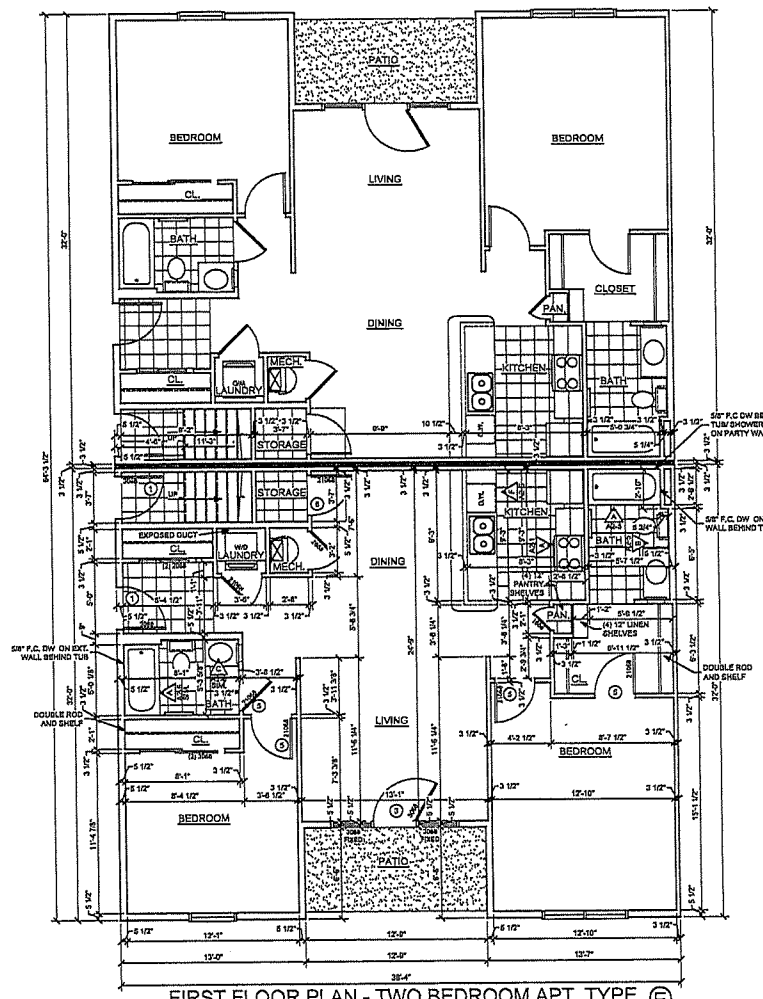
2/3/2018 10:27:12 AM, jrhannen



SECOND FLOOR PLAN - TWO BEDROOM APT. TYPE (F)

SCALE: 1/4" = 1'-0"

NET LIVING AREA = 1,116 SQ. FT.



FIRST FLOOR PLAN - TWO BEDROOM APT. TYPE (E)

SCALE: 1/4" = 1'-0"

NET LIVING AREA = 1,078 SQ. FT.

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400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2003
FAX: 614-224-4738
E-MAIL: architects@koniogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

1/4" FLOOR PLANS
UNITS E & F

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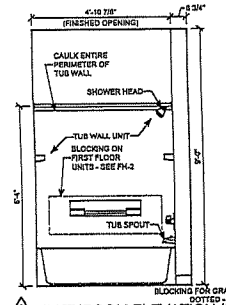
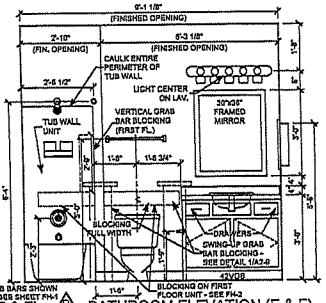
A2-5

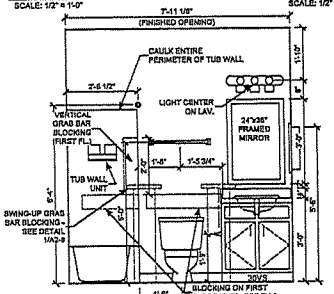
2/23/2018 10:27:15 AM, mkarman



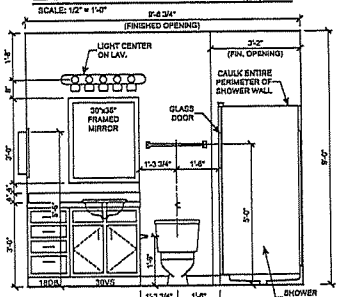
A BATHROOM ELEVATION (E & F)
SCALE: 1/2" = 1'-0"



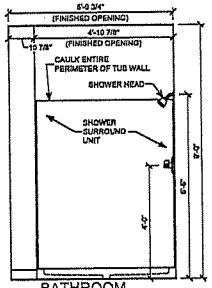
B BATHROOM ELEVATION (E & F)
SCALE: 1/2" = 1'-0"



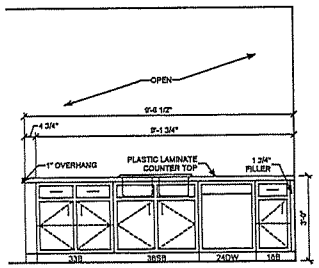
C BATHROOM ELEVATION (E)
SCALE: 1/2" = 1'-0"



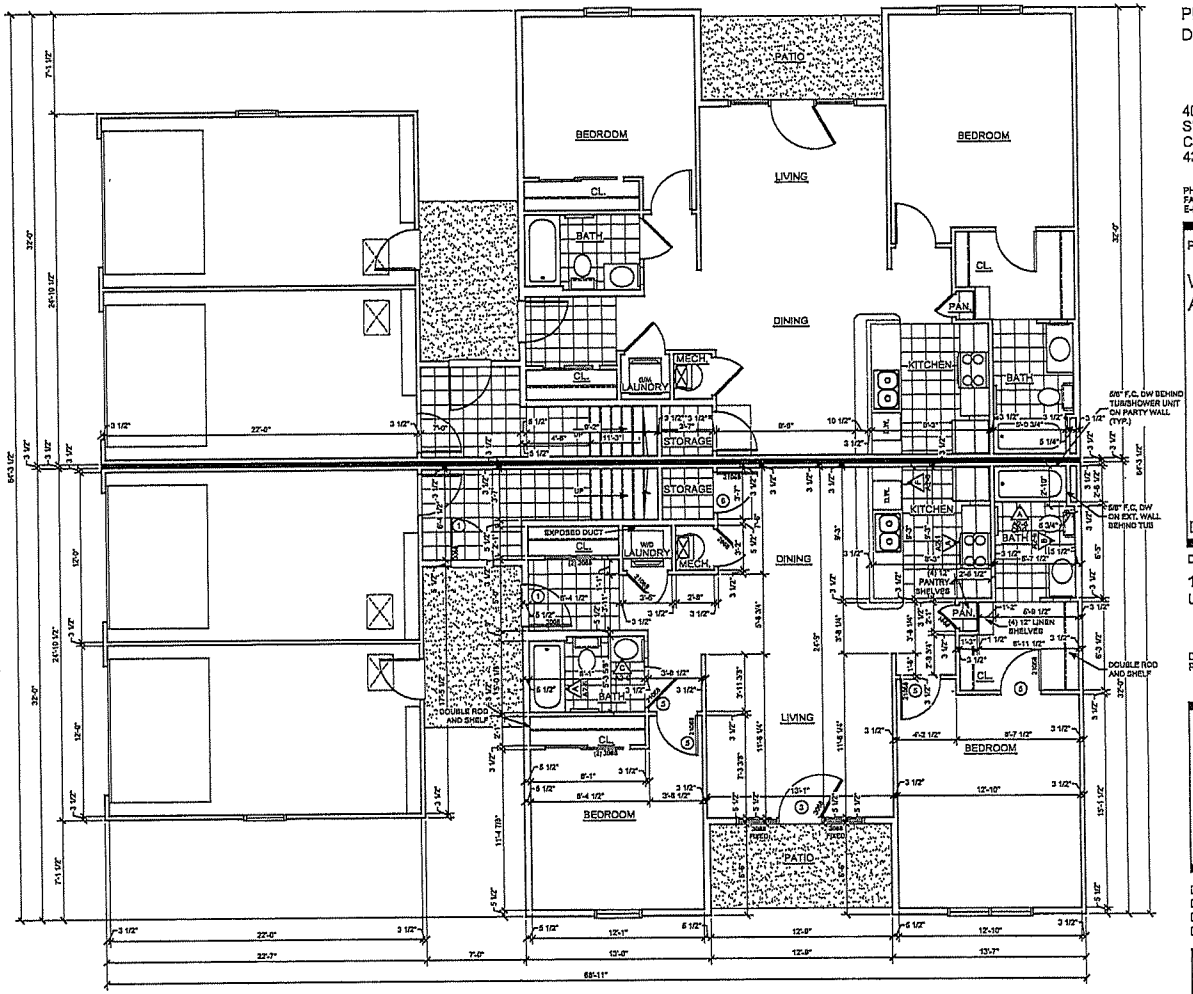
D BATHROOM ELEVATION (E & F)
SCALE: 1/2" = 1'-0"



E BATHROOM ELEVATION (E & F)
SCALE: 1/2" = 1'-0"



F KITCHEN ELEVATION (E & F)
SCALE: 1/2" = 1'-0"



FIRST FLOOR PLAN - TWO BEDROOM APT. TYPE E1
SCALE: 1/4" = 1'-0"
NET LIVING AREA = 1,079 SQ. FT.
NET GARAGE = 284 SQ. FT.

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

1/4" FLOOR PLAN
UNIT E1

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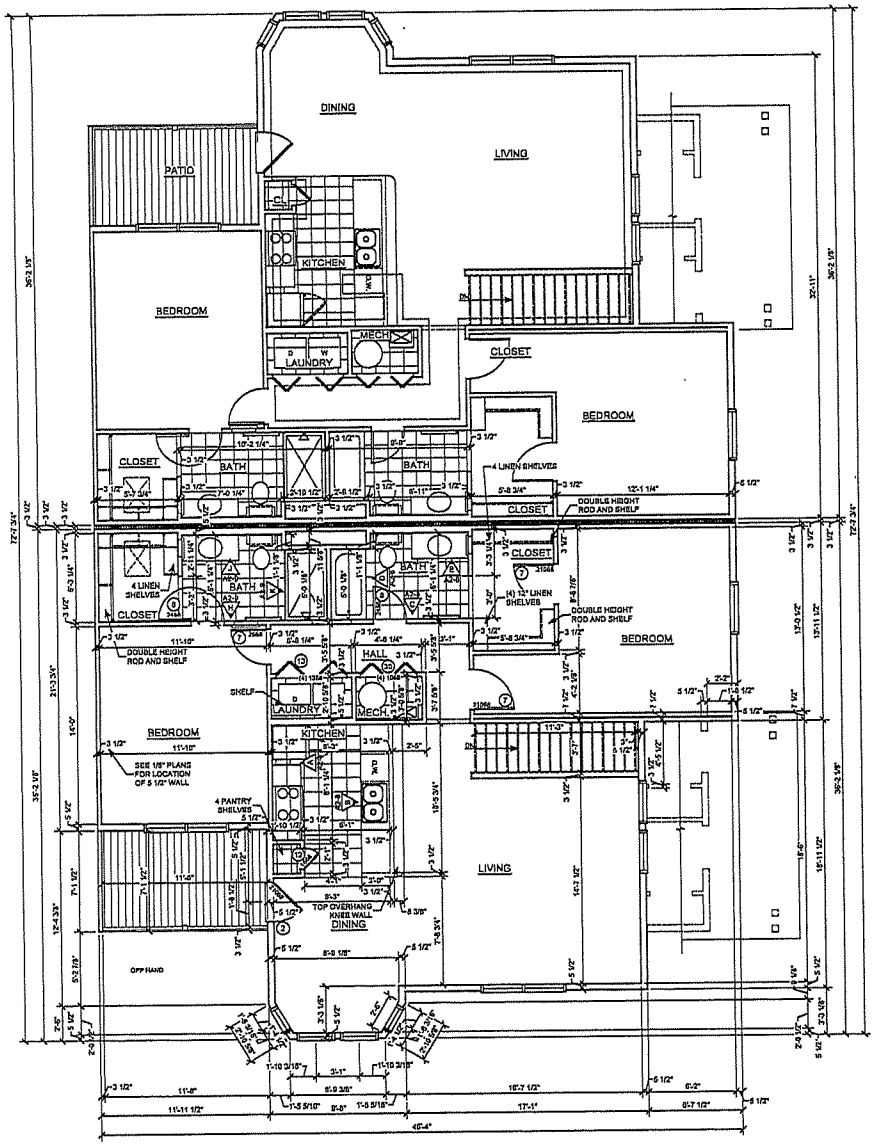
A2-6

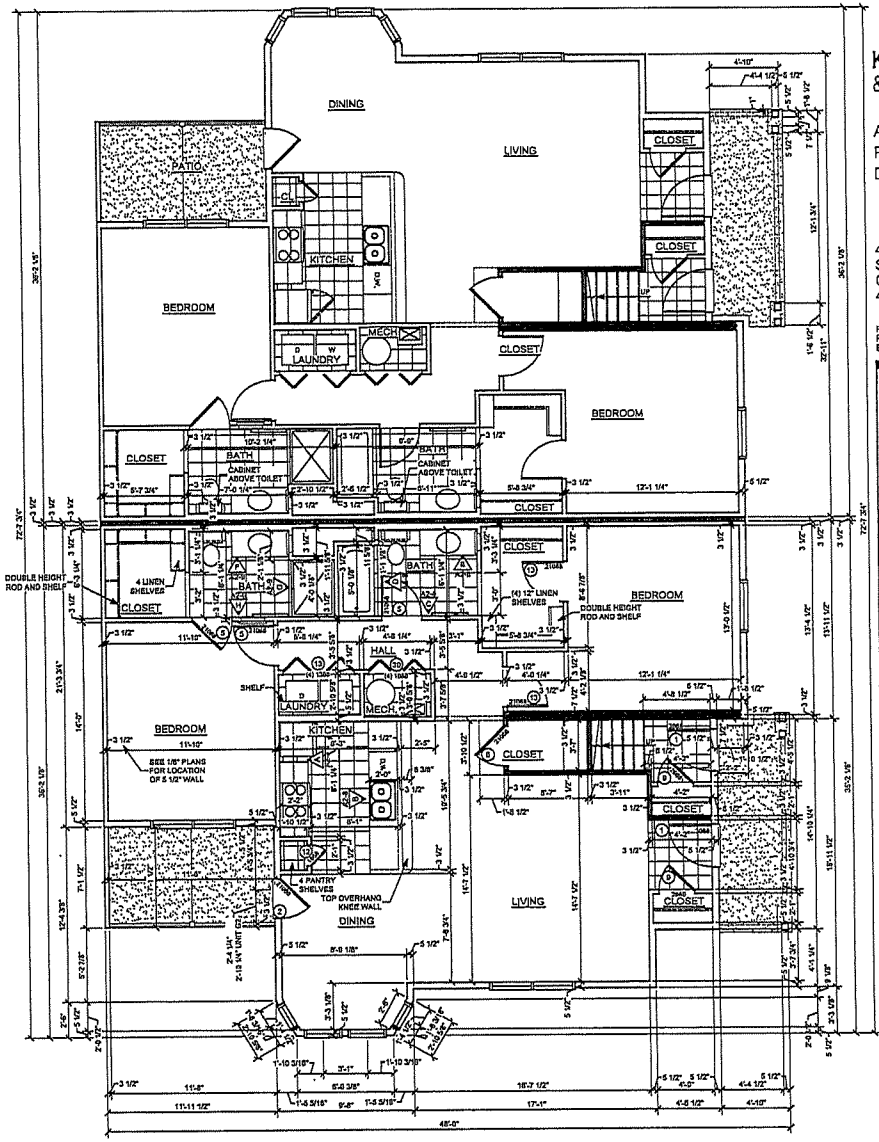
2/28/2018 10:21:18 AM, ehanson



SECOND FLOOR PLAN - TWO BEDROOM GARDEN APT. TYPE (H)

SCALE: 1/4" = 1'-0"

NET LIVING AREA = 1,194 SQ. FT.



FIRST FLOOR PLAN - TWO BEDROOM GARDEN APT. TYPE (G)

SCALE: 1/4" = 1'-0"

NET LIVING AREA = 1,210 SQ. FT.

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400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

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DRAWING TITLE:

1/4" FLOOR PLANS UNITS G & H

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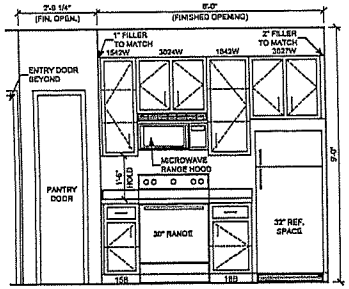
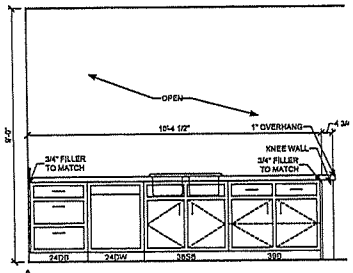
A2-7

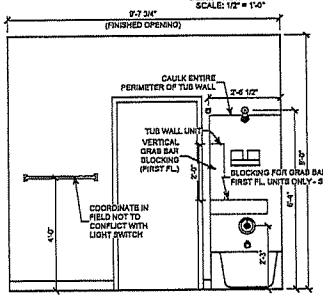
2/12/2018 10:21:21 AM, mhunter



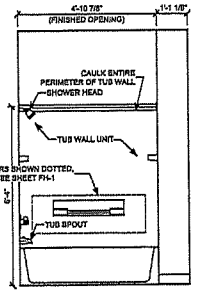
A KITCHEN ELEVATION (G, G1, H & H1)
SCALE: 1/2" = 1'-0"



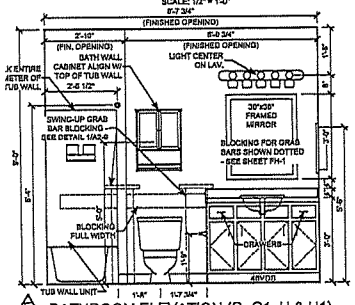
B KITCHEN ELEVATION (G, G1, H & H1)
SCALE: 1/2" = 1'-0"



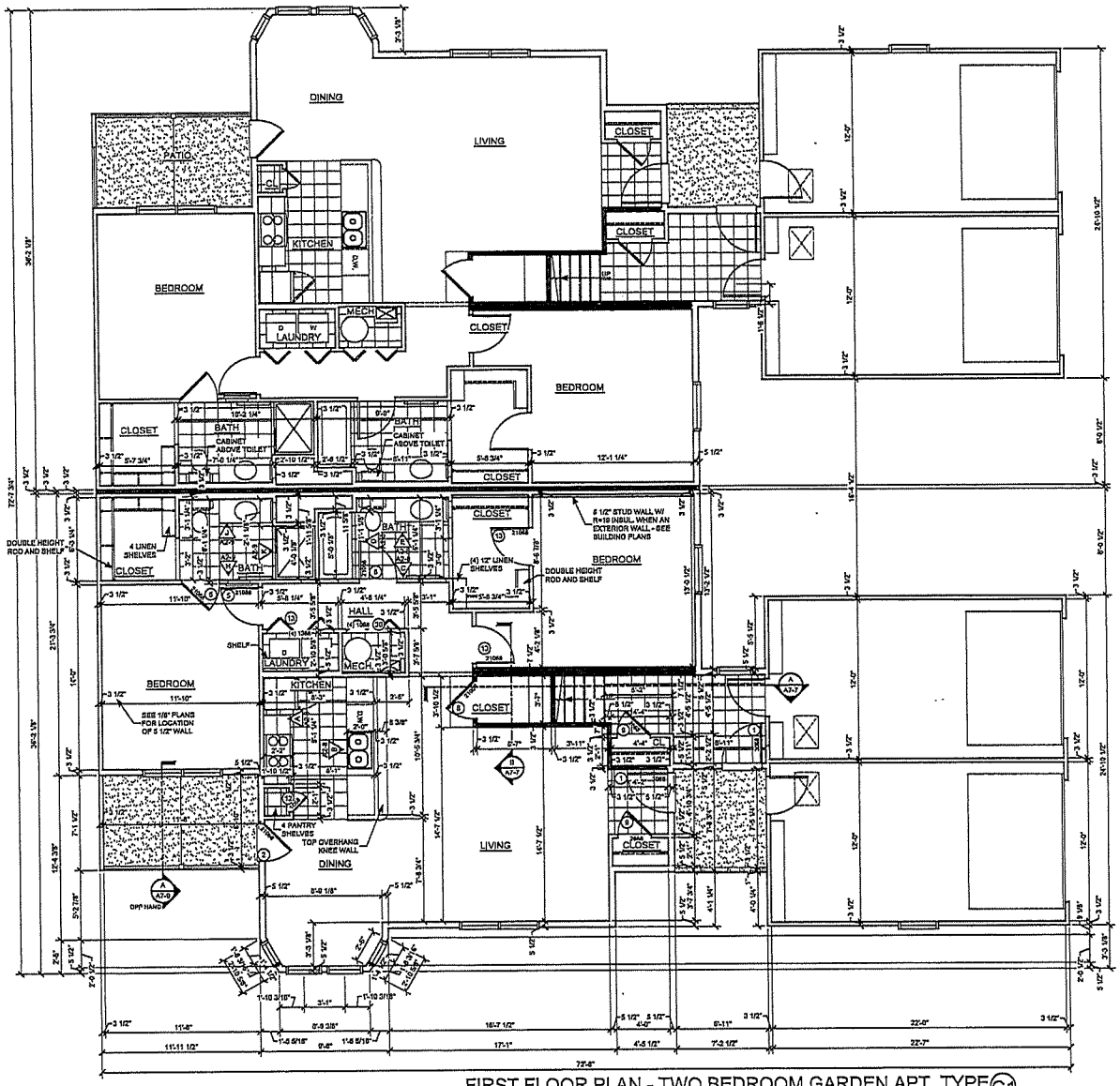
C BATHROOM ELEVATION (G, G1, H & H1)
SCALE: 1/2" = 1'-0"



D BATHROOM ELEVATION (G, G1, H & H1)
SCALE: 1/2" = 1'-0"



E BATHROOM ELEVATION (G, G1, H & H1)
SCALE: 1/2" = 1'-0"



FIRST FLOOR PLAN - TWO BEDROOM GARDEN APT. TYPE G1
SCALE: 1/4" = 1'-0"
NET LIVING AREA = 1,210 SQ. FT.
NET GARAGE = 264 SQ. FT.

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

1/4" FLOOR PLANS UNITS G1

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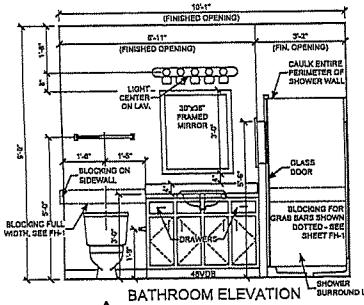
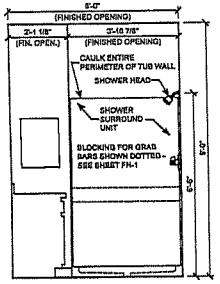
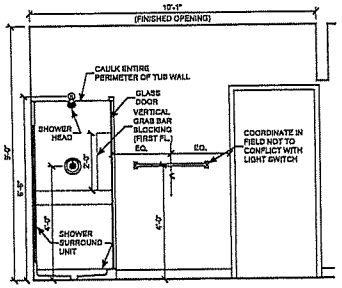
2/7/2018 10:27:25 AM, jchanson



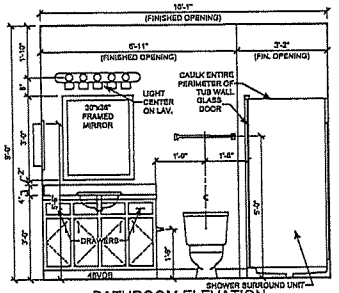
BATHROOM ELEVATION (G & G1)
SCALE: 1/2" = 1'-0"



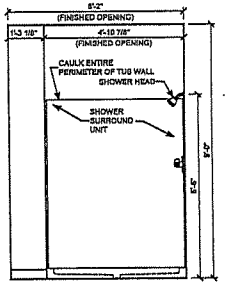
BATHROOM ELEVATION (G & G1)
SCALE: 1/2" = 1'-0"



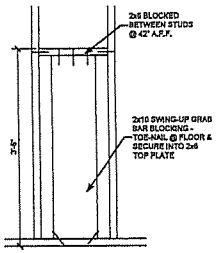
BATHROOM ELEVATION (G, G1, H & H1)
SCALE: 1/2" = 1'-0"



BATHROOM ELEVATION (G, G1, H & H1)
SCALE: 1/2" = 1'-0"



BATHROOM ELEVATION (H & H1)
SCALE: 1/2" = 1'-0"



BLOCKING DETAIL 1
SCALE: 1" = 1'-0"

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

1/4" FLOOR PLANS UNITS H1

DATE:
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EXPIRATION DATE 12/31/2018

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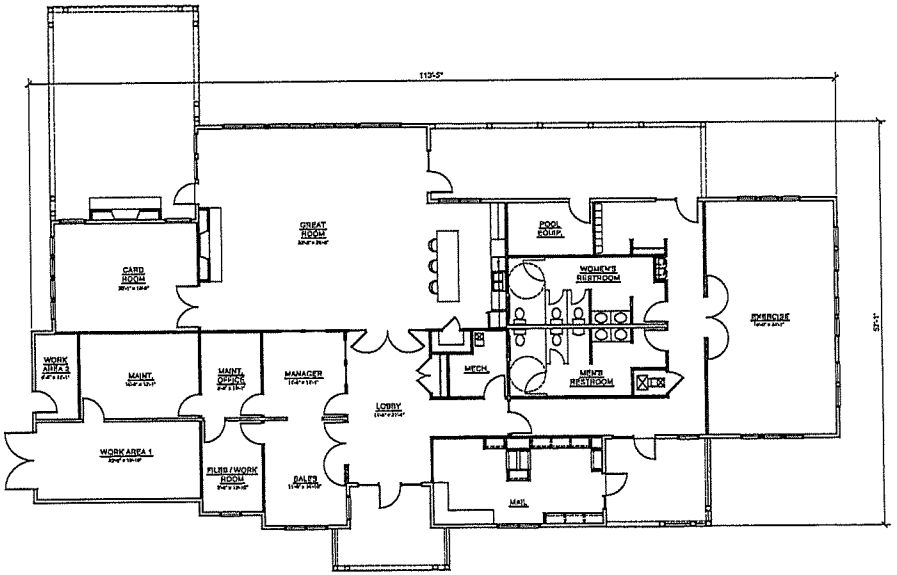
A2-9

2/26/2018 10:27:29 AM, ehanson



NORTH

CLUBHOUSE BUILDING PLAN

SCALE: 1/8" = 1'-0"

TOTAL GROSS AREA OF CLUBHOUSE BUILDING = 4,945 SQ.FT.

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

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WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

CLUBHOUSE BUILDING PLAN

DATE:
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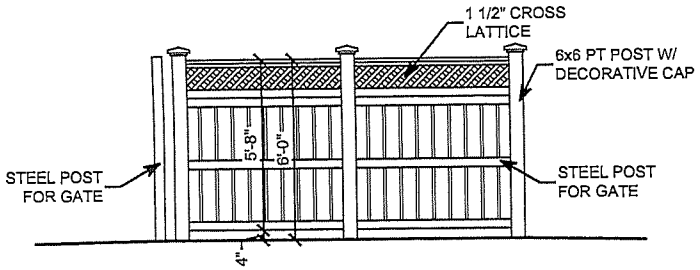
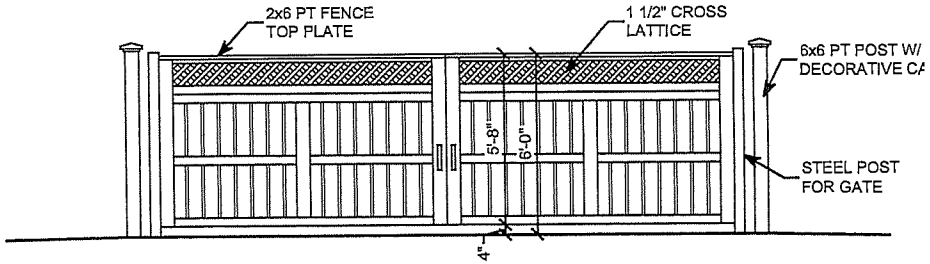
A1-1C

2/28/2018 10:35:16 AM, shawnan



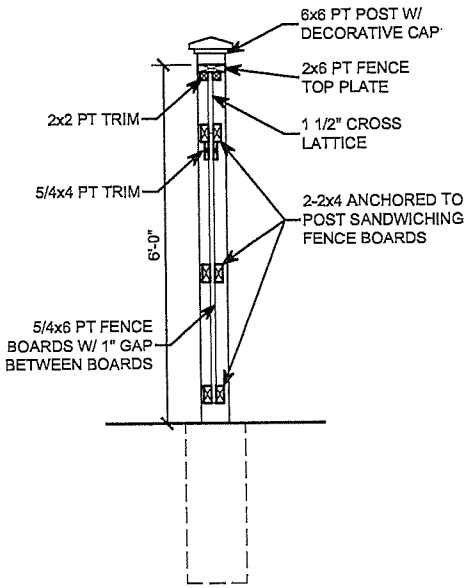
TRASH ENCLOSURE SIDE ELEVATION

SCALE: 1/4" = 1'-0"



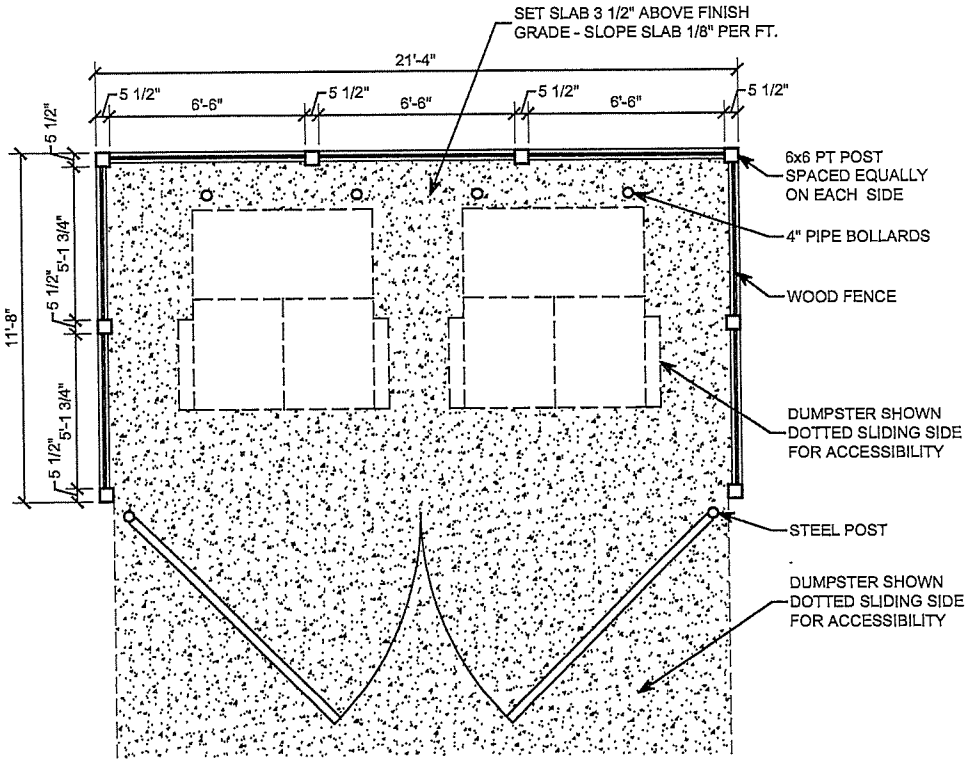
TRASH ENCLOSURE FRONT ELEVATION

SCALE: 1/4" = 1'-0"



WOOD FENCE DETAIL

SCALE: 1/2" = 1'-0"



TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

PROJECT:
WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:
TRASH ENCLOSURE PLAN

DATE:
REVISED:

STATE OF OHIO
GEORGE J. KONTOGIANNIS
3784
REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS, LICENSE #3784
EXPIRATION DATE 12/31/2018

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- ☐ DESIGN SET
- ☐ ZONING SET 01/03/2018
- ☐ BID SET
- ☐ CONSTRUCTION SET

2/15/2018 6:28:42 PM, plarsen

EST 1808

CITY OF

DELAWARE

OHIO

PREVIOUSLY RECEIVED PUBLIC COMMENTS

From: Lisa Keller
To: Elaine McCloskey
Subject: FW: Questions for the rezoning hearing of the parcel next to Adalee Park development.
Date: Tuesday, February 06, 2018 3:27:02 PM

Please forward to planning commission and council please.

***Also, can I get an answer to the question of when public notice was legally needed to be given and what date signs were placed, letters were mailed, etc. so I can get back to Mr. Henderson.

Thank you,
Lisa M. Keller
City of Delaware
Council Member; 2nd Ward
(740) 203-1013
lkeller@delawareohio.net

From: Mark Henderson [mark@methinkinc.com]
Sent: Tuesday, February 06, 2018 1:37 PM
To: Lisa Keller
Subject: Questions for the rezoning hearing of the parcel next to Adalee Park development.

*****ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*****

Lisa,

I would like to thank you for gathering some questions and coordinating people before the planning meeting. The first news I heard about this was on Saturday and there were no details that were available online to even for an opinion. It seems like sending a piece of mail that arrives Saturday three business days before the meeting with no real information seems like someone is trying to push the project through without anyone being able to have time to develop an opinion and form a cogent response.

Tamy has been doing the research and found your meeting notice online and sent me your email address.

Some questions I would like to have answered:

Is 3 business days before the meeting for a first and final determination really considered appropriate public notice?
Why were there not sufficient details available online with a link in the notice to actually allow affected parties to research the project and form a realistic opinion?
What is the precedent to rezoning this type of land. The density of the proposed apartments seems to be very high and out of character for the surrounding planned developments?
What research has been done to make sure that south houke can support the additional traffic? There are already problems with speeding and visibility that makes exiting Adalee Park challenging

already. I cannot imagine adding another 360 vehicles in a 12 acre parcel would be possible without some form of traffic control.
What are the floor plans and expected rents of the apartments? Is the value of the property going to be in line with the existing development?
How are they going to control traffic through the back street of Adalee Park to prevent turning it into an artery for traffic to 36?
Who is the developer and why do they not have a web presence to help research their work? It seems like they are secretive while working in the public space.

I am sure there are many more questions and I look forward to talking with other people about this.

Where is the meeting tonight? Are there directions posted somewhere?

Thanks you for spear heading this effort.

Mark Henderson
108 Diverston Way
Delaware OH 43015

This message may contain confidential and/or proprietary information and is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited.

From:	Lisa Keller
To:	Elaine McCloskey
Subject:	FW: Willowbrook Apartments Hearing
Date:	Tuesday, February 06, 2018 3:28:34 PM

Please forward to planning commission/city council

Lisa M. Keller
City of Delaware
Council Member; 2nd Ward
(740) 203-1013
lkeller@delawareohio.net

From: Patel, Dave P. [Dave.Patel@ohiohealth.com]
Sent: Tuesday, February 06, 2018 10:38 AM
To: Lisa Keller
Subject: Willowbrook Apartments Hearing

*****ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*****

Lisa,

My name is Dave Patel and a very new resident of Delaware (less than 2 months) as we have built a brand new home in the Heatherton subdivision. Right across the street from the proposed project.

I just wanted to send you some questions that are running abuzz in my neighborhood as there is A LOT of concerns from residents in this area. Again, these are residents that are investing/have invested a tremendous amount of money in the new and upcoming West End of Delaware, the image that we "thought" was going to get better with more homes/condos, NOT apartments.

1. Why Rentals? Many people even those that I know that the city contacted them via snail mail thought this was an upscale condominium project. When did this decision change?
2. Are these government assistance/affordable housing dwellings? There was TREMENDOUS concerns that if this is the case many are willing to pay the 5 year tax penalty and move out of the development if this the case. This isn't something that Delaware would want when trying to change the image of the West End. Many brought upon public statistics/facts showing how crime and overall property value greatly decreases homes in the close vicinity of this kind of dwelling. I am one of these individuals that I can't say this hasn't crossed my mind...
3. Schooling? What is the plan to adjust for these mass influx of residents that have children and accommodate them in a school system that is already bursting at it seems?
4. If this is going to be an apartment complex, what is the proposed rent for the dwellings? "Luxury" Apartments?
5. Traffic influx? What are the plans to adjust for it?

Thanks for your time!

--Dave

Dave P. Patel, BS, BSN, RN
PACU- Recovery Nurse
Super User Clindoc/OpTime
OhioHealth Marion General Hospital
PACU: (740)-383-8753
Vocera: (740)-387-5888
Mobile: (614)-316-4313
E-Mail: Dave.Patel@ohiohealth.com

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From:	Lisa Keller
To:	Elaine McCloskey
Subject:	FW: Zoning
Date:	Tuesday, February 06, 2018 3:21:41 PM

Please forward to planning commission/city council -

Lisa M. Keller
City of Delaware
Council Member; 2nd Ward
(740) 203-1013
lkeller@delawareohio.net

From: Ashley Steele [achaney12@gmail.com]
Sent: Tuesday, February 06, 2018 2:28 PM
To: Lisa Keller
Subject: Zoning

*****ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*****

This is deeply concerning that this is even be considered for this neighborhood. Individuals work so hard to build these homes and allowing a multi-dwelling unit is an outrage. When will this issue get voted on? What would be the environmental impact? Traffic? Crime? What kind of housing would it be? The construction? The impact on the YMCA area and community splash pad? Why would the city even consider it? When will be the the next zoning meetings? What will happen to property values? Where do you live (does this even impact you or any council members making the decision?) I also would like to know if this information is going to be posted anywhere as I am concerned I will not be out of work in time to make it to the meeting tomorrow (2/7).

Thank you,
Ashley Steele

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2/7/18
Lisa Keller
Submitted

Willowbrook Apartments Density- 11.56 units/acre

The current plan before Planning Commission reflects a HIGHER DENSITY than any other standard apartment complex in the past 17+ years of Delaware's development history. The true reality may be longer than 17+ years but obtaining records prior to 2000 is difficult due to access limitations in a short time frame.

March 2017	Enclaves at Adalee	6.32 units/acre
Dec 2016	Burr Oak Commons	4.58 units/acre
August 2015	Village Gate- Phase 2	10 units/acre
Sept 2015	Quail Pass- Phase 2	6.3 units/acre
June 2013	Quail Pass- Phase 1	5.98 units/acre
Aug 2010	Meadows of Carson Farms	8.2 units/acre
March 2008	Arthur Place	8 units/acre
Nov 2005	Ravines at Olentangy	3.65 units/acre
Dec 2000	Troy Farms	10.6 units/acre

As a council representative to the area, I respectfully request the Planning Commission DENY the request to amend the zoning to increase the density of Willowbrook Apartments from the previously approved number of 8 units/acre to 11.56 units/acre as this change would be an unprecedented increase in density.

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2018-0026-0027
REQUEST: Multiple Requests
PROJECT: Willowbrook Apartments
MEETING DATE: February 7, 2018

APPLICANT/OWNER
Medrock
3895 Stoneridge Lane
Dublin, Ohio 43017

REQUEST
2018-0026: A request by Medrock, LLC for approval of a Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to Multi-Family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 36 acres on property zoned R-6 Multi-Family Residential District with a PUD (Planned Unit Development) Overlay.
2018-0027: A request by Medrock, LLC for approval of a Combined Preliminary and Final Development Plan to Multi-Family Area 3 of the existing Willowbrook Farm Tract for a 180 unit apartment complex on approximately 15.506 acres located on the northeast corner of Houk Road and DiGenova Way on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay).

PROPERTY LOCATION & DESCRIPTION
The proposed multi-family site encompasses 15.506 acres for the Combined Preliminary and Final Development Plan while the subarea zoning text amendments encompasses approximately 36 acres. Both sites are zoned R-6 PUD (Multi-Family Residential District with Planned Unit Development District) and the multi-family site is located on the northeast corner of Houk Road and DiGenova Way just north of the YMCA. The properties to the north are zoned R-3 PUD, the properties to the east and south are zoned R-3 PMU (One-Family Residential with a Planned Mixed Use Overlay District) and the properties to the west are zoned R-3 PRD (One-Family Residential with a Planned Residential Development District).

BACKGROUND/PROPOSAL

In October 1999, City Council approved a Rezoning Amendment (Ordinances 99-74 and 99–76 respectively) for the Willowbrook Farm Tract (Medrock LLC) on just over 281 acres from A-1 to PUD (Planned Unit Development). It included approximately 26 acres of retail, 17 acres of mixed commercial, 7 acres of two family, 73 acres of multi-family, 21 acres of light industrial and 137 acres of single family land.

In 2017, the City and Medrock, LLC, the applicant for the Zoning Text Amendment and Combined Preliminary and Final Development Plan, executed a settlement agreement (Ordinance 17-60) for several items including recognizing it may be necessary to make adjustments to approved development plans in the Willowbrook Farm Tract PUD Areas 3 and 4 pertaining to dwelling units. The adjustment would be pursued through the planning and development process under standard City approval procedures with the City and the applicant working together towards approval of the adjustments provided the net units decrease in number.

The developer is proposing a Development Text Amendment to the subject development for Areas 3 and 4. In the approved development text Area 3 is permitted 140 multi-family dwelling units while Area 4 is permitted 155 multi-family dwelling units. The developer is requesting to increase the dwelling units in Area 3 to 180 dwelling units (plus 40) and decrease Area 4 to 100 dwelling units (minus 55) for a total loss of 15 dwelling units over the entire Willowbrook Farm Tract. Thus, this decreases the density overall with each subarea commensurate with the proposed unit count.

Next, the developer is proposing to construct 180 apartment units in 12 buildings on the approximate 15.506 acre site. Of the 180 units, 68 units would be one bedroom units while the remaining 112 units would be two bedroom units. The site would have full access curbs cuts from Houk Road and DiGenova Way while the interior looped street network would be private. In the center of the development would be a community building with a pool, a retention pond and several amenities. There is an existing bike path along Houk Road that connects this site with the City bike path network.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the zoning for the subject site is R-6 PUD which would require a Development Text Amendment and Preliminary and Final Development Plan to be approved by the Planning Commission and City Council.

  In Area 3, the approved development text (Ordinances 99-74 and 99-76) permits 140 multi-family dwelling units with the buildings clustered in a campus style arrangement allowing for site specific open spaces. The original concept plan and PUD text included ranch-style one story apartments or two story garden and/or townhouse units. However, the text clearly indicates they were conceptual and that amendments would be expected over anticipated build out period. The text specifically allows multi-family, multi-story apartments as proposed.

  The requested reduction of density by 15 dwelling units and reallocation of density from Area 4 (minus 50 dwelling units for a total of 100 dwelling units) to Area 3 (plus 40 units for a total of 180 dwelling units) would achieve compliance with the majority of planning principals and theories. From a practical perspective in this case, the additional 40 units in Area 3 would be located closer to an arterial street (Houk Road), adjacent to an industrial zoned properties across Houk Road and a future City park to the west, a community park, YMCA and Ohio National Guard Facility to the south and a City park to the east and a single family subdivision to the north (Adalee Park) while Area 4 is located next to a single family subdivision to the east (Sunnyview Farms), a single family subdivision to the north (Carson Farms and future Willowbrook Farm single family housing), a City park to the west and to the south across the railroad track are industrial uses. Therefore from a land use perspective, Area 3 would likely be less intrusive than Area 4 to be able to accommodate units, if buffering to the north of Area 3 is enhanced adjacent to the single family subdivision (Adalee Park). Additionally, the applicant has indicated the 100 units in Area 4 are likely to be landominium style units. If the present case is not approved, Area 4 is likely to be 155 standard multi-family units.

- **GENERAL ENGINEERING:** The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.

- **ROADS AND ACCESS:** The apartment complex would have full movement curb cut access from Houk Road and DiGenova Way that would extend into a private loop street that would have to be constructed to public standards or equivalent as approved by the City Engineer. There would be no access into the apartment complex from Boulder Drive. The proposed private looped street is 24 feet wide with apartment buildings and parking spaces located on each side of the street. Boulder Drive would not be extended to Houk Road until the proposed continuation of the Adalee Park subdivision is developed which is likely in the near future. In conclusion, the entire development would have to achieve compliance with the minimum engineering, public works and fire department requirements. Furthermore, the name of private drives shall be submitted and approved by the City and appropriate agencies.

- **PEDESTRIAN CONNECTIVITY:** External and internal pedestrian connectively are proposed within the development. The development would connect to the existing bike path along Houk Road fronting the site that would connect into the City bike path network. A sidewalk would be required along the DiGenova Way frontage of the site. The developer is proposing an internal private sidewalk network to connect buildings, parking lots and all the amenities along with an internal connection with the City nature preserve park to the east.

- **SITE CONFIGURATION:** As mentioned earlier, there are two full movement curb cuts from Houk Road and DiGenova Way respectively that would extend into a private loop street configuration with apartment buildings and parking spaces loaded on both sides of the looped street. The subject development has 372 parking spaces provided while 360 parking spaces are required (2 spaces per dwelling unit based on 180 proposed dwelling units). Of 372 parking spaces, there are 277 street parking spaces, 60 parking spaces in attached garages (10 buildings) and 25 parking spaces in detached garages (5 detached garages) along with 10 handicap parking spaces.

The 180 units in 12 buildings would be divided into 68 one bedroom units and 112 two bedroom units. This equates to approximately 62% two bedroom units for the development. The one bedroom units would range in size from 808 square feet to 882 square feet while the 2 bedroom units would range in size from 1,111 square feet to 1,275 square feet. A community building and office with several amenities including a pool with a deck, bocce ball courts, residential garden plots, electric car charging stations and a retention pond with a fountain is located in the center of the property. A dog park is located just north of the community building between two detached parking garages. The site has five dumpster enclosures located throughout the development. The dumpster enclosures shall be constructed of brick or stone to match the buildings and have wood doors painted to match. A retention pond with a fountain is located north of the main entrance along Houk Road.

- **BUILDING DESIGN:** The proposed 12 buildings have 9 different elevations with variation but uniformity of architectural design style and features that create a compatible and aesthetically pleasing development with mostly an earth tone brown and tan color pallet. All the buildings are two- story with a maximum height of 35 feet with the following building materials: 1). Exterior walls – face brick, vinyl lap siding, gables/vinyl shakes; 2). Dimensional shingles; 3). Vinyl and metal windows with some vinyl shutters; 4). Aluminum and metal fascia, gutters, downspouts and balcony and porch rails; 5). Insulated metal or fiberglass doors; 6). Wood or prefinished metal post and columns; and 7).Fiberglass, wood, plastic or other manufactured miscellaneous trim. The proposed building materials achieve compliance with the approved development text. However staff would ask the applicant to consider including some limestone (cultured stone) on the buildings that would be constructed of Delaware blue vein limestone or equivalent as approved by staff to be consistent with other recently approved projects.
- **LANDSCAPING & SCREENING:** The applicant is proposing a comprehensive landscape plan that includes public and private street trees, shade trees, front foundation landscaping and perimeter mounding and buffering. The frontage of the public streets require street and front yard trees. Although the proposed street and shade trees along Houk Road are appropriate per the zoning code, the proposed mounding height and undulation and tree mix of deciduous and evergreen trees shall be consistent with the existing mounding north of this site to achieve compliance with the approved mounding and landscape plan of the entire Houk Road corridor of the Willowbrook Farms Tract development while ensuring proper site distance at the main intersection. Along DiGenova Way 10 street trees and 8 front yard streets are required and are provided but staff would recommend a 2 to 3 foot high undulating mound to supplement the proposed buffer. Along Boulder Drive 22 street trees and 18 front yard trees are required and provided. The developer is proposing a five foot high mound from the retention pond east past the first building and an approximate 3 to 4 foot high mound from that point to the eastern property line. Because the northern property line is adjacent to a single family subdivision to the north (Adalee Park), staff recommends a consistent minimum 5 to 6 foot high mound with minimum 6 foot high evergreen trees, planted in staggered row configuration, at installation to provide a continuous screen and be consistent with other recently approved multi-family development adjacent to single family homes. The interior of the site appears to have the required amount of street and interior parking lot trees that creates a public street tree appearance throughout the development. Also each building would have foundation planting to achieve compliance with the zoning code. All landscape plans shall be reviewed and approved by the Shade Tree Commission.
- **TREE REMOVAL & REPLACEMENT:** The developer indicated 380 caliper inches of qualified trees (6 inches caliper or larger) would be removed in the proposed development. The applicant is proposing to install 90- 3 inch caliper trees which would equal 270 caliper inches. This would still yield a shortfall of 110 caliper inches. Therefore to achieve compliance with Chapter 1168 Tree Preservation Regulations, the developer would have to plant additional trees on this site or another qualifying site or pay the City $11,000 (110 caliper inches x $100 per caliper inch) or a combination of both.
- **GATEWAYS & CORRIDORS PLAN:** Any ground signage would have to achieve compliance with the zoning code requirements and the adopted Gateways and Corridors Plan.
- **LIGHTING:** The applicant submitted a lighting plan that identifies 53 black light poles fixtures that are 14.50 feet high located throughout the development. Also, there would be some building lights on the apartment buildings, community building and detached garages. The lighting plans would not achieve compliance with the minimum zoning requirements and be approved by the Chief Building Official.

- **REFUSE SERVICE:** The developer is requesting dumpster service for the entire development utilizing five dumpsters located throughout the development. However per the City Engineer the subject development shall subscribe to City refuse collection and achieve compliance with all Public Works requirements.

STAFF RECOMMENDATION (2018-0026 – ZOING TEXT AMENDMENT)
Staff recommends approval of a request by Medrock, LLC of a Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to Multi-Family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 36 acres on property zoned R-6 Multi-Family Residential District with a PUD (Planned Unit Development) Overlay, with the follow conditions that:

1. The maximum amount of multi-family dwelling units permitted in Area 3 shall not exceed 180 dwelling units.
2. The maximum amount of multi-family dwelling units permitted in Area 4 shall not exceed 100 dwelling units.
3. The remainder of the requirements of Ordinances 99-74 and 99-76 shall remain in full effect.

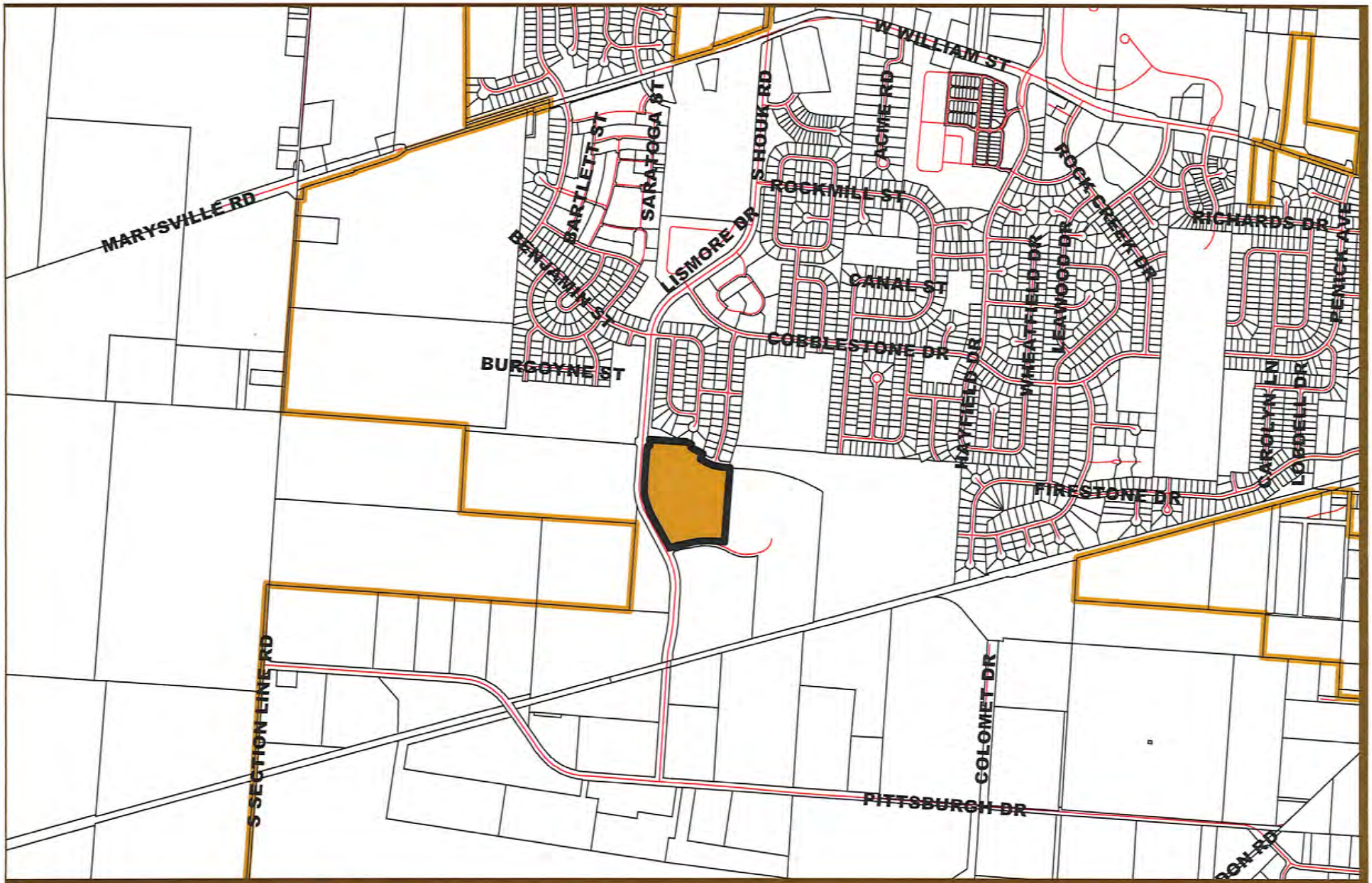
STAFF RECOMMENDATION (2018-0027 – COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN)
Staff recommends approval of a request by Medrock, LLC for approval of a Combined Preliminary and Final Development Plan to Multi-Family Area 3 of the existing Willowbrook Farm Tract for a 180 unit apartment complex on approximately 15.506 acres located on the northeast corner of Houk Road and DiGenova Way on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay), with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The Boulder Drive right of way adjacent to the subject site shall be dedicated per the City Engineer.
3. The proposed apartment buildings shall achieve compliance with the design standards of the approved development text and the submitted Final Development Plan. Any limestone on the buildings shall be constructed of Delaware blue vein limestone or equivalent as approved by staff.
4. The dumpster enclosures shall be constructed of brick or stone to match the buildings and have wood doors painted to match.
5. A proposed mound at the same height and undulation with the same tree mix of deciduous and evergreen trees and shall be installed along Houk Road to be consistent with the existing mounding north of this site to achieve compliance with the approved mounding and landscape plan of the entire Houk Road corridor of the Willowbrook Farms development and to ensure adequate site distance is achieved.
6. A 2 to 3 foot high undulating mound shall be installed along DiGenova Way to supplement the proposed street and front yard trees on the landscape plan.
7. A continuous minimum 5 to 6 foot high mound with minimum 6 foot high evergreen trees, planted in a staggered row configuration, at installation shall be installed along the northern property line to provide a continuous screen to adjacent to single family subdivision (Adalee Park) All landscape plans shall be reviewed and approved by the Shade Tree Commission.
8. The applicant shall make a payment of $11,000 in lieu of planting trees or plant more trees on this site or another qualifying site or a combination of both to achieve compliance with the Tree Preservation Regulations in Chapter 1168.

9. Any ground signage shall achieve compliance with the minimum zoning code requirements and adopted Gateways and Corridor Plan.
10. The private street names shall be submitted and approved by the City and other appropriate agencies.
11. The entire development shall achieve compliance with the Fire Department and Public Works development final requirements after the final review is complete.
12. The entire development shall subscribe to City refuse collection and achieve compliance with all Public Works requirements.

COMMISSION NOTES:

FILE:
ORIGINAL: 1/2/18
REVISED:



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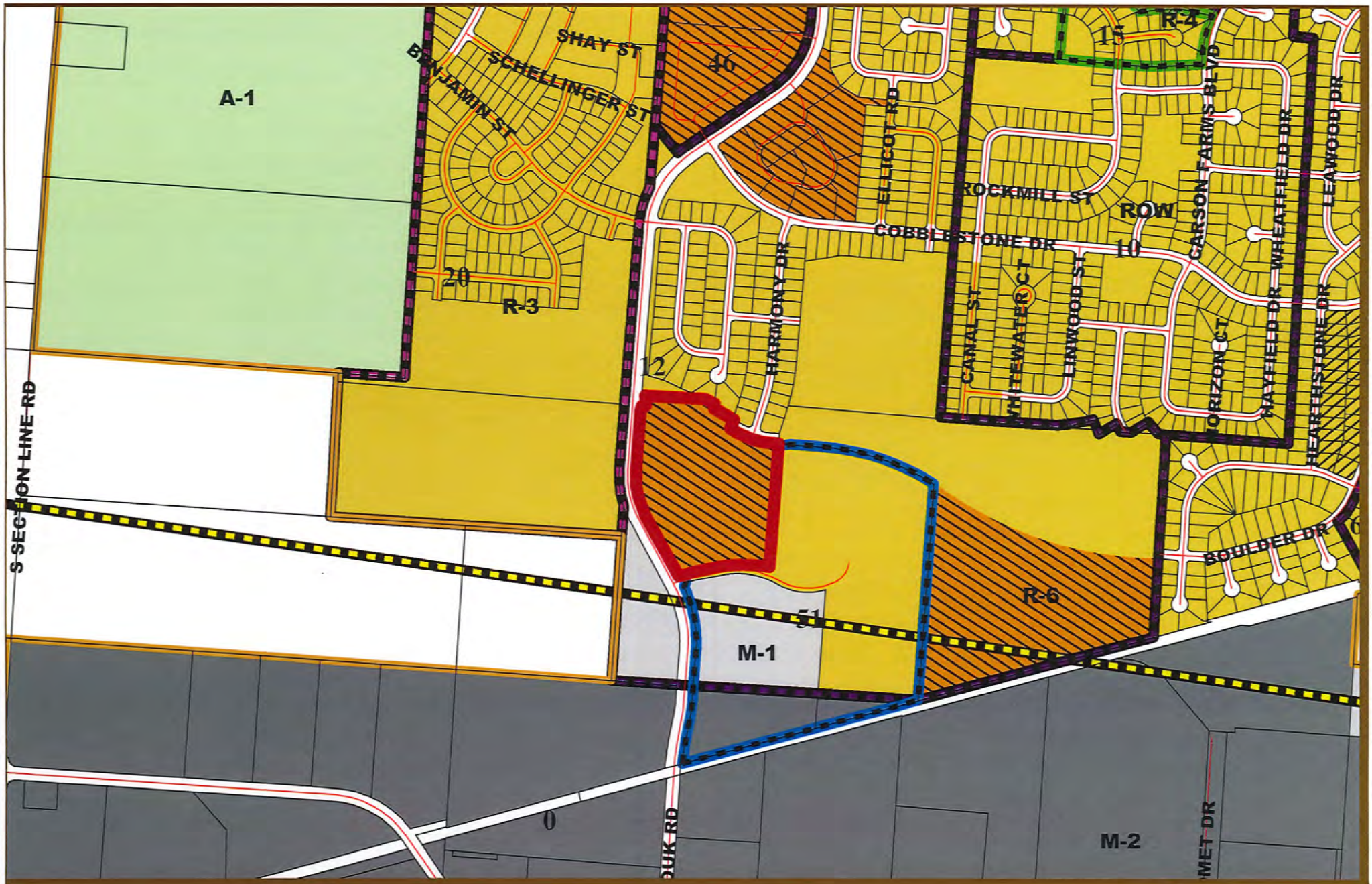
2018-0027
Combined Preliminary and Final Development Plan
Willowbrook Apartments - Houk Road
Location Map

N



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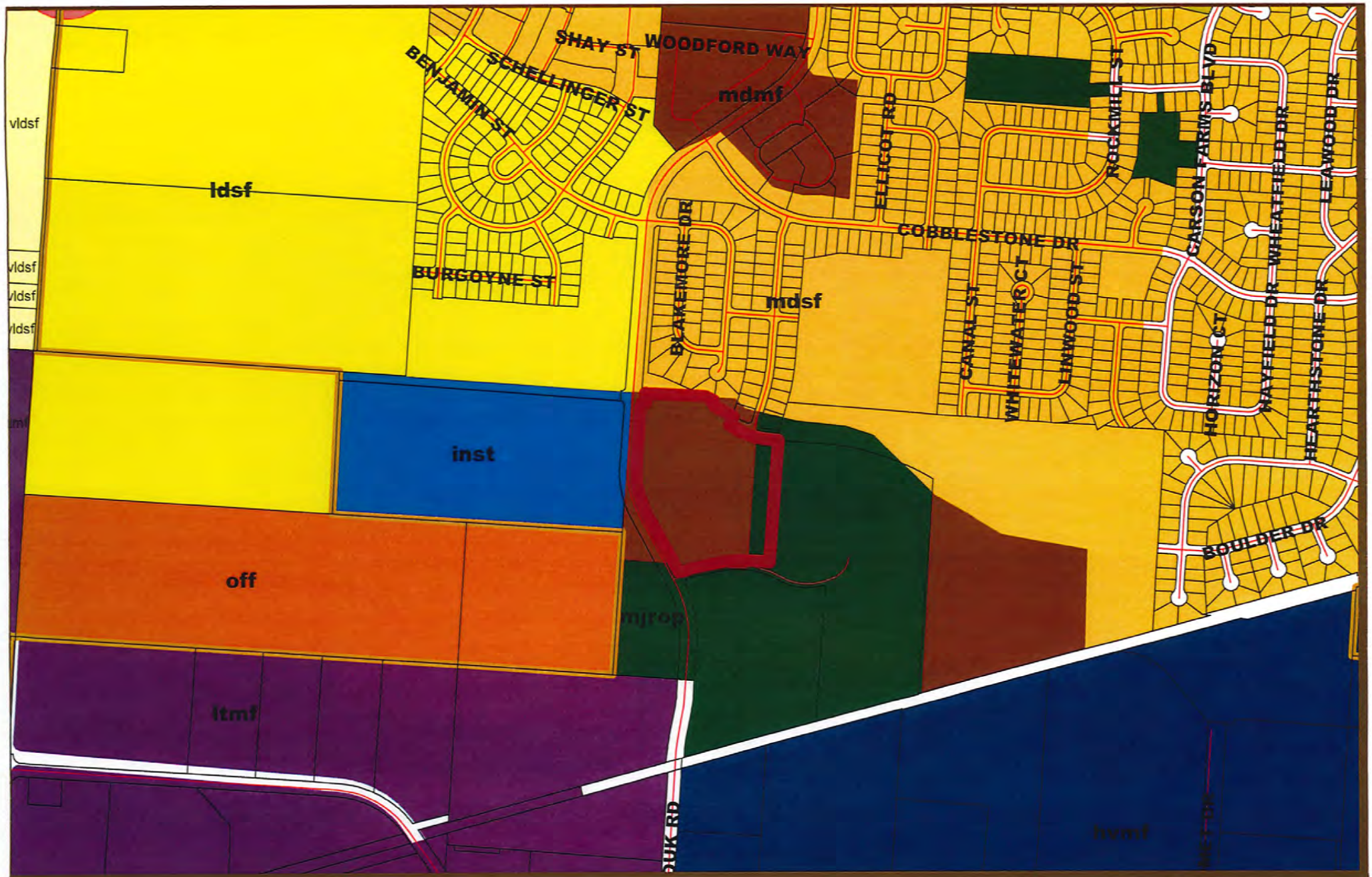
OHIO

2018-0027
Combined Preliminary and Final Development Plan
Willowbrook Apartments - Houk Road
Zoning Map



EST 1808
CITY OF
DELAWARE
OHIO

2018-0027
Combined Preliminary and Final Development Plan
Willowbrook Apartments - Houk Road
Comprehensive Plan Map

EST 1808
CITY OF
DELAWARE
OHIO

2018-0027
Combined Preliminary and Final Development Plan
Willowbrook Apartments - Houk Road
Aerial (2016) Map

N

ORDINANCE NO. 17-60

AN ORDINANCE SUPPLEMENTING THE 2017 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR AN AGREEMENT WITH MEDROCK, LLC, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Delaware and Medrock, LLC seek to resolve all issues arising out of the Real Estate Purchase Contract between the City of Delaware and Medrock LLC (12/20/05), the Addendum to Section (16) of the contract dated 11/19/2010 and the Agreement regarding construction of South Houk Road between the City and Medrock LLC (10/05); and

WHEREAS, the City and Medrock have reached an agreement, subject to execution and funding by the City; and

WHEREAS, pursuant to this agreement the City will make a payment totaling $400,000 provided Medrock completes agreed upon improvements within eighteen months of approval of the design of those improvements; and

WHEREAS, a portion of the payment results from storm water infrastructure and a portion results from recreational levy projects; and

WHEREAS, the 2017 Budget does not include an appropriation sufficient to pay the agreed upon amount; and

WHEREAS, a supplemental appropriation will be necessary to make the payments as scheduled in the agreement.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That there is hereby appropriated from the unencumbered balance of the Storm Water Fund $165,000 increasing the following account:

Houk Rd. Storm Sewer	(203-0204-5553)	$165,000

SECTION 2. That there is hereby appropriated from the unencumbered balance of the Recreation Income Tax Fund $235,000 increasing the following account:

Houk Rd. Site Improvements	(233-0233-5501)	$235,000

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all

deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

SECTION 4. EMERGENCY CLAUSE. That this ordinance is hereby declared to be an emergency measure necessary to provide for the public peace, safety, health and welfare of the City and for the further reason to allow the City to make the agreed upon first payment within the established timeframe which will facilitate construction of the necessary improvements, and as such will be in full force and effect immediately upon its passage.

VOTE ON RULE SUSPENSION: YEAS 7 NAYS 0 ABSTAIN 0

VOTE ON EMERGENCY CLAUSE: YEAS 7 NAYS 0 ABSTAIN 0

PASSED: August 28, 2017 YEAS 7 NAYS 0 ABSTAIN 0

ATTEST: Elaine McCuskey
CITY CLERK

Carl Kehres
MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

September 14, 2017

Mr. Ronald Sabatino
Medrock, LLC
3895 Stoneridge Lane
Dublin, OH 43017

Dear Mr. Sabatino:

Attached, please find an executed copy of our settlement agreement and a check for the initial payment referenced in that document. Please note that there is a blank in paragraph one relating to final engineering plans. As you know, final engineering plans have not been completed at this time. Therefore, when final engineering plans have been approved, we will need to fill in the appropriate section, initial it, and attach those plans as an exhibit.

If you have any questions, please feel free to contact me.

Sincerely,

R. Thomas Homan, IMCA-CM
City Manager
City of Delaware

cc: Tom Hart
Darren Shulman, City Attorney
Jackie Walker, Assistant City Manager
Bill Ferrigno, Director, Public Works
David Efland, Director, Planning
Brad Stanton, Director, Public Utilities

Settlement Agreement

The parties, The City of Delaware ("City") and Medrock, LLC ("Medrock") enter into the following agreement to resolve all issues arising out of the Real Estate Purchase Contract ("Contract") between the City of Delaware and Medrock LLC (12/20/05), the Addendum to Section (16) of the contract dated 11/19/2010 ("Addendum") and the Agreement regarding construction of South Houk Road ("Agreement") between the City and Medrock LLC (10/05). The City's participation in this settlement does not indicate any flaw in the City's design and construction of the existing storm water retention basin that was constructed for the purpose of meeting the storm water management requirements associated with the development of the Delaware Community Center YMCA/Veterans Park development.

1. The City will pay Medrock a total of $400,000 under this Settlement Agreement. $165,000 of this total shall be paid upon execution of this Agreement, which will be presented to City Council for approval the first meeting occurring after the parties finalize the language. The balance of the $400,000 will be paid upon completion of the construction of the storm sewer lines connecting both the existing Delaware Community Center YMCA/Veterans Park retention basin, and the proposed retention pond on Medrock's property, to the existing storm sewer collection system, as referenced and shown in section ____ of the approved final engineering plans, attached as exhibit A, provided Medrock begins design work upon execution of the agreement and the construction is completed within 18 months of approval of the design. Construction will be considered complete upon acceptance of the public improvements associated with the retention pond on Medrock's property and related storm sewer lines and facilities, and verification that construction is consistent with final engineering plans with the production of "as built" engineering plans.

2. In so agreeing to the connection of both the existing Delaware Community Center YMCA/Veterans Park retention basin and the proposed retention pond on Medrock's property to the existing storm sewer collection system located along Medrock's east property line, the City, the City Engineer and Medrock also agree to the following:
    a. It is anticipated that runoff from approximately +/- 9% of the remaining undeveloped Medrock property will be directed to the existing Delaware Community Center YMCA/Veterans Park pond for storm water management. Runoff from the remaining approximately +/-91% of the undeveloped Medrock property will be directed to the proposed retention pond on Medrock's property constructed at Medrock's expense.
    b. Slight modifications to the Delaware Community Center YMCA/Veterans Park pond inlet and outlet structures will be required.
    c. The parties will work together to finalize details to produce a final storm water plan and final engineering plans.

3. The payment identified herein and the completion of the agreed improvements by Medrock at its expense will resolve all remaining claims by Medrock arising out the Contract and Addendum and satisfy all City responsibilities remaining under the Contract, Addendum, and Agreement

including but not limited to the requirement to supply dirt to Medrock, the location of the retention basin, provision of utilities, and access to the City's existing retention basin for use by property being developed by Medrock, and/or any other claims, issues or controversies related to this matter.

4. The parties recognize that it may be necessary from time to time for Medrock to make adjustments to the approved development plan as referenced in the Willowbrook Farm Tract Planned Unit Development (PUD) dated 8/3/1999, which currently has a maximum of 155 dwelling units in Multi-Family Area 4 and 140 dwelling units in Multi-Family Area 3. Medrock has indicated that it wishes to decrease the number of units in one area and increase the number of units in a different area as well as adjust the unit types in one area. This proposal will be pursued through the planning and development process in the normal course and under standard City approval procedures for a zoning amendment and development plan. The City Administration and Medrock will work together towards approval of adjustments, provided the net units decrease in number.

R. Thomas Homan, City Manager — Date

Ron Sabatino, Medrock — Date: 9-7-17

Approved as to form:

Darren Shulman, City Attorney — Date: 9-11-17

ZONING SITE LANDSCAPING PLAN

SCALE: 1" = 50'

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4734
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

ZONING SITE LANDSCAPING PLAN

DATE: 01/03/2018
REVISED:

STATE OF OHIO
GEORGE J. KONTOGIANNIS
37761
REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS, LICENSE #37761
EXPIRATION DATE 12/31/2019

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■ ZONING SET 01/03/2018
BID SET
PERMIT SET
CONSTRUCTION SET

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BUILDING B/2 NORTHEAST
ELEVATION PERSPECTIVE

JANUARY 3, 2018

KONTOGIANNIS
& ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK
APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING B/2
NORTHEAST
ELEVATION
PERSPECTIVE

DATE: 01/03/2018
REVISED:

STATE OF OHIO
GEORGE J. KONTOGIANNIS
3794
REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS, LICENCE #3794
EXPIRATION DATE 12/31/2019

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- ■ ZONING SET 01/03/2018
- BID SET
- PERMIT SET
- CONSTRUCTION SET

A6-10

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WILLOWBROOK APARTMENTS

FINAL DEVELOPMENT PLAN - JANUARY 3, 2018

WILLOWBROOK FARM TRACT - PLANNED UNIT DEVELOPMENT - MULTI-FAMILY AREA 3

DELAWARE, OHIO

01.

CITY OF DELAWARE
REZONING APPLICATION #PC99-24, PC99-25
THE WILLOWBROOK FARM TRACT-PLANNED UNIT DEVELOPMENT
DATE: AUGUST 3, 1999 REVISED: 11/18/1999

02.

MULTI FAMILY AREA "3"

03.

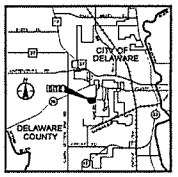
PROJECT SHALL COMPLY WITH THESE MULTIFAMILY AREA "3"
DESCRIPTION OF ZONING REQUIREMENTS:

TABLE 2: MULTI-FAMILY/CONDOMINIUM AREAS AND
DEVELOPMENT STANDARDS:

	REQUIRED	PROVIDED
GROSS ACREAGE	17.24	15.506
OPEN SPACE	2.13	
TOTAL DWELLING UNITS	140	180 PER MODIFIED PUD DOCUMENT / TRADED UNITS W/ OTHER SITE
DENSITY (DWELLING UNITS / GROSS ACRE)	8.00	11.60 PER MODIFIED PUD DOCUMENT / TRADED UNITS W/ OTHER SITE
PERMITTED USES	MULTI-FAMILY RESIDENTIAL WITH NORMAL AND CUSTOMARY ACCESSORY BUILDINGS AND STRUCTURES	MULTI-FAMILY, CLUBHOUSE, ATTACHED & DETACHED GARAGES
	SINGLE FAMILY DWELLINGS	NONE
	HOME OCCUPATIONS AND OTHER ACCESSORY USES IN ACCORDANCE WITH CITY OF DELAWARE CODE	NONE
	MODEL UNIT(S) AND / OR CONSTRUCTION TRAILER(S) IN ACCORDANCE WITH CITY OF DELAWARE CODE	PER CODE
	PARKLAND (PUBLIC OR PRIVATE) AND OPEN SPACE	NONE
	DAY CARE CENTER	NONE
	USES OF 1139.03, EXCEPT (C), (F)	PER CODE
BUILDING SETBACKS: HOUK ROAD, COBBLESTONE DRIVE, BOULDER DRIVE, ALL OTHER PUBLIC STREETS, ALL INTERNAL PRIVATE STREETS, PERIMETER YARD	30 FEET FROM RIGHT OF WAY 20 FEET 25 FEET FROM PAVEMENT 25 FEET	SEE SITE PLAN SHEET ZSP-1
MAXIMUM LOT COVERAGE, IN ACCORDANCE WITH SECTION 1121.02(E), LOT COVERAGE	40%	16%
HEIGHT IN ACCORDANCE WITH 1121.02(D), BUILDING HEIGHT	MAXIMUM 2 1/2 STORIES, NOT TO EXCEED 35 FEET	VARIES 32'-35' / TWO STORIES
REQUIRED PARKING / DWELLING UNIT	2 SPACES	PARKING SHOWN: STANDARD SPACES = 277 ATTACHED GARAGES = 60 TOTAL = 372 HC SPACES = 10 DETACHED GARAGES = 25
LANDSCAPING / SITE LANDSCAPING / ENTRY FEATURES	WILLOWBROOK TRACT MASTER LANDSCAPE PLAN, HOUK ROAD CORRIDOR LANDSCAPE PLAN, STREET LANDSCAPING IN ACCORDANCE WITH CITY OF DELAWARE CODE APARTMENT ENTRY FEATURE WITH LANDSCAPING AND SIGNAGE	SEE SITE LANDSCAPING PLAN SHEET ZSL-1
SIDEWALKS	IN ACCORDANCE WITH CITY OF DELAWARE CODE	SEE SITE PLAN SHEET ZSP-1
LIGHTING	IN ACCORDANCE WITH CHAPTER 1172, EXTERIOR LIGHTING STANDARDS	SEE SITE LIGHTING PLAN SHEET ZSE-1
FENCES	WOOD, STONE OR MASONRY MATERIALS, EXCEPT BLACK WIRE MESH MAY BE USED IN CONJUNCTION WITH SPLIT RAIL FENCING.	SWIMMING POOL PROTECTION FENCE TO BE METAL WITH HEIGHTS PER LOCAL AND STATE OF OHIO REQUIREMENTS

LIST OF DRAWINGS

NO.	SHEET	TITLE
1.	COVER	COVER SHEET
2.	1 OF 2	SITE SURVEY
3.	2 OF 2	SITE SURVEY
4.	ZSP-1	ZONING SITE PLAN
5.	ZSL-1	ZONING SITE LANDSCAPING PLAN
6.	ZSE-1	ZONING SITE ELECTRICAL PLAN
7.	A1-1	BUILDING PLANS - BUILDING 13/A
8.	A1-2	BUILDING PLANS - BUILDING 3/A1
9.	A1-3	BUILDING PLANS - BUILDING 18/A2
10.	A1-4	BUILDING PLANS - BUILDINGS 7/D, 4/B, 11/B
11.	A1-5	BUILDING PLANS - BUILDING 14/1
12.	A1-6	BUILDING PLANS - BUILDING 17/B2
13.	A1-7	BUILDING PLANS - BUILDING 14/C
14.	A1-8	BUILDING PLANS - BUILDING 3/D
15.	A1-9	BUILDING PLANS - BUILDING 13/D1
16.	A1-10	BUILDING PLANS - BUILDING 8/E
17.	A5-1	BUILDING 13/A & 18/A2 ELEVATIONS
18.	A5-2	BUILDING 3/A1 ELEVATIONS
19.	A5-3	BUILDING 4/B, 7/B & 11/B ELEVATIONS
20.	A5-4	BUILDING 1/D1 ELEVATIONS
21.	A5-5	BUILDING 17/B2 ELEVATIONS
22.	A5-6	BUILDING 14/C ELEVATIONS
23.	A5-7	BUILDING 3/D ELEVATIONS
24.	A5-8	BUILDING 13/D1 ELEVATIONS
25.	A5-9	BUILDING 8/E ELEVATIONS
26.	A5-10	BUILDING 8/2 NORTHEAST ELEVATION PERSPECTIVE
27.	A1-1C	CLUBHOUSE BUILDING PLAN & ELEVATIONS
28.	G1-1	GARAGE PLAN & ELEVATIONS BUILDINGS 4/F, 5/F, 6/F, 10/G, 16/F



VICINITY MAP
(NOT TO SCALE)

Owner: Medrock LLC
3895 Stoneridge Lane
Dublin, Ohio 43017

Architect: Kontogiannis & Associates
400 South Fifth Street
Columbus, Ohio 43215

Civil Engineer: Varo Engineers
2751 Tuller Parkway
Dublin, Ohio 43017

KONTOGIANNIS & ASSOCIATES
ARCHITECTURE PLANNING DESIGN
400 SOUTH FIFTH STREET SUITE 400
COLUMBUS, OHIO 43215-5492
PHONE: 614-224-2083 FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

■ ZONING SET 01/03/2018
BID SET
PERMIT SET
CONSTRUCTION SET

STATE OF OHIO
GEORGE J. KONTOGIANNIS
9784
REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS, LICENSE #9784
KONTOGIANNIS DATE 1/03/2018

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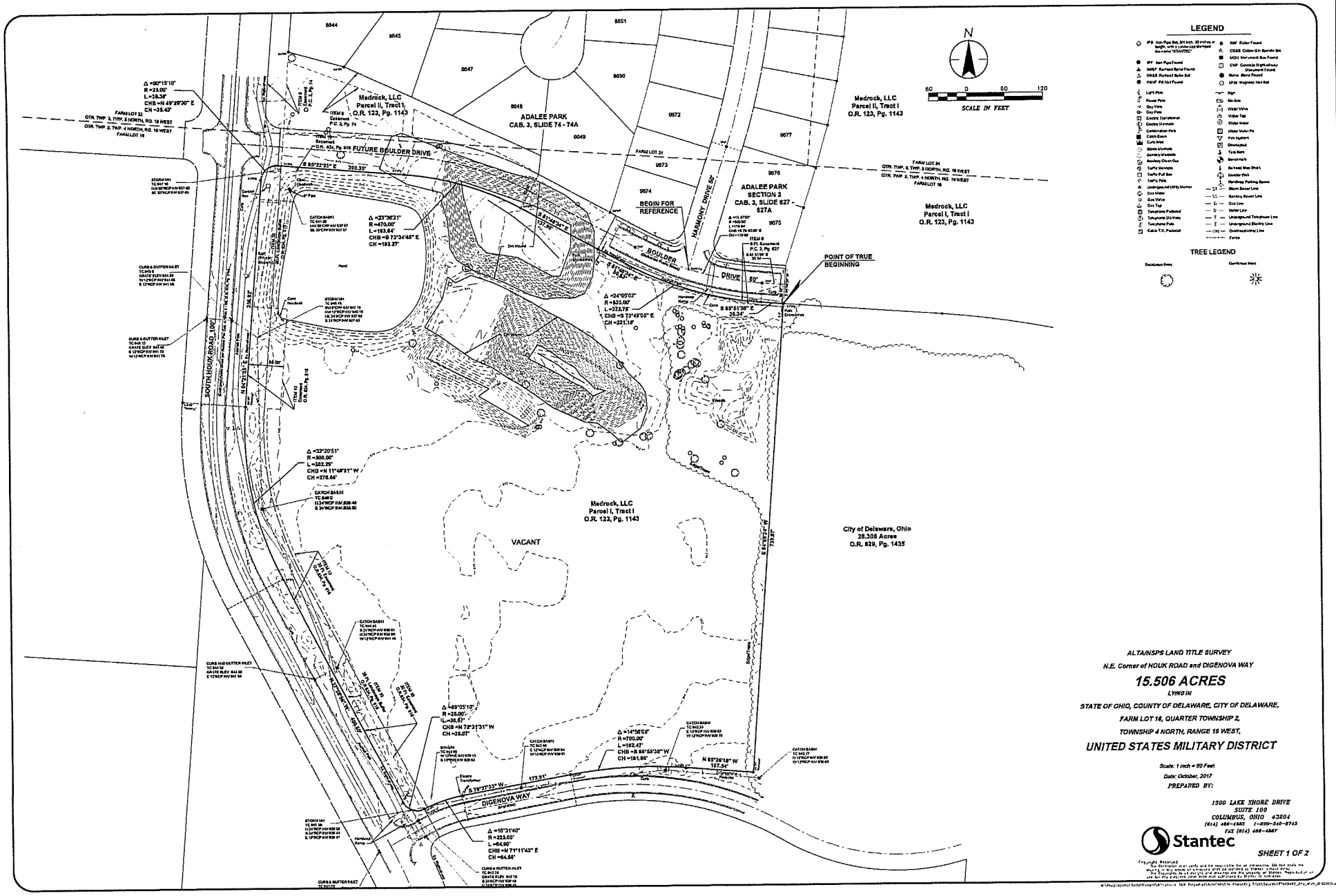

ALTA/NSPS LAND TITLE SURVEY

N.E. Corner of HOUK ROAD and DIGENOVA WAY

15.506 ACRES

LYING IN

STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE,

FARM LOT 16, QUARTER TOWNSHIP 2,

TOWNSHIP 4 NORTH, RANGE 19 WEST,

UNITED STATES MILITARY DISTRICT

Scale: 1 inch = 60 Feet

Date: October, 2017

PREPARED BY:

1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-366-8743
FAX (614) 486-4387

Stantec

SHEET 1 OF 2

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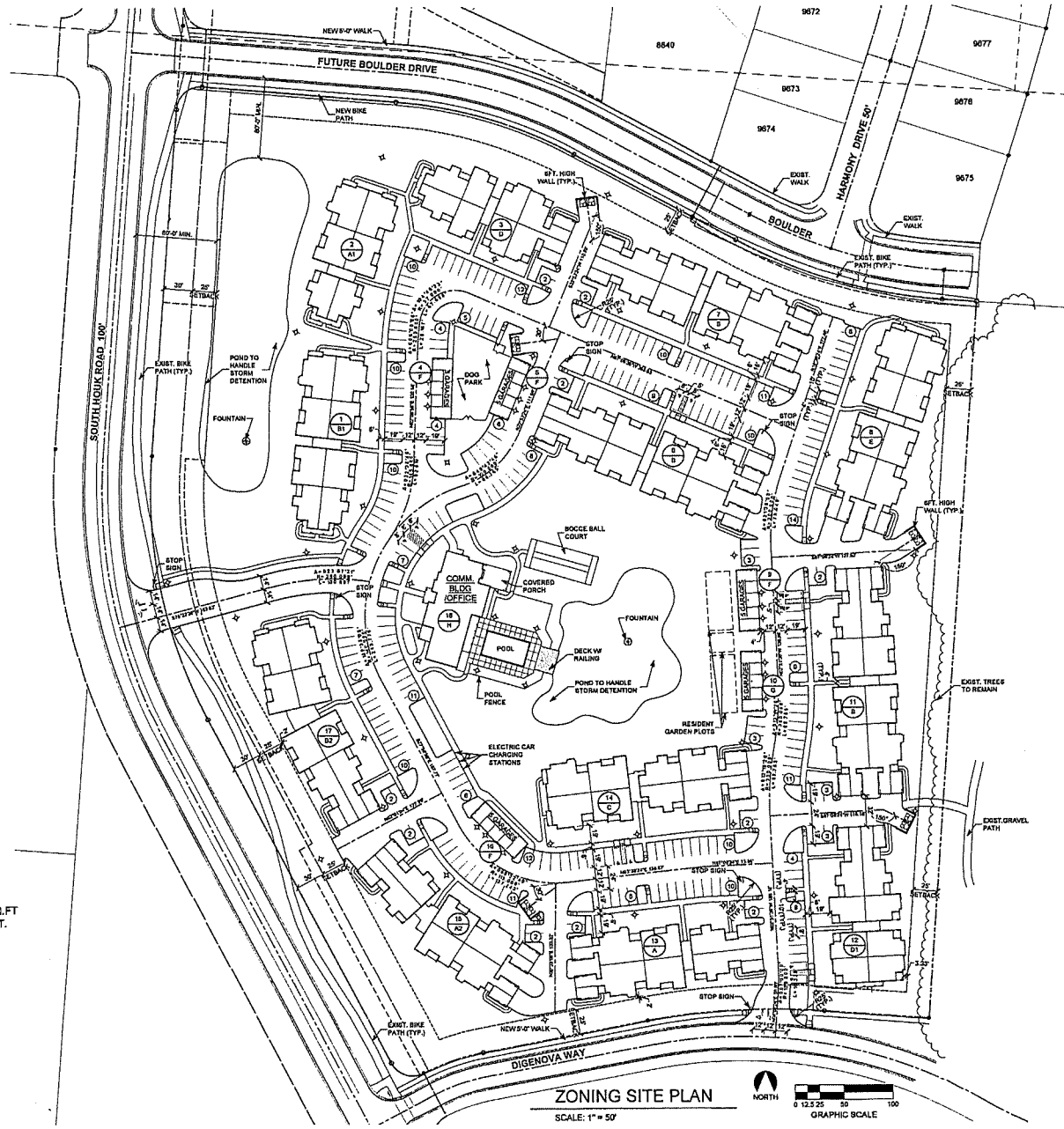

ZONING SITE PLAN

SCALE: 1" = 50'

SUMMARY TABLE:

TOTAL SITE SIZE:	15.508 AC = 675,441.38 SQ.FT
TOTAL MULTI-FAMILY AREA:	2.949 AC = 128,496 SQ.FT.
TOTAL ONE BEDROOM UNITS:	69 UNITS
TOTAL TWO BEDROOM UNITS:	112 UNITS
TOTAL UNITS:	180 UNITS
SITE DENSITY:	11.6 UNITS PER ACRE
MAX. BUILDING COVERAGE:	40%
BUILDING COVERAGE SHOWN:	19%

PARKING SUMMARY:

ATTACHED GARAGES	= 60
DETACHED GARAGES	= 25
REGULAR PARKING	= 277
HANDICAPPED SPACES	= 10
TOTAL	= 372 SPACES

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2053
FAX: 614-224-4735
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

ZONING SITE PLAN

DATE: 01/03/2018
REVISED:

STATE OF OHIO
GEORGE J KONTOGIANNIS
3784
REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS, LICENSE #3784
EXPIRATION DATE 12/31/2019

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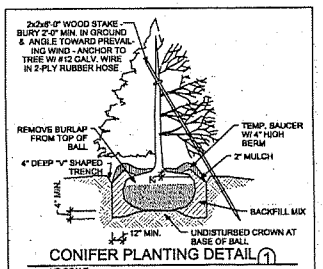
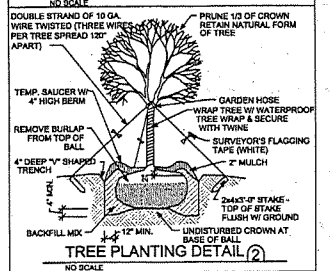


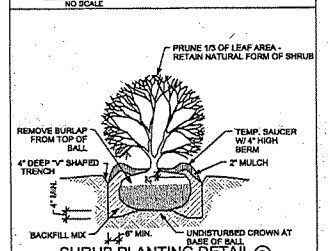
CONIFER PLANTING DETAIL 1

NO SCALE



TREE PLANTING DETAIL 2

NO SCALE

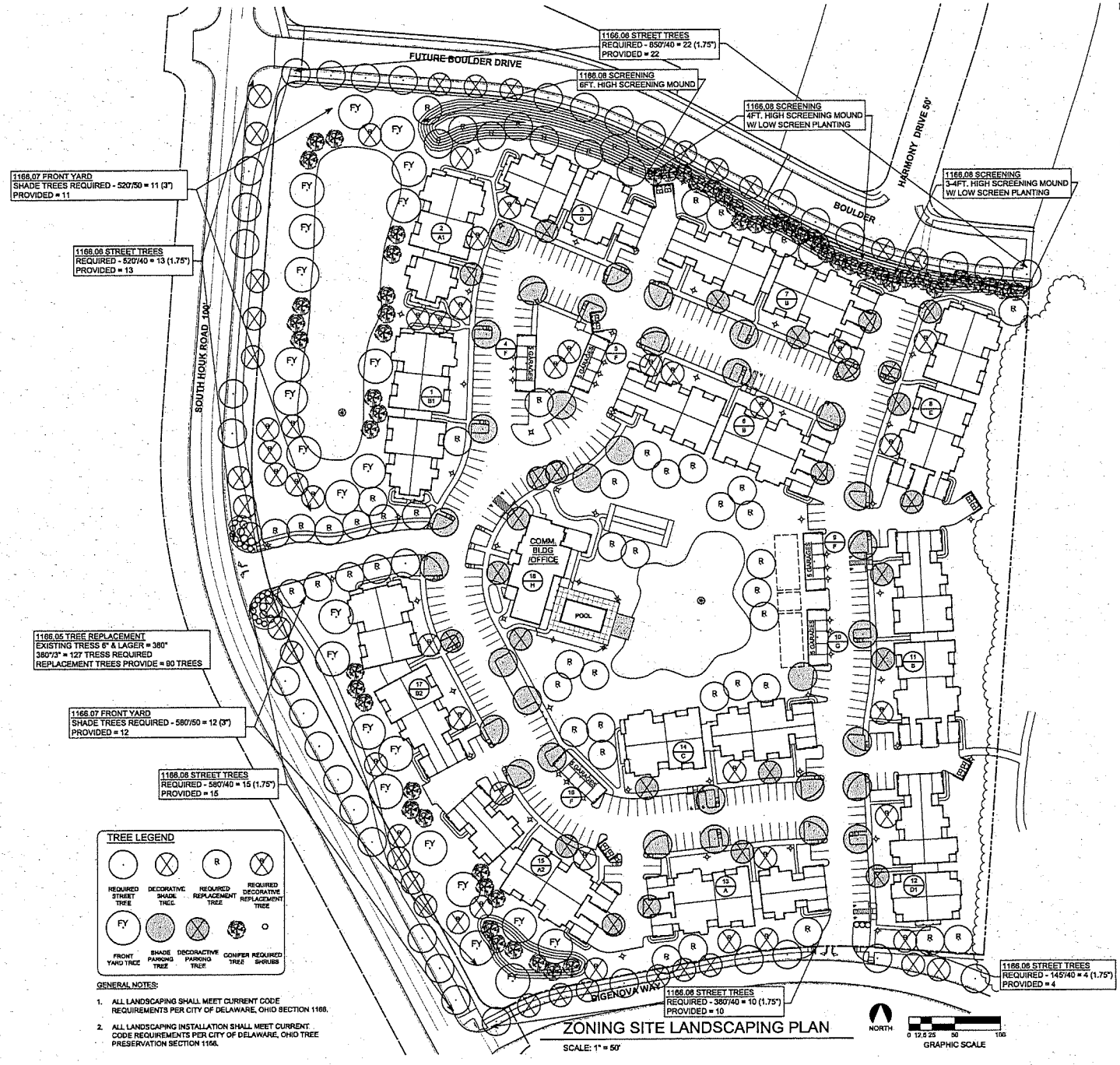


SHRUB PLANTING DETAIL 3

NO SCALE

PLANT LIST

SYMBOL	COMMON NAME	BOTANICL NAME	SIZE	QTY.
CP	CLEVELAND SELECT PEAR	PYRUS CALLERYANA "CLEVELAND SELECT"		
DOM	RED MAPLE - OCTOBER GLORY	ACER RUBRUM 'OCTOBER GLORY'		
SMB	SMOKE BUSH	COTINUS COGGYGRIA		
MAG-1	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA		
MAG-2	JANE MAGNOLIA	MAGNOLIA LILIFLORA "JANE"		
MAG	MAGNOLIA	SEE BUILDING LANDSCAPING PLANS		
BS	BLUE SPRUCE	PICEA PUNGENS (BLUE)	6'-0" HIGH	
GS	GREEN SPRUCE	PICEA PUNGENS (GREEN)	6'-0" HIGH	
GSL	GREENSPIRE LINDEN	TILIA CORDATA (GREENSPIRE)		
LL	LITTLE LEAF LINDEN	TILIA CORDATA		
SKL	SKYLINE LOCUST	ROBINA 'SKYLINE LOCUST'		
CK	CRIMSON KING	ACER PLATANOIDES 'CRIMSON KING'		
SB	SERVICEBERRY	AMELANCHIER ARBOREA		
TD	TAXUS CUSPIDATE	DENSIFORMIS		
TC	TAXUS CUSPIDATE	CAPITATA		
TH	TAXUS CUSPIDATE	HICKI		
BSJ	BLUE STAR JUNIPER	JUNIPERUS SQUAMATA		
GTJ	GOLD TIP JUNIPER	JUNIPERUS GOLD TIP		
SGJ	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'		
RB	BARBERRY	BERBERIS THUNBERGI OHIE I CRIMSON		
DB	DWARF BARBERRY	BERBERIS THUNBERGI CRIMSON PYGMY		
BB	BURNING BUSH	EUONYMUS ALATA		
HY	HOLLY	ILEX CARLISLE		
PLSC	PURPLE SANDCHERRY	PRUNUS CISTENA		
AJS	AUTUMN JOY SEDUM	SEDUM TELEPHIUM AUTUMN		
KB-1	KOREAN "WINTERGREEN" BOXWOOD	BUXUS MICROPHYLLA KOREANA		
KB-2	KOREAN "WINTERGREEN" BOXWOOD	BUXUS MICROPHYLLA KOREANA		



TREE LEGEND

REQUIRED STREET TREE · DECORATIVE SHADE TREE · REQUIRED REPLACEMENT TREE · REQUIRED DECORATIVE REPLACEMENT TREE

FRONT YARD TREE · SHADE PARKING TREE · DECORACTIVE PARKING TREE · CONIFER TREE · REQUIRED SHRUBS

GENERAL NOTES:

1. ALL LANDSCAPING SHALL MEET CURRENT CODE REQUIREMENTS PER CITY OF DELAWARE, OHIO SECTION 1166.
2. ALL LANDSCAPING INSTALLATION SHALL MEET CURRENT CODE REQUIREMENTS PER CITY OF DELAWARE, OHIO TREE PRESERVATION SECTION 1156.

ZONING SITE LANDSCAPING PLAN

SCALE: 1" = 50'

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

ZONING SITE LANDSCAPING PLAN

DATE: 01/03/2018
REVISED:

STATE OF OHIO
GEORGE J. KONTOGIANNIS
3784
REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS, LICENSE #3784
EXPIRATION DATE 12/31/2019

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- [ ] PERMIT SET
- [ ] CONSTRUCTION SET

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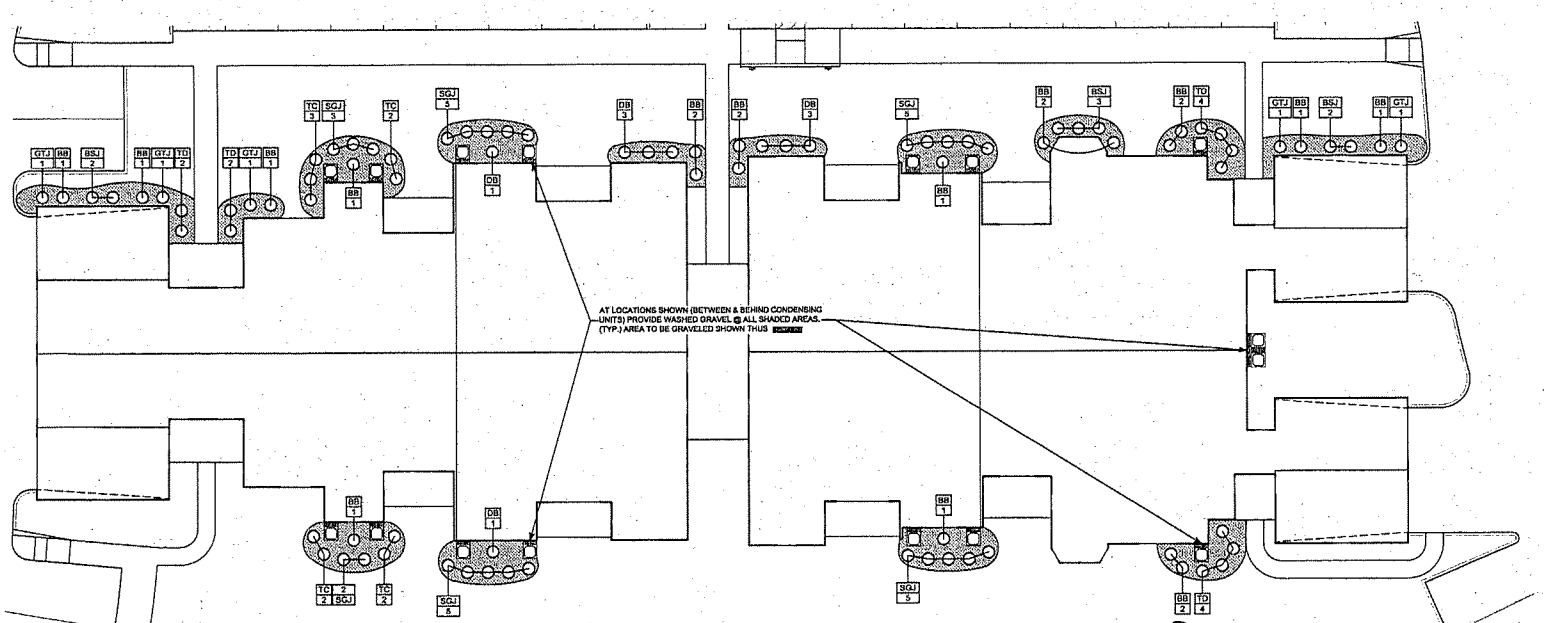
PLANT LIST

SYMBOL	COMMON NAME	BOTANICL NAME	SIZE	QTY.
CP	CLEVELAND SELECT PEAR	PYRUS CALLERYANA "CLEVELAND SELECT"		
OGM	RED MAPLE - OCTOBER GLORY	ACER RUBRUM "OCTOBER GLORY"		
SMB	SMOKE BUSH	COTINUS COGGYGRIA		
MAG-1	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA		
MAG-2	JANE MAGNOLIA	MAGNOLIA LILIFLORA "JANE"		
MAG*	MAGNOLIA	SEE BUILDING LANDSCAPING PLANS		
BS	BLUE SPRUCE	PICEA PUNGENS (BLUE)	6'-0" HIGH	
GS	GREEN SPRUCE	PICEA PUNGENS (GREEN)	6'-0" HIGH	
GRL	GRIFFITHSPIRE LINDEN	TILIA CORDATA (GREENSPIRE)		
LL	LITTLE LEAF LINDEN	TILIA CORDATA		
SKL	SKYLINE LOCUST	ROBINA "SKYLINE LOCUST"		
CK	CRIMSON KING	ACER PLATANOIDES "CRIMSON KING"		
SS	SERVICEBERRY	AMELACHIER ARBOREA		
TD	TAXUS CUSPIDATE	DENSIFORMIS		
TC	TAXUS CUSPIDATE	CAPITATA		
TH	TAXUS CUSPIDATE	HICKI		
BSJ	BLUE STAR JUNIPER	JUNIPERUS SQUAMATA		
GTJ	GOLD TIP JUNIPER	JUNIPERUS GOLD TIP		
SGJ	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'		
BB	BARBERRY	BERBERIS THUNBERGI OKE I CRIMSON		
DB	DWARF BARBERRY	BERBERIS THUNBERGI CRIMSON PYGMY		
BS	BURNING BUSH	EUONYMUS ALATA		
HY	HOLLY	ILEX CARLISLE		
PLSC	PURPLE SANDCHERRY	PRUNUS CISTENA		
AJS	AUTUMN JOY SEDUM	SEDUM TELEPHIUM AUTUMN		
KB-1	KOREAN "WINTERGREEN" BOXWOOD	BUXUS MICROPHYLLA KOREANA		
KB-2	KOREAN "WINTERGREEN" BOXWOOD	BUXUS MICROPHYLLA KOREANA		



TYP. BUILDING LANDSCAPING PLAN

SCALE: 1" = 10'

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

TYPICAL BUILDING LANDSCAPING PLAN

DATE: 01/03/2018
REVISED:

STATE OF OHIO
GEORGE J. KONTOGIANNIS
3784
REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS, LICENSE #3784
EXPIRATION DATE 12/31/2019

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- ☐ BID SET
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- ☐ CONSTRUCTION SET

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SITE IMPROVEMENT PLANS FOR
WILLOWBROOK APARTMENTS
CITY OF DELAWARE, OHIO
2018

PROJECT DESCRIPTION

PROVIDE ALL IMPROVEMENTS FOR THE CONSTRUCTION OF A MULTI-FAMILY APARTMENT COMPLEX. THESE IMPROVEMENTS SHALL INCLUDE PAVEMENT FOR THE CIRCULATION AROUND THE SITE. A STORMWATER CONVEYANCE SYSTEM AND DETENTION BASIN WILL BE BUILT TO ACCOMODATE THE INCREASED STORMWATER RUNOFF. THE PROPOSED IMPROVEMENT SHALL BE PLANNED IN COMPLIANCE WITH THE CURRENT CITY OF DELWARE REQUIREMENTS.

SITE DATA:

PARCEL I:

TRACT I:

Situated in the Township of Delaware, County of Delaware, State of Ohio, being part of Farm Lots 11, 12 and 18 in Quarter-Township 2, Township 4, Range 19 of the United States Military Lands.

TRACT II:

Non-exclusive Easement contained of record in Official Record 694, Page 724.

PARCEL II:

TRACT I:

Situated in the Township of Delaware, County of Delaware, State of Ohio, being part of Farm Lots 24 and 31 in Quarter-Township 3, Township 5, Range 19 of the United States Military Lands and being more particularly described as follows:

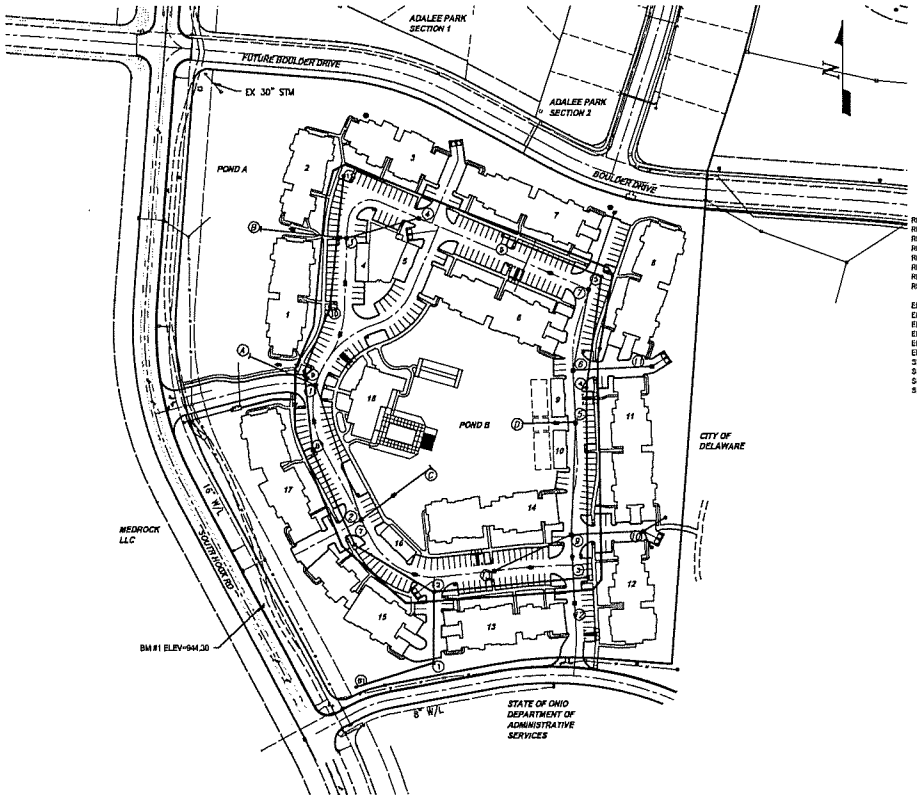
TRACT II:

Non-exclusive Easement for Access between Delaware Senior L.P. and Medrock LLC of record in Official Record 664, Page 2271.

Parcel Number: 419-220-01-025-000

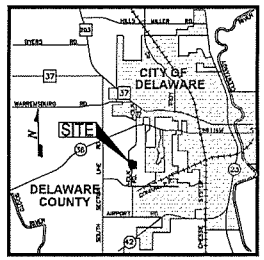
Situated in the State of Ohio, County of Delaware, City of Delaware, lying in Farm Lot 18, Quarter Township 2, Township 4 North, Range 19 West, of the United States Military District, being a part of PARCEL I, TRACT I, as conveyed to Medrock, LLC by deed of record in Official Record Volume 123, Page 1143 (all records of the Recorder's Office, Delaware County, Ohio);

THIS SITE IS CURRENTLY ZONED R-8 MULTI-FAMILY RESIDENTIAL.



INDEX MAP

SCALE: 1"= 100'



VICINITY MAP

NOT TO SCALE

BENCHMARKS

NAVD 88 DATUM

B.M. #1
NORTHEAST CORNER OF CONCRETE LIGHT POLE
BASE ON EAST SIDE OF HOUK RD, ±200 FT NORTH OF
DIGENOVA WAY ELEV = 944.30

OWNER/DEVELOPER

MEDROCK, LLC
3895 STONEBRIDGE LANE
DUBLIN, OH 43017
(614) 923-4600

FLOOD DESIGNATION

THIS SITE LIES IN ZONE X OF FEMA FIRM PANEL 39041C0111K EFFECTIVE DATE APRIL 16, 2009.

STANDARD DRAWINGS

CURRENT REVISIONS SHALL BE USED

RDWD-10.0 NEW COMMERCIAL DRIVE CONCRETE APPROACH
RDWD-18.3 MANHOLE CASTING ADJUSTMENT IN PAVEMENT
RDWD-19.1 STANDARD SIDEWALK SPECIFICATIONS
RDWD-19.2 INTEGRAL CURB & WALK
RDWD-19.4 ADA COMPLIANT WHEELCHAIR RAMP
RDWD-24.0 EXTRUDED CONCRETE CURB
RDWD-36.0 STREET SIGN DETAIL
RDWD-29.0 MAINTENANCE OF TRAFFIC FOR STATIONARY OPERATION IN ONE LANE
ERSD-1.0 CATCH BASIN SEDIMENT FILTER
ERSD-2.0 CURB & GUTTER INLET SEDIMENT FILTER
ERSD-3.0 STANDARD CONSTRUCTION ENTRANCE
ERSD-4.0 SILT FENCE INSTALLATION DETAIL
ERSD-10.1 & 10.2 SEDIMENT & EROSION CONTROL NOTES
ERSD -10.3 SOIL STABILIZATION & TEMP SEEDING & MULCHING CHARTS
SEWD-1.0 TYPE "C" MANHOLE
SEWD-4.0 MANHOLE FRAME & COVER CASTINGS (SANITARY SEWERS)
SEWD-6.0 PRECAST MANHOLE BASE CHANNELIZATION DETAIL
SEWD-7.0 MANHOLE STEPS
SEWD-10.0 STANDARD 2-FT X 2-FT CATCH BASIN
SEWD-12.0 TYPE 1 BEDDING FOR FLEXIBLE SEWER PIPE
SEWD-13.0 TYPE 1 BEDDING FOR RIGID SEWER PIPE
SEWD-14.0 TYPICAL TRENCH DETAIL
SEWD-15.1 & 15.2 ROCK CHANNEL PROTECTION DETAILS & NOTES
SEWD-20.0 TYPICAL SANITARY HOUSE CONNECTION SERVICE
WTRD-3.0 TYPICAL WATER LINE LOWERING
WTRD-4.0 WATER SERVICE STREET CROSSINGS
WTRD-FULL BODY WATER TAP
WTRD-7.0 ALLOWABLE LEAKAGE TABLE
WTRD-8.0 CONCRETE VALVE SUPPORT
WTRD-9.0 TYPICAL HYDRANT SETTING TYPE "A"
WTRD-11.0 BACKING FOR TEES
WTRD-12.0 BACKING FOR VERTICAL BENDS
WTRD-13.0 TYPICAL WATER TRENCH
WTRD-17.0 5" TO 12" DUAL METER SETTING DETAIL
WTRD-18.0 METER SETTING 3" THROUGH 12"

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL MINIMUM STANDARDS AS DE-LINEATED IN THE DELAWARE COUNTY ENGINEERING AND SURVEYING STANDARDS FOR SUBDIVISION DEVELOPMENT HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC.

PREPARED BY: STATE OF OHIO LENELL C. SMECKOWSKI E-65610 REGISTERED PROFESSIONAL ENGINEER — VARO

01-19-2018
FOR REVIEW ONLY

REGISTERED ENGINEER NO. DATE

APPROVED BY: CITY OF DELAWARE, OHIO

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. THE REVIEWER DOES NOT ACCEPT RESPONSIBILITY FOR THE INTEGRITY OF THE PLANS.

DAVID M. EFLAND, AICP — DATE
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

WILLIAM L. FERRIGNO, P.E. — DATE
PUBLIC WORKS DIRECTOR/CITY ENGINEER
OHIO REGISTERED PROFESSIONAL ENGINEER NO. 56942

MATHEW WEBER, P.E. — DATE
LAND DEVELOPMENT ENGINEER
OHIO REGISTERED PROFESSIONAL ENGINEER NO. 85563

BRAD STANTON — DATE
DIRECTOR OF PUBLIC UTILITIES

1/13

INFRASTRUCTURE OWNERSHIP CHART

INFRASTRUCTURE ITEM	PUBLIC	PRIVATE	COMMENTS
STORM SEWER		X	DRAINS TO 30" MAIN ALONG SOUTH HOUK RD
WATER		X	CONNECTED TO 16" MAIN ON SOUTH HOUK RD
STREETS		X	CONNECTIONS TO SOUTH HOUK RD AND DIGENOVA WAY

NOTE: THE CITY RESERVES THE RIGHT TO ENSURE ALL INFRASTRUCTURE IS PROPERLY CONSTRUCTED AND INSTALLED, REGARDLESS OF OWNERSHIP.

Ohio Utilities Protection Service Call 811 before you dig

SHEET INDEX

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13 STORM SEWER TRIBUTARY AREA MAP

UTILITY COMPANIES

AMERICAN ELECTRIC POWER
CONTACT: DAVE BOWEN (COMMERCIAL)
(614-883-6851
CONTACT: RICK ECKLE (HIGHWAYS)
(614) 883-6829
850 TECH CENTER DRIVE
GAHANNA, OH 43230-6605

CONSOLIDATED ELECTRIC COMPANY
CONTACT: PHIL CASKEY
5256 ST ROUTE 95
MT GILEAD, OH 43338
(419) 947-3053

FIRST ENERGY
CONTACT: JEFFREY HALL
1040 S PROSPECT STREET
MARION, OH 43302
(740) 382-7104

VERIZON
CONTACT: CHRIS AVERY
550 LEADER STREET
MARION, OH 43302
(740) 383-0551
COLUMBIA GAS OF OHIO
CONTACT: DESI MOLINA
920 GOODALE BLVD
COLUMBUS, OH 43212
(614) 460-2189

CITY OF DELAWARE PUBLIC UTILITIES
DIRECTOR: BRAD STANTON
WATER: TOM HINSON
WASTEWATER: GREG DOUBKIN
225 CHERRY ST
DELAWARE, OH 43015
(740) 203-1900

TIME WARNER ENGINEERING
CONTACT: KEVIN RICH OR RAY MAURER
P.O. BOX 2583
1266 DUBLIN RD (43215)
COLUMBUS, OH 43216
(614) 481-5283

CHANGE ORDER SCHEDULE

CHANGE	PREPARED	DATE	DESCRIPTION OF CHANGE	SHEET NO.	APPROVED	APP'D DATE

PRELIMINARY ENGINEERING SET	XX-XX-XX
CITY REVIEW SET	01-19-18
CONSTRUCTION DOCUMENT SET	XX-XX-1X
AS-CONSTRUCTED DOCUMENT SET	XX-XX-1X

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: TITLE SHEET
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

VARO

CONFIDENTIAL
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DRAWN	CHECKED	APPROVED	SCALE
FCS	LCS	APP'D	AS SHOWN

CONTRACT NO. R012136 — DATE 01/19/18

DRAWING NO. 12136-001 — REVISION –

CITY OF DELAWARE GENERAL NOTES, REVISED 06-03-13

GENERAL NOTES:

GEN1 THE CITY OF DELAWARE "CITY" DETAILED SPECIFICATIONS, STANDARD DRAWINGS, AND INFRASTRUCTURE DESIGN MANUAL, TOGETHER WITH THE CITY OF COLUMBUS (COC) CONSTRUCTION AND MATERIAL SPECIFICATION (CMS), INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN ALL MATERIAL AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN IN THESE PLANS UNLESS OTHERWISE NOTED. ALL PERTINENT STANDARD CONSTRUCTION DRAWINGS ARE AVAILABLE UPON REQUEST OF THE DEPARTMENT OF ENGINEERING SERVICES.

GEN2 ALL WORK SHALL BE COMPLETELY ACCEPTABLE TO CITY OFFICIALS. NO WORK SHALL COMMENCE UNTIL ARRANGEMENTS HAVE BEEN COORDINATED WITH THE CITY FOR REQUIRED INSPECTIONS. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS NECESSARY TO COORDINATE THE PROVISION OF INSPECTION SERVICE BY THE CITY FOR THE PROPOSED WORK. COST OF INSPECTION SHALL BE PAID FOR BY THE DEVELOPER THROUGH ENGINEERING INSPECTION FEES CALCULATED BY THE DEPARTMENT OF ENGINEERING SERVICES.

GEN3 THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE DEPARTMENT OF ENGINEERING SERVICES AT LEAST 7 DAYS PRIOR TO THE INITIAL START ANY CONSTRUCTION PROJECT.

GEN4 TWENTY-FOUR HOUR ADVANCE NOTIFICATION IS REQUIRED FOR ALL WORK REQUIRING INSPECTION, TESTING, OR APPROVAL BY THE DEPARTMENT OF ENGINEERING SERVICES OR THE BUILDING DEPARTMENT.

GEN5 THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE DEPARTMENT OF ENGINEERING SERVICES AND REQUEST A FINAL PUNCH-OUT INSPECTION OF THE PROJECT SITE ONCE ALL ITEMS ON THE APPROVED DEVELOPMENT PLANS HAVE BEEN COMPLETED.

GEN6 NECESSARY LINE AND GRADE STAKING WILL BE PROVIDED BY THE DEVELOPER. CUT SHEETS SHALL BE SUBMITTED TO THE DEPARTMENT OF ENGINEERING SERVICES TWO (2) FULL WORKING DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND MUST BE APPROVED BY THE CITY PRIOR TO THE BEGINNING OF CONSTRUCTION.

[illegible]

GEN8 FOR MODIFICATIONS TO THE WORK AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, A REQUEST MUST BE SUBMITTED IN WRITING FROM THE ENGINEER OF RECORD TO THE DEPARTMENT OF ENGINEERING SERVICES FOR REVIEW AND APPROVAL. MODIFICATIONS MUST FOLLOW THE PLAN REVISION PROCESS SET FORTH BY THE DEPARTMENT OF ENGINEERING SERVICES AND ARE SUBJECT TO PLAN REVISION FEES.

GEN9 THE CONTRACTOR OR DEVELOPER SHALL SECURE AND PAY FOR ALL PERMITS, FEES, LICENSES, AND INSPECTIONS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE IMPROVEMENTS AS SHOWN ON THE APPROVED CONSTRUCTION PLANS.

GEN10 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND VERIFY THE EXTENT OF THE WORK TO BE PERFORMED, TO IDENTIFY THE NECESSARY CONSTRUCTION MEANS AND METHODS TO ACCOMPLISH ALL WORK ITEMS, AND TO NOTIFY THE DEPARTMENT OF ENGINEERING SERVICES OF ANY IDENTIFIED CONFLICTS, ERRORS OR OMMISSIONS FROM THE CONSTRUCTION PLANS.

GEN11 THE CONTRACTOR OR SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.

GEN12 THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 SEVENTY-TWO HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST FORTY-EIGHT HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.

[illegible]

GEN14 THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES AS REQUIRED BY THE APPROVED CONSTRUCTION PLAN, OR THAT MAY BE DETERMINED BY ADDITIONAL FIELD INVESTIGATION TO BE IN CONFLICT WITH THE CONSTRUCTION OF NEW INFRASTRUCTURE AS SHOWN ON THE PLANS, AND TO COORDINATE THESE EFFORTS WITH THE OWNER OF THE AFFECTED UTILITY.

GEN15 WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO UNCOVER SUCH UTILITIES IN ADVANCE OF INSTALLING NEW UTILITIES IN ORDER FOR THE ENGINEER OF RECORD TO DETERMINE THE EXACT ELEVATIONS, AND TO MAKE ANY NECESSARY PLAN ADJUSTMENTS.

GEN16 ALL MATERIALS INCLUDING BUT NOT LIMITED TO PIPING, APPURTENANCES, MANHOLES, GRAVEL, ETC. UTILIZED FOR THE CONSTRUCTION OF NEW PUBLIC INFRASTRUCTURE MUST BE APPROVED BY THE DEPARTMENT OF ENGINEERING SERVICES. IN ADDITION, ALL CONCRETE PIPE, STORM, AND SANITARY SEWER STRUCTURES WILL BE INSPECTED BY THE CITY OF COLUMBUS AT THE MANUFACTURING PLANT LOCATION FOR CONFORMANCE TO SPECIFICATIONS. PIPE OR STRUCTURES WITHOUT PROPER APPROVAL AS IDENTIFIED BY BEARING THE COC APPROVAL STAMP, SHALL NOT BE PERMITTED FOR INSTALLATION IN THE CITY OF DELAWARE.

GEN17 ALL FIELD TILES BROKEN DURING EXCAVATION SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE, TO ORIGINAL CONDITION OR SHALL BE CONNECTED TO THE STORM SEWER COLLECTION SYSTEM AS DIRECTED BY THE CITY.

GEN18 THE CONTRACTOR SHALL REPAIR OR REPLACE ANY PROPERTY, UTILITY, STRUCTURE, OR OTHER INFRASTRUCTURE AT HIS EXPENSE, DAMAGED DURING THE EXECUTION OF HIS WORK TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO THE DAMAGE. ALL WORK IS TO BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER OF RECORD AND THE CITY. ANY DAMAGE TO PRIVATE UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE APPROPRIATE UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE.

GEN19 CARE SHALL BE EXERCISED WHEN WORKING IN THE AREA AROUND EXISTING TREES AND SHRUBS. ANY TREES OR SHRUBS NOT MARKED FOR REMOVAL THAT ARE DAMAGED BY THE CONTRACTOR WILL HAVE TO BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

GEN20 THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR PROVIDING AND SCHEDULING OF QUALIFIED PERSONNEL FOR CONCRETE, ASPHALT, AND SOILS TESTING SERVICES AS REQUIRED BY THE DEPARTMENT OF ENGINEERING SERVICES. TESTING IS TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF A REGISTERED TESTING AGENCY APPROVED BY THE DEPARTMENT OF ENGINEERING SERVICES.

GEN21 PROPERTY CORNER PINS OR PERMANENT SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A REGISTERED SURVEYOR AT CONTRACTOR'S EXPENSE.
GEN22 EXISTING STRUCTURES TO BE REMOVED OR DEMOLISHED REQUIRE A "DEMOLITION PERMIT" ISSUED BY THE CITY BUILDING DEPARTMENT.

GEN23 THE OPEN BURNING OF SITE CLEANING DEBRIS, TRASH, ETC. IS PROHIBITED IN THE CITY

GEN24 THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION AND MAINTENANCE OF A PORTABLE TOILET ON THE SITE DURING ALL PHASES OF CONSTRUCTION.

GEN25 ALL EARTHWORK OPERATIONS, ESPECIALLY PAVEMENT SUB-GRADE CONSTRUCTION, SHALL BE INSPECTED BY A REGISTERED SOILS ENGINEER EMPLOYED AND PAID FOR BY THE ADDITIONALLY, ALL FINAL GRADES SHALL BE FIELD CHECKED BY THE DEVELOPER'S CONTRACTOR AND/OR SURVEYOR FOR CONFORMANCE TO CONSTRUCTION PLAN GRADES.

GEN26 UTILITY TRENCHES WITHIN THE INFLUENCE OF THE ROADWAY ARE TO BE FILLED AND COMPACTED PER ITEM 912 OF THE COC CMS. UTILITY TRENCHES WITHIN THE RIGHT OF WAY BUT OUTSIDE THE ROADWAY INFLUENCE SHALL BE FILLED AND COMPACTED WITH SUITABLE NATIVE MATERIAL AND COMPACTED TO WITHIN 98% OF THE MAXIMUM DRY DENSITY PER ITEM 911 OF COC CMS. ALL OTHER TRENCHES ARE TO BE FILLED AND COMPACTED WITH NATIVE MATERIAL TO WITHIN 95% OF THE MAXIMUM DRY DENSITY. THE BACKFILL MATERIAL FOR ANY UTILITY TRENCH SHALL BE FREE OF LARGE BOULDERS, TREE BRANCHES, STUMPS, AND CONSTRUCTION DEBRIS. UTILITY TRENCHES THAT ARE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE REQUIRED TO HAVE BACKFILL TESTED FOR COMPACTION BY AN APPROVED TESTING FIRM.

GEN27 STORM SEWERS, SANITARY SEWERS, AND WATER MAINS CONSTRUCTED IN FILL AREAS SHALL NOT BE CONSTRUCTED UNTIL AFTER COMPACTED FILL HAS BEEN INSTALLED TO PROPOSED GRADE. THE STORM SEWERS, SANITARY SEWERS, AND WATER MAINS SHALL BE INSTALLED PER SPECIFIED TRENCH INSTALLATION DETAILS.

GEN28 CLEARING AND GRUBBING IS TO BE PERFORMED FROM RIGHT OF WAY LINE TO RIGHT OF WAY LINE, WITHIN ALL EASEMENTS, OR AS OTHERWISE NOTED IN THE APPROVED CONSTRUCTION PLANS. TREE CHIPPING EQUIPMENT MAY BE USED HOWEVER CHIP PILES SHALL BE STORED IN SEPARATE LOCATIONS AWAY FROM ANY AREA SUBJECT TO FURTHER CONSTRUCTION ACTIVITIES, AND SHALL NOT BE SPREAD OR DISPURSED OVER EXISTING

GEN29 TOPSOIL SHALL BE STRIPPED AND STOCKPILED SEPERATELY FROM ALL WORK AREAS, AND RESPREAD DURING FINAL GRADING OPERATIONS. FOR RESIDENTIAL DEVELOPMENTS, THE TOPSOIL SHALL NOT BE RESPREAD UNTIL SUCH TIME AS ALL BUILDING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON INDIVIDUAL PROJECT PHASES.

GEN30 SEEDING: ALL AREAS WITHIN THE RIGHT OF WAY DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED WITHING 7 DAYS FROM THE DATE WORK IN THE AREA IS COMPLETED. SEED SHALL BE SPREAD AT A RATE OF 14 POUNDS PER 1000 SF AND MEET THE REQUIREMENTS OF COC CMS ITEM 850.09 CLASS 1 LAWN MIXTURE. A 10-20-10 COMMERCIAL FERTALIZER SHALL BE APPLIED AT A RATE OF 20 POUNDS PER 1000 SF TO NEWLY SEEDED AREAS. SEEDING PERFOMED BETWEEN OCTOBER 30TH AND MARCH 1ST SHALL BE APPLIED AS TEMPORARY SEEDING PER COC CMS ITEM 207.

GEN31 THE FOLLOWING TURF SEED BLEND IS REQUIRED FOR ALL PARK AREAS. SEED SHALL BE CERTIFIED, FRESH, CLEAN, POA AND BENT GRASS FREE, WITH A 98% PURITY AND 85% MINIMUM GERMINATION RATE. SEED SHALL BE APPLIED AT A RATE OF 8 POUNDS PER 1000 SF (350 POUNDS PER ACRE). TURF TYPE MIXTURE SHALL BE TALL FESCUE (A MIXTURE OF NO LESS THAN THREE CULTIVARS BY WEIGHT) AND PERENNIAL RYEGRASS (A MIXTURE OF NO LESS THAN TWO CULTIVARS BY WEIGHT)

SEED CULTIVARS SHALL BE THE FOLLOWING OR AN APPROVED EQUAL:
30% GOODEN TURF TYPE TALL FESCUE
20% WOLVERINE TURF TYPE TALL FESCUE
20% COCHISE III TURF TYPE TALL FESCUE
15% NOBILITY PERENNIAL RYEGRASS
15% AMAZING GS PERENNIAL RYEGRASS

FERTILIZER SHALL BE 10-20-10; APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET. THE STRAW MULCH WILL BE CLEAN OAT OR WHEAT STRAW, WELL SEASONED BEFORE BAILING, AND FREE FROM MATURE SEED BEARING STALKS OR ROOTS OF PROHIBITIVE OR NOXIOUS WEEDS. THE STRAW MULCH WILL BE APPLIED AT 2 TONS PER ACRE FOR ALL PERMANENT SEEDING.

THE TOP SIX (6) INCHES OF SOIL MUST CONFORM TO CMS ITEM 859.09 FOR LAWN AREAS. ALL ROCK AND OTHER FOREIGN MATERIAL 1 INCH OR GREATER IN ANY DIMENSION SHALL BE REMOVED.

ALL WORK WITHIN PARK AREAS, INCLUDING CONSTRUCTION OF FILLS, SHALL BE COMPLETED WITH TRACK EQUIPMENT ONLY. ALL OTHER EQUIPMENT USED MUST BE APPROVED BY THE CITY.

ALL SEEDING AND MULCHING MUST BE COMPLETED BY OCTOBER 1ST.

GEN31 ALL MULCH UNDER PLAY EQUIPMENT TO BE CERTIFIED PLAYGROUND MULCH AND SPREAD TO A MINIMUM THICKNESS OF 12 INCHES. CERTIFIED PLAYGROUND MULCH TO BE CERTIFIED TO THE LATEST STANDARDS INCLUDING:

ASTM F1292-04. - PLAYGROUND MULCH SHALL MEET HIC (HEAD IMPACT CRITERIA) AND G-MAX REQUIREMENTS AT 12" OF COVERAGE
ASTM F2075-04. - PLAYGROUND MULCH SHALL MEET TRAMP METAL TEST AND SIEVE ANALYSIS
ASTM F1951. - PLAYGROUND MULCH SHALL BE WHEELCHAIR ACCESSIBLE

[illegible]

ROW2 ALL PAVEMENT JOINTS, PARTICULARLY WHERE A PROPOSED PAVEMENT ABUTS AN EXISTING PAVEMENT, AND ALL PAVEMENT JOINTS ABUTTING THE CURBLINE OR UTILITY STRUCTURES SUCH AS MANHOLES, CATCH BASINS, VALVE BOXES, ETC. SHALL BE SEALED IN ACCORDANCE WITH ITEM 413 TYPE (1) OF THE COC CMS.

ROW3 AT THE OPTION OF THE DEVELOPER AND APPROVAL BY THE CITY, THE PLACEMENT OF THE FINAL WEARING COURSE OF ITEM 448 ASPHALT CONCRETE MAY BE DELAYED UNTIL SUCH TIME THAT THE MAJORITY OF THE RESIDENTIAL HOUSING CONSTRUCTION IN THE AREA IS COMPLETE, OR IN THE CASE OF WINTER CONSTRUCTION WHEN WEATHER PERMITS.
ROW4 ALL ASPHALT CONCRETE PAVING OPERATIONS SHALL BE REGULATED AS SPECIFIED IN COC CMS ITEM 400 FLEXIBLE PAVEMENT.

ROW5 PAVEMENT CUTS FOR UTILITY LINE INSTALLATIONS ARE SUBJECT TO THE BACKFILL REQUIREMENTS OF ITEM 912. IN LIEU OF COMPACTED GRANULAR MATERIAL, FLOWABLE CONTROLLED DENSITY FILL, ITEM 636 TYPE-11 MAY BE USED. PAVEMENT SHALL BE CONSTRUCTED TO MATCH THE EXISTING SECTION OR NINE INCHES OF ASPHALT CONCRETE, WHICHEVER IS GREATER. AS AN ALTERNATIVE, THE CONTRACTOR MAY CHOOSE TO REPAIR THE PAVEMENT WITH A 7" CLASS "C" CONCRETE BASE EXTENDING 1'-0 BEYOND ALL EDGES OF THE EXCAVATION, AND FINISHED WITH A 2-INCH ITEM 448 ASPHALT WEARING COURSE.

ROW6 STEEL PLATES SHALL BE POSITIONED AND SECURED IN PLACE WITH STEEL SPIKES AND COLD PATCH ASPHALT MIX OVER ALL TRENCHES THAT ARE LEFT OPEN ON A TEMPORARY BASIS AND SUBJECT TO TRAFFIC. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING THE LOCATION OF ALL STEEL PLATES DIRECTLY TO THE DEPARTMENT OF PUBLIC WORKS.

ROW7 PROACTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO KEEP PUBLIC STREETS CLEAN AND FREE FROM MUD, STONE, DIRT, ETC. AT ALL TIMES. A STABILIZED CONSTRUCTION ENTRANCE, AS SPECIFIED IN THE PLANS, IS TO BE DILIGENTLY MAINTAINED AT THE CONSTRUCTION SITE ENTRANCE(S) THROUGHOUT THE PROJECT. IF THE ENTRANCE IS RENDERED INEFFECTIVE IN THE JUDGEMENT OF THE CITY, WORK ON THE PROJECT MAY BE SUSPENDED UNTIL THE ENTRANCE IS MADE EFFECTIVE.

ROW8 CONCRETE CURBS ARE TO BE BRANDED DURING PLACEMENT UTILIZING THE STANDARD BRAND SET PROVIDED BY THE DEPARTMENT OF ENGINEERING SERVICES. BRANDS THAT ARE MISSED MUST BE MECHANICALLY GROUND INTO THE CURB AFTER CONCRETE IS SET.

BRAND CURBS ARE AS FOLLOWS:
"S" - ON TOP OF CURB FOR SANITARY LATERAL LOCATIONS.
"W" - ON FACE OF CURB FOR WATER SERVICE BOX LOCATIONS.
"WV" - ON FACE OF CURB FOR HYDRANT WATCH VALVE LOCATIONS.
"WM" - ON FACE OF CURB FOR WATER MAIN VALVE LOCATIONS.
"SM" - ON FACE OF CURB FOR SANITARY/STORM MANHOLE LOCATIONS.

ROW9 THE COMBINATION CURB AND GUTTER SHALL BE PLACED CONTINUOUSLY. THE CURB SHALL HAVE CONTROL JOINTS MECHANICALLY CUT AT 10'-0 SPACING WITHIN 24 HOURS FROM BEING POURED. DRIVEWAY CURB CUTS SHALL BE SAW-CUT AT THE TIME EACH INDIVIDUAL RESIDENCE IS CONSTRUCTED.

ROW10 MONUMENT BOXES SHALL BE INSTALLED AT INTERSECTIONS DESIGNATED ON THE PLAN BY A REGISTERED SURVEYOR. BOXES SHALL BE NEENAH R-1968, TYPE 38-B OR EAST JORDAN IRON WORKS NO. 8371. MONUMENTS ARE TO BE SET IN A CONCRETE FILLED 24" DIAMETER CORED HOLE, FLUSH WITH THE TOP OF THE PAVEMENT PER CITY STANDARD.

ROW11 ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE "OHIO MANUAL OF TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS". THE CONTRACTOR MUST PROVIDE THE CITY WITH 24-HOUR CONTACT INFORMATION IN THE EVENT THE MOT ITEMS REQUIRES ADJUSTMENT, REPAIR OR REPLACEMENT.

[illegible]

ROW13 TACK COAT (COC ITEM 407) IS REQUIRED BETWEEN ALL LIFTS OF FLEXIBLE PAVEMENT, BETWEEN CONCRETE BASE AND ASPHALT SURFACE COURSE, AND ALONG THE FACE OF THE CURB. THE TACK COAT APPLICATION MAY BE WAIVED AT THE DISCRETION OF THE DEPARTMENT OF ENGINEERING SERVICES IF THE LIFTS OF ASPHALT ARE INSTALLED WITHIN SEVEN (7) DAYS OF EACH OTHER, THERE HAS BEEN NO WATER OR VEHICLE TRAFFIC ON THE PAVEMENT, AND THE PAVEMENT IS CLEAN AND FREE OF DUST AND DEBRIS.

ROW14 ALL CONSTRUCTION AND PERMANENT ROADWAY SIGNAGE MUST MEET THE MINIMUM REQUIREMENTS OF OMUTCD TABLE 2A-3 REGARDING RETROREFLECTIVITY LEVELS.

ROW15 PROOF ROLLING: THE FOLLOWING SPECIFICATIONS ARE PUT IN PLACE BY THE CITY OF DELAWARE IN ADDITION TO THE COC CMS ITEM 204, SUBGRADE COMPACTION AND PROOF ROLLING/TEST ROLLING:

FOR AREAS WHERE SUBGRADE APPEARS TO BE STABLE WITHOUT UNDERCUTTING, PROOF ROLL AFTER THE TOP 12 INCHES OF THE SUBGRADE MEETS THE COMPACTION REQUIREMENTS AND AFTER THE SUBGRADE HAS BEEN BROUGHT TO APPROXIMATE SHAPE WITHIN 0.1 TO 0.2 FEET REQUIRED BY PLAN GRADE.

FOR AREAS THAT ARE UNSTABLE AND REQUIRE UNDERCUTTING, IT IS NOT NECESSARY TO COMMENCE A FORMAL PROOF ROLL TO DEMONSTRATE THAT SUBGRADE CORRECTION IS REQUIRED. CORRECTION MUST BE AUTHORIZED BY THE CITY AT THE TIME OF ROUGH GRADING AND MUST BE BASED ON RECOMMENDATIONS FROM THE SOILS ENGINEER. PROOF ROLLING MUST BE TREATED AS THE FINAL VERIFICATION THAT ALL REPAIRS HAVE BEEN PERFORMED. FAILED PROOF ROLLS FOLLOWING CORRECTIVE ACTION WILL BE AT THE CONTRACTOR'S EXPENSE.

PROOF ROLLING MUST BE DONE IMMEDIATELY AFTER THE SUBGRADE COMPACTION OPERATION, WHEN THE MOISTURE CONTENT OF THE SUBGRADE SOIL IS NEAR OPTIMUM OR AT THE MOISTURE CONTENT THAT ACHIEVED COMPACTION. UNSTABLE OR HARD PAN CONDITIONS ENCOUNTERED DURING PROOF ROLLING OPERATIONS, WHICH RESULT FROM THE FAILURE OF THE CONTRACTOR TO MAINTAIN THE SPECIFIED DENSITY AND MOISTURE REQUIREMENTS, MUST BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

IF IT BECOMES NECESSARY TO TAKE CORRECTIVE ACTION, SUCH AS BUT NOT LIMITED TO UNDERDRAIN INSTALLATION, UNDERCUT AND BACKFILL OF AN UNSUITABLE MATERIAL, AERATION OF EXCESSIVELY WET MATERIAL IN AREAS THAT HAVE BEEN PROOF ROLLED, OR (IF HARD PAN EXISTS) RECONDITIONING THE UPPER PORTION OF THE SUBGRADE, THESE AREAS SHALL BE PROOF ROLLED AGAIN FOLLOWING THE COMPLETION OF THE NECESSARY CORRECTIONS. IF THE CORRECTIONS ARE NECESSARY DUE TO THE NEGLIGENCE OF THE CONTRACTOR AND/OR WEATHER, THE CORRECTIVE WORK AND ADDITIONAL PROOF ROLLING MUST BE PERFORMED BY THE CONTRACTOR AT NO COST TO THE CITY.

THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A PROOF ROLL ALONG THE CURB LINE TO CONFIRM THAT THERE IS NO UNSUITABLE MATERIAL IN ADVANCE OF INSTALLING CURB DRAIN, STONE OR CONCRETE CURBING.

PROOF ROLLING FOR THE PAVEMENT AREA MAY OCCUR EITHER BEFORE OR AFTER PIPE UNDERDRAINS ARE INSTALLED. IF FOLLOWING THE INSTALLATION OF UNDERDRAINS, ROLLING SHOULD NOT OCCUR DIRECTLY OVER THE UNDERDRAINS. IN 204.06, PROOF ROLLING MUST BE PERFORMED AT LEAST 1-1/2 FEET AWAY FROM THE UNDERDRAINS BECAUSE OF THE POTENTIAL DAMAGE TO THE UNDERDRAINS.

[illegible]

STM2 FLEXIBLE STORM SEWERS WITHIN THE RIGHT OF WAY WILL BE DEFLECTION TESTED AND/OR VIDEO INSPECTED AT THE CONTRACTORS EXPENSE. TESTING SHALL BE PERFORMED NO SOONER THAN THIRTY DAYS AFTER THE PIPE TRENCH HAS BEEN BACKFILLED. MAXIMUM DEFLECTION SHALL NOT EXCEED 5% OF THE BASE INSIDE DIAMETER. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR THE REQUIRED TESTING AND FOR NOTIFYING THE DEPARTMENT OF ENGINEERING SERVICES IN ADVANCE TO WITNESS THE TESTING.

STM3 ALL FLEXIBLE PIPE INSTALLATIONS THAT ARE SUBJECT TO CONSTRUCTION LOADING SHALL MAINTAIN A MINIMUM COVER OF 2'-0 AT ALL TIMES DURING THE CONSTRUCTION PROCESS. TESTING SHALL NOT OCCUR UNTIL ALL CONSTRUCTION LOADING ABOVE THE SEWER IS COMPLETE.

STM4 HDPE PIPE JOINTS SHALL BE MADE USING WATERTIGHT COUPLERS WITH O-RING GASKET, ADS WT OR APPROVED EQUAL. WHERE RUBBER O-RING GASKET ((ASTM C361) PIPE IS REQUIRED ON THE PLANS. ALL OTHER PIPE SHALL HAVE A BELL AND SPIGOT JOINT WITH RUBBER GASKET MEETING ASTM F477.

STM5 ALL STORM MANHOLES SHALL BE MARKED WITH A 4"x4"x10'-0 PRESSURE TREATED WOOD WYE-POLE PROJECTING 4'-0" ABOVE THE FINISH GRADE AND WITH THE TOP 1'-0 PAINTED GREEN ON FOUR SIDES.

STM6 STORM SEWER PIPE SHALL NOT BE INSTALLED IN ANY TRENCH HOLDING WATER. THE CONTRACTOR IS RESPONSIBLE FOR DEWATERING OPERATIONS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER.

STM7 IF ROCK MUST BE EXCAVATED WITHIN A PROPOSED TRENCH AREA, THE CONTRACTOR SHALL REMOVE ENOUGH ROCK BELOW THE BELL AND FLOWLINE OF THE PIPE IN ORDER TO INSTALL THE APPROPRIATE AMOUNT OF BEDDING MATERIAL. EXCAVATED ROCK MAY NOT BE USED AS BACKFILL MATERIAL.

STM8 THE FLOW IN ALL SEWERS, DRAINS AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING CONSTRUCTION, THEY SHALL BE RESTORED BY THE CONTRACTOR TO A CONDITION SATISFACTORY TO THE CITY.

STM9 ALL MAJOR FLOOD ROUTES AND STORM WATER BASINS ARE TO BE SURVEYED BY A REGISTERED SURVEYOR AT THE CONTRACTORS EXPENSE TO VERIFY CONFORMANCE TO THE APPROVED GRADING PLANS. SURVEY RESULTS ARE TO BE INCLUDED ON THE AS-BUILT CONSTRUCTION PLANS.

STM10 THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER INSTALLATION (PRIOR TO THE START OF CONSTRUCTION), MAINTENANCE, AND REPLACEMENT OF SEDIMENT AND EROSION CONTROL MEASURES PER THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR WILL BE RESPONSIBLE FOR PAYING ANY FINE LEVIED BY THE OEPA RESULTING FROM FAILURE TO ADHERE TO THE SWPPP AND/OR THE REQUIREMENTS OF THE OEPA APPLICABLE PERMITS.

STM11 ALL DRAINAGE FLOOD ROUTES, SWALES, AND DITCHES ARE TO BE DESIGNED AND GRADED WITH A MINIMUM FLOW LINE GRADE OF 2%, AND A MAXIMUM SIDE SLOPE OF 4:1.

STM12 ALL CATCH BASINS, MANHOLES, AND CURB INLETS SHALL HAVE CONCRETE CHANNELS POURED IN PLACE TO ASSURE POSITIVE DRAINAGE THROUGH THESE STRUCTURES.

STM13 PUBLIC STORM SEWER MANHOLE LIDS ARE TO BE EAST JORDAN IRON WORKS NO. 1681-A1 OR EQUIVALENT, AND EMBOSSED "CITY OF DELAWARE STORM SEWER".

STM14 STORM SEWER CURB INLETS ARE TO BE ADJUSTED WITHIN 1/4" OF PLAN ELEVATION USING STEEL SHIMS. CURB INLET HOODS SHALL BE EMBOSSED WITH THE WORDING "DRAINS TO THE RIVER" PER THE CITY STANDARD DRAWING.

STM15 PRE-CAST CONCRETE OR HDPE PREFORMED MANHOLE ADJUSTING RINGS ARE TO BE USED FOR ALL FINAL ADJUSTMENTS OF MANHOLE CASTINGS.

STM16 OPENINGS SHALL BE PROVIDED IN CURB INLET DRAINAGE STRUCTURES TO ACCOMMODATE UNDERDRAIN OUTLETS. UNDERDRAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN IN THE PLANS.

WATER LINE NOTES
WTR1 ALL WATER LINES, FITTINGS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED WITHIN THE COC CMS 2012 VERSION, EXCEPT AS MODIFIED WITHIN THE CITY OF DELAWARE GENERAL NOTES, STANDARD DRAWINGS AND INFRASTRUCTURE DESIGN MANUAL.

WTR2 ANY ACTIVITY RELATED TO THE MODIFYING, UPGRADING, OR EXPANDING THE PUBLIC WATER SYSTEM MUST HAVE PRE-APPROVAL OF THE DEPARTMENT OF ENGINEERING SERVICES AND UTILITY DEPARTMENT. WORK REQUIRING THE SHUTDOWN OF EXISTING WATER MAINS IS TO BE COORDINATED WITH THESE TWO DEPARTMENTS FORTY-EIGHT HOURS PRIOR TO THE SCHEDULED WORK BEING PERFORMED. ALL EFFECTED CUSTOMERS SHALL BE NOTIFIED, IN WRITING, BY THE CONTRACTOR AT LEAST TWENTY-FOUR HOURS PRIOR TO SHUT DOWN. CITY APPROVAL OF ALL CUSTOMER NOTIFICATIONS IS REQUIRED IN ADVANCE OF DISTRIBUTION.

[illegible]

WTR4 ALL PIPING 2" OR LESS IN DIAMETER BETWEEN THE WATER MAIN AND THE CONTROL VALVE OR METER PIT SHALL BE TYPE K, SOFT TEMPERED COPPER TUBING CONFORMING IN ALL RESPECTS TO ASTM B88. FITTINGS SHALL BE FORD OR MUELLER HIGH QUALITY COPPER BRASS WITH AWWA APPROVED COMPRESSION TYPE JOINTS. THERE WILL BE NO FITTINGS PERMITTED BETWEEN THE WATER MAIN CONNECTION AND THE CONTROL VALVE.

WTR5 DEAD-END WATER LINES SHALL TERMINATE WITH A FIRE HYDRANT AND WATCH VALVE FOLLOWED BY A MAIN LINE VALVE AND AN ADDITIONAL SECTION OF WATER LINE PLUGGED AND BLOCKED PER THE STANDARD DRAWINGS.

WTR6 WATER LINES SHALL BE INSTALLED WITH A MINIMUM OF 4'-0 OF COVER MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE WATER MAIN, OR AS INDICATED ON THE APPROVED CONSTRUCTION PLANS.

WTR7 ALL MAIN LINE VALVES, HYDRANT WATCH VALVES, CURB BOXES, AND DEAD END LINES ARE TO BE MARKED WITH A 4"x4"x10'-0 PRESSURE TREATED WOOD WYE-POLE PROJECTING 4'-0 ABOVE THE FINISHED GRADE AND WITH THE TOP 1'-0" PAINTED BLUE ON FOUR SIDES. POSTS ARE TO BE MAINTAINED UNTIL THE AREA IS HAS UNDERGONE FINAL GRADING AND SEEDING.

WTR8 IF THERE ARE ANY CONFLICTS IN GRADE BETWEEN WATER LINE AND SEWERS, THE WATER LINES SHALL BE LOWERED DURING CONSTRUCTION.

WTR9 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORIZONTAL AND VERTICAL DEFLECTIONS OR BEND IN THE WATER LINE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. WATER LINES ARE TO MAINTAIN 1'-0" VERTICAL, AND 10'-0 HORIZONTAL CLEARANCE FROM SANITARY SEWERS AND STORM SEWERS.

WTR10 A PERMIT FOR EACH NEW WATER SERVICE MUST BE OBTAINED FROM THE CITY PRIOR TO MAKING A CONNECTION TO THE PUBLIC WATER SYSTEM AS PART OF THIS PROJECT. PERMIT APPLICATIONS CAN BE OBTAINED FROM CITY HALL AT 1 SOUTH SANDUSKY STREET.

WTR11 THE WATER SERVICE TAPS SHALL CONSIST OF ALL PIPE, VALVES, FITTINGS, AND APPURTENANCES NECESSARY TO CONNECT TO THE PUBLIC WATER MAIN AND COMPLETE THE INSTALLATION ACCORDING TO THE STANDARDS SET FORTH IN THE APPROVED CONSTRUCTION PLANS.

WTR12 THE VALVE COVERS AND INSIDE OF ALL MAINLINE WATER VALVE BOXES SHALL BE PAINTED BLUE, AND THE VALVE COVERS AND INSIDE OF ALL FIRE HYDRANT WATCH VALVE BOXES SHALL BE PAINTED RED WITH 2 COATS OF RUST INHIBITIVE PAINT. PUBLIC FIRE HYDRANTS ARE TO BE PAINTED WITH TWO COATS OF FEDERAL SAFETY YELLOW. PRIVATE FIRE HYDRANTS ARE TO BE PAINTED FEDERAL SAFETY RED, WITH WHITE BONNETS AND NOZZLE COVERS.

WTR13 ALL MECHANICAL FASTENERS, BOLTS, ALL THREAD ROD, ETC. ARE TO RECEIVE ONE COAT OF RUST INHIBITIVE PAINT OR COATING.

WTR14 IF THE TOP OF THE VALVE OPERATING NUT IS MORE THAN 36" INCHES BELOW FINISHED GRADE, AN EXTENSION STEM SHALL BE FURNISHED TO BRING THE TOP OF THE OPERATING NUT TO WITHIN 24" OF FINISHED GRADE ELEVATION. ALL VALVE STEM EXTENSIONS ARE TO BE INSTALLED WITH THE EXTENSION SECURED DIRECTLY TO THE VALVE OPERATING NUT WITH GALVANIZED BOLTS.

WTR15 WATER LINE SHALL NOT BE INSTALLED IN ANY TRENCH FILLED WITH WATER. THE CONTRACTOR IS RESPONSIBLE FOR DEWATERING OPERATIONS REQUIRED FOR THE CONSTRUCTION OF THE WATER LINE.

WTR16 ALL FITTINGS SHALL BE ADEQUATELY RESTRAINED WITH SOLID OR POURED IN PLACE CONCRETE BLOCKING PER THE CITY STANDARD DRAWINGS. ALL FITTINGS TO BE BACKED MUST BE THOROUGHLY WRAPPED IN PLASTIC SHEETING PRIOR TO PLACING CONCRETE.

WTR17 FIRE HYDRANTS SHALL MEET AWWA STANDARDS AND ARE TO BE MUELLER "SUPER CENTURION 250" A-423 OR "CLOW MEDALLION" ON TYPE "A" SETTING WITH NATIONAL STANDARD THREADS FOR THE 2-1/2" HOSE NOZZLES AND WATCH VALVE DIRECTLY MOUNTED TO ANCHOR TEE. TYPE "B" SETTINGS SHALL NOT BE USED UNLESS APPROVED BY THE CITY. ALL PIPING BETWEEN THE WATCH VALVE AND HYDRANT SHALL BE MECHANICAL JOINT FITTINGS. THE CONNECTION TO THE HYDRANT SHALL BE A 5" STORTZ FITTING WITH A QUICK RELEASE LOCKING COUPLING. ALL SAFETY CHAINS ARE TO BE REMOVED FROM HYDRANTS.

WTR18 ALL FIRE DEPARTMENT CONNECTIONS (STANDPIPES) SHALL HAVE A 45' DOWNTURN FITTING TO REDUCE KINKING IN THE FIRE HOSE. THE CONNECTION TO THE STANDPIPE SHALL BE A 5" STORTZ FITTING WITH A LOCKING COUPLING.

WTR19 ALL NEW MAIN LINE AND HYDRANT WATCH VALVES ARE TO BE DIRECTLY BOLTED TO THE ANCHOR TEE WITH ANCHOR TYPE FITTINGS.

WTR20 THE INSTALLATION OF 3/4" AND 1" WATER TAPS SHALL BE MADE BY DIRECT TAP ONLY. DIRECT TAPS ARE NOT PERMITTED TO ANY ASBESTOS MAINS. 1-1/2" AND 2" WATER TAPS SHALL BE MADE WITH A FORD STYLE FC-202. 3 AND 4" WATER TAPS SHALL BE MADE WITH A FORD STYLE FS-202. 6 WATER TAPS AND LARGER SHALL BE MADE WITH A FORD FTSS TAPPING SLEEVE. A JCM 432 IS AN APPROVED EQUAL.

WTR21 ALL GATE VALVES MUST BE DUCTILE IRON RESILIENT WEDGE 250 PSI AS MANUFACTURED BY AMERICAN FLOW CONTROL OR APPROVED EQUIVALENT WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF ANSI/AWWA C515. CLOW VALVE COMPANY, MODEL NUMBER 2638 APPROVED FOR 16", 8" AND 8" MUST BE DUCTILE IRON AND EPOXY COATED.

WTR22 VALVE BOXES ARE TO BE TYLER 6850 SERIES CAST IRON 2-PIECE SCREW TYPE FOR MAIN AND WATCH VALVES AND TYLER 6500 SERIES CAST IRON 2-PIECE SCREW TYPE SERVICE BOXES FOR CURB VALVES. STAR PIPE PRODUCTS 2-PIECE SCREW TYPE VALVE BOX ITEM CODE VB5645 30-50 APPROVED.

WTR23 FOR WATER SERVICE TAPS; THE WATER MAIN CONNECTION SHALL BE MADE USING A MUELLER 300 BALL TYPE B-25008 OR FORD FB1000-0 BALLCORP CORPORATION STOP. CONTROL VALVES SHALL BE MUELLER 300 BALL CURB VALVE B-25209 OR FORD B44-0 BALL VALVE CURB STOPS (QUARTER TURN ONLY).

WTR24 WATER SERVICE BOXES ARE TO BE INSTALLED IN PAIRS ALONG PROPERTY LINES, SET 8-0 APART AND 2-0 OUTSIDE OF THE RIGHT OF WAY LINE. A MINIMUM BURY DEPTH OF 48" BELOW TOP OF CURB MUST BE MAINTAINED FOR ALL WATER SERVICES IN THE RIGHT OF WAY.

WTR25 ALL WATER LINES SHALL BE TESTED (AWWA 600) AND STERILIZED (AWWA C651) BY THE CONTRACTOR AT HIS EXPENSE IN ACCORDANCE WITH THE CITY AND AWWA SPECIFICATIONS. TESTING SHALL BE DONE UNDER THE SUPERVISION OF THE DEPARTMENT OF ENGINEERING SERVES.

WTR26 ALL METERS (OTHER THAN STANDARD 5/8" X 3/4" RESIDENTIAL METER) AND ALL BACKFLOW DEVICES SPECIFIED FOR THIS PROJECT MUST BE DELIVERED TO THE CITY DEPARTMENT OF PUBLIC UTILITIES FOR INSPECTIONS AND APPROVAL PRIOR TO INSTALLATION.

[illegible]

WTR28 THE PRESSURE REQUIRED TO PERFORM HYDROSTATIC TESTING ON WATER LINES IS 150 PSI FOR DOMESTIC LINES AND 200 PSI FOR FIRE SUPPRESSION LINES (PER NFPA 13).

WTR29 THE CONTRACTOR AT HIS EXPENSE, SHALL CLEAN ALL WATER MAINS 12" AND LARGER BY PASSING A PROPERLY SIZED POLY PIG THROUGH THE PIPE PER COC 801.11.
WTR30 ALL MECHANICAL JOINTS WITHIN THE METER VAULT SHALL INCLUDE FACTORY MANUFACTURED FLANGES. NO UNI-FLANGES ARE PERMITED. ALL JOINTS AND FITTINGS LOCATED ON THE SUPPLY SIDE WITHIN 20-FEET OF THE METER VAULT SHALL BE RESTRAINED USING APPROVED MECHANICAL JOINT RESTRAINTS.

[illegible]

SAS2 CLEAR WATER CONNECTIONS INCLUDING ROOF DRAINS, FOUNDATION DRAINS, SUMPS, ARE PROHIBITED FROM BEING CONNECTED TO THE SANITARY SEWER SYSTEM.

SAS3 THE MINIMUM REQUIREMENT FOR SEWER PIPE ON THIS PROJECT SHALL BE SDR 35 (SDR26 IF DEPTH EXCEEDS 20'), ASTM D3034 POLYVINYL CHLORIDE (PVC) SEWER PIPE WITH ASTM C1784 CELL CLASSIFICATION OF 12454 B OR 12454 C, ASTM F679 PVC SEWER PIPE ASTM CELL CLASSIFICATION 12454, OR CCFRPM, ASTM D3262-TYPE 1, LINER 2, GRADE 3, STIFFNESS 72 PSI, UNLESS OTHERWISE SHOWN ON THE PLANS. PIPE MANUFACTURERS MUST BE ON THE CURRENT COC APPROVED LIST, AND REQUIRE THE ADDITIONAL APPROVAL OF THE CITY DIRECTOR OF PUBLIC UTILITIES.

SAS4 PIPE FOR ALL 6" SERVICES SHALL BE PVC SEWER PIPE ASTM D-3034, SDR-35 (OF SDR-26 IF BURY DEPTH EXCEEDS 20'-0). THE SERVICES ARE SUBJECT TO EITHER THE INFILTRATION OR EXFILTRATION TESTING REQUIREMENTS. ALL SERVICE EXTENSIONS SHALL BE INSTALLED AT A MINIMUM GRADE OF 1/4" PER FOOT AND SHALL BE CONSTRUCTED AT THE TIME OF CONSTRUCTION OF THE MAIN SEWER, UNLESS OTHERWISE DIRECTED BY THE CITY.

SAS5 ALL PVC PIPE SHALL BE DEFLECTION TESTED THIRTY DAYS OR MORE AFTER THE TRENCH HAS BEEN BACKFILLED TO FINISHED GRADE. A RIGID MANDREL SHALL BE USED FOR THE TESTING. NO MECHANICAL PULLING DEVICES SHALL BE USED. PIPE DEFLECTION SHALL NOT EXCEED FIVE 5%.

SAS6 CLAY DAMS ARE TO BE INSTALLED ALONG MAIN LINE SEWERS AT HALF THE DISTANCE BETWEEN EACH PAIR OF MANHOLES, BUT NO CLOSER THAN 10'-0" FROM A LATERAL SERVICE. DAMS SHALL BE A MINIMUM OF 6'-0 LONG.

SAS7 PUBLIC SANITARY MANHOLE COVERS ARE TO BE EAST JORDAN IRON WORKS NO. 1681-A2 OR EQUIVALENT, WITH ENCLOSED PICK HOLES AND EMBOSSED "CITY OF DELAWARE SANITARY SEWER". PRIVATE MANHOLES COVERS SHALL BE EMBOSSED "PRIVATE SEWER".

SAS8 6'-0 LONG CLAY DAMS ARE TO BE INSTALLED ON ALL SANITARY LATERALS, BUT NO CLOSER THAN 3'-0 FROM THE END OF THE SERVICE. DAMS ARE TO BE INSTALLED BY CONTRACTOR INITIALLY INSTALLING THE LATERALS.

SAS9 ALL SANITARY MANHOLES AND LATERAL SERVICES ARE TO BE MARKED WITH A 4"X4"X10'-0" PRESSURE TREATED WOOD WYE-POLE PROJECTING 4'-0 ABOVE THE FINISHED GRADE AND WITH THE TOP 1'-0 PAINTED GREEN ON FOUR SIDES. ADDITIONALLY A 2"X2" HARDWOOD WYE POLE IS TO BE WIRED TO THE BASE OF EACH 4"X4" POLE AND EXTENDED DOWN TO THE END OF EACH LATERAL SERVICE. COST TO BE INCLUDED IN THE VARIOUS ITEMS. INDIVIDUAL LATERAL SERVICE WYE-POLES ARE TO BE INSTALLED AS EACH LATERAL IS CONSTRUCTED.

SAS10 WHERE THE COVER TO FINISHED GRADE OVER A SANITARY WYE IS IN EXCESS OF 12'-0, A LENGTH OF RISER PIPE AND A 45' BEND SHALL BE INSTALLED ALONG WITH A MINIMUM OF ONE WHOLE LENGTH OF 6" PIPE SUCH THAT THE END OF THE SERVICE WILL BE 10'-0 BELOW GRADE.

SAS11 WHERE THE SANITARY SEWER CROSSES UNDER A PROPOSED STORM SEWER OR WATERLINE THE TRENCH SHALL BE BACKFILLED TO THE BOTTOM OF THE PROPOSED STORM SEWER OR WATERLINE WITH COMPACTED GRANULAR MATERIAL ITEM 912, FOR A LENGTH OF 10 LF CENTERED ON THE STORM SEWER OR WATERLINE.

SAS12 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXISTING TIE-IN MANHOLE FLOWLINE AND TOP-OF-CASTING ELEVATIONS. MANHOLES SHALL BE BUILT OR ADJUSTED SO THE TOPS CONFORM TO THE ELEVATIONS SHOWN ON THESE PLANS. ALL MANHOLE CASTING ADJUSTMENTS SHALL BE ACCOMPLISHED WITH PRE-CAST CONCRETE OR HDPE PREFORMED ADJUSTMENT RINGS.

SAS13 ALL SANITARY LINES SHALL BE INSTALLED WITH STONE OR GRAVEL BEDDING AS SHOWN IN THE STANDARD DRAWINGS.

SAS14 SANITARY TRENCH DETAILS SHALL BE IN ACCORDANCE WITH CITY STANDARD DRAWINGS.

SAS15 TEMPORARY BULKHEADS SHALL BE PLACED WHERE INDICATED ON THE PLANS AND SHALL REMAIN IN PLACE UNTIL REMOVAL IS DIRECTED BY THE CITY.

SAS16 SANITARY LATERALS TO ADJACENT LOTS SHALL BE INSTALLED IN A 4'-0 WIDE COMMON TRENCH, SPACED WITH 2'-0 CENTER TO CENTER SEPARATION, AND WITH 1'-0 MINIMUM BEDDING AROUND PIPES. THE ENDS OF THE SERVICES ARE TO BE FLARED APART TO A MINIMUM 10'-0 CENTER TO CENTER SEPARATION AT 3'-0" OUTSIDE THE RIGHT OF WAY LINE.

2/13

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: GENERAL NOTES
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES — DELAWARE, OHIO

VARO

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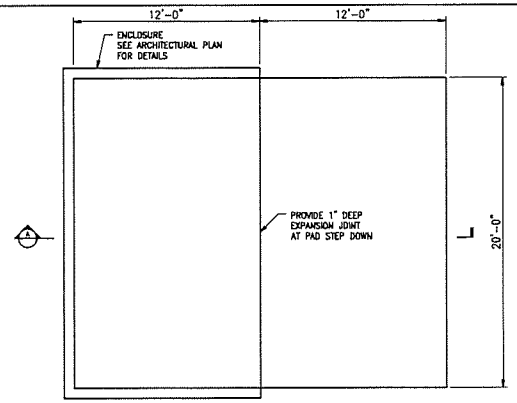
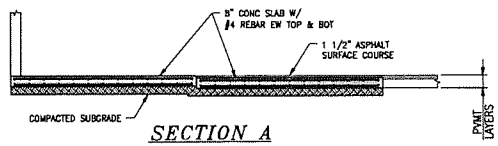
DRAWN	CHECKED	APPROVED	SCALE
FGS	LCS	APPVD	N.T.S.
CONTRACT NO			DATE
R012136			01/19/18
DRAWING NO			REVISION
12136-002			—

ESTIMATE OF QUANTITIES

ITEM	UNIT	DESCRIPTION	TOTAL		
		STREET			
304	CY	AGGREGATE BASE	3820		
448	TONS	1 1/2" ASPHALT CONCRETE SURFACE COURSE	271		
448	TONS	2" ASPHALT CONCRETE SURFACE COURSE	73		
608	EA	HANDICAP RAMP	4		
614	LUMP	MAINTAINING TRAFFIC	1		
SPEC	LF	EXTRUDED CONCRETE CURB PER RDWD-24.0	3616		
SPEC	SY	CONCRETE APPROACH PER RDWD-10.0	299		
SPEC	SY	CONCRETE DUMPSTER PAD PER PLAN	267		
		SANITARY			
604	EA	SANITARY MANHOLE TYPE C	11		
901	LF	8" SANITARY SEWER PIPE, SDR 35 WITH TYPE 1 BEDDING	498		
901	LF	10" SANITARY SEWER PIPE, SDR 35 WITH TYPE 1 BEDDING	1182		
901	LF	12" SANITARY SEWER PIPE, SDR 35 WITH TYPE 1 BEDDING	247		
914	LF	6" PIPE RISER	45		
915	EA	8" X 6" WYE FITTING	6		
915	EA	10" X 6" WYE FITTING	7		
918	LF	6" BUILDING CONNECTION SERVICE	4		
		STORM			
601	CY	ROCK CHANNEL PROTECTION TYPE "C" W/FILTER FABRIC	9		
603	LF	8" STORM SEWER ADS N-12	71		
603	LF	12" STORM SEWER ADS N-12	928		
603	LF	15" STORM SEWER ADS N-12	275		
603	LF	18" STORM SEWER ADS N-12	572		
603	LF	24" STORM SEWER ADS N-12	86		
604	EA	HEADWALL, DCED-S16B 15"	1		
604	EA	HEADWALL, DCED-S16B 18"	2		
604	EA	HEADWALL, DCED-S16B 24"	1		
604	EA	CATCH BASIN, DCED-S133B	1		
604	EA	CATCH BASIN, SEWD-10.0	12		
SPEC	EA	NYOPLAST YARD DRAIN	2		
SPEC	LF	4" PVC FINGER DRAIN	260		
		WATER			
801	LF	4" WATER LINE & APPURTENANCES	2171		
801	LF	6" WATER LINE & APPURTENANCES	389		
801	LF	8" WATERLINE & APPURTENANCES	2245		
802	EA	16" X 8" TAPPING SLEEVE & VALVE	1		
802	EA	4" VALVES AND APPURTENANCES	4		
805	EA	6" VALVES AND APPURTENANCES	7		
805	EA	8" VALVES AND APPURTENANCES	5		
805	EA	1.5" WATER SERVICE TAP (COMPLETE), LONG	4		
805	EA	2" WATER SERVICE TAP (COMPLETE), LONG	9		
809	EA	FIRE HYDRANT, TYPE A	7		
		EROSION & SEDIMENTATION CONTROL			
207	LF	SILT FENCE	2023		
207	EA	INLET PROTECTION	14		
207	SY	TEMPORARY SEEDING	76472		
207	SY	PERMANENT SEEDING	30832		
207	EA	STABILIZED CONSTRUCTION ENTRANCE	1		
SPEC	EA	TEMPORARY SEDIMENT CONTROL RISER PIPE WITH SKIMMER PER PLAN	2		
		SIGNAGE/STRIPING			
630	EA	STOP SIGN W/GROUND MOUNTED SUPPORT	2		
637	EA	STREET NAME SIGN, AS PER PLAN	2		
644	LF	CHANNELIZING LINE	50		
644	EA	ARROW ON PAVEMENT	4		



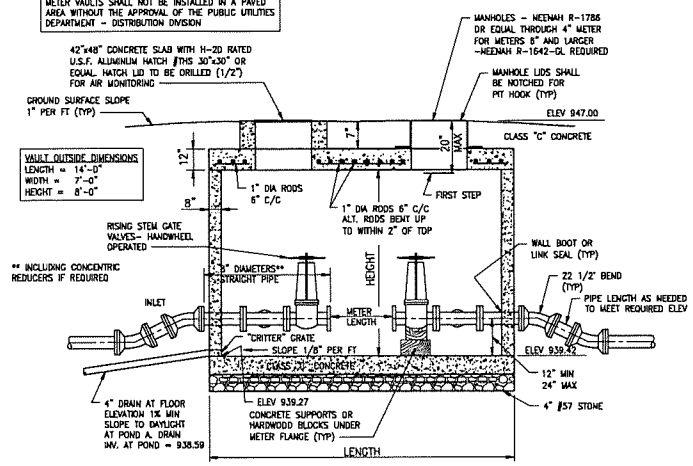
DUMPSTER PAD PLAN



SECTION A

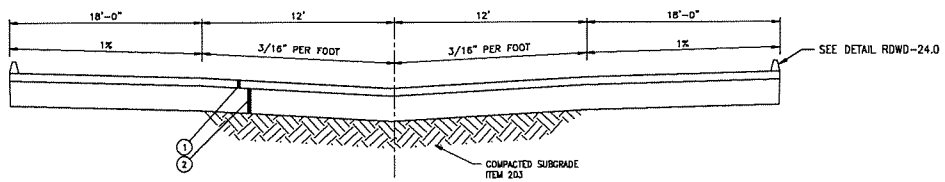
NOTE:
1. 4,000 PSI MIN CONCRETE COMPRESSIVE STRENGTH

NOTE:
METER VAULTS SHALL NOT BE INSTALLED IN A PAVED AREA WITHOUT THE APPROVAL OF THE PUBLIC UTILITIES DEPARTMENT - DISTRIBUTION DIVISION



DETAIL 1

NOTES:
1. A SUMP PUMP WILL BE REQUIRED WHEREVER ADEQUATE DRAINAGE IS NOT AVAILABLE.
2. USE OF A PUMP MUST BE APPROVED BY THE PUBLIC UTILITIES DEPARTMENT.
3. ALL VALVES 3" AND LARGER SHALL BE A RESILIENT WEDGE VALVE AND SHALL BE EQUIPPED WITH AN OUTSIDE SCREW AND YOKE ASSEMBLY (O.S & Y.).
4. THE VAULT FLOOR SHALL BE A MIN OF 18" ABOVE THE FLOW LINE OF THE DRAINAGE DITCH OR STORM SEWER.
5. THE OWNER OR AGENT SHALL PURCHASE THE AMCO WATER METER NEEDED AND DELIVER IT TO THE PUBLIC UTILITIES DEPARTMENT. 3080 US 23 NORTH, DELAWARE, OH. THE OWNER SHALL CONTACT THE PUBLIC UTILITIES DEPARTMENT 48 HOURS PRIOR TO THEIR NEED FOR THE METER TO BE DELIVERED TO THE SITE.
6. ALL MECHANICAL JOINTS WITHIN THE METER VAULT SHALL BE FACTORY MANUFACTURED FLANGES; NO UNIFLANGES ARE PERMITTED.
7. ALL JOINTS AND FITTINGS LOCATED ON THE SUPPLY SIDE WITHIN 20 FEET OF METER VAULT SHALL BE RESTRAINED USING AN APPROVED MECHANICAL JOINT RESTRAINT.
8. THE MANHOLE (NOT THE ACCESS DOOR) MUST HAVE HOLES BORED IN IT TO RECEIVE THE METER TOUCH PADS.
9. PROVIDE "DUCKBILL" CHECK VALVE AT FLOOR DRAIN OUTLET AT POND.



TYPICAL ASPHALT PAVING SECTION

SCALE: NOT TO SCALE

① ASPHALT CONCRETE, ITEM 448 (2 LIFTS) 3" LIGHT DUTY 4" HEAVY DUTY

② AGGREGATE BASE, ITEM 304 (2 LIFTS) 8" LIGHT DUTY 10" HEAVY DUTY

3/12

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: DETAILS & ESTIMATE OF QUANTITIES
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

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DRAWN	CHECKED	APPROVED	SCALE
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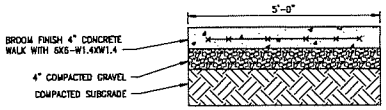
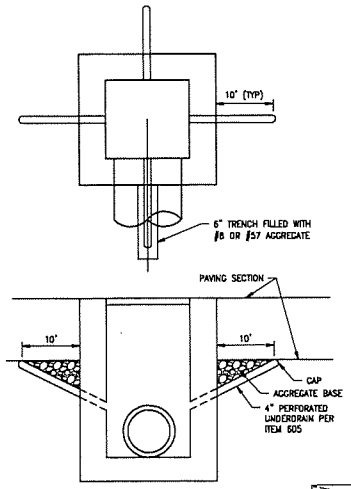
CONTRACT NO RD12136			DATE 01/17/18
DRAWING NO 12136-003			REVISION -



SIDEWALK IN GRASS DETAIL

SCALE: NOT TO SCALE

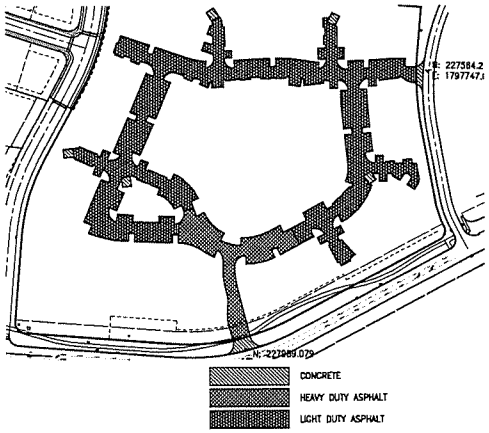
NOTES:
1. PROVIDE 1/4" TOOLED CONTROL JOINT AT 5'-0" ON CENTER.
2. PROVIDE FULL DEPTH CONTROL JOINT WITH 1/2" PREFORMED JOINT FILLER AND MASTIC JOINT SEALER 1" DEEP AT 20' MAX ON CENTER.



FINGER DRAIN DETAIL

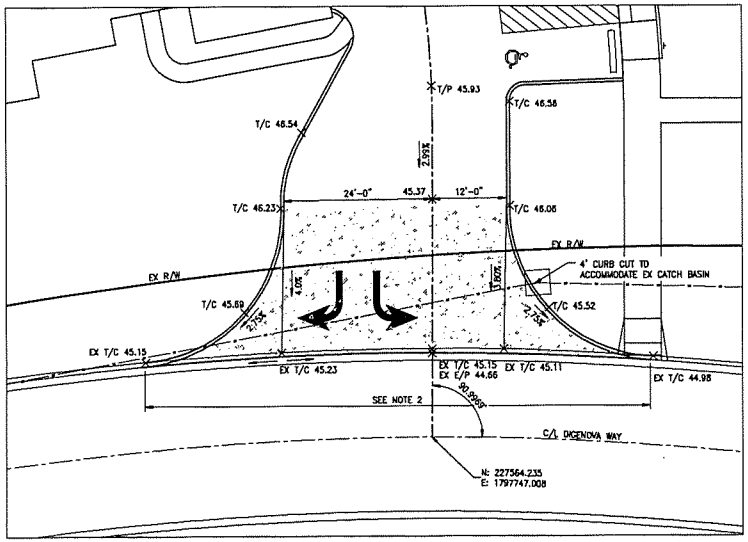
SCALE: NOT TO SCALE

NOTES:
1. SEE PLAN FOR LOCATIONS
2. COST TO BE INCLUDED IN THE VARIOUS BID ITEMS



PAVING PLAN

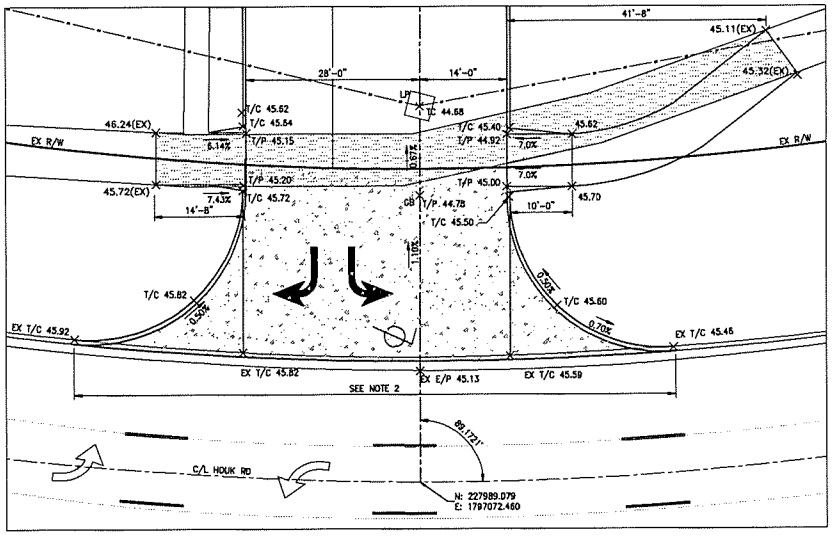
SCALE: NOT TO SCALE



DIGENOVA WAY INTERSECTION DETAIL

SCALE: 1" = 10'-0"

NOTES:
1. ADD 900 TO ALL SPOT ELEVATIONS
2. REMOVE EX CURB. MAINTAIN GUTTER AND UNDERDRAIN PER STD DWG RDWD-10.0.
3. PROVIDE 8" THICK CONCRETE APPROACH PER STD DWG RDWD-10.0.
4. LOCATION IS OH NORTH SP, NAD83, FEET.



HOUK RD INTERSECTION DETAIL

SCALE: 1" = 10'-0"

NOTES:
1. ADD 900 TO ALL SPOT ELEVATIONS
2. REMOVE EX CURB. MAINTAIN GUTTER AND UNDERDRAIN PER STD DWG RDWD-10.0.
3. CONSTRUCT NEW CURB RAMP AND TIE-IN TO EX SIDEWALK PER STD DWG RDWD-19.4.
4. LOCATION IS OH NORTH SP, NAD83, FEET.

4/13

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: DETAILS
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

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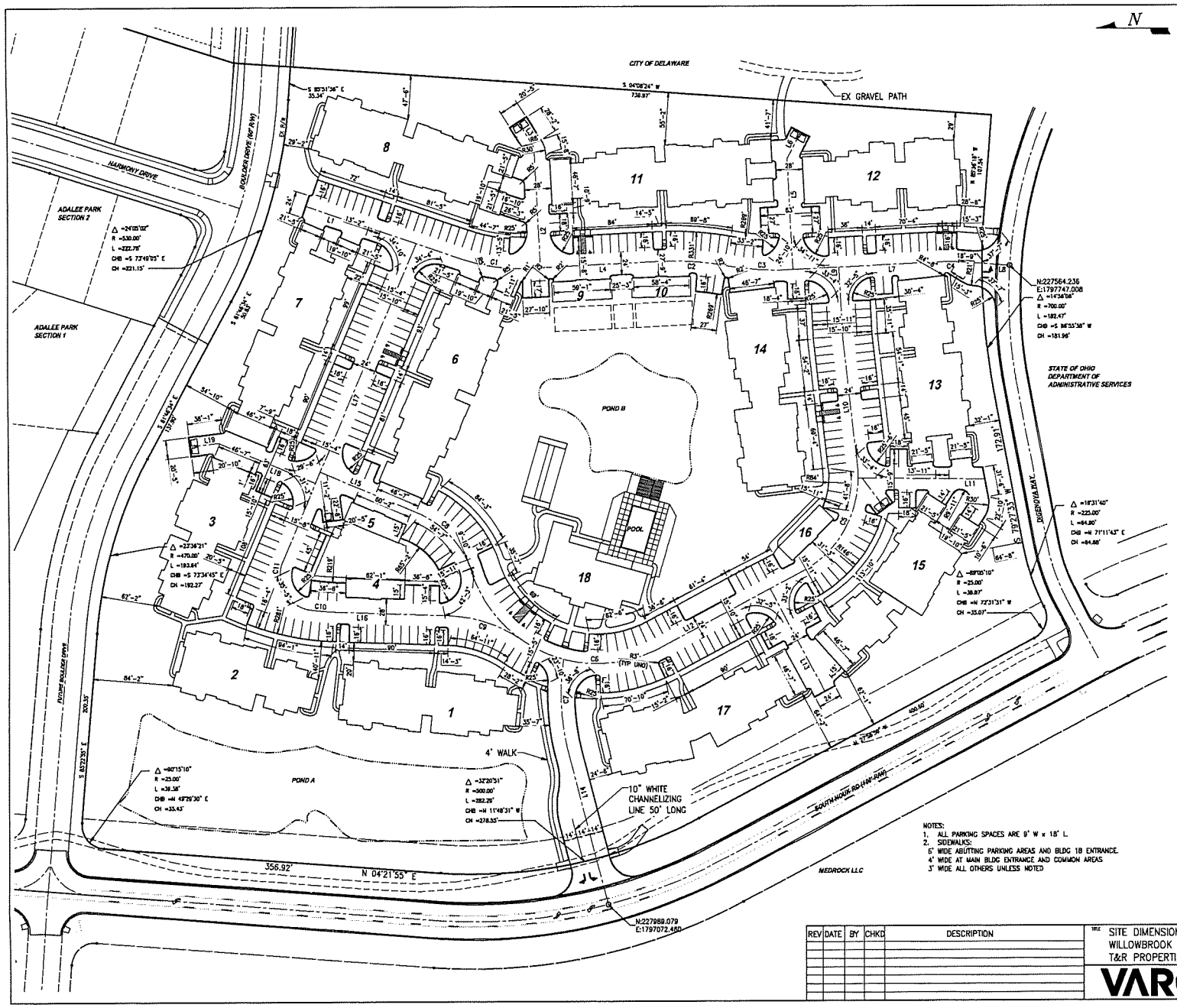
DRAWN	CHECKED	APPROVED	SCALE
FCS	LCS	APPVD	N.T.S.

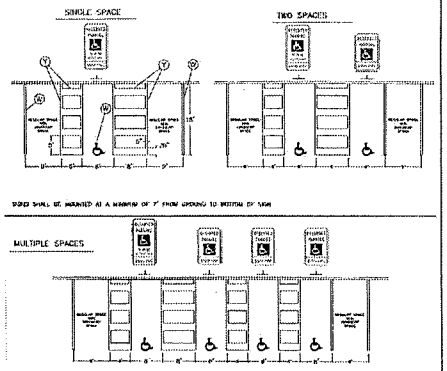
CONTRACT NO	DATE
R012136	01/10/18

DRAWING NO	REVISION
12136-004	–



ACCESSIBLE PARKING SPACE SPECIFICATIONS

CITY OF COLUMBUS, OHIO DEPARTMENT OF PUBLIC SERVICE



SIGNS SHALL BE MOUNTED AT A MINIMUM OF 7' FROM GROUND TO BOTTOM OF SIGN

ALL AREAS PROVIDED ARE PRIOR TO THE DEPARTMENT OF PUBLIC SERVICE AND MEET OR EXCEED A.D.A. REQUIREMENTS

A.D.A. REQUIREMENTS

1. ACCESSIBLE SPACES SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE ENTRANCE OF THE FACILITY BEING SERVED.
2. ONE SIGN SHALL BE PLACED AT THE HEAD OF EACH ACCESSIBLE PARKING SPACE.
3. ONE IN EIGHT SIX ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL HAVE AN ACCESS AISLE 8' WIDE AND SHALL BE LABELED "VAN ACCESSIBLE".
4. AT OUTPATIENT MEDICAL UNITS AND TREATMENT FACILITIES, 10% OF THE TOTAL NUMBER OF SPACES PROVIDED SERVING THE OUTPATIENT UNIT SHALL BE ACCESSIBLE.
5. AT UNITS OR FACILITIES THAT SPECIALLY OR INCIDENTALLY CATER TO PERSONS WITH MOBILITY IMPAIRMENTS, 20% OF THE TOTAL NUMBER OF SPACES SHALL BE ACCESSIBLE.

TOTAL NO. OF SPACES IN LOT	MINIMUM NO. OF ACCESSIBLE SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2% OF TOTAL
1001 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000

Parcel Table

Line / Curve	Length	Direction/Delta	Radius
L8	50.834	N04° 08' 23.73"E	
L10	136.565	N83° 38' 23.73"E	
L5	116.839	S87° 08' 23.73"W	
L4	136.957	N02° 51' 36.27"W	
L12	167.771	S27° 58' 56.42"E	
L2	127.621	S87° 08' 23.73"W	
L1	172.456	N18° 38' 23.73"E	
C1	75.049	021.5000	200.000
L17	365.178	N67° 06' 36.27"W	
L15	111.083	N22° 53' 23.73"E	
L18	110.695	S22° 53' 23.73"W	
C3	69.755	013.3223	300.000
C2	69.755	013.3223	300.000
L7	160.155	N02° 51' 36.27"W	
C4	18.326	007.0000	150.000
L9	73.860	N87° 08' 23.73"E	
C10	26.187	006.0017	250.000
C11	67.659	104.7731	37.000
L13	122.292	N62° 01' 03.58"E	
L19	30.365	S07° 06' 36.27"E	
L3	29.897	S57° 08' 23.73"W	
C8	86.765	049.7128	100.000
C9	82.619	032.6462	145.000
L6	31.292	S62° 51' 36.27"E	
L11	133.315	N00° 35' 06.45"E	
C5	137.243	068.3777	115.000
C7	100.891	023.1226	250.000
L14	184.083	S75° 22' 36.20"W	
L16	120.577	N02° 06' 54.57"E	
C6	245.776	100.5850	140.000

NOTES:
1. ALL PARKING SPACES ARE 9' W x 18' L
2. SIDEWALKS:
   6' WIDE ABUTTING PARKING AREAS AND BLDG 18 ENTRANCE.
   4' WIDE AT MAIN BLDG ENTRANCE AND COMMON AREAS
   3' WIDE ALL OTHERS UNLESS NOTED

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: SITE DIMENSION PLAN
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

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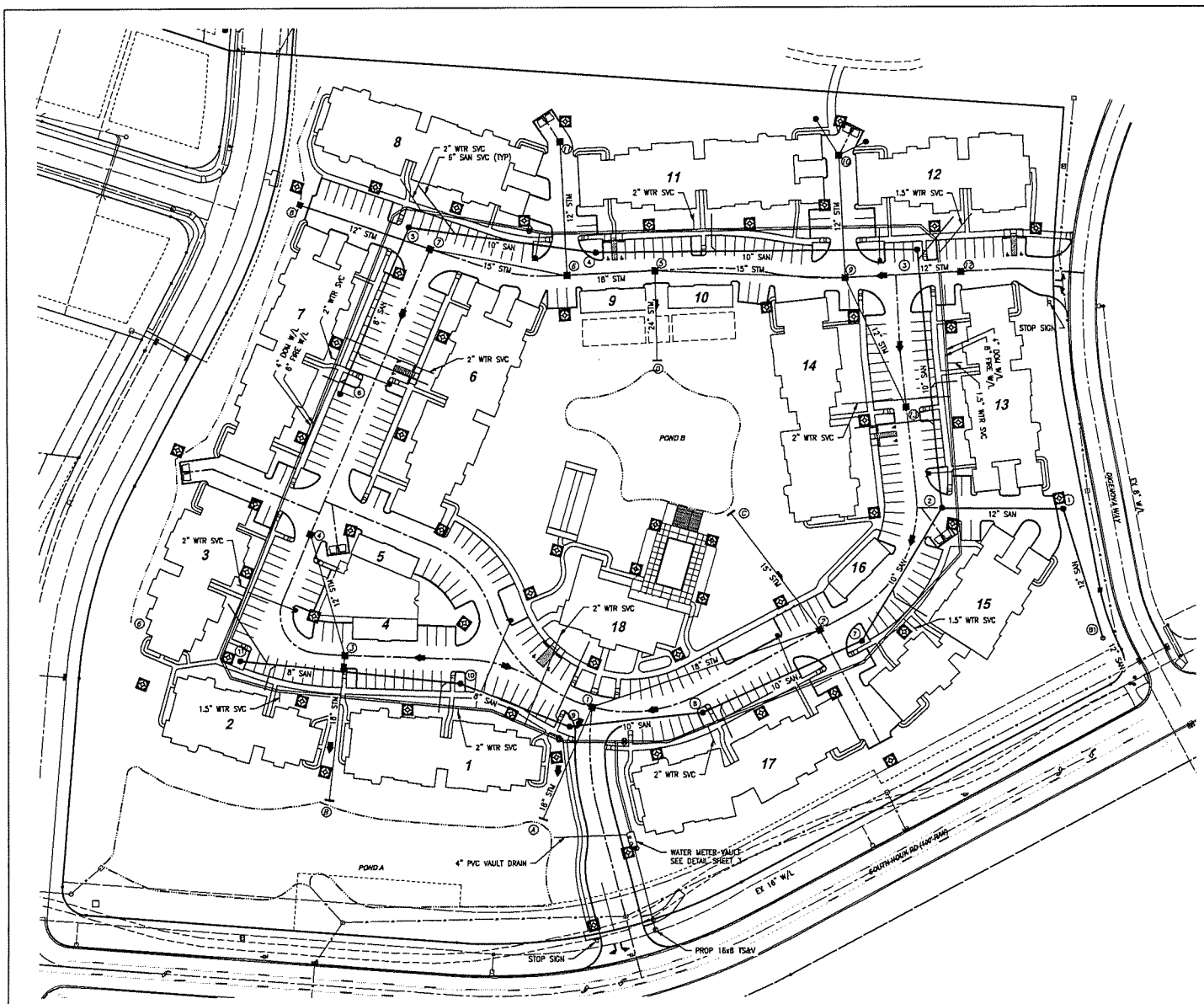
DRAWN	CHECKED	APPROVED	SCALE
FCS	LCS	APPVD	1"=50'

CONTRACT NO: R012136
DATE: 01/12/18
DRAWING NO: 12136-005
REVISION: –

S 13



LEGEND:

- FIRE HYDRANT
- WATER VALVE
- EX STORM
- EX SAN MH
- SAN MH
- STORM HEADWALL
- MAJOR FLOOD ROUTE
- EX STORM MH
- STORM MH (W/INLET PROTECTION)
- STORM MH
- WATER
- SWALE
- EX WALK
- EX LIGHT POLE
- LIGHTPOST

Item	Description	Northing	Easting	As Built Northing	As Built Easting
1	STM 8	228314.8208	1797813.4798		
2	SAN 5	228210.4605	1797791.7814		
3	STM 7	228190.0277	1797771.4620		
4	STM 6	228059.0268	1797745.7887		
5	STM 11	228065.3941	1797873.2384		
6	SAN 4	228031.4655	1797767.4290		
7	STM 5	227974.8087	1797749.8847		
8	STM 9	227792.5635	1797742.9215		
9	STM 10	227798.4234	1797859.6146		
10	YD 1	227772.4754	1797872.5831		
11	YD 2	227820.3508	1797884.6470		
12	STM 12	227681.8246	1797748.4505		
13	SAN 3	227723.6970	1797760.5649		
14	STM 13	227734.5475	1797618.6725		
15	SAN 2	227700.6027	1797521.6918		
16	SAN 1	227584.8172	1797520.5073		
17	SAN 7	227777.3381	1797393.7064		
18	STM 2	227817.5318	1797404.8188		
19	STM C	227902.7654	1797517.6972		
20	STM D	227972.9235	1797684.0458		
21	SAN 8	227930.1533	1797325.6202		
22	SAN 9	228057.6972	1797312.5190		
23	STM 1	228035.8512	1797331.2733		
24	STM A	228083.2608	1797224.0590		
25	SAN 10	228162.4032	1797354.0778		
26	STM 3	228272.9678	1797381.5310		
27	STM B	228288.2373	1797242.5320		
28	SAN 11	228373.4526	1797376.3651		
29	STM 4	228305.4989	1797487.9670		
30	SAN 6	228276.6591	1797632.6939		
31	BIN VALV	228094.3855	1797789.8436		
32	4IN VALV	228094.9380	1797787.9112		
33	FH	228089.1614	1797762.8130		
34	FH	227759.3519	1797759.2878		
35	FH	227712.8221	1797555.2115		
36	FH	227858.2539	1797399.4001		
37	BIN VALV	228005.4009	1797299.1696		
38	4IN VALV	228005.3758	1797297.1694		
39	BIN VALV	228068.2113	1797302.0322		
40	4IN VALV	228068.2408	1797299.7824		
41	WP	227998.1967	1797204.4505		
42	VALVE	227994.2418	1797197.2145		
43	VALVE	227996.1770	1797195.7096		
44	VALVE	227978.2577	1797128.0305		
45	VALVE	227975.7276	1797118.3335		
46	FH	228113.6749	1797414.3803		
47	FH	228320.1105	1797424.7193		
48	FH	228229.0693	1797641.7135		

6
13

REV	DATE	BY	CHKD	DESCRIPTION

TITLE
COMPOSITE UTILITY PLAN
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

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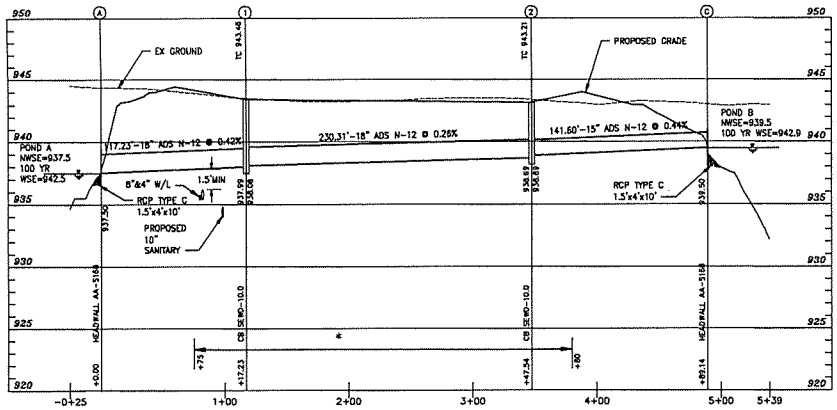
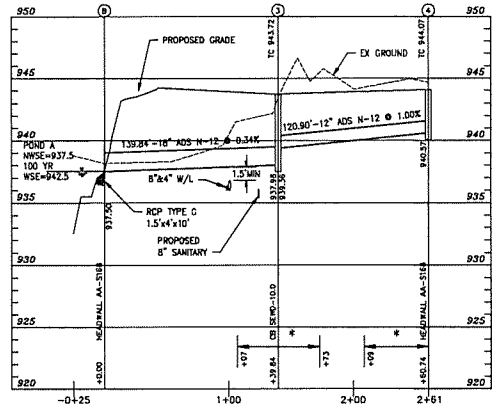
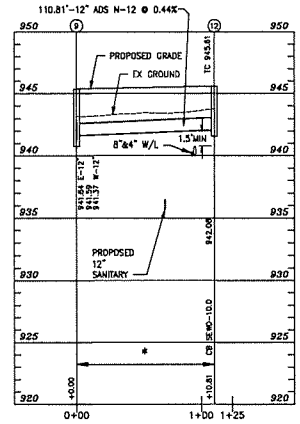
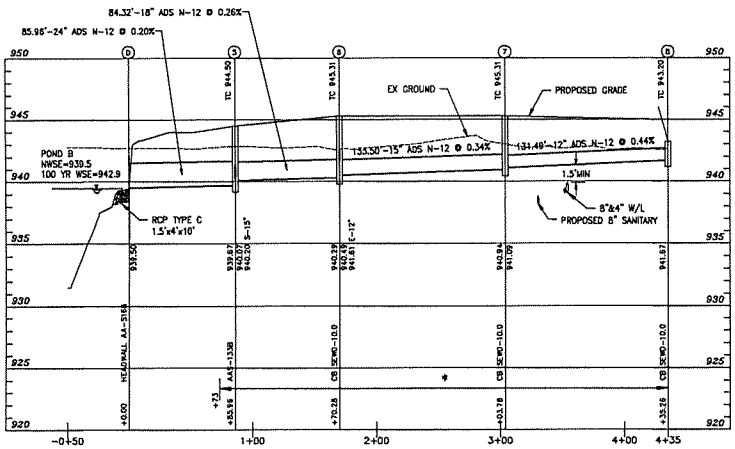
FGS	LGS	APPVD	1" = 50'

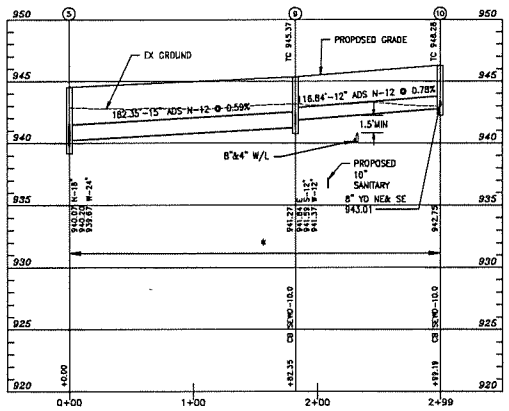
CONTRACT NO: R012136
DATE: 01/19/18
DRAWING NO: 12136-006
REVISION: –

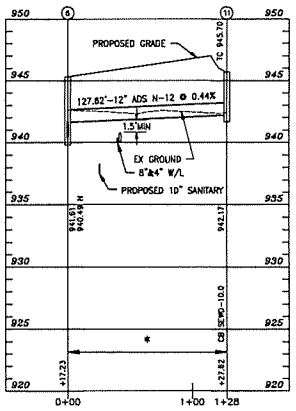


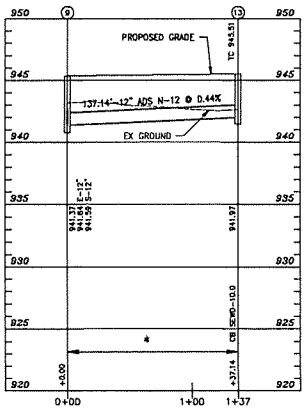












* COMPACTED GRANULAR BACKFILL, PER GENERAL NOTE GEN26, SEE SHEET 2.

STORM SEWER PROFILES

SCALE:
HORIZONTAL 1" = 50'-0"
VERTICAL 1" = 10'-0"

7/13

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: STORM SEWER PROFILES
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

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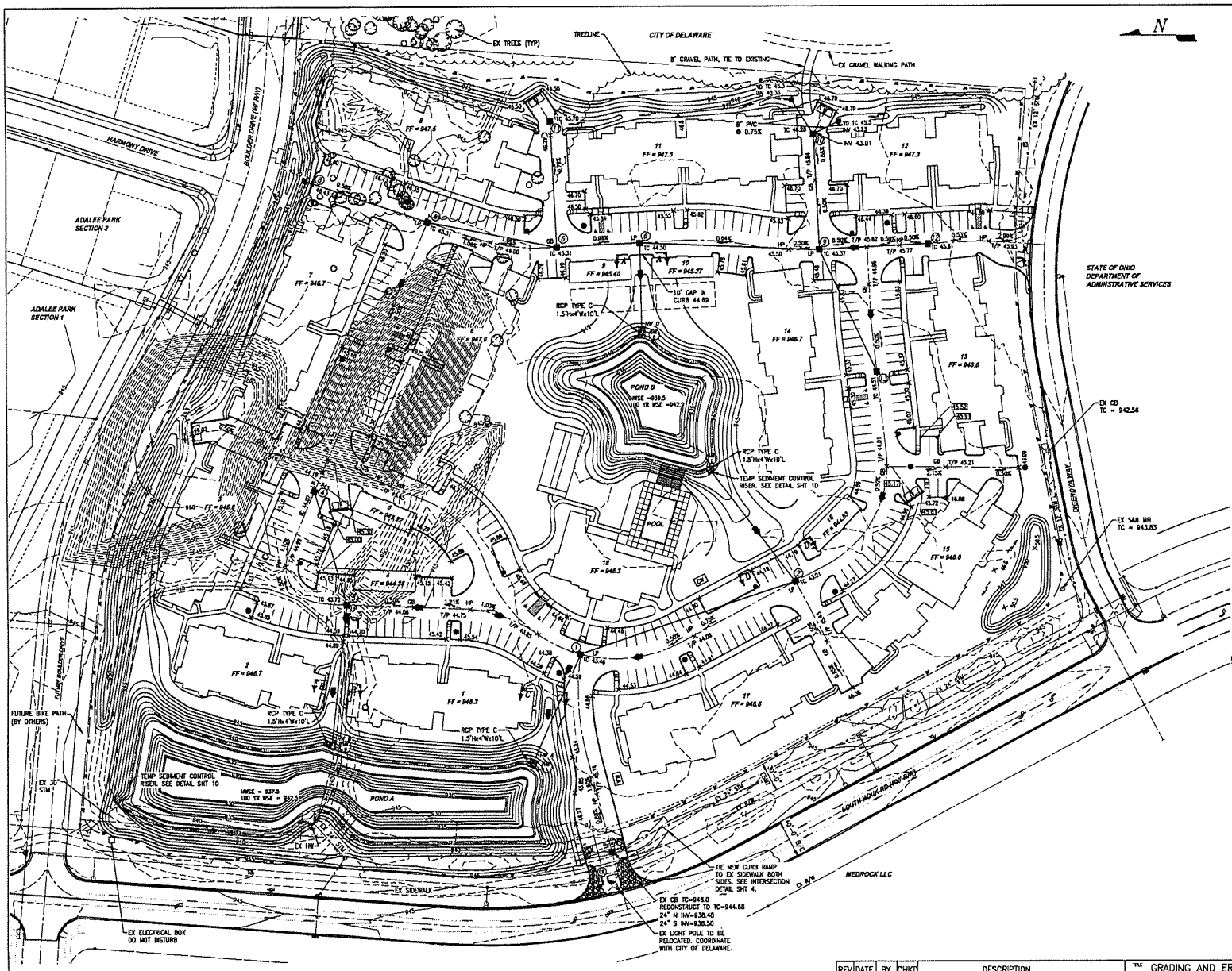
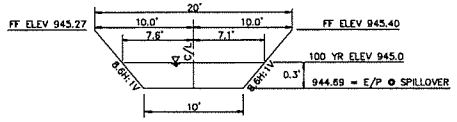
DRAWN	CHECKED	APPROVED	SCALE
FGS	LCS	APPVD	AS SHOWN
CONTRACT NO. R012136			DATE 01/16/18
DRAWING NO. 12136-007			REVISION –



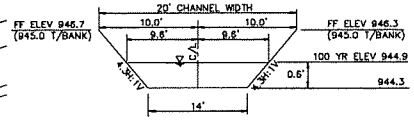
LEGEND:

918	EX CONTOUR
ST	EX STORM
W	EX WATER
ST	EX STORM MH
WM	WATER METER VAULT
T/P	TOP OF PAVEMENT
R/W	RIGHT OF WAY
FF	FINISHED FLOOR
YD	YARD DRAIN
SF	SILT FENCE
ST	STORM
918	PROPOSED CONTOUR
	LIMITS OF DISTURBANCE
	PROPOSED CATCH BASIN
	PROPOSED CATCH BASIN WITH INLET PROTECTION AND FINGER DRAINS (2 SHOWN)
S	SANITARY MANHOLE
	HEADWALL
	FIRE HYDRANT
	FLOW ARROW
	MAJOR FLOOD ROUTE
LP	LOW POINT
HP	HIGH POINT
GB	GRADE BREAK
CE	CONSTRUCTION ENTRANCE
CW	CONCRETE WASHOUT
19.4	SPOT ELEVATION

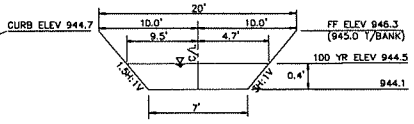
NOTES:
1. FIELD SURVEY PERFORMED BY STANTEC CONSULTING SERVICES, INC, COLUMBUS, OH, DATED 11-10-2017.
2. ADD 900 TO ALL SPOT ELEVATIONS.
3. PAVEMENT ELEVATIONS ARE TOP OF CURB UNLESS NOTED.
4. SEE SHEET 10 FOR ENTRANCE DETAILS.
5. SEE SHEET 9 FOR POND DETAILS.



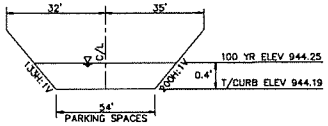
SECTION A-A
MAJOR ROUTING DETAIL
NOT TO SCALE



SECTION B-B
MAJOR ROUTING DETAIL
NOT TO SCALE



SECTION C-C
MAJOR ROUTING DETAIL
NOT TO SCALE



SECTION D-D
MAJOR ROUTING DETAIL
NOT TO SCALE

B/13

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: GRADING AND EROSION CONTROL PLAN
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

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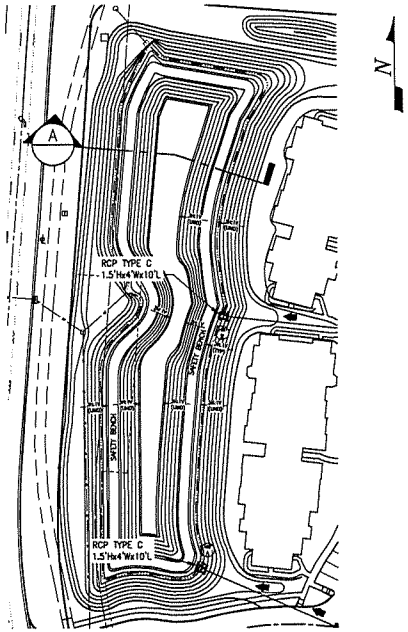
DRAWN	CHECKED	APPROVED	SCALE
FGS	LCS	APP'VD	1" = 50'

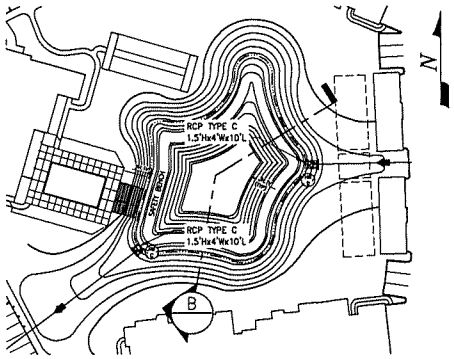
CONTRACT NO R012138 — DATE 01/19/18

DRAWING NO 12136-008 — REVISION —



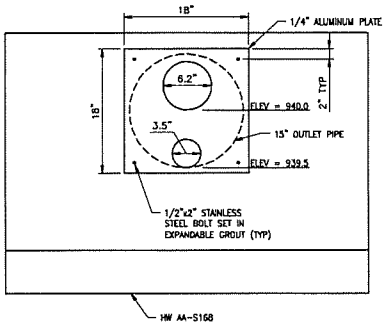
BASIN A

SCALE: 1" = 50'



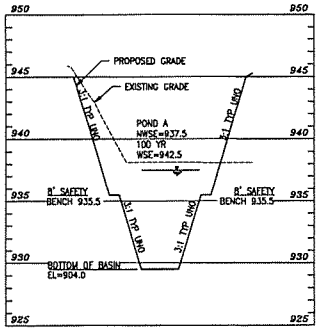
BASIN B

SCALE: 1" = 50'



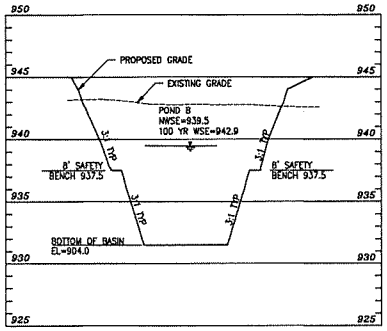
POND B OUTLET DETAIL

SCALE: NOT TO SCALE



BASIN A SECTION VIEW

SCALE: H: 1" = 50'
V: 1" = 5'



BASIN B SECTION VIEW

SCALE: H: 1" = 50'
V: 1" = 5'

9/13

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: BASIN DETAILS
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

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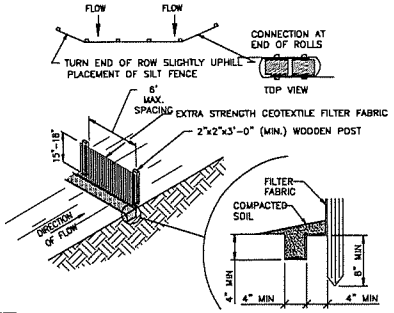
FGS	LCS	APPV'D	AS SHOWN

CONTRACT NO.	DATE
R012138	01/15/18

DRAWING NO.	REVISION
12136-009	—

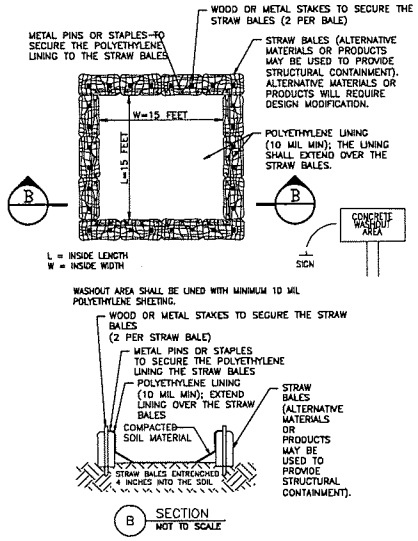


NOTES:
1. FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS USING 1/2" HEAVY DUTY STAPLES.
2. FILTER FABRIC SHALL BE PLACED IN A CONTINUOUS ROLL TO MINIMIZE THE OCCURRENCE OF JOINTS. WHERE JOINTS CANNOT BE AVOIDED, FABRIC SHALL BE SPLICED TOGETHER AT SUPPORT POSTS, WITH A MINIMUM OF 6-INCH OVERLAP, AND SECURELY SEALED.
3. 14-GAUGE WIRE FENCE REINFORCEMENT, A MINIMUM OF 18-INCHES IN HEIGHT AND HAVING A MAXIMUM MESH SPACING OF 6 INCHES, MAY BE USED AS A FENCE SUPPORT. IF THE WIRE REINFORCEMENT IS USED, STANDARD STRENGTH SYNTHETIC FILTER FABRIC MAY BE USED AND WOODEN POSTS MAY BE SPACED AT 10-FOOT INTERVALS. THE WIRE REINFORCING SHALL BE BURIED A MINIMUM OF 4 INCHES AND SHALL BE FASTENED TO THE WOODEN POSTS USING 1" HEAVY-DUTY STAPLES.

MAINTENANCE:
1. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE PREPARED AND SEEDED.

TEMPORARY SEDIMENT CONTROL FENCE

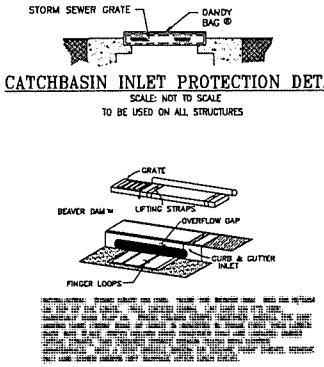
SCALE: NOT TO SCALE



CONCRETE WASHOUT DETAIL

SCALE: NOT TO SCALE

1. COORDINATE LOCATION WITH OWNER



CATCHBASIN INLET PROTECTION DETAIL

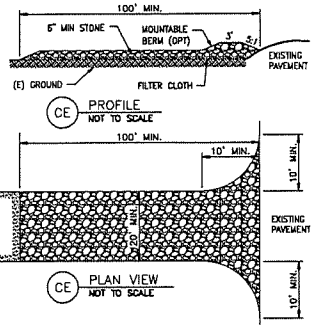
SCALE: NOT TO SCALE

TO BE USED ON ALL STRUCTURES

CURB INLET PROTECTION DETAIL

SCALE: NOT TO SCALE

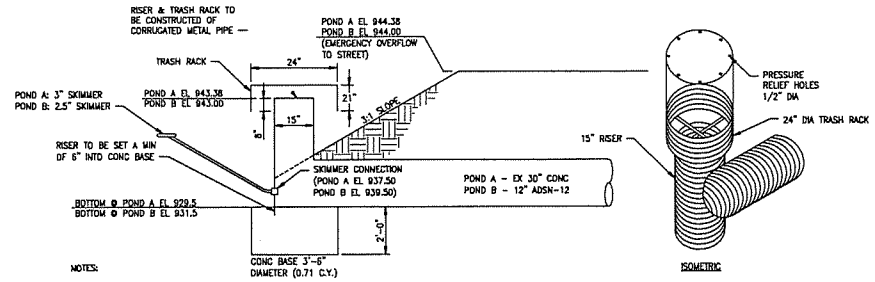
TO BE USED ON ALL INLETS ALONG EAST SIDE OF SOUTH HOUR ROAD AND NORTH SIDE OF DECANDIA WAY ABUTTING THE SITE.



NOTES:
1. STONE SIZE - USE CCMS NO 2 STONE CCMS 703.01.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 100 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. INSTALL IN ACCORDANCE WITH STANDARD DRAWING ERSD 3.0.

CONSTRUCTION ENTRANCE

SCALE: NOT TO SCALE



NOTES:
1. SEDIMENT BASIN SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. SITE PREPARATION--- THE AREA UNDER THE EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS NEEDED TO FACILITATE SEDIMENT CLEANOUT.
3. EMBANKMENT--- THE FILL MATERIAL SHALL BE FREE OF ALL SOD, ROOTS, FROZEN SOIL, ORGANIC MATERIAL, ROCKS, TOPSOIL, AND OTHER OBJECTIONABLE MATERIAL. FILL SHALL BE PLACED IN APPROXIMATELY 8" HORIZONTAL LAYERS. THE FILL SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
4. PIPE SPILLWAY--- THE PIPE CONDUIT BARREL SHALL BE PLACED ON A FIRM FOUNDATION TO THE LINES AND GRADES SHOWN ON THE PLANS. CONNECTIONS BETWEEN THE RISER AND BARREL AND ALL PIPE JOINTS SHALL BE WATERTIGHT. THE XX" CMP OUTLET PIPE SHALL BE PERFORATED AND WRAPPED IN FILTER FABRIC. THE PIPE SHALL BE LAID AT X.XXX. SELECTED BACKFILL MATERIAL SHALL BE PLACED AROUND THE CONDUIT IN LAYERS AND EACH LAYER SHALL BE COMPACTED TO AT LEAST THE SAME DENSITY AS THE ADJACENT EMBANKMENT.
5. PIPE RISER BASE--- THE RISER PIPE SHALL BE SET A MINIMUM OF 6 IN. INTO THE CONCRETE BASE.
6. TRASH RACKS---THE TOP OF THE RISER SHALL BE FITTED WITH A COMBINATION TRASH RACK AND ANTI-VORTEX DEVICE FIRMLY FASTENED TO THE RISER PIPE.
7. SEED & MULCH--- THE SEDIMENT BASIN SHALL BE STABILIZED IMMEDIATELY FOLLOWING ITS CONSTRUCTION. IN NO CASE SHALL THE EMBANKMENT OR EMERGENCY SPILLWAY REMAIN BARE FOR MORE THAN SEVEN DAYS.
8. SEDIMENT CLEANOUT--- SEDIMENT SHALL BE REMOVED AND THE SEDIMENT BASIN RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS FILLED ONE-HALF THE POND'S ORIGINAL DEPTH OR AS INDICATED ON THE PLANS. SEDIMENT REMOVED FROM THE BASIN SHALL BE PLACED SO THAT IT WILL NOT ERODE.
9. FINAL REMOVAL--- SEDIMENT BASIN SHALL CONVERTED TO PERMANENT STORMWATER MANAGEMENT POND AFTER THE UPSTREAM DRAINAGE AREA IS STABILIZED. FINAL STORM SEWER AND CONNECTIONS SHALL BE INSTALLED. DEWATERING AND REMOVAL OF SEDIMENT SHALL NOT CAUSE SEDIMENT TO BE DISCHARGED.

SEDIMENT POND RISER DETAIL

SCALE: NOT TO SCALE

10/13

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: EROSION AND SEDIMENT CONTROL DETAILS
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

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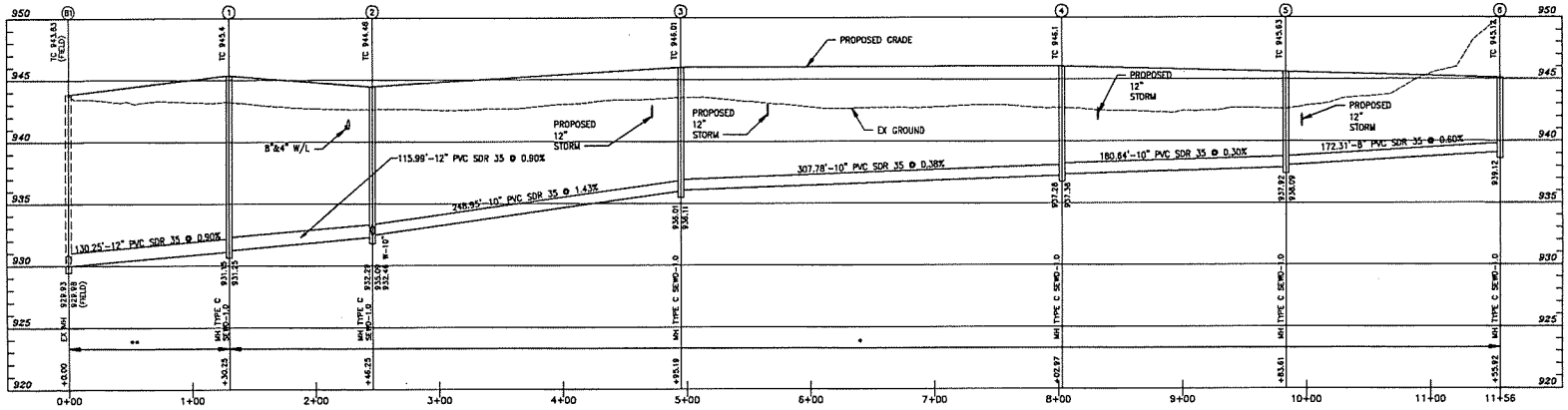
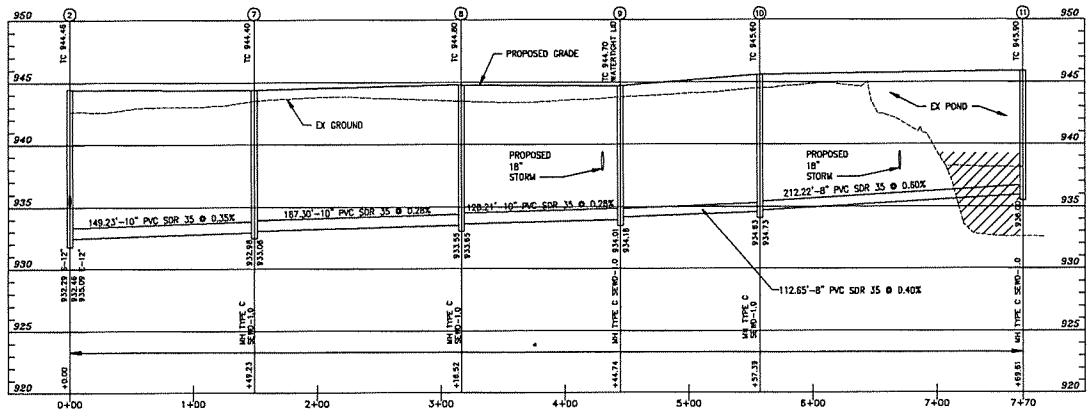
CONTRACT NO R012136			DATE 01/18/18
DRAWING NO 12136-010			REVISION -





BLDG NO.	STATION	SERVICE LENGTH	RISER	INVERT*	PAD ELEV
MH EXB1	0.00				
MH1	130.25				
MH2	246.24				
14.00	332	0	5	939.55	946.20
13.00	386	0	5	940.04	946.10
12	465	0	3	939.74	946.60
MH3	495.19				
11.00	682	0	3	940.73	946.60
MH4	802.97				
8.00	939	0	2	940.68	947.0
MH5	983.81				
6.00	1115	2	0	939.59	948.50
7.00	1146	2	0	939.77	946.20
MH6	1155.92				

* INVERT ELEVATION AT TOP OF RISER OR END OF WYE FITTING

BLDG NO.	STATION	SERVICE LENGTH	RISER	INVERT*	PAD ELEV
MH2	0.00				
15.00	97	0.00	6.00	939.67	946.10
MH7	149.22				
17.00	300	0	6	940.38	300.49
MH8	316.52				
MH9	444.74				
18.00	461	0.00	4.00	938.95	945.80
MH10	557.39				
1.00	575	0.00	4.0	939.54	945.8
2.00	739	0	4	940.53	946.2
3.00	743	0.00	3.00	939.55	946.30
MH11	769.81				

* INVERT ELEVATION AT TOP OF RISER OR END OF WYE FITTING

COMPACTED FILL SHALL BE PLACED TO AT LEAST 30" ABOVE OUTSIDE TOP OF PIPE PRIOR TO TRENCHING. ACCUMULATED MUCK, SEDIMENT AND DEBRIS SHALL BE REMOVED PRIOR TO FILL PLACEMENT.

* COMPACTED GRANULAR BACKFILL, PER GENERAL NOTE GEN26, SEE SHEET 2.

** COMPACTED NATIVE MATERIAL BACKFILL PER GENERAL NOTE GEN26, SEE SHEET 2

CLAY DAMS ARE TO BE CONSTRUCTED ALONG SANITARY LINES PER GENERAL NOTES SAS6 & SAS8, SEE SHEET 2.

SANITARY SEWER PROFILES

SCALE:
HORIZONTAL 1" = 50'-0"
VERTICAL 1" = 10'-0"

11/13

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: SANITARY SEWER PROFILES
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

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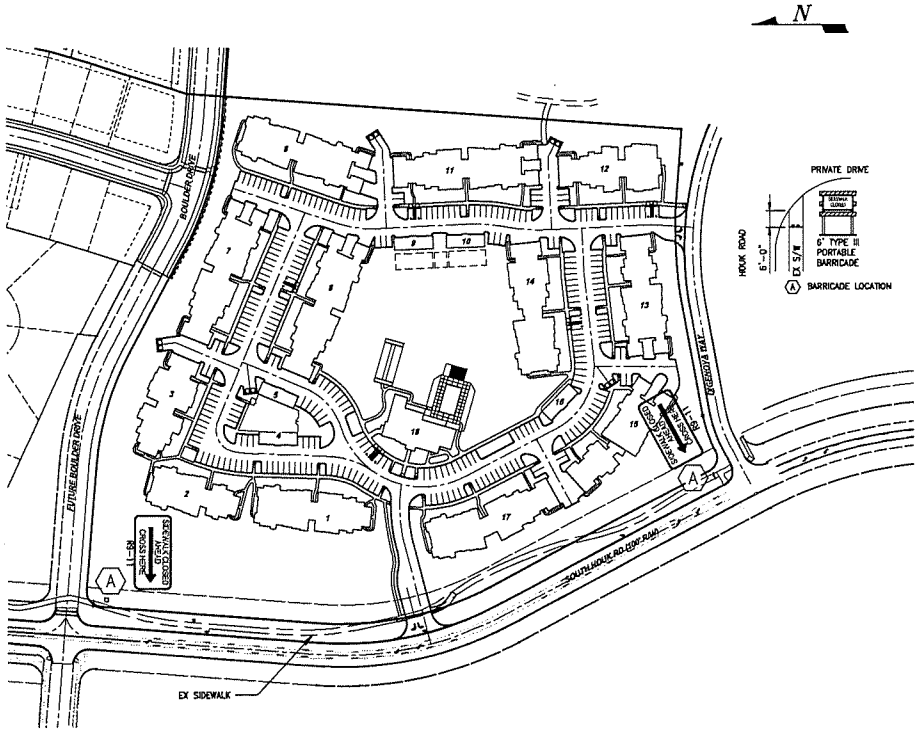
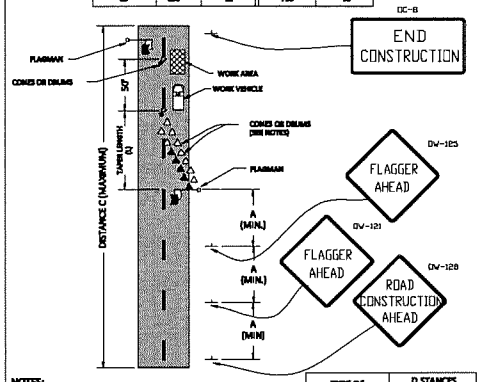
FGS	LCS	APPVD	AS SHOWN
CONTRACT NO. R012136			DATE 01/15/18
DRAWING NO. 12136-011			REVISION –



MOT PLAN - PEDESTRIAN

SCALE: 1"= 100'

TAPER LENGTHS (L)				
MINIMUM NUMBER OF CONES, DRUMS, OR BARRICADES (C, D, or B) REQUIRED				
POSTED SPEED MPH	(L) 10 FT. LANE	NO. OF C, D OR B	(L) 12 FT. LANE	NO. OF C, D OR B
25	100	4	125	5
30	200	8	250	9
45	450	11	540	13
55	550	11	660	13
65	650	11	780	13



NOTES:

1. USE THE SAME WARNING SIGNS ON THE OPPOSITE APPROACH.
2. SPACE THE CONES OR DRUMS AT 50'-0" MAX.

TYPE OF ROADWAY	D STANCES	
	A	C
URBAN	200 FT	0.5 MI
RURAL	500 FT	1.0 MI

STANDARD DETAIL	ROADWAY
MAINTENANCE OF TRAFFIC FOR STATIONARY OPERATION IN ONE LANE	RDWD-29.0
	Rev. 03/01/2012

TO BE USED DURING CONSTRUCTION OF ENTRANCE DRIVES AT SOUTH HOUK ROAD AND DIGENOVA WAY.

12/13

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: MAINTENANCE OF TRAFFIC PLAN
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
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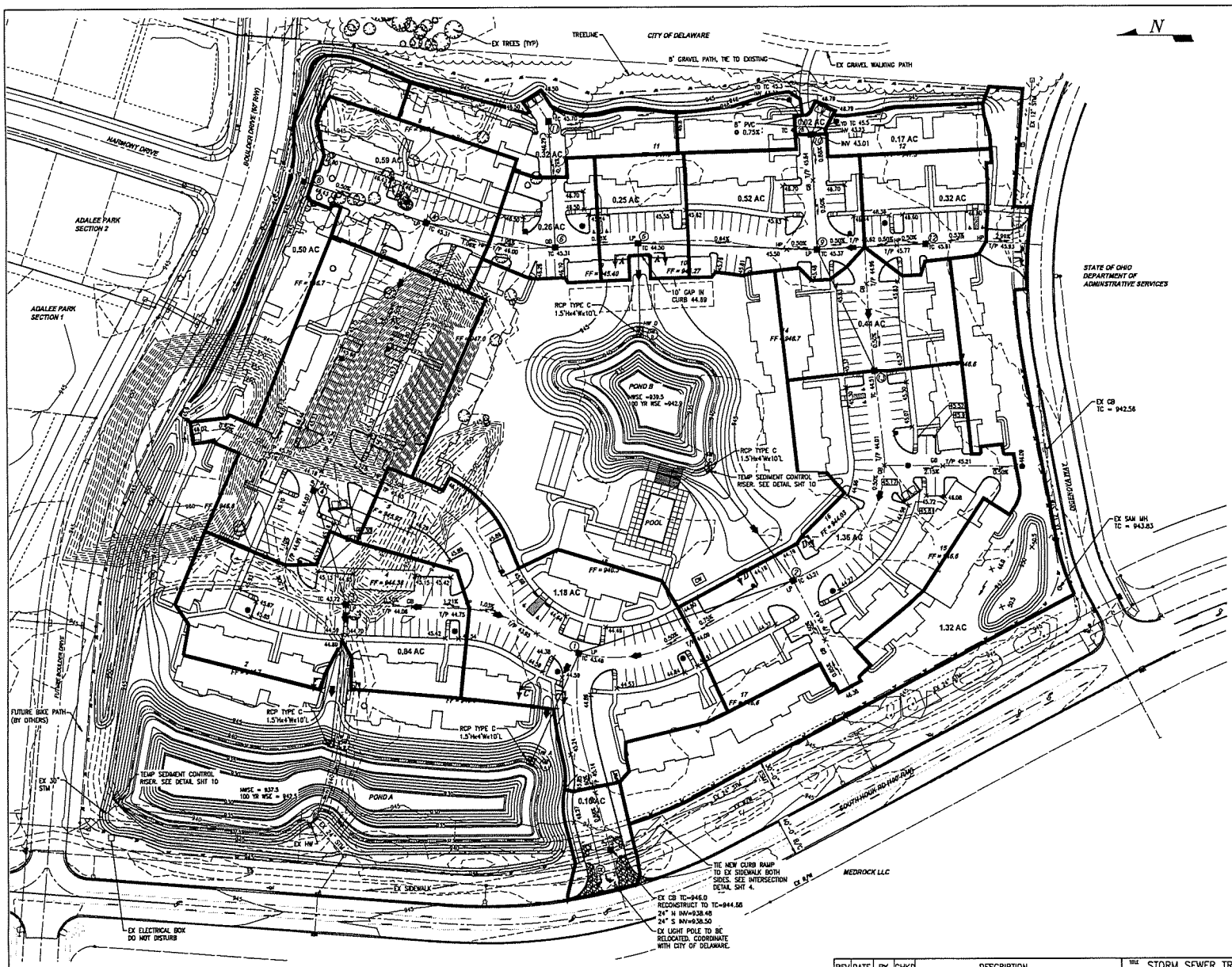
PROJECT NO R012136			DATE 01/15/18
DRAWING NO 12136-012			REVISION —



REV	DATE	BY	CHKD	DESCRIPTION

TITLE: STORM SEWER TRIBUTARY AREA MAP
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
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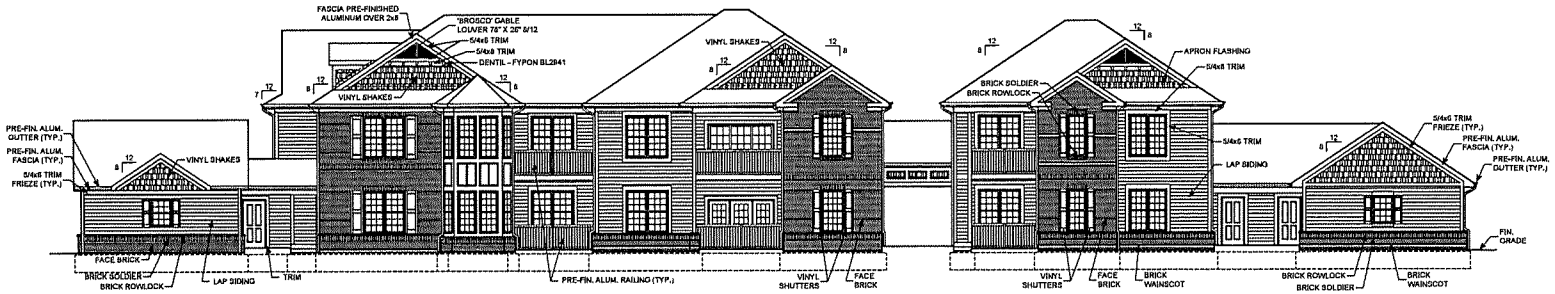
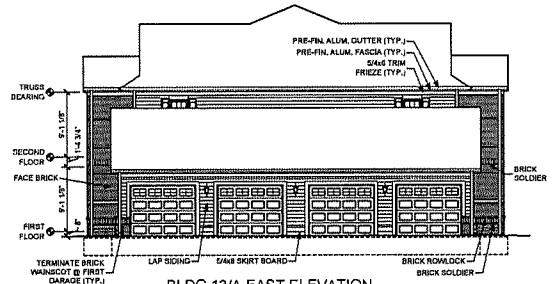
DRAWN	DESIGNED	APPROVED	SCALE
FGS	LCS	APPV'D	1" = 50'
CONTRACT NO R012136			DATE 01/18/18
DRAWING NO 12136-008			REVISION –

13/13



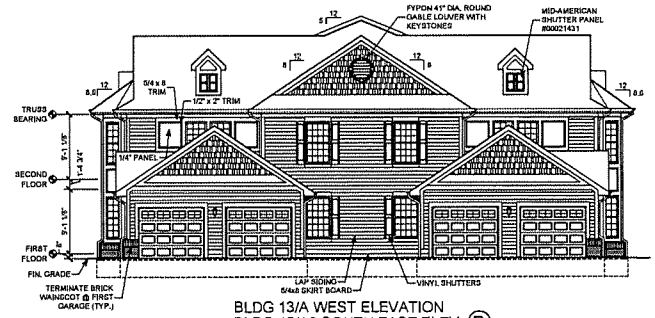
BLDG 13/A SOUTH ELEVATION,(FACING DIGENOVA WAY)
BLDG 15/A2 OPP. HAND SOUTH WEST ELEV. (FACING DIGENOVA WAY & SOUTH HOUK RD.) (D)

SCALE: 1/8" = 1'-0"



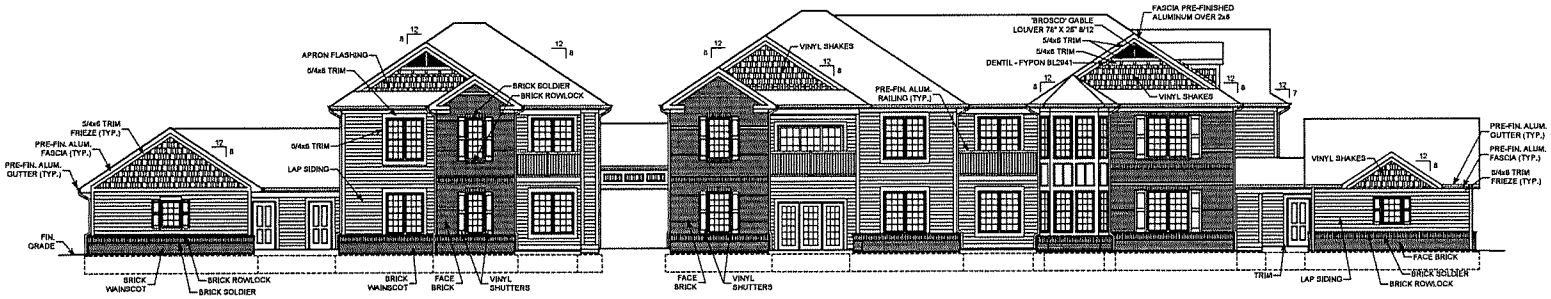
BLDG 13/A EAST ELEVATION
BLDG 15/A2 NORTH WEST ELEV. (C)

SCALE: 1/8" = 1'-0"



BLDG 13/A WEST ELEVATION
BLDG 15/A2 SOUTH EAST ELEV. (B)

SCALE: 1/8" = 1'-0"



BLDG 13/A NORTH ELEVATION
BLDG 15/A2 OPP. HAND NORTH EAST ELEV. (A)

SCALE: 1/8" = 1'-0"

10/2018 10:09:24 AM, sherwin

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING 13/A & 15/A2 ELEVATIONS

DATE: 01/03/2018
REVISED:

STATE OF OHIO
GEORGE J. KONTOGIANNIS
3784
REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS, LICENSE #3784
EXPIRATION DATE 12/31/2019

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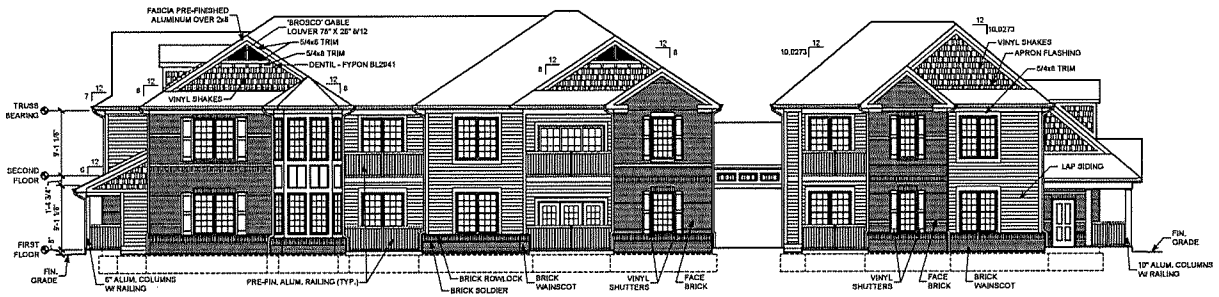
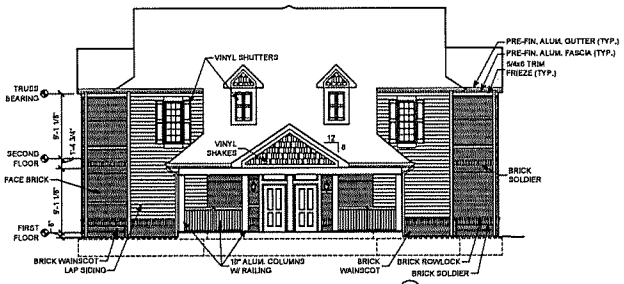


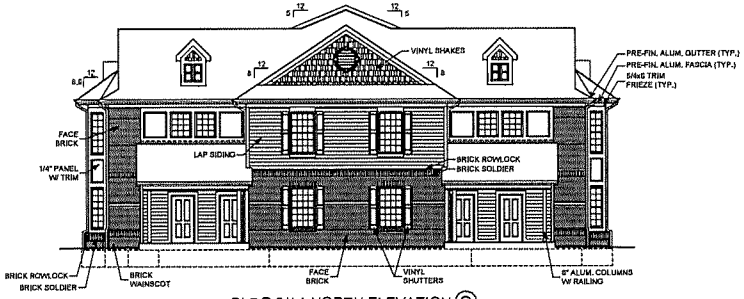
BLDG 2/A1 WEST ELEVATION (FACING SOUTH HOUK RD) (A)

SCALE: 1/8" = 1'-0"



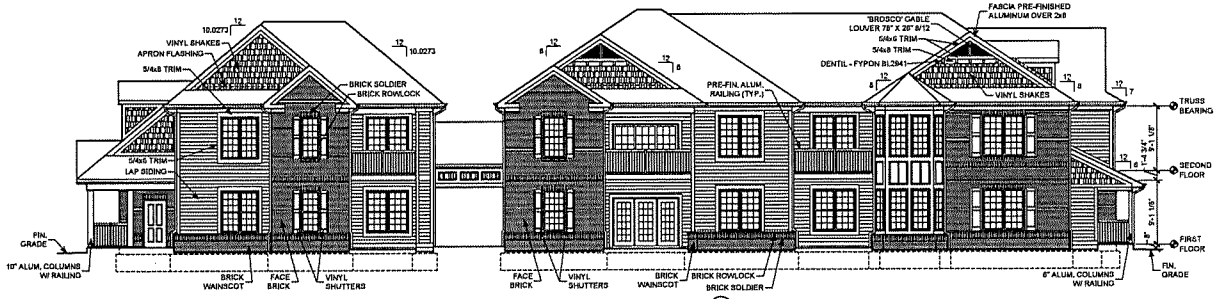
BLDG 2/A1 SOUTH ELEVATION (B)

SCALE: 1/8" = 1'-0"



BLDG 2/A1 NORTH ELEVATION (C)

SCALE: 1/8" = 1'-0"



BLDG 2/A1 EAST ELEVATION (D)

SCALE: 1/8" = 1'-0"

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING 2/A1 ELEVATIONS

DATE: 01/03/2018
REVISED:

STATE OF OHIO
GEORGE J. KONTOGIANNIS
3784
REGISTERED ARCHITECT

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EXPIRATION DATE 12/31/2019

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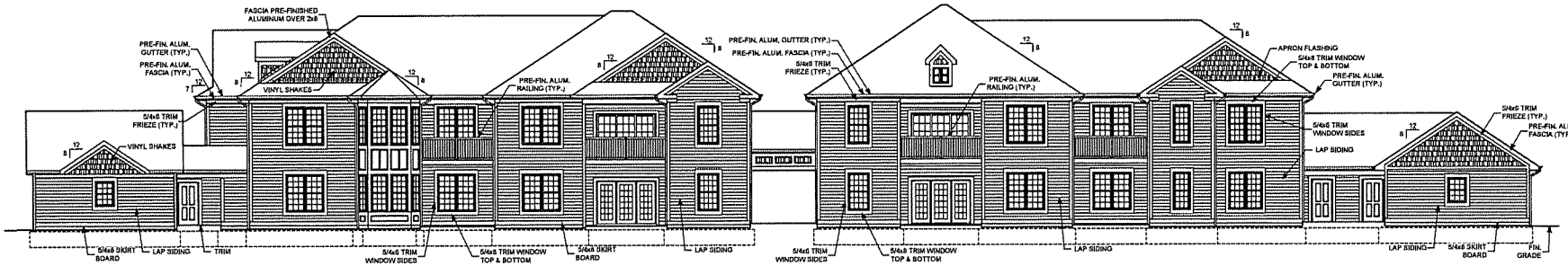
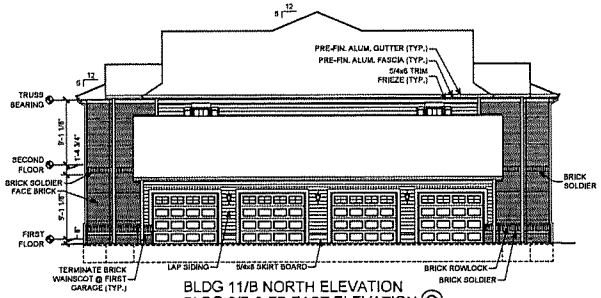
1/3/2018 10:56:09 AM jskinner



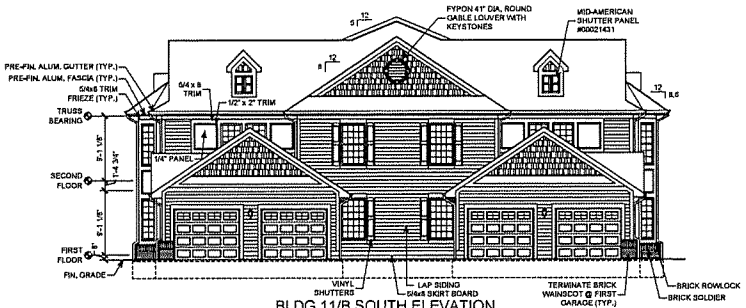
BLDG 11/B WEST ELEVATION, FACING WOODS / PARK (D)

SCALE: 1/8" = 1'-0"



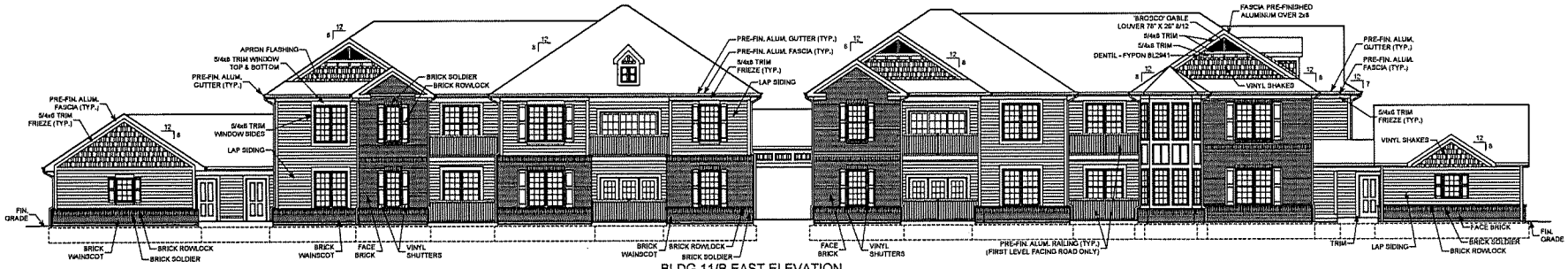
BLDG 11/B NORTH ELEVATION
BLDG 6/B & 7B EAST ELEVATION (C)

SCALE: 1/8" = 1'-0"



BLDG 11/B SOUTH ELEVATION
BLDG 6/B & 7B WEST ELEVATION (B)

SCALE: 1/8" = 1'-0"



BLDG 11/B EAST ELEVATION
BLDG 6/B & 7/B NORTH ELEV. (OPP. HAND) (A)

SCALE: 1/8" = 1'-0"

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ARCHITECTURE
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400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING 6/B, 7/B & 11/B ELEVATIONS

DATE: 01/03/2018
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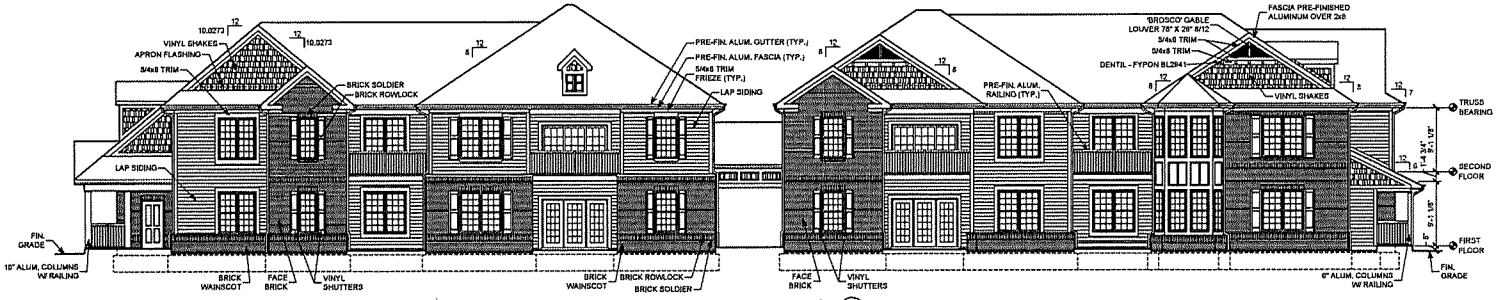
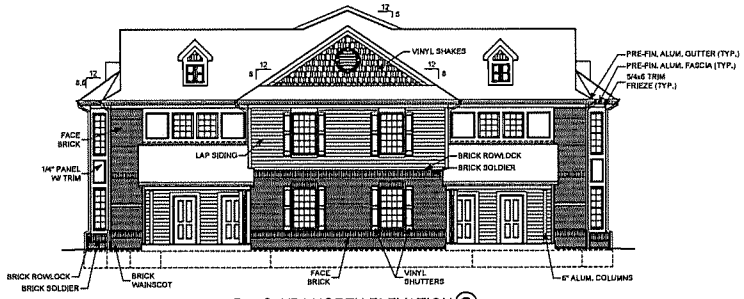
A6-3

1/3/2018 10:56:10 AM, jskarsh



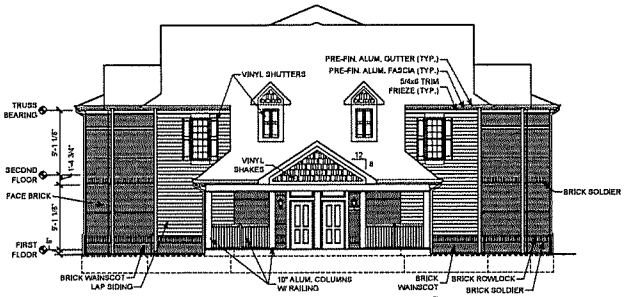
BLDG 1/B1 EAST ELEVATION (D)

SCALE: 1/8" = 1'-0"



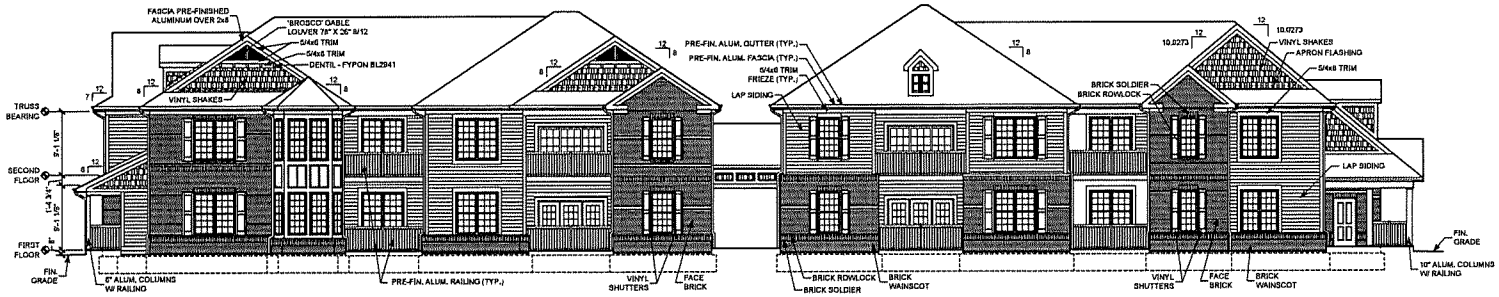
BLDG 1/B1 NORTH ELEVATION (C)

SCALE: 1/8" = 1'-0"



BLDG 1/B1 SOUTH ELEVATION (B)

SCALE: 1/8" = 1'-0"



BLDG 1/B1 WEST ELEVATION, FACING SOUTH HOUK RD. (A)

SCALE: 1/8" = 1'-0"

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ARCHITECTURE
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DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

PROJECT:

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DELAWARE, OHIO

DRAWING TITLE:

BUILDING 1/B1 ELEVATIONS

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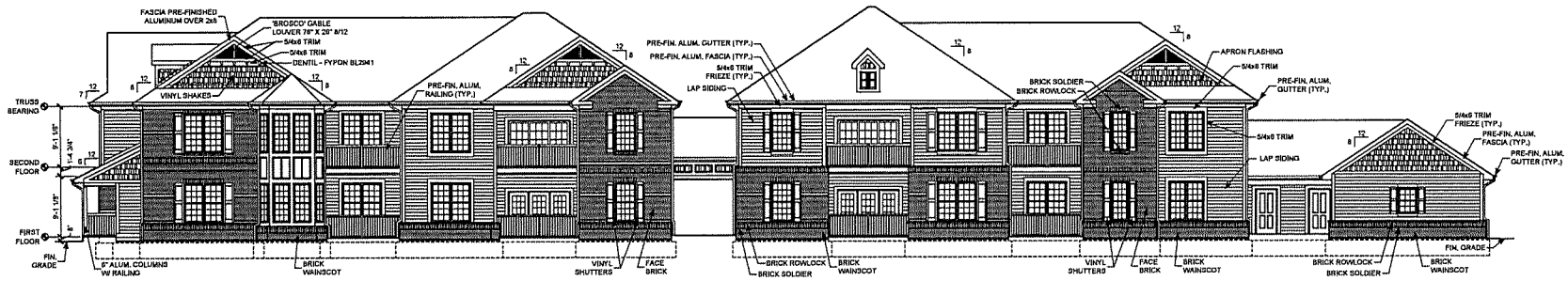
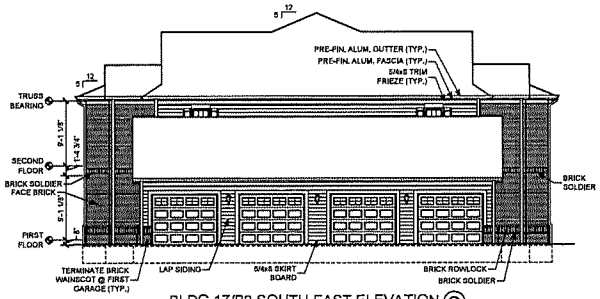
1/3/2018 10:57:34 AM, jkerwin



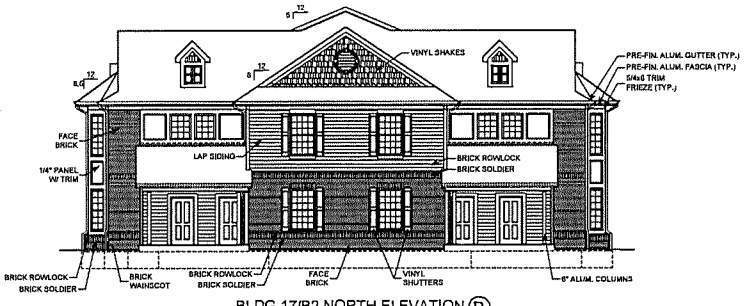
BLDG 17/B2 SOUTH WEST ELEVATION, FACING SOUTH HOUK RD (D)

SCALE: 1/8" = 1'-0"



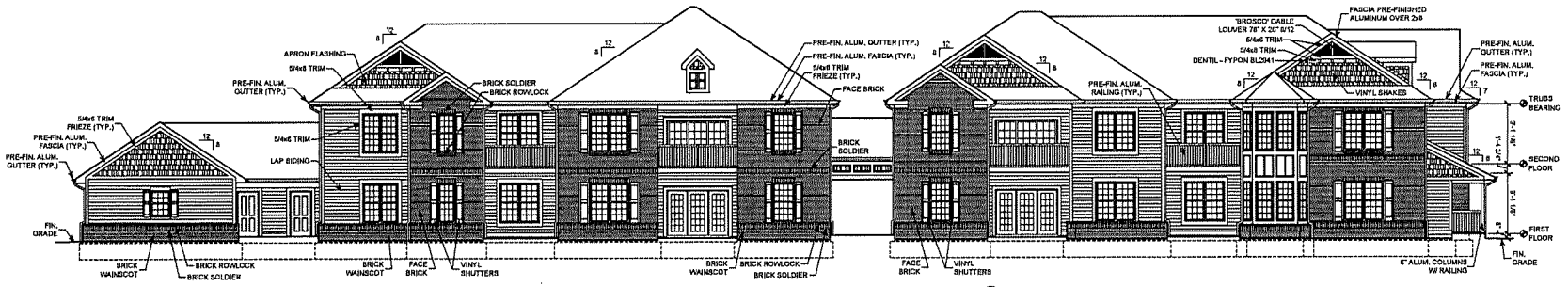
BLDG 17/B2 SOUTH EAST ELEVATION (C)

SCALE: 1/8" = 1'-0"



BLDG 17/B2 NORTH ELEVATION (B)

SCALE: 1/8" = 1'-0"



BLDG 17/B2 NORTH EAST ELEVATION (A)

SCALE: 1/8" = 1'-0"

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SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

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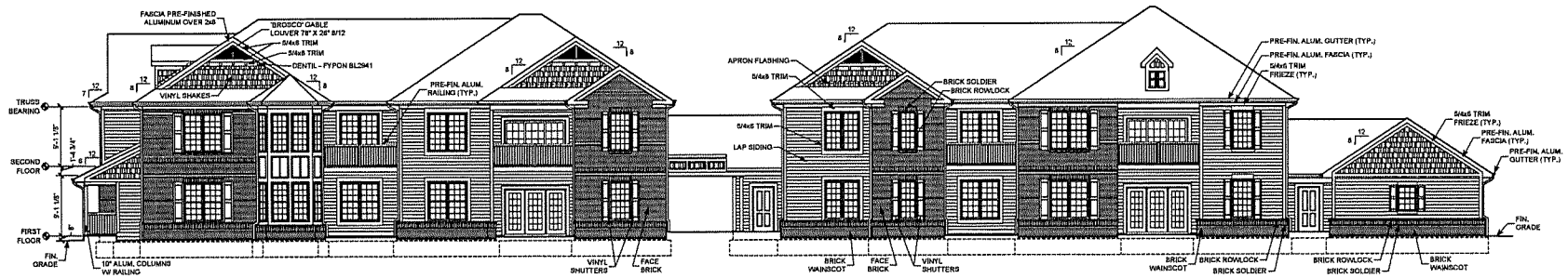
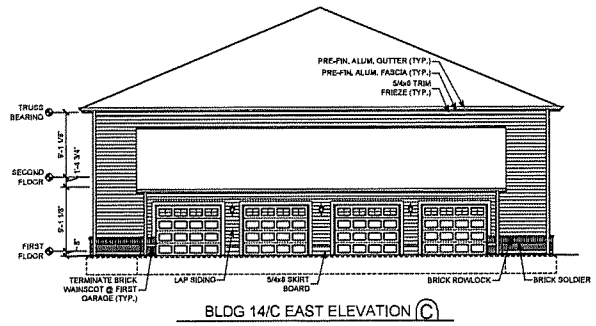
1/3/2018 10:55:34 AM, jbrown



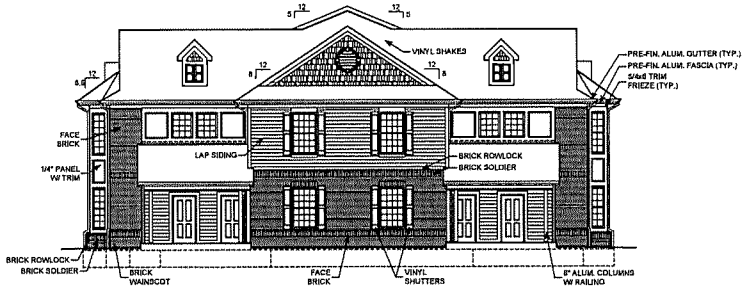
BLDG 14/C SOUTH ELEVATION (D)

SCALE: 1/8" = 1'-0"



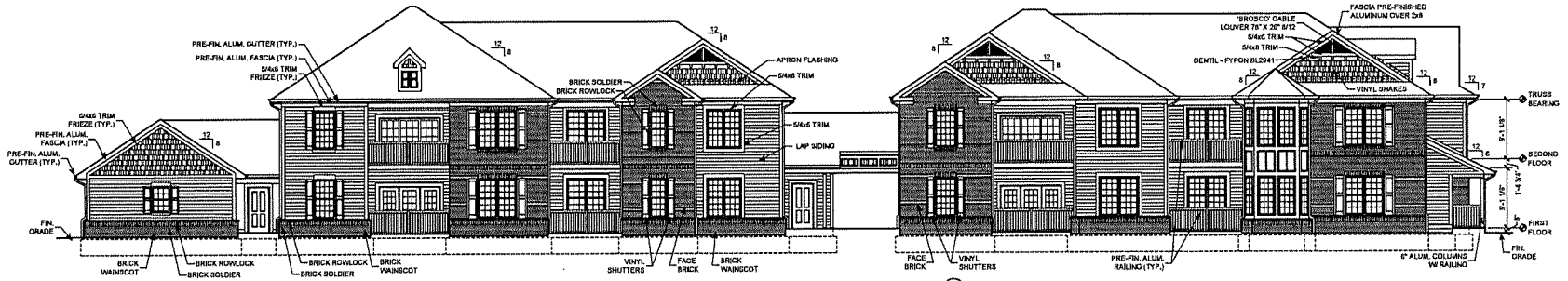
BLDG 14/C EAST ELEVATION (C)

SCALE: 1/8" = 1'-0"



BLDG 14/C WEST ELEVATION (B)

SCALE: 1/8" = 1'-0"



BLDG 14/C NORTH ELEVATION (A)

SCALE: 1/8" = 1'-0"

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SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

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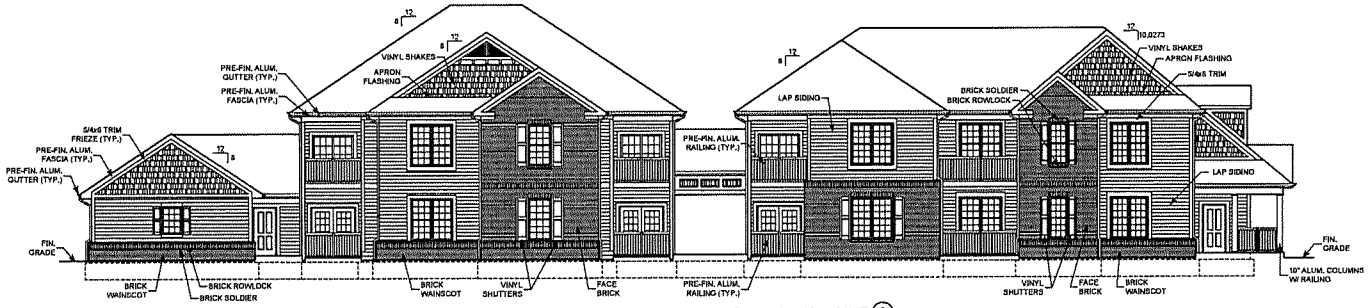
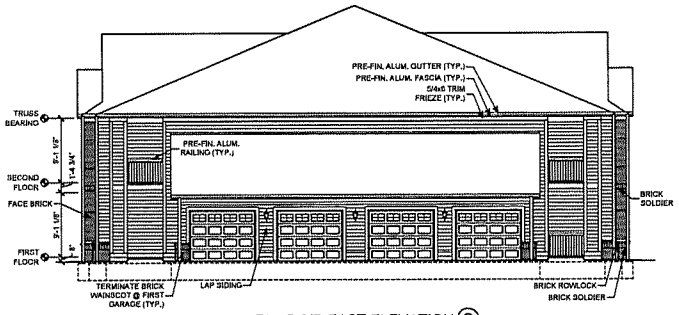
1/3/2018 10:05:56 AM jdarnell



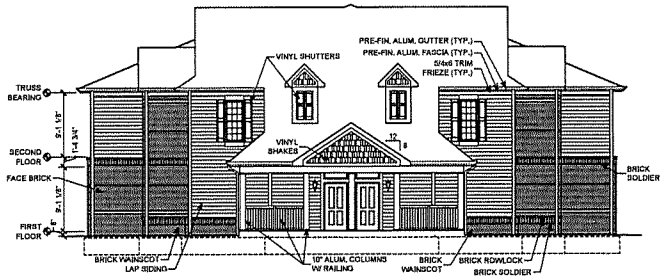
BLDG 3/D NORTH ELEVATION FACING BOULDER DRIVE (A)

SCALE: 1/8" = 1'-0"



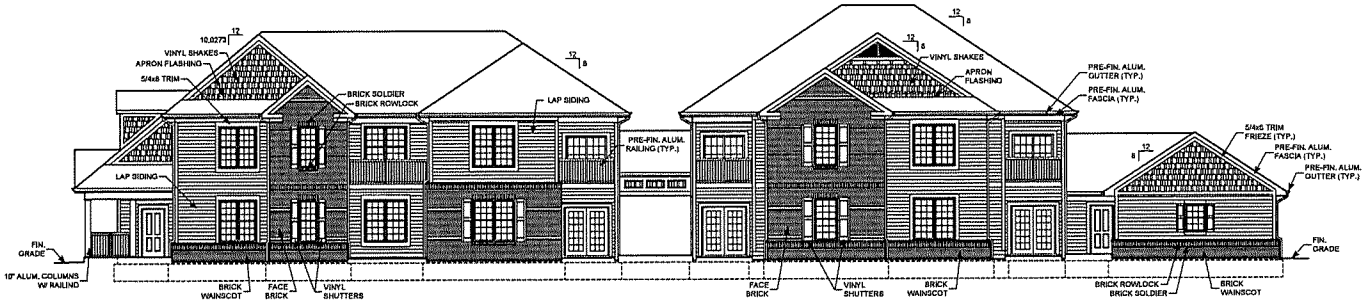
BLDG 3/D EAST ELEVATION (C)

SCALE: 1/8" = 1'-0"



BLDG 3/D WEST ELEVATION (B)

SCALE: 1/8" = 1'-0"



BLDG 3/D SOUTH ELEVATION (D)

SCALE: 1/8" = 1'-0"

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DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2053
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

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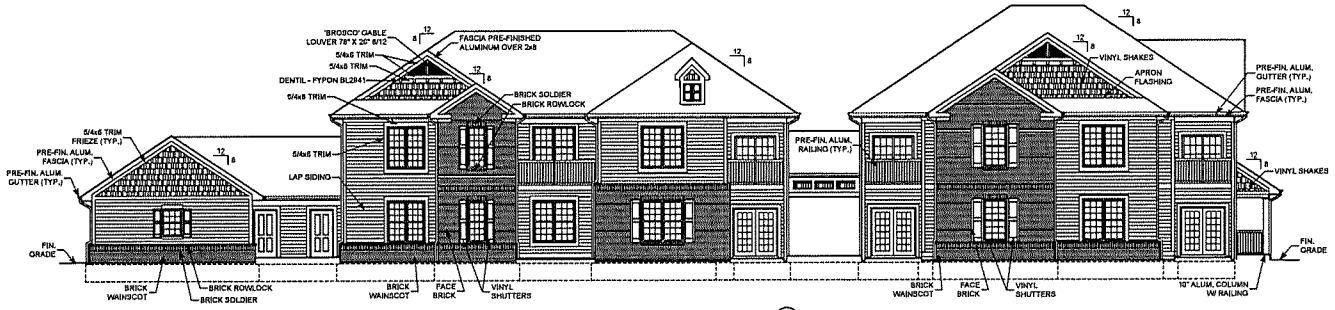
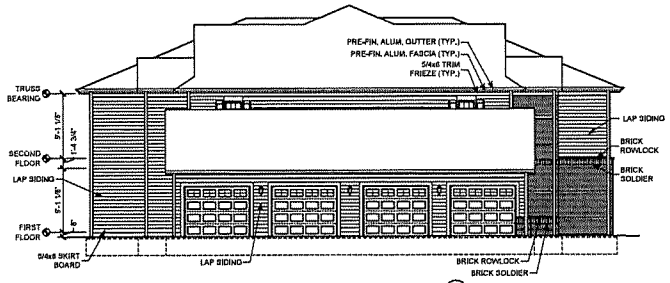
1/3/2018 12:55:17 AM, jbarnett



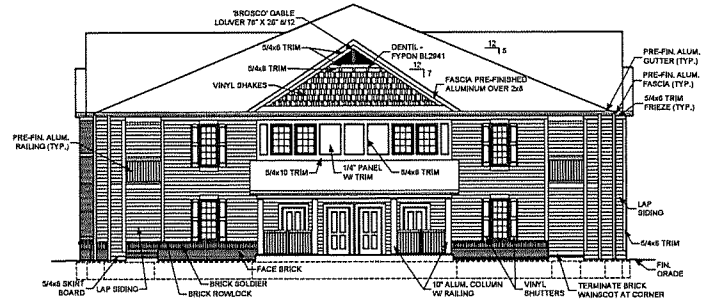
WEST ELEVATION BLDG 12/D1 (A)

SCALE: 1/8" = 1'-0"



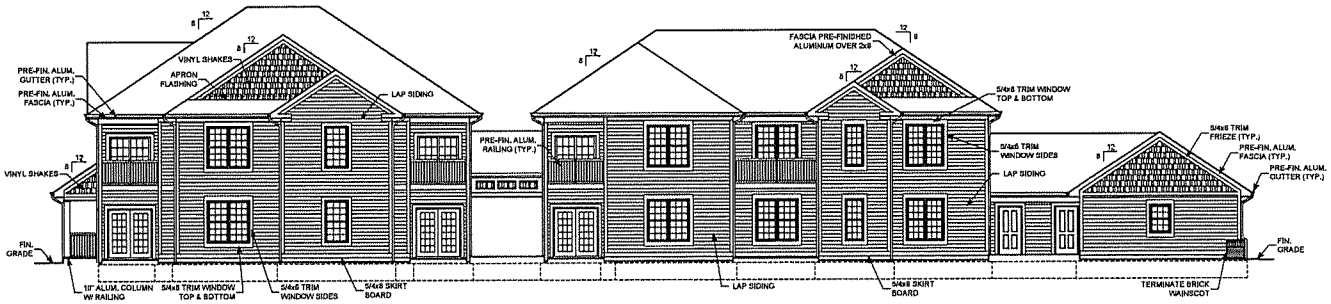
BLDG 12/D1 SOUTH ELEVATION (C)

SCALE: 1/8" = 1'-0"



BLDG 12/D1 NORTH ELEVATION (B)

SCALE: 1/8" = 1'-0"



BLDG 12/D1 EAST ELEVATION, FACING WOODS / PARK (D)

SCALE: 1/8" = 1'-0"

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DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

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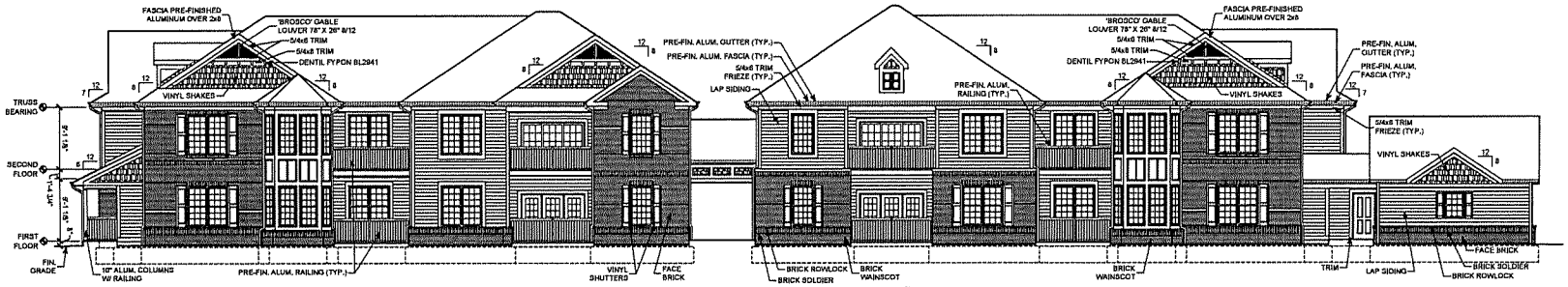
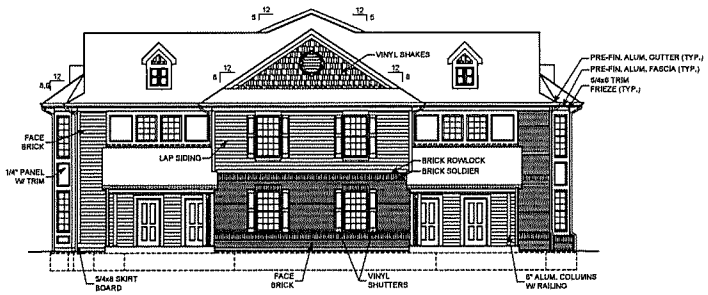
1/3/2018 10:54:10 AM, jpersen



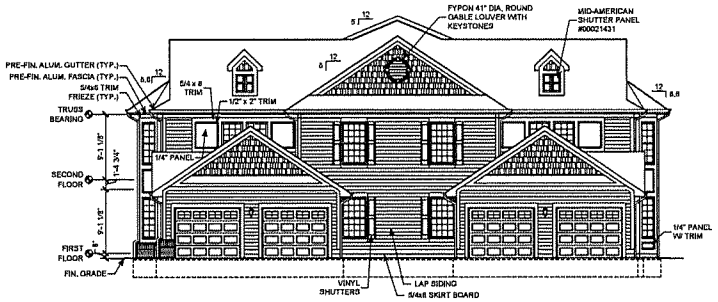
BLDG 8/E WEST ELEVATION (A)

SCALE: 1/8" = 1'-0"



BLDG 8/E NORTH ELEVATION (C)

SCALE: 1/8" = 1'-0"



BLDG 8/E SOUTH ELEVATION (B)

SCALE: 1/8" = 1'-0"

BLDG 8/E EAST ELEVATION, FACING WOODS / PARK (D)

SCALE: 1/8" = 1'-0"

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400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2053
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

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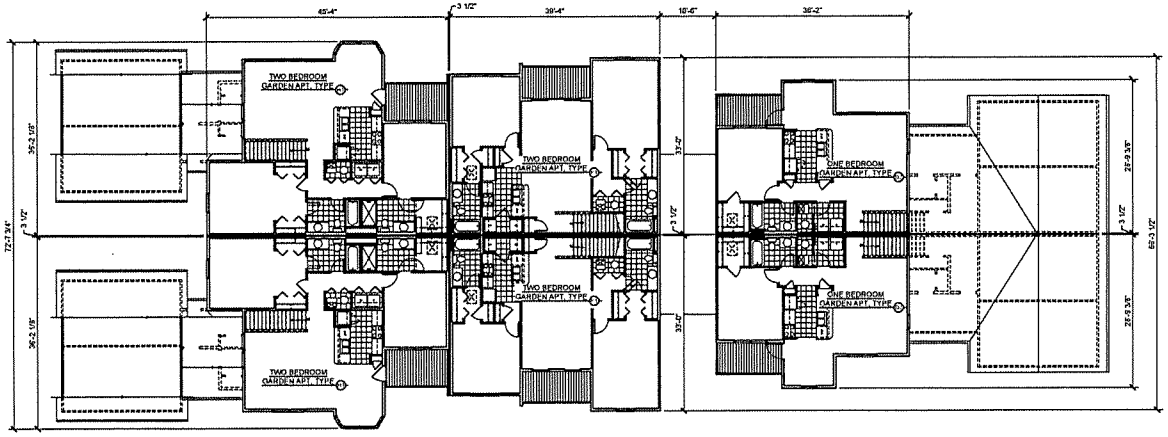
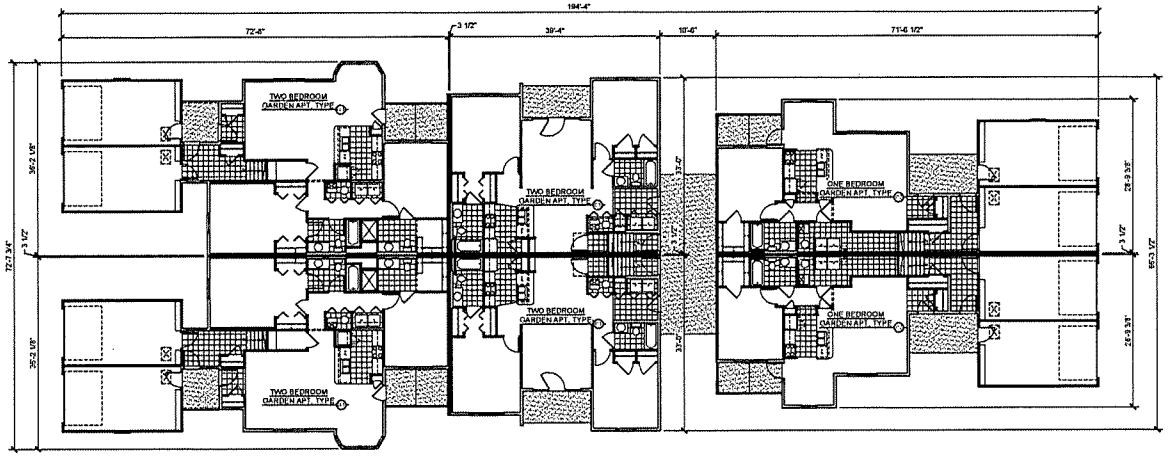
1/3/2018 10:53:31 AM jakeen



SECOND FLOOR PLAN - BUILDING 13/A

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 8,590 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 13/A

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 9,377 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 13/A = 15,987 SQ.FT.

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ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

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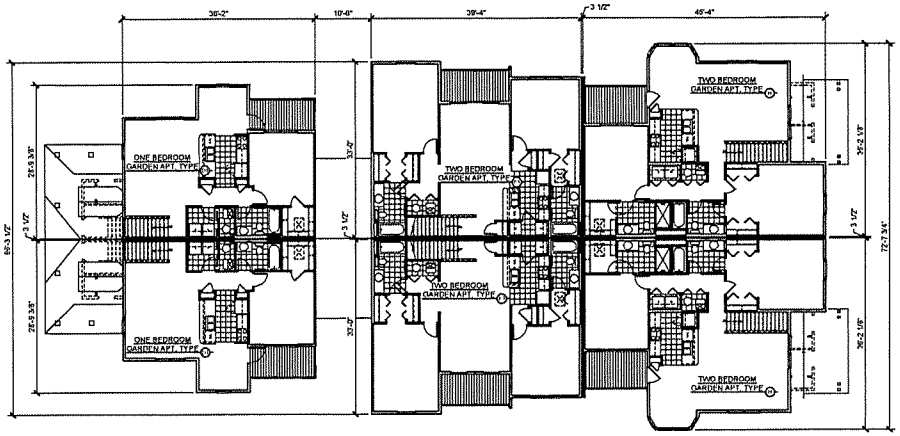
A1-1

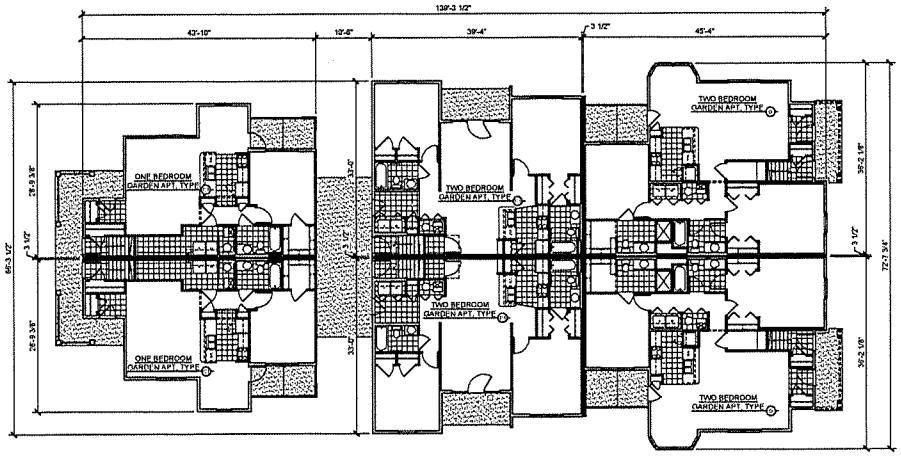
1/3/2018 10:51:09 AM, mhancock



SECOND FLOOR PLAN - BUILDING 2/A1

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 6,600 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 2/A1

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 6,904 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 2/A1 = 13,504 SQ.FT.

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ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

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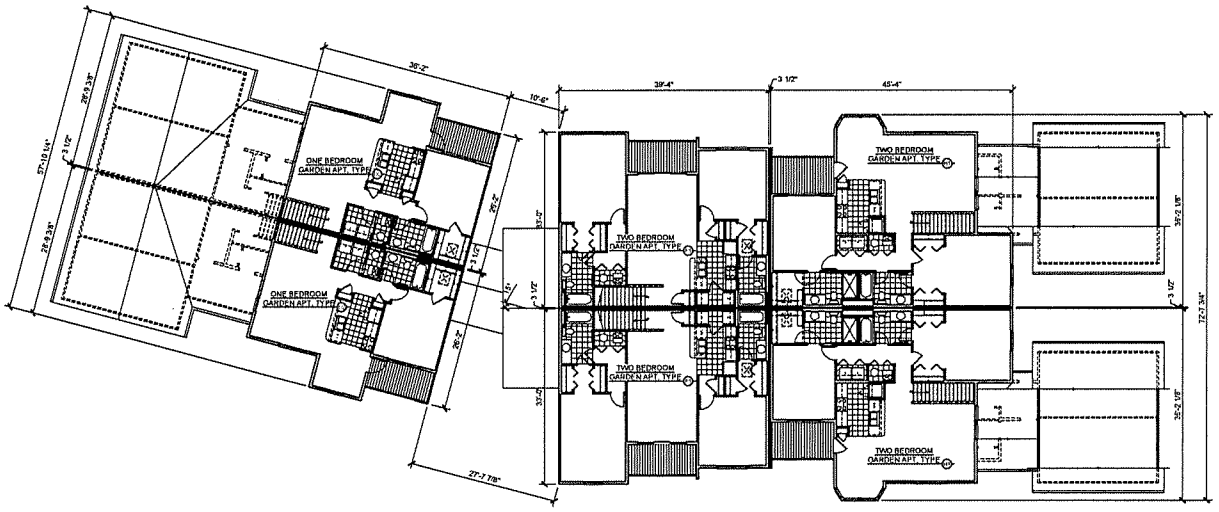
A1-2

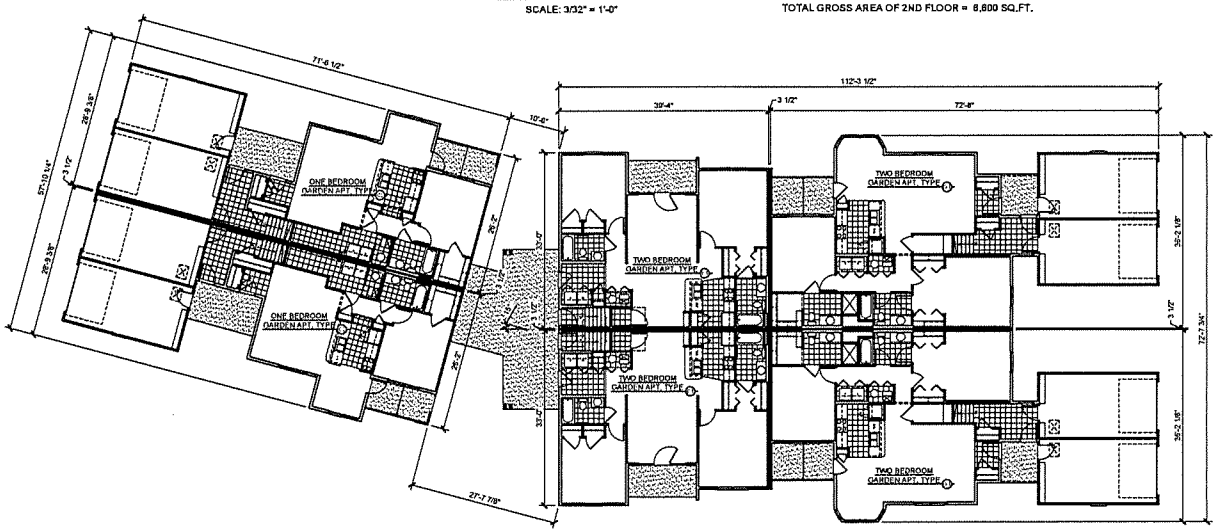
1/3/2018 10:51:33 AM, mkarzan



SECOND FLOOR PLAN - BUILDING 15/A2

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 8,600 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 15/A2

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 9,377 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 15/A2 = 15,977 SQ.FT.

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ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING PLANS
BUILDING 15/A2

DATE: 01/03/2018
REVISED:

STATE OF OHIO
GEORGE J. KONTOGIANNIS
3784
REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS, LICENSE #3784
EXPIRATION DATE 12/31/2019

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- [x] ZONING SET 01/03/2018
- [ ] BID SET
- [ ] REPAIR SET
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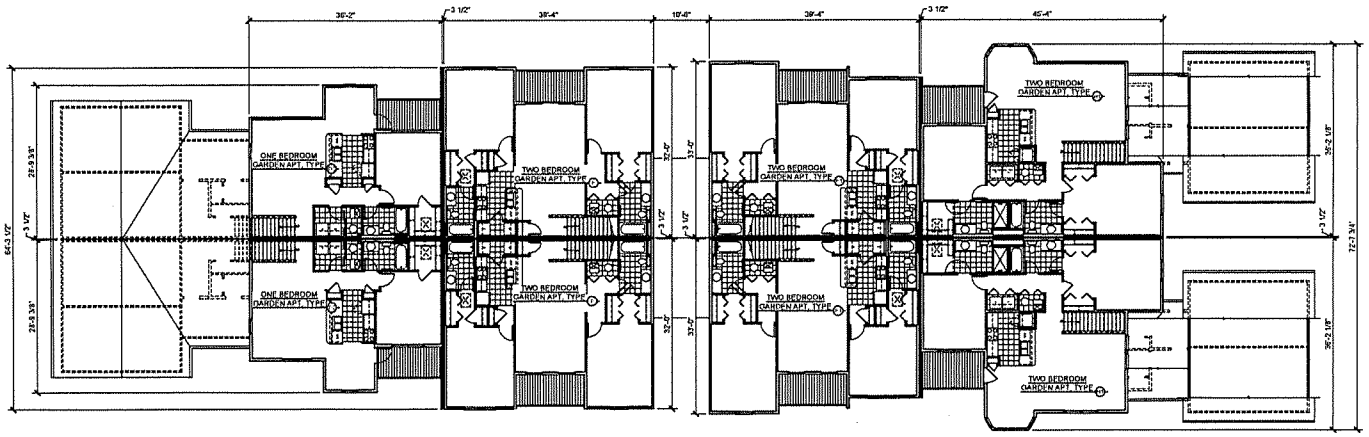
A1-3

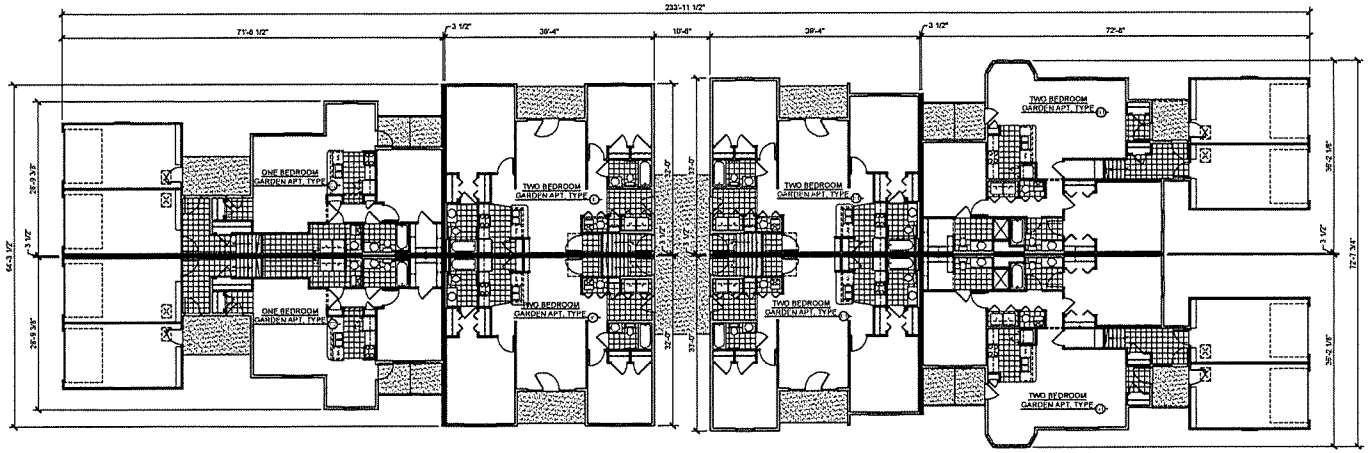
1/3/2018 10:51:55 AM (mbarnett)



SECOND FLOOR PLAN - BUILDING 7/8 BUILDINGS 6/9 & 11/9 SIMILAR

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 8,988 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 7/8 BUILDINGS 6/9 & 11/9 SIMILAR

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 11,765 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 8/8 = 20,753 SQ.FT.

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FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING PLANS
BUILDING 7/8 6/9 11/9

DATE: 01/03/2018
REVISED:

STATE OF OHIO
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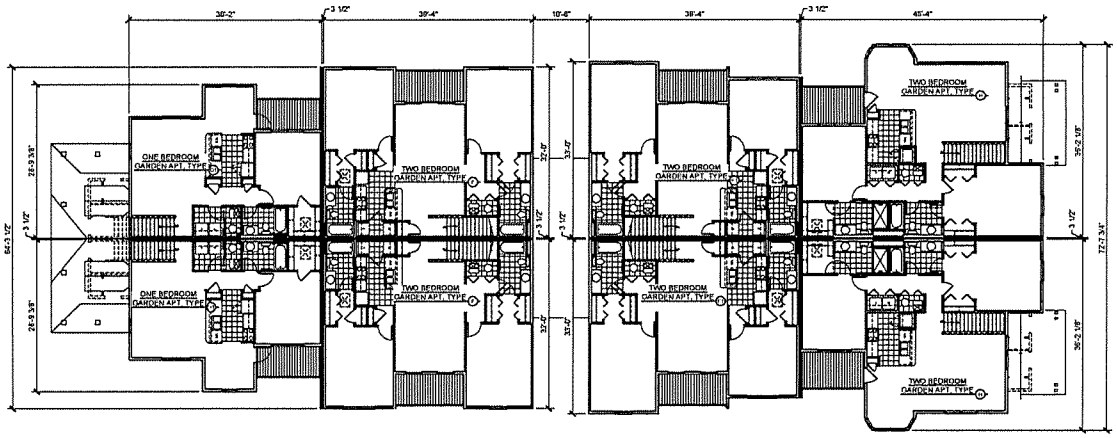
A1-4

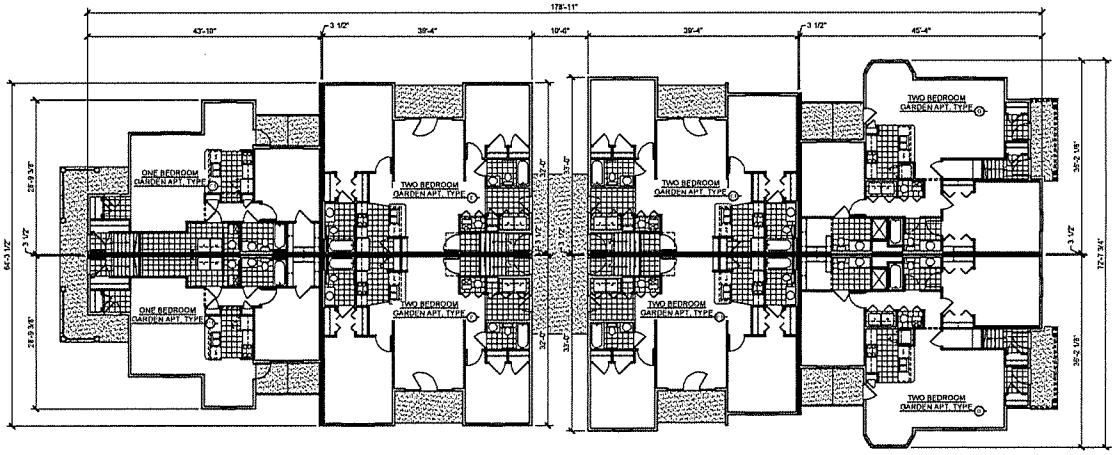
1/3/2018 10:52:23 AM, mhanson



SECOND FLOOR PLAN - BUILDING 1/B1

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 8,968 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 1/B1

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 9,293 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 1/B1 = 18,261 SQ.FT.

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400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2053
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING PLANS
BUILDING 1/B1

DATE: 01/03/2018
REVISED:

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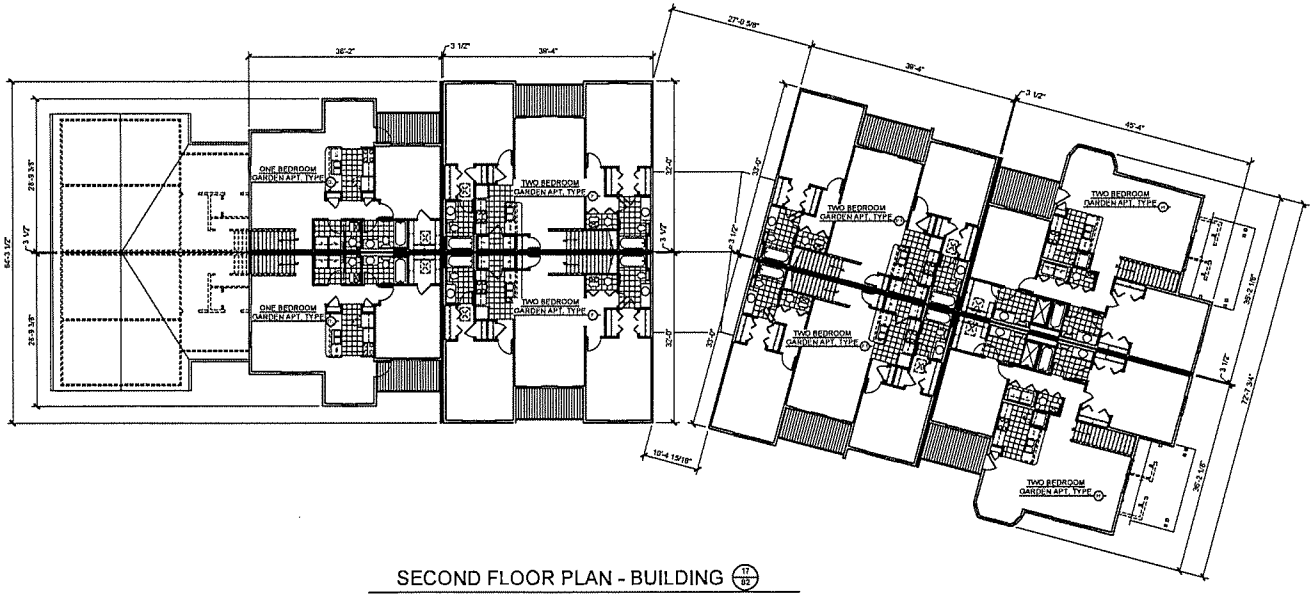
A1-5

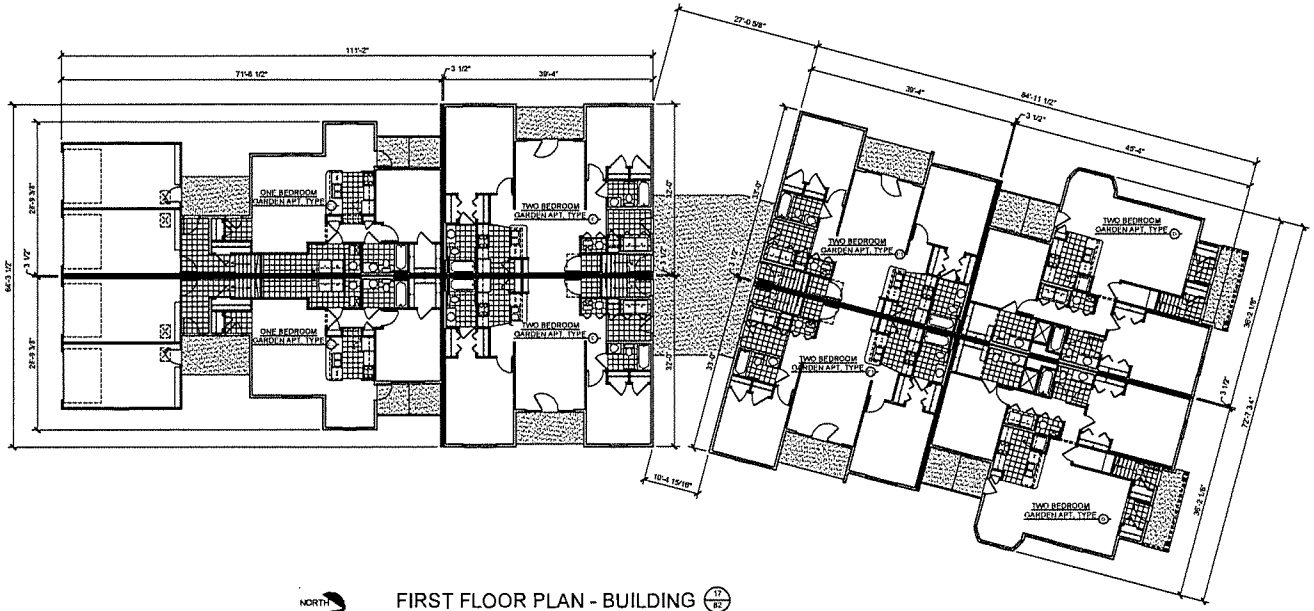
1/3/2018 10:52:15 AM, mhancart



SECOND FLOOR PLAN - BUILDING 17/B2

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 8,988 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 17/B2

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 10,538 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 17/B2 = 19,526 SQ.FT.

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400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING PLANS BUILDING 17/B2

DATE: 01/03/2018
REVISED:

STATE OF OHIO
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A1-6

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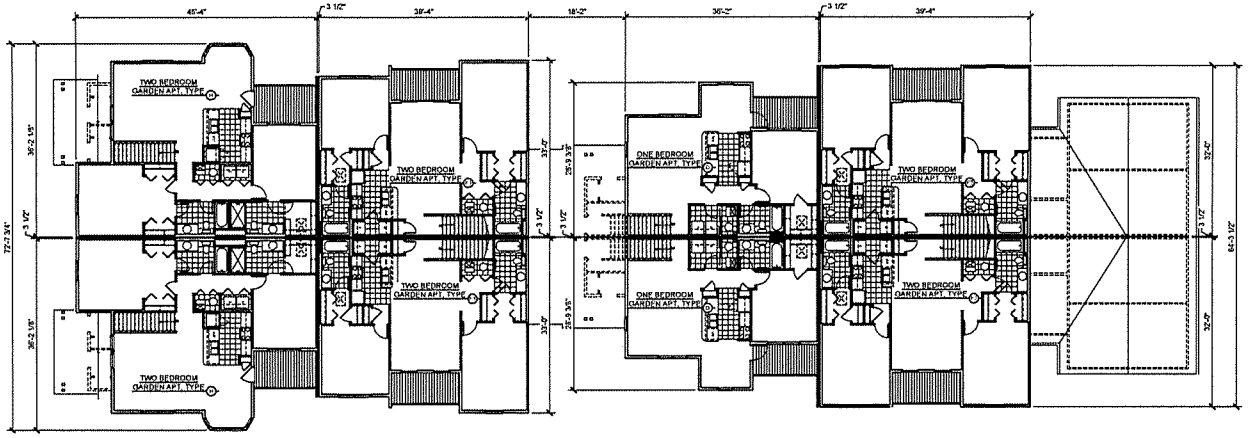
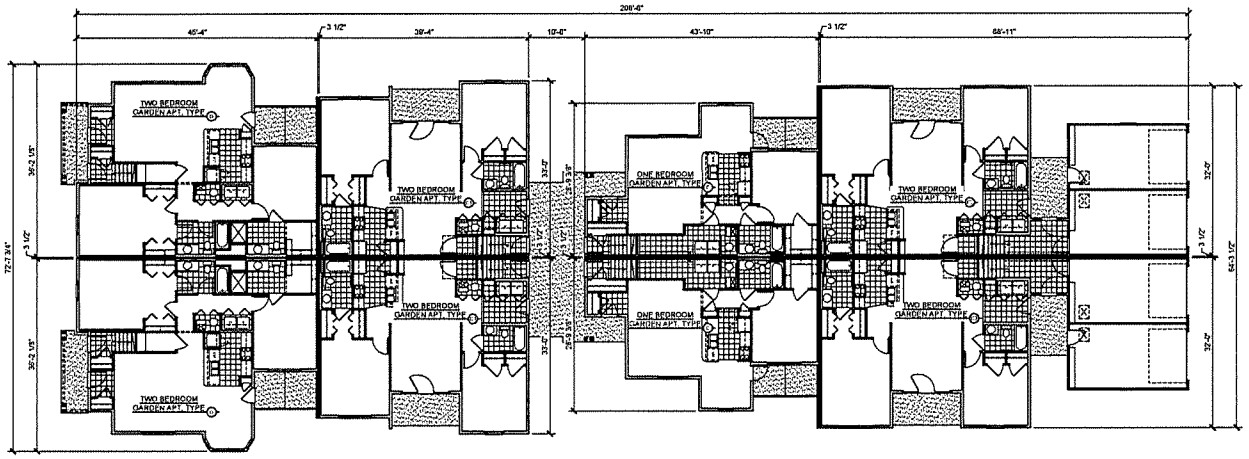


SECOND FLOOR PLAN - BUILDING 14/C

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 8,888 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 14/C

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 10,525 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 14/C = 19,513 SQ.FT.

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SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING PLANS
BUILDING 14/C

DATE: 01/03/2018
REVISED:

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A1-7

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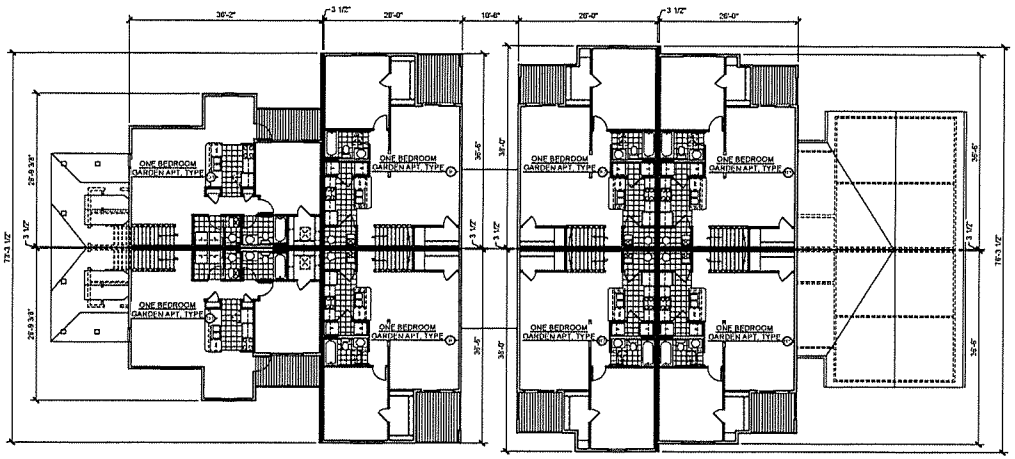
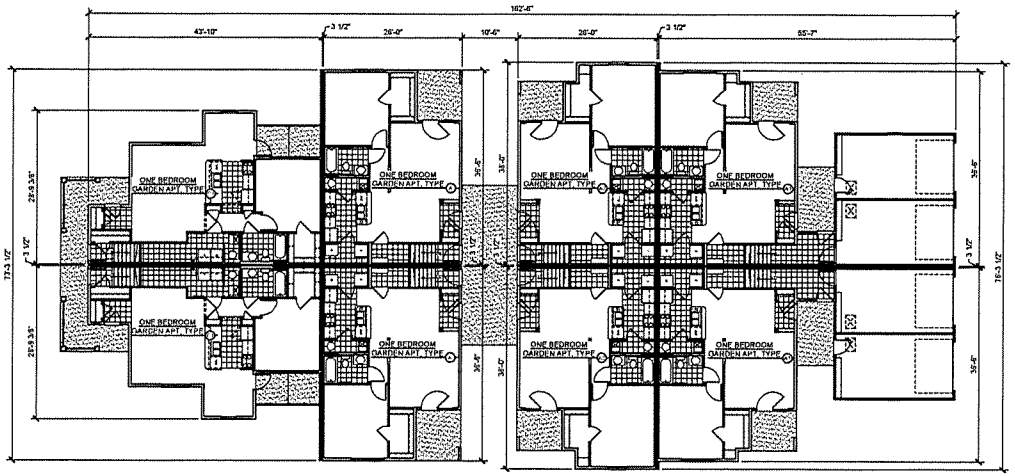


SECOND FLOOR PLAN - BUILDING 3/D

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 7,032 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 3/D

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 8,426 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 3/D = 15,458 SQ.FT.

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PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING PLANS
BUILDING 3/D

DATE: 01/03/2018
REVISED:

STATE OF OHIO
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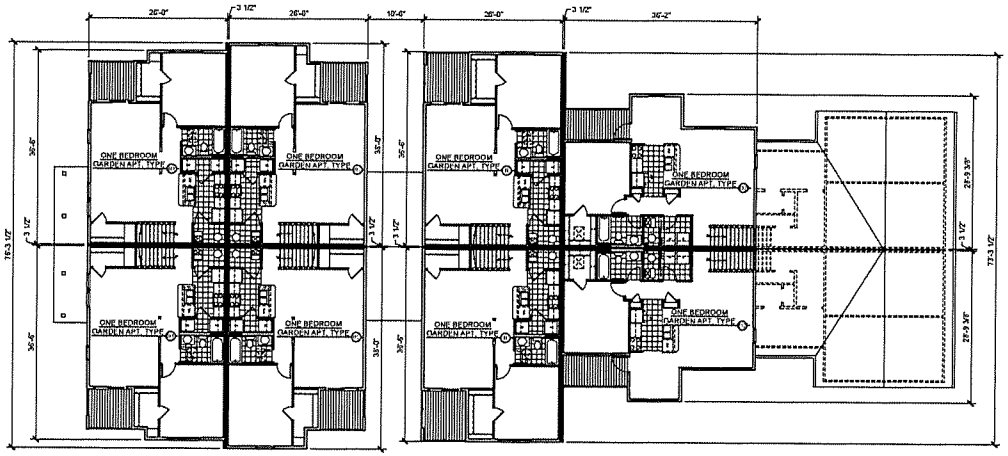
A1-8

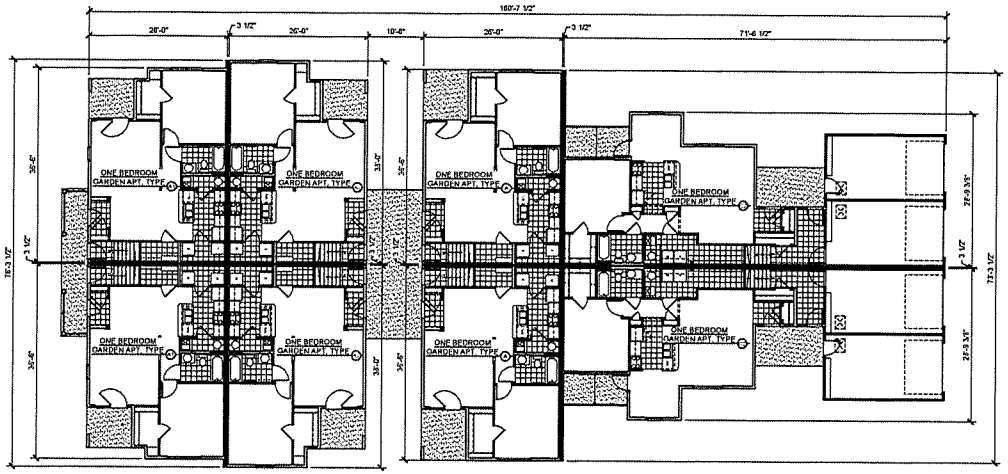
1/3/2018 10:54:15 AM, mhanson



SECOND FLOOR PLAN - BUILDING 12/D1

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 7,032 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 12/D1

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 8,450 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 12/D1 = 15,482 SQ.FT.

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400 SOUTH FIFTH ST
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COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING PLANS
BUILDING 12/D1

DATE: 01/03/2018
REVISED:

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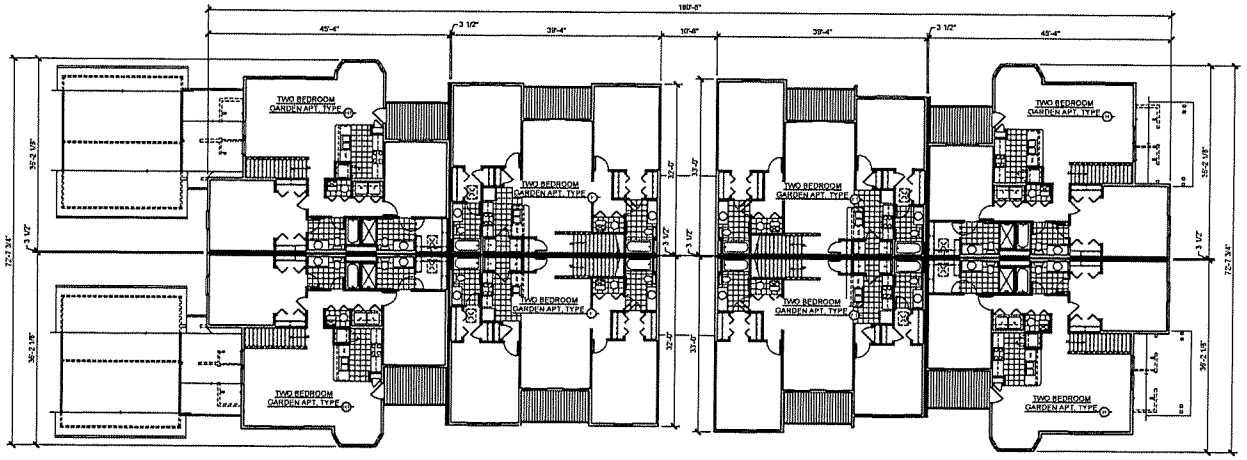
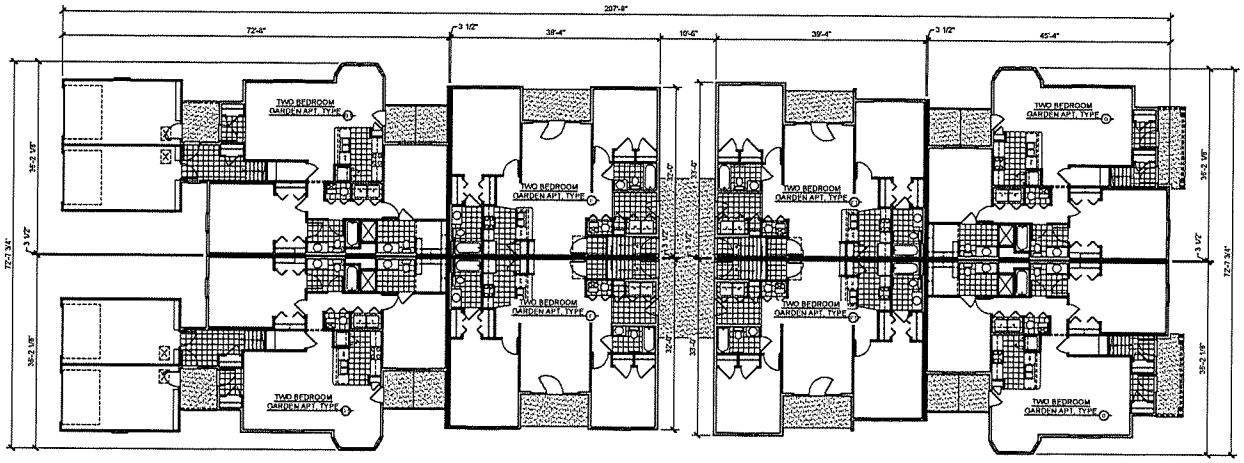
1/3/2018 10:54:43 AM, rtfarvan



SECOND FLOOR PLAN - BUILDING B/E

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 9,797 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING B/E

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 11,288 SQ.FT.

TOTAL GROSS AREA FOR BUILDING B/E = 21,085 SQ.FT.

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400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING PLANS
BUILDING B/E

DATE: 01/03/2018
REVISED:

STATE OF OHIO
GEORGE J. KONTOGIANNIS
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A1-10

1/3/2018 10:55:04 AM, mhannan

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 21 | DATE: 05/14/2018

ORDINANCE NO: 18-22 (REVISED) | RESOLUTION NO:

READING: FOURTH | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE FOR MEDROCK, LLC FOR APPROVAL OF A (REVISED) COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN TO MULTI-FAMILY AREA 3 (FLATS ON HOUK) OF THE EXISTING WILLOWBROOK FARM TRACT FOR A 180 UNIT APARTMENT COMPLEX ON APPROXIMATELY 15.506 ACRES LOCATED ON THE NORTHEAST CORNER OF HOUK ROAD AND DIGENOVA WAY ON PROPERTY ZONED R-6 PUD (MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY).

BACKGROUND:
As a result of the Planning Commission vote to recommend denial, the Charter (Section 104) requires that five affirmative votes of City Council are required to overturn the Planning Commission's recommendation.

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1129.05 Final Development Plan requirements of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission failed to approve this case 1-6 on May 2, 2018.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval

ATTACHMENT(S)
See attached

ORDINANCE NO. 18-22 (REVISED)

AN ORDINANCE FOR MEDROCK, LLC FOR APPROVAL OF A (REVISED) COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN TO MULTI-FAMILY AREA 3 (FLATS ON HOUK) OF THE EXISTING WILLOWBROOK FARM TRACT FOR A 180 UNIT APARTMENT COMPLEX ON APPROXIMATELY 15.506 ACRES LOCATED ON THE NORTHEAST CORNER OF HOUK ROAD AND DIGENOVA WAY ON PROPERTY ZONED R-6 PUD (MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY).

WHEREAS, the Planning Commission at its meeting on May 2, 2018 failed to recommend approval of a Combined Preliminary and Final Development Plan for multi-family Area 3 of the Willowbrook Farm Tract for a 180 unit apartment complex on approximately 15.506 acres located on the northeast corner of Houk Road and DiGenova Way on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development) (PC Case 2018-0027).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Council of the City of Delaware overturns the recommendation of denial by the Planning Commission and that the Combined Preliminary and Final Development Plan for multi-family Area 3 of the Willowbrook Farm Tract for a 180 unit apartment complex on approximately 15.506 acres located on the northeast corner of Houk Road and DiGenova Way on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development), is hereby confirmed, approved, and accepted with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.

2. The Applicant shall construct the piece of Boulder Dr. from Houk Rd. east to the existing short Boulder Dr. piece that was constructed at the end of Harmony Dr. by the Applicant with the initial phases of the Adalee Park Subdivision. This construction should take place concurrent

with any site development should the Willowbrook Apartment applications be approved and the project advance to construction. The next phase of Boulder Drive to the east of this point would then be considered as part of the appropriate future phase of the Adalee Park development. However, should the Willowbrook Apartments in question not advance to approval and construction then the entire length of Boulder Dr. beginning at Houk Rd. and continuing eastward might need to be constructed with the appropriate future phase of Adalee Park to provide access for that development to Houk Road to be determined if and when that future case(s) may come forward.

3. The proposed apartment buildings shall achieve compliance with the design standards of the approved development text and the submitted Final Development Plan. Any limestone on the buildings shall be constructed of Delaware blue vein limestone or equivalent as approved by staff.

4. The dumpster enclosures shall be constructed as proposed on the Sheet entitled "Trash Enclosure Plan" as submitted by the Applicant on 3/2/18. The wood enclosures and doors shall be painted or stained in a neutral color to compliment the adjacent buildings.

5. A proposed mound at the same height and undulation with the same tree mix of deciduous and evergreen trees and shall be installed along Houk Road to be consistent with the existing mounding north of this site to achieve compliance with the approved mounding and landscape plan of the entire Houk Road corridor of the Willowbrook Farms development and to ensure adequate site distance is achieved.

6. A 2 to 3 foot high undulating mound shall be installed along DiGenova Way to supplement the proposed street and front yard trees on the landscape plan.

7. A continuous minimum 5 to 6 foot high mound with minimum 6 foot high evergreen trees, planted in a staggered row configuration, at installation shall be installed along the northern property line to provide a continuous screen adjacent to the single family subdivision (Adalee Park) All landscape plans shall be reviewed and approved by the Shade Tree Commission.

8. Any ground signage shall achieve compliance with the minimum zoning code requirements and adopted Gateways and Corridor Plan.

9. The private street names shall be submitted and approved by the City and other appropriate agencies.

10. The entire development shall achieve compliance with the Fire Department and Public Works development final requirements after the final review is complete.

11. The exterior building elevations along Boulder Road and Houk Road shall be four sided architecture with the identical amount of brick façade on both the front and rear elevations as approved by staff.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

PASSED: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: May 10, 2018

---

1. **Calendar**
   See Attached

2. **Per Section 73 Of The City Charter The City Manager Is To Report Contract Agreements**
   See Attached

3. **Bi-Weekly Meetings**

April 19
* MORPC Award for Collaboration on the YMCA

April 20
* Employee Recognition Breakfast

April 23
* Rotary
* City Council Meeting

April 25
* Finance Committee Meeting

April 26
* Meeting with Indus Representatives

April 30
* Rotary

May 1
* Boardman Arts Park May Day Event

May 4
* COMMA Meeting

May 7
* Rotary

May 8
* Entrepreneur Center Advisory Board Meeting
* Olentangy Berlin High School Tour

May

2018

Meeting Schedule

Council, Boards, Commissions, & Committees

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Public Wks/ Public Utilities 7pm	2 Civil Service 3 pm Planning 7pm	3	4	5
6	7	8	9 BZA-Cancelled	10	11	12
13	14 Council	15 Parks & Rec 7 pm	16	17	18	19
20	21 Special Council Meeting, 7 p.m.	22 Shade Tree Commission	23 HPC 7pm	24	25	26
27	28 Memorial Day City Offices Closed Council -canceled	29	30	31		

CONTRACT APPROVAL – May 14, 2018			
VENDOR	**EXPLANATION OF AGREEMENT**	**2018 AMOUNT**	**DEPARTMENT**
JHR	2018 Code Enforcement Mowing	1-4,000sqft $40.00	Planning
Watson's Lawn Care	2018 Code Enforcement Mowing	$56.50/hr	Planning
OE Meyer Co.	Purchase of medical oxygen and lease of cylinders	Per use fee	Fire
Aviation Management Consulting Group	Airport Rent Study Summary	$5,500.00	Public Works
Verity Enterprises, LTD	Fuel service for city equipment	Varies/ $325,000 budgeted amount	Public Works
HDR	Citywide Signal System Upgrade Phase 1, Part 1 (planning through preliminary engineering)	$159,587	Public Works
The Robert Weiler Company	Appraisal for 20 E. William St.	$3,500	CMO
Burgess & Niple	Curve Road Landfill Leachate Collection System Plan & Operations Update	$14,130	Public Works