

**From:** [Stacy Chaney-Blankenship](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Public comment for the record - Planning Commission & Council June 7, 2023 - Planning cases 2023-1556 and 1557  
**Date:** Wednesday, June 7, 2023 9:41:11 AM

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Dear Planning Commission and Members of Council,

The Addison Farms PMU Text set a requirement of two replacement tree plantings per a dwelling unit (p. 17-18, see attached, yellow highlight). The plan submitted for this Addison Farms section of 152 townhomes has 146 qualifying replacement trees proposed (see attached from Planning packet p. 84, pink highlight). That appears to be 158 trees less than the 304 required by the PMU text adopted by the City and the applicant. Our city and community needs the full tree planting.

I am also attaching the list of community tree benefits (which was proposed for addition to Chapter 1168 via the Tree Ordinance Working Group a year ago) so you can be reminded of the many ways our residents — you and your neighbors — benefit from trees.

Please address.

Regards,  
Stacy Chaney-Blankenship,  
943 Executive Blvd, Delaware, Ohio

The benefits of trees to the community include:

1. Improve air quality;
2. Provide oxygen;
3. Clean drinking water;
4. Counteract climate change by absorbing carbon dioxide;
5. Reduce noise pollution
6. Reduce light glare;
7. Provide critical habitat for wildlife;
8. Help maintain healthy soil and prevent erosion;
9. Reduce and moderate stormwater runoff;
10. Enhance visual and aesthetic qualities;
11. Increase property values;
12. Save energy;
13. Contribute to public health, both physical and mental
14. Reduce stormwater load on the Olentangy and its tributaries (including Delaware Run);
15. Capture groundwater at the source;
16. Mitigate flooding;
17. Stabilize streambanks;
18. Filter particulates, including pollutants targeted for reduction in the Olentangy Watershed such as nitrogen, phosphorous, and lowering sediment loads;
19. Mitigate non-point source pollution, including runoff from fields and roads;
20. Have traffic calming impacts that make roadways safer, including calming driver attitudes and promoting slower speeds;
21. Sequester carbon;
22. Provide privacy;
23. Protect biodiversity through providing habitat;
24. Provide windbreaks;
25. Mitigate heat islands and reduce surface temperatures;
26. Have a cooling effect on the Earth through the evaporation and transpiration of water via leaves; and
27. Absorb other air pollutants, in addition to carbon dioxide, that would otherwise contribute to climate change.

v) Trees in poor condition shall not be subject to this Calculation of Replacement Trees' preservation/replacement/credit schedule.

(3) Tree Fee. A \$500 per single-family detached dwelling unit tree fee shall be charged on each single-family detached home at the time of building permit application. A \$200 per dwelling unit tree fee shall be charged on each dwelling unit which is not a single-family detached dwelling unit at the time of building permit application. These tree fees paid shall be credited at \$100 equals one (1) caliper inch.

(4) Required Trees. Trees that are required by the Zoning Code ("Required Trees"), such as, but not limited to, street trees and front yard trees, shall not be considered to be a Replacement Tree, but any tree meeting the Replacement Tree Criteria of (5) hereinbelow and which is not a Zoning Code Required Tree which is installed in the Development shall be credited at \$100 per caliper inch.

(5) Replacement Tree Criteria. To receive credit as a Replacement Tree, a tree shall be required to have a minimum caliper of 1.75 inches. Evergreen (pine for example) trees shall be calculated as two (2) feet in height equals one (1) inch in caliper with a minimum required height of six (6) feet. Trees meeting this criterion which are not Required Trees as defined in (4) Required Trees are referred to herein as "Replacement Trees."

(6) Tree Replacement Requirement. At the time of construction of each single-family home (attached or detached), and senior housing unit (attached or detached), the builder shall be required to plant and install two (2) Replacement Trees on each such lot. At the time of construction of each building housing townhomes, condominiums, or apartments,

the builder shall be required to plan and install two (2) Replacement Trees for each dwelling unit in each building.

(7) Credit for Tree Preservation. In recognition of Developer's efforts to save trees in the design, layout and development of the Development through the provisions of this Tree Replacement Plan, the Tree Fees, the Tree Replacement Requirement, the intent to plant Replacement Trees in addition to the Tree Replacement Requirement ("Additional Replacement Trees") and many of the trees to be removed being in the A-1 zoned area and Sub-Area H, the Developer shall receive credit against (2), Calculation of Replacement Trees, for all Tree Replacement pursuant to (6), Tree Replacement Requirement and Additional Replacement Trees and in accordance with the schedule in (2) Calculation of Replacement Trees.

(8) Credit for Removal of Ash Trees. The removal of ash trees from the Development that would not otherwise be removed as a result of development (i.e., ash trees removed from open space reserves, and tree preservation zones/areas) shall be given a credit of one (1) caliper inch for every \$100 cost of ash tree removal as submitted by the Developer or Sub-Area developer and as certified by the City Arborist.

(9) Replacement Completion. Fulfillment of this Tree Replacement Plan as written and in cumulative total for the Development shall result in no additional "fees-in-lieu" or other tree replacement, tree banking or other payments being required by the City; provided, however, if unanticipated circumstances are encountered in the development of the Property there may be amendment of this Tree Replacement Plan in a Sub-Area Preliminary Development Plan.

**CASE NUMBER:** 2023-1556-1557

**MEETING DATE:** June 7, 2023

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- **LANDSCAPE PLAN AND OPEN SPACE:** The proposed plan has 7.7 acres of open space (approximately 44% of the gross acreage) between “Open Space A” (2.7 acres located at the center of the site), “Open Space B” (3.8 acres located along the eastern boundary of the site), and “Open Space C” (1.1 acres located along the northern boundary of the site). In addition, an approximate 0.4-acre “Reserve B” is located toward the southern boundary of the site. All of these areas of open space have an inherently “passive” characteristic due to minimal/absence of active amenities. The applicant has proposed a multi-use path to extend from “Open Space A” to the undetermined portion of future Merrick Boulevard, however, this is effectively a pathway without a destination. Staff would recommend looping the multi-use path around each of the detention ponds and having the pathway connect to Merrick Boulevard further east at a more determined location. This would expand upon the proposed amenities, especially with the addition of benches alongside the pathway/detention areas. Also, the proposed landscape plan contains a 2-3-foot mound with landscaping along Merrick Boulevard to provide a buffer for the proposed development. All opens spaces shall be owned and maintained by the respective Homeowner’s Association or Master Association for the overall development but allow public access. Details of the proposed landscape plan and open space would need to be determined with the Final Development Plan and Final Subdivision Plat approval process.
- **TREES:** Per the submitted Tree Preservation and Removal Exhibit, the applicant is preserving 0.9 acres of trees (56.25% of required trees) and removing 0.7 acres of trees (43.75% of required trees) within the subject site. The proposed development would include: a tree buffer along the northern edge of the subject site (56 trees planted 20 feet on center), 82 street trees, and 90 additional trees planted throughout the site. The western boundary of the site contains a 20-foot zone of tree preservation for Sub-Area B which will provide buffering from the adjacent railroad. Also, per the approved development text a \$200 per dwelling unit tree fee shall be charged at the time of building permit application. Final details of the proposed landscape plan would need to be determined with the Final Development Plan and Final Subdivision Plat approval process.