CITY OF DELAWARE
CITY COUNCIL
MEETING TO BE HELD VIRTUALLY VIA CISCO Webex **
7:00 P.M. MEETING
JANUARY 11, 2021

AGENDA

7:00 P.M. **REGULAR MEETING**

1. Roll Call

2. INVOCATION – Reverend Jon Powers, University Chaplain Emeritus, Ohio Wesleyan University

3. APPROVAL of the Motion Summary of the regular meeting of Council held on December 14, 2020, as recorded and transcribed.

4. CONSENT AGENDA
   A. Acceptance of the Motion Summary of the Finance Committee meeting held on October 29, 2020, as recorded and transcribed.
   B. Acceptance of the Motion Summary of the Planning Commission meeting held on December 2, 2020, as recorded and transcribed.
   C. Acceptance of the Motion Summary of the Records Commission meeting held on June 17, 2020, as recorded and transcribed.

5. LETTERS, PETITIONS, AND PUBLIC COMMENTS

   - JOIN VIRTUAL MEETING: To provide live public comment please email emccloskey@delawareohio.net or call 740-203-1013 to sign up by 3 p.m. the date of the meeting. **Name and address are required for public comment**. Comments are limited to 3 minutes.

   - EMAIL, LETTER, PETITION: Emails, letters, and petitions received by 3 p.m. the date of the meeting will be presented to Council and submitted into the record. These items will not be read aloud during the meeting but will be available on the website following the meeting at the end of the next business day. **Name and address are required.**

   - FACEBOOK: Comments received on Facebook will not be presented during the meeting and will be addressed by staff subsequent to the meeting as appropriate.

6. COMMITTEE REPORTS

7. CONSIDERATION of Resolution No. 21-01, a resolution honoring the life of Dr. Martin Luther King, Jr.

8. SECOND READING of Ordinance No. 20-84, an ordinance providing for the issuance and sale of notes in the maximum principal amount of $2,000,000 in anticipation of the issuance of bonds, for the purpose of paying the costs of constructing Glenn Road between certain termini by constructing, excavating, grading and paving, installing drainage, sanitary sewer laterals, street lighting, conduit, curbs and gutters, signage, traffic pavement markings, street signs, landscaping, and acquiring interests in real estate, together with all necessary appurtenances thereto, and declaring an emergency.

9. 7:20 P.M. PUBLIC HEARING AND SECOND READING of Ordinance No. 20-88, an ordinance approving an Alley Vacation for the Delaware City Schools for Conger Elementary School on approximately 4.05 acres zoned R-4 (Medium Density Residential District) and located at 10 Channing Street.

PUBLIC HEARING COMMENT OPTIONS:

- JOIN VIRTUAL MEETING: To provide live public comment please email emccloskey@delawareohio.net or call 740-203-1013 to sign up by 3 p.m. the date of the meeting. **Name and address are required for public comment**. Comments are limited to 3 minutes.

- EMAIL, LETTER, PETITION: written public comment, maximum of 500 words, is to be received by 3 p.m. the date of the meeting to be presented to Council for submission and read into the record. **Name and address are required.**

- FACEBOOK: Comments received on Facebook will not be presented during the meeting and will be addressed by staff subsequent to the meeting as appropriate.

10. 7:30 P.M. PUBLIC HEARING AND SECOND READING of Ordinance No. 20-89, an ordinance approving a Rezoning Amendment for Homeport from B-3 (Community Business District) and R-4 (Medium Density Residential District) to R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential District with a Planned Mixed-Use Overlay District) at 50 Channing Street on approximately 5.38 acres.

PUBLIC HEARING COMMENT OPTIONS:

- JOIN VIRTUAL MEETING: To provide live public comment please email emccloskey@delawareohio.net or call 740-203-1013 to sign up by 3 p.m. the date of the meeting. **Name and address are required for public comment**. Comments are limited to 3 minutes.

- o EMAIL, LETTER, PETITION: written public comment, maximum of 500 words, is to be received by 3 p.m. the date of the meeting to be presented to Council for submission and read into the record. **Name and address are required.**

- o FACEBOOK: Comments received on Facebook will not be presented during the meeting and will be addressed by staff subsequent to the meeting as appropriate.

11. 7:30 P.M. PUBLIC HEARING AND SECOND READING of Ordinance No. 20-90, an ordinance approving a Conditional Use Permit for Homeport allowing the placement of a PMU (Planned Mixed-Use Overlay District) to be established at 50 Channing Street on approximately 5.38 acres.

PUBLIC HEARING COMMENT OPTIONS:

- o JOIN VIRTUAL MEETING: To provide live public comment please email emccloskey@delawareohio.net or call 740-203-1013 to sign up by 3 p.m. the date of the meeting. **Name and address are required for public comment**. Comments are limited to 3 minutes.

- o EMAIL, LETTER, PETITION: written public comment, maximum of 500 words, is to be received by 3 p.m. the date of the meeting to be presented to Council for submission and read into the record. **Name and address are required.**

- o FACEBOOK: Comments received on Facebook will not be presented during the meeting and will be addressed by staff subsequent to the meeting as appropriate.

12. SECOND READING of Ordinance No. 20-91, an ordinance approving a Preliminary Development Plan for Homeport for a 52 unit mixed-use residential development at 50 Channing Street on approximately 5.38 acres and zoned R-4 PMU.

13. CONSIDERATION of Ordinance No. 21-01, an ordinance approving a Final Development Plan Extension request until January 31, 2023 by Grden LLC., for Winterbrook Place Phase 1 consisting of 66 single family lots on 30.452 acres zoned R-3 PMU (One Family Residential District with a Planned Mixed-Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Mahogany Drive, Gardenia Lane, and Silver Pine Lane.

14. CITY MANAGER'S REPORT & COVID-19 UPDATE:

15. COUNCIL COMMENT

16. ADJOURNMENT

** This meeting will be a virtual meeting. Residents are encouraged to view online through the City of Delaware Facebook page. To comply with the CDC recommendation prohibiting group meetings, no in person attendance by Council, staff, or the public will be available.

The regular meeting of Council held on December 14, 2020 and was called to order at 7:01 p.m. and was held remotely through Cisco Webex and streamed Live through Facebook due to the State of Emergency – Executive Order 2020-01D. The following members of Council were remotely present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Cory Hoffman, Fourth Ward Drew Farrell, At-Large George Hellinger, Vice-Mayor Kent Shafer and Mayor Riggle who presided. The invocation was delivered by Reverend Tracey Sumner.

Staff Present Remotely: Dave Efland, Planning and Community Development Director, Justin Nahvi, Finance Director, Jessica Feller, Human Resource Manager, Bruce Pijanowski, Police Chief, John Donahue, Fire Chief, Blake Jordan, Public Utilities Director, Natalia Harris, City Attorney, Kyle Kridler, Assistant City Manager, and Tom Homan, City Manager

ITEM 3: APPROVAL OF MINUTES

APPROVAL of the Motion Summary of the regular meeting of Council held on November 23, 2020, as recorded and transcribed.

Motion: Vice-Mayor Shafer motioned to approve the Motion Summary of the regular meeting of Council held on November 23, 2020, as amended by the City Council Clerk, and submitted on December 14, 2020, as recorded and transcribed, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

ITEM 4: CONSENT AGENDA

A. Acceptance of the Motion Summary of the Shade Tree Commission meeting held on June 23, 2020, as recorded and transcribed.
B. Acceptance of the Motion Summary of the Planning Commission meeting held on October 7, 2020, as recorded and transcribed.
C. Acceptance of the Motion Summary of the Board of Zoning Appeals meeting held on November 11, 2020, as recorded and transcribed.
D. Establish January 11, 2021 at 7:20 p.m. as a public hearing and second readings for Ordinance No. 20-88, an ordinance approving an Alley Vacation for the Delaware City Schools for Conger Elementary School on approximately 4.05 acres zoned R-4 (Medium Density Residential District) and located at 10 Channing Street.
E. Establish January 11, 2021 at 7:30 p.m. as a public hearing and second readings for Ordinance No. 20-89, an ordinance approving a Rezoning Amendment for Homeport from B-4 (Community Business District) and R-4 (Medium Density Residential District) to R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential District with a Planned Mixed-Use Overlay District) at 50 Channing Street on approximately 5.38 acres and Ordinance No. 20-90, an ordinance approving a Conditional Use Permit for Homeport allowing the placement of a PMU (Planned Mixed-Use Overlay District) to be established at 50 Channing Street on approximately 5.38 acres.

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

ITEM 5: LETTERS, PETITIONS, AND PUBLIC COMMENTS

The Clerk submitted into the records the following emails that were received:

1. Tina Evans
   1230 State Route 314
   Mansfield, Ohio

2. Debbie Mader
   211 Poinciana Drive
   Centerville, Ohio

3. Kimberly Shaley
   Address requested

4. Mandi Wolfe
   2858 Frazell Road
   Hilliard, Ohio

5. Joseph Davis
   Address requested

6. Angela Knable
   Address requested

7. Heather Primavera
   1196 Caribou Run
   Delaware, Ohio

8. Myra Lipps
   3912 Sandstone Circle
   Powell, Ohio

9. Meredith Zimmerman
   1293 Beech Cove
   New Richmond, Ohio

10. Emily Lauderback
    1750 Raymond Road
    Marysville, Ohio

11. Debra Berndt
    836 Sycamore Ridge Court
    Powell, Ohio

12. Melanie Johnson
    9737 112 Street
    Edmonton AB, Canada

13. Jennifer Burr
    3614 Capitol Avenue
    Mason, Ohio

14. Michelle Crouch
    6558 Bluewaters Dr.
    Flowery Branch, Georgia

15. Jennifer Narramore
    1315 Fox Run Drive
    Marysville, Ohio

16. Trina Mendoza
    28718 Mount Rose Rd.
    RPV, CA

17. Todd Zimmerly
    13204 Township Rd 474
    Big Prairie, Ohio

18. Colleen Schitter
    1882 Mill Rd.
    Lebanon, Ohio

19. Valerie Dougherty
    700 Lincolnshire Lane
    Findlay, Ohio

20. Penny Nordin
    4062 Watkins Glen Dr
    Woodstock, GA

21. Elizabeth Davis
    5569 East Blvd NW
    Canton, Ohio

22. Michelle Laubis
    757 Maydoll Drive
    Kenton, Ohio

23. Bill Lelgdon
    222 W. Greyhound Pass
    Carmel, IN

24. Rachel Dresback
    1241 Rivercrest Drive, Unit B
    Delaware, Ohio

25. Jeanie Mullens
    7517 SR 139
    Lucasville, Ohio

26. Michelle Den Hartigh
    Address requested

27. Susannah Leithart
    9276 White Pine Drive
    Loveland, Ohio

28. Sarah Mueller
    50 Riverview Dr.
    Easton, Pa

29. Ginnie Ely

1809 N. McRae Drive
Goddard, KS

30. Jeni Nelson
11705 East Parkview Ln
Scottsdale, AZ

31. Tom and Tammy Mitchell
16357 Hartford Rd
Sunbury, Ohio

32. Noelle Tolbert
PO Box 45
Lithopolis, Ohio

33. Laura Schreiner
2672 S. Township Rd. 101
New Riegel, Ohio

34. Jennifer Davis
366 Harold Stewart Pkwy
Pataskala, Ohio

35. Andrea Petri
1353 Whispering Woods Ln
Springboro, Ohio

36. Beth Levering
500 Knollcrest Ct.
Lebanon, Ohio

37. Elisa Rush
Address requested

38. Rob LaRue
PO Box 69
Hayesville, Ohio

39. Erin Maag
11598 RS 10K
Ottawa, Ohio

40. Barbara Gifford
2888 Meadowbrook Blvd
Cleveland Heights, Ohio

41. Nicole Myers
254 Vista Ridge Dr.
Delaware, Ohio

42. Cindy Meyer
1000 N. Cedar Street
Coldwater, Ohio

43. Anne Guthrie
937 Hidden Ridge Dr.
Milford, Ohio

44. Beth Martoccia
Avon Lake

45. Kim
Address and name requested

46. Erica Laughman
7131 Stonecreek Avenue NE
Canton, Ohio

47. Megan Kuo
Address requested

48. Jeanne Redmond
341 Park Avenue
Harleysvile, PA

49. Lad Dilgard
3923 Shagbark Trail
Galena, Ohio

50. Jeanine Mardis
Address requested

51. Sheri Scanlon
129 Coopers Run
Amherst, Ohio

52. Beth Murdoch
3056 Hemlock Edge Dr.
Hilliard, Ohio

53. Melissa Marchio
4334 Marilyn Drive
Lewis Center, Ohio

54. Dr. Elizabeth Laffay
417 Anchorage Circle
Huron, Ohio

55. Michele DeShazio
520 Somerset Avenue
Westerville, Ohio

56. Margo Seybolt
6922 Saint Ninians's Street
Lewis Center, Ohio

57. Laurie Schulze
7574 Danbridge Way
Westerville, Ohio

58. Amy Rose
1013 Inlet Circle
Westerville, Ohio

59. Charles and Alisha Buchanan
5720 Medallion Drive
Westerville, Ohio

60. Adam Giessler
20 Olentangy Meadows Drive
Lewis Center, Ohio

61. Carter Johnson
86 West Lincoln Avenue
Delaware, Ohio

62. Susan Wilson
7839 Summerfield Drive
Lewis Center, Ohio

63. Reverend Heather Rodenborg
265 West Lincoln Avenue
Delaware, Ohio

ITEM 6: COMMITTEE REPORTS

ITEM 7: ORDINANCE NO. 20-76 [Third Reading]
AN ORDINANCE ESTABLISHING THE SALARY AND BENEFITS OF THE COUNCIL CLERK AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the third time.

Motion: Vice-Mayor Shafer motioned to emergency clause for Ordinance No. 20-76, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 20-76, seconded by Mrs. Keller. Motion approved by a 6-1 (Hellinger) vote.

ITEM 8: ORDINANCE NO. 20-77 [Third Reading]
AN ORDINANCE AMENDING THE EMPLOYMENT AGREEMENT WITH THE CITY MANAGER AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the third time.

Motion: Vice-Mayor Shafer motioned to emergency clause for Ordinance No. 20-77, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 20-77, seconded by Mrs. Keller. Motion approved by a 6-1 (Hellinger) vote.

ITEM 9: ORDINANCE NO. 20-78 [Third Reading]
AN ORDINANCE ESTABLISHING NEW SALARY RATES FOR THE MAYOR AND MEMBERS OF CITY COUNCIL EFFECTIVE JANUARY 1, 2022 AND REPEALING ORDINANCE NO. 18-113.

The Clerk read the ordinance for the third time.

Motion: Mrs. Keller motioned to adopt Ordinance No. 20-78, seconded by Vice-Mayor Shafer. Motion approved by a 4-3 (Hellinger, Farrell, Hoffman) vote.

ITEM 10: ORDINANCE NO. 20-83 [First Reading]
AN ORDINANCE AMENDING THE DELAWARE MUNICIPAL COURT AND CLERK OF COURT EMPLOYEE BENEFITS AND LEAVE POLICIES AND SUPPLEMENTING THE 2021 BUDGET AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time.

Motion: Mrs. Keller motioned to suspend the rules for Ordinance No. 20-83, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

Motion: Mrs. Keller motioned to emergency clause for Ordinance No. 20-83, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

Motion: Mrs. Keller motioned to adopt Ordinance No. 20-83, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

ITEM 11: ORDINANCE NO. 20-84 [First Reading]
AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOTES IN THE MAXIMUM PRINCIPAL AMOUNT OF $2,000,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING THE COSTS OF CONSTRUCTING GLENN ROAD BETWEEN CERTAIN TERMINI BY CONSTRUCTING, EXCAVATING, GRADING AND PAVING, INSTALLING DRAINAGE, SANITARY SEWER LATERALS, STREET LIGHTING, CONDUIT, CURBS AND GUTTERS, SIGNAGE, TRAFFIC PAVEMENT MARKINGS, STREET SIGNS, LANDSCAPING, AND ACQUIRING INTERESTS IN REAL ESTATE, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time. Council to have Ordinance No. 20-84 go to a second reading.

ITEM 12: ORDINANCE NO. 20-85 [First Reading]
AN ORDINANCE APPROPRIATING THE CITY'S CORONAVIRUS RELIEF FUND PAYMENT TO THE CITY'S COVID-19 RESPONSE, DIRECTING THE CITY MANAGER TO CONTINUE TO EMPLOY THE CITY'S INTERNAL RESPONSE TO THE PANDEMIC, 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. 20-85, seconded by Mr. Farrell. Motion approved by a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to enact the emergency clause for Ordinance No. 20-85, seconded by Mr. Farrell. Motion approved by a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 20-85, seconded by Vice- Mr. Farrell. Motion approved by a 7-0 vote.

ITEM 13: ORDINANCE NO. 20-86 [First Reading]
AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR DELAWARE STRATFORD APARTMENTS LLC FOR COUGHLIN'S CROSSING APARTMENTS CONTAINING 178 APARTMENT UNITS ON APPROXIMATELY 9.734 ACRES LOCATED ON THE WEST SIDE OF STRATFORD ROAD JUST NORTH OF MEEKER WAY WITHIN THE COUGHLIN'S CROSSING DEVELOPMENT ON PROPERTY ZONED A-1 PMU.

The Clerk read the ordinance for the first time.

APPLICANT:
Jim Ohlin
Romanelli and Hughes
148 West Schrock Road
Westerville, Ohio

Motion: Mr. Hoffman motioned to suspend the rules for Ordinance No. 20-86, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

Motion: Mr. Hoffman motioned to suspend the rules for Ordinance No. 20-86, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

ITEM 14: ORDINANCE NO. 20-87 [First Reading]
AN ORDINANCE APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR THE DELAWARE CITY SCHOOLS FOR A BUILDING EXPANSION AND SITE IMPROVEMENTS FOR CONGER ELEMENTARY SCHOOL ON APPROXIMATELY 4.05 ACRES ZONED R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT) AND LOCATED AT 10 CHANNING STREET.

The Clerk read the ordinance for the first time.

APPLICANT
Zach Price
Triad Architects
172 East State Street
Columbus, Ohio

Councilman Jones was unavailable for the meeting due to lost internet connection to the virtual meeting from 8:14 pm to 8:16 p.m. and was not present for the vote on Ordinance No. 20-87.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 20-87, seconded by Mr. Farrell. Motion approved by a 6-0 vote.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 20-87, seconded by Mr. Farrell. Motion approved by a 6-0 vote.

ITEM 15: ORDINANCE NO. 20-88 [First Reading]
AN ORDINANCE APPROVING AN ALLEY VACATION FOR THE DELAWARE CITY SCHOOLS FOR CONGER ELEMENTARY SCHOOL ON

APPROXIMATELY 4.05 ACRES ZONED R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT) AND LOCATED AT 10 CHANNING STREET.

The Clerk read the ordinance for the first time. Ordinance No. 20-88 is scheduled for a second reading and public hearing on January 11, 2021.

ITEM 16: ORDINANCE NO. 20-89 [First Reading]
AN ORDINANCE APPROVING A REZONING AMENDMENT FOR HOMEPORT FROM B-4 (COMMUNITY BUSINESS DISTRICT) AND R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT) TO R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT) TO R-4 PMU (MEDIUM DENSITY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AT 50 CHANNING STREET ON APPROXIMATELY 5.38 ACRES.

The Clerk read the ordinance for the first time. Ordinance No. 20-89 is scheduled for a second reading and public hearing on January 11, 2021.

ITEM 17: ORDINANCE NO. 20-90 [First Reading]
AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR HOMEPORT ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED-USE OVERLAY DISTRICT) TO BE ESTABLISHED AT 50 CHANNING STREET ON APPROXIMATELY 5.38 ACRES.

The Clerk read the ordinance for the first time. Ordinance No. 20-90 is scheduled for a second reading and public hearing on January 11, 2021.

ITEM 18: ORDINANCE NO. 20-91 [First Reading]
AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR HOMEPORT FOR A 52-UNIT MIXED-USE RESIDENTIAL DEVELOPMENT AT 50 CHANNING STREET ON APPROXIMATELY 5.38 ACRES AND ZONED R-4 PMU.

The Clerk read the ordinance for the first time. Ordinance No. 20-91 will be presented for a second reading.

ITEM 19: RESOLUTION NO. 20-70 [First Reading]
A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COOPERATIVE AGREEMENT WITH THE DELAWARE COUNTY BOARD OF COMMISSIONERS AND THE DELAWARE COUNTY FINANCE AUTHORITY RELATED TO CONSTRUCTION, IMPROVEMENT, AND CONNECTION TO THE CITY'S SEWER SYSTEM.

The Clerk read the resolution for the first time.

Motion: Vice-Mayor Shafer motioned to adopt Resolution No. 20-70, seconded by Mr. Hoffman. Motion approved by a 7-0 vote.

ITEM 20: CITY MANAGER'S REPORT & COVID-19 UPDATE
Mr. Homan provided information relating to the City opting out of the EPA program for wastewater collection relating to COVID-19 and will be following up with more information on the program.

He informed Council that there will be Work Session on January 4, 2021.

He informed Council that he received notice from Senator Brenner that the city was awarded funds from the Community Enhancement Grant. He

also reached out to property owners on Spring Street to let them know of the City's recent purchase of the properties along Spring Street. Information was also provided regarding the enhancement made to the marketing of the DORA.

ITEM 21: COUNCIL COMMENTS

Mrs. Keller proposed that those opposed to the salary policy relating to Council provide alternative policy suggestions and to be a topic at the work session.

Mr. Hoffman informed staff of his approval of the DORA marketing materials. He thanked staff for all the assistance throughout the year.

Vice-Mayor Shafer commended staff and council for the past year and wished Council a happy holiday.

Mayor Riggle discussed that this was a challenging year. She discussed topics for the upcoming work session would include ethics, social media, public comment, and goals for 2021. She set the time for the January 4, 2021 meeting at 6:30 p.m.

ITEM 22: 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. (if necessary)

Vice-Mayor Shafer motioned to enter into executive session at 8:36 p.m. 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. This motion was seconded by Mrs. Keller and approved by a 7-0 vote. Present in the discussion was First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Cory Hoffman, Fourth Ward Drew Farrell, At-Large George Hellinger, Vice-Mayor Kent Shafer, and Mayor Riggle who presided. At 9:12 p.m. Vice-Mayor Shafer motioned to enter back into open session, seconded by Mr. Farrell. This motion was approved by a 7-0 vote.

ITEM 23: ADJOURNMENT

Motion: Vice-Mayor Shafer motioned to adjourn the meeting. The meeting adjourned at 9:12 p.m.

_____
Mayor Carolyn Kay Riggle

_____
Elaine McCloskey, Council Clerk

FINANCE COMMITTEE
MOTION SUMMARY
October 29, 2020

ITEM 1. Roll Call

Chairman Hellinger called the Virtual Cisco Webex Finance Committee meeting to order at 1:01 p.m.

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

Council in attendance: Mayor Carolyn Kay Riggle

Staff Present: Justin Nahvi, Finance Director, Alycia Ballone, Budget Analyst, Kyle Kridler, Assistant City Manager, Tom Homan, City Manager

ITEM 2. Approval of the Motion Summary for the meeting held September 21, 2020, as recorded and transcribed.

Motion: Vice-Mayor Shafer moved to approve the Motion Summary from September 29, 2020, as recorded and transcribed, seconded by Vice-Chairman Jones. Motion approved by a 3-0 vote.

ITEM 3. Public Comments

Brett Latta
Via Email
376 North Sandusky Street
Delaware, Ohio

The Clerk read Mr. Latta's email into the record requesting information on dollars available from not operating the city pool in 2020.

ITEM 4. Discussion on Year End Budget Amendment

Mr. Nahvi reviewed the various amendments. Three of the items are for tax refunds. A second item have experienced unemployment claims by Ohio Department of Jobs and Family Services. There was a large unanticipated term payment for an employee in storm water department. Another item includes with cost incurred with debt refunding for the Recreation Bonds that were refunding in March. A few other items include refunds issues for impact fees. The other items are related to wastewater. There is a maintenance fee for the Munis Accounting system. Also notified on appropriations needed for signage repair and utility work along the East William Street. Also included is the CARES

Act fund as a contingency in the event money needs returned back to the State or if there is a fourth round of funding.

ITEM 5. Review of September Financial Report

Mr. Nahvi reviewed the September Financial Report. He discussed that the second half real estate taxes have not been received at this time. He expects the money to be available in November. Income taxes were marginally down by 1% and discussed the charges for services from the enterprise funds. The General Fund expenditures are performing as expected.

Mr. Nahvi address the public comment question regarding the money not spent on the pool in 2020. He discussed that the City on made of the quarterly payments to the YMCA for the recreation services agreement which included operating the municipal pool. These savings were not reprogramed into other recreation services in the current fiscal year.

ITEM 6. Review of 2020 Budget Gauge

Mr. Nahvi reviewed that 2020 Budget Gauge remains at Elevated Monitoring.

ITEM 7. Review of 2021 Recommend Budget

Mr. Nahvi reviewed 2021 budget discussion items including the methodology and basis of budgeting an the development of the 5 year Financial Forecast on all Funds.

For the methodology he discussed being conservation on revenue estimates for all funds and that they adhere to financial policies relating to Cash Reserve Balances. For 2021 revenue estimates for the General Fund are equalized to recommended expenditures and that they are wanting to preserve of ending cash reserves in the even of a continued economic decline.

For the 2021 budget guidance it was requested to have no new positions and replace only vehicles/equipment that is critical to the safety and welfare of the community. Infrastructure expenditures only for projects that include grant funding or are required pursuant to State or Federal mandates. Mr. Nahvi reviewed the 2021 Budget Assumptions.

He discussed the 5-year financial forecast on revenues and expenditures for all funds which was developed. In February of 2021, City Administration will report on this forecast for the General Fund after year end close for the 2020 Fiscal Year. This all funds forecast will be utilized for the preparation of the CIP as well as determining utility rates on a annual basis.

ITEM 8 Member Comments

Vice-Mayor Shafer praised Mr. Nahvi's presentation and the idea of a 5 year forecast. He discussed concerns on if the swimming pool will open in 2021 and at what point does the decision need to be made. Mr. Homan discussed planning on different scenarios to open the pool, even if it is through reservations as other cities did.

Vice-Chairman Jones questioned about the funding from the CARES Act and providing the funding to non-profits. Mr. Homan discussed that staff is working on a report to be provided to Council.

Mayor Riggle discussed having a meeting with the Lt. Governor and discussion was held on funding to be provided to non-profits from the state level.

ITEM 9. Adjournment

Motion: Chairman Hellinger moved to adjourn the Finance Committee meeting. The Finance Committee meeting adjourned at 4:16 p.m.

Chairman

Elaine McCloskey, Clerk

PLANNING COMMISSION
December 2, 2020
MOTION SUMMARY

ITEM 1. Roll Call
Chairman Simpson called the meeting to order at 6:35 p.m.

Members Present Virtually: Sara Anderson, Tajudeen Bakare, Dean Prall, Andy Volenik (arrived at 6:38 p.m.), Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros and Chairman Stacy Simpson

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

The Clerk informed the Commission that Mr. Prall was having computer connection issues and would join the meeting promptly.

ITEM 2. INTRODUCTION of New Commissioners
a. Sara Anderson, First Ward Representative
b. Tajudeen Bakare, Second Ward Representative

ITEM 3. APPROVAL of the Motion Summary of the Planning Commission meeting held October 7, 2020, as recorded and transcribed.

Motion: Vice-Chairman Mantzoros motioned to approve the Motion Summary for the Planning Commission meeting held on October 9, 2020, as recorded and transcribed, seconded by Mr. Volenik. Motion approved with 7-0 vote.

ITEM 4. REGULAR BUSINESS
A. Homeport
(1) 2020-2571: A request by Homeport for approval of a Rezoning Amendment from B-3 (Community Business District) and R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential District with a Planned Mixed-Use Overlay District) at 50 Channing Street on approximately 5.38 acres.
(2) 2020-2572: A request by Homeport for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Development) to be established at 50 Channing Street on approximately 5.38 acres.
(3) 2020-2573: A request by Homeport for approval of a Preliminary Development Plan for a 52-unit mixed use development at 50 Channing Street on approximately 5.38 acres and zoned R-4 PMU.

Anticipated Process
a. Staff Presentation

Mr. Schultz reviewed the request by Homeport which is located on a 5.38 acres site at 50 Channing Street and is the current location of the Delaware County Building and Engineering Department. The developer is looking to redevelop the site into a 52-unit mixed use residential development that would

contain 24 apartment units within the current building, 20 attached townhomes located just south of the building and 8 single family detached homes and lots located just east of the existing building. He discussed access points with two curb cuts on Channing Street and a single curb cut on Vernon Avenue. The development would have 122 parking spaces for the 52 residential units with some of the parking located on the current parking lot on the west side Channing Street. Mr. Schultz reviewed the pedestrian connectivity and site configuration. The proposed mixed-use development would be divided into three Sub-Areas.

Mr. Efland discussed that the developer would seek tax credits through the Ohio Housing Finance Authority and discussed the requirements for eligibility of these tax credits. He discussed that the process is very competitive, and conditions discuss if they applicant does not receive the credits and are unable to continue with the project. Mr. Efland discussed that the development would have mixed incomes and required to have on site management.

Mr. Prall questioned the available parking for Sub-Area 1 not including the parking west of Channing Street. Mr. Schultz discussed that it is proposed to have 37 spaces with an additional 25 spots across Channing Street. Mr. Efland discussed that staff can look at parking signage for visitors and residentials.

b. Applicant Presentation

Laura MacGregor Comek
Laura M. Comek Law, LLC
17 South High Street, Ste 700
Columbus, Ohio

David Blair
Shremshock Architects and Engineers
7400 W. Campus Rds. #150
New Albany, Ohio

Leah Evans
Homeport, Vice President Real Estate Development
562 East Main Street
Columbus, Ohio

Roy Lowenstein
Homeport, Project Developer
562 East Main Street
Columbus, Ohio

Ms. Comek informed the Commission that the developer is in agreement with all staff conditions. She discussed that Homeport is the non-profit housing provider in Central Ohio. She discussed that the experience on the team that they are able to provide an adaptive reuse to the property with green

initiatives.

Mr. Prall also questioned if there will be public transportation available in the area and extra social services available. Mr. Efland discussed that the Delaware Area Transit Agency does not have a specific line. Ms. Evans discussed that Homeport does provide licensed social workers on site to assist residents.

Vice-Chairman Mantzoros questioned what hurdles the applicant would face to get the tax credits. Ms. Comek discussed the need for affordable housing in all communities and that many of the impediments to the process is the high cost of land, lumber, and utilities.

Mayor Riggle requested information on the meeting held with the surrounding residents on the project with the developer. Ms. Comek discussed that there was a virtual meeting held in November with approximately 20 residents in attendance.

c. Public comment (public hearing)

There were no public comment request or email submissions. Chairman Simpson closed the public hearing.

d. Commission Action

Motion: Mr. Prall motioned to approved 2020-2571, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approved 2020-2572, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approved 2020-2573, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

B. Conger Elementary School

(1) 2020-2475: A request by Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for a Building Expansion and Site Improvements for Conger Elementary School on approximately 4.05 acres zoned R-4 (Medium Density Residential District) and located at 10 Channing Street

(2) 2020-2621: A request by Delaware City Schools for approval of an Alley Vacation for Conger Elementary School on approximately 4.05 acres zoned R-4 (Medium Density Residential District) and located at 10 Channing Street.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the background and proposal of the project. The school is proposing an approximate 4,365 square foot building addition on the northeast portion of the building fronting East Winter Street. Improvements would also include a new playground area, a new green area, and relocating and expanding the parking lot from East William Street to Channing Street.

Mr. Prall questioned previous signage changes. Mr. Simpson discussed that previous changes included the parking lot addition to north of Winter Street.

Mayor Riggle requested information on the parking spots. Mr. Schultz discussed that the new parking lot would have 50 spaces.

b. Applicant Presentation

Kevin Kindy
Triad Architects
172 East State Street, Suite 600
Columbus, Ohio

Jason Sherman
Director of Facilities and Transportation
Delaware City Schools
74 West William Street
Delaware, Ohio

Mr. Efland reviewed the staff conditions per the request of the applicant.

Mr. Sherman discussed that there will not be an impact to the bus drop off during the work.

c. Public comment (not a public hearing)

There was no public comment requests or email submissions.

d. Commission Action

Motion: Mr. Volenik motioned to approved 2020-2475, along with all staff conditions and recommendations, seconded by Vice-Chairman Mantzoros. Motion approved by a 7-0 vote.

Motion: Mr. Volenik motioned to approved 2020-2621, along with all staff conditions and recommendations, seconded by Vice-Chairman Mantzoros. Motion approved by a 7-0 vote.

C. 2020-2476: A request by Delaware City Schools for approval for a Development Plan Exemption for an Addition for Woodward Elementary School on approximately 6.06 acres zoned R-4 (Medium Density Residential District) and located at 200 South Washington Street.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposal for an approximate 10,370 square foot addition to the existing school building for a total square footage of 64,974. This addition will be for the use of classrooms and office space to the north portion of the building at the main entrance and accessory space to be added on the southeastern portion of the building. Mr. Schultz reviewed that the access to the school would remain the same as currently configured and reviewed building design, tree removal and landscaping.

b. Applicant Presentation

Kevin Kindy
Triad Architects
172 East State Street, Suite 600
Columbus, Ohio

Jason Sherman
Director of Facilities and Transportation
Delaware City Schools
74 West William Street
Delaware, Ohio

Staff reviewed the staff conditions per the applicants' request.

c. Public comment (not a public hearing)

There were no public comment requests or email submissions.

d. Commission Action

Motion: Vice-Chairman Mantzoros motioned to approved 2020-2476, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

D. 2020-2477: A request by Delaware City Schools for approval of a Development Plan Exemption for Site Improvements for Smith Elementary School on approximately 3.92 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street.

Anticipated Process

a. Staff Presentation

Mr. Schulz reviewed the proposed site improvement plans which would include expanding the parking lot on West Heffner Street from 30-57 parking spaces and expanding the playground to the west on Mason Avenue by approximately 0.52 acre. He reviewed that the access to the expanded parking lot would have two curb cuts instead of the current one curb cut.

Mr. Prall questioned if the curb cuts will be dual entrances. Mr. Schultz

clarified that the curb cuts will be both in and out.

b. Applicant Presentation

Kevin Kindy
Triad Architects
172 East State Street, Suite 600
Columbus, Ohio

Jason Sherman
Director of Facilities and Transportation
Delaware City Schools
74 West William Street
Delaware, Ohio

c. Public comment (not a public hearing)

There were no public comment request or email submissions.

d. Commission Action

Motion: Mr. Volenik motioned to approved 2020-2477, along with all staff conditions and recommendations, seconded by Mayor Riggle. Motion approved by a 7-0 vote.

E. 2020-2474: A request by Delaware Stratford Apartments LLC, for approval of a Final Development Plan for Coughlin's Crossing Apartments containing 178 apartment units on approximately 9.734 acres located on the west side of Stratford Road just north of Meeker Way within the Coughlin's Crossing Development on property zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the request for a Final Development Plan for Sub-Area 2 to construct 178 apartment units in fifteen buildings on approximately 9.734 acres. The proposed development would have primary access from Stratford Road and Coughlin Lane via Meeker Way and secondary access thru Sub-Area 4 when developed.

b. Applicant Presentation

Jim Ohlin
Romanelli and Hughes
148 West Schrock Road
Westerville, Ohio

Mr. Efland reviewed the conditions and provided an amendment to the last sentence in Condition 7 to read, "these plans shall be submitted by the Delaware Development Plan, LTD developer in consultation with the City and Delaware Stratford Apartments, LLC developer, reviewed, and approved by

staff prior to construction". The Commission was in agreement to the amendment. The applicant voiced no opposition to the amendment.

c. Public comment (not a public hearing)

There were no public comment requests or email submissions.

d. Commission Action

Motion: Mr. Volenik motioned to approved 2020-2474, as amended by Mr. Efland and along with all other staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 7-0 vote.

F. 2020-2445 A request by George Rodman for a Concept Plan Review for Houk Road Condos containing 42 units on approximately 18.78 acres on property zoned R-3 (One-Family Residential District) located on the west side of Houk Road just north of Greenlawn Drive.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed concept plan for the approximate 19 acres on four existing parcels. The owner is proposing a planned residential development with attached single-family dwellings. He described that the dwellings would be similar to the recently approved Enclaves at Adalee. Approximately 7.8 acres are in the 100-year floodplain which will be preserved and not built upon. The development would have 21 buildings which would be divided into 9 single story ranch type buildings with a full walkout lower level and 12 single story ranch type buildings with a full basement.

b. Applicant Presentation

John Oney
Architectural Alliance
49 East Third Avenue
Columbus, Ohio

Michael R. Shade
Shade and Shade
236 West Central Avenue
Delaware, Ohio

Mr. Bakare discussed that he was in favor of the layout relating to traffic control.

Mr. Prall discussed if amenities could be added to the green space for uses such as benches or gazebos. He also questioned which entrance would be the main entrance and the preserved woodlands having a permanent easement.

Mr. Shade discussed difficulties with adding amenities to the flood plain area. Mr. Efland discussed working with Parks and Natural Resource Director Ted

Miller regarding easement to the preserved area and the connection of a bike path along the stream.

c. Public comment (not a public hearing)

There was no public comment received.

d. No Commission Action

ITEM 5. PLANNING DIRECTOR REPORT

Mr. Efland provided an update regarding the Comprehensive Plan. He provided a thank you to the past service on the Commission by former Second Ward Commissioner Jim Halter. Mr. Efland discussed current challenges faced by his staff due to COVID-19.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 7. NEXT REGULAR MEETING: January 6, 2021

ITEM 8. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:57 p.m.

Chairperson

Elaine McCloskey, Clerk

RECORDS COMMISSION
MOTION SUMMARY
June 17, 2020

ITEM 1. Roll Call

Chairman Homan called the virtual meeting to order at 4:31 p.m.

Members Present Virtually: Michele Richards, Justin Nahvi, Finance Director, Darren Shulman, City Attorney and Tom Homan, City Manager

City Staff Present Virtually: Lory Johnson, Tax Administrator

ITEM 2. Approval of the Motion Summary for the meeting held December 16, 2019, as recorded and transcribed.

Motion: Mr. Shulman moved to approve the Motion Summary from December 16, 2019, seconded by Ms. Richards. Motion approved by a 4-0 vote.

ITEM 3. Consideration of one-time destruction approval for Tax Records damaged from flooding

Ms. Johnson discussed the recent flooding in City Hall in which 30 tax record boxes that were damaged and is requesting to have the records destroyed instead of paying to have them restored. The records are all three years old and have been through the audit process. The records consist of individual or business tax returns. The records were being stored while awaiting the 6-year statute of limitations. Mr. Shulman discussed the State of Ohio process to destroy records.

Motion: Ms. Richards motioned to move forward with the one-time destruction approval for tax records damaged from flooding, seconded by Mr. Nahvi. Motion approved by a 4-0 vote.

ITEM 4. Discussion regarding scanning of finance department records

Ms. Johnson discussed the recent purchase of four desk top scanners to scan relevant records. This process will help save space and allow for quick retrieval. She discussed the preference of destroying records prior to the six-year statute of limitations of documents that have been scanned. She discussed the plan to only destroy records after the audit process has occurred.

Mr. Shulman discussed that legally a scanned copy is the same as a paper copy. Permanent records must keep the paper record as technology may change making it difficult to access scanned records. He discussed the cost effectiveness of storing the records in a third-party storage vendor compared to the time to scan documents. Ms. Johnson discussed reaching out to the Ohio History

Connection for guidance. She discussed the factors to consider are cost, efficiency, and time to retrieve records. She discussed the limited space for file storage. She discussed looking at offsite storage for records, but less than three-year-old records it would be more convenient to keep these records on site. The Commission to have further discussion at the next meeting.

ITEM 5. Member Comments

ITEM 6. Next Meeting Date: To Be Established

It was discussed having a meeting in late Fall.

ITEM 7. Adjournment

Motion: Chairman Homan moved to adjourn the Records Commission meeting. The Records Commission meeting adjourned at 4:56 p.m.

Chairman

Elaine McCloskey, Clerk

EST 1808
CITY OF
DELAWARE
OHIO

ITEM 5:

PUBLIC COMMENT RECEIVED PRIOR TO SUBMISSION OF AGENDA

From: Judy Viancourt
To: Elaine McCloskey
Subject: PUBLIC COMMENT
Date: Monday, December 14, 2020 10:01:39 PM

Caution! This message was sent from outside your organization.

Hello -

My name is Judy Viancourt and I am writing express my support and gratitude for Lisa Keller.

Lisa is a dynamic elected official who is interested in the best for her constituents. In a quest for truth, she seeks transparency, accuracy, and integrity of the Covid-19 data collected by the state.

Lisa is a tireless supporter of Ohio businesses, especially small businesses. She pursues effective and real solutions when called upon to help. She is trusted and sought out by business owners who know her strong capabilities.

I sincerely support Lisa Keller and the respectable person she is to many, many of her fellow Ohioans.

Sincerely,

Judy Viancourt

16300 Westdale Ave.
Cleveland, OH 44135
jev1963@yahoo.com

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 8 | DATE: 1/11/2021

ORDINANCE NO: | RESOLUTION NO: 21-01

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 HONORING THE LIFE OF DR. MARTIN LUTHER KING, JR.

BACKGROUND:
This resolution honors the life of Dr. Martin Luther King, Jr and recognizes his leadership of the American civil rights movement. The Martin Luther King Jr. holiday on January 18, 2021 is the 26th anniversary of the day of service that celebrates his life and legacy.

REASON WHY LEGISLATION IS NEEDED:
N/A

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
Carolyn Kay Riggle, Mayor

RECOMMENDATION:

RESOLUTION NO. 21-01

A RESOLUTION HONORING THE LIFE OF DR. MARTIN LUTHER KING, JR.

WHEREAS, the third Monday in January of each year has been set aside as a day to celebrate the life and dream of Martin Luther King, Jr., and

WHEREAS, this day should also be seen as a day to reaffirm the American ideals of freedom, justice and opportunity for all; as a day for love, not hate; for understanding, not anger; for peace, not war; and

WHEREAS, on this important holiday people of all races, religions and classes in life may put aside their differences and join in a spirit of togetherness, and

WHEREAS, this is a day for our nation, our state, and the City of Delaware to pay tribute to Dr. Martin Luther King, Jr., who awakened in us the best qualities of the American spirit, and

WHEREAS, this is a day for nations of the world to cease all violent actions, seek nonviolent solutions and demonstrate that peace is not just a dream but a real possibility.

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

SECTION 1. That this resolution shall take effect and be in force immediately after its passage.

PASSED: _____, 2021 YEAS ___ NAYS ___
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 9

DATE: 01/11/2021

ORDINANCE NO: 20-84

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Justin Nahvi, Finance Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOTES IN THE MAXIMUM PRINCIPAL AMOUNT OF $2,000,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING THE COSTS OF CONSTRUCTING GLENN ROAD BETWEEN CERTAIN TERMINI BY CONSTRUCTING, EXCAVATING, GRADING AND PAVING, INSTALLING DRAINAGE, SANITARY SEWER LATERALS, STREET LIGHTING, CONDUIT, CURBS AND GUTTERS, SIGNAGE, TRAFFIC PAVEMENT MARKINGS, STREET SIGNS, LANDSCAPING, AND ACQUIRING INTERESTS IN REAL ESTATE, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY.

BACKGROUND:

The 2020 Approved Budget includes $4,275,000 in appropriations within the Glenn Road TIF Fund (Fund 236) for the extension of Glenn Road to Berlin Station. To finance this capital project in the current fiscal year, $2,000,000 in short term borrowing was established as a revenue source for the roadway extension with the balance of the project costs to be drawn from the unencumbered cash balance in the fund. The $2,000,000 short term note that was issued for this project will mature in April 2022 and will need to be refunded for one additional year into April 2021 with a substantial retirement of the principal balance each year upon refunding. Overall, the short-term debt will have an expected payoff in 2023.

REASON WHY LEGISLATION IS NEEDED:
The enclosed ordinance is needed to authorize City administration to coordinate with bond counsel to issue this short term note.

COMMITTEE RECOMMENDATION:
Presented to City Council on November 23rd through the monthly Finance Director update.

FISCAL IMPACT(S):
This debt is financially supported by the existing Glenn Road TIF which will be used to pay principal and interest payments on the note.

POLICY CHANGES:
Not Applicable

PRESENTER(S):
Justin Nahvi, Finance Director

RECOMMENDATION:
Approval at second reading

ATTACHMENT(S):
Fiscal Officer Certificate

ORDINANCE NO. 20-84

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOTES IN THE MAXIMUM PRINCIPAL AMOUNT OF $2,000,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING THE COSTS OF CONSTRUCTING GLENN ROAD BETWEEN CERTAIN TERMINI BY CONSTRUCTING, EXCAVATING, GRADING AND PAVING, INSTALLING DRAINAGE, SANITARY SEWER LATERALS, STREET LIGHTING, CONDUIT, CURBS AND GUTTERS, SIGNAGE, TRAFFIC PAVEMENT MARKINGS, STREET SIGNS, LANDSCAPING, AND ACQUIRING INTERESTS IN REAL ESTATE, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ordinance No. 20-20 passed March 9, 2020, notes in anticipation of bonds in the aggregate amount of $2,000,000, dated April 30, 2020 (the "*Outstanding Notes*"), were issued for the purpose described in Section 1, to mature on April 29, 2021; and

WHEREAS, this City Council finds and determines that the City should retire the Outstanding Notes with the proceeds of the Notes described in Section 3 and other funds available to the City; and

WHEREAS, this City Council has requested that the Director of Finance, as fiscal officer of this City, certify the estimated life or period of usefulness of the Improvement described in Section 1, the estimated maximum maturity of the Bonds described in Section 1 and the maximum maturity of the Notes described in Section 3 to be issued in anticipation of the Bonds; and

WHEREAS, the Director of Finance has certified to this City Council that the estimated life or period of usefulness of the Improvement described in Section 1 is at least five (5) years, the estimated maximum maturity of the Bonds described in Section 1 is twenty (20) years, and the maximum maturity of the Notes described in Section 3, to be issued in anticipation of the Bonds, is April 30, 2040;

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

Section 1 It is necessary to issue bonds of this City in the maximum principal amount of $2,000,000 (the "*Bonds*") for the purpose of paying the costs of constructing Glenn Road between certain termini by constructing, excavating, grading and paving, installing drainage, sanitary sewer laterals, street lighting, conduit, curbs and gutters, signage, traffic pavement markings, street signs, landscaping, and acquiring interests in real estate, together with all necessary appurtenances thereto (the "*Improvement*").

Section 2. The Bonds shall be dated approximately June 1, 2022, shall bear interest at the now estimated rate of 6.00% per year, payable semiannually until the principal amount is paid, and are estimated to mature in twenty (20) annual principal installments on December 1 of each year and in such amounts that the total principal and interest payments on the Bonds, in any fiscal year in which principal is payable, shall be substantially equal. The first principal payment of the Bonds is estimated to be December 1, 2022.

Section 3. It is necessary to issue and this City Council determines that notes in the maximum principal amount of $2,000,000 (the "*Notes*") shall be issued in anticipation of the issuance of the Bonds for the purpose described in Section 1 and to retire, together with other funds available to the City, the Outstanding Notes and to pay any financing costs. The principal amount of Notes to be issued (not to exceed the stated maximum amount) shall be determined by the Director of Finance in the certificate awarding the Notes in accordance with Section 6 of this Ordinance (the "*Certificate of Award*") as the amount which, along with other available funds of the City, is necessary to provide for the retirement of the Outstanding Notes and to pay any financing costs. The Notes shall be dated the date of issuance and shall mature not more than one year following the date of issuance, *provided* that the Director of Finance shall establish the maturity date in the Certificate of Award. The Notes shall bear interest at a rate or rates not to exceed 6.00% per year (computed on the basis of a 360-day year consisting of twelve 30-day months), payable at maturity and until the principal amount is paid or payment is provided for. The rate or rates of interest on the Notes shall be determined by the Director of Finance in the Certificate of Award in accordance with Section 6 of this Ordinance.

Section 4. The debt charges on the Notes shall be payable in lawful money of the United States of America or in Federal Reserve funds of the United States of America as determined by the Director of Finance in the Certificate of Award, and shall be payable, without deduction for services of the City's paying agent, at the office of a bank or trust company designated by the Director of Finance in the Certificate of Award after determining that the payment at that bank or trust company will not endanger the funds or securities of the City and that proper procedures and safeguards are available for that purpose or at the office of the Director of Finance if agreed to by the Director of Finance and the original purchaser (the "*Paying Agent*"). The Director of Finance is authorized, to the extent necessary or appropriate, to enter into an agreement with the Paying Agent in connection with the services to be provided by the Paying Agent after determining that the signing thereof will not endanger the funds or securities of the City.

Section 5. The Notes shall be signed by the City Manager and the Director of Finance, in the name of the City and in their official capacities; *provided* that one of those signatures may be a facsimile. The Notes shall be issued in minimum denominations of $100,000 (and may be issued in denominations in such amounts in excess thereof as requested by the original purchaser and approved by the Director of Finance) and with numbers as requested by the original purchaser and approved by the Director of Finance. The entire principal amount may be represented by a single note and may be issued as fully registered securities (for which the Director of Finance will serve as note registrar) and in book entry or other uncertificated form in accordance with Section 9.96 and Chapter 133 of the Ohio Revised Code if it is determined by the Director of Finance that issuance of fully registered securities in that form will facilitate the sale and delivery of the Notes. The Notes shall not have coupons attached, shall be numbered as determined by the Director of Finance and shall express upon their faces the purpose, in

summary terms, for which they are issued and that they are issued pursuant to this Ordinance. As used in this Section and this Ordinance:

"*Book entry form*" or "*book entry system*" means a form or system under which (a) the ownership of beneficial interests in the Notes and the principal of and interest on the Notes may be transferred only through a book entry, and (b) a single physical Note certificate in fully registered form is issued by the City and payable only to a Depository or its nominee as registered owner, with the certificate deposited with and "immobilized" in the custody of the Depository or its designated agent for that purpose. The book entry maintained by others than the City is the record that identifies the owners of beneficial interests in the Notes and that principal and interest.

"*Depository*" means any securities depository that is a clearing agency registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, operating and maintaining, with its Participants or otherwise, a book entry system to record ownership of beneficial interests in the Notes or the principal of and interest on the Notes, and to effect transfers of the Notes, in book entry form, and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

"*Participant*" means any participant contracting with a Depository under a book entry system and includes securities brokers and dealers, banks and trust companies and clearing corporations.

The Notes may be issued to a Depository for use in a book entry system and, if and as long as a book entry system is utilized, (a) the Notes may be issued in the form of a single Note made payable to the Depository or its nominee and immobilized in the custody of the Depository or its agent for that purpose; (b) the beneficial owners in book entry form shall have no right to receive the Notes in the form of physical securities or certificates; (c) ownership of beneficial interests in book entry form shall be shown by book entry on the system maintained and operated by the Depository and its Participants, and transfers of the ownership of beneficial interests shall be made only by book entry by the Depository and its Participants; and (d) the Notes as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the City.

If any Depository determines not to continue to act as a Depository for the Notes for use in a book entry system, the Director of Finance may attempt to establish a securities depository/book entry relationship with another qualified Depository. If the Director of Finance does not or is unable to do so, the Director of Finance, after making provision for notification of the beneficial owners by the then Depository and any other arrangements deemed necessary, shall permit withdrawal of the Notes from the Depository, and shall cause the Notes in bearer or payable form to be signed by the officers authorized to sign the Notes and delivered to the assigns of the Depository or its nominee, all at the cost and expense (including any costs of printing), if the event is not the result of City action or inaction, of those persons requesting such issuance.

The Director of Finance is also hereby authorized and directed, to the extent necessary or required, to enter into any agreements determined necessary in connection with the book entry

system for the Notes, after determining that the signing thereof will not endanger the funds or securities of the City.

Section 6. The Notes shall be sold at not less than par plus accrued interest (if any) at private sale by the Director of Finance in accordance with law and the provisions of this Ordinance. The Director of Finance shall sign the Certificate of Award referred to in Section 3 fixing the interest rate or rates which the Notes shall bear and evidencing that sale to the original purchaser, cause the Notes to be prepared, and have the Notes signed and delivered, together with a true transcript of proceedings with reference to the issuance of the Notes if requested by the original purchaser, to the original purchaser upon payment of the purchase price. The City Manager, the Director of Finance, the City Attorney, the City Clerk and other City officials, as appropriate, and any person serving in an interim or acting capacity for any such official, are each authorized and directed to sign any transcript certificates, financial statements and other documents and instruments and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this Ordinance. The actions of the City Manager, the Director of Finance, the City Attorney, the City Clerk or other City official, as appropriate, in doing any and all acts necessary in connection with the issuance and sale of the Notes are hereby ratified and confirmed. The Director of Finance is authorized, if it is determined to be in the best interest of the City, to combine the issue of Notes with one or more other note issues of the City into a consolidated note issue pursuant to Section 133.30(B) of the Ohio Revised Code.

Section 7. The proceeds from the sale of the Notes received by the City (or withheld by the original purchaser or deposited with the Paying Agent, in each case on behalf of the City) shall be paid into the proper fund or funds, and those proceeds are appropriated and shall be used for the purpose for which the Notes are being issued. The Certificate of Award may authorize the original purchaser to (a) withhold certain proceeds from the sale of the Notes or (b) remit certain proceeds from the sale of the Notes to the Paying Agent, in each case to provide for the payment of certain financing costs on behalf of the City. If proceeds are remitted to the Paying Agent in accordance with this Section 7, the Paying Agent shall be authorized to create a fund in accordance with the Certificate of Award for that purpose. Any portion of those proceeds received by the City (after payment of those financing costs) representing premium or accrued interest shall be paid into the Bond Retirement Fund.

Section 8. The par value to be received from the sale of the Bonds or of any renewal notes and any excess funds resulting from the issuance of the Notes shall, to the extent necessary, be used to pay the debt charges on the Notes at maturity and are pledged for that purpose.

Section 9. During the year or years in which the Notes are outstanding, there shall be levied on all the taxable property in the City, in addition to all other taxes, the same tax that would have been levied if the Bonds had been issued without the prior issuance of the Notes. The tax shall be within the ten-mill limitation imposed by law, shall be and is ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of those years are certified, levied, extended and collected, and shall be placed before and in preference to all other items and for the full amount thereof. The proceeds of the tax levy shall be placed in the Bond Retirement Fund, which is irrevocably pledged for the payment of the debt charges on the Notes or the Bonds when and as the same fall due.

In each year to the extent receipts from the municipal income tax are available for the payment of the debt charges on the Notes or the Bonds and are appropriated for that purpose, the amount of the tax shall be reduced by the amount of such receipts so available and appropriated in compliance with the following covenant. To the extent necessary, the debt charges on the Notes or the Bonds shall be paid from municipal income taxes lawfully available therefor under the Constitution and laws of the State of Ohio and the Charter of the City; and the City hereby covenants, subject and pursuant to such authority, including particularly Section 133.05(B)(7) of the Ohio Revised Code, to appropriate annually from such municipal income taxes such amount as is necessary to meet such annual debt charges.

Nothing in the preceding paragraph in any way diminishes the irrevocable pledge of the full faith and credit and general property taxing power of the City to the prompt payment of the debt charges on the Notes or the Bonds.

Section 10. The City covenants that it will use, and will restrict the use and investment of, the proceeds of the Notes in such manner and to such extent as may be necessary so that (a) the Notes will not (i) constitute private activity bonds or arbitrage bonds under Sections 141 or 148 of the Internal Revenue Code of 1986, as amended (the "*Code*") or (ii) be treated other than as bonds the interest on which is excluded from gross income under Section 103 of the Code, and (b) the interest on the Notes will not be an item of tax preference under Section 57 of the Code.

The City further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Notes to be and remain excluded from gross income for federal income tax purposes, (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i) apply the proceeds of the Notes to the governmental purpose of the borrowing, (ii) restrict the yield on investment property, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports and (v) refrain from certain uses of those proceeds, and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code.

The Director of Finance or any other officer of the City having responsibility for issuance of the Notes is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval, or waiver on behalf of the City with respect to the Notes as the City is permitted to or required to make or give under the federal income tax laws, including, without limitation thereto, any of the elections available under Section 148 of the Code, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Notes or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments or penalties with respect to the Notes, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments with respect to the Notes, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Notes, and (c) to give one or more

appropriate certificates of the City, for inclusion in the transcript of proceedings for the Notes, setting forth the reasonable expectations of the City regarding the amount and use of all the proceeds of the Notes, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Notes. The Director of Finance or any other officer of the City having responsibility for issuance of the Notes is specifically authorized to designate the Notes as "qualified tax-exempt obligations" if such designation is applicable and desirable, and to make any related necessary representations and covenants.

Each covenant made in this Section with respect to the Notes is also made with respect to all issues any portion of the debt service on which is paid from proceeds of the Notes (and, if different, the original issue and any refunding issues in a series of refundings), to the extent such compliance is necessary to assure the exclusion of interest on the Notes from gross income for federal income tax purposes, and the officers identified above are authorized to take actions with respect to those issues as they are authorized in this Section to take with respect to the Notes.

Section 11. The Director of Finance is directed to promptly deliver or cause to be delivered a certified copy of this Ordinance to the County Auditor of Delaware County, Ohio.

Section 12. The Director of Finance is authorized to request a rating for the Notes from Moody's Investors Service, Inc. or S&P Global Ratings, or both, as the Director of Finance determines is in the best interest of the City. The expenditure of the amounts necessary to secure any such ratings as well as to pay the other financing costs (as defined in Section 133.01 of the Ohio Revised Code) in connection with the Notes is hereby authorized and approved and the amounts necessary to pay those costs are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

Section 13. The legal services of the law firm of Squire Patton Boggs (US) LLP are hereby retained. Those legal services shall be in the nature of legal advice and recommendations as to the documents and the proceedings in connection with the authorization, sale and issuance of the Notes and securities issued in renewal of the Notes and rendering at delivery related legal opinions, all as set forth in the form of engagement letter from that firm which is now on file in the office of the City Clerk. In providing those legal services, as an independent contractor and in an attorney-client relationship, that firm shall not exercise any administrative discretion on behalf of this City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, any county or municipal corporation or of this City, or the execution of public trusts. For those legal services, that firm shall be paid just and reasonable compensation and shall be reimbursed for actual out-of-pocket expenses incurred in providing those legal services. The Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

Section 14. The services of Rockmill Financial Consulting, LLC, as municipal advisor, are hereby retained. The municipal advisory services shall be in the nature of financial advice and recommendations in connection with the issuance and sale of the Notes. In rendering those

municipal advisory services, as an independent contractor, that firm shall not exercise any administrative discretion on behalf of the City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, the City or any other political subdivision, or the execution of public trusts. That firm shall be paid just and reasonable compensation for those municipal advisory services and shall be reimbursed for the actual out-of-pocket expenses it incurs in rendering those municipal advisory services. The Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

Section 15. This Council determines that all acts and conditions necessary to be done or performed by the City or to have been met precedent to and in the issuing of the Notes in order to make them legal, valid and binding general obligations of the City have been performed and have been met, or will at the time of delivery of the Notes have been performed and have been met, in regular and due form as required by law; that the full faith and credit and general property taxing power (as described in Section 9) of the City are pledged for the timely payment of the debt charges on the Notes; and that no statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Notes.

Section 16. 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 or any of its committees, and that all deliberations of this Council and of 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 17. Emergency Clause: This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that this Ordinance is required to be immediately effective in order to issue and sell the Notes, which is necessary to enable the City to timely retire the Outstanding Notes and thereby preserve its credit; wherefore, this Ordinance shall be in full force and effect immediately upon its passage.

VOTE ON RULE SUSPENSION:		YEAS _____ NAYS _____ ABSTAIN _____
EMERGENCY CLAUSE:		YEAS _____ NAYS _____ ABSTAIN _____
PASSED:	_____, 2021	YEAS _____ NAYS _____ ABSTAIN _____
ATTEST:	_____ CITY CLERK	_____ MAYOR

SUPPLEMENTAL
FISCAL OFFICER'S CERTIFICATE

To the City Council of the City of Delaware, Ohio:

As fiscal officer of the City of Delaware, Ohio, I certify in connection with your proposed issue of notes in the maximum principal amount of $2,000,000 (the "*Notes*"), to be issued in anticipation of the issuance of bonds (the "*Bonds*") for the purpose of paying the costs of constructing Glenn Road between certain termini by constructing, excavating, grading and paving, installing drainage, sanitary sewer laterals, street lighting, conduit, curbs and gutters, signage, traffic pavement markings, street signs, landscaping, and acquiring interests in real estate, together with all necessary appurtenances thereto (the "*Improvement*"), that:

1. The estimated life or period of usefulness of the Improvement is at least five (5) years.

2. The estimated maximum maturity of the Bonds, calculated in accordance with Section 133.20 of the Revised Code, is twenty (20) years. If notes in anticipation of the Bonds are outstanding later than the last day of December of the fifth year following the year of issuance of the original issue of notes, the period in excess of those five years shall be deducted from that maximum maturity of the Bonds.

3. The maximum maturity of the Notes is April 30, 2040.

Dated: November ___, 2020

_____
Director of Finance
City of Delaware, Ohio

No Rating

INVITATION FOR PROPOSALS

$2,000,000
City of Delaware, Ohio
Capital Facilities Notes, Series 2021

General Obligation Bond Anticipation Notes
(Limited Tax Bonds)

Draft of 11-2-2020

Invitation for Proposals. The City of Delaware, Ohio (the "*City*"), is planning to issue $2,000,000 Capital Facilities Notes, Series 2021 (the "*Notes*"). By this Invitation for Proposals (the "*Invitation*"), the City is inviting electronic proposals (**solely** via BiDCOMP/Parity in the manner described under Electronic Proposals), for the purchase, at not less than 100% of par and accrued interest, of all of the Notes. The City will **not** accept bids submitted in any other manner. Proposals will be received until **11:00 a.m. (Ohio time) on Thursday, April 15, 2021**. Each proposal shall specify the single rate of interest that the Notes are to bear.

BidCOMP/Parity Electronic Proposals. Electronic bids must be submitted via BiDCOMP/Parity and in accordance with the provisions of this Invitation. No other form of electronic bid or provider of electronic bidding services will be accepted. For purposes of the electronic bidding process, the time as maintained by BiDCOMP/Parity shall constitute the official time with respect to all bids submitted electronically. To the extent any instructions or directions set forth in BiDCOMP/Parity conflict with this Invitation, the terms of this Invitation shall control. Each bidder submitting an electronic bid agrees that: (a) it is solely responsible for all arrangements with BiDCOMP/Parity; (b) BiDCOMP/Parity is not acting as the agent of the City; and (c) the City is not responsible for ensuring or verifying bidder compliance with any of the procedures of BiDCOMP/Parity. The City assumes no responsibility for, and each bidder expressly assumes the risks of and responsibility for, any incomplete, inaccurate or untimely bid submitted by the bidder through BiDCOMP/Parity. Each bidder shall be solely responsible for making necessary arrangements to access the BiDCOMP/Parity system for the purpose of submitting its bid in a timely manner and in compliance with the requirements of this Invitation. The City shall not: (a) have any duty or obligation to provide or assure such access to BiDCOMP/Parity to any bidder; or (b) be responsible for the proper operation of, or have any liability for, any delays or interruptions of, or any damages caused by, BiDCOMP/Parity.

Prospective bidders who intend to submit their bid electronically must be contracted customers of Ipreo's BiDCOMP/Parity system. If a bidder does not have a contract with Ipreo, call (212) 849-5021. By submitting a bid for the Notes, a prospective bidder represents and warrants to the City that such bidder's bid for the purchase of the Notes (if a bid is submitted in connection with the sale) is submitted for and on behalf of such prospective bidder by an officer or agent who is duly authorized to bind the prospective bidder to a legal, valid, binding and enforceable contract for the purchase of the Notes. By contracting with Ipreo, a prospective bidder is not obligated to submit a bid in connection with the sale.

Basic Terms of the Notes. The Notes will be dated April 29, 2021; will mature April 28, 2022 without option of call or prior redemption or prepayment; and will bear interest at a rate not to exceed 6.00% per year (computed on the basis of a 360-day year consisting of twelve 30-day months) from their date payable at maturity. The Notes will be issued in such denominations as requested by the original purchaser and approved by the undersigned, provided that the Notes shall be issued in the minimum denominations of $100,000 each or in any denomination that is the sum of (a) $100,000 and (b) $1,000 or any whole multiple thereof.

The City anticipates the Notes will be retired at maturity from proceeds from the sale of the long-term bonds in anticipation of which the Notes are issued, proceeds from the sale of renewal bond anticipation notes and other available funds of the City, or a combination of such sources. The ability of the City to retire the Notes from the proceeds of the sale of either renewal notes or bonds will be dependent on the marketability of such notes or bonds under market conditions prevailing at the time they are offered for sale.

No Official Statement. No official statement or other disclosure document meeting the requirement of Rule 15c2-12 of the Securities and Exchange Commission is available and therefore an original purchaser must avail itself of the exemption provided in subparagraph (d)(1) of that Rule limiting sales of the Notes to no more than 35 persons each of whom the original purchaser reasonably believes (a) has such knowledge and experience in financial and business matters that it is capable of evaluating the merits and risks of investment in the Notes and (b) is not purchasing the Notes for more than one account or with a view toward distributing or reselling the Notes.

Payment of Principal and Interest; Paying Agent. The Notes will be payable in Federal Reserve funds of the United States of America at the designated corporate trust office of The Huntington National Bank, in Columbus, Ohio, or at such other office of a bank or trust company designated by the Director of Finance after determining that the payment at that bank or trust company will not endanger the funds or securities of the City and that proper procedures and safeguards are available for that purpose, or at the office of the Director of Finance if agreed to by the Director of Finance and the original purchaser (the "*Paying Agent*").

Basis of Award. At the time and date stated above, Rockmill Financial Consulting, LLC, the Municipal Advisor to the City, and the Director of Finance will consider the proposals submitted and will award the Notes on the basis of the proposal resulting in the sale of the Notes at the lowest net interest cost to the stated maturity. The lowest net interest cost will be determined by taking the amount of interest from the date of the Notes to the stated maturity date and deducting therefrom the amount of any premium. In the event of tie proposals, the successful proposal will be selected by lot in a manner determined by the Director of Finance. Any informality or failure to conform to the instructions contained in this Invitation may be waived by the Director of Finance. The Director of Finance may, in his sole discretion, reject any or all of the proposals presented for any reason, including but not limited to, a determination by the Director of Finance that acceptance of a bid will not result in the best economic interest of the City at that time. All determinations and the award by the Director of Finance shall be final.

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Book Entry. At the request of the original purchaser, the Director of Finance may authorize the Notes to be issued as fully registered securities (for which the City will serve as note registrar) in book entry only form for use in the book entry only system of The Depository Trust Company, New York, New York ("*DTC*"). Fully registered Notes issued in the book entry only system of DTC will be retained and immobilized in the custody of DTC or its designated agent. For all purposes under the Note proceedings, DTC will be and will be considered by the City and the Paying Agent to be the owner or holder of the Notes. Owners of book entry interests in the Notes (book entry interest owners) will not receive or have the right to receive physical delivery of Notes, and will not be or be considered by the City and the Paying Agent to be, and will not have any rights as, owners or holders of Notes under the Note proceedings. **The original purchaser will be responsible for (a) completing and delivering to DTC, prior to delivery of the Notes, the appropriate DTC "Eligibility Questionnaire" and (b) any fees and expenses imposed by DTC** (see **Costs of Issuance**).

Purpose, Security and Authorization of Notes. The Notes are to be issued in anticipation of the issuance of bonds for the purpose of paying the costs of constructing Glenn Road between certain termini by constructing, excavating, grading and paving, installing drainage, sanitary sewer laterals, street lighting, conduit, curbs and gutters, signage, traffic pavement markings, street signs, landscaping, and acquiring interests in real estate, together with all necessary appurtenances thereto.

The bonds in anticipation of which the Notes are issued, unless paid from other sources and subject to bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance or transfer, and other laws relating to or affecting the rights and remedies of creditors generally, to the application of equitable principles, whether considered in a proceeding at law or in equity, to the exercise of judicial discretion, and to limitations on legal remedies against public entities, are to be paid from the proceeds of the levy of ad valorem taxes on all property subject to ad valorem taxes levied by the City, which taxes are within the ten-mill limitation imposed by law. The maximum maturity of bond anticipation notes for the improvements is April 30, 2040.

Rating. No application for a rating on the Notes has been made by the City.

Costs of Issuance. The successful proposer will be responsible for the fees of CUSIP, DTC, the Ohio Municipal Advisory Council ("*OMAC*") and any other industry assessments, as well as the fees of its own legal counsel. Payment of the fees and costs of CUSIP, DTC, OMAC and any other industry assessments shall be made by the successful proposer directly to the service providers. For information concerning OMAC, please contact OMAC at (330) 963-7444.

The successful proposer will also be responsible for the payment of the fees of Bond Counsel, the Municipal Advisor and the Paying Agent which, in the aggregate, will be $_____. Payment of the fees and costs of Bond Counsel, the Municipal Advisor and the Paying Agent shall be made by the successful proposer directly to those service providers no later than 10:00 a.m. (Ohio time) on the date of delivery of the Notes in Federal Reserve funds of the United States of America.

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The City will be responsible for the payment of all other issuance costs.

Legal Opinion and Tax Matters. Legal matters incident to the issuance of the Notes and with regard to the status of the interest on the Notes under existing federal and Ohio tax law are subject to the legal opinion of Squire Patton Boggs (US) LLP, Bond Counsel to the City, which will be furnished without cost to the original purchaser at the time the Notes are delivered to it.

The legal opinion of Bond Counsel will include an opinion to the effect that under existing law: (a) interest on the Notes is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "*Code*"), and is not an item of tax preference for purposes of the federal alternative minimum tax, and the Notes are qualified tax-exempt obligations as defined in Section 265(b)(3) of the Code, and (b) interest on, and any profit made on the sale, exchange or other disposition of, the Notes are exempt from all Ohio state and local taxation, except the estate tax, the domestic insurance company tax, the dealers in intangibles tax, the tax levied on the basis of the total equity capital of financial institutions, and the net worth base of the corporate franchise tax. Bond Counsel will express no opinion as to any other tax consequences regarding the Notes.

The opinion on federal tax matters will be based on and will assume the accuracy of certain representations and certifications, and continuing compliance with certain covenants, of the City contained in the transcript of proceedings and that are intended to evidence and assure the foregoing, including that the Notes are and will remain obligations the interest on which is excluded from gross income for federal income tax purposes. Bond Counsel will not independently verify the accuracy of the City's certifications and representations or the continuing compliance with the City's covenants.

The opinion of Bond Counsel is based on current legal authority and covers certain matters not directly addressed by such authority. It represents Bond Counsel's legal judgment as to exclusion of interest on the Notes from gross income for federal income tax purposes but is not a guaranty of that conclusion. The opinion is not binding on the Internal Revenue Service ("*IRS*") or any court. Bond Counsel expresses no opinion about (a) the effect of future changes in the Code and the applicable regulations under the Code or (b) the interpretation and the enforcement of the Code or those regulations by the IRS.

The Code prescribes a number of qualifications and conditions for the interest on state and local government obligations to be and to remain excluded from gross income for federal income tax purposes, some of which require future or continued compliance after issuance of the obligations. Noncompliance with these requirements by the City may cause loss of such status and result in the interest on the Notes being included in gross income for federal income tax purposes retroactively to the date of issuance of the Notes. The City has covenanted to take the actions required of it for the interest on the Notes to be and to remain excluded from gross income for federal income tax purposes, and not to take any actions that would adversely affect that exclusion. After the date of issuance of the Notes, Bond Counsel will not undertake to determine (or to so inform any person) whether any actions taken or not taken, or any events occurring or not occurring, or any other matters coming to Bond Counsel's attention, may

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adversely affect the exclusion from gross income for federal income tax purposes of interest on the Notes or the market value of the Notes.

Interest on the Notes may be subject to a federal branch profits tax imposed on certain foreign corporations doing business in the United States and to a federal tax imposed on excess net passive income of certain S corporations. Under the Code, the exclusion of interest from gross income for federal income tax purposes may have certain adverse federal income tax consequences on items of income, deduction or credit for certain taxpayers, including financial institutions, certain insurance companies, recipients of Social Security and Railroad Retirement benefits, those that are deemed to incur or continue indebtedness to acquire or carry tax-exempt obligations, and individuals otherwise eligible for the earned income tax credit. The applicability and extent of these and other tax consequences will depend upon the particular tax status or other tax items of the owner of the Notes. Bond Counsel will express no opinion regarding those consequences.

Payments of interest on tax-exempt obligations, including the Notes, are generally subject to IRS Form 1099-INT information reporting requirements. If a Note owner is subject to backup withholding under those requirements, then payments of interest will also be subject to backup withholding. Those requirements do not affect the exclusion of such interest from gross income for federal income tax purposes.

Bond Counsel's engagement with respect to the Notes ends with the issuance of the Notes, and, unless separately engaged, Bond Counsel is not obligated to defend the City or the owners of the Notes regarding the tax status of interest thereon in the event of an audit examination by the IRS. The IRS has a program to audit tax-exempt obligations to determine whether the interest thereon is includible in gross income for federal income tax purposes. If the IRS does audit the Notes, under current IRS procedures, the IRS will treat the City as the taxpayer and the beneficial owners of the Notes will have only limited rights, if any, to obtain and participate in judicial review of such audit. Any action of the IRS, including but not limited to selection of the Notes for audit, or the course or result of such audit, or an audit of other obligations presenting similar tax issues, may affect the market value of the Notes.

Prospective purchasers of the Notes should consult their own tax advisors regarding pending or proposed federal and state tax legislation and court proceedings, and prospective purchasers of the Notes at other than their original issuance should also consult their own tax advisors regarding other tax considerations such as the consequences of market discount, as to all of which Bond Counsel expresses no opinion.

Legislation affecting tax-exempt obligations is regularly considered by the United States Congress and may also be considered by the State legislature. Court proceedings may also be filed, the outcome of which could modify the tax treatment of obligations such as the Notes. There can be no assurance that legislation enacted or proposed, or actions by a court, after the date of issuance of the Notes will not have an adverse effect on the tax status of interest or other income on the Notes or the market value or marketability of the Notes. These adverse effects could result, for example, from changes to federal or state income tax rates, changes in the structure of federal or state income taxes (including replacement with another type of tax), or

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repeal (or reduction in the benefit) of the exclusion of interest on the Notes from gross income for federal or state income tax purposes for all or certain taxpayers.

For example, federal tax legislation that was enacted on December 22, 2017 reduced corporate tax rates, modified individual tax rates, eliminated many deductions, repealed the corporate alternative minimum tax, and eliminated the tax-exempt advance refunding of tax-exempt bonds and tax-advantaged bonds, among other things. Additionally, investors in the Notes should be aware that future legislative actions might increase, reduce or otherwise change (including retroactively) the financial benefits and the treatment of all or a portion of the interest on the Notes for federal income tax purposes for all or certain taxpayers. In all such events, the market value of the Notes may be affected and the ability of holders to sell their Notes in the secondary market may be reduced.

Investors should consult their own financial and tax advisors to analyze the importance of these risks.

Limited Role of Bond Counsel. In addition to rendering the legal opinion, Bond Counsel, whose legal services have been retained by the City, will assist in the preparation of, and advise the City concerning, documents for the note transcript. Bond Counsel has not been retained to confirm or verify, assumes no responsibility for, and expresses and will express no opinion as to, the accuracy, completeness or fairness of any statements in any reports, financial information, offering or disclosure documents or other information relating to the City or the Notes that may be prepared or made available by the City or others to those submitting proposals for or holders of the Notes or others.

Limited Role of Municipal Advisor. The City has also retained Rockmill Financial Consulting, LLC, in connection with the preparation of the City's issuance of the Notes. The Municipal Advisor is not obligated to undertake, and has not undertaken to make, an independent verification or to assume responsibility for the accuracy, completeness, or fairness of any statements in any reports, financial information or other information relating to the City or the Notes that may be prepared or made available by the City or others to those submitting proposals for or holders of the Notes or others. The Municipal Advisor is an independent municipal advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities.

Form and Delivery of Notes Upon Payment of Purchase Price. The Notes will be prepared in typewritten or xerographically reproduced form at the expense of the City. If the original purchaser requests printed Notes, the original purchaser must pay the expense of printing. Delivery will be made without charge at such place in the State of Ohio as the original purchaser shall designate, provided that mutually satisfactory arrangements for delivery outside the State of Ohio at the expense of the original purchaser may be made. It is anticipated that delivery will be made on April 29, 2021, by 10:00 a.m. (Ohio time). The original purchaser must pay for the Notes no later than 10:00 a.m. (Ohio time) on the date of delivery in Federal Reserve funds of the United States of America.

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CUSIP. CUSIP numbers and any CUSIP Service Bureau charge for the assignment of the numbers are the responsibility of the original purchaser (see **Costs of Issuance**). Any delay, error or omission with respect thereto shall not constitute cause for the original purchaser to refuse to accept delivery of and pay for the Notes.

Subsequent Events. In the event that, prior to their delivery, the interest on the Notes should by any act of Congress or otherwise become subject to federal income tax, or any act of Congress should provide that the interest income on the Notes shall be taxable at a future date for federal income tax purposes other than as discussed herein, whether directly or indirectly, the original purchaser may refuse to accept delivery.

Transcript of Proceedings. The City will furnish the transcript of proceedings and a certificate that to the knowledge of the signers no litigation or administrative action or proceeding is pending or threatened at the time of initial delivery to restrain or enjoin, or seeking to restrain or enjoin, the issuance and delivery of the Notes or the levy and collection of the taxes or the charge and collection of any applicable rates, fees or charges for their payment, or to contest or question the proceedings and authority under which the Notes will have been authorized, issued, sold, signed or delivered or the validity of the Notes or the issuance of the bonds in anticipation of which the Notes are to be issued.

Establishment of Issue Price (10% Test to Apply if Competitive Sale Requirements are Not Satisfied).

(a) The winning bidder shall assist the City in establishing the issue price of the Notes and shall execute and deliver to the City at Closing an "issue price" or similar certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Notes, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as **Exhibit A**, with such modifications as may be appropriate or necessary, in the reasonable judgment of the winning bidder, the City and Bond Counsel. All actions to be taken by the City under this Invitation to establish the issue price of the Notes may be taken on behalf of the City by the City's Municipal Advisor identified herein and any notice or report to be provided to the City may be provided to the City's Municipal Advisor.

(b) The City intends that the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of the Notes) will apply to the initial sale of the Notes (the "*competitive sale requirements*") because:

(1) The City shall disseminate this Invitation to potential underwriters in a manner that is reasonably designed to reach potential underwriters;

(2) All bidders shall have an equal opportunity to bid;

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(3) The City anticipates receiving bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and

(4) The City anticipates awarding the sale of the Notes to the bidder who submits a firm offer to purchase the Notes at the highest price (or lowest interest cost), as set forth in this Invitation.

Any bid submitted pursuant to this Invitation shall be considered a firm offer for the purchase of the Notes, as specified in the bid.

(c) In the event that the competitive sale requirements are not satisfied, the City shall so advise the winning bidder. The City shall treat the first price at which 10% of the Notes (the "*10% test*") is sold to the public as the issue price of the Notes. The winning bidder shall advise the City if the 10% test is satisfied as of the date and time of the award of the Notes. The City will not require bidders to comply with the "hold-the-offering-price rule" and therefore does not intend to use the initial offering price to the public as of the sale date of the Notes as the issue price of the Notes in the event that the competitive sale requirements are not satisfied. Bids will not be subject to cancellation in the event that the competitive sale requirements are not satisfied. Bidders should prepare their bids on the assumption that the Notes will be subject to the 10% test in order to establish the issue price of the Notes.

(d) If the competitive sale requirements are not satisfied, then until the 10% test has been satisfied, the winning bidder agrees to promptly report to the City the prices at which the Notes have been sold to the public. That reporting obligation shall continue, whether or not the closing date has occurred, until the 10% test has been satisfied as to the Notes or until all Notes have been sold.

(e) By submitting a bid, each bidder confirms that: (i) any agreement among underwriters, any selling group agreement and each third-party distribution agreement (to which the bidder is a party) relating to the initial sale of the Notes to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such third-party distribution agreement, as applicable, to report the prices at which it sells to the public the Notes allotted to it until it is notified by the winning bidder that either the 10% test has been satisfied as to the Notes or all Notes have been sold to the public, if and for so long as directed by the winning bidder and as set forth in the related pricing wires, and (ii) any agreement among underwriters relating to the initial sale of the Notes to the public, together with the related pricing wires, contains or will contain language obligating each underwriter that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Notes to the public to require each broker-dealer that is a party to such third-party distribution agreement to report the prices at which it sells to the public the Notes allotted to it until it is notified by the winning bidder or such underwriter that either the 10% test has been satisfied as to the Notes or all Notes have been sold to the public, if and for so long as directed by the winning bidder or such underwriter and as set forth in the related pricing wires.

Draft of 11-2-2020

(f) Sales of any Notes to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of this Invitation. Further, for purposes of this Invitation:

(1) "*public*" means any person other than an underwriter or a related party;

(2) "*underwriter*" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Notes to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Notes to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Notes to the public);

(3) a purchaser of any of the Notes is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

(4) "*sale date*" means the date that the Notes are awarded by the City to the winning bidder.

(g) Any "*underwriter*" (as defined in subsection (f)(2) above), by making a bid pursuant to this Invitation, represents to the City, Bond Counsel and the Municipal Advisor that it has an established industry reputation for underwriting new issuances of municipal bonds.

Questions. Any questions concerning the Notes should be addressed to the undersigned, the City's Municipal Advisor, Rockmill Financial Consulting, LLC (David J. Conley – (513) 260-1495), or the City's Bond Counsel, Squire Patton Boggs (US) LLP (Christopher J. Franzmann – (614) 365-2737).

Dated: April 7, 2020

Justin Nahvi
Director of Finance
City of Delaware, Ohio
One South Sandusky Street
Delaware, Ohio 43015
Telephone: (740) 203-1208

Draft of 4-2-2020

EXHIBIT A

UNDERWRITER'S CERTIFICATE

_____ ("**Initial Purchaser**"), as underwriter for the notes identified above (the "**Issue**"), issued by the City of Delaware, Ohio (the "**Issuer**"), based on its knowledge regarding the sale of the Issue, certifies as of this date as follows:

[If the competitive sale meets the definition in Regulations §1.148-1(f)(3) by attracting at least three bids from underwriters that have established industry reputations for underwriting new issuances of tax-exempt obligations and as reflected in the representations below):

(1) **Issue Price**.

(A) As of the Sale Date, the reasonably expected initial offering price of the Issue to the Public by the Initial Purchaser is _____% of par (the "**Expected Offering Price**"). The Expected Offering Price is the price for the Issue used by the Initial Purchaser in formulating its bid to purchase the Issue. Attached as **SCHEDULE A** is a true and correct copy of the bid provided by the Initial Purchaser to purchase the Issue.

(B) The Initial Purchaser was not given the opportunity to review other bids prior to submitting its bid.

(C) The bid submitted by the Initial Purchaser constituted a firm offer to purchase the Issue.

(D) The Expected Offering Price multiplied by the principal amount of the Issue is $_____ (the "**Issue Price**").

(E) **Definitions**.

"**Public**" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "**related party**" for purposes of this Certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

"**Sale Date**" means the first day on which there is a binding contract in writing for the sale of the Issue. The Sale Date of the Issue is April 15, 2021.

"**Underwriter**" means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Issue to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of

Draft of 11-2-2020

this paragraph to participate in the initial sale of the Issue to the Public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Issue to the Public).]

[If the competitive sale fails to attract at least three bids from underwriters that have established industry reputations for underwriting new issuances of tax-exempt obligations and the issue price is determined using the general rule (actual sales of at least 10%) in Regulations §1.148-1(f)(2)(i):

(1) **Issue Price**.

(A) As of the date of this Certificate, the first price at which at least 10% of the Issue was sold to the Public is $_____ (the "**Issue Price**").

(B) **Definitions**.

"**Public**" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "**related party**" for purposes of this Certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

"**Underwriter**" means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Issue to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Issue to the Public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Issue to the Public).]

All capitalized terms not defined in this Certificate have the meaning set forth in the Issuer's Tax Compliance Certificate or in Attachment A to it.

(2) **Yield**. The Yield on the Issue is _____%, being the discount rate that, when used in computing the present worth of all payments of principal and interest to be paid on the Issue, computed on the basis of a 360-day year and annual compounding, produces an amount equal to the Issue Price of the Issue as stated in paragraph (1).

(3) **Weighted Average Maturity**. The weighted average maturity (defined below) of the Issue is _____ [of a] year[s] and the remaining weighted average maturity of the Outstanding Prior Issue is [0.0028] of a year. The weighted average maturity of an issue is equal to the sum of the products of the issue price of each maturity of the issue and the number of years to the maturity date of the respective maturity (taking into account mandatory but not optional redemptions), divided by the issue price of the entire issue.

Draft of 1-2-2020

(4) **Initial Purchaser's Discount**. The Initial Purchaser's discount is $_____, being the amount by which the aggregate Issue Price (as set forth in paragraph (1)) exceeds the price paid by the Initial Purchaser to the Issuer for the Issue.

The signer is an officer of the Initial Purchaser and duly authorized to execute and deliver this Certificate. The representations set forth in this Certificate are limited to factual matters only. Nothing in this Certificate represents the Initial Purchaser's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Compliance Certificate and with respect to compliance with the federal income tax rules affecting the Issue, and by Squire Patton Boggs (US) LLP, as bond counsel, in connection with rendering its opinion that the interest on the Issue is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Issue.

Dated: April 29, 2021

[INITIAL PURCHASER]

By:_____

Title:_____

Draft of 11-2-2020

[If the competitive sale requirements are met:

SCHEDULE A

COPY OF INITIAL PURCHASER'S BID

(Attached)]

Draft of 11-2-2020

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 10

DATE: 01/11/2021

ORDINANCE NO: 20-88

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: YES
January 11, 2021 @ 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 APPROVING AN ALLEY VACATION FOR THE DELAWARE CITY SCHOOLS FOR CONGER ELEMENTARY SCHOOL ON APPROXIMATELY 4.05 ACRES ZONED R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT) AND LOCATED AT 10 CHANNING STREET.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 910 Street and Alley Vacation of the Codified Ordinances.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 7-0 on December 2, 2020.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 20-88

AN ORDINANCE APPROVING AN ALLEY VACATION FOR THE DELAWARE CITY SCHOOLS FOR CONGER ELEMENTARY SCHOOL ON APPROXIMATELY 4.05 ACRES ZONED R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT) AND LOCATED AT 10 CHANNING STREET.

WHEREAS, the Planning Commission at its meeting of December 2, 2020 recommended approval of an Alley Vacation for The Delaware City Schools for Conger Elementary School on approximately 4.05 acres zoned R-4 (Medium Density Residential District) and located at 10 Channing Street (PC Case 2020-2621).

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

SECTION 1. That the Alley Vacation for The Delaware City Schools for Conger Elementary School on approximately 4.05 acres zoned R-4 (Medium Density Residential District) and located at 10 Channing Street, is hereby confirmed, approved, and accepted with the following conditions that:

1. A "T" turnaround shall be constructed at the western terminus of the alley per the Fire Department requirements.
2. The school district shall work with any private entities that may have private easements in the subject alley.

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: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNNING COMMISSION.STAFF REPORT
CASE NUMBER: 2020-2475, 2020- 2621
REQUEST: Multiple Requests
PROJECT: Conger Elementary School
MEETING DATE: December 2, 2020

APPLICANT/OWNER
Delaware City Schools
621 Pennsylvania Avenue
Delaware, Ohio 43015

REQUEST
2020-2475: A request by Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for a Building Expansion and Site Improvements for Conger Elementary School on approximately 4.05 acres zoned R-4 (Medium Density Residential District) and located at 10 Channing Street.
2020-2621: A request by Delaware City Schools for approval of an Alley Vacation for Conger Elementary School on approximately 4.05 acres zoned R-4 (Medium Density Residential District) and located at 10 Channing Street.

PROPERTY LOCATION & DESCRIPTION
The subject properties owned by the school total 4.05 acres and are zoned R-4 (Medium Density Residential District) and are located between East Central Avenue and East William Street just east of Channing Street. The properties to the north are zoned R-4 and B-3 (Community Business District) while the properties to the east, west and south are zoned R-4.

BACKGROUND/PROPOSAL
The existing 64,148 square foot elementary school was constructed in 1970 and expanded in 2015. Since 2015, the school district has purchased 3 parcels just east of the school for a building expansion and site improvements. The school is proposing an approximate 4,365 square foot building addition on the northeast portion of the building fronting East Winter Street. A new playground area, a new green area and relocating and expanding the parking lot from East William Street to Channing Street would complete the site improvements.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the zoning of the school property is R-4. Under the current zoning, the school addition and site improvements would require a Combined Preliminary and Final Development Plan approval by the Planning Commission and City Council. In 2014, Planning Commission and City Council approved a Conditional Use Permit for the school on the residentially zoned property.
- **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 new 50 space parking lot fronting Channing Street would have two full movement curb cuts. The curb cut on East William Street would only access the service area and not the former parking lot which has been converted into a playground. Also, the alley between East William Street and East Winter Street would terminate at the eastern school property line and the fire department is requesting a "T"-turnaround at the western terminus of the alley. Furthermore, the rest of the traffic movements, access locations and parking lots would remain as currently permitted.
- **PEDESTRIAN CONNECTIVITY:** The current sidewalk in and around the school would remain the same with new internal sidewalks connecting the new addition with the playground areas to East William Street.
- **SITE CONFIGURATION:** The one story approximately 4,365 square foot addition on the northeast portion of the building would front East Winter Street. The addition would accommodate 3 classrooms and associated accessory space. The proposed addition would be located between 14 to 43 feet from the property line to the east while the conditional use setback is required to be 40 feet from the adjacent residential property. Therefore, a setback variance reviewed and approved by the Board of Zoning Appeals would be required. Just south of the addition would be the location of a new 11,000 square foot mulched playground area. An approximate 4,150 square foot green space would be located just west of this and an approximate 6,350

square foot green space would be located just south of the new mulched playground area. A detention basin would be located in this area. Just south and west of the aforementioned green spaces is the former parking lot which encompasses approximately 15,750 square foot which is proposed to be an asphalt play area and includes a basketball court. The former asphalt play area fronting Channing Street would be converted into a 50-space parking lot with two curb cuts from Channing Street. A black vinyl coated chain link fence would surround the aforementioned play areas, open spaces and parking lot.

- **BUILDING DESIGN:** The single-story addition along Winter Street would have a pitched roof with shingles with split face concrete block to match the existing building as much as feasible. The doors and windows would be typical aluminum systems. Any roof top mechanical equipment should be screened from public view.
- **TREE REMOVAL & REPLACEMENT:** The applicant has identified the removal of one 14-inch caliper tree on the northeastern portion of the site and would be replaced with 7 two-inch caliper trees along the eastern property line. Therefore, this development would achieve compliance with Chapter 1168 Tree Preservation Requirements.
- **LANDSCAPING & SCREENING:** The applicant is proposing perimeter buffering adjacent to the proposed addition along the eastern property line and parking lot shrubs along Channing Street. Eleven six-foot-high minimum junipers would be located just east of the building addition to buffer the adjacent residential house. Also, seven two-inch caliper trees would be planted just south of the junipers along the eastern property line. Approximately 54 two foot shrubs would be planted just west of the proposed parking lot adjacent to Channing Street per the zoning code. All landscape plans would need to be reviewed and approved by the Shade Tree Commission.
- **SIGNS:** There is no new signage proposed with the additions and site improvements.
- **LIGHTING:** The school is proposing four new light poles on the eastern portion of the new parking lot fronting Channing Street. The light fixtures would be cut-off style and be mounted on 20-foot high light poles. The City would have to review and approve the lighting plans to ensure it achieves compliance with the illumination requirements. Because the parking lot is adjacent to single family houses, staff would suggest the school consider turning off the lights at a reasonable time at night.
- **ALLEY VACATON:** The subject alley right-of-way between East William Street and East Winter Street currently extends into the school property and the school is requesting it to be vacated. In this location the school is proposing open space and playground areas. The Fire Department is requesting a "T" turnaround in this area. The school district would have to work with any entities that may have private easements in the subject alley. Adjacent owners to the east were not notified because the school district owns the property adjacent to the requested alley vacation.

STAFF RECOMMENDATION (2020-2475 – COMBINED PRELIMIMARY & FINAL DEVELOPMENT PLAN)
Staff recommends approval of a request by Delaware City Schools for a Combined Preliminary and Final Development Plan for a Building Expansion and Site Improvements for Conger Elementary School on approximately 4.05 acres zoned R-4 (Medium Density Residential District) and located at 10 Channing Street, 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. All the proposed fencing around the play area, green spaces and parking lot shall be black vinyl coated per the zoning code requirements.
3. The landscape plan shall be reviewed and approved by the Shade Tree Commission.
4. The lighting plan shall be reviewed and approved by the City
5. The building addition materials and color shall match the existing building as much as feasible.
6. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building material color.

7. Any new roof top mechanical equipment shall be screened from public view.
8. The Board of Zoning Appeals shall review and approved a side yard setback variance for the proposed addition.

STAFF RECOMMENDATION (2020-2126– ALLEY VACATION)
Staff recommends approval of a request by Delaware City Schools for an Alley Vacation for Conger Elementary School on approximately 4.05 acres zoned R-4 (Medium Density Residential District) and located at 10 Channing Street, with the following conditions that:

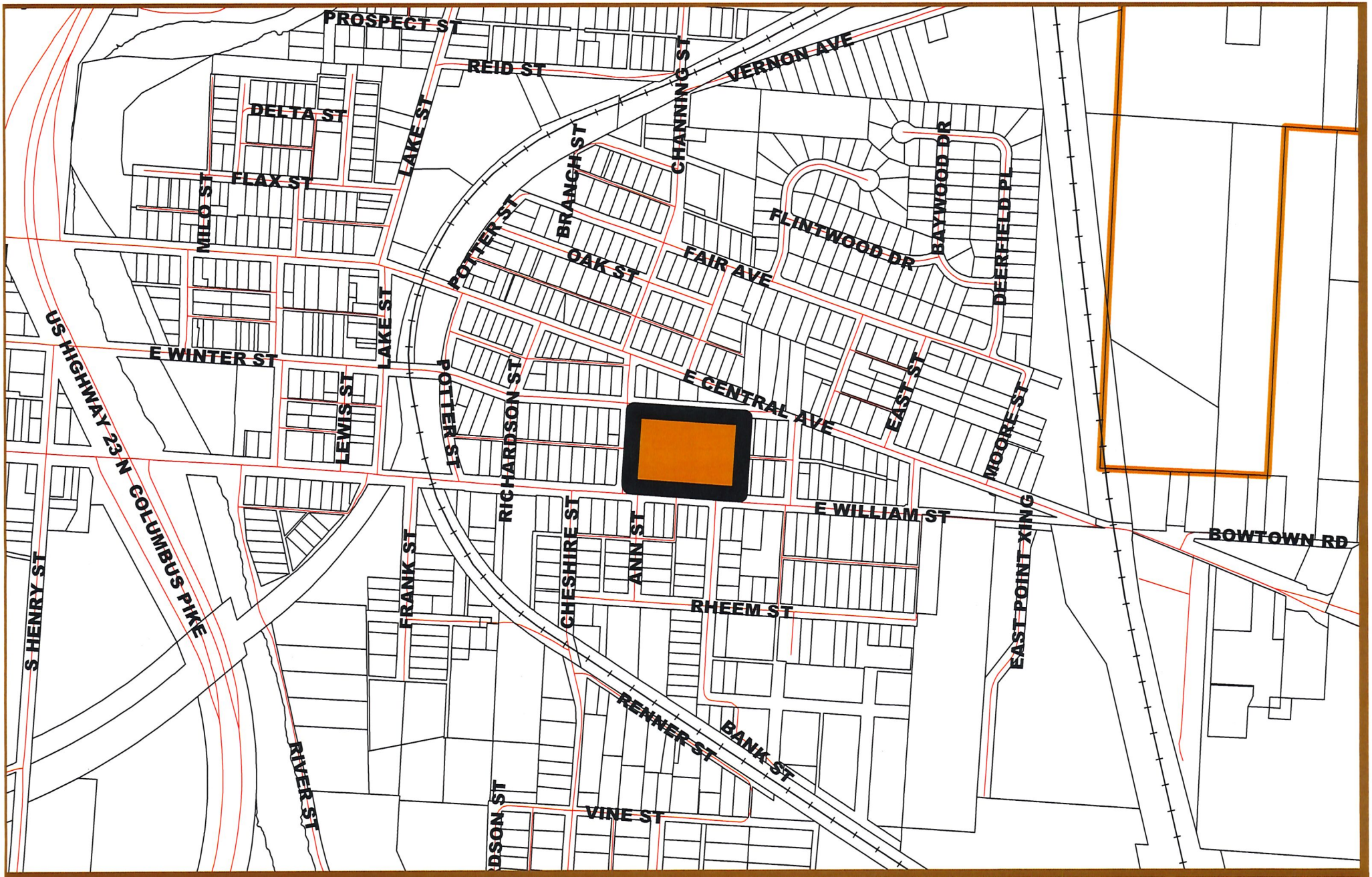
1. A "T" turnaround shall be constructed at the western terminus of the alley per the Fire Department requirements.
2. The school district shall work with any private entities that may have private easements in the subject alley.

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled*_____

CONDITIONS/MISCELLANEOUS:

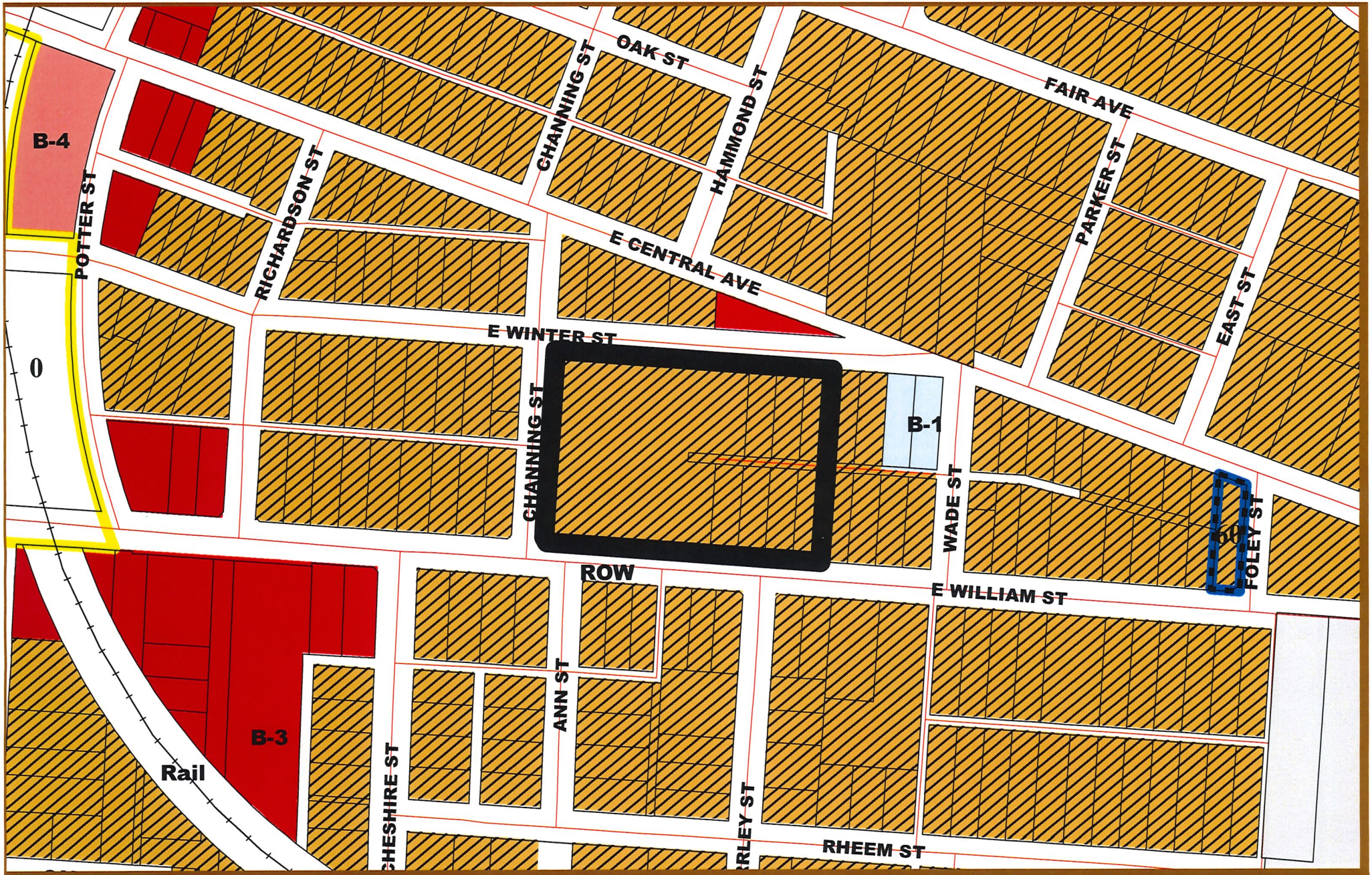
FILE:
ORIGINAL: 11/23/20
REVISED:



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OHIO

2020-2475
Combined Preliminary and Final Development Plan
Conger Elementary School - 10 Channing Street
Location Map

N



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OHIO

2020-2475
Combined Preliminary and Final Development Plan
Conger Elementary School - 10 Channing Street
Zoning Map

N



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OHIO

2020-2475
Combined Preliminary and Final Development Plan
Conger Elementary School - 10 Channing Street
Aerial (2019) Map

N

Delaware City Schools
Conger Elementary School Additions and Site Improvements
10 Channing Street
Delaware, OH 43015
City of Delaware Submission
November 4, 2020

NARRATIVE

Delaware City Schools has deemed there is a need to add three additional classrooms at Conger Elementary to meet current enrollment projections. They have also identified site layout issues they would like to address. This submission proposes to address both of those issues with a building addition and site modifications. Delaware City Schools recently acquired three adjacent residential parcels, one on the north half of their site along Winter Street and two on the south half of the site along William Street.

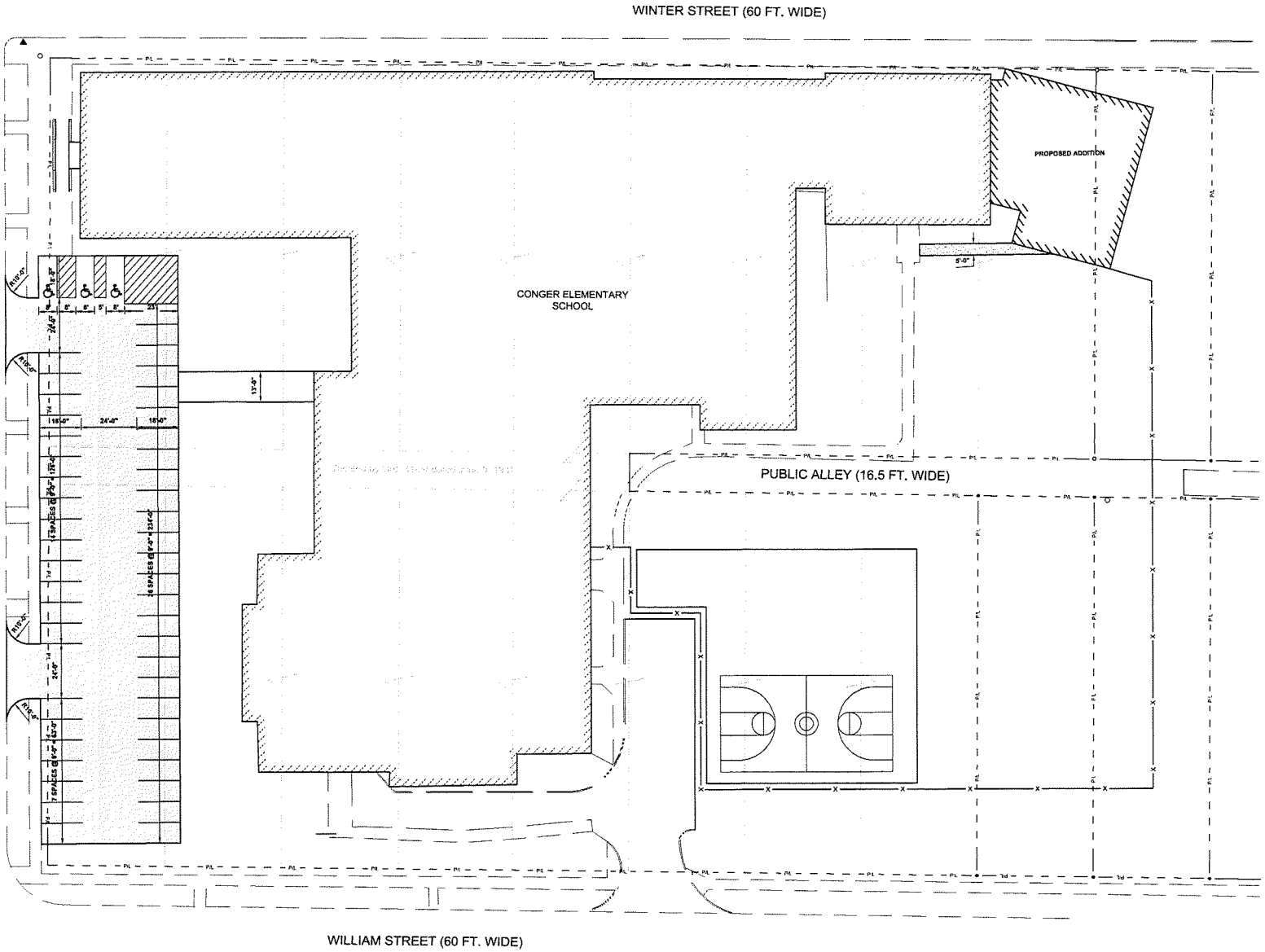
A building addition is proposed at the north east corner of the existing building to contain the needed two additional classrooms plus a third classroom to replace one that is currently in the existing footprint of the building but is being converted to corridor space to the new addition and a set of group restrooms. With this being a prominent side of Conger Elementary, Delaware City Schools would like to construct an addition that takes some aesthetic cues from the various existing portions of the building but provides an interesting end to the building visible from Central Avenue. The proposed addition is scaled to blend with the nearby residences. The proposed addition encroaches over the side yard setback and this application requests a variance for this proposition. Delaware City Schools has been in contact with this residential neighbor and the neighbor is agreeable to the building addition's size and position. Opaque landscape screening is proposed along the east property line to visually separate the building addition and the adjacent residential property.

For site modifications, Delaware City Schools has a desire to reduce the amount of traffic entering or exiting the property from William Street. The existing parking lot along the south portion of the site is for staff parking. This staff parking lot is proposed to be relocated to the west side of the school. This will allow for all staff traffic entering/exiting the site to occur on Channing Street which is less busy than William Street. Landscape screening is proposed at the west side of the parking lot facing Channing Street. Parking lot site lighting as required is proposed.

A portion of the existing parking lot will be repurposed for a service truck turn-around and asphalt play surface. The southeast portion of the site is proposed to be green space for the playground on the added parcels. Between the asphalt play surface, green space along the south and the building to the north, a mulched playground area is proposed. Relocation of the existing storm water retention basin is also proposed for this area.

TRIAD ARCHITECTS
172 E. State Street, Suite 600 | Columbus, OH 43215

T: 614.942.1050 | E: INFO@TRIADARCHITECTS.COM
www.triadarchitects.com



EXISTING

REFER TO SHEET TS1

PROPOSED

- BUILDING/WALL
- STRAIGHT CURB
- PAVEMENT
- WALK
- FENCE
- PAINTED WHEELCHAIR SYMBOL
- SIGN
- HC — HANDICAPPED PARKING SIGN
- 1.5" ASPHALT MILL AND 1.5" SURFACE COURSE OVERLAY, ODOT 441 ASPHALT CONCRETE, TYPE I (448), PG 64-22
- LIGHT DUTY ASPHALT
- CONCRETE SIDEWALK

0 20 40 60

GRAPHIC SCALE
SCALE IN FEET

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CONGER ELEMENTARY

DELAWARE CITY SCHOOLS

10 CHANNING ST,
DELAWARE, OH 43015

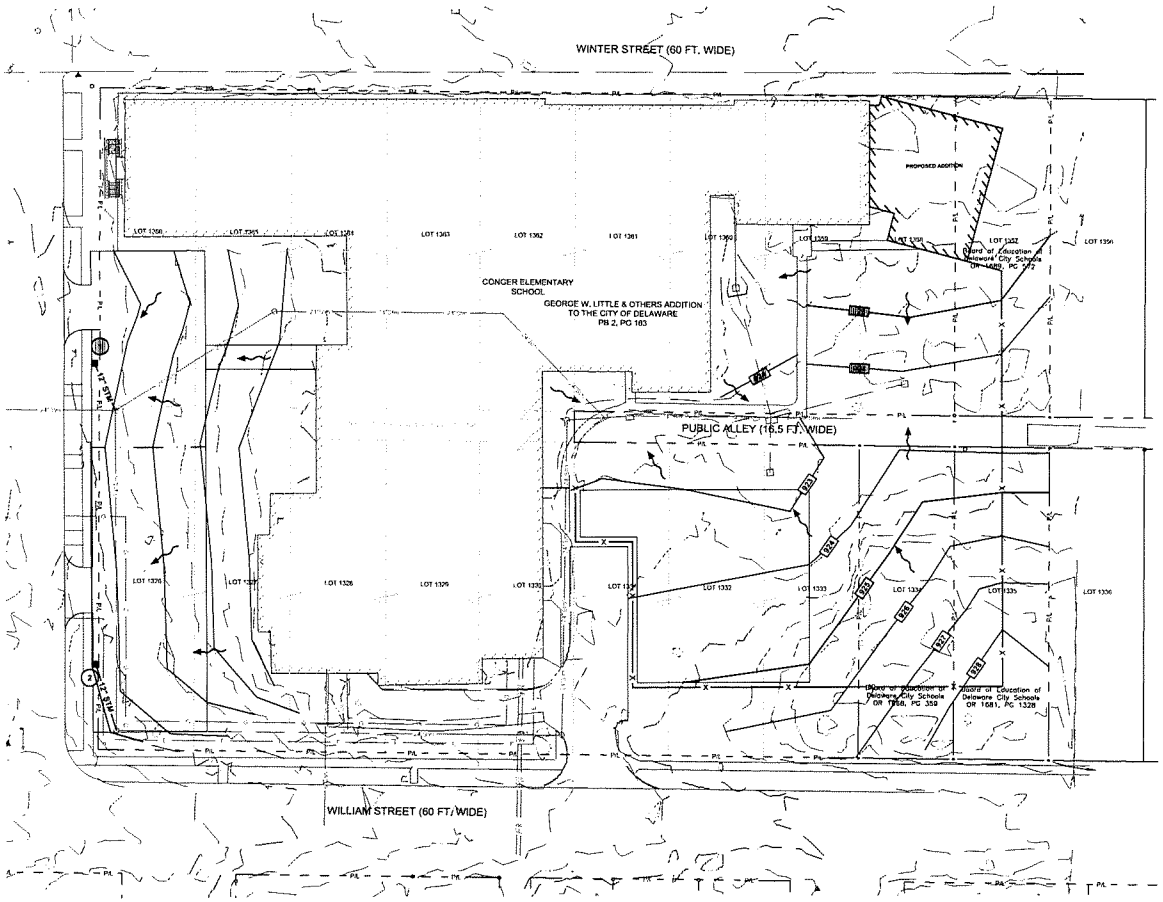
TRIAD
172 E. STATE ST, SUITE 600
COLUMBUS, OH 43215
PHONE: (614) 942-1050
MAIN@TRIADARCHITECTS.COM

Project Status
Planning Commission Submission 11/4/2020

DRAWN BY: EJW
CHECKED BY: EJW
PROJECT NUMBER: 1905

C-101
STAKING PLAN

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EXISTING
REFER TO SHEET TS1

PROPOSED

800	INDEX CONTOUR
790	INTERMEDIATE CONTOUR
	BUILDING/WALL
E	UNDERGROUND ELECTRIC LINE
L	UNDERGROUND LIGHTING CIRCUIT
W	WATER LINE
F	FIRE PROTECTION SERVICE LINE
G	GAS LINE
STM	STORM SEWER
UD	UNDERDRAIN
SAN	SANITARY SEWER
	CUT AND PLUG EXISTING UTILITY
(AB)	ABANDON EXISTING UTILITY
(R)	REMOVE EXISTING UTILITY
	CATCH BASIN
	CURB & GUTTER INLET
	MANHOLE
DS	DOWNSPOUT ADAPTER
	GATE VALVE & CURB BOX
PIV	POST INDICATING VALVE
	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
	REMOVE EX. STRUCTURE
XXX	STRUCTURE NUMBER
	GRADE BREAK (CROWN) LINE
	GRADING/SEEDING LIMITS
708.53	SPOT ELEVATION
TC	TOP OF CASTING
708.00 / 699.50	TOP OF CURB ELEVATION / GUTTER ELEVATION AT FACE OF CURB
	FLOW DIRECTION ARROW
	HIGH (CROWN) POINT
	EMERGENCY OVERFLOW
ME	MATCH EXISTING ELEVATION

0 30 60 90
GRAPHIC SCALE
SCALE IN FEET

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CONGER ELEMENTARY

DELAWARE CITY SCHOOLS
10 CHANNING ST,
DELAWARE, OH 43015

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COLUMBUS, OH 43215
PHONE: (614) 942-1050
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Project Status
Planning Commission Submission 11/4/2020

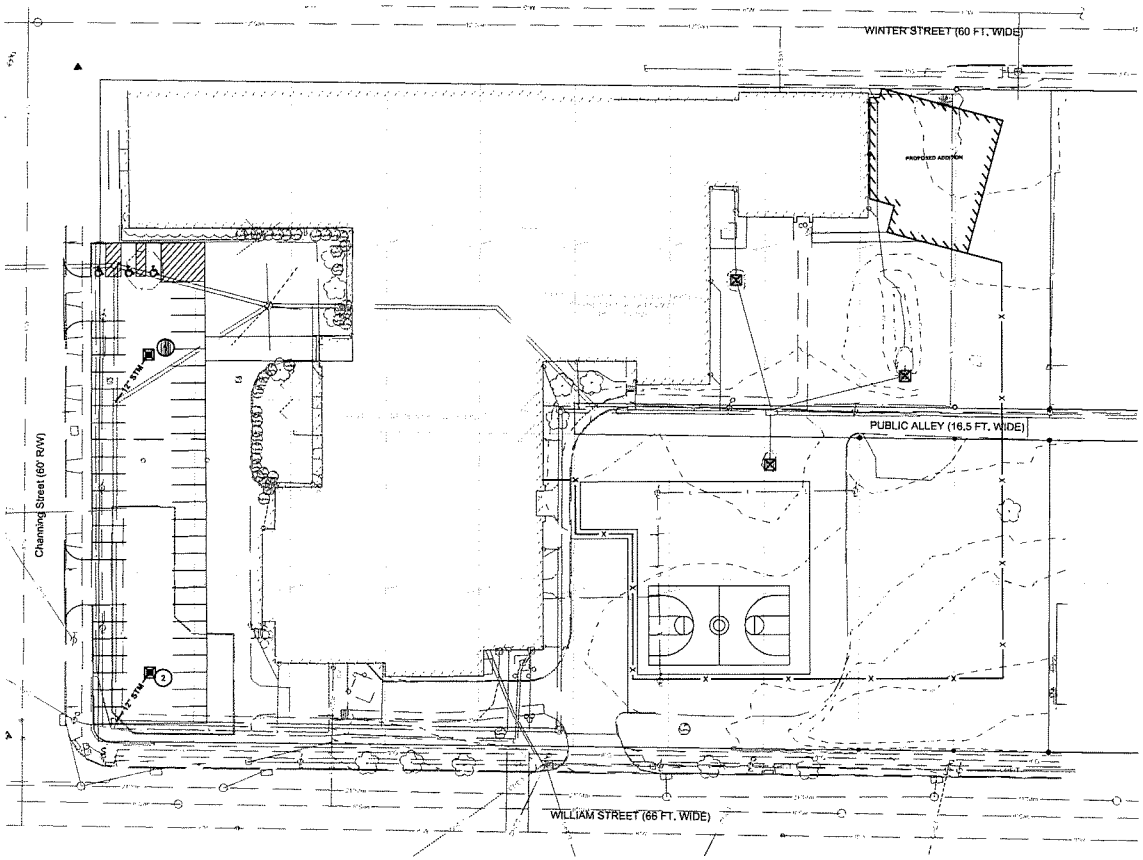
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CHECKED BY: EJW
PROJECT NUMBER: 1905

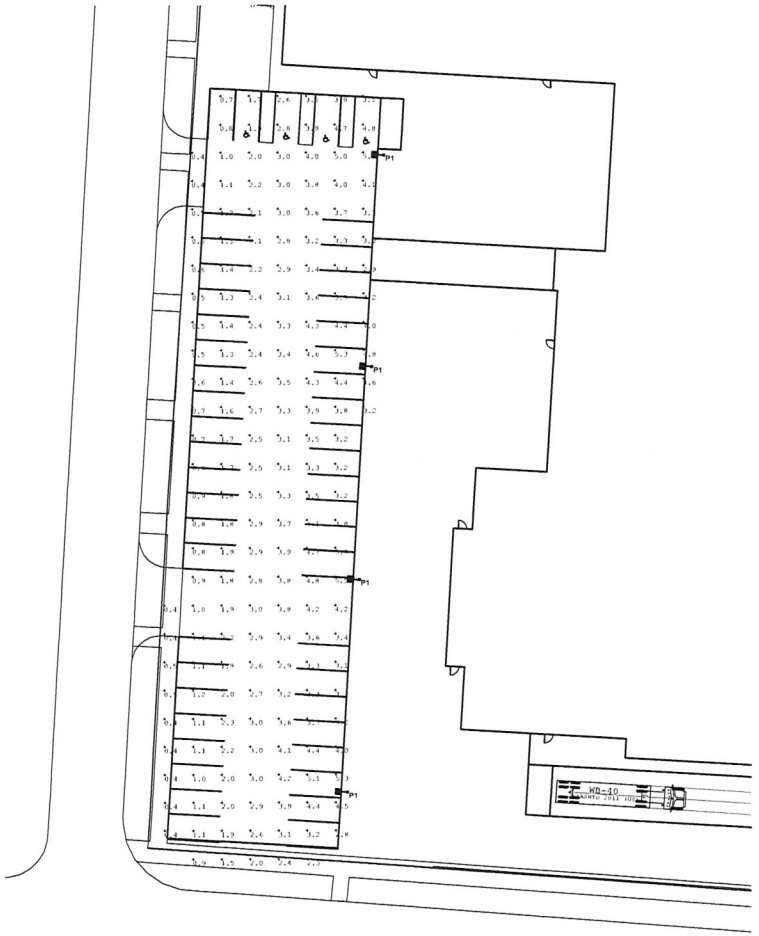
C-201
GRADING & STORM SEWER PLAN

1905 - CONGER ELEMENTARY

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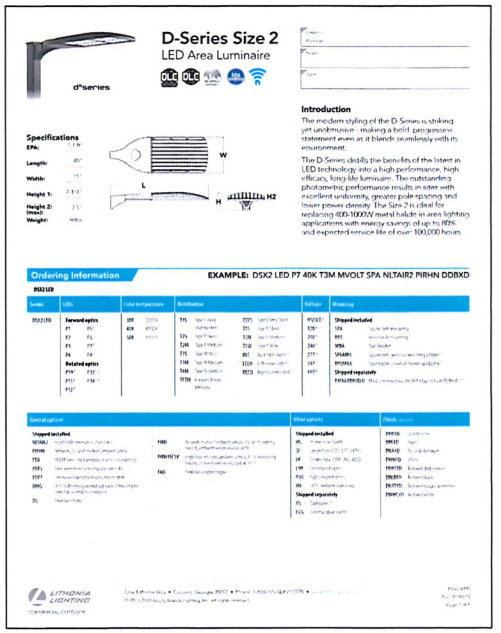

WINTER STREET (60 FT. WIDE)
PROPOSED ADDITION
PUBLIC ALLEY (16.5 FT. WIDE)
Channing Street (60' R/W)
WILLIAM STREET (66 FT. WIDE)
17' STM
17' STM
STM
STM



A SITE PHOTOMETRIC PLAN

1" = 20'-0"
0' 10' 20'

N



D-Series Size 2
LED Area Luminaire

d-series

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Specifications

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

STATISTICS ILLUMINANCE (FOOTCANDLE)	
AVERAGE:	2.65
MAXIMUM	5.5
MINIMUM	0.4
AVG/MIN	6.63

LUMINAIRE SCHEDULE

B: BOLLARD C: CEILING CV: COVE G: GROUND P: POLE R: RECESSED S: SUSPENDED T: TRACK UC: UNDERCABINET W: WALL X: UNIVERSAL

PARTIAL MODEL NUMBERS MAY BE SHOWN AND ARE INTENDED TO INDICATE ACCEPTABLE MANUFACTURER'S PRODUCT LINE. EXACT MODEL NUMBERS MEETING THE FIXTURE DESCRIPTION SHALL BE OBTAINED FROM THE MANUFACTURER'S AGENTS. ALL FIXTURES MAY NOT BE USED - REFER TO PLANS. DIMENSIONS MAY VARY. REFER TO THE SPECIFICATIONS SECTIONS 26 61 13 FOR ADDITIONAL REQUIREMENTS. REFER TO DRAWINGS FOR FIXTURES CIRCUITED AND CONTROL.

TAG	MANUFACTURER	SERIES	MODEL	DIMENSIONS (W x L x D)	DESCRIPTION	SOURCE	VOLTAGE	WATTAGE	COLOR TEMP	LUMENS	DIMMING	HOUSING	MOUNTING	LENS	FINISH/TRIM	OPTIONS	APPROVED MANUFACTURERS
P1	LITHONIA	D-SERIES SIZE 2	DSX2 LED	40" x 16" x 3.6"	SINGLE HEAD SITE AREA	LED	UNV	185W	4000K	18,272	0-10V	DIE-CAST ALUMINUM	POLE MOUNTED	ACRYLIC - TYPE IV	BY ARCHITECT	PROVIDE WITH 20'-0" SQUARE STEEL POLE. PROVIDE WITH HOUSESIDE SHIELD	

COPYRIGHT TRIAD ARCHITECTS LTD 2019

CONGER ELEMENTARY

DELAWARE CITY SCHOOLS

10 CHANNING ST,
DELAWARE, OH 43015

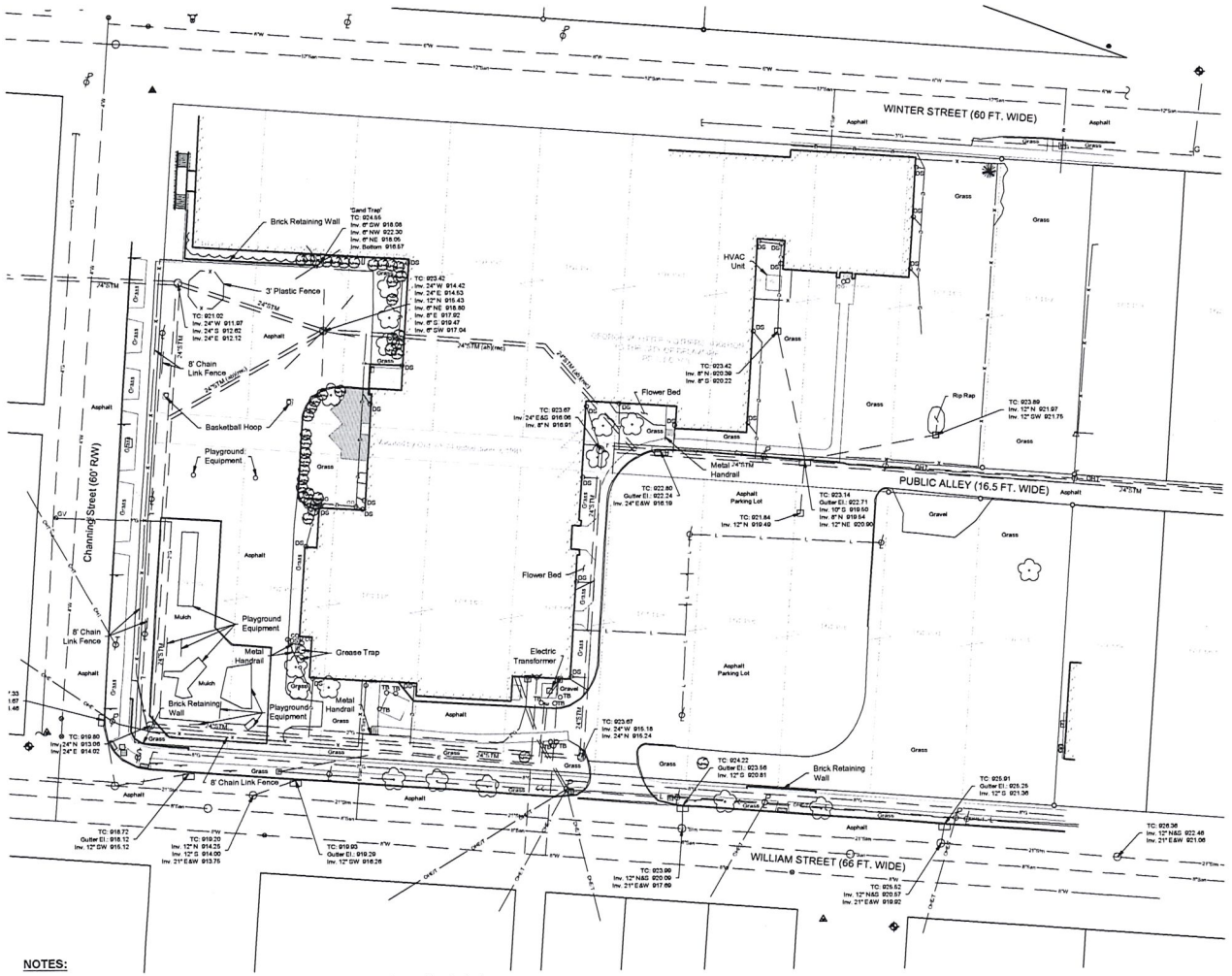
TRIAD
172 E. STATE ST, SUITE 600
COLUMBUS, OH 43215
PHONE: (614) 942-1050
MAIN@TRIADARCHITECTS.COM

Project Status
Planning Commission Submission: 11/4/2020

DRAWN BY: Emily Eppley
CHECKED BY: Rob Jones
PROJECT NUMBER: 1911

ES-100
SITE LIGHTING CALCULATIONS

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1905 - CONGER ELEMENTARY



CONTROL POINTS

No,	Northing	Easting	Elevation	Description
1	230969.125	1814278.980	926.63	5/8"x30" Iron Pin Set
2	230492.427	1814121.044	925.44	Mag Nail Set
3	230596.453	1813701.083	916.97	Mag Nail Set
4	230947.452	1813760.14	920.72	Mag Nail Found

*The project is based on State Plane Coordinates Ohio North Zone NAD 83 with 2011 NSRS adjustment. Elevations are based on NAVD 1988.

BENCHMARKS

No,	Elevation	Description
1	928.26	Cotton Gin Spike Set in the Telephone/Power Pole located at the westerly intersection of Central Street and Winter Street.
2	929.19	Cotton Gin Spike Set in the Telephone/Power Pole located at the southwesterly intersection of East Williams Street (U.S. 36) and Kurtley Street.
3	916.94	Chiseled Square on the Signal Pole Pad located at the northwesterly corner of East Williams Street (U.S. 36) and Channing Street.

*Elevations are based on NAVD 1988.

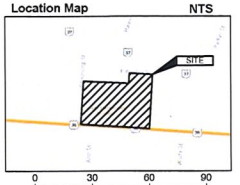
LEGEND

- Building/Wall
- Curb
- Curb and Gutter
- Pavement/Walk
- 780 Index Contour
- 781 Intermediate Contour
- W Water line
- G Gas Line
- San Sanitary Sewer
- Stm Storm Sewer
- Manhole
- Open Grate Manhole
- or Curb Inlet
- Valve
- E Underground Electric line
- Electric Manhole
- T Underground Telephone
- FO Underground Fiber Optic
- Telephone Pole
- Telephone Manhole
- OHTR Overhead Signal Line
- TR Underground Traffic Line
- Power Pole
- Light Pole
- Fence
- R/W Right of Way Line
- EGMT Easement Line
- Property Line
- Original Subdivision Lot Lines
- Further route of utility unknown
- Tree Line/Shrub Line
- Bushes
- Trees

- Telephone Pull Box/Pedestal
- Electric Pull Box
- Unknown Utility Pull Box
- Traffic Pull Box
- Lighting Pull Box
- Clean Out
- Down Spout
- Siamese/Test Header
- Fire Hydrant
- Gas Line Marker
- TC 708.50 Top of Casting Elevation
- (rec) Information Obtained From Record Plan
- (Ab) Abandoned Utility
- Spot Elevation
- Top of Curb Elevation
- Bottom of Curb Elevation
- Control Point
- OTB Traffic Bollard
- Handicap Ramp
- Sign
- Concrete Pavement, Walk, Slab
- Brick Walk

Not all symbols necessarily used

Location Map NTS



GRAPHIC SCALE
SCALE IN FEET

NOTES:

1. All underground utility locations are shown as accurately as possible based on surface evidence (valves and manholes), markings found in the field, and/or record plans received from the owner or utility companies. Items noted (rec) were obtained from existing plans. Utility locations are not necessarily complete or correct. Any utility in close proximity to proposed work should be "potholed" for exact location prior to construction. OUPS Ticket # B029801338-008.

2. Property and easement lines shown hereon, if any, are from a combination of records, GIS and evidence located in the field and are not to be construed as a boundary survey pursuant the OAC 4733-37. A title report, containing documentation or easements of record was not provided. Not all easements affecting the property may be shown. Property and easement lines are for informational purposes only and should not be used in conjunction with the development of design drawings.

3. The elevations on this survey are based on NAVD 88. Record drawings of buildings and infrastructure may exist having a differing datum. Exercise caution when utilizing this survey by correlating record drawings and proposed work with survey information shown on this drawing.

4. Benchmarks and control points shown on this survey may have been disturbed, since the completion of this survey. Verify that existing monumentation correlates with data shown on this survey prior to use.

5. Utilities noted (Ab) are denoted as such per record plan and may have been abandoned or removed. Their existence and/or status has not been verified.

6. Buildings are located from the surveyed at grade edge. Location of the interior and underground structural footprint has not been verified. Due to possible variations in building exterior above the at grade edge, the building location should be used for site plan use only.

7. Utility owner list shown is based on information received from the owner through contacting OUPS. This list may not be accurate or complete.

8. Sewer sizes shown are based on an evaluation of record plan information and observation from the manhole casing at grade. Due to manhole depth and safety restrictions entering manhole, sizes shown are approximate.

9. The lots delineated on this plat are found on non-printed F.E.M.A. community panel No. 39041C0115L, dated 02/17/16. The property is located in Zone X and are therefore not in a flood hazard area.

10. Trees shown do not indicate dripline or root area.

11. Building overhangs are in an approximate location.

Progress Submittal

We hereby certify that this drawing is representative of a true and accurate survey based on field and record observations made by Korda/Nemeth Engineering, Inc.

Tony W. Meacham — Date
Registered Surveyor No. 7799

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CONGER ELEMENTARY

DELAWARE CITY SCHOOLS

10 CHANNING ST,
DELAWARE, OH 43015

172 E. STATE ST, SUITE 600
COLUMBUS, OH 43215
PHONE: (614) 942-1050
MAIN@TRIADARCHITECTS.COM

Project Status
Planning Commission Submission: 11/4/2020

DRAWN BY: NJD
CHECKED BY: DLG
PROJECT NUMBER: 1905

TS-100
TOPOGRAPHIC SURVEY

1905 - CONGER ELEMENTARY

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DATE 03/dec/2020 5:17 PM PLOT DATE 11/4/2020 10:09 AM SAVED BY 14.0N3
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TREES INVENTORY
WITHIN PROJECT LIMITS

TREE INVENTORY SCHEDULE - CARLISLE ELEMENTARY SCHOOL

KEY	TREE SPECIE (COMMON NAME)	DBH	CONDITION	COMMENTS
C-1	SPRUCE	14"	FAIR	REMOVE
C-2	MAPLE	24"	GOOD	PRESERVE
TOTAL TREE CALIPER (DBH) REMOVED = 14"				

GENERAL NOTES

1. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY TREE PROTECTION FENCE AS SHOWN.
2. ONLY TREES 6" CAL. (DBH) AND LARGER WITHIN DEVELOPMENT LIMITS NOTED ON THESE PLANS.
3. PROTECTION FENCING OR BARRIER SHALL REMAIN THROUGHOUT CONSTRUCTION AND ANY SUBSEQUENT GRADING OR EXCAVATION UNLESS OTHERWISE APPROVED ON A CLEARING AND GRADING PLAN. IN NO CASE SHALL MATERIALS, DEBRIS, FILL, VEHICLES OR EQUIPMENT BE STORED WITHIN THIS ENCLOSURE.

LEGEND

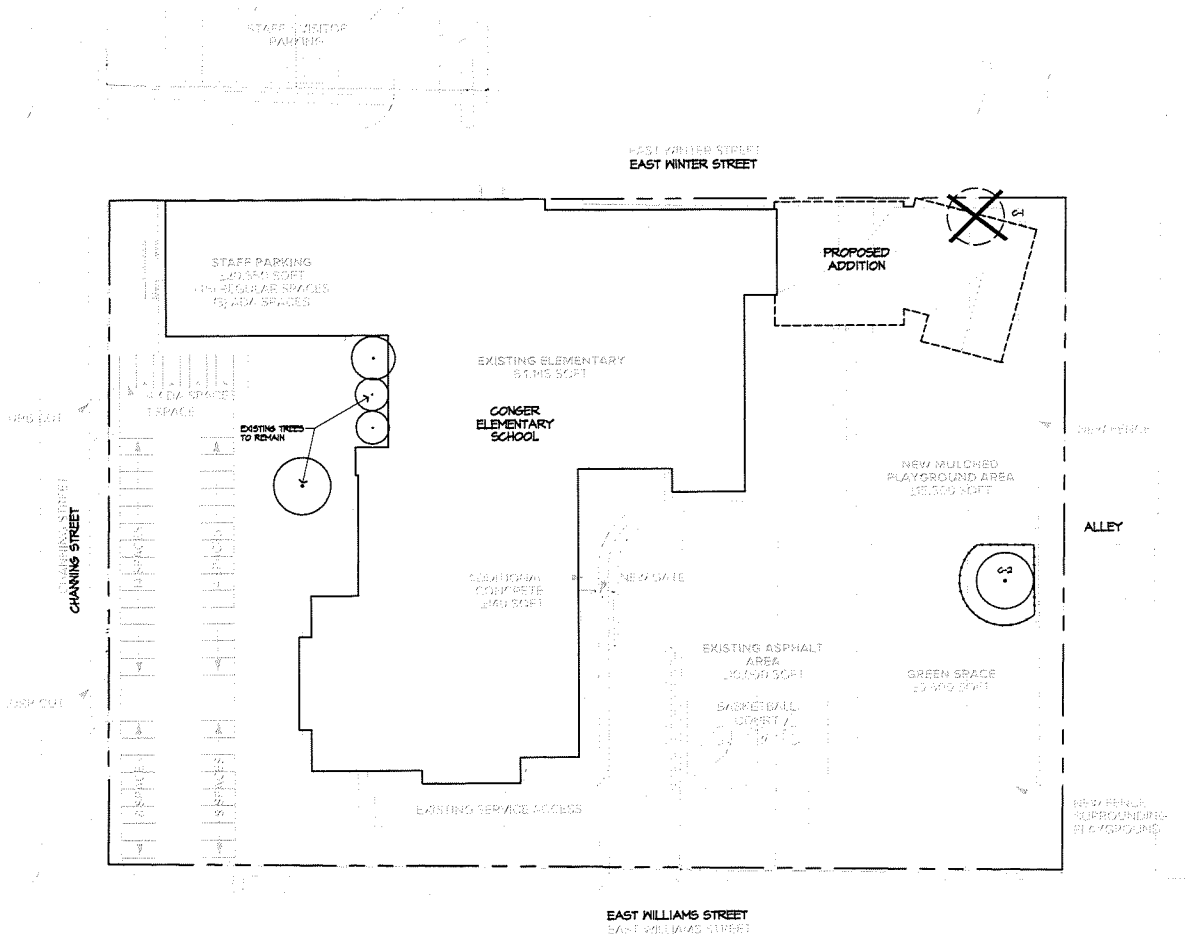
EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

TREE PROTECTION FENCE

TREE TO BE PROTECTED

X = 1' PER CALIPER INCH (DBH)



1 CONGER ELEMENTARY SCHOOL
SCALE: 1" = 30'

0' 15' 30' 60'

NORTH

EDGE
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONGER ELEMENTARY SCHOOL - ADDITIONS

DELAWARE CITY SCHOOLS
599 PENNSYLVANIA AVE,
DELAWARE, OH 43015

172 E. STATE ST. SUITE 600
COLUMBUS, OH 43215
PHONE: (614) 942-1050
MAIN@TRIADARCHITECTS.COM

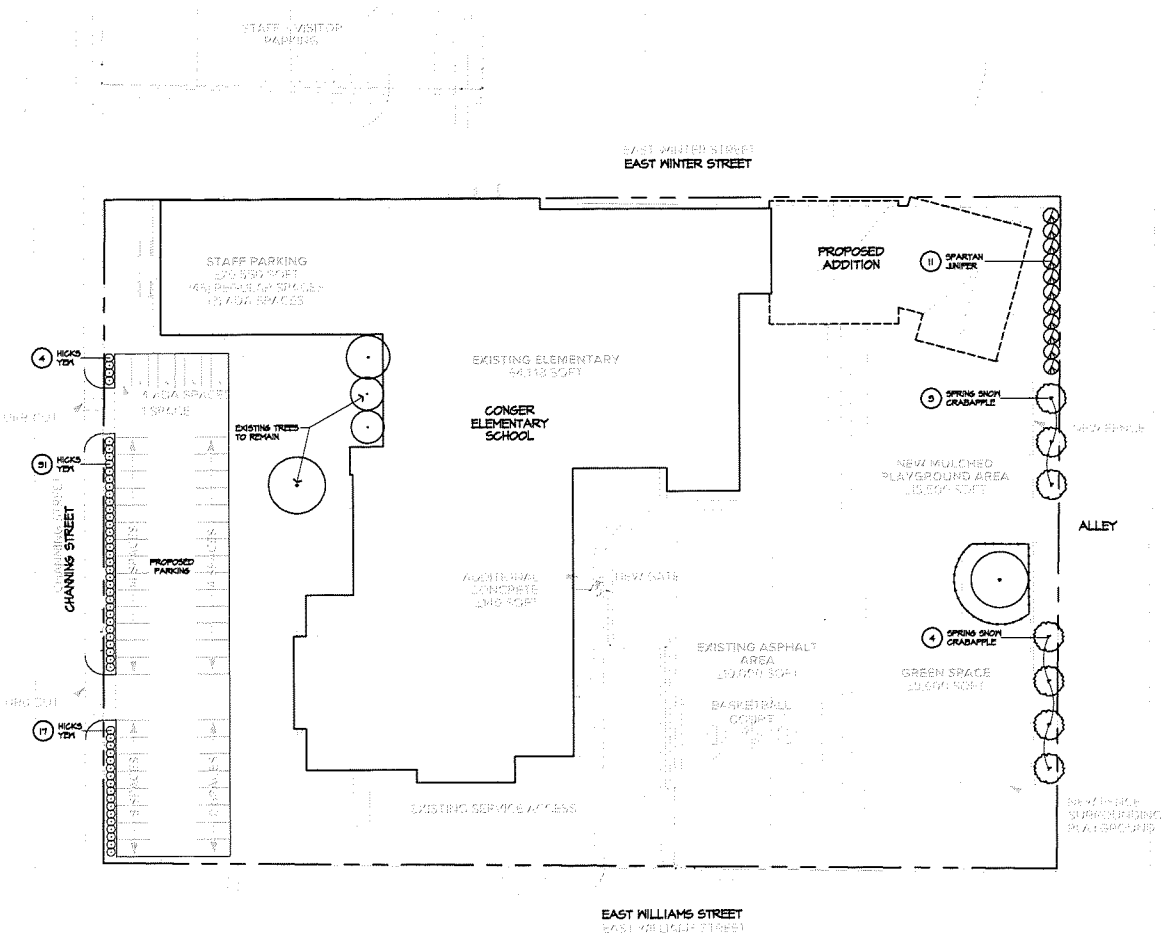
Project Status
11/04/2020

DRAWN BY: ME
CHECKED BY: BG
PROJECT NUMBER: 2001h

L-101
TREE PRESERVATION PLAN

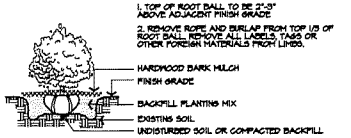
PLANT MATERIALS LIST NOTE: CONTRACTOR RESPONSIBLE FOR PLANT QUANTITIES SHOWN ON PLAN.

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	REPLACEMENT TREES				
7	SPRING SNOW CRABAPPLE	Malus 'Spring Snow'	2" Cal.	B&B	14' OF REPLACEMENT
	SHRUBS				
32	HICKS YEW	Taxus x media 'Hicksii'	24" Hgt.	B&B	
11	SPARTAN JUNIPER	Juniperus chinensis 'Spartan'	6' Hgt.	B&B	

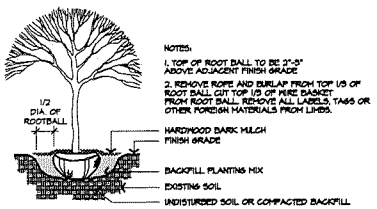


1 CONGER ELEMENTARY SCHOOL
SCALE: 1" = 30'

0' 15' 30' 60' NORTH



2 SHRUB PLANTING
NTS



3 TREE PLANTING
NTS

GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

1 LAWN AREA. FILL WITH TOPSOIL OR RE-SPREAD EXISTING STOCKPILED TOPSOIL. MINIMUM DEPTH SHALL BE 4". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

LEGEND

EXISTING TREES TO REMAIN

EDGE
PLANNING + LANDSCAPE ARCHITECTURE + URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONGER ELEMENTARY SCHOOL - ADDITIONS

DELAWARE CITY SCHOOLS
599 PENNSYLVANIA AVE,
DELAWARE, OH 43015

172 E. STATE ST. SUITE 600
COLUMBUS, OH 43215
PHONE: (614) 942-1050
MAIN@TRIADARCHITECTS.COM

Project Status
11/04/2020

DRAWN BY: ME
CHECKED BY: BG
PROJECT NUMBER: 2001h

L-102
PLANTING PLAN

DELAWARE CITY SCHOOLS CONGER ELEMENTARY SCHOOL ADDITION
PLANNING COMMISSION SUBMISSION

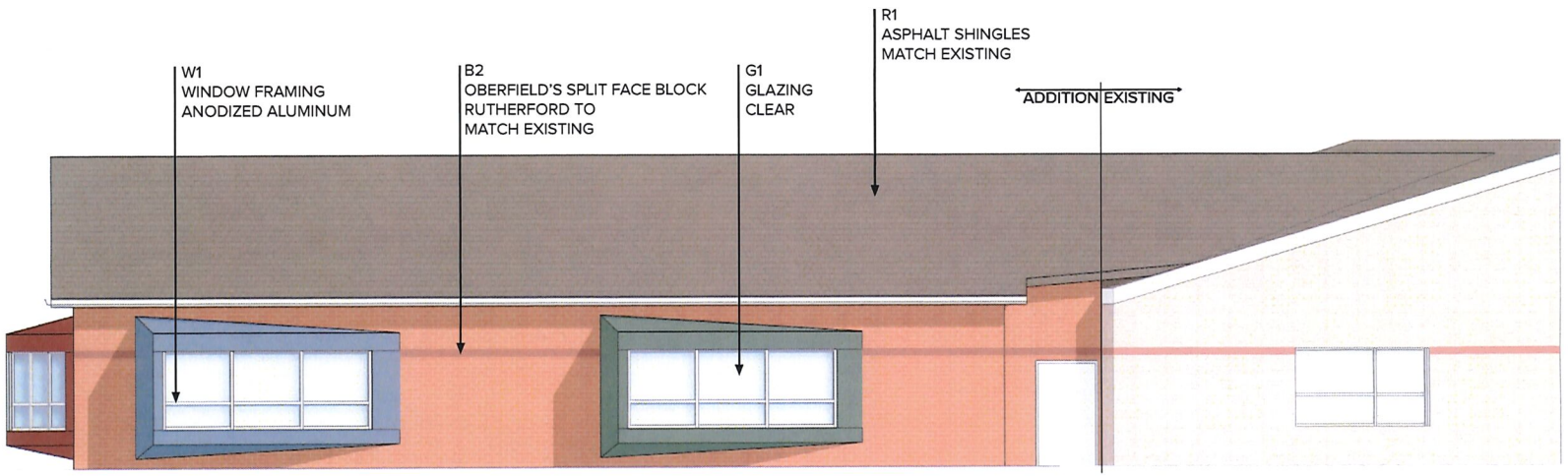
NOVEMBER 04, 2020

TRIAD Architects

SCHEMATIC DESIGN

CONGER ELEMENTARY SCHOOL

EXTERIOR ADDITION ELEVATIONS



1 NORTH ELEVATION

1/8" = 1'-0"

M3
METAL ROOF AND
WALL PANELS
BRITE RED

M2
METAL ROOF AND
WALL PANELS
SLATE BLUE

M1
METAL ROOF AND
WALL PANELS
EVERGREEN

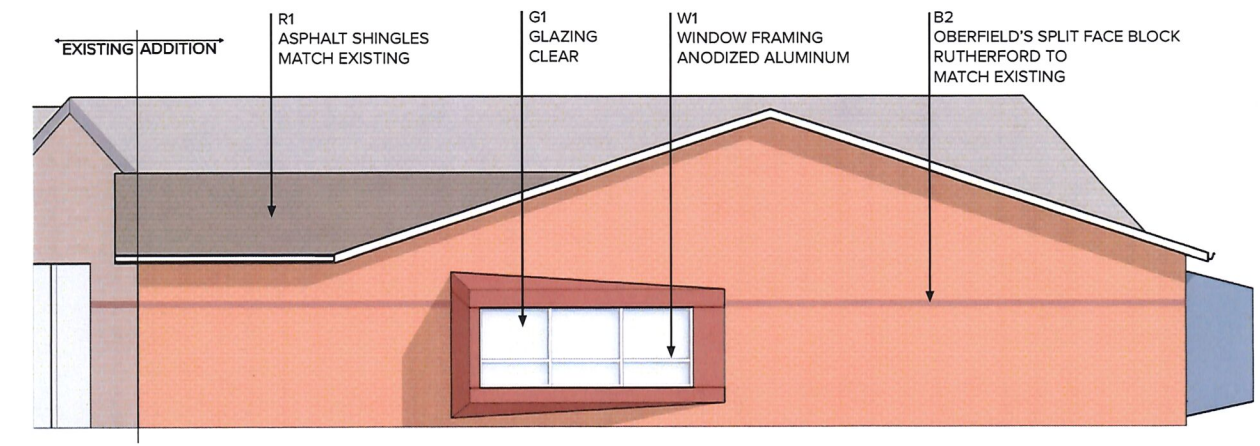
B1
BELDON BRICK
MATCH EXISTING

DELAWARE CITY SCHOOLS
CONGER ELEMENTARY SCHOOL

TRIAD ARCHITECTS

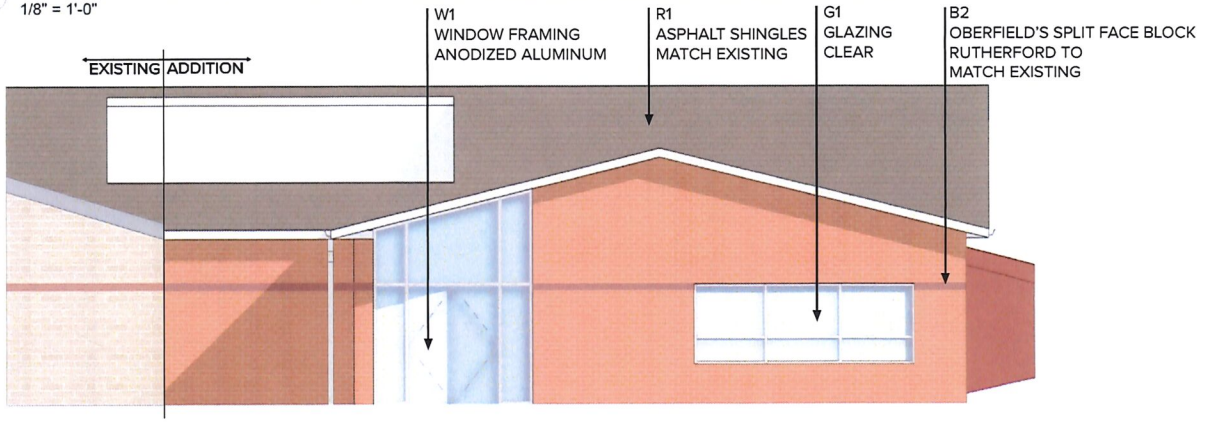
CONGER ELEMENTARY SCHOOL

EXTERIOR ADDITION ELEVATIONS



2 EAST ELEVATION

1/8" = 1'-0"



1 SOUTH ELEVATION

1/8" = 1'-0"

M3
METAL ROOF AND
WALL PANELS
BRITE RED

M2
METAL ROOF AND
WALL PANELS
SLATE BLUE

M1
METAL ROOF AND
WALL PANELS
EVERGREEN

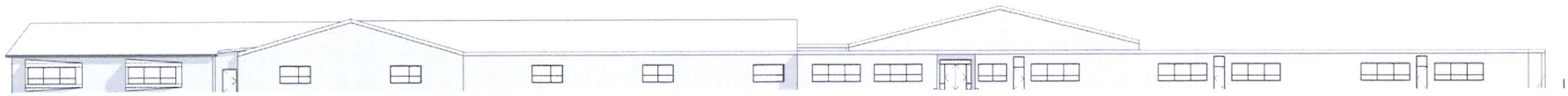
B1
BELDON BRICK
MATCH EXISTING

DELAWARE CITY SCHOOLS
CONGER ELEMENTARY SCHOOL

TRIAD ARCHITECTS



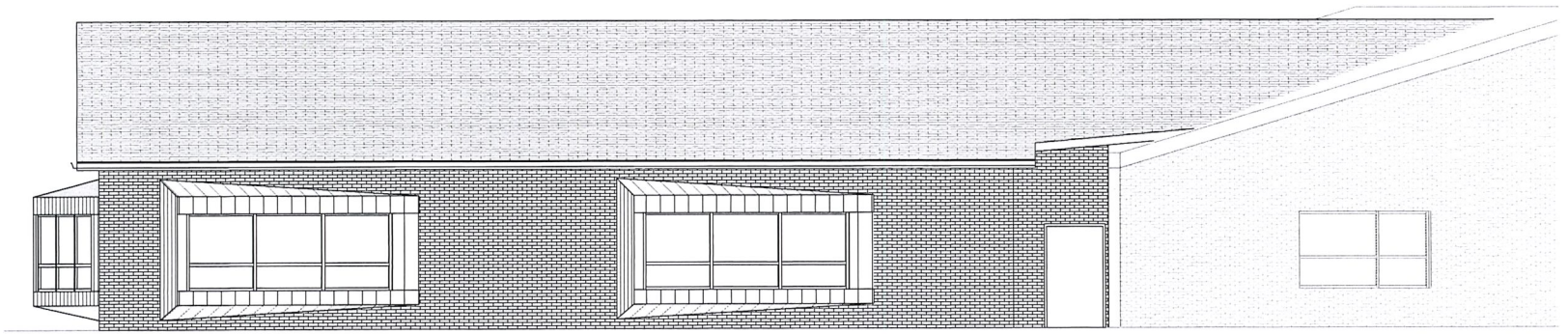
1 WINTER STREET ELEVATION
1/32" = 1'-0"



2 WINTER STREET ELEVATION
1/32" = 1'-0"

CONGER ELEMENTARY SCHOOL

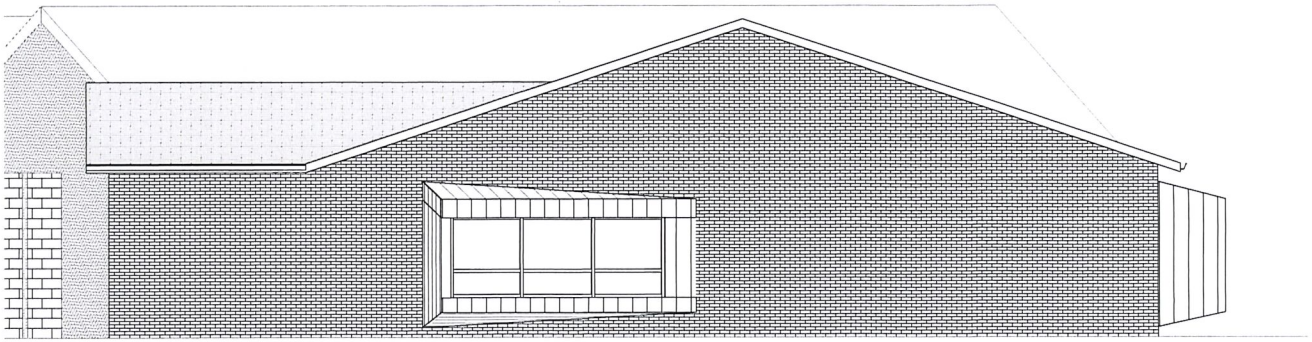
EXTERIOR ADDITION ELEVATIONS



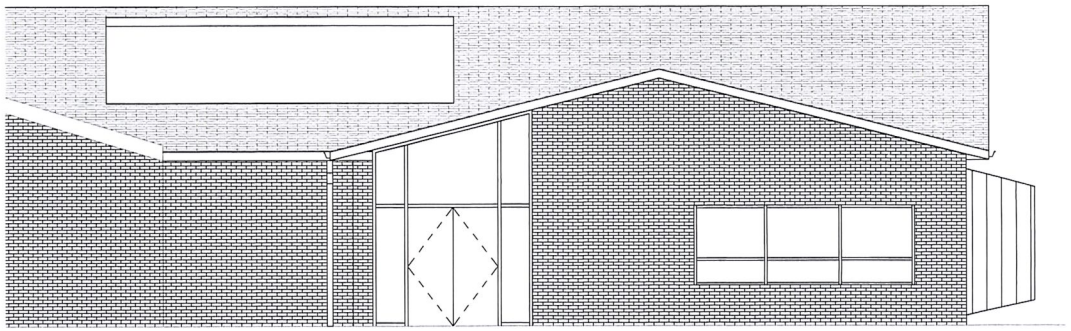
① NORTH ELEVATION

1/8" = 1'-0"

EXTERIOR ADDITION ELEVATIONS



3 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☑ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☐ Final Development Plan
- ☐ Final Development Plan Extension
- ☐ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☐ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☐ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☑ Variance

Subdivision/Project Name Conger Elementary School Address 10 Channing St, Delaware, OH 43015

Acreage 4.05 Square Footage 67,150 Number of Lots _____ Number of Units _____

Zoning District/Land Use R-4 Proposed Zoning/Land Use R-4 Parcel # 519-442-22-008-000

Applicant Name TRIAD Architects Contact Person Kevin Kindy

Applicant Address 172 East State Street, Suite 600, Columbus, OH 43215

Phone 614-942-1050 Fax _____ E-mail kkindy@triadarchitects.com

Owner Name Delaware City Schools Contact Person Jason Sherman

Owner Address 74 West William Street

Phone 740-833-1880 Fax 740-833-1799 E-mail shermaja@delawarecityschools.net

Engineer/Architect/Attorney TRIAD Architects Contact Person Kevin Kindy

Address 172 East State Street, Suite 600, Columbus, OH 43215

Phone 614-942-1050 Fax _____ E-mail kkindy@triadarchitects.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

Jason Sherman OBO — Owner Signature

Delaware City Schools — Owner Printed Name

Kevin Kindy — Agent Signature

Kevin Kindy — Agent Printed Name

Sworn to before me and subscribed in my presence this 3rd day of November, 2020.

Lori L. Stewart — Notary Public

Notary Stamp

LORI STEWART
Notary Public, State of OH
My Comm. Expires 11-21-2024

s/planning/forms

SCHEDULE OF FEES

Application	Fee	
	Single-Family Lot	All Other Development[1]
Comprehensive Plan Amendment	$500	$500
Rezoning	$250	$500 plus $100 per acre
Concept Plan	Non-applicable[2]	$500
Preliminary Development Plan	Non-applicable	$750 plus $50 per acre or $100 per dwelling unit if multi-family or condominium
Final Development Plan	Non-applicable	$1,000 plus $50 per acre or $100 per dwelling unit if multi-family or condominium
Combined Preliminary & Final Development Plans	Non-applicable	$1,000 plus $50 per acre or $100 per dwelling unit if multi-family or condominium
Development Plan Exemption	Non-applicable	$500
Development Plan Amendment	Non-applicable	$750
Development Plan-Approval Deadline Extension	Non-applicable	$500
Conditional Use Permit (Planning Commission or Board of Zoning Appeals)	$150	$500
Variance (Zoning)	$150	$300 for the first variance and $50 for each subsequent variance
Substitution of a Non-Conforming Use	$25	$200
Appeal of an Administrative Decision	$25	$200
Code Interpretation/ Determination	$25	$100
Determination of a Substantially Similar Use	Non-applicable	$75
Variance: Extension of the Approval Deadline	$25	$150
Preliminary Plat	Non-applicable	$750 plus $100 per lot or $50 per acre if a non-single-family subdivision plat
Final Plat	Non-applicable	$1,000 plus $100 per lot or $50 per acre if a non-single-family subdivision plat
Amended Plat (Preliminary or Final Plat)	Non-applicable	$750
Extension of the Plat Approval Deadline	Non-applicable	$500
Subdivision Variance	Non-applicable	$300 for the first variance and $50 for each subsequent variance
Lot Split (Minor Subdivision)	$75	$100 plus $50 per lot to be split
Floodplain Use Permit	$100	$300
Floodplain Letter of Interpretation	$50	$200
Alley, Street, or Easement Vacation	$100	$250
Annexation Review	$50	$500

[1] Includes single-family subdivision plats.

[2] "Non-Applicable" means that the noted application does not apply to an existing single-family lot. If the code is amended to extend an application to single-family lots, then the appropriate fee must be established.

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 11

DATE: 01/11/2021

ORDINANCE NO: 20-89

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: YES
January 11, 2021 @ 7:30 pm

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 APPROVING A REZONING AMENDMENT FOR HOMEPORT FROM B-3 (COMMUNITY BUSINESS DISTRICT) AND R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT) TO R-4 PMU (MEDIUM DENSITY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AT 50 CHANNING STREET ON APPROXIMATELY 5.38 ACRES.

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1130 Amendments of the Codified Ordinances.

COMMITTEE RECOMMENDATION:
Planning Commission recommended approval by a vote of 7-0 on December 2, 2020.

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. 20-89

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR HOMEPORT FROM B-3 (COMMUNITY BUSINESS DISTRICT) AND R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT) TO R-4 PMU (MEDIUM DENSITY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AT 50 CHANNING STREET ON APPROXIMATELY 5.38 ACRES.

WHEREAS, the Planning Commission at its meeting of December 2, 2020 recommended approval of a Rezoning Amendment for Homeport from B-3 (Community Business District) and R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District) at 50 Channing Street on approximately 5.38 acres (PC Case 2020-2571) and

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

SECTION 1. That the Rezoning Amendment for Homeport from B-3 (Community Business District) and R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District) at 50 Channing Street on approximately 5.38 acres, is hereby confirmed, approved, and accepted with the following condition that:

1. Any new structure(s) or any change of land use shall require conformance to all provisions of the Development Text and any conditions of approval.

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: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 12

DATE: 01/11/2021

ORDINANCE NO: 20-90

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: YES
January 11, 2021 @ 7:30 pm

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 APPROVING A CONDITIONAL USE PERMIT FOR HOMEPORT ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED AT 50 CHANNING STREET ON APPROXIMATELY 5.38 ACRES.

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 recommended approval by a vote of 7-0 on December 2, 2020.

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. 20-90

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR HOMEPORT ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED AT 50 CHANNING STREET ON APPROXIMATELY 5.38 ACRES.

WHEREAS, the Planning Commission at its meeting of December 2, 2020 recommended approval of a Conditional Use Permit for Homeport allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established at 50 Channing Street on approximately 5.38 acres (PC Case 2020-2572).

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

SECTION 1. That the Conditional Use Permit for Homeport allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established at 50 Channing Street on approximately 5.38 acres, 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: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 13 | DATE: 01/11/2021

ORDINANCE NO: | RESOLUTION NO:

READING: SECOND | 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 APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR HOMEPORT FOR A 52 UNIT MIXED USE RESIDENTIAL DEVELOPMENT AT 50 CHANNING STREET ON APPROXIMATELY 5.38 ACRES AND ZONED R-4 PMU (MEDIUM DENSITY RESIDENTIAL WITH A PLANNED MIXED USE OVERLAY DISTRICT).

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1129.04 requirements of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission recommended approval by a vote of 7-0 on December 2, 2020.

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. 20-91

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR HOMEPORT FOR A 52 UNIT MIXED-USE RESIDENTIAL DEVELOPMENT AT 50 CHANNING STREET ON APPROXIMATELY 5.38 ACRES AND ZONED R-4 PMU (MEDIUM DENSITY RESIDENTIAL WITH A PLANNED MIXED USE OVERLAY DISTRICT).

WHEREAS, the Planning Commission at its meeting of December 2, 2020 recommended approval of a Preliminary Development Plan for a 52-unit mixed use residential development at 50 Channing Street on approximately 5.38 acres and zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District) (PC Case 2020-2573).

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

SECTION 1. That the Preliminary Development Plan for a 52 unit mixed use residential development at 50 Channing Street on approximately 5.38 acres and zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay 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 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. A new sidewalk on the south side of Vernon Avenue along the frontage of the subject property shall be required along with maintaining the existing sidewalk on Channing Street
3. Any dumpster shall be enclosed by brick or stone that matches the building with wood doors painted or stained to match.
4. The proposed apartment building, townhouses and single-family houses shall achieve compliance with the design standards of the approved development text.
5. A building material enhancement on the south elevation of the townhouses shall be required and approved by staff with the Final Development Plan.

6. The applicant shall provide with the Final Development Plan a tree survey for the entire site that documents the total number of trees and caliper inches on the site per the approved development text and Chapter 1168 Tree Preservation Regulations.
7. Street trees shall be installed along Channing Street, Vernon Avenue and along the private street in the single-family development in Sub-Area 3.
8. In Sub-Area 3, trees shall be planted on along the north side of the private street to buffer the single family lots to the north
9. A 4 to 6-foot-high mound (or the highest feasible while accounting for drainage, etc.) with landscaping shall be installed just east of the townhomes (in Section 2) to buffer the single-family houses.
10. A continuous screen of landscaping a minimum 6 feet high shall be located just south of the townhouses to buffer the single-family house to the south.
11. An open space/play area located just south of the required turn-around area on the private street in eastern portion of Sub-Area 3 shall be required.
12. An open space/ park plan with amenities and the like within each open space and play area that shall be submitted and approved during the Final Development Plan process
13. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.
14. A lighting plan shall be reviewed and approved by the City.
15. Any signage shall be documented on the Final Development Plan and achieve compliance with the adopted Gateways and Corridor Plan.
16. The entire development would have to achieve compliance with the minimum engineering, public works and fire department requirements.

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: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2020-2571-2573
REQUEST: Multiple Requests
PROJECT: Homeport
MEETING DATE: December 2, 2020

APPLICANT/OWNER
Homeport
562 East Main Street
Columbus, Ohio 43215

REQUEST
2020-2571: A request by Homeport for approval of a Rezoning Amendment from B-3 (Community Business District) and R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential District with a Planned Mixed-Use Overlay District) at 50 Channing Street on approximately 5.38 acres.
2020-2572: A request by Homeport for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Development) to be established at 50 Channing Street on approximately 5.38 acres.
2020-2573: A request by Homeport for approval of a Preliminary Development Plan for a 52-unit mixed use development at 50 Channing Street on approximately 5.38 acres and zoned R-4 PMU.

PROPERTY LOCATION & DESCRIPTION
The subject 5.38-acre site is located at 50 Channing Street and is the current location of the Delaware County Building and Engineering Department. The subject site is zoned B-3 (Community Business District). The properties to the north are zoned R-3 (One-Family Residential District) and R-4 while the properties to the east, west and south are zoned R-4.

BACKGROUND/PROPOSAL
The developer is currently working to purchase the 5.38 acre Delaware County Building and Engineering property and redevelop the site into a 52 unit mixed use residential development that would contain 24 apartment units within the current building (Sub-Area 1), 20 attached townhomes located just south of the building (Sub-Area 2) and 8 single family detached homes and lots (Sub-Area 3) located just east of the existing building for a density of 9.66 units per acre. The northeastern portion of the existing building would be demolished while the remainder of the building would be renovated and the storage garage structure to the east of the building would be demolished. The mixed-use residential development would be accessed by two curb cuts on Channing Street and a single curb cut on Vernon Avenue as the site is accessed today that would extend to private streets and parking lots with the streets needing to be constructed to public standards. In total, the development would have 122 parking space for the 52 residential units some of which would be located on the current parking lot on the west side of Channing Street.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan Future Land Use Map recommends a future land use of Institutional for the subject site in the Near East Sub-Area reflecting the existing institutional use. The current submitted plan did not anticipate a change to this site and the City is progressing with an update to the comprehensive plan currently and there is not a practical reason in changing this future land use designation at this time.

  This proposal is to provide for a mixed unit residential development. This developer, Homeport, would seek tax credits through the Ohio Housing Finance Authority (OHFA). The requirements of OHFA includes providing for a mix of incomes, active and excellent on-site management, as well as numerous other oversight and regulatory requirements for this development. Typically, this involves a minimum of 15-year period of oversight and active management with an additional 15 years (30 total years) period extended thereafter. With a mix of unit types and incomes this could help provide additional market rate, affordable and workforce housing in the community.
- **ZONING:** As previously mentioned, the zoning for the subject site is B-3 and R-4 (the parking lot located west of Channing Street) which does not allow the all proposed residential uses and the applicant is proposing a Planned Mixed Use Overlay District (PMU) to prepare a specific plan and zoning text that is compatible with and provides a reasonable transition to the adjacent residential uses. The PMU Overlay ultimately gives the City the most control of the proposed uses and plan now and into the future while providing some flexibility to the applicant to propose a mixed-use development with buffering and design standards to

complement the existing neighborhood. The PMU is the only true planned district in the City of Delaware zoning toolbox that allows an Applicant and the City to craft a zoning solution unique to the site and needs of this particular development. The PMU approach, through a negotiated process, allows the applicant to craft a zoning text that is able to support a different development pattern while ensuring the City has retained, and in many cases gained, control of the development to ensure a very specific and higher quality development than which could otherwise be achieved through a base zoning district. The current B-3 zoning district would allow several commercial uses that would likely be more impactful to the neighborhood than the proposed residential development. Along with the zoning amendment to a PMU, the zoning process would also require Conditional Use Permit, Preliminary Development Plan and Final Development Plan approval by the Planning Commission and City Council.

- **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 proposed 52-unit mixed use residential development would not generate enough traffic to require a traffic impact study per the City Engineer. The mixed-use development would be accessed by two curb cuts on Channing Street and a single curb cut on Vernon Avenue that would extend to private streets and parking lots that would need to be constructed to public standards per the City Engineer. In addition, the development shall achieve compliance with minimum Engineering and Fire Department requirements.
- **PEDESTRIAN CONNECTIVITY:** There are not any bike paths proposed in this area per the adopted Bicycle and Pedestrian Master Plan 2027. However, a new sidewalk on the south side of Vernon Avenue along the frontage of the subject property would be required along with maintaining the existing sidewalk on Channing Street. Also, a sidewalk crossing to the 25-space parking lot on the west side of the Channing Street would need to be installed per the City Engineer. Internally, a sidewalk on the southside of the single family lots in Sub-Area 3 would be required along with the private sidewalks proposed throughout Sub-Areas 1 and 2. The interior sidewalk network shall be extended to connect to Channing Street and Vernon Avenue sidewalks in the Final Development Plan.
- **SITE CONFIGURATION:** The proposed mixed-use development would be divided into three Sub-Areas. Sub-Area 1 contains the existing three-story building which would be converted to 24 apartments with 37 parking spaces with 25 additional spaces located across Channing Street to the west. The northeastern portion of the building would be demolished. Sub-Area 2 would contain 20 two-story attached townhouses (in three buildings) with 44 parking spaces located just south of the existing building. In Sub-Area 3, the existing storage garage would be demolished and 8 single family lots with two story detached houses each with an attached garage that would be a minimum 1,500 square feet in size would be constructed in this area. Each house would have a minimum 2 parking spaces. In total, the subject development would have 122 parking spaces for the 52 residential units while only 104 parking spaces are required per the zoning code. As mentioned above, the development would have two curb cuts from Channing Street and one curb cut on Vernon Avenue with street connections between all the sub-areas. There would be open space for play areas between Sub-Areas 1 and 2 and Sub-Areas 1 and 3. Staff also suggests an open space being located just south of the required turnaround area in the eastern portion of Sub-Area 3. A single mailbox cluster area would be located just south of the existing building while staff suggests potentially having a mailbox area within each sub-area. The dumpster is located in the open area between Sub-Area 1 and 2. The dumpster, shall be enclosed by a brick or stone wall that matches the building with wood doors painted or stained to match. Furthermore, the applicant indicated they would install fencing around their property perimeter where appropriate for security purposes. Staff suggests the applicant work with the City to place the dumpster on the site in a location that allows for it be accessible while opening up the current location for additional open space. The dumpster shall be placed internally within the site to allow for access for residents while minim\zing the impact to the adjacent neighboring uses.
- **BUILDING DESIGN:** While the PMU Overlay has many benefits for both the City and the Applicants, perhaps the most significant benefits are the control upon the use and the architectural and building material

design control it allows the City and negotiated flexibility it offers the applicants to produce a development that is better than one that would be executed under a base zoning designation.

In Sub-Area 1, the existing brick and EFIS building would be preserved with exterior design upgrades and accents that would be provided in the Final Development Plan submittal. In Sub-Area 2, the two-story townhouses would be constructed with a mix of fiber cement siding and Delaware blue view limestone on the front elevation (vinyl siding on the remainder of the elevations) with a pitched roof with dimension shingles. The trim, gutters and downspouts would match the color scheme of the townhouses. Also, the south side of the townhouses elevation's adjacent to the single-family house to the shall be enhanced. A wood fence along the front of attached units would add a landscape design feature to the development. In Sub-Area 3, the two-story detached single-family houses would have a one car garage and a front porch. The houses would be constructed with a mix of Delaware blue vein limestone on the first floor and fiber cement siding on the first and second floors on the front elevations (vinyl siding on the remainder of the elevations) with a pitched roof with dimensional shingles. The trim, gutters and downspouts would match the color scheme of the houses. In conclusion, the proposed building materials for the apartment building, townhouses and single-family houses appear to be consistent with other recently approved single and multi-family developments and Chapter 1171 Residential Design Standards,

- **LANDSCAPING & SCREENING:** The proposed development would require a comprehensive landscape plan that includes street trees, front yard trees, parking lot landscaping, foundation landscaping and perimeter buffering. Street trees would be required along Channing Street, Vernon Avenue and along the single-family lot private street in Sub-Area 3. Also, trees shall be planted along the north side of the private streets to buffer the single family lots to the north. The apartment building in Sub-Area 1 and townhouse in Sub-Area 2 would require front yards trees around the buildings and parking lot landscaping per the zoning code. Also, the developer is proposing a 4 to 6-foot-high mound with landscaping to be located just east of the townhouses to buffer the single-family houses to the east. Also, a continuous screen of landscaping a minimum 6-foot-high shall be located just south of the townhouses to buffer the single-family house to the south. A privacy fence in additional to the landscaping could be added as well. The exact type and location of landscaping and screening shall be determined during the Final Development Plan approval process. All landscaping plans shall be reviewed and approved by the Shade Tree Commission.
- **OPEN SPACE/PARK AREA:** The applicant is proposing a playground/open space area between Sub-Areas 1 and 3 and between Sub-Areas 1 and 2. Also, staff would require an open space just south of the required turn-around area on the private street in eastern portion of Sub-Area 3. Staff would require an open space/park plan with amenities and the like within each open space and play area that would need to be submitted and approved during the Final Development Plan process.
- **TREE REMOVAL & REPLACEMENT:** The subject site has trees scattered throughout the development and the applicant shall provide a tree survey for the entire site that documents the total number of trees and caliper inches on the site. The Final Development Plan would need to identify which trees are being preserved and which trees are being eliminated and any removal and replacement would need to achieve compliance with the development text and Chapter 1168 Tree Preservation Requirements. This is a similar approach to other approved PMU developments.
- **GATEWAYS & CORRIDORS PLAN:** Any proposed signage would need to be documented during the Final Development Plan approval process. Also, any monument signage shall achieve compliance with the minimum zoning requirements and the adopted Gateways & Corridors Plan.
- **LIGHTING:** A lighting plan that identifies light poles and building lights with an illumination plan would need to be submitted during the Final Development Plan approval process. Any light poles would need to be black with a maximum height of 25 feet and have cut off-style light fixtures. All lighting plans would need to be submitted, reviewed and approved by the City and achieve compliance with the minimum zoning requirements. Staff would recommend the use of more, lower and low-light level (cut-off or recessed) light such as carriage lights on the site to better fit with the residential character of the area and minimize lighting on and off the site.
- **REFUSE SERVICE:** The Public Works Department indicated refuse collection for the single-family lots would be public with tip cart service while the apartments and townhouses could be public or private dumpster servie. If public, it would have to meet the minimum City requirements for refuse pick-up.

- **CONDITIONAL USE PERMIT:** The proposed development achieves compliance with conditional use permit requirements per the zoning code and approved development text.

STAFF RECOMMENDATION (2020-2571 – REZONING AMENDMENT)
Staff recommends approval of a request by Homeport for a Rezoning Amendment from B-3 (Community Business District) to R-4 PMU (Medium Density Residential District with a Planned Mixed-Use Overlay District) at 50 Channing Street on approximately 5.38 acres, with following condition that:

1. Any new structure(s) or any change of land use shall require conformance to all provisions of the Development Text and any conditions of approval.

STAFF RECOMMENDATION (2020-2572– CONDITIONAL USE PERMIT)
Staff recommends approval of a request by Homeport for a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Development) to be established at 50 Channing Street on approximately 5.38 acres.

STAFF RECOMMENDATION (2020-2573– PRELIMIMARY DEVELOPMENT PLAN)
Staff recommends approval of a request by Homeport for a Preliminary Development Plan for a 52 mixed-use development at 50 Channing Street on approximately 5.38 acres and zoned R-4 PMU, 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. A new sidewalk on the south side of Vernon Avenue along the frontage of the subject property shall be required along with maintaining the existing sidewalk on Channing Street
3. Any dumpster shall be enclosed by brick or stone that matches the building with wood doors painted or stained to match.
4. The proposed apartment building, townhouses and single-family houses shall achieve compliance with the design standards of the approved development text.
5. A building material enhancement on the south elevation of the townhouses shall be required and approved by staff with the Final Development Plan.
6. The applicant shall provide with the Final Development Plan a tree survey for the entire site that documents the total number of trees and caliper inches on the site per the approved development text and Chapter 1168 Tree Preservation Regulations.
7. Street trees shall be installed along Channing Street, Vernon Avenue and along the private street in the single-family development in Sub-Area 3.
8. In Sub-Area 3, trees shall be planted on along the north side of the private street to buffer the single family lots to the north
9. A 4 to 6-foot-high mound (or the highest feasible while accounting for drainage, etc.) with landscaping shall be installed just east of the townhomes (in Section 2) to buffer the single-family houses.
10. A continuous screen of landscaping a minimum 6 feet high shall be located just south of the townhouses to buffer the single-family house to the south.
11. An open space/play area located just south of the required turn-around area on the private street in eastern portion of Sub-Area 3 shall be required.
12. An open space/ park plan with amenities and the like within each open space and play area that shall be submitted and approved during the Final Development Plan process
13. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.

14. A lighting plan shall be reviewed and approved by the City.
15. Any signage shall be documented on the Final Development Plan and achieve compliance with the adopted Gateways and Corridor Plan.
16. The entire development would have to achieve compliance with the minimum engineering, public works and fire department requirements.

COMMISSION NOTES:

FILE:
ORIGINAL: **11/23/20**
REVISED:

PLANNED MIXED USE DEVELOPMENT TEXT
HOMEPORT RESIDENTIAL DEVELOPMENT
50 CHANNING STREET
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Homeport builds and manages high quality housing mixed income levels including low to moderate income individuals, families and seniors. They are proposing to rezone the existing 5.26 acre site which currently accommodates the Delaware County Building and Engineering Departments and County Garage from B-3 (Community Business District) to R-4 (Medium Density Single Family) with a PMU (Planned Mixed Use) Overlay District for a 52 unit mixed use residential development. The developer would renovate the existing office building into 23 apartment units (Sub-Area 1) while the existing garage/storage area would be demolished in addition to a later building addition on the east side of the primary office building. Eight detached single-family lots (Sub-Area 3) would be constructed where the garage/storage area is located, and 20 attached single-family townhouse type units (Sub-Area 2) would be constructed where the current parking lot is located just south of the existing building.

2. GENERAL DEVELOPMENT STANDARDS

A. **Purpose and Intent.** It is the intent of the developer to provide a planned residential mixed income and mixed unit type development with high quality site improvements and architectural design. This Development Text represents the zoning requirements for this development.

B. **Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.

C. **Limitations.** Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan (FDP).

D. **Major Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any major change in the use or occupancy other than those uses specifically listed in this text.
(2) Major change in the approved location of land uses and/or buildings and building sizes of more than 10%.

(3) Substantial alteration of the basic geometry of the road layout and/or operation characteristics of any element of the approved access points and parking facilities that result in a change in operating characteristics or character.

E. **Minor Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
(2) Any minor change to the use or occupancy of the structures onsite other than those uses specifically allowed in this text or any minor changes to the approved site layout.
(3) Minor alteration of the basic geometry of the road layout and/or operation characteristics of any element of the approved access points and parking facilities that result in a change in operating characteristics or character.
(4) Minor structural alterations that do not alter the overall design intent of the building.

F. **Preliminary & Final Development Plan**

1.The proposed site plan and building elevations require Preliminary and Final Development Plan approval by the Planning Commission and City Council.

G. **Tree Removal and Replacement.** Tree removal and replacement shall meet all requirements of Chapter 1168 along with the following replacement schedule:

(1) Trees in poor condition shall not be replaced (dead, damaged or diseased).
(2) Trees in fair condition shall be replaced at 50%.
(3) Trees in good condition shall be replaced at 100%
(4) Ash trees shall not be replaced and must be removed from the site, except in the permanently preserved areas.
(5) Other tree species considered by the City Arborist to be a species of poor quality will be considered as such with a 0% replacement value.
(6) If a tree survey is completed for the entire site (preferred method) showing existing trees, their caliper inches and those that will be preserved or removed the schedule above shall be applied for both preserved and removed trees. If no survey is supplied, Chapter 1128 shall be used with the replacement schedule noted above for any trees removed and no credit shall be granted for any trees preserved.
(7) The schedule above shall be applied to the proposed Final Development Plan and tree survey (if supplied) for preservation and removal of trees. This shall be done prior to or concurrent with the Final Development Plan submission. If a tree survey as above is supplied trees proposed to be permanently preserved shall be given credit based upon their caliper inches per the tree survey and the schedule above calculated against the total caliper inches proposed to be removed (again in accordance with the schedule above and the tree survey). If there still remains a balance of caliper inches due, the developer shall replant this on site in addition to any required or proposed trees, shall make a payment in lieu of replanting these trees at $100 per caliper inch, or any such combination that achieves a zero balance.

3. SITE PLAN

The subject project is located primarily east of Channing Street and south of Vernon Avenue on the 5.26-acre site of the current Delaware County Building and Engineering Department. The existing building would be renovated (with a later addition on the east side slated for removal) and converted into a 24 unit apartment building, The existing garage/storage area to the east of the main building would also be demolished and converted into an 8 lot detached single-family subdivision while the existing parking lot just south of the main building would be the location of 20 two-story, attached single-family townhouse units (rental). A parking lot is proposed just east of the renovated building while parking for the townhouse units would be located in front of the buildings off the access drives. Two curb cuts from Channing Street would access the site while a curb cut on Vernon Avenue would also be used. A 32-space parking lot connects the curb cuts on Vernon Avenue and Channing Street. An open space with park amenities would be located just east of the parking lot. A dumpster corral for the entire development would be located just south of main apartment building and west of the parking lot. Also, an earthen mound of 4-6 feet, subject to ensuring adequate drainage and sight lines at intersections as well as no more than a 3:1 slope for mowing/maintenance together with landscaping would buffer the townhouse units from the existing single-family detached homes to the east and south.

4. SITE USES

A. **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses as represented in the chart below by P, C, or L, respectively, and as defined by attached Chapter 1121 of the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

(1) **Permitted Uses.** Permitted uses (P) are permitted by-right and shall meet all development standards specified within this text and the Zoning Code in effect at the time of this application, as applicable.

(2) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses (C) shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.

(3) **Limited Uses.** Limited uses (L) shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text effective upon Final Development Plan approval.

(4) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses (A), which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to signs, fences, trash receptacles and enclosures, and off-street parking areas. Accessory minor Home Occupations shall additionally be

considered accessory as they are defined within the current Zoning Code. Major Home Occupations shall not be permitted. If the uses are specified as conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	Uses
(a) Residential	
(1) Single-Family Detached Dwellings – Sub-Area 3	P – Sub-Area 3

Multi-Family Dwellings–
(2) Maximum 24 units within the exiting footprint of the current Delaware County Building and Engineer's Office – Sub-Area 1
(3) Maximum 20 attached single-family townhouse type units (two-story) on approximately 1.33 acres south of the existing building - Sub-Area 2
	For (a)(2) - L – Sub-Area 1
	
	For (a)(3) - L- Sub-Area 2

(b) Office and Professional Services	
(1) Offices – Administrative, Business and Professional	P
(2) Medical/Dental Offices health and allied services	P
(3) Research and development facilities within entirely enclosed buildings	P
(c) Community Facilities	
(1) Day Care Center – child/adult	C
(2) Library	P
(3) Public Safety and Service Facility	P
(d) Recreation	
(1) Public parks and playgrounds	P

L – Limited Use Requirements:

Multi-Family – Homeport owned and actively managed apartments for mixed income including low to moderate income individuals, families and seniors are permitted per the Development Plan approvals. The existing Delaware County Building and Engineering Office building shall contain a maximum 24 apartment units (no expansion to the current site plan and elevation of the building are permitted) while the approximately 1.33 acres south of the existing office building shall contain a maximum 20 two story single-family attached townhouse type units (rental) per the approved Preliminary Development Plan.

However, should Homeport fail to secure their requested Ohio Housing Finance Agency (OHFA) tax credit award for this proposed project any multi-family uses shall not be permitted or cease to be permitted and the zoning shall immediately revert to the proposed land use chart above for all uses except multi-family. Active, responsive, and responsible on-site management shall be an ongoing requirement for any multi-family uses and required common area maintenance on this site in order for the use to remain complaint with this text. Any other land use change in the future shall be permitted only through the normal and customary zone change procedures in effect at the time of application in the City of Delaware.

(5) **Prohibited Uses.**

i) **Adult Entertainment Businesses:** (also known as sexually oriented businesses) are expressly prohibited from locating anywhere on the proposed Development site.

ii) **Wireless telecommunication facilities: New, non-small cell** towers are expressly prohibited from the entire Development site

iii) **Outdoor Storage:** No outdoor storage is permitted on the site which includes open dumps, mineral extraction, etc.

iv) **Medical Marijuana**: No medical marijuana principal or accessory uses are permitted on the subject site.

v) **Games of Skill:** Accessory or principle for-profit, non-charitable, skill based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games but not including traditional video arcade type games typically found in restaurant/party center arrangements, for example Dave & Buster's, Magic Mountain, and Chuck E. Cheese

B. **Lot Standards.** The following standards shall apply for lot standards and coverage.

Lot Standards	
(1) Minimum lot area – single-family detached lots	7,000 sf or per approved FDP
(2) Minimum lot width -single-family detached lots	52-ft
(3) Single-family attached and Multi-Family lots	As shown on the PDP or altered per an approved FDP
(4) Single-family attached and Multi-Family lots	As shown on the PDP or altered per an approved FDP

C. **Building Setback Standards.** The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan. Decorative architectural elements such as canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

Minimum Building Setbacks	
(1) Setback from Channing Street	25 ft.
(2) Single-family attached and Multi-Family – Setback from private streets	10 ft or as approved on a FDP whichever is greater
(3) Single-Family Detached Lots – front yard setback from private street	25 ft.
(4) Single-Family Detached Lots – rear yard setback	30ft.
(5) Single-Family Detached Lots – side yard setbacks	7-ft.

D. **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle, except as otherwise approved on the Final Development Plan.

Minimum Parking Setbacks	
(1) Setback from Channing Street	25 ft.
(2) Setback from adjacent property lines generally. a. Adjacent to single family zoned property to the east, south, and north.	25 ft. 30 ft.

E. **Maximum Building Height.** The maximum height of any new building or structure shall be 30 feet and a maximum of two stories in height except for architectural details such as towers, spires or roof cupulas. The height of the existing office building to be converted to residential use shall not be increased from the current except for screening of any mechanical equipment and the like.

F. **Building Design.** The subject structure shall achieve compliance with City development standards and per the approved development text. All units shall achieve compliance with the R-4 Residential Design Criterial and Performance Standards in Chapter 1171and the following standards to ensure the intent of this regulation to create a cohesive and unified design throughout the entire development while varying colors and materials within a consistent overall design, color pallet, material, and architectural pattern as determined through the Final Development Plan review process that is not significantly dissimilar from the preliminary architectural renderings and that achieves compliance with the following requirements:

(1) Architectural Elements
   A. Similar architectural design elements and details shall be consistent throughout all elevations of the primary structure.
   B. Windows, doors and/or other details must be present on all four sides of the structure in a manner that is consistent but secondary to the treatment used on the front elevation of the primary structure.

C. Side elevations shall have a minimum wrap of 2 feet of materials used on the front elevations of the building corners. No brick or stone shall be required on the rear elevation (this elevation shall not be visible to the public) of any buildings.

(2) Exterior Building Materials
A. A minimum of 25% of the front façade shall be brick, stone, or cultured stone.
B. Cementitious siding (hardie plank) – (preferred)
C. Vinyl shakes in gables and accent areas
D. Horizontal or vertical vinyl siding (higher end) shall be permitted
E. Vinyl or metal window or wood windows
F. Vinyl or plastic detail pieces (i.e. brackets, dentil blocks, etc.)
G. Other materials used as minor accents with administrative approval of Planning and Community Development Director
H. Accessory structures such as enclosures for dumpsters and other similar structures shall consist of brick, stone, or similar approved products as the exterior material and be designed in a consistent and cohesive manner to the principal building in which it serves.
I. Mechanical Equipment shall be screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures as deemed appropriate. The height of such screening shall be equivalent to the height of the highest mechanical equipment.

(3) Roof Structures/Materials
A. Gable, hip shed roof structures or combination thereof is permitted
B. All structures shall have a primary roof structure having a 6-1/2 minimum pitch
C. Secondary roof structures shall have a 3-1/2 minimum pitch
D. Eave overhangs shall be a minimum of 12 inches and rake shall be a minimum 6 inches
E. Minimum 30 year, 3-tab roof shingles
F. Standing seam accent roof (minimal use)
G. Dormers (active and inactive)
H. Shingle colors shall be from the color range of natural materials; such as but not limited to wood shakes, slate, etc.

(4) Exterior Colors
A. Siding Colors – applicant shall supply color pallet to be used for review with Final Development Plan
1. Natural earth tones and/or warm neutral colors including white
2. High chroma colors are not permitted
B. Trim Colors - applicant shall supply color pallet to be used for review with Final Development Plan
1. Natural earth tones and/or warm neutral colors including white
2. Complementary or contrasting to siding color
3. High-chroma colors are not permitted

G. **Parking.** The amount of parking shall be as approved on the Final Development Plan and not substantially inconsistent with the Preliminary Development Plan.

(1) The zoning code requires two spaces per unit for each single-family lot, single-family attached unit, or for each multi-family unit.

i. The single-family houses would have a minimum two spaces each with one being a one-car attached garage with each unit.

ii. The 20 attached townhouse units would have 44 parking spaces which achieve compliance with the parking standards,

iii. The three-story 23-unit building would have 37 parking spaces while 46 parking spaces would be required.

A, The applicant is proposing to leave the existing parking lot on the west side of Channing St. as a parking lot for the entire development which would provide an additional approximately 18 parking spaces above requirements for residents and visitors. In total then, the site would have more parking than the Zoning Code requires.

H. **Landscaping and Screening.** All landscaping shall meet the requirements of the Zoning Code and the Gateways & Corridors Plan; except as otherwise approved on the Final Development Plan.

(1) Street trees shall be required along the private drive with the 8-lot single family detached units.

(2) The single-family detached units shall meet the landscape requirements in Chapter 1171 at building permit approval.

(3) Street trees shall be installed along Channing Street, Vernon Avenue and the private in the single-family lot subdivision.

(4) The 24-unit apartment building shall have a comprehensive landscape plan approved by staff.

(5) The 20-unit, two-story attached townhouse units shall have a comprehensive landscape plan approved by staff.

(6) A 4-6-foot-high earthen mound, the height subject to adjustment based on assuring adequate drainage, sight lines at intersections, and a slope not in excess of 3:1, with landscaping per an FDP shall be installed just east and south of the 20-unit, two-story attached townhouse units adjacent to the single-family homes.

(7) Buffer yard and landscaping shall be included on the north side of the private drive adjacent to the single-family detached units per an FDP.

(8) Parking lot landscaping and screening shall be installed per the zoning code.

I. **Lighting.** Building, site, and accent lighting shall be provided in accordance with the current zoning and building code at the submittal of the Final Development Plan.

J. **Signs.** A comprehensive sign plan shall be provided and approved in conformance with Section 1165 Signs of the zoning code and adopted Gateways and Corridor Plan and shall be provided as part of the Final Development Plan.

K. **Roads.** The private roads shall be constructed to public standards within the development as approved by the City Engineer. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plan.

L. **Pedestrian/Bike Path**. The adopted Bicycle and Pedestrian Master Plan 2027 does not identify bike paths in this area. The existing sidewalk on Channing Street shall be maintained or reconstructed. Also, a sidewalk along Vernon Avenue shall be required along the frontage of the subject property. The proposed single-family detached subdivision and the balance of the development site shall have a sidewalk on a least one side of the corresponding streets per the FDP with the sidewalk for the single-family detached units being on the housing unit side of the street. Sidewalk connections shall connect the mix of land uses with the proposed open spaces and to the adjacent Channing Street sidewalk.

M. **Utilities.** All new utilities(s) to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plan.

N. **Active Open Space:** There shall be at least 2 active open spaces for the development site with a tot lot, active field space, and other amenities as determined with the FDP. Preliminarily there are 3 potential locations for active open space including to the east of the main parking lot, to the north of the townhouse units, and at the east end of the single-family detached units. Programing all 3 areas is the desire intent.

O. **Common Area Maintenance:** There shall be an association of homeowners/renters for the entire development that shall maintain all common areas, landscaping / mounding / playgrounds / tot lots / active field areas in common areas, street trees on private drives, parking areas, private streets, all sidewalks, and the like.

50 Channing Street Redevelopment

Plan Overview

Homeport proposes to redevelop the existing Delaware County Engineers property at 50 Channing Street, Delaware. There are three components to the concept, as shown on the proposed site plan:

1) The existing two-story office building will be preserved, except for the block garage on the east side. The office space on the first and second floors will be converted into housing, with 24 apartments, a community space for residents and an office for the property manager.
2) We will develop the large parking lot south of the existing office building with 20 two-story townhomes in three rowhouse buildings.
3) Eight detached, for-sale single-family homes are planned for the eastern end of the site, where the County's garage is now located.

The plan incorporates a mixed-income concept designed to meet diverse housing needs in the community for seniors and families. The first two components would utilize the housing tax credit available though the Ohio Housing Finance Agency (OHFA) to develop affordable rental housing. This program seeks to provide the community with energy-efficient, market-rate quality housing at a lower rent than would otherwise be possible. Apartments of each size are set aside for renters at different income levels: 30% of area median income (AMI), 50%, 60% and 80% AMI. Our plan would provide:

# Units	# Bedrooms	Estimated Net Rent Range
15	One	$350-$725
22	Two	$420-$1,000
7	Three	$495-$1,135

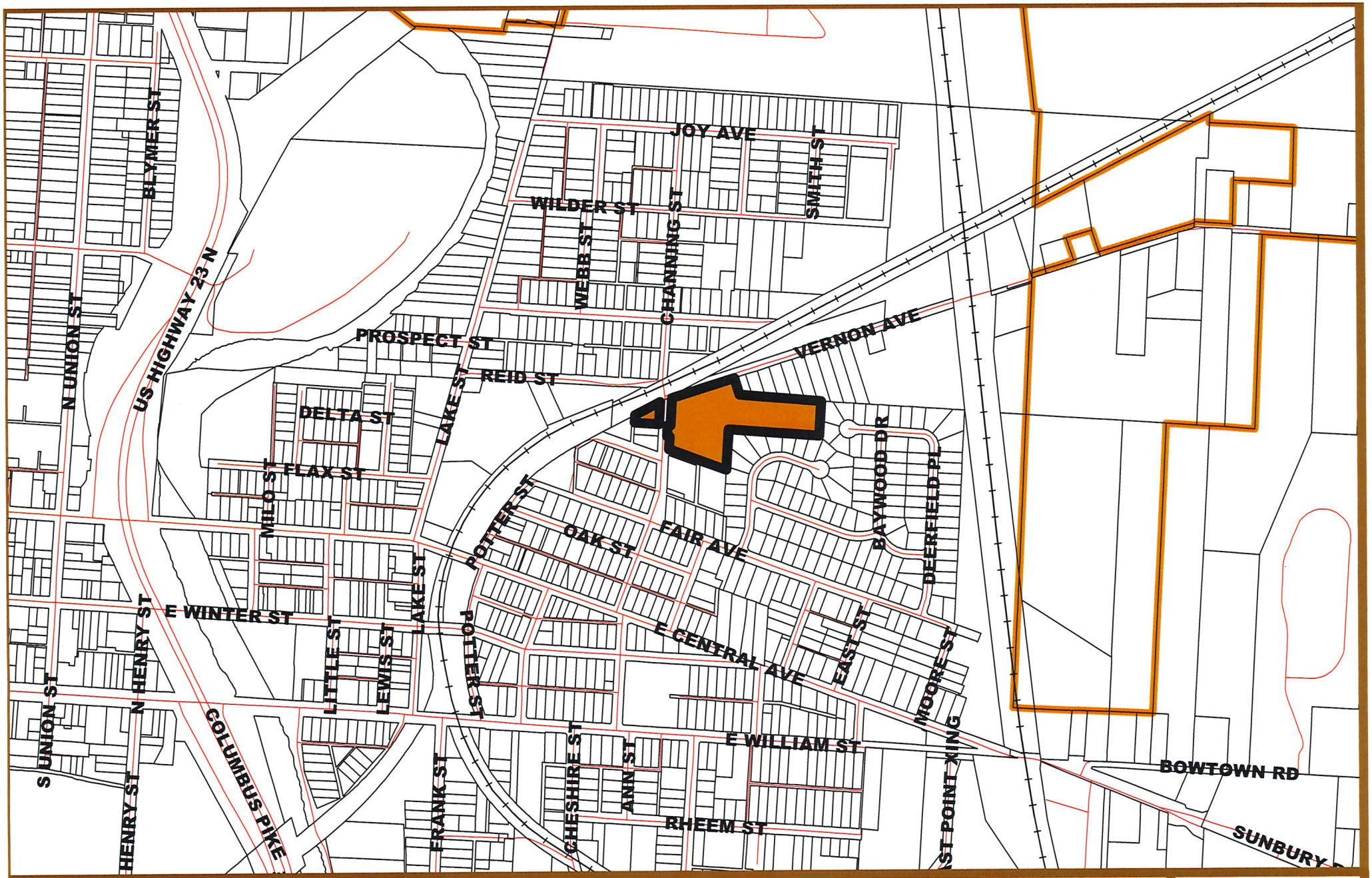
The 2020 income limits for Delaware County, based on household size, are as follows:
One Person $47,150; Two Persons 53,900; Three Persons $60,650; Four Persons $67,350

The budget for development of the rental portion of the plan totals about $10.5MM, with construction estimated at $6.1MM. The budget would be financed with a combination of hard debt, a "soft" loan from OHFA and equity from the tax credit investors estimated at $8MM.

Our third component of the plan for single-family homes assumes the development of eight homes on a new street to be constructed along the north side of the site. Homes in the range of 1500 square feet with an attached garage should fit in well with the surrounding single-family area. Our plan involves selling these homes at market value to families in the area. No income restrictions are assumed.

Development Team

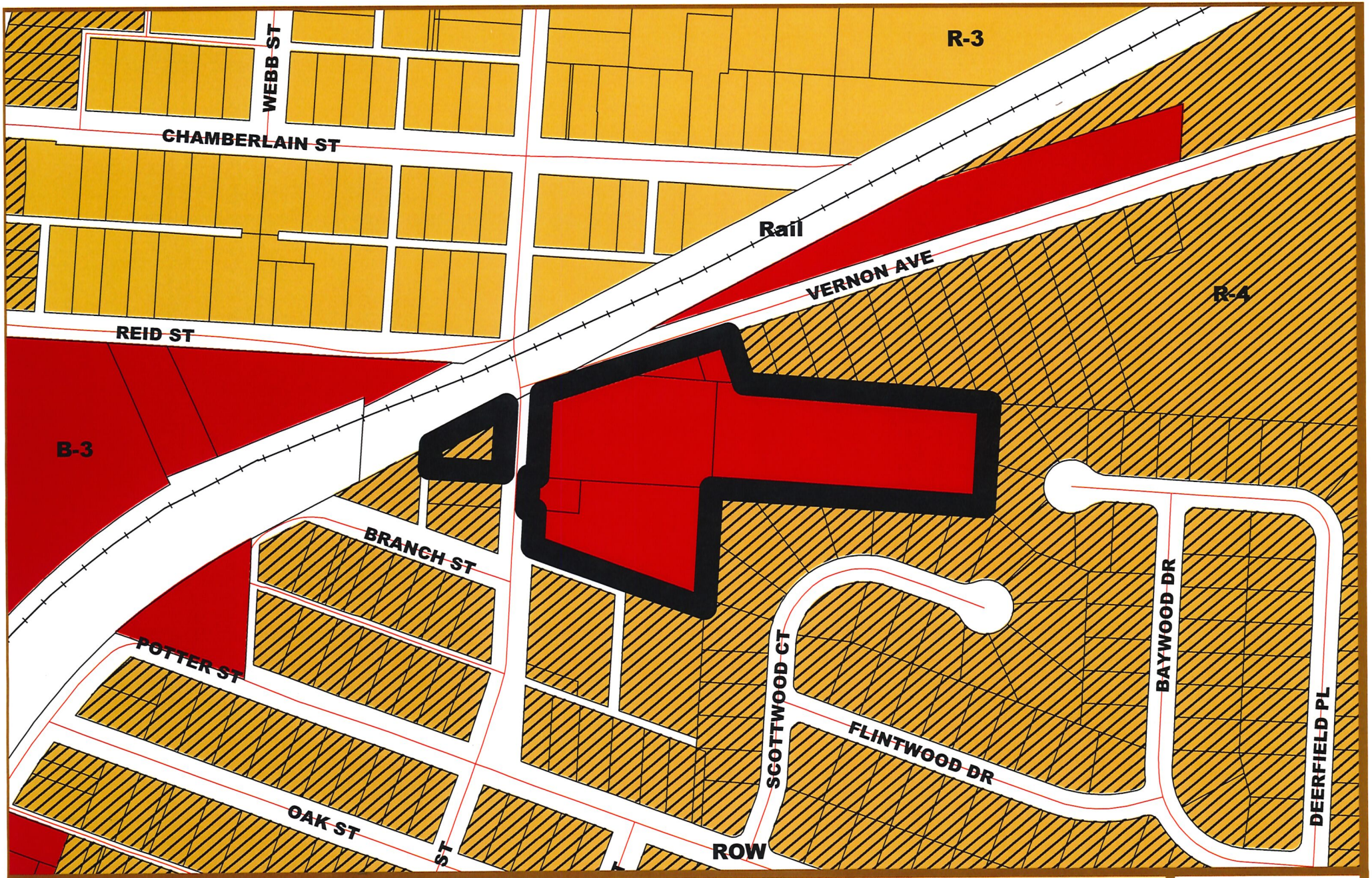
Developer/Owner:	Homeport (see attached information), which has developed affordable housing in central Ohio for 30+ years, with a rental portfolio of more than 2,400 units and a track record of selling about 300 homes.
Architect:	Shremshock Architects & Engineers, New Albany, Ohio
General Contractor:	Not yet selected. Homeport typically works with mid-size central Ohio builders, such as Rockford Homes, Ruscilli Construction, Gorsuch Construction, others.



EST 1808
CITY OF
DELAWARE
OHIO

2020-2571-2573
Rezoning Amendment, Conditional Use Permit, and Preliminary Development Plan
Homeport - 50 Channing Street
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2020-2571-2573
Rezoning Amendment, Conditional Use Permit, and Preliminary Development Plan
Homeport - 50 Channing Street
Zoning Map

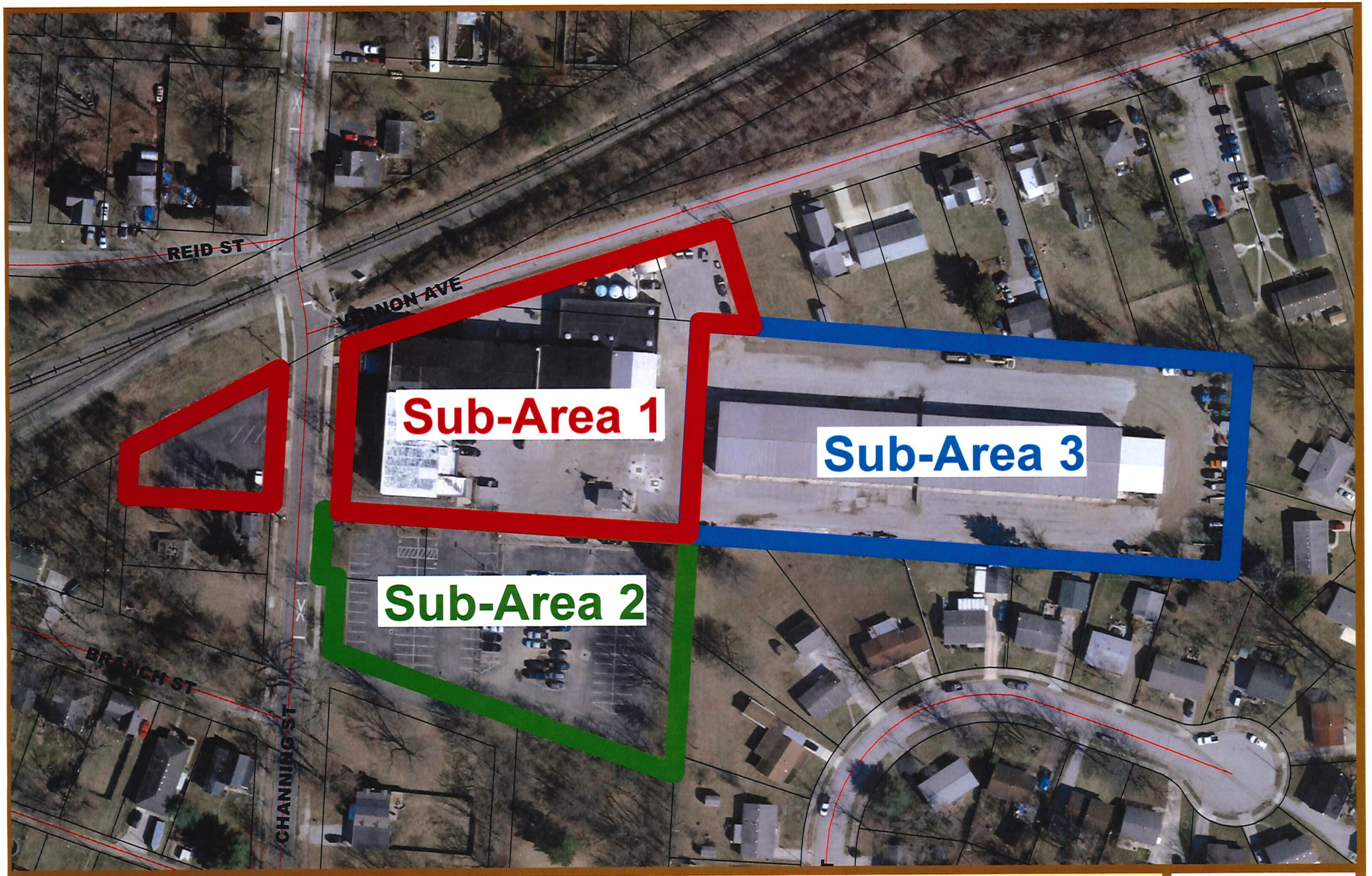
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EST 1808
CITY OF
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OHIO

2020-2571-2573
Rezoning Amendment, Conditional Use Permit, and Preliminary Development Plan
Homeport - 50 Channing Street
Aerial (2019) Map

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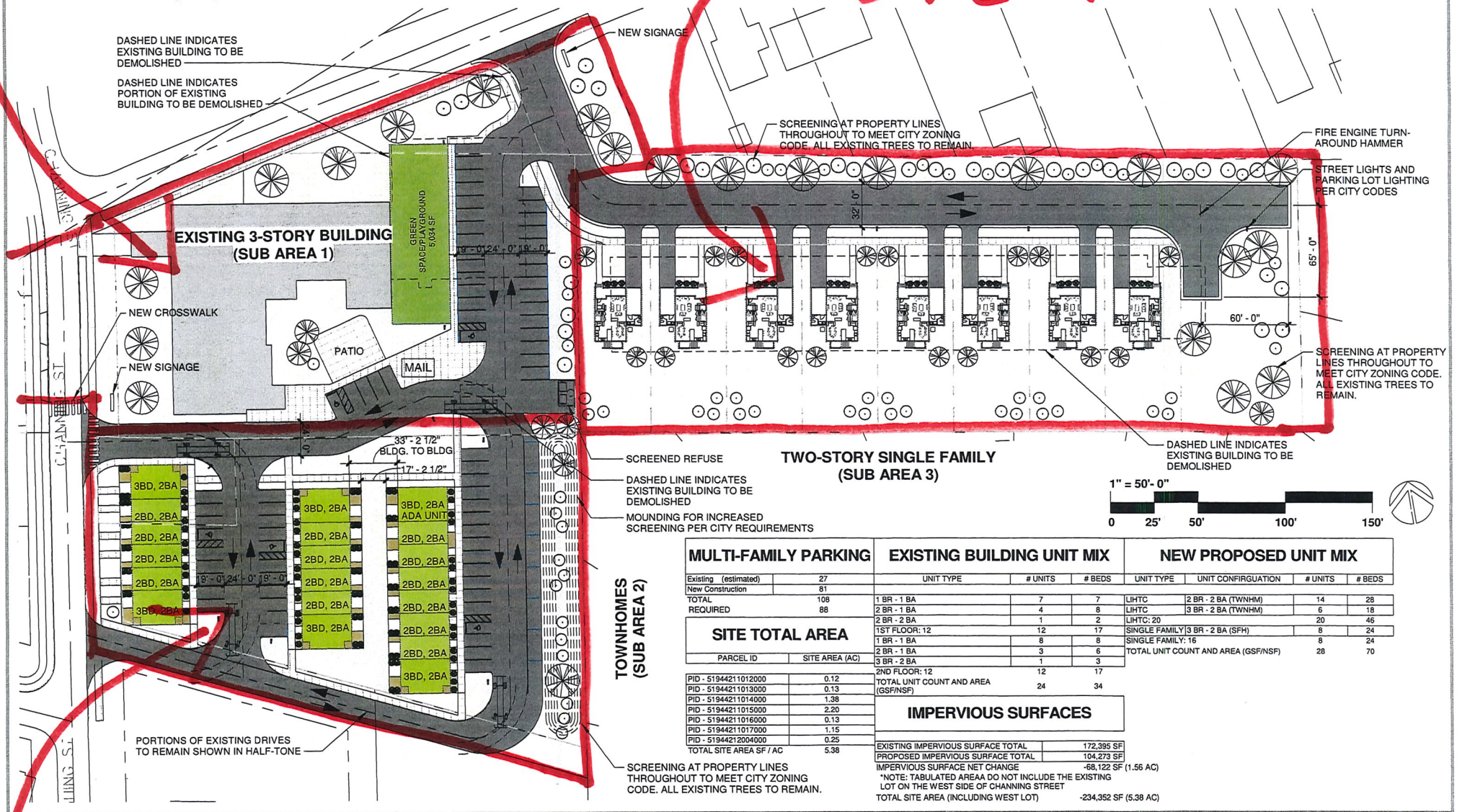
EST 1808
CITY OF
DELAWARE
OHIO

2020-2571-2573
Rezoning Amendment, Conditional Use Permit, and Preliminary Development Plan
Homeport - 50 Channing Street
Sub-Area Map

N

SUB-AREA 1

SUB-AREA 3



MULTI-FAMILY PARKING

Existing (estimated)	27
New Construction	81
TOTAL	108
REQUIRED	88

SITE TOTAL AREA

PARCEL ID	SITE AREA (AC)
PID - 51944211012000	0.12
PID - 51944211013000	0.13
PID - 51944211014000	1.38
PID - 51944211015000	2.20
PID - 51944211016000	0.13
PID - 51944211017000	1.15
PID - 51944212004000	0.25
TOTAL SITE AREA SF / AC	5.38

EXISTING BUILDING UNIT MIX

UNIT TYPE	# UNITS	# BEDS
1 BR - 1 BA	7	7
2 BR - 1 BA	4	8
2 BR - 2 BA	1	2
1ST FLOOR: 12	12	17
1 BR - 1 BA	8	8
2 BR - 1 BA	3	6
3 BR - 2 BA	1	3
2ND FLOOR: 12	12	17
TOTAL UNIT COUNT AND AREA (GSF/NSF)	24	34

NEW PROPOSED UNIT MIX

UNIT TYPE	UNIT CONFIRGUATION	# UNITS	# BEDS
LIHTC	2 BR - 2 BA (TWNHM)	14	28
LIHTC	3 BR - 2 BA (TWNHM)	6	18
LIHTC: 20		20	46
SINGLE FAMILY	3 BR - 2 BA (SFH)	8	24
SINGLE FAMILY: 16		8	24
TOTAL UNIT COUNT AND AREA (GSF/NSF)		28	70

IMPERVIOUS SURFACES

EXISTING IMPERVIOUS SURFACE TOTAL	172,395 SF
PROPOSED IMPERVIOUS SURFACE TOTAL	104,273 SF
IMPERVIOUS SURFACE NET CHANGE	-68,122 SF (1.56 AC)

*NOTE: TABULATED AREAA DO NOT INCLUDE THE EXISTING LOT ON THE WEST SIDE OF CHANNING STREET

TOTAL SITE AREA (INCLUDING WEST LOT) -234,352 SF (5.38 AC)

SUB-AREA 2

SHREMSHOCK
SHREMSHOCK ARCHITECTS, INC.
7469 West Campus Road Suite 150 New Albany, OH 43054
t 614 545 4566 f 614 545 4565 www.shremshock.com

DCBR MULTIFAMILY CONVERSION

50 CHANNING STREET
DELAWARE. OH 43015

SAI # 200261 11/13/2020

A02
ARCHITECTURAL
SITE

homeport

DCBR Multifamily Conversion
Conceptual Design

SHREMSHOCK

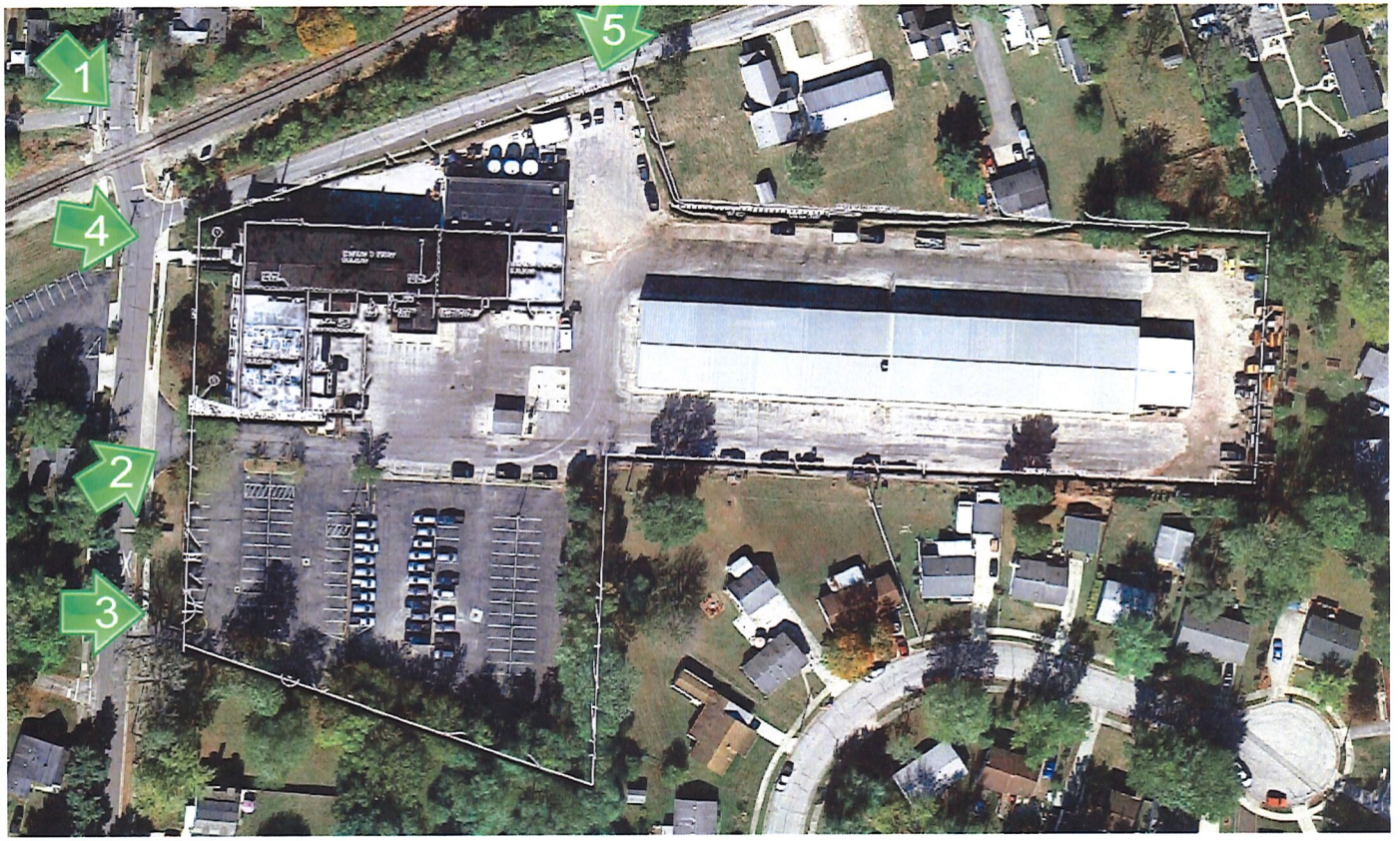
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EXISTING SITE AND CONDITIONS

SHREMSHOCK

HOMEPORT
DCBR Multyfamily Conversion
Concept Design
NOVEMBER.25.2020

CD-1

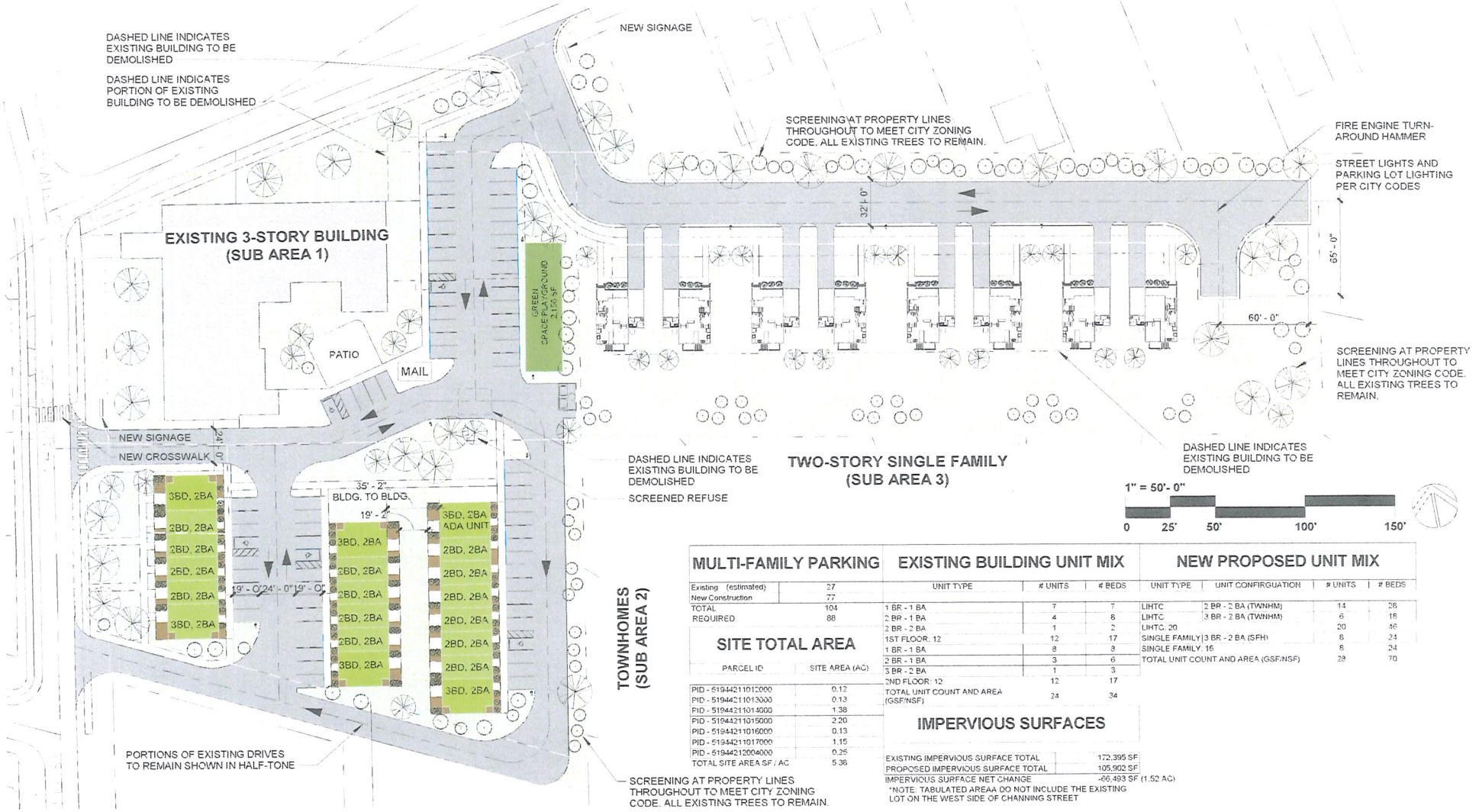
homeport



1" = 80'- 0"

0 40' 80' 160' 240'

OVERALL SITE PLAN



MULTI-FAMILY PARKING

Existing (estimated)	27
New Construction	77
TOTAL	104
REQUIRED	88

SITE TOTAL AREA

PARCEL ID	SITE AREA (AC)
PID - 51944211012000	0.12
PID - 51944211013000	0.13
PID - 51944211014000	1.38
PID - 51944211015000	2.20
PID - 51944211016000	0.13
PID - 51944211017000	1.15
PID - 51944212004000	0.25
TOTAL SITE AREA SF / AC	5.36

EXISTING BUILDING UNIT MIX

UNIT TYPE	# UNITS	# BEDS
1 BR - 1 BA	7	7
2 BR - 1 BA	4	8
2 BR - 2 BA	1	2
1ST FLOOR: 12	12	17
1 BR - 1 BA	8	8
2 BR - 1 BA	3	6
3 BR - 2 BA	1	3
2ND FLOOR: 12	12	17
TOTAL UNIT COUNT AND AREA (GSF/NSF)	24	34

NEW PROPOSED UNIT MIX

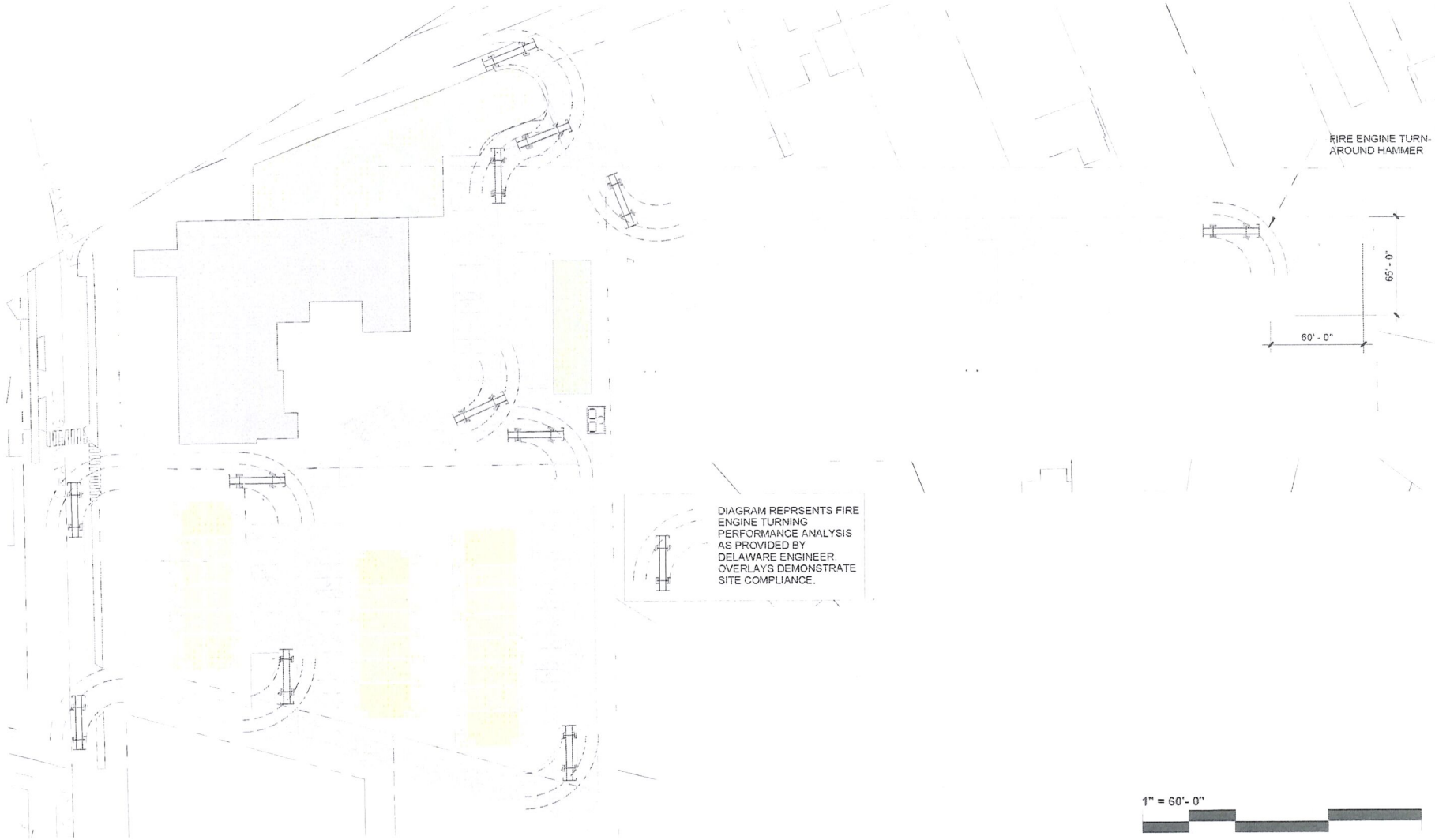
UNIT TYPE	UNIT CONFIRGUATION	# UNITS	# BEDS
LIHTC	2 BR - 2 BA (TWNHM)	14	28
LIHTC	3 BR - 2 BA (TWNHM)	6	18
LIHTC: 20		20	46
SINGLE FAMILY	3 BR - 2 BA (SFH)	8	24
SINGLE FAMILY: 16		8	24
TOTAL UNIT COUNT AND AREA (GSF/NSF)		28	70

IMPERVIOUS SURFACES

EXISTING IMPERVIOUS SURFACE TOTAL	172,395 SF
PROPOSED IMPERVIOUS SURFACE TOTAL	105,902 SF
IMPERVIOUS SURFACE NET CHANGE	-66,493 SF (1.52 AC)

*NOTE: TABULATED AREAA DO NOT INCLUDE THE EXISTING LOT ON THE WEST SIDE OF CHANNING STREET

SITE PLAN



1" = 60'- 0"

SITE FIRE ACCESS PLAN

HOME AREAS

LEVEL	SQUARE FOOTAGE	AREA TYPE
1ST FLOOR	763 SF	LIVING UNITS - 3 BR
1ST FLOOR	210 SF	GARAGE
	973 SF	
2ND FLOOR	690 SF	LIVING UNITS - 3 BR
	690 SF	
TOTAL AREA	1,663 SF	

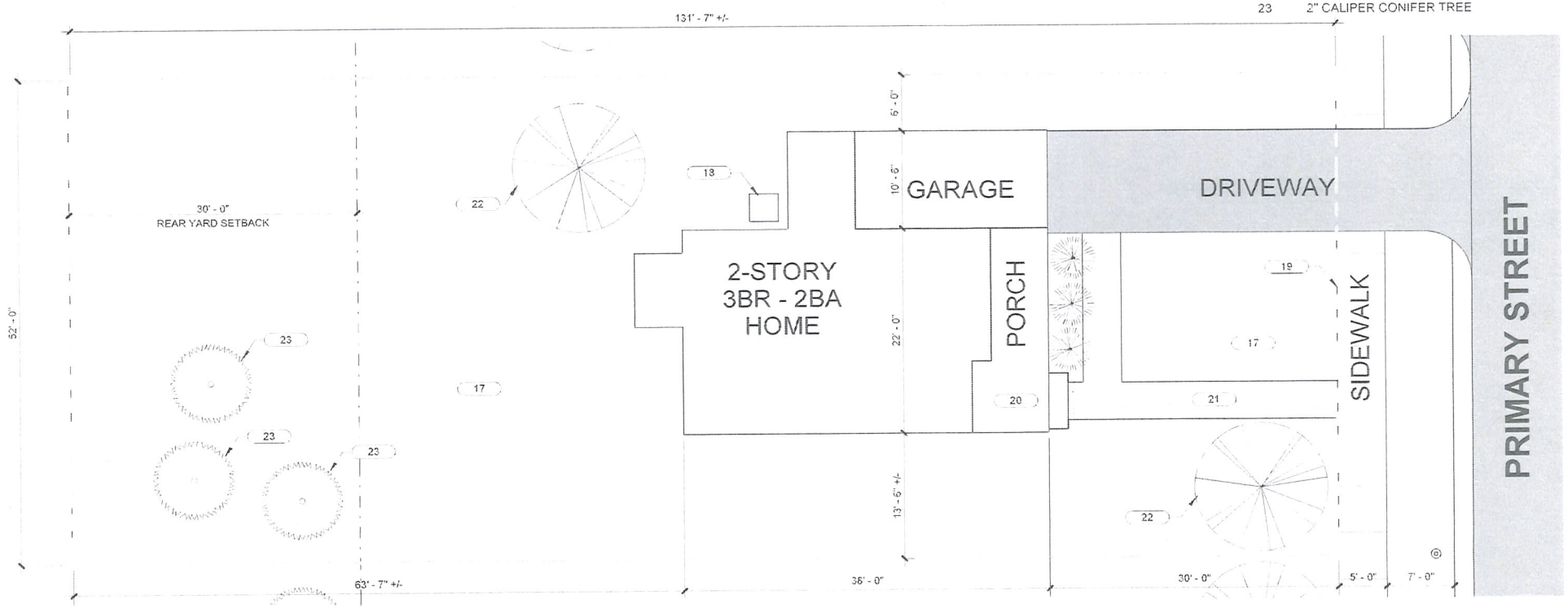
LOT AREA INFORMATION

AREA (SF)	AREA (AC)
6,842	0.16

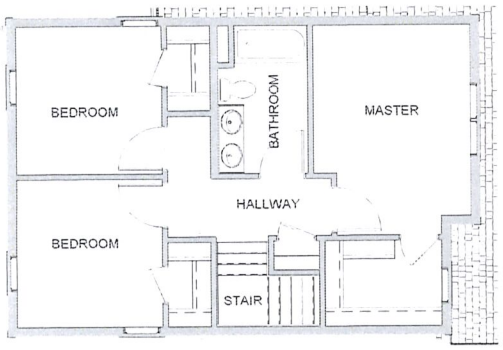
LOT COVERAGE - 15%

KEYNOTE LEGEND

17	ALL YARD AREAS SHALL BE SEEDED AND FERTILIZED
18	4" CONCRETE AIR CONDITIONING UNIT PAD
19	5' CONCRETE SIDEWALK 4" THICK WITH FIBER REINFORCING
20	WOOD FRAMED PORCH, STEPS, AND HANDRAIL WITH CONCRETE PIER FOUNDATIONS
21	4' CONCRETE SIDEWALK 4" THICK WITH FIBER REINFORCING
22	2" CALIPER DECIDUOUS TREE
23	2" CALIPER CONIFER TREE



PLOT PLAN - TYPICAL HOME

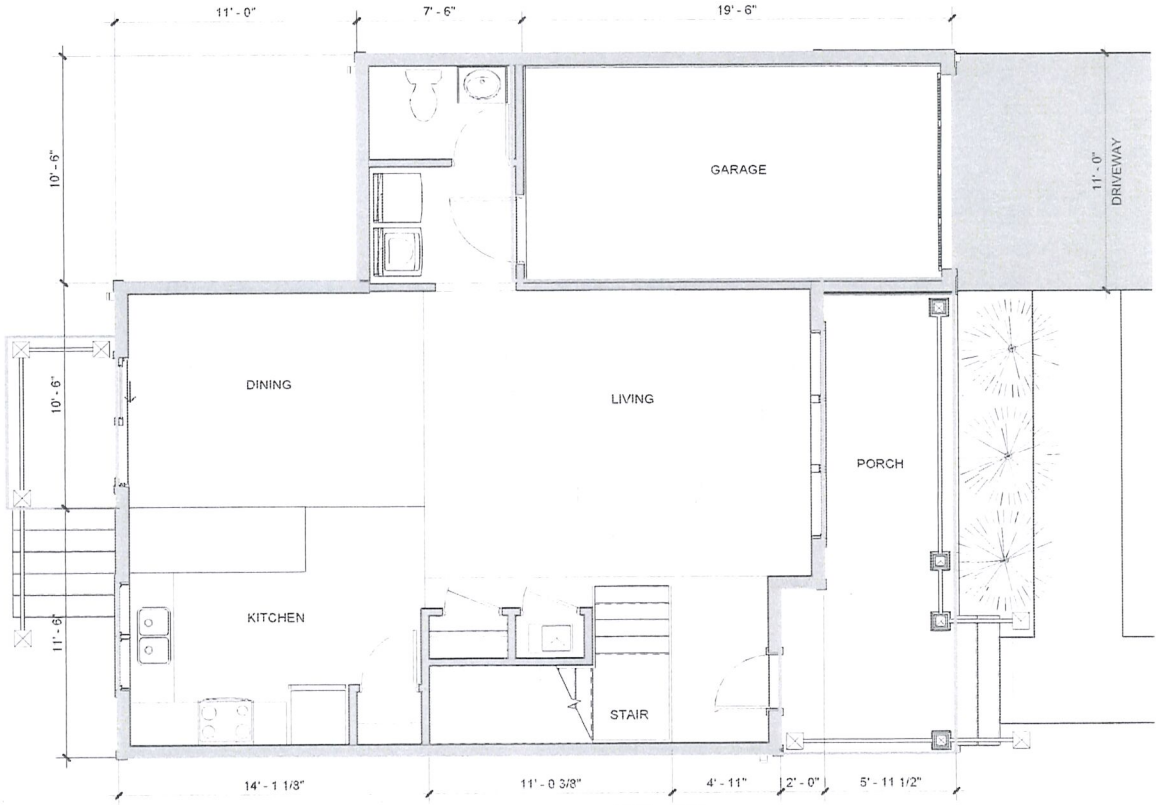


1/8" = 1'-0"

0 8' 12' 16' 20'

SECOND FLOOR

HOME AREAS		
LEVEL	SQUARE FOOTAGE	AREA TYPE
1ST FLOOR	763 SF	LIVING UNITS - 3 BR
1ST FLOOR	210 SF	GARAGE
	973 SF	
2ND FLOOR	690 SF	LIVING UNITS - 3 BR
	690 SF	
TOTAL AREA	1,663 SF	



3/16" = 1'-0"

0 6' 9' 12' 15'

FIRST FLOOR

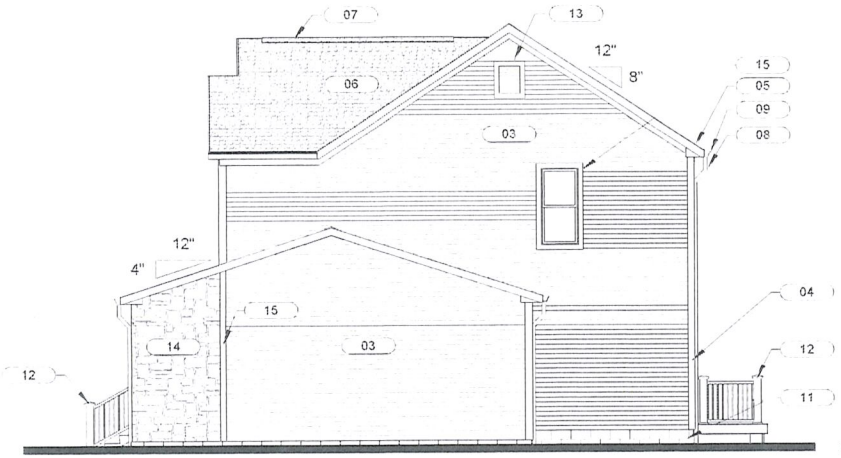
TYPICAL HOME - FLOOR PLANS

SHREMSHOCK

HOMEPORT
DCBR Multyfamily Conversion
Concept Design
NOVEMBER.25.2020

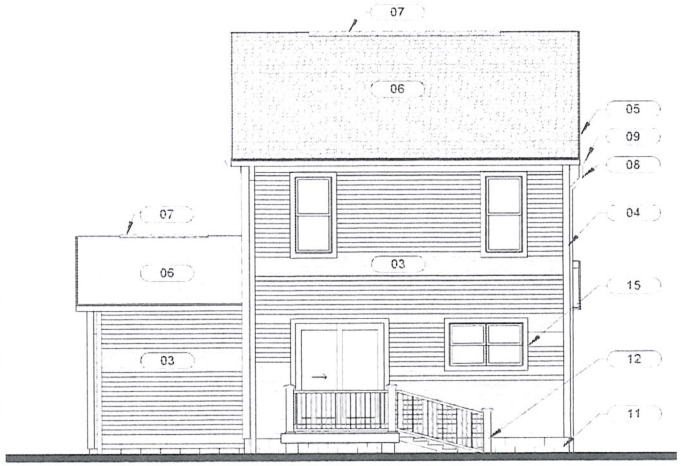
CD-6

homeport



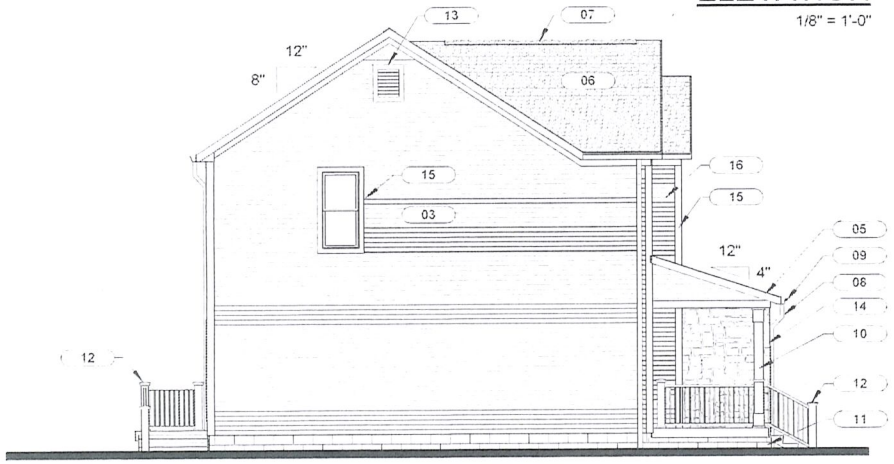
GARAGE SIDE ELEVATION

1/8" = 1'-0"



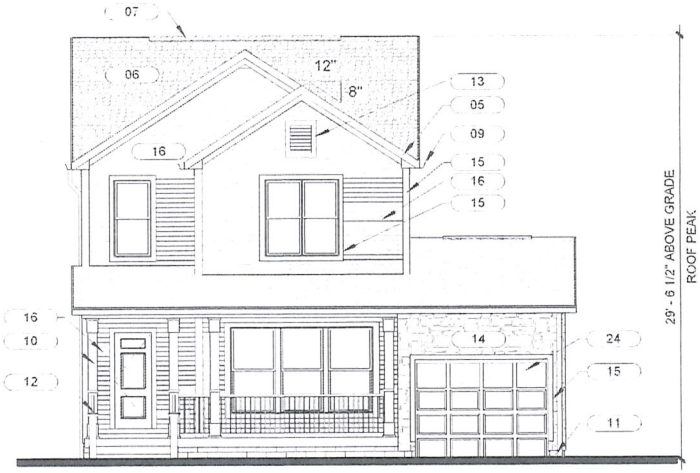
REAR ELEVATION

1/8" = 1'-0"



SIDE ELEVATION

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"

KEYNOTE LEGEND

03 4" VINYL SIDING
04 3-1/2" VINYL CORNER BOARD
05 6" FIBER CEMENT FASCIA
06 DIMENSIONAL SHINGLES
07 RIDGE VENT
08 2X3 ALUMINUM DOWNSPOUT
09 PREFINISHED OGEE ALUMINUM GUTTER
10 CEDAR WRAPPED COLUMNS
11 STAINED EXPOSED CONCRETE FOUNDATION WALL
12 WOOD RAILING
13 LOUVERED SQUARE TOP VENT
14 DELAWARE BLUE VEIN LIMESTONE
15 4" FIBER CEMENT TRIM
16 FIBER CEMENT SIDING - 3"-4" DUTCH LAP W/ 20 YEAR WARRANTY
24 GARAGE DOOR WINDOWS, FULL PANEL

TYPICAL HOME ELEVATIONS



ELEVATION "A"

ELEVATION "B"

ELEVATION "C"

FRONT ELEVATION - TYPICAL SINGLE HOMES



STREETSACPE ELEVATION - SINGLE HOMES



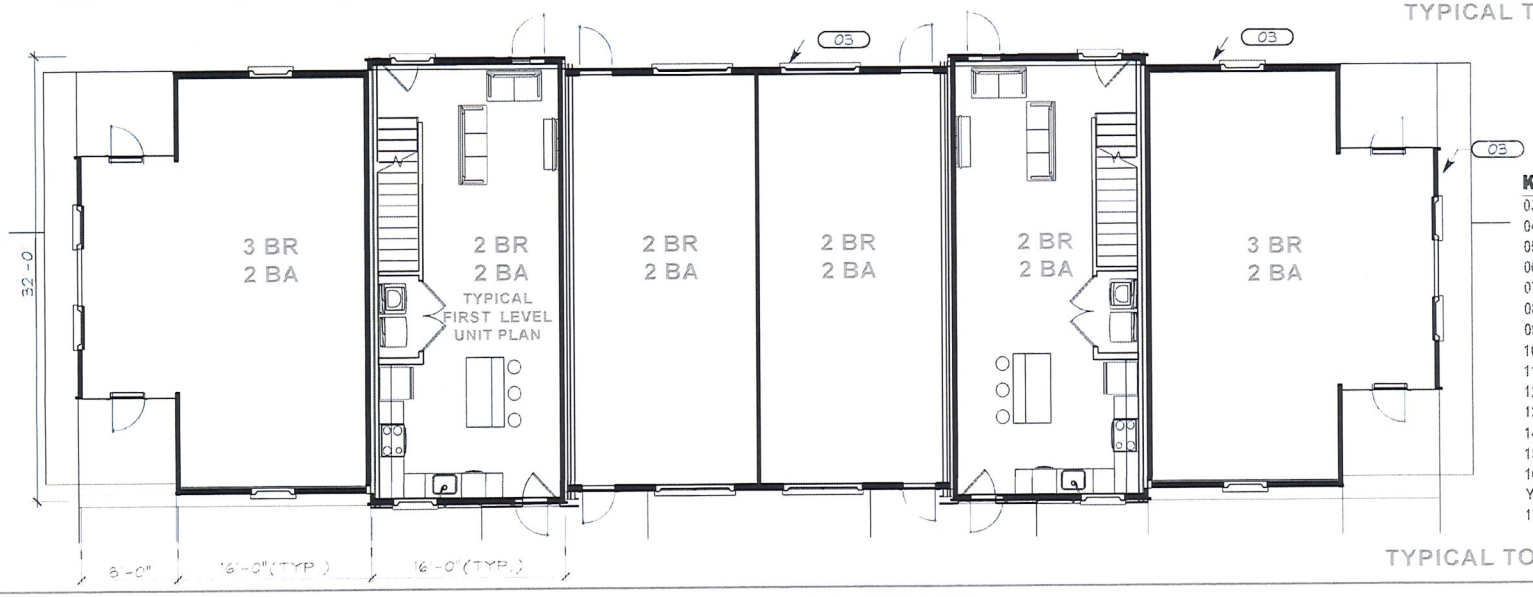
CHANNING ST STREETSCAPE ELEVATION



PROPERTY LINE - SOUTH ELEVATION



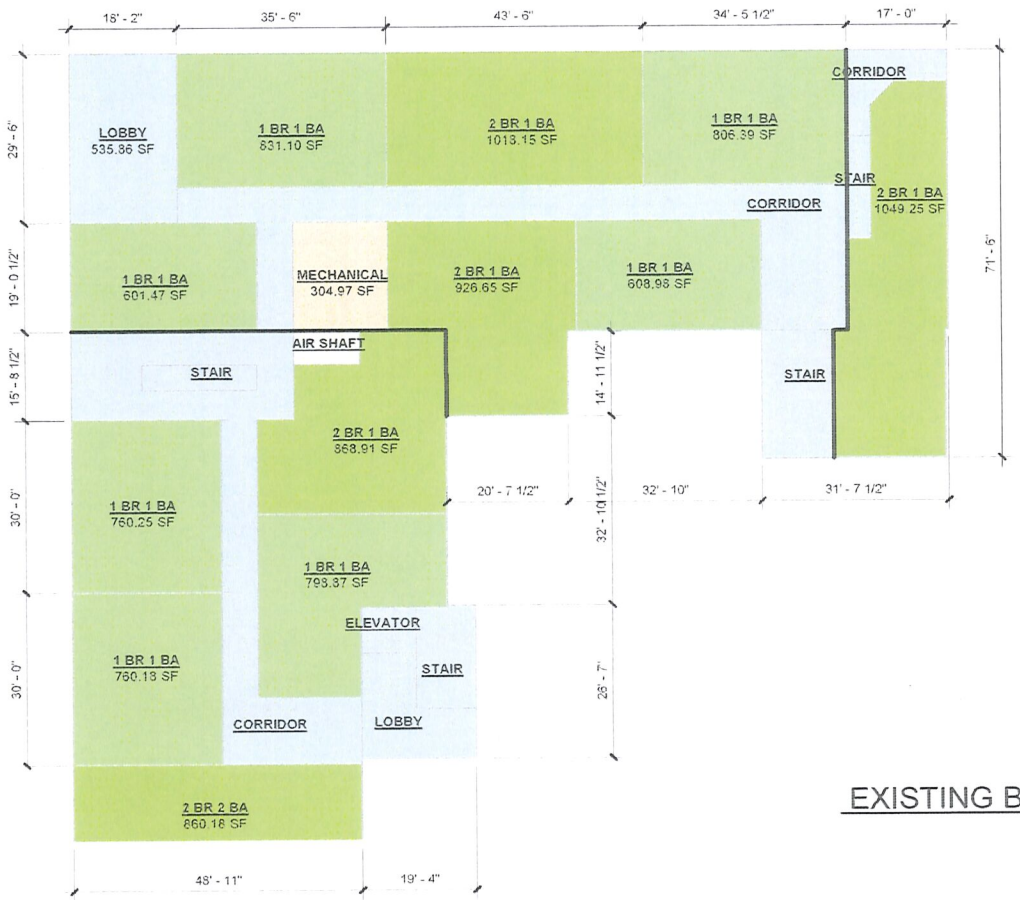
TYPICAL TOWNHOME - ELEVATION



KEYNOTE LEGEND

03 6" VINYL SIDING
04 NOT USED
05 6" FIBER CEMENT FASCIA
06 DIMENSIONAL SHINGLES
07 RIDGE VENT
08 2X3 ALUMINUM DOWNSPOUT
09 PREFINISHED OGEE ALUMINUM GUTTER
10 NOT USED
11 NOT USED
12 WOOD FENCING
13 LOUVERED VENT
14 DELAWARE BLUE VEIN LIMESTONE
15 4" FIBER CEMENT TRIM
16 FIBER CEMENT SIDING - 3"-4" DUTCH LAP W/ 20 YEAR WARRANTY
17 FIBER CEMENT BOARD & BATTEN SIDING

TYPICAL TOWNHOME - FLOOR PLAN



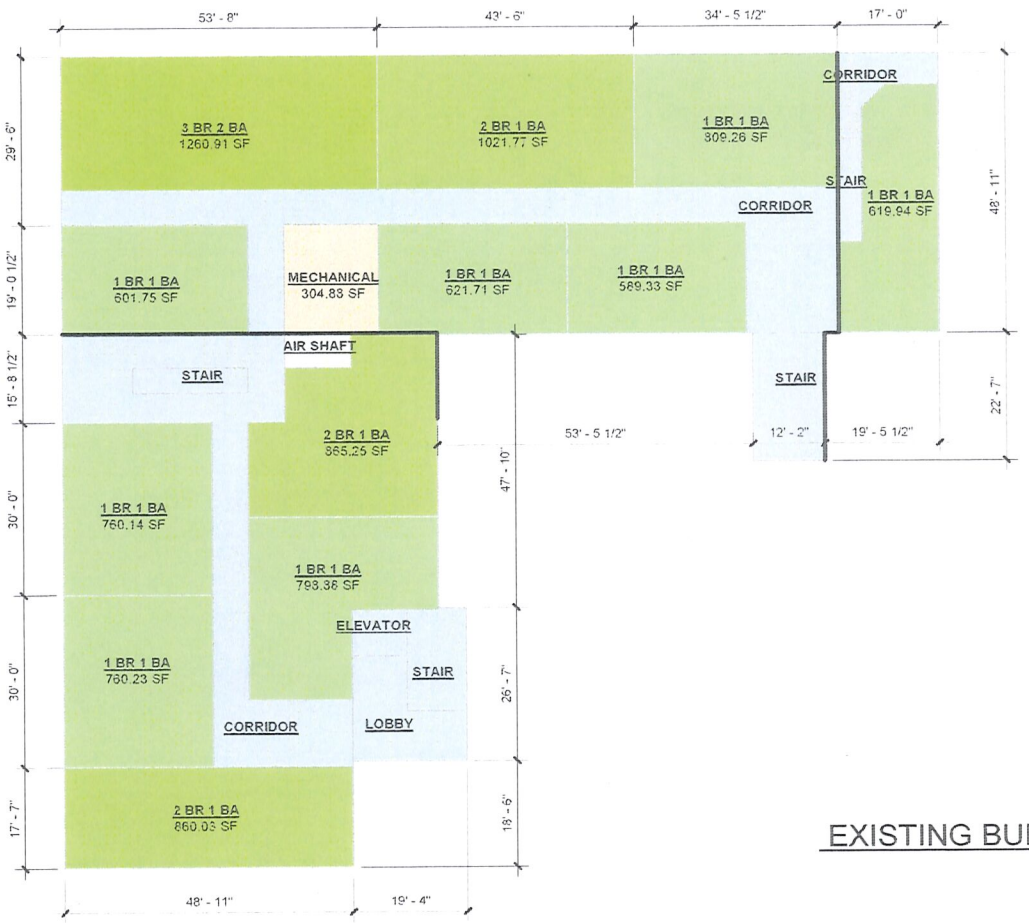
UNIT MIX

UNIT TYPE	# UNITS	# BEDS	UNIT GROSS AREA (GSF)	UNIT NET AREA (NSF +/-)
1 BR - 1 BA	7	7	5167	4840
2 BR - 1 BA	4	8	3863	3628
2 BR - 2 BA	1	2	860	805
1ST FLOOR: 12	12	17	9890	9272
1 BR - 1 BA	6	6	5561	5191
2 BR - 1 BA	3	6	2747	2582
3 BR - 2 BA	1	3	1261	1197
2ND FLOOR: 12	12	17	9569	8970
TOTAL UNIT COUNT AND AREA (GSF/NSF)	24	34	19460	18242

NOTE
LOWER LEVEL TO BE SHARED COMMUNITY SPACE

EXISTING BUILDING FIRST FLOOR
A
1" = 20'-0"

1" = 20'- 0"
0 10' 20' 40' 60



UNIT MIX

UNIT TYPE	# UNITS	# BEDS	UNIT GROSS AREA (GSF)	UNIT NET AREA (NSF +/-)
1 BR - 1 BA	7	7	5167	4840
2 BR - 1 BA	4	8	3863	3628
2 BR - 2 BA	1	2	360	805
1ST FLOOR: 12	12	17	9390	9272
1 BR - 1 BA	6	6	5561	5191
2 BR - 1 BA	3	6	2747	2582
3 BR - 2 BA	1	3	1261	1197
2ND FLOOR: 12	12	17	9569	8970
TOTAL UNIT COUNT AND AREA (GSF/NSF)	24	34	19460	18242

EXISTING BUILDING SECOND FLOOR

A

1" = 20'-0"

1" = 20'- 0"

0 10' 20' 40' 60

COMMUNITY IMPACT ASSESSMENT

This Community Impact Assessment (CIA) is submitted with the Homeport application for rezoning, preliminary development plan, and conditional use permit (CUP/PMU) applications.

PROJECT SUMMARY

Homeport is proposing a planned residential development on the property located at 50 Channing Street, the long-time location of the Delaware County Engineer's Office. The DCEO is moving to the new Delaware County offices and will be vacating the 50 Channing Street facilities.

Homeport is proposing 3 sub-areas to reflect 3 different residential home styles:

Sub Area 1 - The 1.7 +/- acre area on which the DCEO office building is located. Homeport is proposing an adaptive reuse of the existing office building, and conversion to up to 24 apartments.

Sub Area 2 - the 1.2 +/- area located to the west of the DCEO office building, currently a parking lot. Sub Area 2 is planned for 20 single family attached, townhome style homes.

Sub Area 3 - the 2.2 +/- acre area currently occupied by the DCEO garage facilities building. This garage is located behind the homes along Vernon Avenue. Homeport is proposing 8 single family homes for this Sub Area to match the land use of single-family homes.

HOMEPORT

Columbus Housing Partnership, Inc. dba Homeport is a non-profit corporation with a purpose to provide affordable housing to the Central Ohio community. Homeport develops both single-family for sale and rental housing. The rental portfolio of 38 developments with more than 2,400 units includes scattered site and single site single family rental homes, senior housing and apartments and town home products for families. Although much of the portfolio is in Columbus, Homeport has currently completed developments in Reynoldsburg, Grove City and Whitehall.

SECTION 1191.03 PROJECT DETAILS

Pursuant to Section 1191.03, the CIA must address the anticipated impacts to public service facilities, public uses and other issues which might affect the health, safety, general welfare and quality of life in the City.

The Homeport proposal is an effort to bring new housing stock and investment to this area of the City, including a useful variety of residential uses into the fabric of this established neighborhood. Work force housing is badly needed in the City of Delaware and in Central Ohio

generally. The costs of land, regulations and approvals process and new building construction costs have outpriced most middle-class families. Homeport seeks to bridge that gap to prices of housing, meet the needs of our local work force and ultimately create safe and healthy neighborhoods and communities.

The existing building is outdated and well positioned for an adaptive re-use. The garage is a large facility/actively used. The remaining site is a parking lot for employees and visitors. There is an opportunity to significantly reduce the paved areas/impervious surfaces - and to introduce grassed areas for yards, setbacks and increased landscaping.

The Homeport proposal is not expected to have any negative effects on the public services. All new developments, including those proposed by Homeport, are required to meet the most current and rigorous standards for many areas: buildings meet or exceed the design, building codes; all construction meets current stormwater regulations; all plans are built to required specifications including roads and access points.

The current use of 50 Channing Street is B3, commercial. The commercial office building and parking brings a consistent and daily flow of certain traffic. The development of 8 single family homes, 20 single family townhomes and 24 apartments is not expected to significantly increase traffic. City parking requirements are met (see preliminary plan attached). Access is planned from the existing entrances along Channing and for 8 homes along Vernon Avenue (i.e., existing DCEO Garage access).

The Homeport proposal includes a landscaping plan that provides an emphasis on areas adjacent to existing homes. Location of parking has been specifically contemplated to relate to the proposed uses and buildings, rather than towards the existing neighborhood.

The view from adjacent homes will now reflect homes. The existing building (minus garage component) will remain but with various improvements and will be screened in some degree from Vernon Avenue Homes and westerly Scottwood Court homes with new homes. Again, additional landscaping and screening will assist.

The site is not located within a floodplain. The Homeport development will be designed to meet or exceed all storm water regulations.

There are very few trees currently on the Site. The Homeport development will increase green areas and significantly add trees and landscaping.

Soils are identified as typical mixed urban, with the potential for soil remediation needed, based on prior use. Soils borings will be conducted in the areas of new development to determine proper foundations to support proposed residential structures.

As mentioned above, there is no significant Site ecology to speak of. The Site is paved and developed fully. New environmental features are expected to develop with new green area and

tree lines/storm water management. These items will be more fully defined in the final development plan/final engineering steps.

With regard to noise and pollution, the site generates commercial level sound, and low/no pollution in that regard. The Homeport proposal will add the same and similar land use to the surrounding neighborhood. The sounds and site activities will closely resemble that of the existing residential community.

Sanitary Sewer and Water facilities are available to serve the proposed development.

Police and Fire services are expected to require same/similar demands as the existing residential development. The development will be subject to all local taxes including police and fire services, as may apply.

The homes planned will be in the jurisdiction of the Delaware City Schools. The variety of housing offered is expected to result in a variety of numbers/ages of children, very similar (and less in the case of apartments) as in the surrounding neighborhood.

Architecture/Design will vary between Sub Areas.
Sub Area 1 is the adaptive reuse of the DCEO Office building. The Northeast section of the existing building currently used primarily for vehicle maintenance will be removed. The existing building will be painted, have a new roof, a modified entry on Channing to reflect a more residential entry and likely new windows. The Southeast entry to the building will remain accessible but the exterior area will be turned into a courtyard space with a combination of green area and some shared patio areas. Some of the existing building façade in this area will be modified to reflect a more residential aesthetic complimenting the courtyard area.

Sub Area 2 are the single-family attached Townhome style homes. The townhomes include 2 sets of 6 attached 2 story townhomes and one set of 8 townhomes. There is a total of 6 three-bedroom units, and 12 two-bedroom units. The three-bedroom units are designed with a first level bedroom and a single-story space that helps lower the scale of the buildings at the ends. Each unit will have a roughly 8 ft deep patio space on the back or in the case of the units along Channing they will have a porch/patio space on the Channing Street side bordered by a low picket fence allowing interaction with the streetscape.
The building material will be consistent with the City Codes, consisting of a combination of limestone, board and batten siding and clap board siding. Street or Entry facades will be natural materials or high-quality composite materials and the side and rear facades will be primarily vinyl siding. Efforts are made to break down the scale of each building, so they present on the main facades as a set of individual buildings sharing walls along a streetscape.

Sub Area 3 has 8 traditional single-family detached homes. The single-family homes are designed as 3BR two story homes with single car garages. The homes are a standard floor plan with variations to the exterior roof form, fenestration, material usage and colors to create a variation in the streetscape. The building material will be consistent with the City Codes,

consisting of a combination of limestone, board and batten siding and clap board siding on the streetscape, with primarily vinyl siding and trim on the sides and rear of the homes. The windows and trim are white. The homes are not copies of historical precedence in the City of Delaware but the forms, finishes and materials are consistent with those found in the City.

The estimated project cost is $12,300,000.
The current DCEO facilities are tax exempt, no tax receipts. The development will be subject to all local taxes including real property taxes that will increase the City's tax base.
The workforce housing will allow for new investment in residential areas, with compatible land uses. More reasonably priced housing means a better quality of living in the City and meet the 'housing gap' that has been created by sky rocking home prices.

With regarding to funding, the Homeport project is currently in the process of funding/applications for same. The development is planned at this stage for initial land use and density approvals. Upon approval of this application and subsequent equity funding, Homeport would continue the City process for final plans/approvals with further details and final engineering.

Respectfully submitted,

__/s/ Laura MacGregor Comek___

Enclosures:
Development Plan
Homeport Portfolio examples
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–
–

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 14 | DATE: 01/11/2021

ORDINANCE NO: 21-01 | 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 APPROVING A FINAL DEVELOPMENT PLAN EXTENSION REQUEST UNTIL JANUARY 31, 2023 BY GRDEN LLC., FOR WINTERBROOK PLACE PHASE 1 CONSISTING OF 66 SINGLE FAMILY LOTS ON 30.452 ACRES ZONED R-3 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON WINTERBOURNE DRIVE, SIENNA GLENN DRIVE, MAHOGANY DRIVE, GARDENIA LANE AND SILVER PINE LANE .

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1129 Procedures of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 7-0 on January 6, 2021.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:

N/A

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

RECOMMENDATION:
Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 21-01

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN EXTENSION REQUEST UNTIL JANUARY 31, 2023 BY GRDEN LLC., FOR WINTERBROOK PLACE PHASE 1 CONSISTING OF 66 SINGLE FAMILY LOTS ON 30.452 ACRES ZONED R-3 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON WINTERBOURNE DRIVE, SIENNA GLENN DRIVE, MAHOGANY DRIVE, GARDENIA LANE AND SILVER PINE LANE.

WHEREAS, the Planning Commission at its meeting of January 6, 2021 recommended approval of a Final Development Plan Extension request until January 31, 2023 by Grden LLC., for Winterbrook Place Phase 1 consisting of 66 single family lots on 30.452 acres zoned R-3 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Gardenia Lane and Silver Pine Lane (PC Case 2020-2918) and

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

SECTION 1. That the Final Development Plan Extension request until January 31, 2023 by Grden LLC., for Winterbrook Place Phase 1 consisting of 66 single family lots on 30.452 acres zoned R-3 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Gardenia Lane and Silver Pine Lane
is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final 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.
2. The developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and County Engineer.
3. The primary access to the development shall be from Peachblow Road at a proposed roundabout to be constructed in the future by the Delaware County Engineer (a fair share amount would be paid by developer per the County's requirements) for the subject development and the proposed developments located south of Peachblow Road in the County. If the County Engineer does not construct the proposed the roundabout prior to the developer initiating construction of the subject development, the proposed

access point to Peachblow Road shall be a traditional intersection with a stop sign.

4. All retention ponds shall be setback from a public road per the City Engineer.
5. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
6. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
7. Patios, decks and other exterior improvements shall be allowed to extend 15 feet into the 30-foot rear yard setback per the approved development text.
8. A minimum 3-6-foot-high mound with landscaping shall be located along east side of Winterbourne Drive to be consistent with the roadway treatment in the Communities of Glenross and a 3-6 high mound with landscaping shall be located along Peachblow Road to be consistent with the treatment along Belmont Place.
9. In Reserve A per the landscape plan in the approved Preliminary Development Plan, there shall be benches along the bike path along with the landscaping which shall include shrubs, perennials and ornamental grasses.
10. A street tree plan shall be submitted and approved by the Shade Tree Commission.
11. The bike path along Peachblow Road shall be extended to Winterbourne Drive in this Phase. The biked paths located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
12. The street lighting plan shall be submitted, reviewed and approved by the City and achieve compliance with all zoning requirements.
13. The development shall be in the Delaware South New Community Authority, subject to the single-family lot transportation fee ($1,000 per dwelling unit) in effect at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling units.
14. The developer is identifying storm sewer easements in open space areas (reserve areas) along Winterbourne Drive, along the eastern boundary of the property and adjacent to the Gundling property that requires mounding, tree planting and/or tree preservation per the landscape and tree preservation plans of the approved Preliminary Development Plan and Preliminary Subdivision Plat. The landscaping as preliminarily proposed is non-negotiable and is a priority over the stormwater line location according to the City prior approvals. Planning staff's preference is to allow mounding and landscaping within the stormwater easement in this case. However, it

maybe that the applicant will have to re-route this line to an alternate and potentially more expensive location to preserve the mounding and landscaping as well as provide adequate stormwater management per the City. If the stormwater lines are moved into the rear yards of the proposed lots there shall be sufficient room in the rear yards to accommodate a normal deck, patio, fence and other typical improvements. The size of the rear yards shall be demonstrated to the satisfaction of the Planning and Community Development staff prior to construction drawing approval or the stormwater line shall be relocated to another alignment.

15. Phase 2 or the next constructed phase shall be required to connect to the required secondary access point to the west from Belmont Place (Ensigns Lane).

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: _____, 2021 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2020-2918-2919
REQUEST: Multiple Requests
PROJECT: Winterbrook Place Phase 1
MEETING DATE: January 6, 2021

APPLICANT/OWNER
Bob Grden
10590 Wellington Boulevard
Powell, Ohio 43065

REQUESTS
2020-2918: A request by Grden LLC., for approval of an extension until January 31, 2023 to the approved Final Development Plan for Winterbrook Place Phase 1 consisting of 66 single-family lots on 30.452 acres zoned R-3 PMU (One Family District with a Planned Mixed Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Mahogany Drive, Gardenia Lane and Silver Pine Lane.
2020-2919: A request by Grden LLC., for approval of an extension until January 31, 2023 to the approved Final Subdivision Plat for Winterbrook Place Phase 1 consisting of 66 single-family lots on 30.452 acres zoned R-3 PMU (One Family District with a Planned Mixed Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Mahogany Drive, Gardenia Lane and Silver Pine Lane.

PROPERTY LOCATION & DESCRIPTION
The subject site is located on the north side of Peachblow Road just east of the Belmont Place development and south of the Communities at Glenross development. The property to the north is zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and the property to the west is zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) in the City and the property to the east is zoned PRD (Planned Residential District) and the properties to the south are zoned FR-1 and PID (Planned Industrial District) in the township.

BACKGROUND
In June 2019, City Council approved a Rezoning Amendment, Conditional Use Permit and Preliminary Development Plan (Ordinances 19-29-31 respectively) for the development. Also, the City accepted the annexation (Ordinance 19-32) of the subject property in June 2019. In October 2019, City Council (Ordinance 19-59) approved a Preliminary Subdivision Plat for the 263 single family lots on approximately 102.1 acres for a density of 2.575 units per acre with just over 25% open space (25.5 acres).

In January 2020, City Council approved a Final Development Plan and Final Subdivision Plat for Phase 1 which would consist of 66 single family lots on 30.452 acres which is located east of Winterbourne Drive fronting Peachblow Road (Ordinances 20-03 & 20-04). The applicant's intent was to construct Phase 1 just east of Belmont Park Subdivision and just north of Peachblow Road (to have a second access point into Belmont Place Subdivision at Ensigns Lane) but after Preliminary Subdivision Plat approval, the applicant's engineer discovered there are wetlands in this area that need to be mitigated thought the Army Corps of Engineers so the applicant decided to start construction on the eastern portion of the site fronting Peachblow Road. After mitigation of the wetland issues, the next phase to be constructed would be the eastern portion of the site. Staff would require this be the next Phase to be constructed to connect into the Belmont Place Subdivision at Ensigns Lane per the approved Preliminary Subdivision Plat.

Now the applicant is requesting a two year extension to the Final Development Plan and Final Subdivision Plat for Phase 1 per Section 1129 and 1111 respectively because of "unusual circumstances" of Covid 19, some development impediments of the site and the current general economic conditions.

STAFF ANALYSIS

- **Section 1129.06(j)(3)(C) - Significance of Development Plan Approval**: If, at the end of the twelve (12) month period, construction of the development has not begun, then approval of such final development plan shall expire and shall be of no effect unless resubmitted and reapproved in accordance with the procedures set forth in this Chapter. Construction is deemed to begin when all necessary excavation and piers or footings of one or more principal buildings included in the plan have been completed."
- **Section 1111.04 (f) – Final Subdivision Plat:** The approval of a final plat (pre-construction) by Council shall be effective for a maximum period of twelve months, during which time construction of public improvements must be started as evidenced by approval of the City via documented inspections.
- **Section 1129.17 Extensions of Expiration Deadlines:** Notwithstanding other provisions of this or previous zoning codes, the Planning Commission and/or City Council may, for good cause due to unusual circumstances or a unique situation, extend or otherwise modify, any approval and/or performance deadlines, expirations, and similar time limitations that apply to any application or case.

GENERAL COMMENTS: Anytime a Final Development Plan and Final Subdivision Plat is extended Staff is concerned. However, this Final Development Plan and Final Subdivision Plat remains viable and is in conformance with all current codes. With the "unusual circumstances" of Covid 19, some development impediments of the site and the current general economic conditions, Staff is in support of a two-year extension.

STAFF RECOMMENDATION – 2020-2918 FINAL DEVELOPMENT PLAN EXTENSION

Staff recommends approval of a request by Grden LLC., for an extension until January 31, 2023 to the approved Final Development Plan for Winterbrook Place Phase 1 consisting of 66 single-family lots on 30.452 acres zoned R-3 PMU (One Family District with a Planned Mixed Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Mahogany Drive, Gardenia Lane and Silver Pine Lane, with the following conditions (these conditions match the previous approval):

1. The Applicant needs to obtain final 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.
2. The developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and County Engineer.
3. The primary access to the development shall be from Peachblow Road at a proposed roundabout to be constructed in the future by the Delaware County Engineer (a fair share amount would be paid by developer per the County's requirements) for the subject development and the proposed developments located south of Peachblow Road in the County. If the County Engineer does not construct the proposed the roundabout prior to the developer initiating construction of the subject development, the proposed access point to Peachblow Road shall be a traditional intersection with a stop sign.
4. All retention ponds shall be setback from a public road per the City Engineer.
5. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
6. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
7. Patios, decks and other exterior improvements shall be allowed to extend 15 feet into the 30-foot rear yard setback per the approved development text.

8. A minimum 3-6-foot-high mound with landscaping shall be located along east side of Winterbourne Drive to be consistent with the roadway treatment in the Communities of Glenross and a 3-6 high mound with landscaping shall be located along Peachblow Road to be consistent with the treatment along Belmont Place.
9. In Reserve A per the landscape plan in the approved Preliminary Development Plan, there shall be benches along the bike path along with the landscaping which shall include shrubs, perennials and ornamental grasses.
10. A street tree plan shall be submitted and approved by the Shade Tree Commission.
11. The bike path along Peachblow Road shall be extended to Winterbourne Drive in this Phase. The biked paths located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
12. The street lighting plan shall be submitted, reviewed and approved by the City and achieve compliance with all zoning requirements.
13. The development shall be in the Delaware South New Community Authority, subject to the single-family lot transportation fee ($1,000 per dwelling unit) in effect at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling units.
14. The developer is identifying storm sewer easements in open space areas (reserve areas) along Winterbourne Drive, along the eastern boundary of the property and adjacent to the Gundling property that requires mounding, tree planting and/or tree preservation per the landscape and tree preservation plans of the approved Preliminary Development Plan and Preliminary Subdivision Plat. The landscaping as preliminarily proposed is non-negotiable and is a priority over the stormwater line location according to the City prior approvals. Planning staff's preference is to allow mounding and landscaping within the stormwater easement in this case. However, it maybe that the applicant will have to re-route this line to an alternate and potentially more expensive location to preserve the mounding and landscaping as well as provide adequate stormwater management per the City. If the stormwater lines are moved into the rear yards of the proposed lots there shall be sufficient room in the rear yards to accommodate a normal deck, patio, fence and other typical improvements. The size of the rear yards shall be demonstrated to the satisfaction of the Planning and Community Development staff prior to construction drawing approval or the stormwater line shall be relocated to another alignment.
15. Phase 2 or the next constructed phase shall be required to connect to the required secondary access point to the west from Belmont Place (Ensigns Lane).

STAFF RECOMMENDATION – 2020-2919 FINAL SUBDIVISION PLAT EXTENSION

Staff recommends approval of a request by Grden LLC., for an extension until January 31, 2023 to the approved Final Subdivision Plat for Winterbrook Place Phase 1 consisting of 66 single-family lots on 30.452 acres zoned R-3 PMU (One Family District with a Planned Mixed Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Mahogany Drive, Gardenia Lane and Silver Pine Lane, with the following conditions (these conditions match the previous approval):

1. The Applicant needs to obtain final 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.
2. The developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and County Engineer.
3. The primary access to the development shall be from Peachblow Road at a proposed roundabout to be constructed in the future by the Delaware County Engineer (a fair share amount would be paid by developer per the County's requirements) for the subject development and the proposed

developments located south of Peachblow Road in the County. If the County Engineer does not construct the proposed the roundabout prior to the developer initiating construction of the subject development, the proposed access point to Peachblow Road shall be a traditional intersection with a stop sign.

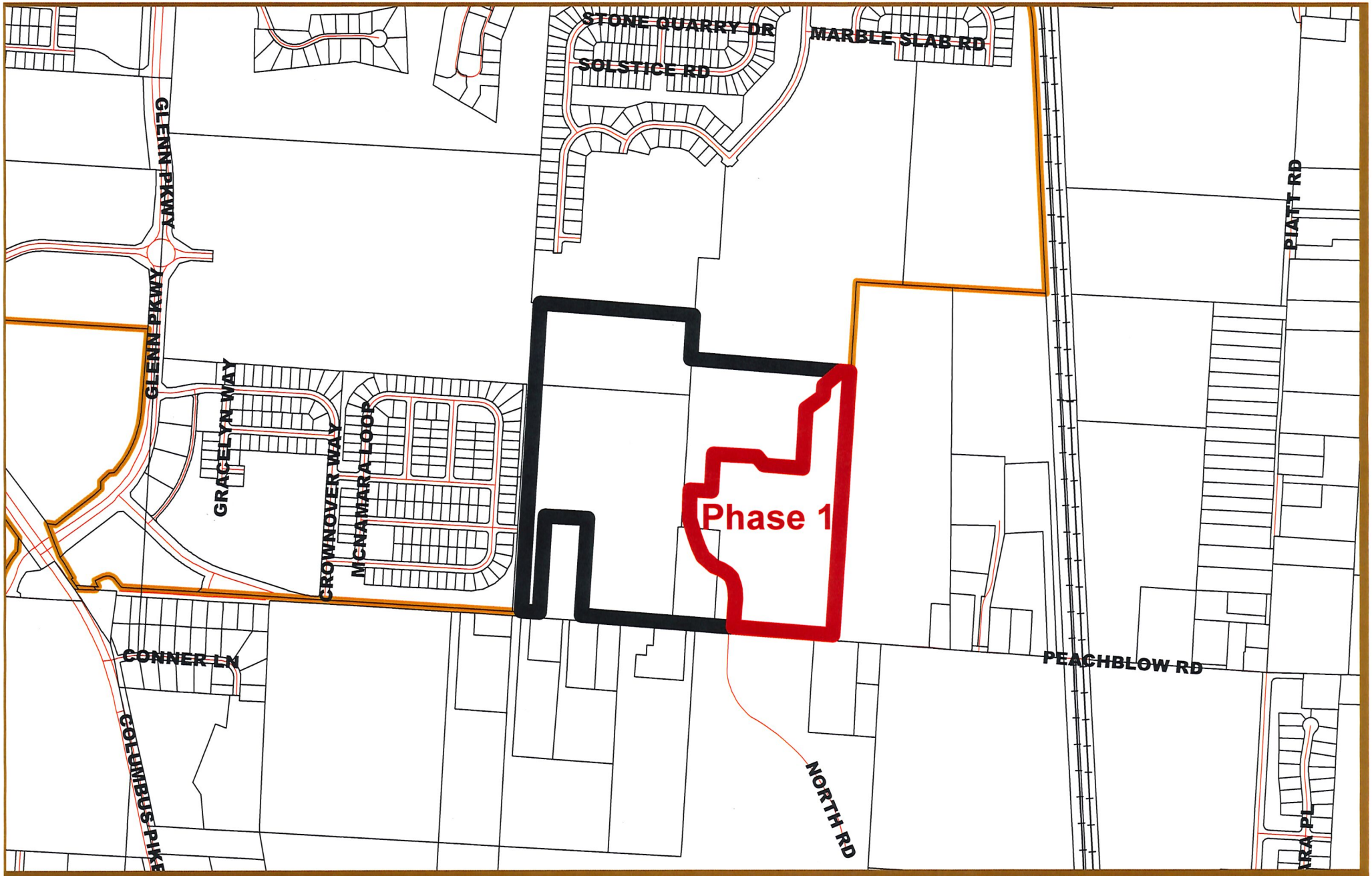
4. All retention ponds shall be setback from a public road per the City Engineer.
5. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
6. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
7. Patios, decks and other exterior improvements shall be allowed to extend 15 feet into the 30-foot rear yard setback per the approved development text.
8. A minimum 3-6-foot-high mound with landscaping shall be located along east side of Winterbourne Drive to be consistent with the roadway treatment in the Communities of Glenross and a 3-6 high mound with landscaping shall be located along Peachblow Road to be consistent with the treatment along Belmont Place.
9. In Reserve A per the landscape plan in the approved Preliminary Development Plan, there shall be benches along the bike path along with the landscaping which shall include shrubs, perennials and ornamental grasses.
10. A street tree plan shall be submitted and approved by the Shade Tree Commission.
11. The bike path along Peachblow Road shall be extended to Winterbourne Drive in this Phase. The biked paths located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
12. The street lighting plan shall be submitted, reviewed and approved by the City and achieve compliance with all zoning requirements.
13. The development shall be in the Delaware South New Community Authority, subject to the single-family lot transportation fee ($1,000 per dwelling unit) in effect at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling units.
14. The developer is identifying storm sewer easements in open space areas (reserve areas) along Winterbourne Drive, along the eastern boundary of the property and adjacent to the Gundling property that requires mounding, tree planting and/or tree preservation per the landscape and tree preservation plans of the approved Preliminary Development Plan and Preliminary Subdivision Plat. The landscaping as preliminarily proposed is non-negotiable and is a priority over the stormwater line location according to the City prior approvals. Planning staff's preference is to allow mounding and landscaping within the stormwater easement in this case. However, it maybe that the applicant will have to re-route this line to an alternate and potentially more expensive location to preserve the mounding and landscaping as well as provide adequate stormwater management per the City. If the stormwater lines are moved into the rear yards of the proposed lots there shall be sufficient room in the rear yards to accommodate a normal deck, patio, fence and other typical improvements. The size of the rear yards shall be demonstrated to the satisfaction of the Planning and Community Development staff prior to construction drawing approval or the stormwater line shall be relocated to another alignment.
15. Phase 2 or the next constructed phase shall be required to connect to the required secondary access point to the west from Belmont Place (Ensigns Lane).

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled*_____

CONDITIONS/MISCELLANEOUS:

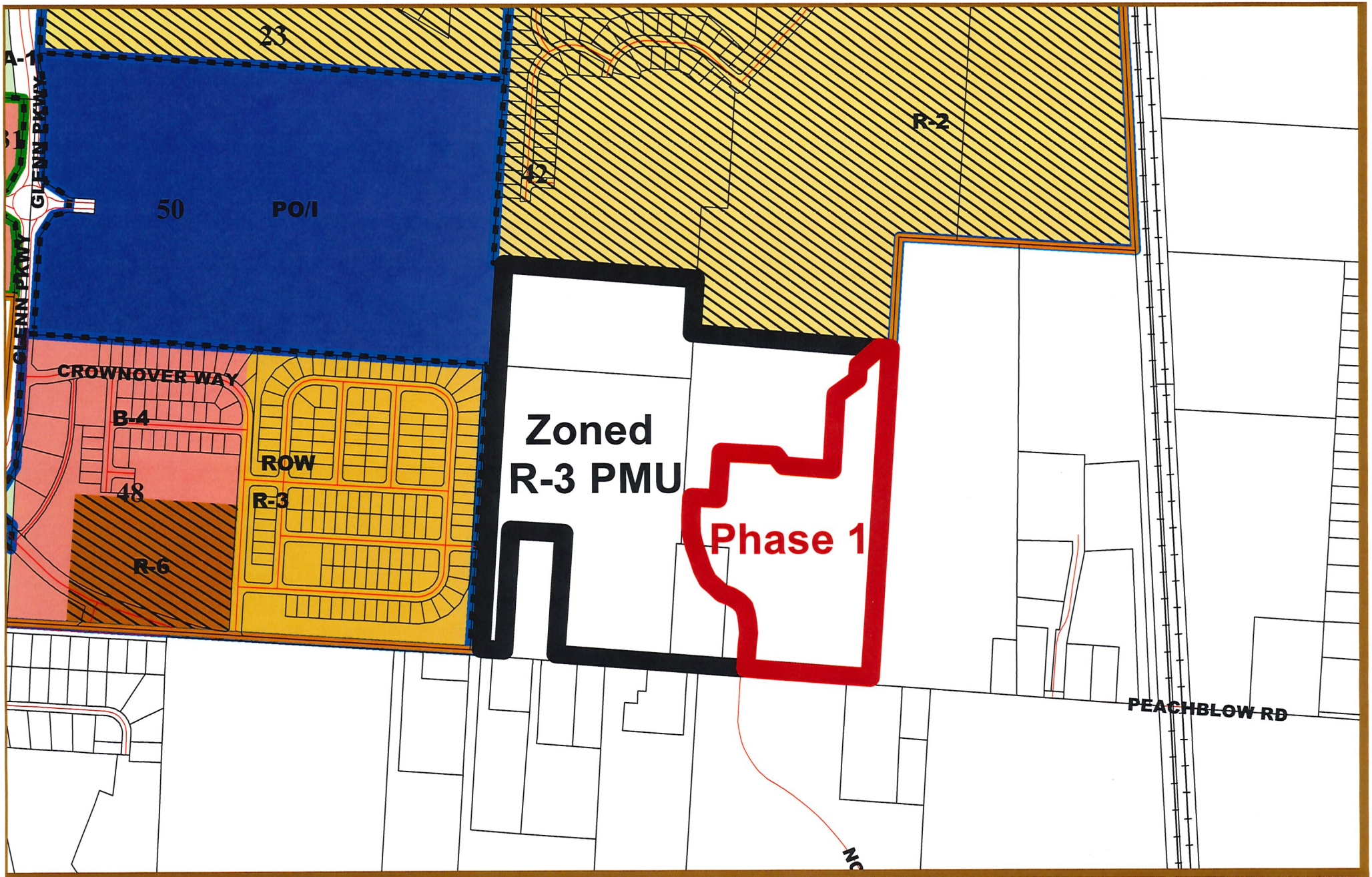
FILE:
ORIGINAL: 12/22/20
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2020-2918-2919
Final Development Plan Extension
and Final Subdivision Plat Extension
Winterbrook Place - Phase 1
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2020-2918-2919
Final Development Plan Extension
and Final Subdivision Plat Extension
Winterbrook Place - Phase 1
Zoning Map

N

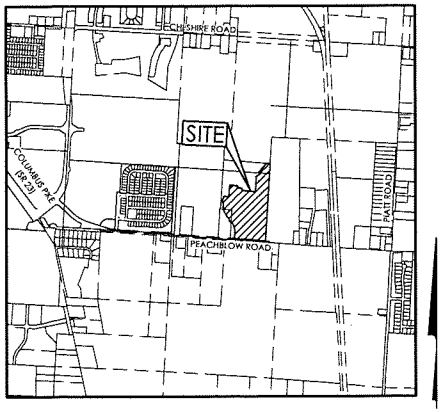


EST 1808
CITY OF
DELAWARE
OHIO

2020-2918-2919
Final Development Plan Extension
and Final Subdivision Plat Extension
Winterbrook Place - Phase 1
Aerial (2019) Map

N

WINTERBROOKE PLACE
PHASE 1
FINAL DEVELOPMENT PLAN



LOCATION MAP
NO SCALE

PREPARED FOR:

GRDEN, LLC

10590 WELLINGTON BLVD

POWELL, OH 43065

SUBMITTAL: DECEMBER 13, 2019

REVISED: DECEMBER 23, 2019

INDEX OF DRAWINGS

FINAL PLAT PHASE 1:	SHEET 1 - 3
SITE PLAN:	SHEET 4
PHASING PLAN	SHEET 5
ILLUSTRATIVE SITE PLAN:	SHEET 6
TREE INVENTORY AND REMOVAL PLAN:	SHEET 7 - 8
LANDSCAPE PLAN	
STREET TREE PLAN:	SHEET 9
OPEN SPACE PROGRAMMING & LANDSCAPE PLAN:	SHEET 11 - 10
LANDSCAPING DETAILS:	SHEET 12
STREET LIGHTING PLAN:	SHEET 13

CIVIL ENGINEER &
LANDSCAPE ARCHITECT

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

WINTERBROOKE PLACE
PHASE 1

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lot 29, Quarter Township 3, Township 4, Range 18, United States Military Lands, containing 30.486 acres of land, more or less, said 30.486 acres being part of that tract of land conveyed to **GRDEN LLC** by deed of record in Official Record 951, Page 2796, Recorder's Office, Delaware County, Ohio.

The undersigned **GRDEN LLC**, an Ohio limited liability company, by **ROBERT C. GRDEN**, Designated Manager, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"WINTERBROOKE PLACE PHASE 1"**, a subdivision containing Lots numbered 12917 to 12986, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Gardenia Lane, Mahogany Drive, Maple Crest Drive, Sage Hill Drive, Sienna Glenn Drive, Silver Pine Lane, and Winterbourne Drive (5.476 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Delaware City Engineer. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, **ROBERT C. GRDEN**, Designated Manager of **GRDEN LLC**, has hereunto set his hand this _____ day of _____, 20___.

Signed and Acknowledged In the presence of:

GRDEN LLC

_____

By _____
ROBERT C. GRDEN,
Designated Manager

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **ROBERT C. GRDEN**, Designated Manager of **GRDEN LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **GRDEN LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20___.

My commission expires _____

_____
Notary Public, State of Ohio

PC Case No. ___-____ approved by the Planning Commission on this _____ day of _____ 20___.

Approved and accepted this _____ day of _____, 20___, by Ordinance No. _____, wherein all of Gardenia Lane, Mahogany Drive, Maple Crest Drive, Sage Hill Drive, Sienna Glenn Drive, Silver Pine Lane, and Winterbourne Drive (5.493 acres of land, more or less) shown dedicated hereon are accepted as such by the City Council of the City of Delaware, Ohio.

Approved this ____ Day of _____ 20___

_____
Elaine McCloskey, City Clerk, Delaware, Ohio

Approved this ____ Day of _____ 20___

_____
R. Thomas Homan, City Manager, Delaware, Ohio

Approved this ____ Day of _____ 20___

_____
David M. Efland, AICP, Planning and Community Development Director, Delaware, Ohio

Approved this ____ Day of _____ 20___

_____
Blake Jordan, P.E., Utilities Director, Delaware, Ohio

Approved this ____ Day of _____ 20___

_____
William L. Ferrigno, P.E., Public Works Director/City Engineer, Delaware, Ohio

Transferred this ___ day of _____, 20___.

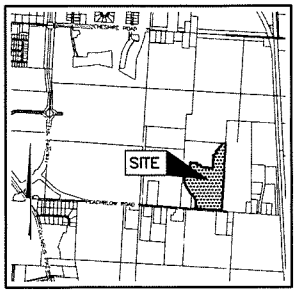
_____
Auditor, Delaware County, Ohio

Filed for record this ___ day of _____, 20___ at ___ M.
Fee $_____

_____
Recorder, Delaware County, Ohio

File No. _____

Official Record _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by RTK Global Positioning System observations.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Delaware County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.3648
emht.com

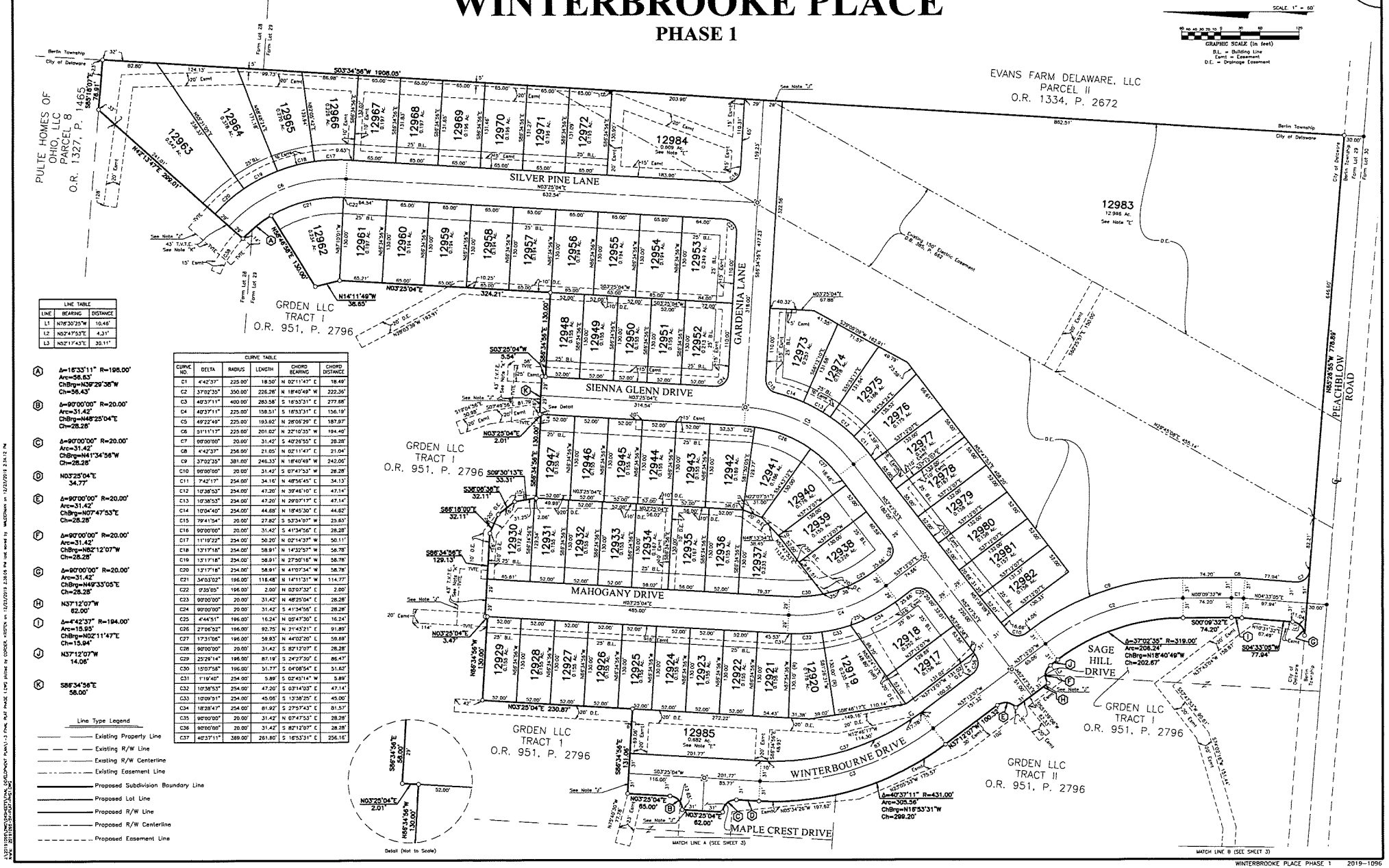
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

○ = Iron Pin (See Survey Data)
● = MAG Nail to be set
Ⓟ = Permanent Marker (See Survey Data)
⊠ = Permanent Marker encased in monument box

By _____ _____
Professional Surveyor No. 7865 Date

WINTERBROOKE PLACE

PHASE 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N76°30'25"W	10.46'
L2	N52°47'53"E	4.31'
L3	N52°17'43"E	30.11'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	4°42'37"	225.00'	18.50'	N 02°11'47" E	18.49'
C2	37°02'35"	350.00'	226.28'	N 18°40'49" W	222.36'
C3	40°37'11"	400.00'	283.58'	S 16°53'31" E	277.68'
C4	40°37'11"	225.00'	159.51'	S 16°53'31" E	156.19'
C5	49°22'49"	225.00'	193.92'	N 26°06'29" E	187.97'
C6	51°11'17"	225.00'	201.02'	N 22°10'35" W	194.40'
C7	90°00'00"	20.00'	31.42'	S 40°26'55" E	28.28'
C8	4°42'37"	256.00'	21.05'	N 02°11'47" E	21.04'
C9	37°02'35"	381.00'	246.33'	N 18°40'49" W	242.06'
C10	90°00'00"	20.00'	31.42'	S 07°47'53" W	28.28'
C11	7°42'17"	254.00'	34.16'	N 48°56'45" E	34.13'
C12	10°38'53"	254.00'	47.20'	N 39°46'10" E	47.14'
C13	10°38'53"	254.00'	47.20'	N 29°07'17" E	47.14'
C14	10°04'40"	254.00'	44.68'	N 18°45'30" E	44.62'
C15	79°41'54"	20.00'	27.82'	S 53°34'07" W	25.63'
C16	90°00'00"	20.00'	31.42'	S 41°34'56" E	28.28'
C17	11°19'22"	254.00'	50.20'	N 02°14'37" W	50.11'
C18	13°17'18"	254.00'	58.91'	N 14°32'57" W	58.78'
C19	13°17'18"	254.00'	58.91'	N 27°50'16" W	58.78'
C20	13°17'18"	254.00'	58.91'	N 41°07'34" W	58.78'
C21	34°03'02"	196.00'	116.48'	N 14°11'31" W	114.77'
C22	0°35'05"	196.00'	2.00'	N 03°07'32" E	2.00'
C23	90°00'00"	20.00'	31.42'	N 48°25'04" E	28.28'
C24	90°00'00"	20.00'	31.42'	S 41°34'56" E	28.28'
C25	4°44'51"	196.00'	16.24'	N 05°47'30" E	16.24'
C26	27°06'52"	196.00'	92.75'	N 21°43'21" E	91.89'
C27	17°31'06"	196.00'	59.93'	N 44°02'20" E	59.69'
C28	90°00'00"	20.00'	31.42'	S 82°12'07" E	28.28'
C29	25°29'14"	196.00'	87.19'	S 24°27'30" E	86.47'
C30	15°07'58"	196.00'	51.77'	S 04°08'54" E	51.62'
C31	1°19'40"	254.00'	5.89'	S 02°45'14" W	5.89'
C32	10°38'53"	254.00'	47.20'	S 03°14'03" E	47.14'
C33	10°09'51"	254.00'	45.08'	S 13°38'25" E	45.00'
C34	18°28'47"	254.00'	81.92'	S 27°57'43" E	81.57'
C35	90°00'00"	20.00'	31.42'	N 07°47'53" E	28.28'
C36	90°00'00"	20.00'	31.42'	S 82°12'07" E	28.28'
C37	40°37'11"	389.00'	261.80'	S 16°53'31" E	256.16'

Ⓐ Δ=16°33'11" R=196.00' Arc=56.63' ChBrg=N39°29'36"W Ch=56.43'

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Ⓕ Δ=90°00'00" R=20.00' Arc=31.42' ChBrg=N82°12'07"W Ch=28.28'

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Ⓗ N37°12'07"W 62.00'

Ⓘ Δ=4°42'37" R=194.00' Arc=15.95' ChBrg=N02°11'47"E Ch=15.94'

Ⓙ N37°12'07"W 14.06'

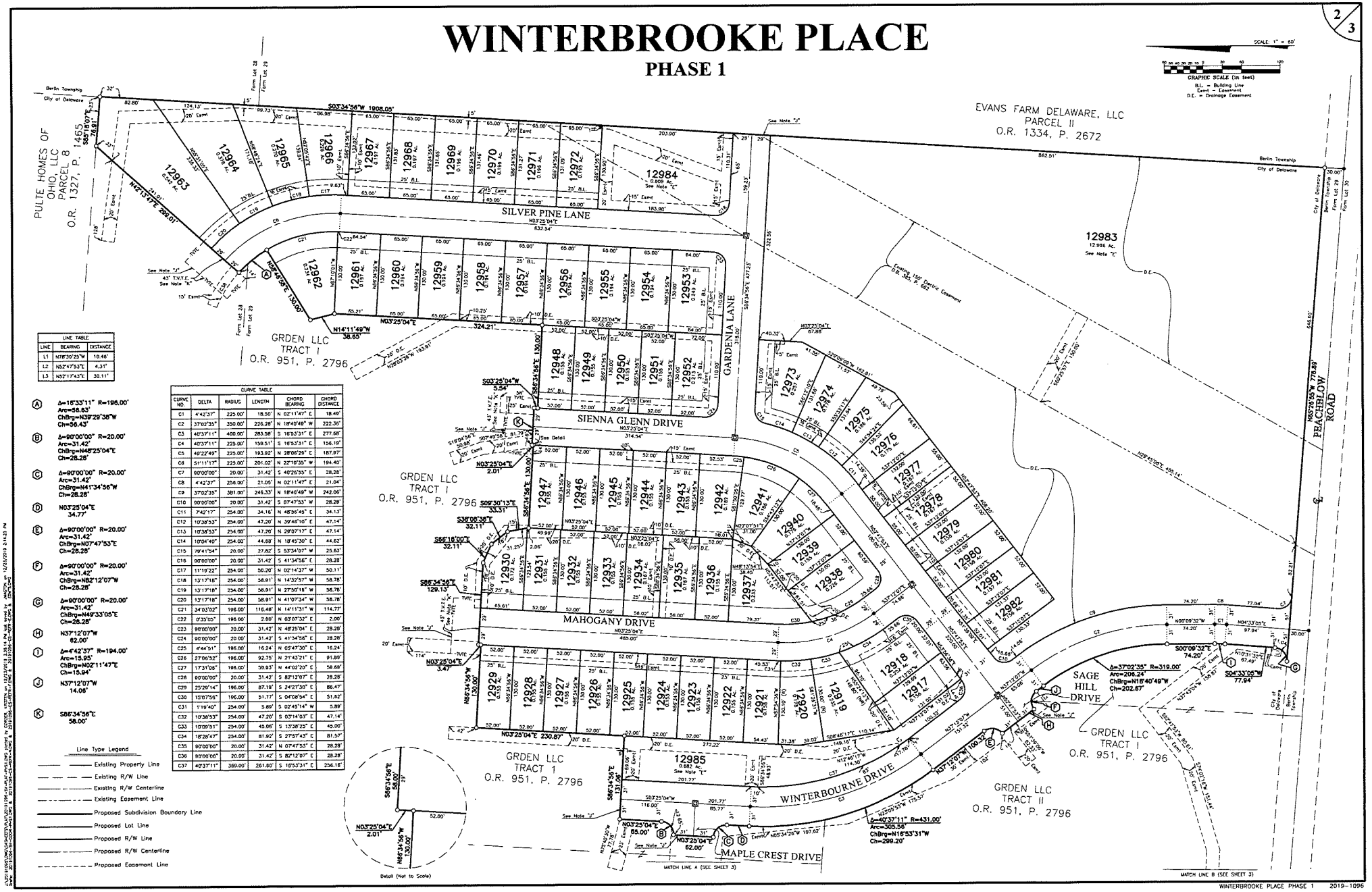
Ⓚ S86°34'56"E 58.00'

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line

WINTERBROOKE PLACE

PHASE 1



LINE TABLE		
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- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line

WINTERBROOKE PLACE

PHASE 1

NOTE "A": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department of The City of Delaware, are site improvement plans for the development of said lots showing proposed lot drainage, proposed ground elevation at house and/or lot grading plans. These plans, as approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plot plan required with the building permit.

NOTE "B" - MINIMUM SETBACKS: City of Delware Zoning regulations for Winterbrooke Place Phase 1 in effect at the time of platting specifies the following setback requirements:

Average lot size:	52 feet by 130 feet 65 feet by 130 feet
Front yard:	as shown hereon
Side yard:	5 feet (total 10 feet) 6.5 feet (total 13.5 feet)
Rear yard:	30 feet
Zoning classification:	Sub-Area B (PMU/R3)

The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C": As per City of Delaware Zoning Code, all lots within Winterbrooke Place Phase 1 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Hanover Subdivision", said preliminary plat being approved on December 9, 2013 by Ordinance Number 13-77 on file at the City of Delaware Department of Planning and Community Development as PC 2013-1729

NOTE "D": All utilities within Winterbrooke Place Phase 1 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "E" - LOTS 12984, 12985 AND 12986: Lots 12984, 12985 and 12986, as numbered and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Winterbrooke Place subdivisions for the purpose of open space and stormwater facilities

NOTE "F" - ACREAGE BREAKDOWN:

Total acreage	30.486 Ac.
Acreage in Lots 12984, 12985, 12986	12.326 Ac.
Acreage in remaining lots	12.217 Ac.
Acreage in right-of-way	5.943 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Winterbrooke Place Phase 1 is out of the following Delaware County Parcel Numbers:

41833001018000	29.647 Ac.
41833001018001	0.839 Ac.

NOTE "H": This section of the Winterbrooke Place Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, is located within the Evans Residential TIF district, and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.

NOTE "I": At the time of platting, electric, telephone and cable service providers have not issued information required so that easement areas, in addition to those shown on this plat and deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could be conveniently shown on this plat. Existing recorded easement information desired about Winterbrooke Place Phase 1 or any part thereof can be acquired by a competent examination of the then current public record, including those in the Delaware County Recorder's Office.

NOTE "J": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "K" - TEMPORARY VEHICLE TURNAROUND EASEMENT (TVTE) - MAHOGANY DRIVE, SIENNA GLENN DRIVE, AND SILVER PINE LANE: The City of Delaware, Ohio is hereby granted a nonexclusive easement for vehicular turnaround use by the public in and over the areas of land designated "Temporary Vehicle Turnaround Easement" at the westerly terminus terminus Mahogany Drive, Sienna Glenn Drive, and Silver Pine Lane on that parcel owned by Grden LLC as shown hereon. Temporary easements shall be of no force at such time as the temporary turn-around is removed and the street is extended by dedicated right-of-way or easement in a manner acceptable to the City of Delaware.

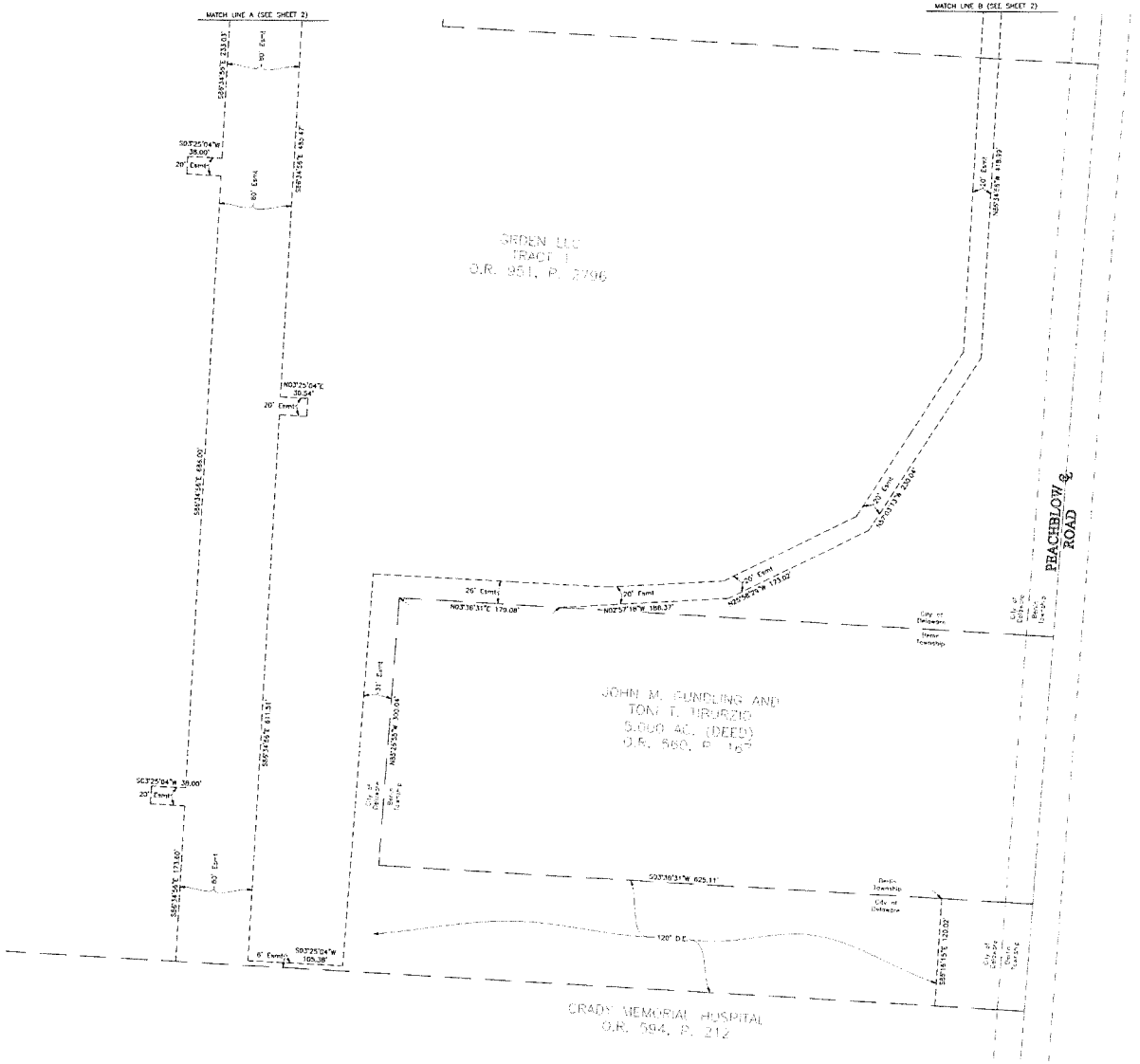
SCALE: 1" = 60'

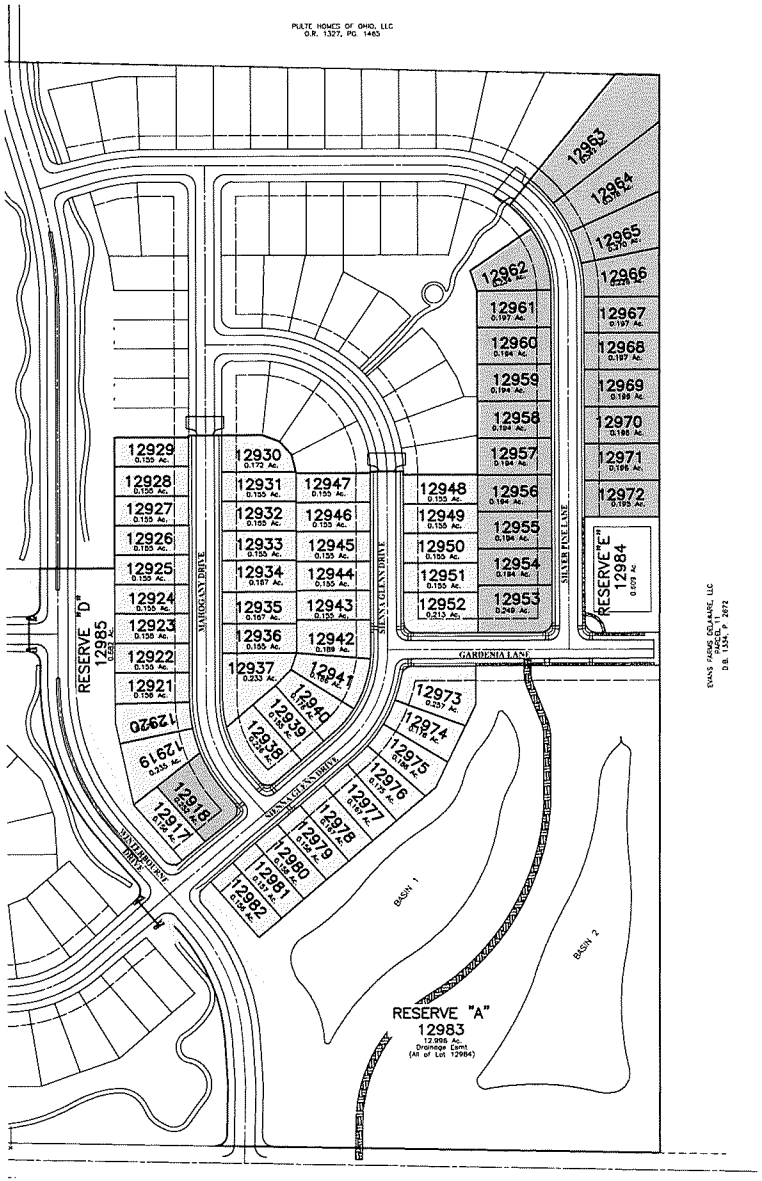
GRAPHIC SCALE (in feet)

B.L. = Building Line
Esmt. = Easement
D.E. = Drainage Easement

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line





GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

SITE STATISTICS:

TOTAL ACREAGE:	±30.67 ACRES
TOTAL NUMBER OF LOTS:	67
TOTAL GROSS DENSITY:	±2.18 LOTS/ACRE
TOTAL OPEN SPACE:	±14.287 ACRES

NOTES:

NOTE "A": TREE REPLACEMENT REQUIREMENT: THE TOTAL NUMBER OF CALIPER INCHES SHALL BE REPLACED WITH SAME OR MORE CALIPER INCHES. THE SMALLEST TREE THAT WILL BE ACCEPTABLE FOR TREE REPLACEMENT IS 1.75 CALIPER INCHES.

NOTE "B": RESERVES "A" LOT NUMBER 12984, "D" LOT NUMBER 12986 AND "E" LOT NUMBER 12985 SHALL BE OWNED AND MAINTAINED BY THE WINTERBROOKE PLACE HOMEOWNERS ASSOCIATION.

THE DARK GRAY SHADED LOTS ARE CLASSIFIED AS SIXTY-FIVE FOOT WIDE LOTS WITH A MINIMUM SIDE YARD SETBACK OF 6.5 FEET EACH SIDE.

THE LIGHT GRAY SHADED LOTS ARE CLASSIFIED AS FIFTY-TWO FOOT WIDE LOTS WITH A MINIMUM SIDE YARD SETBACK OF 5.0 FEET EACH SIDE.

REVISIONS

MARK	DATE	DESCRIPTION

GRDEN L.L.C.
10590 WELLINGTON BLVD
POWELL, OH 43065
614-668-3586

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
WINTERBROOKE PLACE
PHASE 1
SITE PLAN

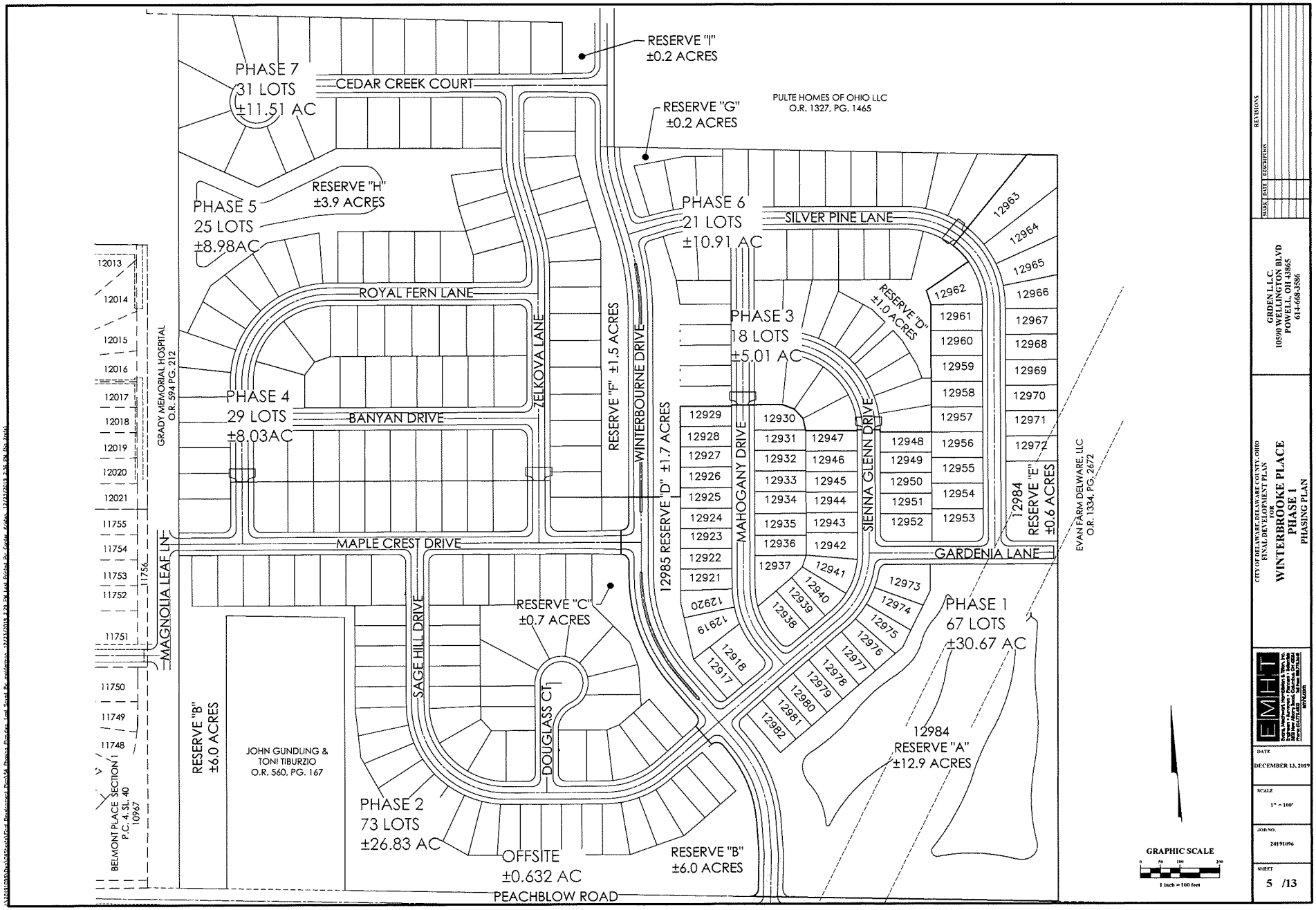
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, Ohio 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

DATE
DECEMBER 13, 2019

SCALE
1" = 100'

JOB NO.
20191096

SHEET
4/13



REVISIONS

MARK	DATE	DESCRIPTION

GRDEN L.L.C.
10590 WELLINGTON BLVD
POWELL, OH 43865
614-668-3586

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN

WINTERBROOKE PLACE
PHASE 1
PHASING PLAN

EMHT
Environmental Design Group, Inc.
Civil Engineering
Land Development
Surveying
Landscape Architecture
Planning
Permit Expediting
www.emht.com

DATE
DECEMBER 13, 2019

SCALE
1" = 100'

JOB NO.
20191096

SHEET
5 /13

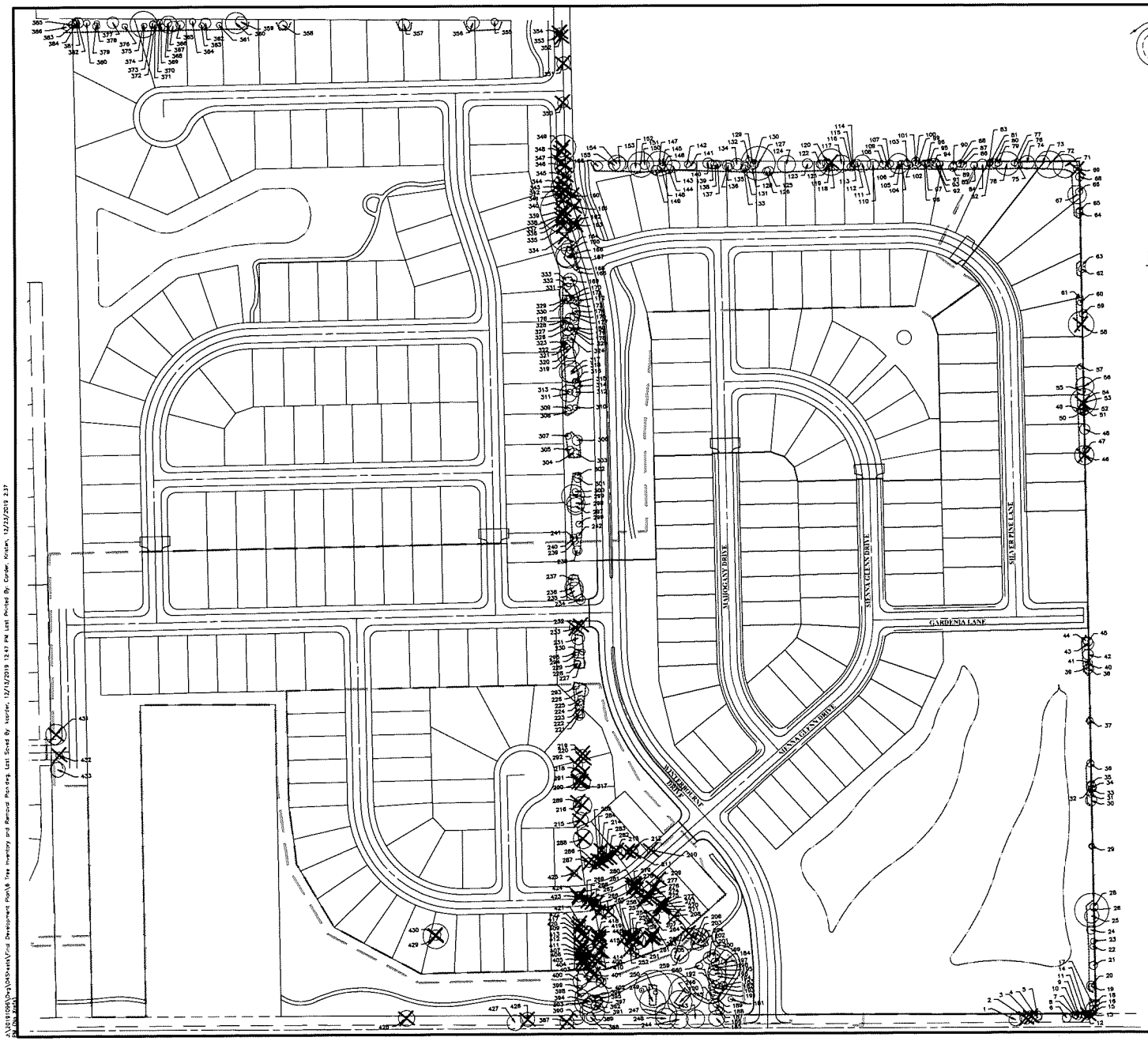


GRAPHIC SCALE
0 50 100 200
1 Inch = 100 feet

SHEET 6/13	JOB NO. 20191096	SCALE 1" = 100'	DATE DECEMBER 13, 2019	EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com	CITY OF DELAWARE, DELAWARE COUNTY, OHIO FINAL DEVELOPMENT PLAN FOR **WINTERBROOKE PLACE** **PHASE I** **ILLUSTRATIVE SITE PLAN**

GRDEN L.L.C.
10590 WELLINGTON BLVD
POWELL, OH 43865
614-668-3586

REVISIONS		
MARK	DATE	DESCRIPTION



TREE PROTECTION FENCE
EXISTING TREE
CRITICAL ROOT ZONE*
EXISTING TREE-REMOVE

*CRITICAL ROOT ZONE MEASUREMENT = 1' RADIUS PER 1" CAL.

*ALL ASH TREES REGARDLESS OF CONDITION NEED TO BE REMOVED FROM PROPERTY DURING THE CONSTRUCTION PROCESS.

CONSTRUCTION NOTES:

1. PRESERVED TREES ARE TO BE PROTECTED BY FENCING, SEE DETAIL 1, ABOVE.

EXISTING TREE DATA

TOTAL TREES PRESERVED	231 TREES
CALIPER INCHES PRESERVED	1878.0 CALIPER INCHES
TOTAL TREES REMOVED (DOES NOT INCLUDE POOR, DEAD OR ASH TREES)	88 TREES
CALIPER INCHES REMOVED	666.0 CALIPER INCHES
TOTAL TREES	319 TREES
TOTAL CALIPER INCHES	2544.0 CALIPER INCHES

KEY

Trees Removed

Trees Removed

Limits of Disturbance

GRAPHIC SCALE

1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION

GRDEN L.L.C.
10590 WELLINGTON BLVD
POWELL, OH 43065
614-668-3586

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR

WINTERBROOKE PLACE
PHASE 1

TREE INVENTORY AND REMOVAL PLAN

EMHT

DATE
DECEMBER 13, 2019

SCALE
1" = 100'

JOB NO.
20191096

SHEET
7 /13

J:\2019\1096\Data\GIS\sets\Final Development Plan\8 Tree Inventory and Removal Plan.dwg Last Saved By: Kerber, 12/12/2019 12:47 PM Last Plotted By: Corder, Kristen, 12/23/2019 2:37 PM

TREE #	CAL. INCHES	SPECIES	CONDITION	STATUS
1	7.0	MAPLE	FAIR	PRESERVED
~~2~~		~~MAPLE~~	~~DEAD~~	~~REMOVE~~
~~3~~		~~MAPLE~~	~~POOR~~	~~REMOVE~~
4	4.5	MAPLE	FAIR	PRESERVED
5	5.5	MAPLE	FAIR	PRESERVED
6	10	MAPLE	GOOD	PRESERVED
7	3.5	ELM	FAIR	PRESERVED
8	3.5	ELM	FAIR	PRESERVED
9	3.5	ELM	FAIR	PRESERVED
10	4.5	ELM	FAIR	PRESERVED
11	3.0	ELM	FAIR	PRESERVED
~~12~~		~~ELM~~	~~POOR~~	~~REMOVE~~
13	4.0	ELM	FAIR	PRESERVED
14	4.0	MAPLE	FAIR	PRESERVED
15	3.5	ELM	FAIR	PRESERVED
16	6.5	ELM	FAIR	PRESERVED
~~17~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
18		CHERRY	POOR	OFF SITE
~~19~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
~~20~~		~~ASH~~	~~DEAD~~	~~REMOVE~~
21	4.5	HACKBERRY	FAIR	PRESERVED
22	3.0	OAK	FAIR	PRESERVED
23	6	OAK	GOOD	PRESERVED
24	10	OAK	GOOD	PRESERVED
25	16	ELM	GOOD	PRESERVED
26	38	MAPLE	GOOD	PRESERVED
28		CHERRY	POOR	OFF SITE
29	6	OAK	GOOD	PRESERVED
30	6.5	HACKBERRY	FAIR	PRESERVED
~~31~~		~~HACKBERRY~~	~~POOR~~	~~REMOVE~~
32		HACKBERRY	GOOD	OFF SITE
33		HACKBERRY	GOOD	OFF SITE
34		HACKBERRY	FAIR	OFF SITE
35	7	HACKBERRY	GOOD	PRESERVED
36	8	PEAR	GOOD	PRESERVED
37		HACKBERRY	GOOD	OFF SITE
38		HACKBERRY	POOR	OFF SITE
39		HACKBERRY	FAIR	OFF SITE
40	3.0	HACKBERRY	FAIR	PRESERVED
41		HACKBERRY	FAIR	OFF SITE
42	6.0	OAK	FAIR	PRESERVED
43	14	OAK	GOOD	PRESERVED
44	7	OAK	GOOD	PRESERVED
45	5.5	OAK	FAIR	PRESERVED
46	22	OAK	GOOD	REMOVE
47		CHERRY	DEAD	OFF SITE
48		CHERRY	POOR	OFF SITE
49	6.0	OAK	FAIR	PRESERVED
50		OAK	FAIR	OFF SITE
51		OAK	FAIR	OFF SITE
~~52~~		~~OAK~~	~~POOR~~	~~REMOVE~~
~~53~~		~~OAK~~	~~POOR~~	~~REMOVE~~
54	14.5	OAK	FAIR	REMOVE
55	10	OAK	GOOD	PRESERVED
56		OAK	GOOD	OFF SITE
57	6	RED CEDAR	GOOD	PRESERVED
58	29	OAK	GOOD	REMOVE
59		OAK	GOOD	OFF SITE
60	6	PEAR	GOOD	PRESERVED
61	6	HAWTHORN	GOOD	PRESERVED
62		OAK	FAIR	OFF SITE
63		CHERRY	POOR	OFF SITE
64	4.0	OAK	FAIR	PRESERVED
65	3.5	OAK	FAIR	PRESERVED
~~66~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
67	21	OAK	GOOD	PRESERVED
68		CHERRY	POOR	OFF SITE
~~69~~		~~ASH~~	~~FAIR~~	~~REMOVE~~
71	27	OAK	GOOD	PRESERVED
72	31	OAK	GOOD	PRESERVED
73	8.0	OAK	FAIR	PRESERVED
74	8.0	OAK	FAIR	PRESERVED
75	4.5	OAK	FAIR	PRESERVED
76	3.5	HACKBERRY	FAIR	PRESERVED
~~77~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
78	27	OAK	GOOD	PRESERVED
79		CHERRY	POOR	REMOVE
~~80~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
81	3.5	CHERRY	FAIR	PRESERVED
82	3.5	CHERRY	FAIR	PRESERVED
~~83~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
~~84~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
85	4.0	PEAR	FAIR	PRESERVED

TREE #	CAL. INCHES	SPECIES	CONDITION	STATUS
86	3.5	ELM	FAIR	PRESERVED
87	4.0	CHERRY	FAIR	PRESERVED
88	3.5	CHERRY	FAIR	PRESERVED
89	5.0	ELM	FAIR	PRESERVED
90	4.0	ELM	FAIR	PRESERVED
91	4.0	ELM	FAIR	PRESERVED
92	5.0	LOCUST	FAIR	PRESERVED
~~93~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
~~94~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
~~95~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
~~96~~		~~CHERRY~~	~~DEAD~~	~~REMOVE~~
97	3.5	CHERRY	FAIR	PRESERVED
~~98~~		~~CHERRY~~	~~DEAD~~	~~REMOVE~~
99	3.5	CHERRY	FAIR	PRESERVED
100	5.0	CHERRY	FAIR	PRESERVED
101	5.0	CHERRY	FAIR	PRESERVED
102	6	OAK	GOOD	PRESERVED
~~103~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
104	6	CHERRY	GOOD	PRESERVED
105	3.0	CHERRY	FAIR	PRESERVED
106	23	OAK	GOOD	PRESERVED
~~107~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
108	8	HAWTHORN	GOOD	PRESERVED
109	3.0	HAWTHORN	FAIR	PRESERVED
110	6.5	OAK	FAIR	PRESERVED
111	9.5	CHERRY	FAIR	PRESERVED
112	4.0	CHERRY	FAIR	PRESERVED
113	4.0	CHERRY	FAIR	PRESERVED
114	3.0	OAK	FAIR	PRESERVED
115	3.0	CHERRY	FAIR	PRESERVED
116	10	MAPLE	GOOD	PRESERVED
117	10.0	CHERRY	FAIR	PRESERVED
118	30	OAK	GOOD	PRESERVED
119	3.5	OAK	FAIR	PRESERVED
~~120~~		~~ASH~~	~~POOR~~	~~REMOVE~~
121	10	OAK	GOOD	PRESERVED
122	5.0	HAWTHORN	FAIR	PRESERVED
123	5.5	CHERRY	FAIR	PRESERVED
124	10.0	OAK	FAIR	PRESERVED
125	5.0	OSAGE ORANGE	FAIR	PRESERVED
126	4.5	OSAGE ORANGE	FAIR	PRESERVED
127	38	OSAGE ORANGE	GOOD	PRESERVED
128	8	OSAGE ORANGE	GOOD	PRESERVED
129	6.0	OAK	FAIR	PRESERVED
130	8	OAK	GOOD	PRESERVED
131	10	CHERRY	GOOD	PRESERVED
132		CHERRY	FAIR	OFF SITE
133	8	OSAGE ORANGE	GOOD	PRESERVED
134	13	OSAGE ORANGE	GOOD	PRESERVED
135	9	OSAGE ORANGE	GOOD	PRESERVED
136	13	OSAGE ORANGE	GOOD	PRESERVED
~~137~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
138	5.5	CHERRY	FAIR	PRESERVED
139	11	OSAGE ORANGE	GOOD	PRESERVED
~~140~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
141	5.5	OSAGE ORANGE	FAIR	PRESERVED
142	7	OSAGE ORANGE	GOOD	PRESERVED
143	7.5	OAK	FAIR	PRESERVED
~~144~~		~~OAK~~	~~POOR~~	~~REMOVE~~
145	3.0	HACKBERRY	FAIR	PRESERVED
146	3.5	HACKBERRY	FAIR	PRESERVED
~~147~~		~~ASH~~	~~DEAD~~	~~REMOVE~~
148	4.5	OAK	FAIR	PRESERVED
149	11	OAK	GOOD	PRESERVED
~~150~~		~~OSAGE ORANGE~~	~~POOR~~	~~REMOVE~~
151	14.5	OSAGE ORANGE	FAIR	PRESERVED
~~152~~		~~ASH~~	~~POOR~~	~~REMOVE~~
153	8.5	HICKORY	FAIR	PRESERVED
154	9.5	HICKORY	FAIR	PRESERVED
~~155~~		~~ASH~~	~~POOR~~	~~REMOVE~~
156	5.0	OAK	FAIR	PRESERVED
160	3.0	OAK	FAIR	REMOVE
~~161~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
162	10	OAK	GOOD	REMOVE
163	8	OAK	GOOD	REMOVE
164	9.0	OAK	FAIR	PRESERVED
~~165~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
166	28	OAK	GOOD	PRESERVED
167	11.0	OAK	FAIR	PRESERVED
168	6	OAK	GOOD	PRESERVED
169	15	OAK	GOOD	PRESERVED
~~170~~		~~CHERRY~~	~~DEAD~~	~~REMOVE~~
171	4.5	OAK	FAIR	PRESERVED
172	3.0	OAK	FAIR	PRESERVED
~~173~~		~~ASH~~	~~FAIR~~	~~REMOVE~~

TREE #	CAL. INCHES	SPECIES	CONDITION	STATUS
~~174~~		~~OAK~~	~~POOR~~	~~REMOVE~~
175	6	OAK	GOOD	PRESERVED
176	12.0	CHERRY	FAIR	PRESERVED
177	5.5	OAK	FAIR	PRESERVED
~~178~~		~~CHERRY~~	~~DEAD~~	~~REMOVE~~
179	9	HICKORY	GOOD	PRESERVED
180	3.5	OAK	FAIR	PRESERVED
181	3.5	MAPLE	FAIR	PRESERVED
182	6	HACKBERRY	GOOD	PRESERVED
183	3.5	MAPLE	FAIR	PRESERVED
184	5.0	OAK	FAIR	PRESERVED
185	3.0	SPRUCE	FAIR	PRESERVED
186	18	MAPLE	GOOD	PRESERVED
187	10	MAPLE	GOOD	PRESERVED
188	8.5	MAPLE	FAIR	PRESERVED
189	7	MAPLE	GOOD	PRESERVED
190	7	MAPLE	GOOD	PRESERVED
191	14	MAPLE	GOOD	PRESERVED
192	6	MAPLE	GOOD	PRESERVED
193	4.5	MAPLE	FAIR	PRESERVED
194	4.0	SPRUCE	FAIR	PRESERVED
195	10.0	MAPLE	FAIR	PRESERVED
196	5.5	SPRUCE	FAIR	PRESERVED
197	16	MAPLE	GOOD	PRESERVED
198	7	MAPLE	GOOD	PRESERVED
199	6	MAPLE	GOOD	PRESERVED
200	9	OAK	GOOD	PRESERVED
201	7.0	MAPLE	FAIR	PRESERVED
~~202~~		~~MAPLE~~	~~POOR~~	~~REMOVE~~
203	3.0	MAPLE	FAIR	PRESERVED
204	8.5	SPRUCE	FAIR	PRESERVED
205	4.0	MAPLE	FAIR	PRESERVED
206	5.0	MAPLE	FAIR	PRESERVED
207	5.5	MAPLE	FAIR	REMOVE
208	11	MAPLE	GOOD	REMOVE
~~209~~		~~ASH~~	~~POOR~~	~~REMOVE~~
210	8	OAK	GOOD	REMOVE
211	11	LOCUST	GOOD	REMOVE
212		CHERRY	POOR	REMOVE
213	11	OAK	GOOD	REMOVE
214	3.5	CHERRY	FAIR	REMOVE
215	17	OSAGE ORANGE	GOOD	REMOVE
216	21	OSAGE ORANGE	GOOD	REMOVE
217	19	OSAGE ORANGE	GOOD	REMOVE
218	6	MAPLE	GOOD	REMOVE
219		ASH	FAIR	REMOVE
220	9	OAK	GOOD	REMOVE
221	6.0	OSAGE ORANGE	FAIR	PRESERVED
222	3.0	MAPLE	FAIR	PRESERVED
223	3.5	MAPLE	FAIR	PRESERVED
224	3.5	MAPLE	FAIR	PRESERVED
~~225~~		~~ASH~~	~~FAIR~~	~~REMOVE~~
226	7.0	MAPLE	FAIR	PRESERVED
227	6.0	MAPLE	FAIR	PRESERVED
~~228~~		~~CHERRY~~	~~DEAD~~	~~REMOVE~~
~~229~~		~~CHERRY~~	~~DEAD~~	~~REMOVE~~
230	3.0	BOXELDER	FAIR	PRESERVED
~~231~~		~~ASH~~	~~FAIR~~	~~REMOVE~~
232	3.5	BOXELDER	FAIR	REMOVE
233	7.0	OAK	FAIR	REMOVE
234	5.5	BOXELDER	FAIR	PRESERVED
235	20	OAK	GOOD	PRESERVED
236	20	OAK	GOOD	PRESERVED
237	6.5	ELM	FAIR	PRESERVED
~~238~~		~~ASH~~	~~DEAD~~	~~REMOVE~~
239	3.5	ELM	FAIR	PRESERVED
240	3.0	HACKBERRY	FAIR	PRESERVED
~~241~~		~~HACKBERRY~~	~~POOR~~	~~REMOVE~~
242	6	OAK	GOOD	PRESERVED
243	10.0	MAPLE	FAIR	PRESERVED
244	10.0	MAPLE	FAIR	PRESERVED
245	13.5	MAPLE	FAIR	PRESERVED
246	19.0	MAPLE	FAIR	PRESERVED
247	12.0	MAPLE	FAIR	PRESERVED
248	11.5	MAPLE	FAIR	PRESERVED
249	14.5	MAPLE	FAIR	PRESERVED
250	41	MAPLE	GOOD	PRESERVED
251	5.0	MAPLE	FAIR	REMOVE
~~252~~		~~SPRUCE~~	~~POOR~~	~~REMOVE~~
253		MAPLE	POOR	REMOVE
254	3.5	MAPLE	FAIR	REMOVE
255	10.0	SPRUCE	FAIR	REMOVE
256		CHERRY	POOR	REMOVE
257		OAK	POOR	REMOVE
258	7	CHERRY	GOOD	REMOVE

TREE #	CAL. INCHES	SPECIES	CONDITION	STATUS
259	8	RED CEDAR	GOOD	PRESERVED
260	10.0	RED CEDAR	FAIR	PRESERVED
261	8	RED CEDAR	GOOD	REMOVE
262	3.5	RED CEDAR	FAIR	REMOVE
263	3.0	RED CEDAR	FAIR	REMOVE
264	3.0	ELM	FAIR	REMOVE
265	7.5	OAK	FAIR	REMOVE
266	12	RED CEDAR	GOOD	REMOVE
267	3.0	PEAR	FAIR	REMOVE
268	5.0	OAK	FAIR	REMOVE
269	4.0	ELM	FAIR	REMOVE
270	12	OAK	GOOD	REMOVE
271	3.5	CHERRY	FAIR	REMOVE
272	4.5	OAK	FAIR	REMOVE
273	4.5	CHERRY	FAIR	REMOVE
274	3.0	CHERRY	FAIR	REMOVE
275	4.0	ELM	FAIR	REMOVE
~~276~~		~~ASH~~	~~FAIR~~	~~REMOVE~~
277	8	OAK	GOOD	REMOVE
278	3.5	COTTONWOOD	FAIR	REMOVE
279	8.0	COTTONWOOD	FAIR	REMOVE
280	8	COTTONWOOD	GOOD	REMOVE
281	14	COTTONWOOD	GOOD	REMOVE
~~282~~		~~ASH~~	~~FAIR~~	~~REMOVE~~
~~283~~		~~ASH~~	~~FAIR~~	~~REMOVE~~
~~284~~		~~ASH~~	~~FAIR~~	~~REMOVE~~
~~285~~		~~ASH~~	~~FAIR~~	~~REMOVE~~
~~286~~		~~ASH~~	~~FAIR~~	~~REMOVE~~
~~287~~		~~ASH~~	~~FAIR~~	~~REMOVE~~
288	11	OSAGE ORANGE	GOOD	REMOVE
~~289~~		~~HAWTHORN~~	~~POOR~~	~~REMOVE~~
290	6	PINE	GOOD	REMOVE
291	3.0	OAK	FAIR	REMOVE
~~292~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
~~293~~		~~CHERRY~~	~~DEAD~~	~~REMOVE~~
294	3.5	CHERRY	FAIR	PRESERVED
~~295~~		~~ASH~~	~~FAIR~~	~~REMOVE~~
296	6	OAK	GOOD	PRESERVED
297	7	OAK	GOOD	PRESERVED
298	19	OAK	GOOD	PRESERVED
299	20	OAK	GOOD	PRESERVED
300	12.5	OAK	FAIR	PRESERVED
301	7	OAK	GOOD	PRESERVED
302	5.0	OAK	FAIR	PRESERVED
303	9	OAK	GOOD	PRESERVED
~~304~~		~~ELM~~	~~POOR~~	~~REMOVE~~
305	5.5	OAK	FAIR	PRESERVED
306	5.5	ELM	FAIR	PRESERVED
307	11	OAK	GOOD	PRESERVED
308	3.5	ELM	FAIR	PRESERVED
309	4.5	MAPLE	FAIR	PRESERVED
310	3.5	BOXELDER	FAIR	PRESERVED
311	3.0	ELM	FAIR	PRESERVED
312	19	OAK	GOOD	PRESERVED
~~313~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
314	6	OAK	GOOD	PRESERVED
315	8	OAK	GOOD	PRESERVED
~~316~~		~~ASH~~	~~DEAD~~	~~REMOVE~~
317	3.0	OAK	FAIR	PRESERVED
318	12.5	ELM	FAIR	PRESERVED
319	9.0	OAK	FAIR	PRESERVED
320	10.0	ELM	FAIR	PRESERVED
321	21	OAK	GOOD	PRESERVED
322	3.0	OAK	FAIR	PRESERVED
~~323~~		~~CHERRY~~	~~DEAD~~	~~REMOVE~~
324	15	OAK	GOOD	PRESERVED
325	4.5	OAK	FAIR	PRESERVED
326	4.0	OAK	FAIR	PRESERVED
327	7.5	OAK	FAIR	PRESERVED
~~328~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
329	3.5	OAK	FAIR	PRESERVED
~~330~~		~~CHERRY~~	~~DEAD~~	~~REMOVE~~
331	7	OAK	GOOD	PRESERVED
~~332~~		~~CHERRY~~	~~DEAD~~	~~REMOVE~~
~~333~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
334	1	HICKORY	GOOD	REMOVE
335	16.0	OAK	FAIR	REMOVE
~~336~~		~~ASH~~	~~POOR~~	~~REMOVE~~
337	11	OAK	GOOD	REMOVE
338	3.5	OAK	FAIR	REMOVE
339	3.5	OAK	FAIR	REMOVE
340	3.5	OAK	FAIR	REMOVE
341	3.5	OAK	FAIR	REMOVE

TREE #	CAL. INCHES	SPECIES	CONDITION	STATUS
342	10.0	HICKORY	FAIR	REMOVE
343	5.5	OAK	FAIR	REMOVE
344	11.5	OAK	FAIR	REMOVE
345	3.0	OAK	FAIR	REMOVE
346	3.5	HICKORY	FAIR	REMOVE
347	22	OAK	GOOD	REMOVE
348	3.5	OAK	FAIR	REMOVE
~~349~~		~~ASH~~	~~FAIR~~	~~REMOVE~~
350	14.0	OAK	FAIR	REMOVE
351	6.0	HICKORY	FAIR	REMOVE
~~352~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
353	3.0	LOCUST	FAIR	REMOVE
354	5.5	MAPLE	FAIR	REMOVE
~~355~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
356	8	OAK	GOOD	PRESERVED
357	7.0	OAK	FAIR	PRESERVED
358	6.5	OAK	FAIR	PRESERVED
359	4.5	ELM	FAIR	PRESERVED
360	13	OAK	GOOD	PRESERVED
~~361~~		~~ASH~~	~~DEAD~~	~~REMOVE~~
362	3.0	BOXELDER	FAIR	PRESERVED
363	6.0	OAK	FAIR	PRESERVED
364	3.0	HAWTHORN	FAIR	PRESERVED
365	3.5	BOXELDER	FAIR	PRESERVED
366	5.0	OAK	FAIR	PRESERVED
367	6.0	BOXELDER	FAIR	PRESERVED
368		CHERRY	POOR	REMOVE
369	4.5	BOXELDER	FAIR	PRESERVED
370	4.0	BOXELDER	FAIR	PRESERVED
371	3.0	BOXELDER	FAIR	PRESERVED
372	6.5	BOXELDER	FAIR	PRESERVED
~~373~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
374	3.5	APPLE	FAIR	PRESERVED
375	6	OAK	GOOD	PRESERVED
376	20	BOXELDER	GOOD	PRESERVED
377	6	OAK	GOOD	PRESERVED
378	6.5	BOXELDER	FAIR	PRESERVED
379	3.0	BOXELDER	FAIR	PRESERVED
~~380~~		~~CHERRY~~	~~POOR~~	~~REMOVE~~
~~381~~		~~ASH~~	~~POOR~~	~~REMOVE~~
382	3.0	OAK	FAIR	PRESERVED
~~383~~		~~ASH~~	~~DEAD~~	~~REMOVE~~
384	4.0	OAK	FAIR	PRESERVED
385	4.0	BOXELDER	FAIR	PRESERVED
386		BOXELDER	FAIR	OFF SITE
387		ASH	DEAD	OFF SITE
388	7.5	HACKBERRY	FAIR	PRESERVED
389	5.0	PINE	FAIR	PRESERVED
390	13.5	OAK	FAIR	PRESERVED
391	7.5	PINE	FAIR	PRESERVED
392	5.0	BOXELDER	FAIR	PRESERVED
393	6	OAK	GOOD	PRESERVED
394	11.5	HACKBERRY	FAIR	PRESERVED
~~395~~		~~BOXELDER~~	~~POOR~~	~~REMOVE~~
396	3.5	PINE	FAIR	PRESERVED
397	17.5	BOXELDER	FAIR	PRESERVED
398	4.0	OAK	FAIR	PRESERVED
399	7.5	BOXELDER	FAIR	PRESERVED
400	3.0	BOXELDER	FAIR	PRESERVED
401	8.0	CHERRY	FAIR	REMOVE
402	8.0	OAK	FAIR	PRESERVED
403	5.5	SPRUCE	FAIR	REMOVE
404	16	RED CEDAR	GOOD	REMOVE
405	3.5	HAWTHORN	FAIR	REMOVE
406	4.0	BOXELDER	FAIR	REMOVE
407		ASH	POOR	REMOVE
408	3.5	CHERRY	FAIR	REMOVE
409	9	HACKBERRY	GOOD	REMOVE
410	9.5	HACKBERRY	FAIR	REMOVE
411	8	OAK	GOOD	REMOVE
412	12	OAK	GOOD	REMOVE
413	4.5	BOXELDER	FAIR	REMOVE
414	3.0	CHERRY	FAIR	REMOVE
~~415~~		~~ASH~~	~~FAIR~~	~~REMOVE~~
416	6	ELM	GOOD	REMOVE
417	10	OAK	GOOD	REMOVE
~~418~~		~~BOXELDER~~	~~POOR~~	~~REMOVE~~
419	4.0	BOXELDER	FAIR	REMOVE
~~420~~		~~ELM~~	~~POOR~~	~~REMOVE~~
~~421~~		~~ASH~~	~~FAIR~~	~~REMOVE~~
422	5.0	OAK	FAIR	REMOVE
423	4.0	BOXELDER	FAIR	REMOVE
424	11	BOXELDER	GOOD	REMOVE
425	5.0	BOXELDER	FAIR	REMOVE
~~426~~		~~ASH~~	~~POOR~~	~~REMOVE~~
427	8.0	BOXELDER	FAIR	PRESERVED
428	9.0	ELM	FAIR	REMOVE
429	9.0	BOXELDER	FAIR	REMOVE
430	14.0	BOXELDER	FAIR	REMOVE
431	5.5	OAK	FAIR	REMOVE
432	23	OAK	GOOD	REMOVE
433		ASH	DEAD	OFF SITE

TREE INVENTORY

Total Number of Trees: 319 (2544.0 Caliper Inches)
Number of Trees Removed: 88 (666.0 Caliper Inches)
Poor, Dead or Ash Trees: 87
Trees to be Replaced: 88 (666.0 Caliper Inches)
Total Number of Trees Preserved: 231 (1878.0 Caliper Inches)

~~OAK~~ Trees Removed (Poor, Dead or Ash)

Trees Removed

MARK	DATE	DESCRIPTION

REVISIONS

GRDEN L.L.C.
10590 VENTURE BLVD
POWELL, OH 43065
614-668-3586

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
WINTERBROOKE PLACE
PHASE 1
TREE INVENTORY AND REMOVAL PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

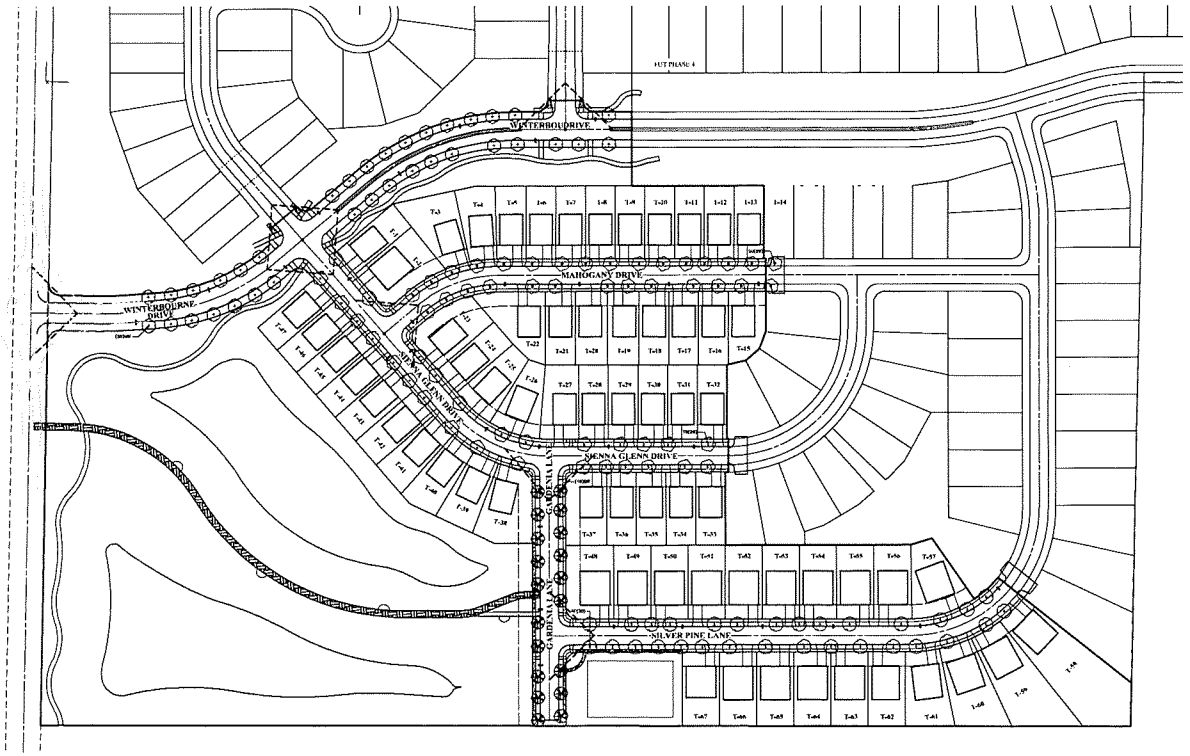
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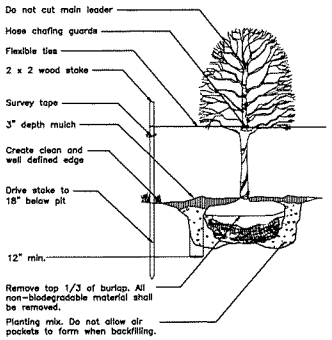
SCALE
None

JOB NO.
20191096

SHEET
8/13

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1 DECIDUOUS TREE UNDER 3" CALIPER
N.T.S.

Trees shall be centered in the tree lawn.

No trees shall be placed within 10' of a hydrant.

GENERAL NOTES

1. Street tree selections shall be approved by the City of Delaware Street Tree Commission prior to installation.
2. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
3. All trees shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, 2004. All trees shall equal or exceed the measurements and sizes specified in the schedule.
4. All planting operations shall adhere to American Nursery & Landscape Association standards unless noted otherwise.
5. Substitutions shall be permitted with notification and written approval from the Owner & City. Substituted material shall be equivalent or greater in size than the specified plant. Substituted trees shall have the same essential characteristics and growth habit of the specified plant.
6. Confirm location of all utilities and subsurface drain lines prior to plant installation.
7. A pre-installation conference shall be conducted prior to planting operations with Owner & Contractor present.
8. Contractor may slightly field adjust plant locations as necessary to avoid utilities.
9. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
10. Mulch tree rings with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to trees. Average applied thickness shall be 3" depth.
11. Install all trees in accordance with planting details.
12. Street trees shall have a clear canopy height of 6' min.
13. Tree shall be placed a minimum of 3' from sidewalks and curbs.
14. All trees to be backfilled with prepared planting mix. Prepared planting mix shall be mixed on site and consist of one part topsoil, one part soil amendment, one part soil from excavation. Topsoil: ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones 1 inch and larger. Soil amendment: Source separated yard waste compost from an Ohio EPA rated class IV compost facility.
15. All trees to be fertilized with a commercial grade fertilizer tablets consisting of fast and slow release nitrogen.
16. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
17. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
18. Contractor shall thoroughly water all trees at time of installation and as needed until project acceptance by Owner. Contractor shall guarantee all trees installed for one full year from date of acceptance by the Owner. All trees shall be alive and at a vigorous rate of growth at the end of the guarantee period.

SITE DISTANCE TRIANGLES

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

PLANT SCHEDULE PHASE 1

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	AF	30	Acer freemanii 'Sienna Glen'	Sienna Glen Maple	2" Cal.	B&B
	NW	35	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2" Cal.	B&B
	QR	19	Quercus rubra	Red Oak	2" Cal.	B&B
	TB	28	Tilia americana 'Boulevard'	Boulevard American Linden	2" Cal.	B&B
	UJ	29	Ulmus americana	American Elm	2" Cal.	B&B

REVISIONS

MARK	DATE	DESCRIPTION

GRDEN L.L.C.
10590 WELLINGTON BLVD
POWELL, OH 43065
614-668-3586

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
WINTERBROOKE PLACE
PHASE 1
STREET TREE PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800

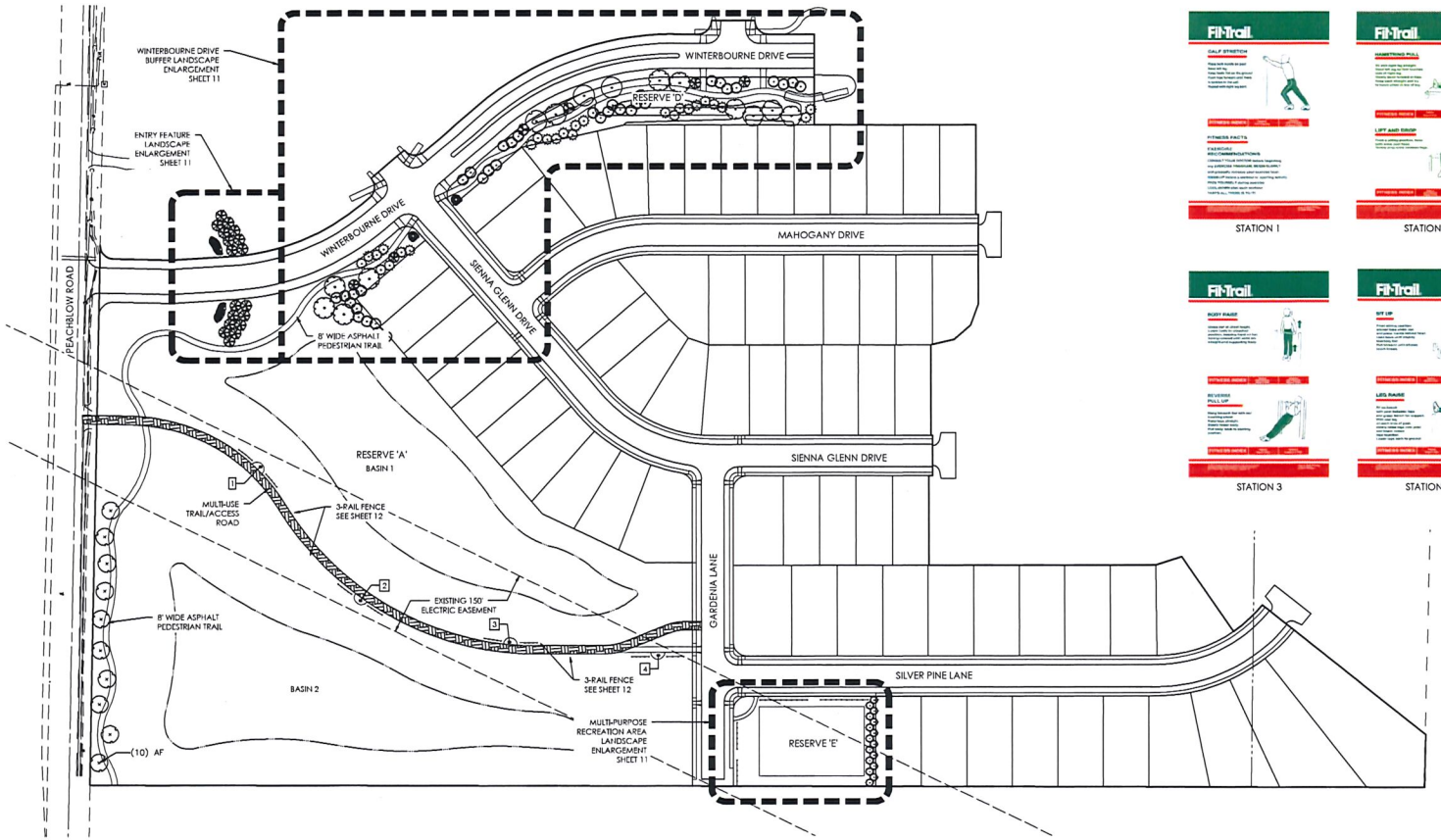
DATE
DECEMBER 13, 2019

SCALE
1" = 100'

JOB NO.
20191096

SHEET
9 /13

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STATION 1

STATION 2

STATION 3

STATION 4

GRAPHIC SCALE

0 40 80 160

1 inch =80 feet

TREE REPLACEMENT REQUIREMENTS

(24) SHADE TREES @ 2" CALIPER = 48 CALIPER INCHES
(25) ORNAMENTAL TREES @ 1.5" CALIPER = 37.5 CALIPER INCHES
* (77) EVERGREEN TREES @ 6' HEIGHT = 154 CALIPER INCHES

CALIPER INCHES REMOVED = 666.0"
CALIPER INCHES REPLACED = 236.5 "
CALIPER INCHES REMAINING = 445.5"

*6' IN HEIGHT EVERGREEN TREE IS EQUIVALENT TO A 2" CALIPER TREE



STATION EXAMPLE



STATION EXAMPLE



STATION EXAMPLE

LEGEND

[#] STATION LOCATION

*PICTURES DEMONSTRATE EXERCISES AT EACH STATION



INTRODUCTION PANEL 1



INTRODUCTION PANEL 2

REVISIONS

MARK	DATE	DESCRIPTION

GRDEN L.L.C.
10590 WELLINGTON BLVD
POWELL, OH 43065
614-668-3586

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN

WINTERBROOKE PLACE PHASE 1

OPEN SPACE PROGRAMMING & LANDSCAPE PLAN

EMHT
Evans Mechwart Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

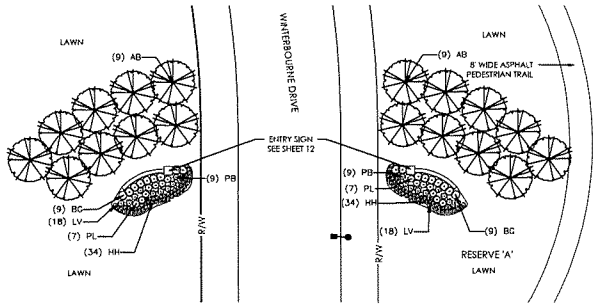
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SCALE
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JOB NO.
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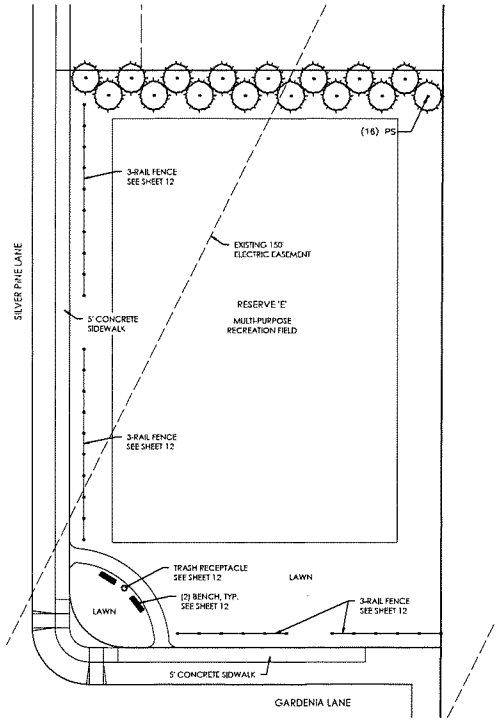
SHEET
10/13

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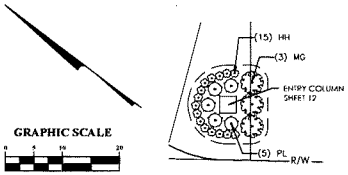
Entry Feature Landscape Enlargement
Scale: 1"=20'

GRAPHIC SCALE
1 inch = 20 feet



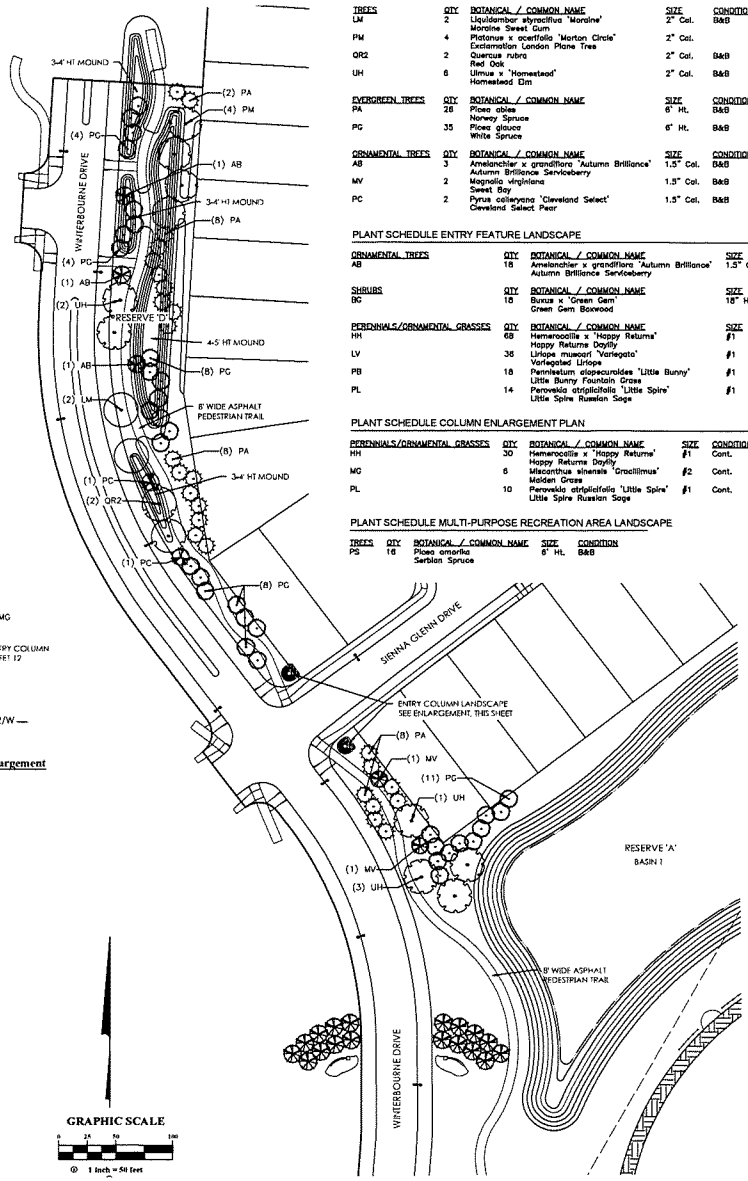
Multi-purpose Recreation Field Enlargement
Scale: 1"=20'

GRAPHIC SCALE
1 inch = 20 feet



GRAPHIC SCALE
1 inch = 10 feet

Entry Column Landscape Enlargement (Typical of Two)
Scale: 1"=10'



GRAPHIC SCALE
1 inch = 50 feet

Winterbourne Drive Buffer
Scale: 1"=50'

PLANT SCHEDULE WINTERBOURNE DR LANDSCAPE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
LM	2	Liquidambar styraciflua 'Moraine' Moraine Sweet Gum	2" Cal.	B&B
PM	4	Platanus x acerifolia 'Morton Circle' Exclamation London Plane Tree	2" Cal.	
QR2	2	Quercus rubra Red Oak	2" Cal.	B&B
UH	8	Ulmus x 'Homestead' Homestead Elm	2" Cal.	B&B

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
PA	28	Picea abies Norway Spruce	6' Ht.	B&B
PG	35	Picea glauca White Spruce	6' Ht.	B&B

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
AB	3	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.5" Cal.	B&B
MV	2	Magnolia virginiana Sweet Bay	1.5" Cal.	B&B
PC	2	Pyrus calleryana 'Cleveland Select' Cleveland Select Pear	1.5" Cal.	B&B

PLANT SCHEDULE ENTRY FEATURE LANDSCAPE

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
AB	18	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.5" Cal.	B&B

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
BG	18	Buxus x 'Green Gem' Green Gem Boxwood	18" Ht.	Cont.

PERENNIALS/ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
HH	68	Hemerocallis x 'Happy Returns' Happy Returns Daylily	#1	Cont.
LV	36	Liriope muscari 'Variegata' Variegated Liriope	#1	Cont.
PB	18	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	#1	Cont.
PL	14	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	#1	Cont.

PLANT SCHEDULE COLUMN ENLARGEMENT PLAN

PERENNIALS/ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
HH	30	Hemerocallis x 'Happy Returns' Happy Returns Daylily	#1	Cont.
MG	6	Miscanthus sinensis 'Gracillimus' Maiden Grass	#2	Cont.
PL	10	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	#1	Cont.

PLANT SCHEDULE MULTI-PURPOSE RECREATION AREA LANDSCAPE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
PS	16	Picea omorika Serbian Spruce	6' Ht.	B&B

REVISIONS			
MARK	DATE	DESCRIPTION	

GRDEN L.L.C.
10590 WELLINGTON BLVD
POWELL, OH 43065
614-668-3586

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
WINTERBROOKE PLACE PHASE 1
OPEN SPACE PROGRAMMING & LANDSCAPE PLAN

EMHT
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5500 New Albany Road, Columbus, Ohio 43054
Phone: 614.775.4500 Toll Free: 866.775.5648
emht.com

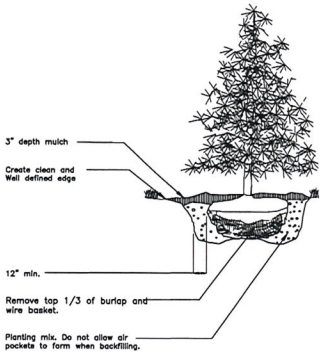
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DECEMBER 13, 2019

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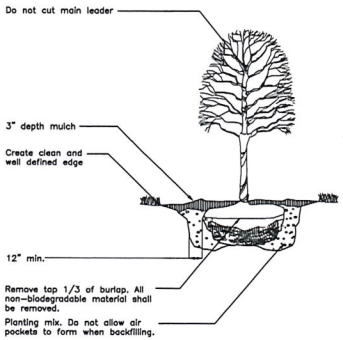
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20191096

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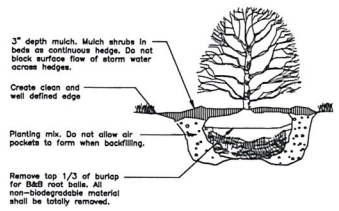
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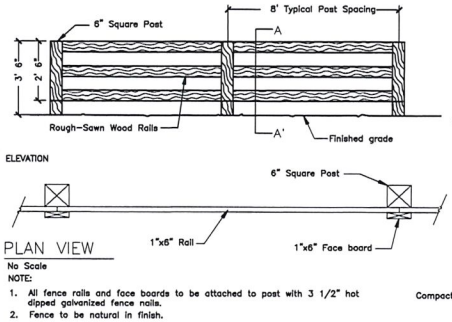
Evergreen Tree Planting
No Scale



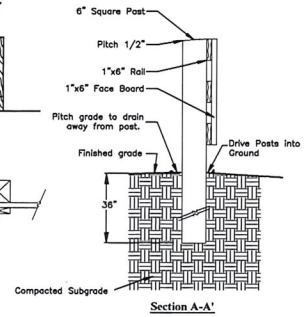
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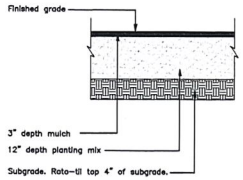
Shrub Planting
No Scale



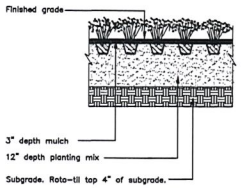
3-Rail Decorative Fence Detail
No Scale



Section A-A'



Planting Area Establishment
No Scale



Perennial & Groundcover Planting
No Scale

GENERAL NOTES

1. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
2. All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
3. Substitutions shall only be permitted with notification and written approval from the Owner. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
4. Confirm location of all utilities and subsurface drain lines prior to plant installation.
5. A pre-installation conference shall be conducted prior to planting operations with Owner and Contractor present.
6. Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
7. Irrigation system, if applicable, shall be complete and operational prior to landscape planting.
8. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
9. Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
10. Mulch planting beds with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed.
11. Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
12. Bed edge shall be smooth, consistent, hand trenched 4" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed edge and planting bed.
13. All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Landscape Architect prior to planting.
14. Install all plants in accordance with planting details and specifications.
15. Parking lot and street trees shall have a clear canopy height of 6' min.
16. Trees shall be placed a minimum of 3' from sidewalks and curbs.
17. Planting Mix shall be blended, manufactured soil consisting of three (3) parts topsoil, one (1) part compost, one (1) part sand. Topsoil shall be per ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones and soil clumps 3/4 inch and larger. Compost shall be yard waste compost from an EPA rated Class V compost facility or Com-til compost from City of Columbus Department of Public Utilities. Sand shall be per Item ASTM C33. Proprietary manufactured Planting Mix such as Kurtz Bros. Professional Blend or Jones SuperSoil may be used. Submit product data for review by Owner. Place Planting Mix in settled 8 inch lifts.
18. Mix Mycorrhizal Fungi into Planting Mix during placement of Planting Mix. Application rate shall be according to manufacturer's written recommendations. Mycorrhizal Fungi shall be a dry, granular inoculant containing vesicular-arbuscular mycorrhizal fungi and ectomycorrhizal fungi.
19. Excavate planting beds to a depth of 12 inches, unless otherwise indicated. Roto-til subgrade of excavation to a depth of 4 inches, unless otherwise indicated. Incorporate a 6 inch lift of planting mix into subsoil. Place remaining Planting Mix in settled 6 inch lifts.
20. Planting beds, including mulch, shall be no higher than 6 inches above adjacent grade and shall not impede surface drainage.
21. Lawn areas shall be backfilled with Planting Mix to a minimum settled thickness of 6 inches. Roto-Til subgrade below lawns to a depth of 4 inches, unless otherwise indicated, prior to placement of Planting Mix.
22. All trees and shrubs shall be fertilized with controlled release tablets of 20-10-5 composition. Size and number of tablets shall be per manufacturer's instructions.
23. Composition and application rate of lawn fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit soil test results and amendment recommendations to Owner. Lawn fertilizer shall be in a dry granular form.
24. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
25. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
26. Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed (except annuals) for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.
27. All annuals to be provided by Contractor from available seasonal stock.
28. Lawn seed mix shall proportioned by weight as follows: 10 percent NuBlue or Blue Chip Kentucky Bluegrass; 10 percent Caddieshack or GeoKeeper Perennial Ryegrass; 80 percent Quest, Inferno, Arid 3 and/or Pixie Tall Fescue (select 2). Sodded lawns shall match seeded lawns. Seeding rate shall be 8 to 10 pounds per 1000 square feet.
29. Lawn seed shall not have less than 98 percent purity and not have less than 90 percent germination.



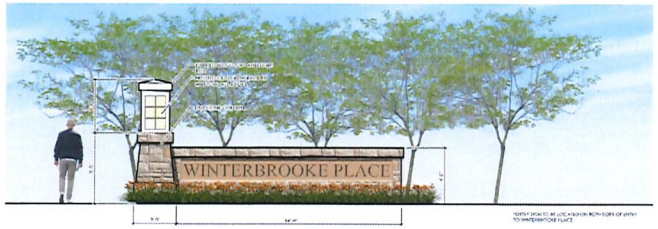
Manufacturer: treetopproducts.com
Model: Northgate Park Bench (SKU: TBN-15)

Metal Bench Detail

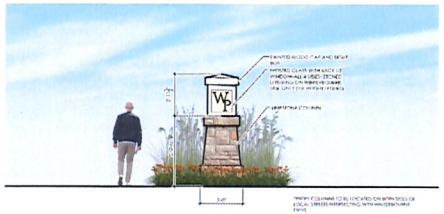


Manufacturer: treetopproducts.com
Model: Northgate Receptacles (SKU: TWR-15)

Trash Receptacle Detail



5 ENTRY SIGN (SUBDIVISION NAME ENGRAVED INTO SANDSTONE FACE)
SCALE: 1/2" = 1'-0"



4 ENTRY COLUMN
SCALE: 1/2" = 1'-0"

REVISIONS

MARK	DATE	DESCRIPTION

GRDEN L.L.C.
10500 WELLINGTON BLVD
POWELL, OH 43065
614-668-3586

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN

WINTERBROOKE PLACE
PHASE 1
LANDSCAPING DETAILS

EMH&T
Surveying • Civil Engineering • Planning & Landscape Architecture
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, Ohio 43054
Phone: 614.775.4500 Toll free: 866.775.5364
emht.com

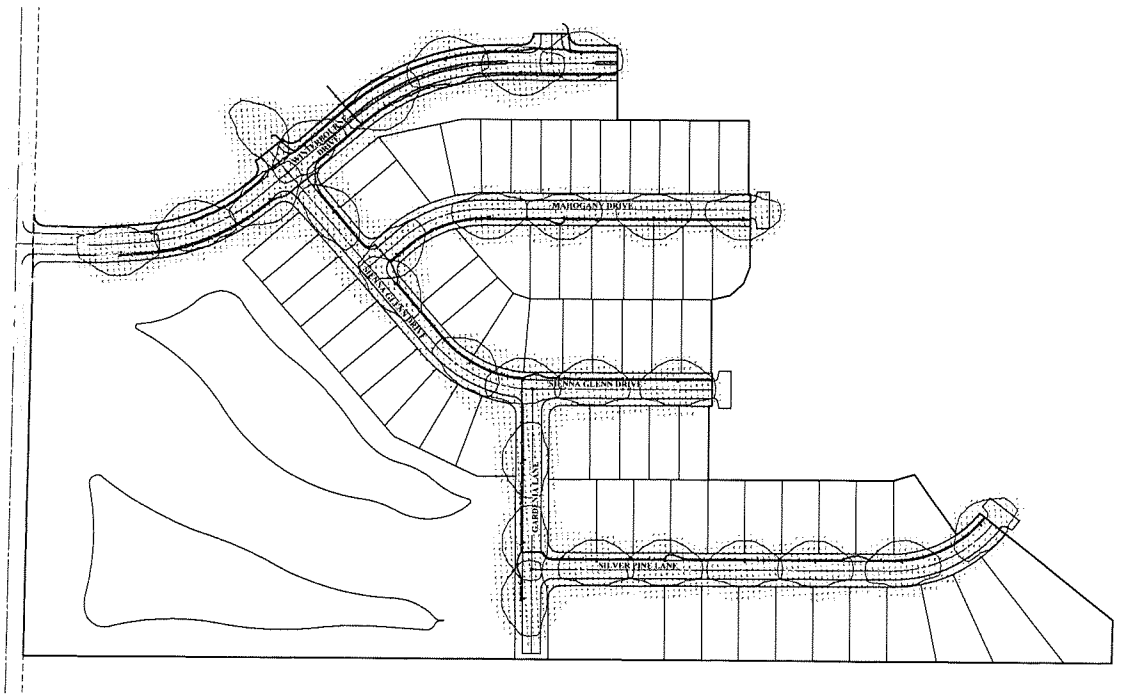
DATE
DECEMBER 13, 2019

SCALE
As Noted

JOB NO.
20191096

SHEET
12 /13

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GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

STREET LIGHT TABLE

STREET	STATION	OFFSET
WINTERBOURNE DRIVE	1+83	20.50' Rt
	3+20	20.50' Lt
	4+57	20.50' Rt
	5+65	20.50' Lt
	7+21	20.50' Rt
	8+51	20.50' Rt
	9+80	21.00' Rt
	10+85	20.50' Lt
SIENNA GLENN DRIVE	1+07	19.12' Lt
	2+73	18.50' Lt
	4+70	18.50' Lt
	5+75	18.50' Lt
	8+98	18.50' Lt
	8+48	18.50' Lt
MAHOGANY DRIVE	0+51	18.50' Rt
	2+42	18.50' Rt
	3+73	18.50' Rt
	5+30	18.50' Rt
	8+86	18.50' Rt
GARDENIA LANE	1+25	18.50' Rt
	2+71	18.50' Rt
	3+70	18.50' Rt
SILVER PINE LANE	8+74	18.50' Rt
	10+41	18.50' Rt
	11+94	18.50' Rt
	13+18	18.50' Rt
	14+58	18.50' Rt
	15+78	18.50' Rt

STATISTICS

Description	Avg	Max			
Gardenia Lane	0.5 fc	1.1 fc	0.1 fc		
Mahogany Drive	0.5 fc	1.1 fc	0.1 fc	11.0:1	5.0:1
Sienna Glen Drive	0.5 fc	1.2 fc	0.1 fc	12.0:1	5.0:1
Silver Pine Lane	0.5 fc	1.1 fc	0.1 fc		
Winterbourne Drive	0.5 fc	0.9 fc	0.1 fc		

LUMINAIRE SCHEDULE

Catalog Number/Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
GVD2 P30 30K AS M CMC 3 R S GL P7 FPD85 PSC (RDWD-34.1, 12/31/18) GranVille II LED 2 (GVD2) Custom Match Color= RP009P022 Delaware Green: GranVille 174; II LED (GVD2), LED Performance Package 30, 3000 Series CCT, Auto-Sensing Voltage (120-277), Modern Style - Swing Open Design, Custom Match Color, handled through Custom BOM Group, Asymmetric Type III, Ribs & Bands, Painted Cast Aluminum Standard, Gold, Dimming photocontrol receptacle - 7 PIN, (FPD85) Factory programmed to 85 percent of base, Shorting Cap, Unique Solutions, A Division of Holophane Newark, Ohio 43055 www.holophane.com	LED COB	1	6347	0.86	60

NOTES:

1. Street lights must be fully functional and as-builts drawings of the lights and required spare poles must be delivered to public works, prior to acceptance of public improvements (i.e. no building permits). The extra light fixtures and poles shall be delivered to the City of Delaware Public Works Department, 50 Rose Street Delaware, Ohio 43015. Contact the City to schedule delivery date and time (740) 203-1810.

2. For clarity, some existing and proposed utilities are not shown on the lighting plan. The Contractor shall reference the plan and profile sheets for the location of all existing and proposed utilities.

MARK | DATE | DESCRIPTION — REVISIONS

GRDEN L.L.C.
10590 WELLINGTON BLVD
POWELL, OH 43065
614-668-3586

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
WINTERBROOKE PLACE
PHASE 1
STREET LIGHTING PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

DATE
DECEMBER 13, 2019

SCALE
1" = 100'

JOB NO.
20191096

SHEET
13 /13

J:\2019\096\0\04\Civil\Final Development Plan\13 Street Lighting Plan.dwg, Last Saved By: kcoker, 12/13/2019 12:43 PM Last Plotted By: Coker, Kristen, 12/13/2019 2:58 PM (No Xrefs)

CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # 2020 - 2919-FDP EXT
2020 - 2919

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☐ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☐ Final Development Plan
- ☒ Final Development Plan Extension
- ☐ Final Subdivision Plat
- ☒ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☐ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☐ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

FSP EXT

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name Winterbrooke Place Address Peachblow Rd.

Acreage 103 Square Footage _____ Number of Lots 263 Number of Units _____

Zoning District/Land Use _____ Proposed Zoning/Land Use _____ Parcel # 418320010380000, 418330101900, 418330010198000, 418330010198001

Applicant Name Bob Gruden Contact Person Bob Gruden

Applicant Address 10590 Wellington Blvd. Powell Oh 43065

Phone 614 668-3586 Fax 614-766-2215 E-mail Bob@wellingtonbldrs.com

Owner Name Gruden LLC. Contact Person Bob Gruden

Owner Address Same

Phone Same Fax Same E-mail Same

Engineer/Architect/Attorney EMHT Contact Person Brian Plenger

Address 5500 New Albany Rd. Col. Ohio 43054

Phone 614-775-4344 Fax _____ E-mail BPlenger@EMHT.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

_____ Owner Signature

_____ Owner Printed Name

_____ Agent Signature

_____ Agent Printed Name

Sworn to before me and subscribed in my presence this _____ day of _____, 20__.

Notary Stamp

_____ Notary Public

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: January 7, 2021

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1. **Calendar**
   See Attached

2. **Per Section 73 Of The City Charter The City Manager Is To Report Contract Agreements**
   See Attached

January 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 Council Work Session 6:30 pm	5	6 Planning 6:30 pm	7	8	9
10	11 Council 7 pm	12 Sister City 6 pm	13 Civil Service 3 p.m. BZA 6:30 - canceled	14	15	16
17	18	19 Parks and Rec 6:30	20	21 Airport Commission 6:303 p.m.	22	23
24	25 Council 7 pm	26	27 HPC 6:30	28	29	30
31	February 1, 2021 – Council Work Session					

CONTRACT APPROVAL - 1/11/2021				
VENDOR	**EXPLANATION OF AGREEMENT**	**2020 AMOUNT**	**DEPARTMENT**	**DATE**
Oncom Communications	Additional Cabling for City Hall Reno	$3,601.12	CMO	12/22/2020
SourcePoint	Agreement to provide Service Coordination	N/A	Fire	12/7/2020
Complete General Construction Co.	Stratford Rd. Bridge Repair	$59,000.00	Public Works	12/8/2020
Lincoln Construction	Change Order 3, City Hall Design Services	48266.00 Credit	CMO	12/11/2020
Aldamen Real Estate, LLC	ROW Acquisition London Rd. S. Liberty St.	$15,000.00	Public Works	12/11/2020
OPA/Genti Koci	Dumpster Placement	$1,500.00	Public Works	12/11/2020
Patrick Engineering	Locust Curve Multi-Use Path Design Revisions	$8,992.00	Public Works	12/11/2020
Shelly & Sands	2020 Pavement Maint Program CO	129132.72 Decrease	Public Works	12/11/2020
Civil & Environmental Consultants	Design of Watershed Mgt. Plan	$7,000.00	Public Utilities	12/16/2020
CT Consultants	W. Central Railroad Clearance Study	$67,000.00	Public Works	12/16/2020
Medpro Disposal	Disposal Service Agreement	$1,200.00	Fire	12/17/2020
Bilbaran Farm	Refuse Contract	$1,500.00	Public Works	12/17/2020
HDR	City-wide Signals Mod-4	$14,500.00	Public Works	12/17/2020
Docusign	Additional envelopes	$13,750.00	IT	12/18/2020
Delaware Public Health Dept.	CARES Act Funding	$100,000.00	CMO	12/22/2020
JCI Jones	WTP Chemicals 2021- Item 1. 12	See Contract	Public Utilities	12/22/2020
North American Environmental Services	Asbestos Abatement at Oak Grove Cemetery Caretaker House	$10,800.00	Planning	12/28/2020
Bonded Chemicals	WTP Chemicals 2021- Item 2, 3, 4, 5, 11, 7, 9	See Contract	Public Utilities	12/28/2020
H2O Innovation	WTP Chemicals 2021- Item 8	See Contract	Public Utilities	12/28/2020
Double Z Construction	E. William St. CO12	$91,733.87	Public Works	12/28/2020
Tyler Technologies	MUNIS Amendment	No Cost	Finance	12/29/2020
Tyler Technologies	Dev & Integration of New CAD System	$41,600.00	Fire	12/30/2020
Service Master by Faith	Cleaning Services for City Buildings	$114,180.00	Parks & Rec	12/30/2020
DKMM	Grant for 64-gallon tip carts for pilot recycling program	50000.00 grant	Public Works	1/4/2021