

APPEAL - ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS APPLICATION CHARITY OPERATED ATTENDED POD AND COLLECTION BIN COVER LETTER

DATE: November 19, 2015

APPLICANT: Savers
11400 SE 6th Street, Suite 200
Bellevue, WA 98004

**PROPOSED
LOCATION:** Derby Square
2161 - 2263 Stringtown Rd
Grove City, Ohio 43123

Savers Inc. is appealing the recent denial issued for the Certificate of Appropriateness application requesting approval to place and operate an Attended Donation Pod and Collection Bin.

Savers has a large family of thrift stores operating worldwide. They are actively working with Charity partners across the U.S. and Canada to develop and expand a network of Attended Donation Stations. Savers is investing in this network of Attended Donation Stations to; mitigate many issues with unattended donation bins, expand charity fund raising, and enable greater waste reduction efforts. The following are some of the top benefits that Attended Donation Stations are bringing to communities across the United States;

- Mitigating the nuisance of underserviced unattended donation bins. Providing a full time attendant ensures that the donation facility will have dumped items removed immediately. By ensuring the area clean is kept clean and inviting, donors will feel confident with their choice to donate, and feel safe while unloading.
- Savers directly compensates their Charity partners for goods donated at each donation facility. By enabling a facility that can accommodate larger volumes of donated goods, their Charity partners will receive increased revenues that can be used for their mission driven work.
- Attendants provide a personal connection with donors, providing confidence to donors that their donations directly benefit the Charity operating the facility.
- Attended Donation Stations promote good Planning practices, by enabling donation through pass-by trips, creation of employment, and reducing the volume of municipal solid waste entering the waste stream.
- Attended Donation Stations allows greater volumes of textiles and recyclable materials found in household goods from entering the solid waste stream. In the U.S. roughly 15% of all discarded post-consumer textiles are diverted from our landfills. Savers would like capture even more textiles from the waste stream for their re-use and recycling efforts.

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The Certificate of Appropriateness Denial referenced two chapters in the Grove City Code of Ordinances. The following are responses to the referenced chapters;

Chapter 1137 – Supplemental Zoning Requirements

A specific section of this chapter was not identified, therefore this letter will address Section 1137.17 TEMPORARY PORTABLE STRUCTURES FOR NONRESIDENTIAL USE.

The Attended Donation Station consists of two components, a drop-off donation bin and a Pod. The drop-off donation bin is considered standard size and has been approved for placement in the shopping center.

The Pod is larger, measuring 7.5' wide x 16' long x 8' high with a footprint of 120 square feet. The Pod is a free-standing portable structure with a roll up door at one end, and an elevated floor allowing storm water to flow under the structure. The Pod is off-loaded from a trailer as a whole unit and does not require any assembly or construction onsite. The Pod does not contain any utilities requiring connections or hook-ups.

The intended purpose of the Pod is to provide more room to stage donated goods at locations where the volume of donated goods are expected to exceed the capacity of several smaller collection bins. The Pod is not intended to serve as a long term storage container for donated goods. Donated goods are removed from the Pod and transported offsite to another location.

The following are responses to specific criteria outlined in the section;

(b) Additional requirements for temporary portable structures:

(1) Temporary portable structures hours of operation shall not exceed 9:00 p.m.

The hours of operation for the Attended Donation Station are normal business hours. The attendant generally opens the Pod at 8:30 AM and will close the Pod between 5:00 PM and dusk. The days of operation are seven days a week.

(2) Site lighting shall be turned off no later than 9 p.m.

The Attended Donation Station will not have any internal or external lights installed. The hours of operation are during daylight hours and will not require lighting.

(3) Sales trailers for new home sites shall be permitted for a period not to exceed one calendar year.

The Attended Donation Station Pod is not a sales trailer. No sales will be conducted at the proposed location. The only function is to receive and stage donations of household goods and clothing. Transactions between Savers and their Charity partner will take place offsite at another facility.

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Chapter 1137 – Supplemental Zoning Requirements - Continued

- (4) Portable restrooms used in conjunction with sales or construction trailers must be maintained on a regular basis.**

The Attended Donation Station does not have toilet room facilities within the Pod. Additionally, no portable restrooms or toilet facility will be placed onsite. The lease agreement with the shopping center allows for the attendant to use shopping center toilet facilities.

- (5) Areas surrounding the temporary portable structure must be kept clean of debris and maintained in a neat and orderly fashion.**

Providing a Pod with a full time attendant ensures that the immediate area adjacent to the Attended Donation Station is kept clean of debris, goods dumped overnight, and maintained to attract donors.

Chapter 1143 – Exterior Building Alterations or Modifications

The proposed Pod does not require any alterations or modifications to the exterior of any existing building. The proposed location has at least 60 feet of separation from any adjacent building in the shopping center.

1143.03 CRITERIA FOR EVALUATION.

In considering the appropriateness of any proposed change to the exterior surface of structures in the areas regulated, the Chief Building and Zoning Official, or Planning Commission and Council in the case of appeal, as established in 1143.05(b), shall consider the following:

- (a) The distinguishing qualities or character of the area in which the proposed change is located shall not be diminished. Changes should be harmonious with or a betterment of the qualities and character of the surrounding properties. Changes, which result in the removal or alteration of any material or distinctive architectural features, shall be discouraged.**

The clean and contemporary graphics applied to the exterior of the Pod are designed to attract and invite donors, and send a message to donors that the facility is clean and safe. This approach is consistent with how Tenants in the shopping center understand how quality visual impressions affect their business.

Savers and the property owners they partner with, put a great deal of effort in ensuring the appearance of the Attended Donation Stations do not diminish the quality of the shopping centers.

The scale of the Pod as seen in Exhibit G is consistent with a panel van, and the height is much lower than an enclosed trailer on an axle.

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Chapter 1143 – Exterior Building Alterations or Modifications - Continued

- (b) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site should be treated with sensitivity.**

The proposed location of the Pod does not compete with any distinctive features in the shopping center or on adjacent properties.

- (c) Every reasonable effort shall be made to protect and preserve archaeological resources on or adjacent to the property.**

There are no archaeological features on or adjacent to the proposed location of the Pod.

- (d) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy architectural or cultural material, and such design is compatible with size, scale, color, material and character of the property, neighborhood or environment.**

The proposed Pod does not require alterations or additions to existing properties.

- (e) Compliance with any other Regulated District established in the Codified Ordinances for the City.**

Additional Codified Ordinances were not specified and a basis for denial.

The denial of the Certificate of Appropriateness application included a restrictive limit of one standard collection bin allowed in the shopping center. Through this appeal, Savers requests that both the Attended Donation Pod and the Collection Bin be allowed to be placed in the parking lot.

Savers is willing to consider alternate locations in the shopping center that can help the Pod fit within Appropriateness Criteria. The criteria Savers and their Charity partners have for positioning an Attended Donation Station are;

- Ease of access for donors to make a donation as a pass-by trip.
- Visibility, it should not be too concealed where it is difficult for donors to find.
- Safety for the attendant and donors. Positions with low public visibility and adjacent to onsite truck routes will not provide a sense of security for the attendant and donors.
- Cleanliness of the immediate area supports the image of credibility. Being positioned adjacent to garbage receptacles, loading docks or in alley ways does not provide a clean and inviting message to donors.

If there are any other conditions for approval that you would like Savers to consider, please propose them before making a final determination that would exclude the Pod from the shopping center.

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Savers understands your efforts to preserve the quality lifestyle and business climate of your City. They believe you can effectively balance your objectives with the sustainability and community benefits that an Attended Donation Station can bring.

Savers has invested a lot of effort in developing an Attended Donation Station with a clean and contemporary feel that elevates their image. Please find that the image, the function and presence of the Pod is appropriate. Will you also consider that it is appropriate to show the community that the City promotes extraordinary sustainable efforts and community outreach efforts through;

- Enabling efforts to expand the diversion of useful materials from the waste stream and the local landfill.
- Enabling efforts to expand the re-use, re-purposing and recycling of textiles and other materials that are not accepted in the municipal recycling system.
- Enabling local Charities to increase the revenue stream that funds their local mission driven work

Last year alone, Savers diverted over 650 MILLION pounds of donated goods from landfills, and paid their charitable partners over \$200 million dollars that was used for their mission driven work. If you have time to look at their Community Impact Report at the web address below, you will see highlights of the impacts their unique business model has made at the local community and global levels.

https://www.savers.com/sites/default/files/pr0003_cir_sav_0715_low.pdf

Thank you,

Allen Dauterman
AD Real Estate Development Services
8520 144th Place SE
Newcastle, WA 98059
425-922-5858
allend@adreds.com

Attached:

Certificate of Appropriateness Application

Shopping Center Site Plan Exhibit

Exhibit A – Enlarged Site Aerial

Exhibit B – South Elevation of Building with Tenant Spaces 41, 43, 45

Exhibit C – West Elevation of Building with Tenant Spaces 29, 31, 33, 39

Exhibit D – West Elevation of Building with Tenant Spaces 29, 31, 33, 39, Alternate View

Exhibit E – Site Panel Elevation of Proposed Attended Donation Pod

Exhibit F – Example of Proposed Attended Donation Pod and Bin

Exhibit G – Rendering of Attended Donation Pod and Bin

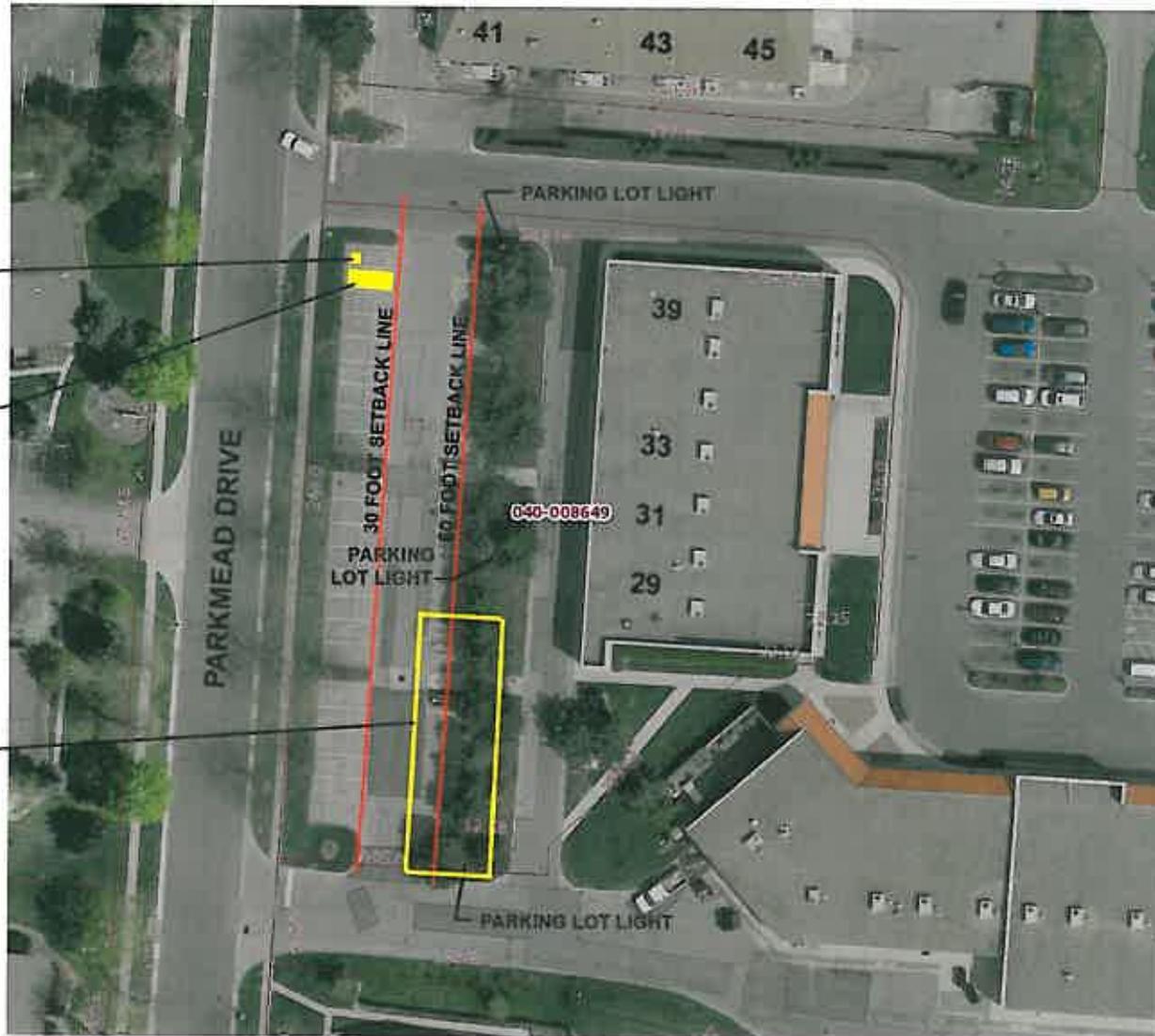
**ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS APPLICATION APPEAL
FOR
CHARITY OPERATED ATTENDED DONATION POD & COLLECTION BIN**

APPLICANT:
SAVERS, 11400 SE 6TH STREET, BELLEVUE, WA 98004

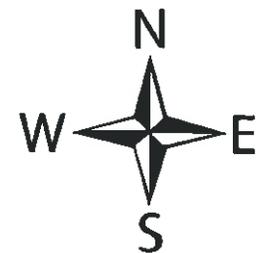
APPROVED
DONATION BIN

PROPOSED
ATTENDED
DONATION POD

LOCATION OF
RECENTLY
INSTALLED E.V.
CHARGING
STATIONS



**EXHIBIT A
ENLARGED SITE AERIAL**



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**EXISTING BUILDINGS ELEVATIONS
EXHIBIT B
SOUTH ELEVATION OF DERBY SQUARE
TENANT SPACES 41, 43 45**

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**EXISTING BUILDINGS ELEVATIONS
EXHIBIT C
WEST ELEVATION OF DERBY SQUARE
TENANT SPACES 29, 31, 33, 39**

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**EXISTING BUILDINGS ELEVATIONS
EXHIBIT D
WEST ELEVATION OF DERBY SQUARE
TENANT SPACES 29,31,33,39**

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SAVERS, 11400 SE 6TH STREET, BELLEVUE, WA 98004



DONATION DROP SPOT

DRIVE UP & DROP OFF YOUR CLOTHING & HOUSEWARES DONATIONS

ACCEPTING DONATIONS ON BEHALF OF:

FPO
DONATION PARTNER
LOGO GOES HERE

FOR MAINTENANCE OR SERVICING OF THIS CONTAINER, PLEASE CALL 1-844-799-2050. ID #: XXXX

SIDE PANEL APPLIED TO TWO LONG SIDES OF POD

**EXHIBIT E
SIDE PANEL ELEVATION OF
PROPOSED ATTENDED DONATION POD**

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**EXHIBIT F
EXAMPLE IMAGE OF
PROPOSED ATTENDED DONATION POD AND BIN**

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS APPLICATION APPEAL

FOR

CHARITY OPERATED ATTENDED DONATION POD & COLLECTION BIN

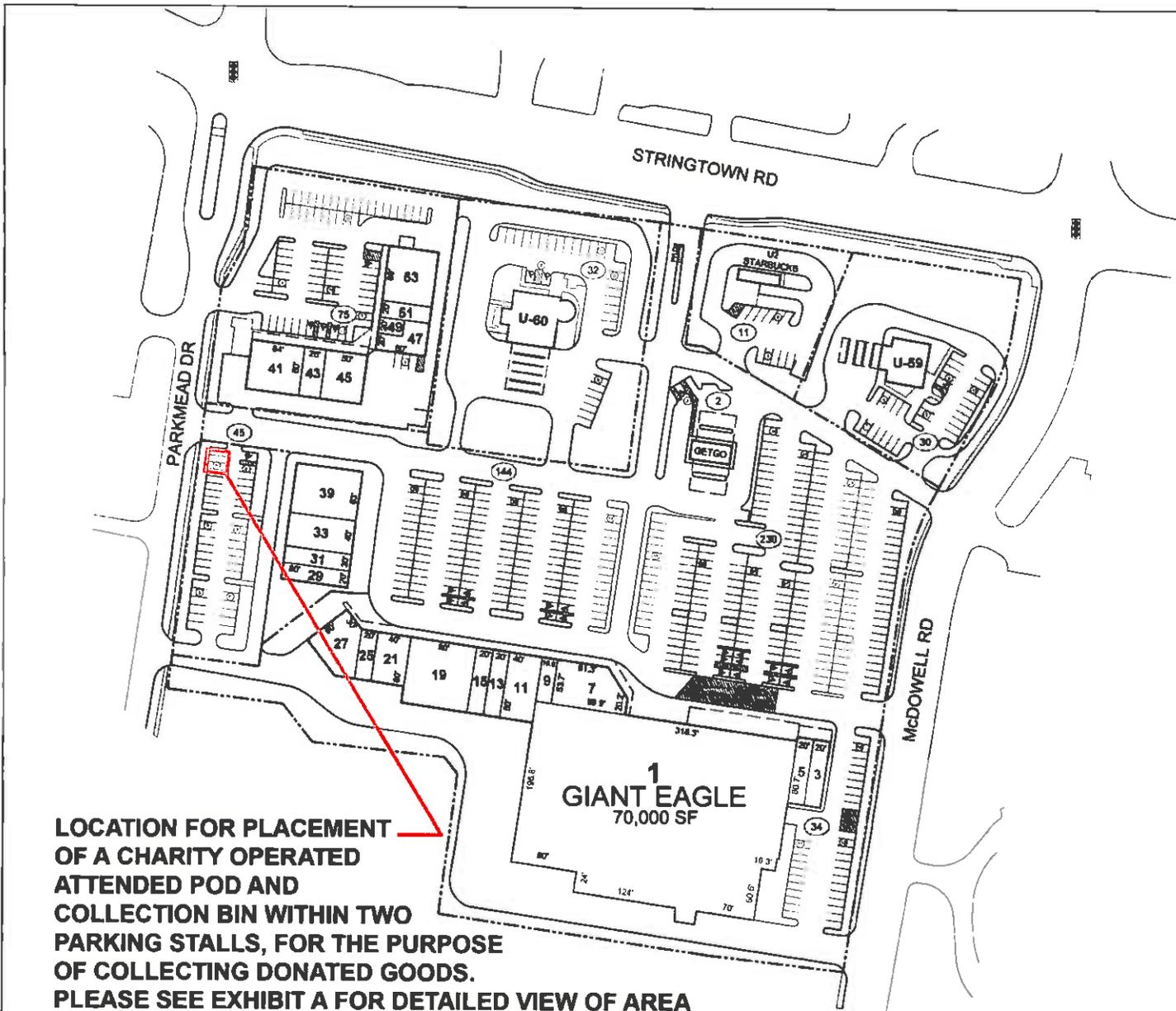
APPLICANT:

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EXHIBIT G

RENDERING OF ATTENDED DONATION POD AND BIN



TENANT INDEX		
1	GIANT EAGLE	70,000
3	PAK MAIL	1,600
5	LA TAN	1,800
7	SALON LOFTS	4,050
9	GNC	1,000
11	NOVACARE REHABILITATION	3,200
13	SPRINGLEAF FINANCIAL SERVICES	1,800
15	GOLDEN CHINA EXPRESS	1,900
19	PLATO'S CLOSET	6,400
21	PERIGO FAMILY EYE CARE	2,400
25	SORELLE PIZZERIA	1,200
27	THE DERBY	3,200
29	H & R BLOCK	1,800
31	TOBACCO OUTLET	1,800
33	PLAY IT AGAIN SPORTS	3,200
39	ONCE UPON A CHILD	5,040
41	CITY BARBEQUE	3,840
43	SIAM HIBACHI	1,580
45	BATTERIES+ BULBS	3,000
47	VAPORFI	1,800
49	ALLSTATE INSURANCE	600
51	4 PAWS PET SALON	1,200
53	DONATO'S PIZZA	3,960
U-59	CHASE	3,000
U-60	HUNTINGTON NATIONAL BANK	6,285

LOCATION FOR PLACEMENT OF A CHARITY OPERATED ATTENDED POD AND COLLECTION BIN WITHIN TWO PARKING STALLS, FOR THE PURPOSE OF COLLECTING DONATED GOODS. PLEASE SEE EXHIBIT A FOR DETAILED VIEW OF AREA

DERBY SQUARE
 2161-2263 Stringtown Rd
 GROVE CITY, OH 43123
 Latitude: 39.8774, Longitude: -83.0817



ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS APPLICATION
 FOR
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SITE PLAN EXHIBIT
 APPLICANT:
 SAVERS, 11400 SE 6TH STREET, BELLEVUE, WA 98004


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