

May 4, 2021

Mr. Dash Logan, Development Planner
The City of Grove City
4035 Broadway, Grove City
Ohio 43123

<p>Received By: Grove City Development Date: 05/10/2021</p>

**Re: Pre-Development Plan for Seasons Grove, Grove City, Ohio
Application #202011040056**

Dear Mr. Logan,

This is in response to the Administrative Review letter dated 11/19/20 for the preliminary development plan application for Seasons Grove project in Grove City, Ohio. The A/E Team has had discussion with you and members of your staff, and this response is based on these feedback received. The responses are in italics following your original comments.

General

1. Please be advised that, while the GroveCity2050 future land use map does identify this area as “Mixed Neighborhood” which includes multi-family residential, staff does not believe the proposed addition of 80+ residential units to Lamplighter Drive is appropriate given the current built environment. Until Lamplighter Drive is extended as shown on the Future Land Use Map and Thoroughfare Map to provide an additional access point to the site, staff does not believe the existing unsignalized intersection of Lamplighter Drive with Buckeye Parkway is designed to accommodate the proposed development.

Response: As discussed previously with the City, we believe further understanding of the facility use will help alleviate the concern. The Owner (CMHA) is willing to perform and share a traffic study as part of this project in order to determine if any traffic improvements would be required along Lamplighter due to this facility now or in the future.

The proposed project is for a senior housing facility similar to some of the other successful facilities owned by CMHA. The unit count has been reduced from the originally proposed 81 units to 76 dwelling units. The proposed design has 72 total parking spaces (65 standard + 7 accessible spaces) that serve 76 units.

2. Noting concerns with infrastructure noted above, staff does not believe that adequate information about the proposed use on the site has been provided. While the number of units proposed is, in the opinion of staff, not appropriate, the extent of the development’s impact to the area will vary based on the type of senior living development proposed – assisted living versus traditional multi-family. Please provide clarification on the intended use of the proposed development.

Response: The intended use for the project is multi-family housing for Seniors (ages 55 with disability, 62 for all other)

3. Please note that the comments contained in this letter are meant to address information appropriate in the review of the preliminary development plan including the general use, site



layout, architecture and densities proposed for the site. More comments were generated by the review team based on the detailed elements included on plan sheets, which are not necessary based on the requirements of this application and have not been included in this letter. Please contact staff if you would like to discuss these more detailed comments at this time.

4. Please revise the project narrative to include the following items:

- Details on the proposed building including square footage, building height.

Response: The overall gross area of the building is 84,038 SF and the overall height of the building will be (50') at the roof peak and (32') at the eaves.

- Details on the units, including the number of bedrooms offered, and approximate square footage for each type.

Response: There will be a total of (76) seventy-six units, including (70) seventy single-bedroom units and (6) two-bedroom units. The average square footage for the single-bedroom units is 688 SF and an average of 1,231 SF for the two-bedroom units.

- The types of interior and exterior amenities that will be offered on-site.

Response: Clinic space, fitness area, kitchenette, coffee bar, community room, community walking trail, laundry

- If any programming will be offered for residents and whether or not any of the additional programming within the building will be open to non-residents.

Response: No

- Information on anticipated traffic. Please be advised that a traffic study or traffic impact analysis will likely be required with the rezoning application for this property.

Response: We are willing to perform and share a traffic study as part of this project in order to determine if any traffic improvements would be required along Lamplighter due to this facility now or in the future.

Based on CMHA's experience on similar facilities, only a small percentage of the residents will own cars. Historically, approximately a third of the residents in CMHA Senior housing communities' own vehicles. Following is information on some of CMHA's existing senior housing facilities:

Jenkins Terrace	100 Units: 32 vehicles
Poindexter Place	104 Units: 48 vehicles
Worley	100 Units: 23 vehicles

The proposed design has 72 total parking spaces (65 standard + 7 accessible spaces) that serve 76 units.

- How the proposed development relates to existing and future land use in the surrounding area in terms of character, connectivity, open space, and other improvements.

Response: The proposed development relates to the surrounding area with its connectivity and walkability to local amenities. The intended use for the project is multi-family housing for Seniors (ages 55 with disability, 62 for all other) which aligns with the existing and proposed land use for this area. The exterior form and materiality of the building has been designed to blend with the surrounding character of buildings with the use of masonry (higher proportion of masonry proposed than previously submitted) and sloping roofs. In looking at the exterior design of the building, we studied similar projects in Grove City that



were recently completed. The building is set back from the street and there is a walking trail throughout the site, connecting to amenities and parking spaces. There is minimal disruption of existing trees on site.

5. Per Section 1101.09(b), the proposed development will require 3.67 acres of land reserved for park or open space, based on the number of proposed dwelling units. Public right-of-way and any street, sidewalk, entrance feature areas, landscape areas without recreational amenities (such as buffer landscaping adjacent to right-of-way) will not count towards this requirement. However, the dedicated land can include passive recreational areas including bike paths, tree stands or dedicated green space and storm water retention areas that meet the city's pond design criteria and do not exceed 15% of the area dedication required. Please indicate how this space will be met on the plan sheets. If this requirement cannot be met, a monetary payment in lieu of open space is required for any deficit in the required open space.

Response: The project is unable to meet the requirement. The Owner is willing to make a monetary payment in lieu of open space required for any deficit in the required open space.

6. Please include any preliminary signage details for the proposed project including location, type (wall, ground, projecting, or window), materials and total signage area. Please note that staff would be supportive of a monument sign with a masonry base using materials identical to the building.

Response: Preliminary signage details have been provided on the Landscape sheets. New landscape detail of sign area shown on L1.01. Signs shown are conceptual. Final signs showing elevations, materials, and detail are TBD and will be provided separately as we advance in design.

Architecture

7. Staff does not believe the proposed building is in character with existing developments in the area which exhibit more traditional architecture and do not exceed a height of two-stories.

Response: The exterior building materials proposed for the project reflects the rural residential vernacular. Brick and stone are predominately used as base materials with traditional looking composite siding (vertical and horizontal) used on the stories above. The roof form with its combination of sloped and horizontal roofs along with the use of traditional materials and the massing of the building helps with scaling down the building. The A/E team looked at precedent projects in Grove City that are similar in scale. Included with this submission are revised elevations and renderings for your review.

8. The amount of masonry on elevations visible from Lamplighter Drive should be increased. Area developments range from being finished in approximately 45% masonry (Lamplighter Senior Village) to being finished almost entirely in brick (Primrose School, the Creative Housing residential development and Brookdale assisted living facility).

Response: The elevations visible from the street are finished in approximately 48% masonry, which includes both stone and brick veneer.

9. The building elevations make it appear that a flat roof is proposed on parts of the building, specifically the east wing southeast elevation. Please note that the use of flat roofs has been limited to commercial development in the area and that staff does not believe a flat roof is in character with area residential developments.

Response: The flat roof proposed is a low slope metal roof that will add character to the building. The low slope flat metal roofs used in conjunction with



the steep sloped shingle roofs helps to scale the building and blend with the neighboring buildings. A small area of flat membrane roofing is required at the intersection of the two wings of the building.

10. Please provide elevations for all four sides of the building. It appears from submitted elevations that the west wing north elevation and east wing northeast elevation will be identical in appearance to the opposite elevations. Please clarify.

Response: All elevations have been included with this submission.

11. Include the proposed height of the building on the elevations.

Response: The proposed height of the building has been noted on the elevations.

12. Include the square footage of the building on the plan sheets.

Response: Will comply. See Area Plan sheets G200, G201 and G202 for more information.

Plan Sheets

13. Per city code, multi family is required to have 2.5 parking spaces per unit (2 open per unit and 0.5 guest spaces per unit); therefore, 164 spaces would be needed. Currently only 71, including handicapped spaces are shown, which is less than one per unit. While staff may be supportive in a reduction from the amount required by code, additional spaces should be provided to ensure adequate parking for residents and staff. More information on the programming of the site will help staff support potential deviations.

Response: Based on CMHA's experience on similar facilities, only a small percentage of the residents own cars. Historically, approximately a third of the residents in CMHA Senior housing community's own vehicles. Following is information on some of CMHA's existing senior housing facilities:

<i>Jenkins Terrace</i>	<i>100 Units: 32 vehicles</i>
<i>Poindexter Place</i>	<i>104 Units: 48 vehicles</i>
<i>Worley</i>	<i>100 Units: 23 vehicles</i>

The proposed design has 72 total parking spaces (including 65 standard +7 handicapped spaces) that serve 76 units. We are requesting a reduction in the number of parking spaces for the project based on the historical data and population being served in the building.

14. All drive aisles on site, shall be twenty-four feet in width and the width of all aisles should be noted on plans. Additionally, the proposed thirty-foot drive aisle shown on the site plan should be narrowed.

Response: Will Comply, See updated Site Plan, sheet C1.1.

15. Please indicate the location of the dumpster on the site plan. Elevations of the dumpster enclosure will be required with the Final Development Plan. Please note that the walls should be constructed of brick or masonry that matches that utilized on the building and the gates shall be stained, solid wood and 100% opaque.

Response: Will Comply, See updated Site Plan, sheet C1.1.



16. Plans should show internal sidewalks connecting to the existing sidewalk along the north side of Lamplighter drive.

Response: Will Comply, See updated Site Plan, sheet C1.1.

17. Please ensure accurate property boundaries are shown on the plan sheets. This includes right of ways, which currently show terminating prior to the existing bulb and associated right-of-way.

Response: Will Comply, See updated Site Plan, sheet C1.1.

18. Please show the existing driveway on the south side of Lamplighter Drive which is west of the one currently shown. The proposed western driveway should align with the driveway on the opposite side of Lamplighter Drive.

Response: Existing driveways on the south side of Lamplighter Driver are shown on updated Site Plan, sheet C1.1. As the site plan shows the proposed western most drive is close to the drive across the street (south side). Shifting to be centered directly on the existing drive will have a major impact on traffic flow within our parking lot and will require us to lose at least 7 spaces, therefore our preference is to leave it as-is.

19. Please show setbacks (parking and building) on all plan sheets.

Response: Will Comply, See updated Site Plan, sheet C1.1.

20. Show the existing mid-block pedestrian crossing of Lamplighter Drive that exists in front of the site.

Response: Will Comply, See updated Site Plan, sheet C1.1.

21. Please note the property owner and current zoning for the site and other adjacent properties displayed on the site plan (Sheet 1.1).

Response: Will Comply, See updated Site Plan, sheet C1.1.

22. Please show directional arrows in the parking lot to provide clarity for one-way versus two-way traffic.

Response: Will Comply, See updated Site Plan, sheet C1.1.

23. Please provide approximate length of fire access road west of the building. Per fire code, if access road exceeds 150 feet, a designated turnaround area will need to be provided.

Response: Will Comply, See updated Site Plan, sheet C1.1.

24. Provide a plan showing fire apparatus maneuverability through the parking lot.

Response: Will Comply, See Fire Access Plan, sheet C3.2.

25. Per Jackson Township Fire Department, no parking signs shall be installed on both sides of the west fire lane.

Response: Will Comply, See updated Site Plan, sheet C1.1.

26. The FDC shall be removed from the building and located within 75 feet of a public hydrant.

Response: Will Comply, See updated Site Plan, sheet C1.1.



27. Where a portion of the building is more than 600 ft from a fire hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the building, on-site hydrants and fire mains shall be provided.

Response: Will Comply, See Fire Access Plan, sheet C3.2.

Landscaping

28. Additional landscape screening should be provided along the west parking area where the parking aisles are adjacent to a residential building to the west, as the parking lot is only set back 10 feet from the property line. Staff recommends evergreens that are 36" in height at the time of installation.

Response: Will comply. See updated Landscape Plan L1.01.

29. Dense yew-need to be 36" tall at installation as they are being used to screen parking area. Current Plant List states 24" at installation. Please update plant list.

Response: Dense Yew are not available from nurseries at 36" hgt. since they would be nearly full grown. Species revised to Hick's Yew which is more upright and available at 36" hgt. See updated Landscape Plans L1.01 & L2.01.

30. All shrubs planted next to perimeter of the building need to be 24" tall at installation. Current plant list states that Green Velvet Boxwood will be 18", needs to be updated to state 24".

Response: Will comply. Plant height revised to 24". See updated 'Plant Materials List' on L2.01.

31. General Notes #2 needs to refer to Grove City and Not City of Toledo. Please update this note.

Response: Will comply. See updated Landscape Plan L1.01.

32. Sod needs to be placed along the frontage of the property along Lamplighter Drive and along the front of the building.

Response: Will comply. See updated Landscape Plan L1.01.

33. Tree Inventory needs to be submitted of trees that are 6" dbh or larger on the property. Inventory should provide the size of tree and tree species as well as the current condition of the trees. Plans should also clearly indicate which trees are to be preserved on the site (currently clouded areas along property lines).

Response: Will comply. See new sheet L0.00 Tree Inventory Plan.

34. Details of landscape plan around any proposed entry signs will need to be submitted.

Response: New landscape detail of sign area shown on L1.01. Signs shown are conceptual. Final signs showing elevations, materials, and detail are TBD and will be provided separately.

35. Tree Planting Detail needs to be updated to state that top of root ball will be at ground level (not 2 to 3" above the ground) and that 50% of the wire cage and burlap will be removed at time of planting.

Response: Will comply. See updated Landscape Plan L1.01.



Utilities and Engineering

36. The existing right-of-way width of Lamplighter Drive is 60'. Per the current Thoroughfare Map, Lamplighter Drive is a collector road and per standard drawing C-GC-62, requires a total of 70' R/W. Please dedicate 5' of right-of-way to the City along the frontage for a total of 35' from the centerline on the north side of the road, taking into account that the cul-de-sac bulb currently has a wider R/W width.

Response: Will Comply, See revised Site Plan, sheet C1.1.

37. Reference the City's standard drawings for the minimum private pavement section(s) and update the detail on sheet C1.2 as needed. Additionally, please evaluate if other standard drawings can be utilized such as, but not limited to sidewalk, curb, and drive approaches. Please note that this level of detail is not needed with the preliminary development plan but should be considered in preparation of the final development plan.

Response: Will Comply, See revised Site Plan, sheet C1.1.

38. Please be advised that the stormwater retention basin will need to comply with the requirements outlined in the City's stormwater design manual (Basin design Type 2). Please review to ensure that all requirements outlined in Appendix A of the SWDM for Type 2 basins are met with the proposed basin.

Response: Basin has been sized to meet City's stormwater design manual, and will be finalized to meet requirements when detailed design is complete.

39. Staff is not supportive of the proposed drainage pattern, with an open swale along Lamplighter Drive and the east property line. Additionally, the proposed walking path appears to cross through a portion of the drainage channel. While rain gardens are acceptable as part of the site's stormwater management, the conveyance of stormwater across the property to the pond should be through an underground system.

Response: A more traditional stormwater conveyance system will be implemented. See revised Grading & Storm Sewer Plan, sheet C2.1

It is our understanding that we do not need to resubmit the Pre-Development or Rezoning applications along with the response. Please let us know if you have any questions or need additional information to complete your review of the application. We look forward to working with your team on this important project.

Sincerely,
MOODY NOLAN



Anup Janardhanan, AIA, NCARB
Associate Principal

Cc:
Mike Wagner, Columbus Metropolitan Housing Authority



Jay Boone, AIA, Moody Nolan
Tina Bower, Moody Nolan

Attachments:

DRAWING INDEX - PRELIMINARY DEVELOPMENT	
SHEET NUMBER	SHEET NAME
GENERAL	
G000	COVER SHEET
G001	DRAWING INDEX
G200	AREA PLANS - GROSS BUILDING
G201	AREA PLANS - GROSS
G202	AREA PLANS - NET
GENERAL: 5	
CIVIL	
C1.1	SITE PLAN
C1.2	SITE DETAILS
C2.1	GRADING & STORM SEWER PLAN
C2.2	STORM SEWER DETAILS
C2.3	EROSION CONTROL PLAN
C3.1	UTILITY PLAN
C3.2	FIRE ACCESS PLAN
CIVIL: 7	
LANDSCAPE	
L0.00	TREE INVENTORY PLAN
L1.01	LANDSCAPE PLAN
L2.01	PLANTING DETAILS
LANDSCAPE: 3	
ARCHITECTURAL	
A101	LEVEL 01 - FLOOR PLAN - OVERALL
A102	LEVEL 02 - FLOOR PLAN - OVERALL
A103	LEVEL 03 - FLOOR PLAN - OVERALL
A104	ROOF PLAN - OVERALL
A301	EXTERIOR ELEVATIONS - OVERALL
A302	EXTERIOR ELEVATIONS
A303	EXTERIOR ELEVATIONS
A304	EXTERIOR ELEVATIONS
A810	ENLARGED UNIT PLANS
ARCHITECTURAL: 9	
Grand total: 24	



May 4, 2021

Received By:
Grove City Development
Date: 05/10/2021



1185 Lamplighter Drive
Grove City, OH

PROJECT NARRATIVE

Seasons Grove is a (76) apartment-unit senior living community facility (ages 55 with disability, 62 for all other). The building's orientation and site design take advantage of the gently sloping site towards the heavily wooded and protected wetland to the north. The site/landscape design features a natural dry "creek bed" originating along Lamplighter Drive. The main entry drive passes over and through the naturally planted "creek" as it wraps the building, blends with the existing tree line and culminates in a pond nestled in the wooded backdrop. A walking path wraps the pond and connects the east and west wings of the building. The walking path will have the ability to connect with any medical office facilities north of the wooded wetland area. A large multipurpose community space joins the two building wings and opens to an outside porch with views of the pond. Each half of the two bars reflects one of the four seasons in its use of interior and exterior colors and materials and plantings directly outside. The exterior building materials proposed for the project will reflect the rural residential vernacular. Brick and stone are predominately used as base materials with traditional looking composite siding (vertical and horizontal) used on the stories above. The exterior form of the building is designed to break down the scale of the building and respond to the buildings in the neighborhood.

The three-story, 84,038 GSF building will have (70) seventy single-bedroom units and (6) two-bedroom units. The overall height of the building will be (50)' at the roof peak and (32)' at the eaves. The amenities offered in this project include the following: Clinic space, fitness area, kitchenette, coffee bar, community room, community walking trail, and laundry rooms. The average square footage for the single-bedroom units is 688 SF and an average of 1,231 SF for the two-bedroom units. The proposed design has 72 total parking spaces (65 standard + 7 accessible spaces) that serve 76 units.

