

August 5, 2019

Lawrence C. Creed, Esq., P.E.
Evans, Mechwart, Hambleton, & Tilton, Inc.
5500 New Albany Road
Columbus, OH 43054

RE: Sugar Farms and Renner Road Site Traffic Impact Study

Dear Mr. Creed:

In regards to the revised traffic impact study dated August 2, 2019 prepared for a proposed area of development north of Interstate 70, east of Alton & Darby Creek Road, west of Clover Groff Run, and south of Anderson Farms that is the subject of rezoning application Z18-058, the City of Columbus, Division of Traffic Management accepts this study and its conclusions.

The exhibits contained in the materials approved at the May 1, 2019 Special Meeting of the Development Commission or future versions of those exhibits as may be approved by Columbus City Council shall govern where any discrepancies might exist regarding the site layout and trail connectivity exhibits contained in the study.

The following are next steps that will need to be completed for the proposed development:

1. The cost estimate that was provided on May 24, 2019 for implementing the Vision Plan improvements related to the intersection of Hilliard & Rome Road and Trabue Road will need to be updated to address Division of Design and Construction comments regarding the right-of-way acquisition estimate and to itemize costs that would specifically be related to improvements at the intersection of Renner Road and Tanglewood Park Boulevard that were identified as build improvements in this study.
2. The developer contribution to the implementation of the Vision Plan will be determined upon approval of an updated cost estimate for such plan.
3. Commitments will need to be added to the development text for rezoning application Z18-058 to represent the development contribution toward the Vision Plan.
4. The following commitments will need to be added to the development text for rezoning application Z18-058 to represent the required improvements at Franklin County Engineer's Office intersections:
 - a. At the intersection of Alton & Darby Creek Road and Sugar Farms Drive 1, a 285 feet long northbound right turn lane and a 285 feet long southbound left turn lane shall be constructed and a northbound left turn lane shall be striped for the existing driveway on the west side of Alton & Darby Creek Road.
 - b. At the intersection of Alton & Darby Creek Road and Walker Road / Sugar Farms Drive 2, a 285 feet long southbound left turn lane shall be constructed. Walker Road shall be widened to provide a 285 feet long eastbound left turn lane to align with the proposed three lane Sugar Farms Drive 2. The existing traffic signal at this intersection shall be modified to accommodate this widening. Pedestrian infrastructure shall be added on the east side of Alton & Darby Creek Road.



- c. At the intersection of Alton & Darby Creek Road and Renner Road, a 200 feet long northbound right turn lane shall be constructed and the existing southbound left turn lane shall be extended to a length of 465 feet. The existing traffic signal at this intersection shall be modified to accommodate this widening. Pedestrian infrastructure shall be added on the east side of Alton & Darby Creek Road.
 - d. At the intersection of Alton & Darby Creek Road and Cole Road / Renner Site Drive 1, access to Alton & Darby Creek Road shall be limited to right-in and right-out movements only. A 285 feet long northbound right turn lane shall be constructed.
 - e. At the intersection of Alton & Darby Creek Road and Feder Road, a 250 feet long northbound right turn lane shall be constructed and pavement for an extension of the existing southbound left turn lane to a length of 640 feet shall be provided north and south of the bridge over Clover Groff Run. Pavement markings on Alton & Darby Creek Road shall be modified to extend the southbound left turn as far as possible until the County replaces and widens the culvert.
 - f. At the intersection of Renner Road and Sugar Farms Drive 3, a 225 feet long eastbound left turn lane shall be constructed. If traffic volumes at this intersection are found to satisfy a warrant for a traffic signal to be installed, the Developer shall be responsible for the cost of such traffic signal installation, as approved by the Franklin County Engineer's Office.
 - g. At the intersection of Renner Road and Site Drive 2, a 225 feet long westbound left turn lane shall be constructed. An Ohio P.E. stamped sight distance exhibit will be required prior to approval of this access location.
 - h. Alton & Darby Creek Road and Renner Road are listed as Minor Arterials on the Franklin County 2020 Thoroughfare Plan. This requires 100' of total right-of-way or 50' of half right-of-way. The Developer shall dedicate the necessary right-of-way to the County in fee along all property frontage on these roadways.
 - i. All pedestrian facilities (sidewalks and/or shared use paths) shall extend to the property line to allow for future extension when development or roadway projects occur.
 - j. Further discussion with the Developer is necessary to determine the triggers for the above improvements. These need to be determined prior to rezoning application Z18-058 advancing to City Council and a meeting will need to be set up with the Franklin County Engineer's Office.
5. The following commitment will need to be added to the development text for rezoning application Z18-058 to represent the development contribution toward improvements at the intersection of Roberts Road and Alton & Darby Creek Road within the City of Hilliard: The Developer of Subarea Group A shall contribute 3.6% and the Developer of Subarea Group B shall contribute 1.5% of the total project cost towards the City of Hilliard roundabout improvement at the intersection of Roberts Road and Alton & Darby Creek Road. An estimate for this improvement has not yet been accepted; therefore, the contribution shall not exceed 5.1% of the typical project cost of a single-lane roundabout, which is \$4.2 million. The 3.6% contribution shall be received prior to the Developer of Subarea Group A obtaining its first access onto Alton & Darby Creek Road. The 1.5% contribution shall be received prior to the Developer of Subarea Group B obtaining its first access onto either Alton & Darby Creek Road or Renner Road. If either Developer applies for access on Alton & Darby Creek Road or Renner Road, as applicable, after the Roberts Road and Alton & Darby Creek Road roundabout project is constructed, the Developer shall remain required to provide the above contribution prior to obtaining access to Alton & Darby Creek Road.

If you have any further questions, please contact me at (614) 724-0589.

Thank you for your cooperation throughout this process.

Respectfully,



Daniel E. Moorhead, P.E., PTP
Division of Traffic Management

cc: D. Blechschmidt – City of Columbus, Department of Public Service
B. Hayes – City of Columbus, Department of Public Service
S. Pine – City of Columbus, Department of Building and Zoning Services
B. Hebble – Franklin County Engineers Office
L. Schamp – City of Hilliard
N. Brady – Evans, Mechwart, Hambleton, & Tilton

