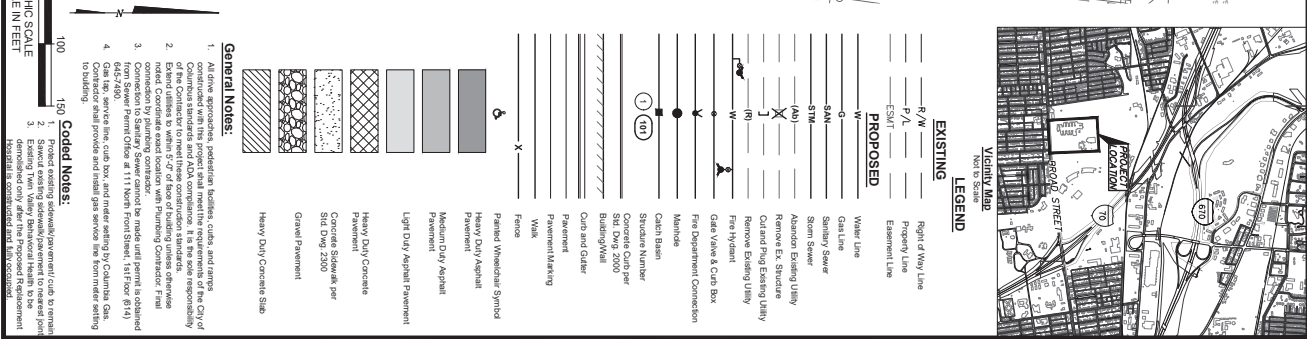


Curtis Smith  
Janice Frank  
Jonathan Bah

**Jonathan Baker**

*Digitally signed by Jonathan Baker  
Date: 2020.09.08  
23:49:48 -0400*

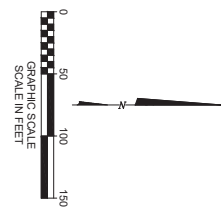


Vicinity Map

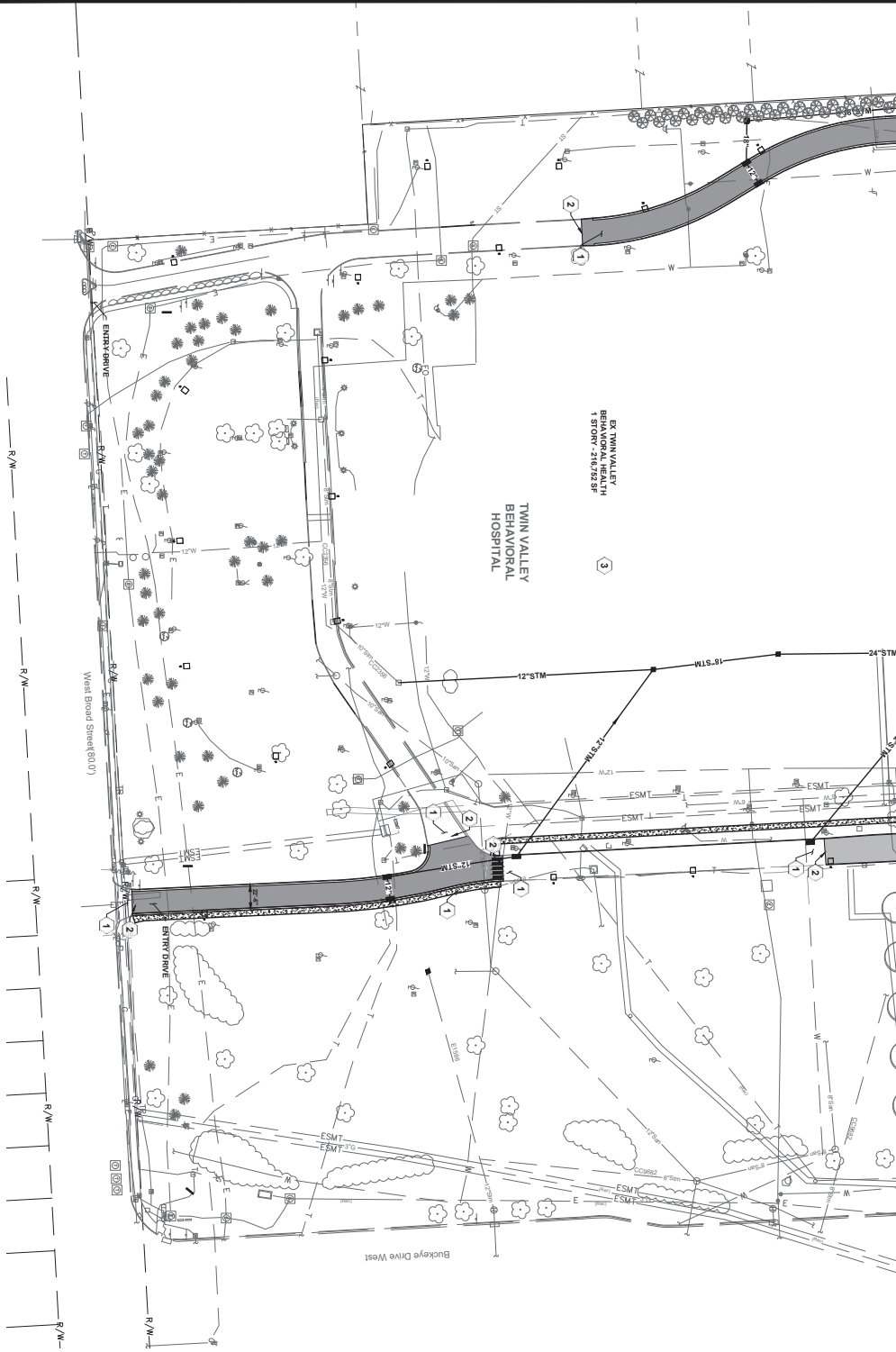
[illegible]

Site Data Table	
Total Site Area	29.4 acres
Total Disturbed Area	29.4 acres
Pre-developed Impervious	11.9 acres
Post-developed Impervious	12.6 acres
General Project Information	
Maximum Building Height	35'
Proposed Building Height	34'
Building Use	Medical
Building Area (SF)	270,809

- a. 3312.15 & 3321.01 Dumpsite Area and Screening
- b. 3321.07 & 3312.21 Landscaping and Screening
- c. 3312.19 & 3321.03 Site Lighting
- d. 3321.05 Vase Clearance
- e. 3312.39 Striping and Marking
- f. 3312.43 Required Surface for Paving
- g. 3312.45 Wheel Stop Devices



Match Line See Sheet 1



## 3

Jonathan Baker

Jonathan Baker

Jonathan Baker  
Baker


Digitally signed by  
Jonathan Baker  
Date: 2020.06.08  
23:00:59 +0100

Digitally signed by  
Jonathan Baker  
Date: 2020.06.08  
20:50:00 ZGMT

**2/12**

**DRAWING NUMBER:**

**KNE JOB # 2018-0416**



**Korda/Nemeth Engineering, Inc. - Consulting Engineers**  
 1950 Westmark Drive, Suite 200 - Columbus, OH 43215-7910  
 TEL: 614-487-1650 • FAX: 614-487-0881 • WEB: [www.korda.com](http://www.korda.com)

**FOR THE ARCHITECT:**

**FOR THE ENGINEER:**

**DRAWN BY: BLS**

**CHECKED BY: EJW**

# IMPROVEMENT PLAN

TWIN VALLEY BEHAVIORAL  
HEALTHCARE HOSPITAL  
REPLACEMENT  
2200 W BROAD STREET,  
COLUMBUS, OH 43223  
PID: 010-087014-00

[illegible]

The Ohio Department of Mental Health and Addiction Services is requesting expedited action from the City of Columbus on this vital project. Twin Valley Behavioral Healthcare (TVBH) campus, located at 2200 W. Broad St., Columbus, Ohio is the site of an inpatient psychiatric facility operated by the Ohio Department of Mental Health and Addiction Services (OhioMHAS). The State of Ohio has continuously operated a psychiatric hospital on this site since 1877. The hospital operates 24/7, 365 days per year. The State began what is now a \$128M project to replace this dated facility in October, 2018, and is nearing the point to begin construction. We are on a very tight timeline to break ground in order to avoid a costly delay.

Within the TVBH campus, the largest building, on the west side of the property, is the Kosar building, a 178-bed secure residential behavioral healthcare hospital (Occupancy Group 1-2; NFPA Health Care Occupancy, Limited Care Facility). The Kosar facility is functionally obsolete and in critical need of replacement. The current building will be replaced by a 208-bed 285,000 square foot facility that will be 100% new construction. A 2017 commissioned study determined that the estimated cost of a new facility was less than the cost of remodeling the current facility to meet today's health and safety standards. This state hospital replacement project was funded in the state's 2018 capital budget, with strong support from Representative Adam Miller, on behalf of the Hilltop area. The new hospital will provide a state-of-the-art patient environment and places significant focus on improved patient safety and security. The existing hospital must operate until the new facility is complete and occupied. At that point the existing Kosar and another smaller (Lavelle) building will be demolished.

The Twin Valley Replacement Project is a Construction Manager at Risk (CMr) project and has completed the Design Development Stage. We currently have a full design team including an Architect and engineers, the CMr, the commissioning agent, and several design-assist partners. Work proceeds on this project as it is deemed essential infrastructure pursuant to the Amended DOH Director's Stay at Home Order. It is crucial that we break ground this year and finish the foundation and slab work prior to the cold weather change. If this project is held up past early fall the project will not be able to begin this year, which will lead to an extra year of cost escalation. The escalation factor is currently estimated at 5% in the Columbus market, which could amount to an increased burden of \$6,400,000 on Ohio's taxpayers.

The TVBH campus was in conformance with the City's zoning use description at its inception, and when the property was last rezoned in 1995. In a meeting with city officials in December, 2019, OhioMHAS first learned that the city zoning codes had been changed, placing the campus into non-conforming use status for new construction. In an effort to comply with the new zoning code, OhioMHAS submitted a Council Variance Application on or about January 24, 2020. At that time, OhioMHAS also communicated with Scott Stockman of the Greater Hilltop Area Commission (GHAC) regarding obtaining its review and feedback on the variance application.

The Columbus Department of Building and Zoning Services provided a response to the application on or about February 24, 2020. The city requested: copies of the revised site plan; submission of the GHAC recommendations; information relating to landscaping, screening, and tree replacement, shared parking, and bicycle parking; and, dedication of an additional 10 feet of right-of-way from the centerline of West Broad Street. The response also commented on site improvements relating to sanitary sewers serving the property. Representatives of the state had conversations with various staff members in various city departments to help clarify and reach agreement on issues raised regarding the project. Also, the city agreed that site plan approval work could proceed in parallel to the variance processing.

Unfortunately, the outbreak of the coronavirus delayed review of the variance application by GHAC and the City of Columbus, as well as site plan review. We have recently been able to begin discussions again. We have been able to meet with the Greater Hilltop Area Commission Zoning Subcommittee and the full commission, which resulted in a unanimous recommendation in favor of our application. We are currently awaiting the following plan approvals: OEPA NOI, and OEPA PTI, in addition to City Council approval of the zoning variance application. The CC Storm Sewer and CC Sanitary plans were submitted during the week of 4/6/2020, and we received our first set of comments from the city on or about 4/28/2020.

In order to address the city's zoning and plan approval processes with due diligence, and still timely accommodate the critical government functions underlying this project, OhioMHAS offers the following responses to the questions and issues identified above. However, in view of the essential nature of this state facility replacement project and the significant costs of delay, in terms of increased construction costs and essential services to Ohioans, we are seeking expedited action from the city to move the project forward. This work also will be important in stimulating the local economy during the stressors created by the COVID-19 shut-down.

**Site Plan:** A revised site plan is being readied for submission in accordance with the request in subparagraph 3 of paragraph 1 of the city's February 24, 2020 response.

**GHAC Recommendations:** The GHAC has resumed meetings on a new virtual platform. OhioMHAS was able to meet with the Zoning Subcommittee on May 19, 2020, and the full commission on June 2, 2020, both with Facebook Live streaming for the general public. At each of those meetings, there was unanimous support for our variance application.

**Parking, Landscape, and Screening:** The current design of the site has incorporated an accurate number of parking spaces for the needs of the facility. The parking space total at completion of construction and demolition will be 599 total spaces for automobiles, including the adequate number of 12 ADA spaces per code. Twin Valley Behavioral Healthcare is a locked facility. This means that the general public cannot come and go as they please, unlike a typical hospital, and this parking would not be available for shared public access. The locked nature of the facility restricts the number of people who travel to the facility to include overlapping shifts of hospital staff, outside professional personnel such as social workers, guardians, attorneys,

etc., and family of the patients. We propose a compromise of 10 bicycle spaces instead of the 20 required by Columbus Citywide Planning Policies (C2P2). This proposal was supported by Christopher Lohr and Daniel Moorhead of the Department of Public Service, on Thursday, March 5, 2020 3:31 PM.

Furthermore, the addition of more interior trees to the parking lots will impede security personnel's view of vehicle and pedestrian traffic within the parking areas. In order to better ensure grounds safety for visitors and employees, OhioMHAS would like to prioritize safety and security for the project by preserving a clear site line across parking areas.

There is a requirement to provide a new screening element for the project along the western drive isle. There is a portion of this drive isle that is existing and a portion that will be shifted and newly installed. The tree/screen element along the west property line will consist of the Norway Spruce/Douglas Fir plantings and extend along the new roadway. This is approximately 440 feet from the right-of-way of Broad Street.

Along with the new western drive isle, we will be straightening the southern entrance portion of our road that connects to W. Broad St. and demolishing the existing parking spaces around the Kosar and Lavelle buildings, which will be turned into green space. This will cause the removal of several trees in the area of our southern road that connects to W. Broad St. While the intent is to protect as many trees as possible from damage, some trees will need to be removed. We are removing trees only within the proposed improvements, and not eliminating any near the frontage of the property or within the City of Columbus right-of-way. This work does not fall under Executive Order 2015-01, dated December 8, 2015.

**Sanitary Sewers:** This project involves the design and installation of a new sewer system that is connecting to an existing main. The site is currently a tributary to the existing 15-inch sanitary sewer (RP 131) located to the north of the proposed work, and there are also private sanitary sewers within the site. The project will extend the existing private sewer main for the new facility to meet City of Columbus standards in compliance with all necessary codes and standards.

Based on our communications with the City to this point, OhioMHAS is requesting the following variances:

Revised Statement of Hardship Council Variance CV20-008

State of Ohio Response to City Review and  
Request for Expedited Action

- Columbus Zoning Code §3353.03 – Permitted Uses (C-2, Commercial District), to permit construction of new 208-bed behavioral healthcare hospital;
- Columbus Zoning Code §3332.02 – R, rural district, to permit construction of new 208-bed behavioral healthcare hospital;
- Columbus Zoning Code §3312.49(A) – Minimum numbers of parking spaces required, to reduce number of bicycle parking from 20 to 10 spaces;
- Columbus Zoning Code §3312.21(A) – Landscaping and Screening, to permit variance in tree plantings around parking lots; and

In closing, we are willing to continue to discuss any concerns or issues identified by the city. However, we request that necessary approvals be provided on an expedited basis, or waived, in order for the project to proceed this year.

Thank you for your assistance.

Curtis Smith

Curtis Smith

Digitally signed by Curtis  
Smith  
Date: 2020.06.08  
13:29:34 -04'00'

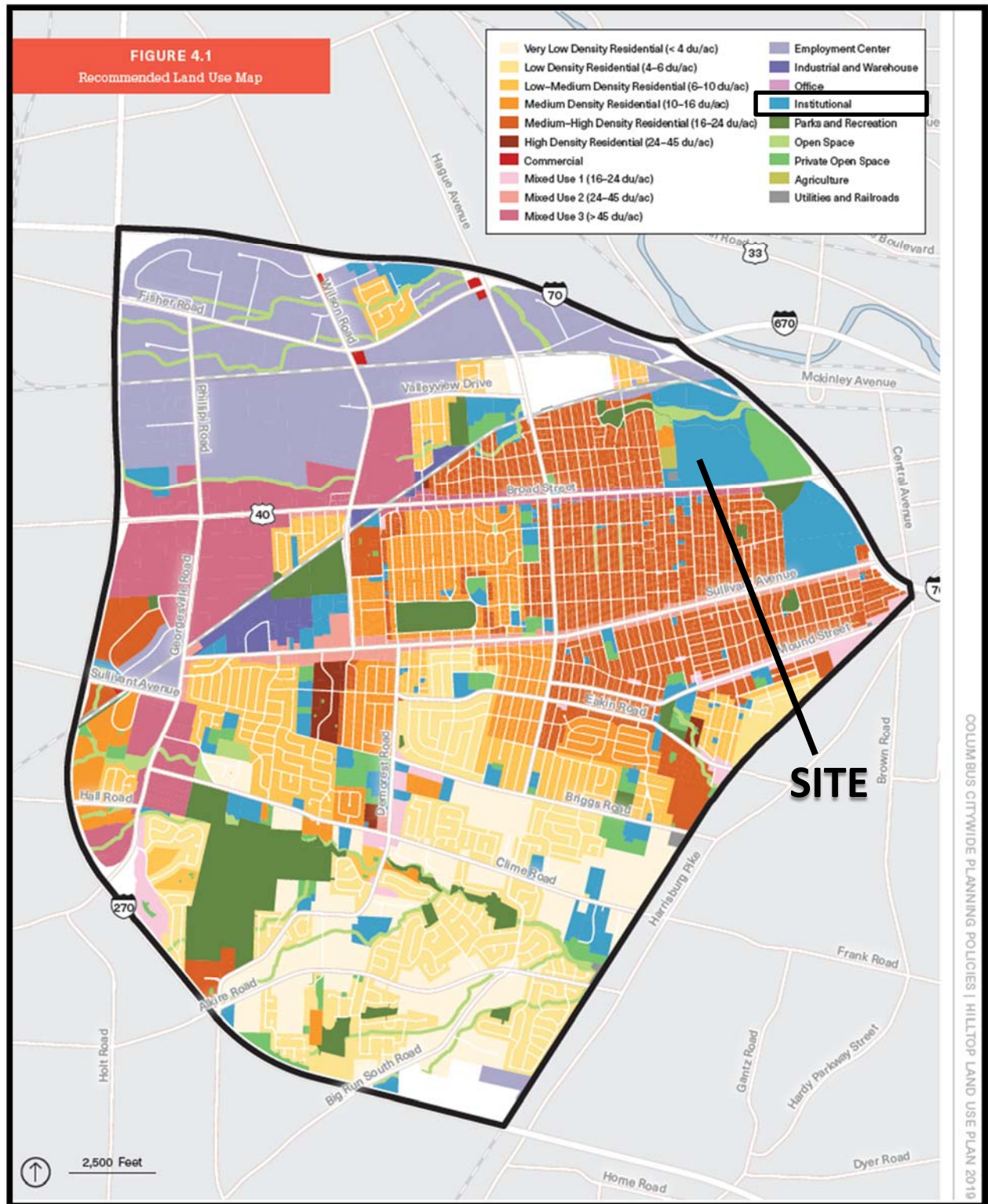
Janice Franke

Janice Franke

Digitally signed by Janice  
Franke  
Date: 2020.06.08  
16:29:28 -04'00'

Jonathan Bake

CV20-008  
2200 W. Broad St.  
Approximately 41.22 acres



CV20-008  
2200 W. Broad St.  
Approximately 41.22 acres



CV20-008  
2200 W. Broad St.  
Approximately 41.22 acres

## Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.bzs.columbus.gov

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

**CV20-008**

**Case Number**

**Address**

**Group Name**

**Meeting Date**

**Specify Case Type**

- ☐ BZA Variance / Special Permit  
☒ Council Variance  
☐ Rezoning  
☐ Graphics Variance / Plan / Special Permit

**Recommendation**  
(Check only one)

- ☒ Approval  
☐ Disapproval

**NOTES:**

The commission was very receptive to the project at Twin Valley Behavioral Healthcare Hospital. The project brought out most questions from our community in our new virtual, COVID-19 created forums. However, the representatives of this project were thoughtful and thorough with their presentation. And were reassuring of community questions regarding effect on Broad Street during construction, loss of tree or green space, and challenges regarding demolition of an older, large complex. All questions seemed to be satisfactorily answered. The GHAC was supportive of this significant reinvestment in our area.

**Vote**

**Signature of Authorized Representative**

**Recommending Group Title**

**Daytime Phone Number**

**13 yeas, 0 nays, 1 absence**

**Scott Stockman**

**Greater Hilltop Area Commission**

**614 327 3772**

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

## PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20-008

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jonathan Baker  
of (COMPLETE ADDRESS) 30 E. Broad St., 36th Floor, Columbus, OH 43215  
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual (include contact name and number)  
Business or individual's address  
City, State, Zip Code  
Number of Columbus based employees  
(Limited to 4 lines per box)

1. State of Ohio [Ohio Dept of Administrative Services] 30 East Broad Street, 40th Floor Columbus, OH 43215	2. Ohio Department of Mental Health & Addiction Services 30 E. Broad St, 36th Floor Columbus, OH 43215
3. Twin Valley Behavioral Healthcare 2200 West Broad Street Columbus, OH 43223	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24th day of January, in the year 2020

SIGNATURE OF NOTARY PUBLIC



JANICE R. FRANKE, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

This Project Disclosure Statement expires six months after date of notarization.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer