

# ADAMH CRISIS CENTER

## SITE FEASIBILITY STUDY



MARCH 13, 2020

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CURRENT ZONING SUMMARY

Parcel ID: 010-284121  
Address: Harmon Avenue  
Acreage: 3.046  
  
Current zoning classification: L-M, Limited Manufacturing District  
Height District: 60'-0"

DEVELOPMENT STANDARDS

Maximum density allowed: 12,000 sf per acre | Maximum 36,000 sf

Maximum lot coverage: 85%

Building Setback: 25'-0"

Parking Setback: 10'-0"

Minimum Parking Required: 1 space per 300 sf of building; 120 spaces minimum

Minimum Bicycle Parking: 1 per 20 with a max of 20 spaces;  
20 - spaces required

Curb cuts: 200' from centerline to center line and either aligned with opposite curb cut or offset by 100'-0" form opposite curb cut.

Loading: Loading spaces provided as necessary.

Landscape: 1 tree per 10 parking spaces;  
All portions of the site without building, parking or sidewalks shall plant lawn as a minimum. Street trees shall be planted along Harmon Avenue at a ratio of 1 tree per 30 linear feet of frontage. Street trees shall be planted in the 10'-0" parking setback.

Dumpsters: Provide a minimum of (2) dumpster; Dumpsters shall be screened from view on all sides.

Lighting: All new lighting shall be cut-off fixtures; light poles shall not exceed 28' height. Pedestrian bollard lighting is permitted if the bollards do not exceed 4'-0".

Electrical: All new electrical wiring within the site shall be underground.

Signage: Signage shall conform to the city of Columbus Code as it pertains to M-2 Manufacturing District.

Utilities: Utilities are available to the site and appear to be sufficient for the development. This assessment is based on visual observation of items on-site and review of record drawings for size of utilities only. Pressure, flow and capacities have not been confirmed with the providers.

Water: There is an 8" water line on the South side of the site and a 6" water line to the West. There is also a 20" water line North of the site.

Sanitary Sewer: An 8" and a 15" sanitary sewer line is on the North side of the site.

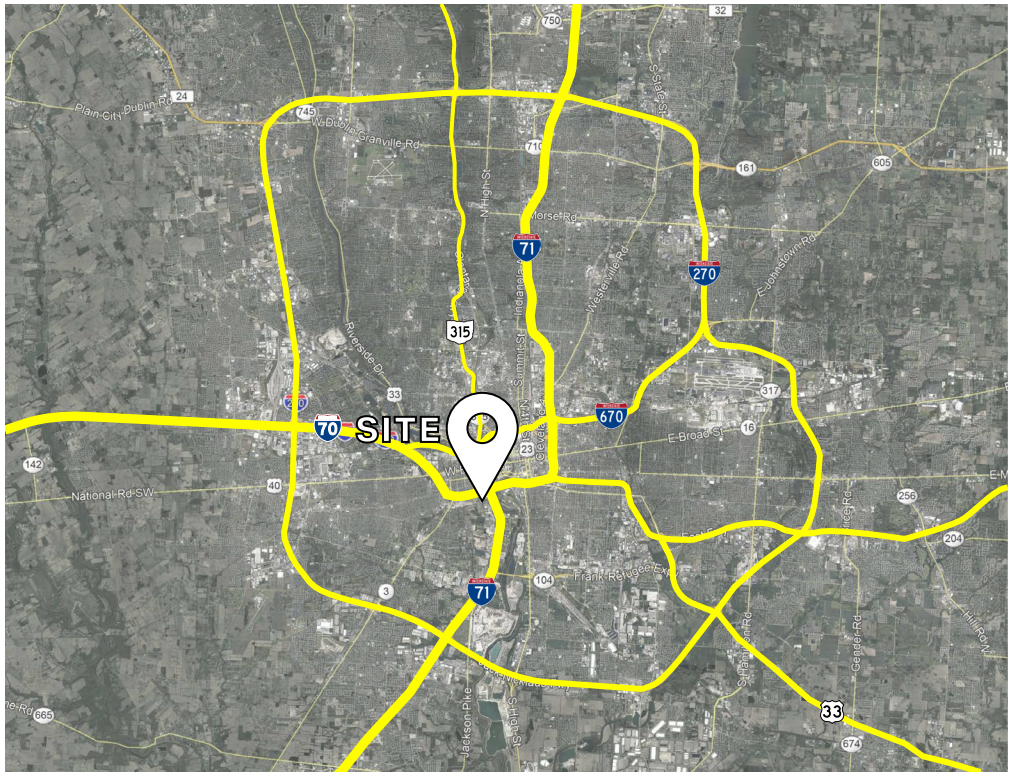
Storm Water: Storm water runs through the site and is also adjacent to the site.

Power & Telecommunications: Both power and telecommunications exist on the South side of the site.

Gas: We do not have confirmation on the size or pressure of natural gas however, we observed gas markings and demarcation poles on-site during our visit.

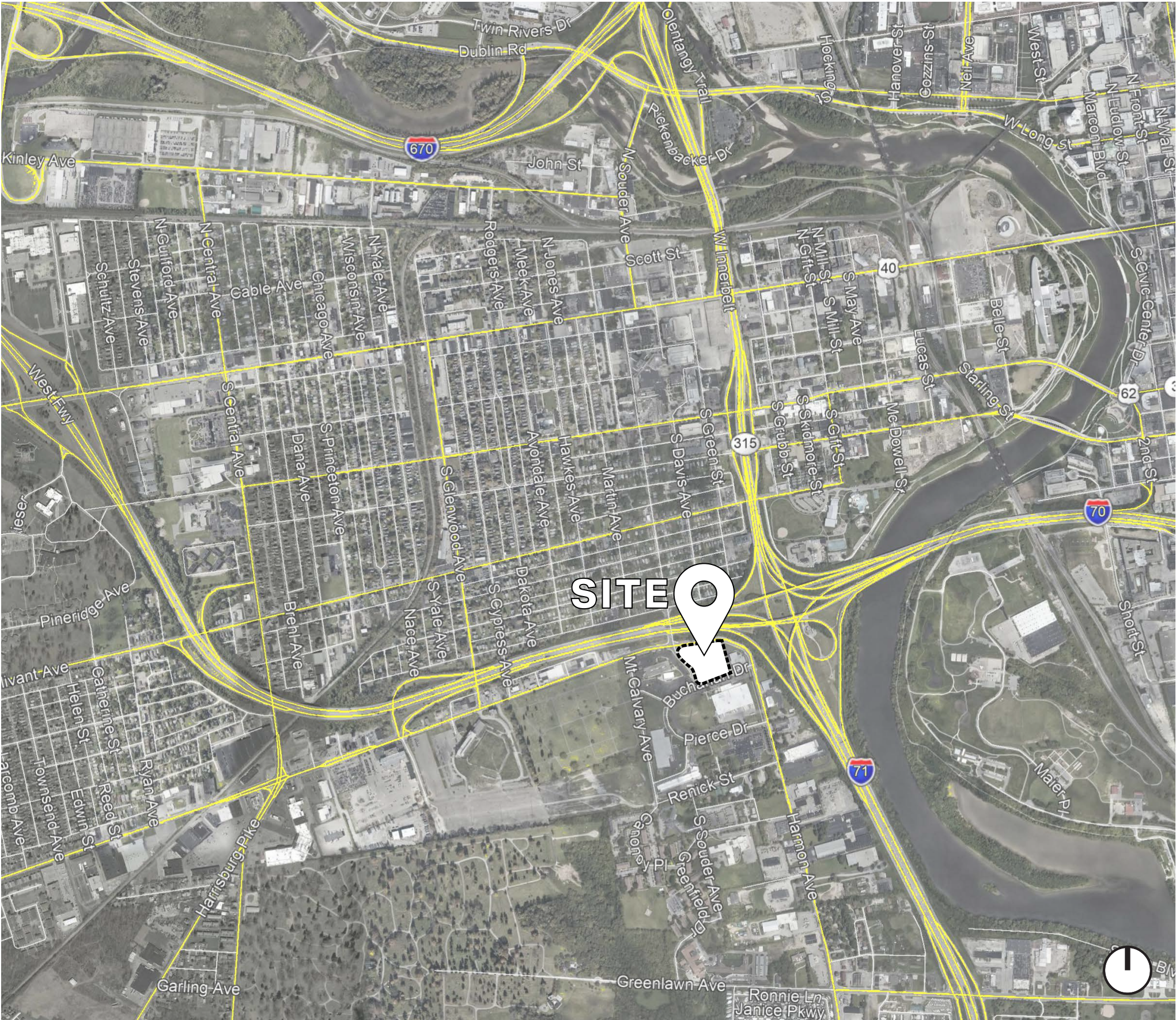
Site Lighting: Light poles exist on the North, West, and South sides of the site.





LOCATION MAP

SCALE: 3 MILES



VICINITY MAP

SCALE: 1000'



PROGRAM ELEMENTS

Access		Initial DGSF	Notes	Ground Floor
	Public Entry	1,500		x
	EMS/Law Enforcement	3,000		x
Service units	Walk-in Clinic (5 private units)	1,500	NOTE: with added volume and decreased LOS assumptions, no SF adjustment recommended	x
	Intake & Assessment (10 private units / private ~ restraint/seclusion rooms)	3,000		x
	Medical Care Unit (3 exam rooms)	2,880	Split SF 3/5 ground	x
	Medical Care Unit (2 exam rooms)	1,920	Split SF 2/5 non-ground	
			NOTE: Changed recliners and lowered SF 1,500 (maintained SF per recliner from original plan)	
	Secure 23-hour observation (80 recliners w/ TBD private ~ restraint/seclusion rooms)	11,000	NOTE: CXNS' UPC and CRC obs units are licensed for a combined 88 recliners and have a combined 6,300 SF	x
	Secure >23-hour / inpatient (16 rooms)	10,000		
	Community Based providers Discharge/Linkage Space	1,000	(client mtg space)	x
	Community Based providers Discharge/Linkage Space	1,000	(added 1,000 SF for offices)	
Other	Administration	2,500		
	Crisis Call Center (II)	800		
	Hot room	200		x
	Kennel	600		x
	Medical Records Room (II)	500		
	Pharmacy	500	(split across both floors)	x
	Pharmacy	500	(split across both floors)	
	Physical activity space for consumers (indoor and outdoor)	2,000	Includes 1/2 court gymnasium	
	Space for education/training (II)	2,000	(added 200 for probate and tele)	
	Space for family engagement	250	(split across both floors)	x
	Space for family engagement	250	(split across both floors)	
	Facility storage (II)	2,400		
	Supplies (II)	1,400		
	Food Services (II)	1,400		x
	IT Physical Space	1,800		
	Laundry (II)	800		
	Loading dock (II)	500		x
	Mobile crisis space	500	TBD	
	Public Restrooms	250	(split across both floors)	x
	Public Restrooms	250	(split across both floors)	
	Security	200	(split across both floors)	x
	Security	200	(split across both floors)	
	Staff wellness space (indoor and outdoor)	1,000	(added 250 to assure includes staff lockers, etc.)	
	Subtotal	57,600		

GROSSING FACTOR

*Other areas to be accounted for in building grossing factor		NOTES
	Hallways	
	Mechanical rooms	
	Private Bathrooms	
	Staff rooms (shift change, locker, etc.)	
	Telemedicine	
Building Gross SF		
	Initial DGSF Estimate	
Factor		25%
SF		14,400

PRELIMINARY BUDGET

Project Budget			
			Initial DGSF Estimate
SF			72,000
Construction / sf *	\$475		\$34,200,000
Soft Costs (AE/CMR/Contingency)	25%		\$8,550,000
Equipment / sf	\$35		\$2,520,000
Furniture / sf	\$25		\$1,800,000
IT / sf	\$40		\$2,880,000
		TOTAL	\$49,950,000
		TOTAL/sf	693.75

SUMMARY OF PROGRAM ELEMENTS

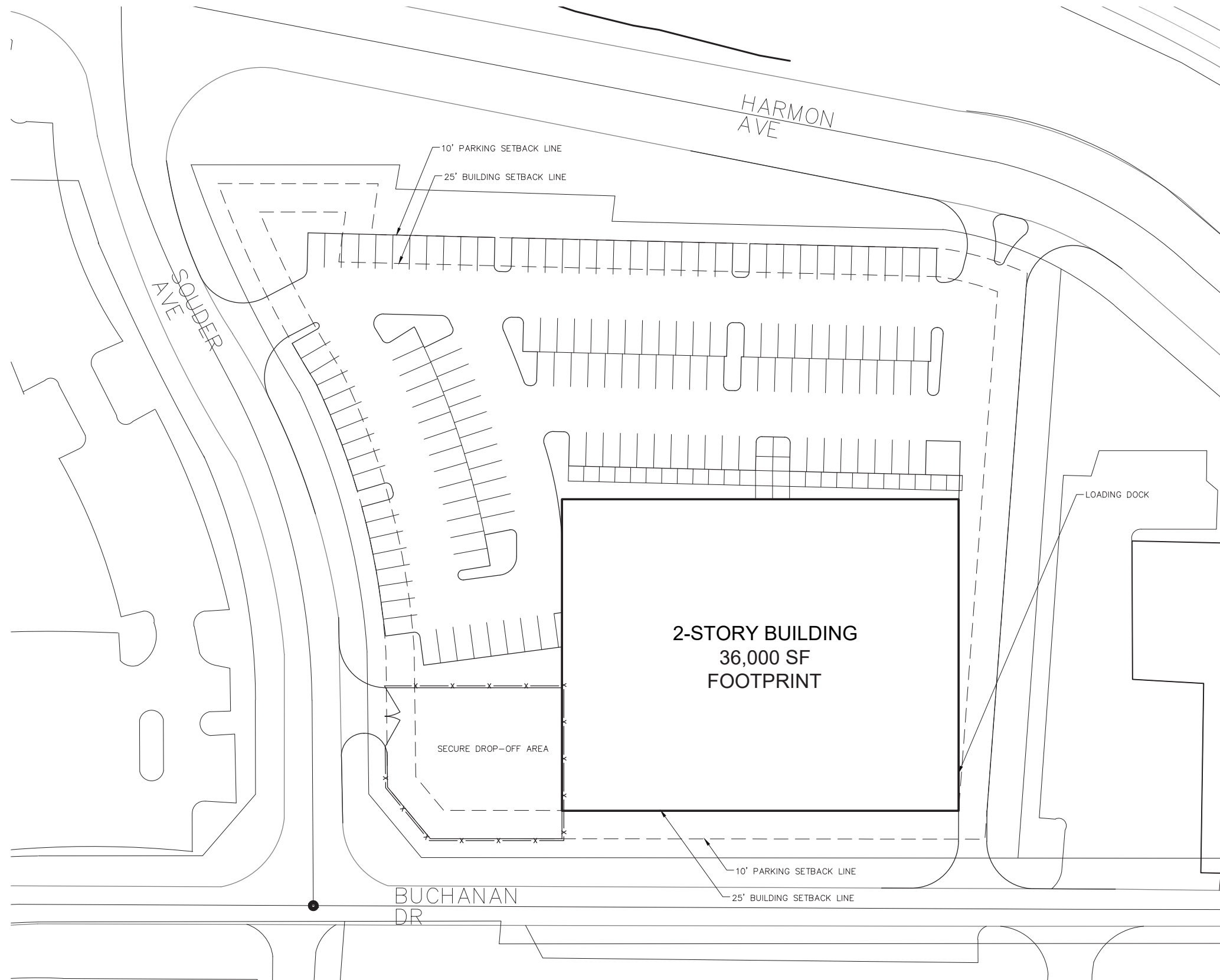
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**OPTION A**

BUILDING SOUTH ON SITE



## PLAN INFORMATION

ACREAGE:	3.046
GROUND FLOOR SF:	36,000 SF
TOTAL BUILDING SF.:	72,000 SF
PARKING:	151 SPACES ON-SITE
<b>PARKING OFF-SITE:</b>	<b>99 SPACES</b>
BUILDING SETBACK:	25'
PARKING SETBACK:	10'
ZONING :	PROPERTY WILL BE REZONED
MAXIMUM HEIGHT:	60'
GREEN SPACE:	0.91 ACRES = 30%

### LANDSCAPE REQUIREMENTS

1. 1 TREE PER 10 PARKING SPACES PROVIDED ON THE INTERIOR OF THE PARKING LOT.
2. 1 TREE PER 30 LF ALONG HARMON AVENUE
3. MINIMUM TREE SIZE IS 2 1/2" CALIPER
4. LAWN FOR ALL OTHER AREAS NOT PLANTED WITH TREES OR SHRUBS

### LIGHTING REQUIREMENTS

1. ALL FIXTURES SHALL BE CUT-OFF FIXTURES
2. MAXIMUM POLE HEIGHT OF 28'-0"
3. PEDESTRIAN BOLLARDS ARE PERMITTED BUT SHALL NOT EXCEED 4'-0" HEIGHT.

### PROS:

1. PROVIDES THE REQUIRED FIRST FLOOR SQUARE FOOTAGE
2. SECURE AREA FOR DROP-OFFS
3. TRACTOR TRAILER ACCESS
4. PROMINENT LOCATION FOR BUILDING
5. STORMWATER QUANTITY CONTROL IS NOT NECESSARY. A REGIONAL BASIN HAS ALREADY BEEN DESIGNED.

### CONS:

1. REZONING WOULD BE REQUIRED FOR THIS OPTION.
2. CANNOT MEET PARKING REQUIREMENTS ON SITE.
3. 99 PARKING SPACES BELOW PROGRAM





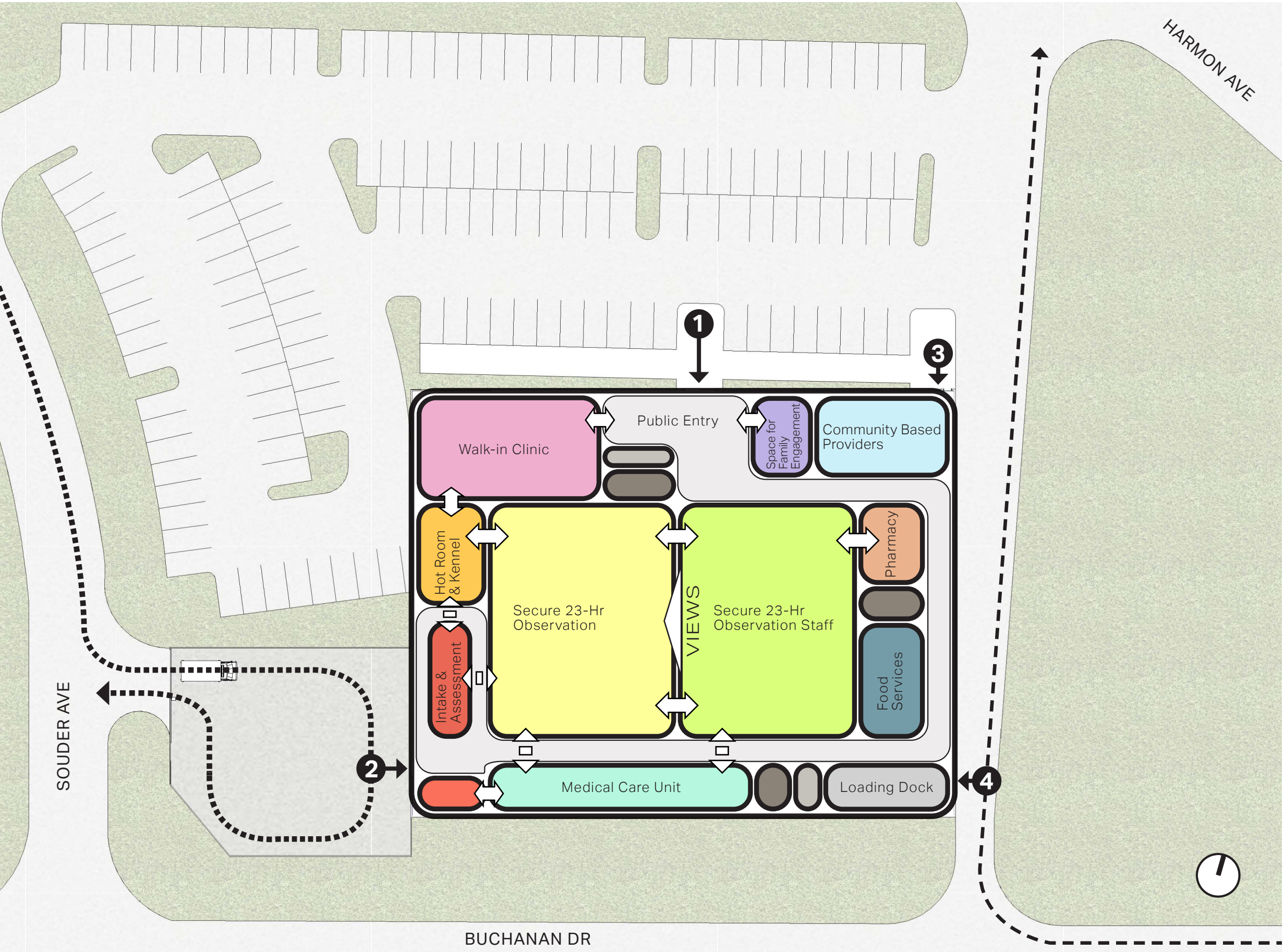
PROGRAM

Walk-in Clinic	2,400
Secure 23-Hr Observation Staff	6,140
Secure 23-Hr Observation	6,140
Space for Family Engagement	400
Community Based Providers	2,000
Food Services	1,400
Medical Care Unit	3,000
Intake & Assessment	3,000
Pharmacy	500
Hot Room & Kennel	850
Public Rest Rooms / Security	2,000
Vertical Circulation	300
Loading Dock	900
Public Entry + Circulation	6,970
Total SF	36,000

- Direct Access
- Intake Drop-Off Route
- Loading Dock Traffic

ENTRANCES

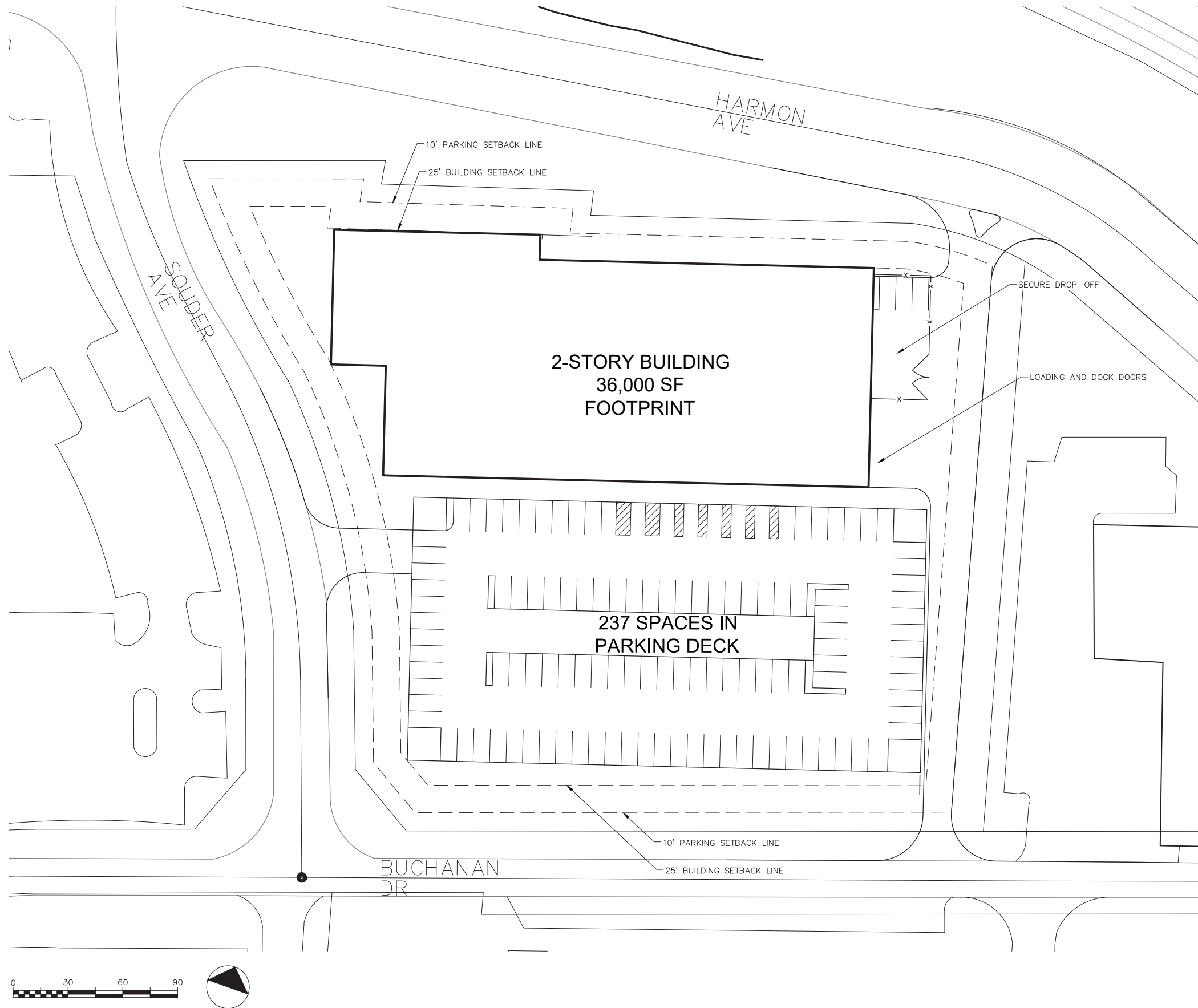
- 1 Public
- 2 EMS / Law Enforcement
- 3 Administration
- 4 Loading Dock





**OPTION B**

BUILDING NORTH ON SITE



## PLAN INFORMATION

ACREAGE:	3.046
GROUND FLOOR SF:	36,000 SF
TOTAL BUILDING SF.:	72,000 SF
PARKING:	240 SPACES ON-SITE
<b>PARKING OFF-SITE</b>	<b>10 SPACES</b>
GARAGE FOOTPRINT:	40,456 SF
BUILDING SETBACK:	25'
PARKING SETBACK:	10'
ZONING :	SITE WILL BE REZONED
MAXIMUM HEIGHT:	60'
GREEN SPACE:	0.90 ACRES = 30%

### LANDSCAPE REQUIREMENTS

1. 1 TREE PER 10 PARKING SPACES PROVIDED ON THE INTERIOR OF THE PARKING LOT.
2. 1 TREE PER 30 LF ALONG HARMON AVENUE
3. MINIMUM TREE SIZE IS 2 1/2" CALIPER
4. LAWN FOR ALL OTHER AREAS NOT PLANTED WITH TREES OR SHRUBS

### LIGHTING REQUIREMENTS

1. ALL FIXTURES SHALL BE CUT-OFF FIXTURES
2. MAXIMUM POLE HEIGHT OF 28'-0"
3. PEDESTRIAN BOLLARDS ARE PERMITTED BUT SHALL NOT EXCEED 4'-0" HEIGHT.

### PROS:

1. PROVIDES THE REQUIRED FIRST FLOOR SQUARE FOOTAGE
2. SECURE AREA FOR DROP-OFFS
3. TRACTOR TRAILER ACCESS
4. PROMINENT LOCATION FOR BUILDING
5. STORMWATER QUANTITY CONTROL IS NOT NECESSARY. A REGIONAL BASIN HAS ALREADY BEEN DESIGNED.

### CONS:

1. REZONING WOULD BE REQUIRED FOR THIS OPTION.
2. NEED APPROXIMATELY 10 ADDITIONAL PARKING SPACES OFF-SITE TO MEET PROGRAM REQUIREMENT, HOWEVER, PARKING DOES MEET ZONING CODE.
3. PARKING DECK IS EXPENSIVE



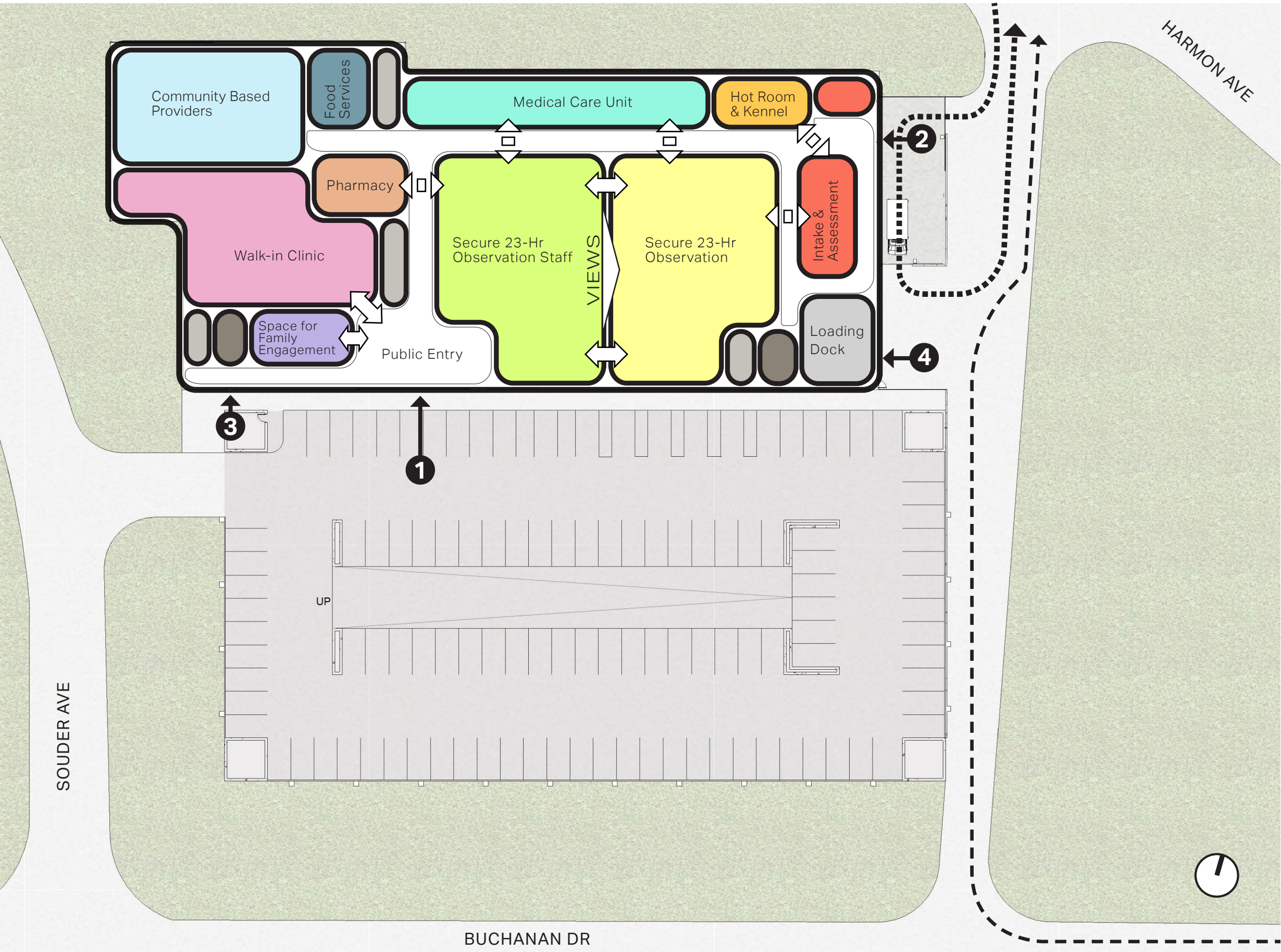
PROGRAM

Walk-in Clinic	2,600
Secure 23-Hr Observation Staff	5,500
Secure 23-Hr Observation	5,500
Space for Family Engagement	800
Community Based Providers	3,000
Food Services	1,400
Medical Care Unit	3,400
Intake & Assessment	3,000
Pharmacy	800
Hot Room & Kennel	800
Public Rest Rooms / Security	1,600
Vertical Circulation	400
Loading Dock	900
Public Entry + Circulation	6,300
Total SF	36,000

- Direct Access
- Intake Drop-Off Route
- Loading Dock Traffic

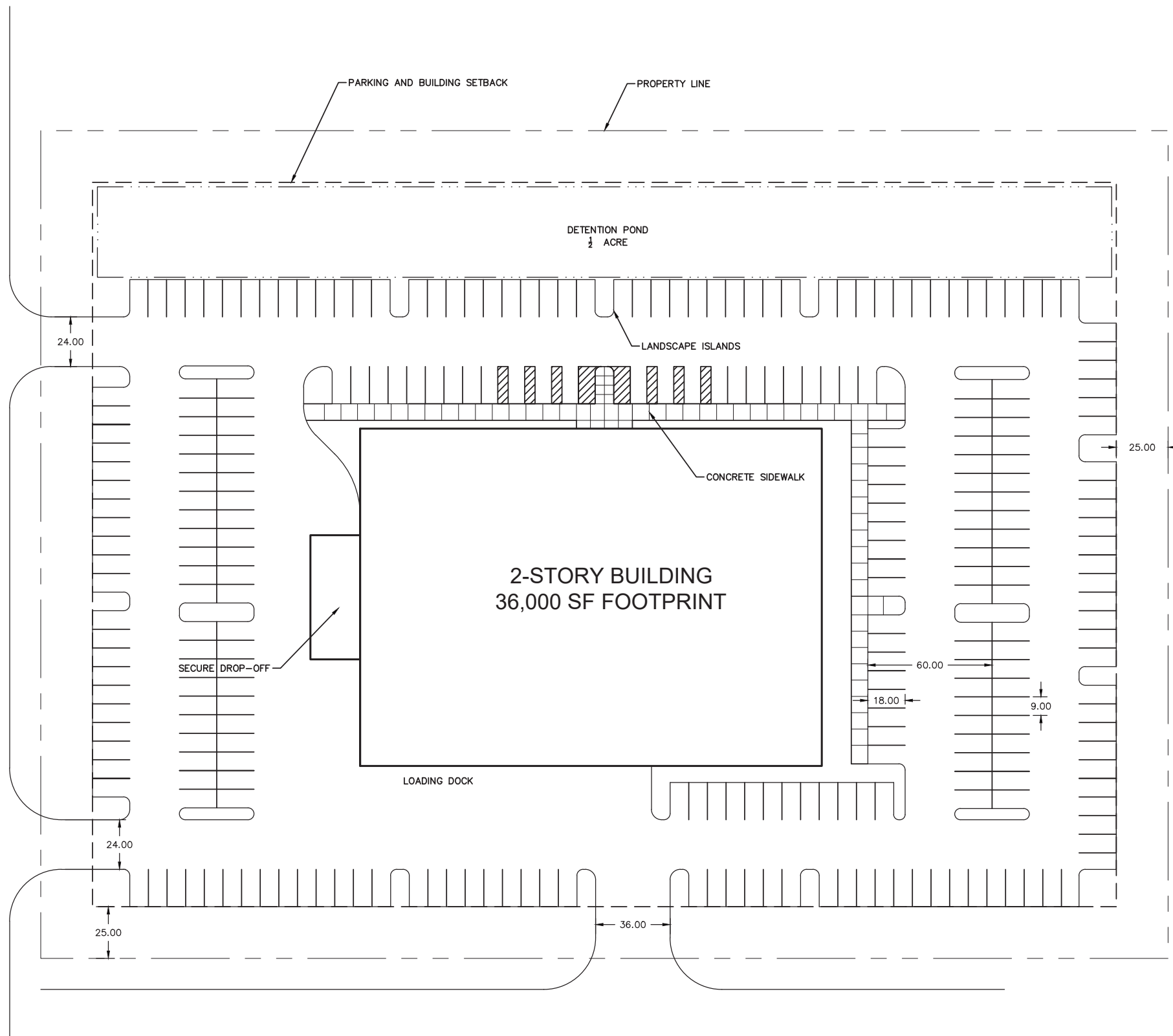
ENTRANCES

- 1 Public
- 2 EMS / Law Enforcement
- 3 Administration
- 4 Loading Dock



**OPTION C**  
IDEAL SITE





## PLAN INFORMATION

ACREAGE:	5.00
GROUND FLOOR SF:	36,000 SF
TOTAL BUILDING SF.:	72,000 SF
PARKING:	268 SPACES ON-SITE
PARKING OFF-SITE	0 SPACES
BUILDING SETBACK:	25'
PARKING SETBACK:	25'
ZONING :	UNKNOWN
MAXIMUM HEIGHT:	UNKNOWN
GREEN SPACE:	1.85 ACRES = 37%
INTERIOR SALLY PORT SPACES:	4

# **APPENDIX A**

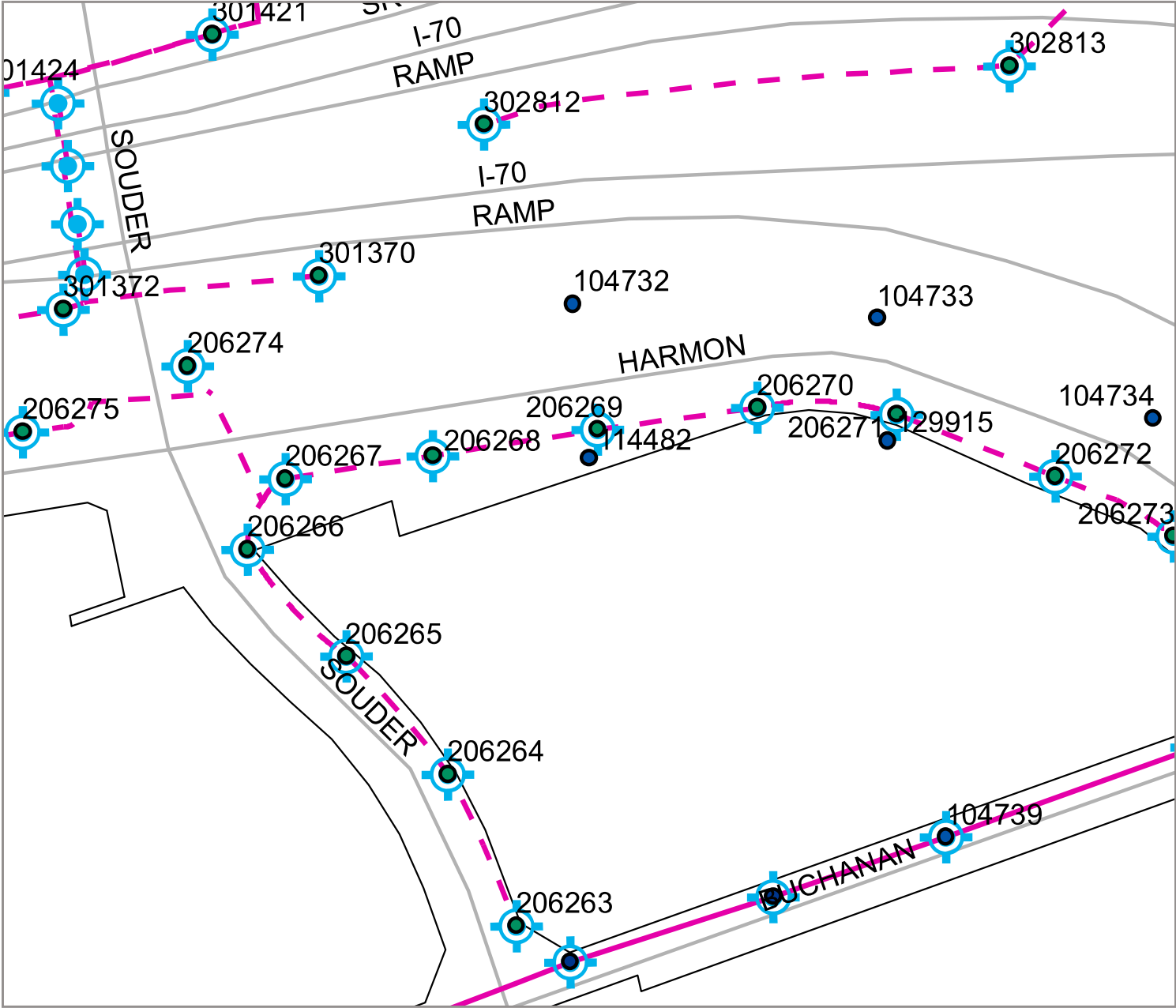
## UTILITIES



- EXISTING SITE UTILITIES**  
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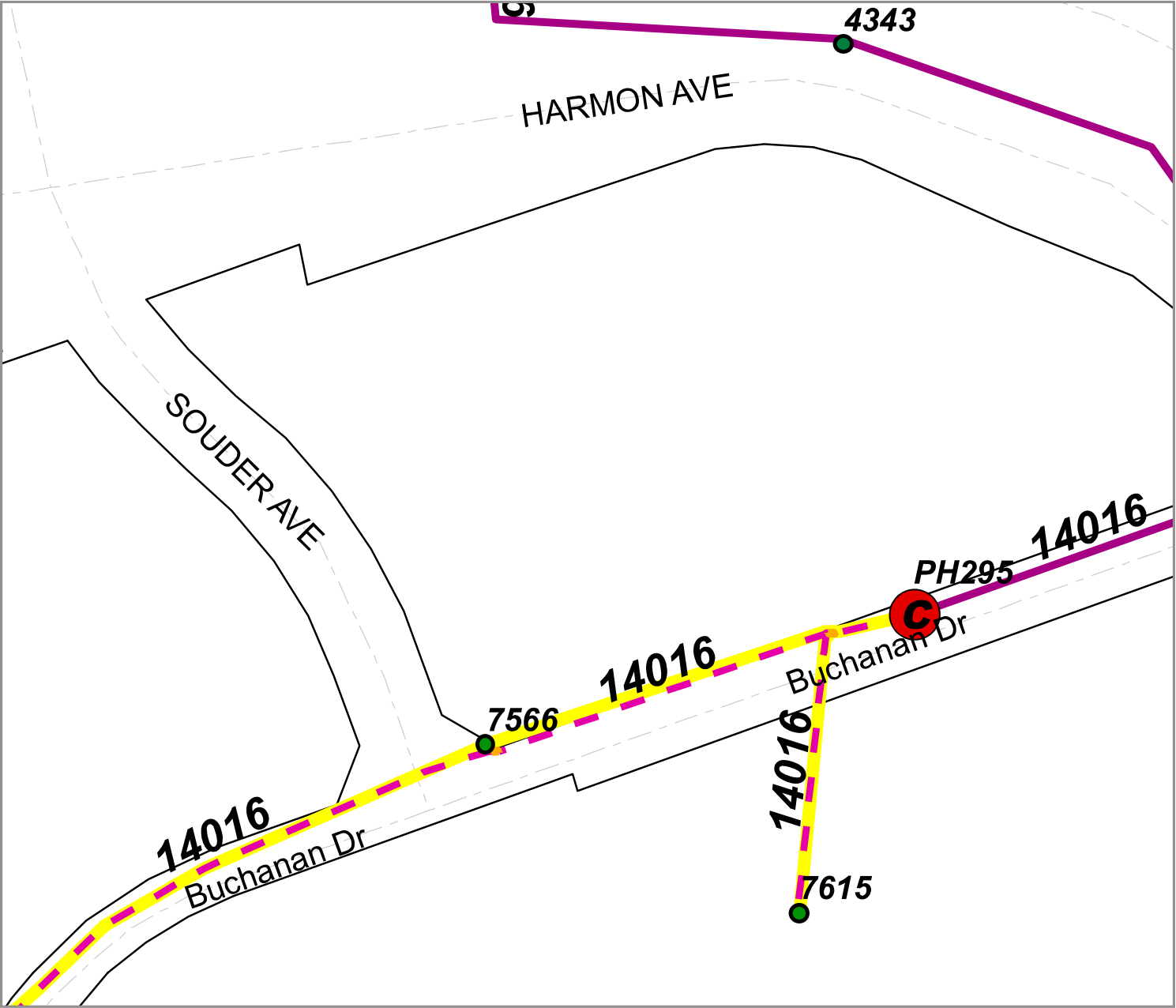
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LIGHTING



- Underground Lighting Conductor
- Overhead Lighting Conductor
- ⊙ Light Pole

PRIMARY POWER



- Duct Bank
- Three Phase Primary Underground
- Three Phase Primary Overhead
- Single Phase Primary Overhead
- Above Ground Transformer
- Ⓢ Normally Closed

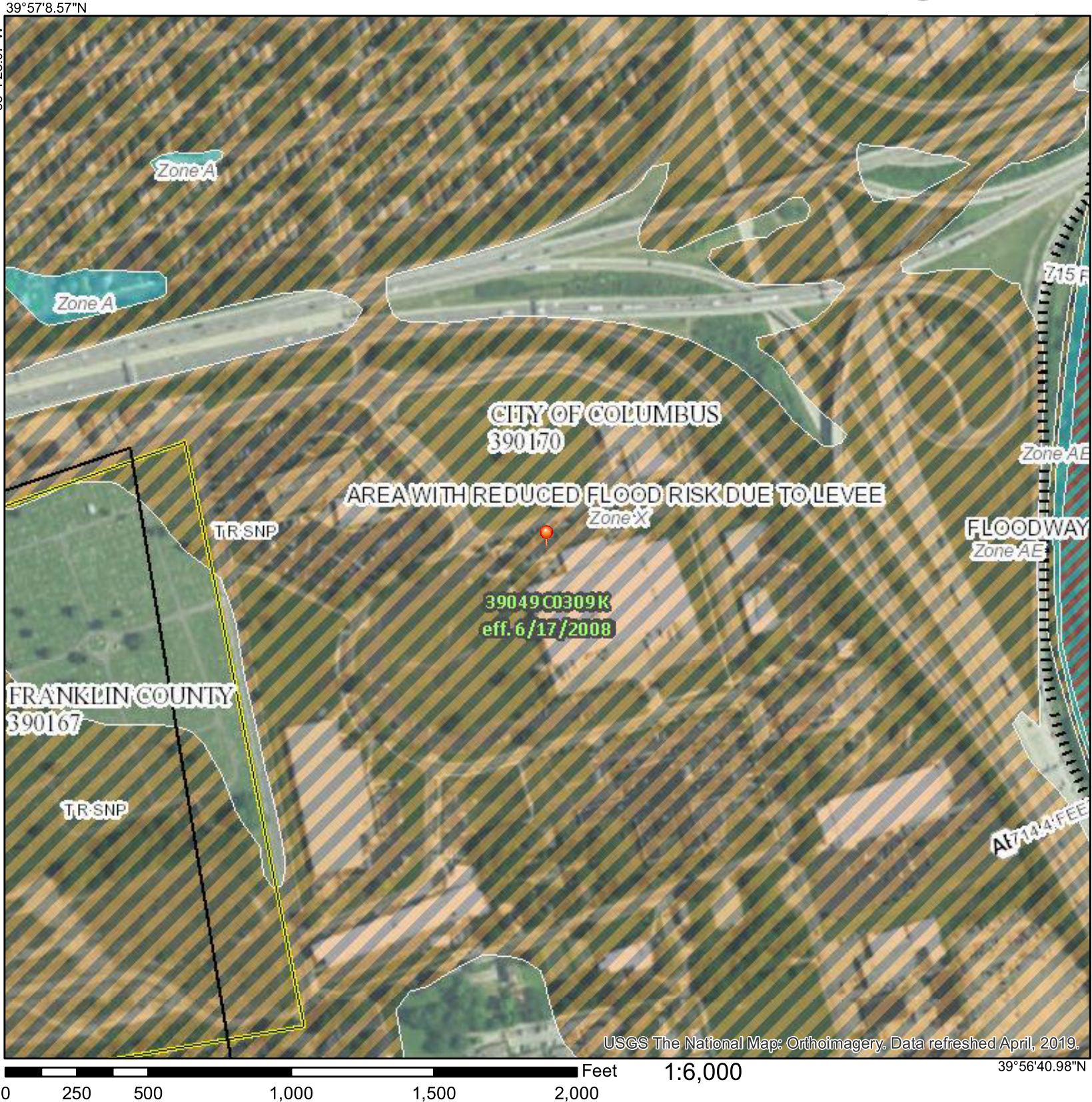


# **APPENDIX B**

## FLOOD MAPPING



National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)  
*Zone A, V, A99*

With BFE or Depth *Zone AE, AO, AH, VE, AR*

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

OTHER AREAS OF FLOOD HAZARD

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone D*

OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

Cross Sections with 1% Annual Chance Water Surface Elevation  
20.2  
17.5

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/26/2020 at 7:47:29 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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FLOOD MAPPING  
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