

Upper Arlington Community Center

City Council Update

March 06, 2023



Parking

Background

Parking ratios developed during BZAP approval process

- Apartments..... 1-2 spaces per bedroom dependent on type
- Senior Housing Assisted Living..... 0.75 space per unit
- Senior Housing Independent..... 1.25 spaces per unit
- Restaurant..... 4 spaces per 1,000 SF
- Community Center..... 2.5 spaces per 1,000 SF
- Office..... 4 spaces per 1,000 SF

Overall parking requirements were confirmed for ***peak parking demand*** using Urban Land Institute (ULI) 2019 shared parking metrics

Parking needs may be further reduced due to potential for mode-share with walking, biking, transit and carpooling

Parking approved by BZAP in March '21 utilizing a shared parking approach

Community Center Schematic Design – June 2022

Design proposed below grade parking, resulting in an overall reduction in the number of parking spaces

Site constraints limited the usability of underground parking resulting in many angled, parallel and compact parking spots and an awkward one way traffic flow

Focus Groups held in July recommended that the below grade parking was *not* practical and the other options should be explored

Community Center Final Design – January 2023

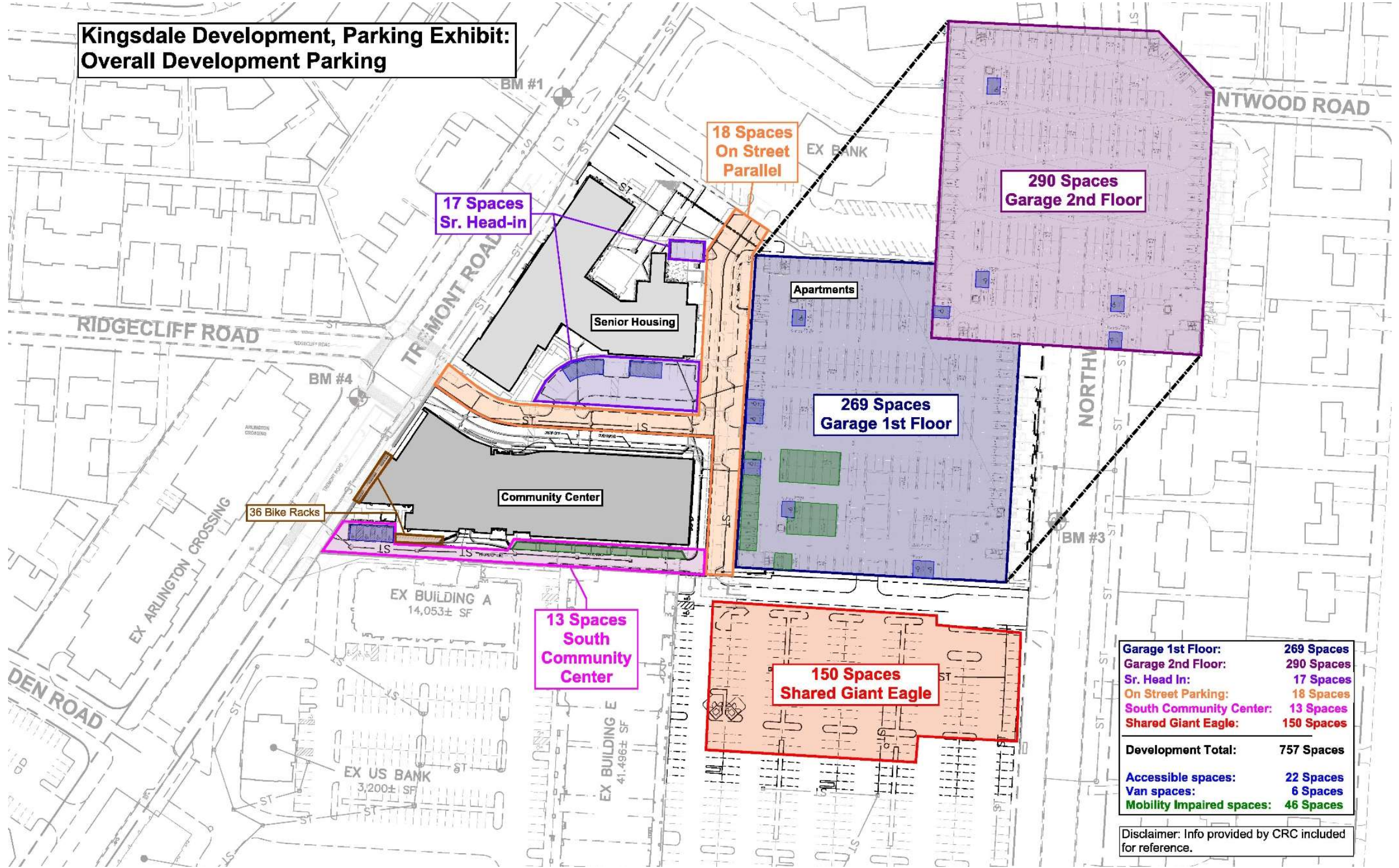
Underground parking removed, 13 parking spaces provided adjacent to the community center

ADA compliant parking located adjacent to the community center, in front of the senior housing and in the parking garage

Additionally, 37 limited mobility parking spaces provided in convenient locations on the first floor of the apartment building garage

Reduction of parking under the community center results in limited availability during ***peak parking demand*** based upon the BZAP approved ratios

**Kingsdale Development, Parking Exhibit:
Overall Development Parking**



Garage 1st Floor:	269 Spaces
Garage 2nd Floor:	290 Spaces
Sr. Head In:	17 Spaces
On Street Parking:	18 Spaces
South Community Center:	13 Spaces
Shared Giant Eagle:	150 Spaces
Development Total:	757 Spaces
Accessible spaces:	22 Spaces
Van spaces:	6 Spaces
Mobility Impaired spaces:	46 Spaces

Disclaimer: Info provided by CRC included for reference.

Parking: Next Steps

Potential Additional Parking

City owned property at 1615 Fishinger Road

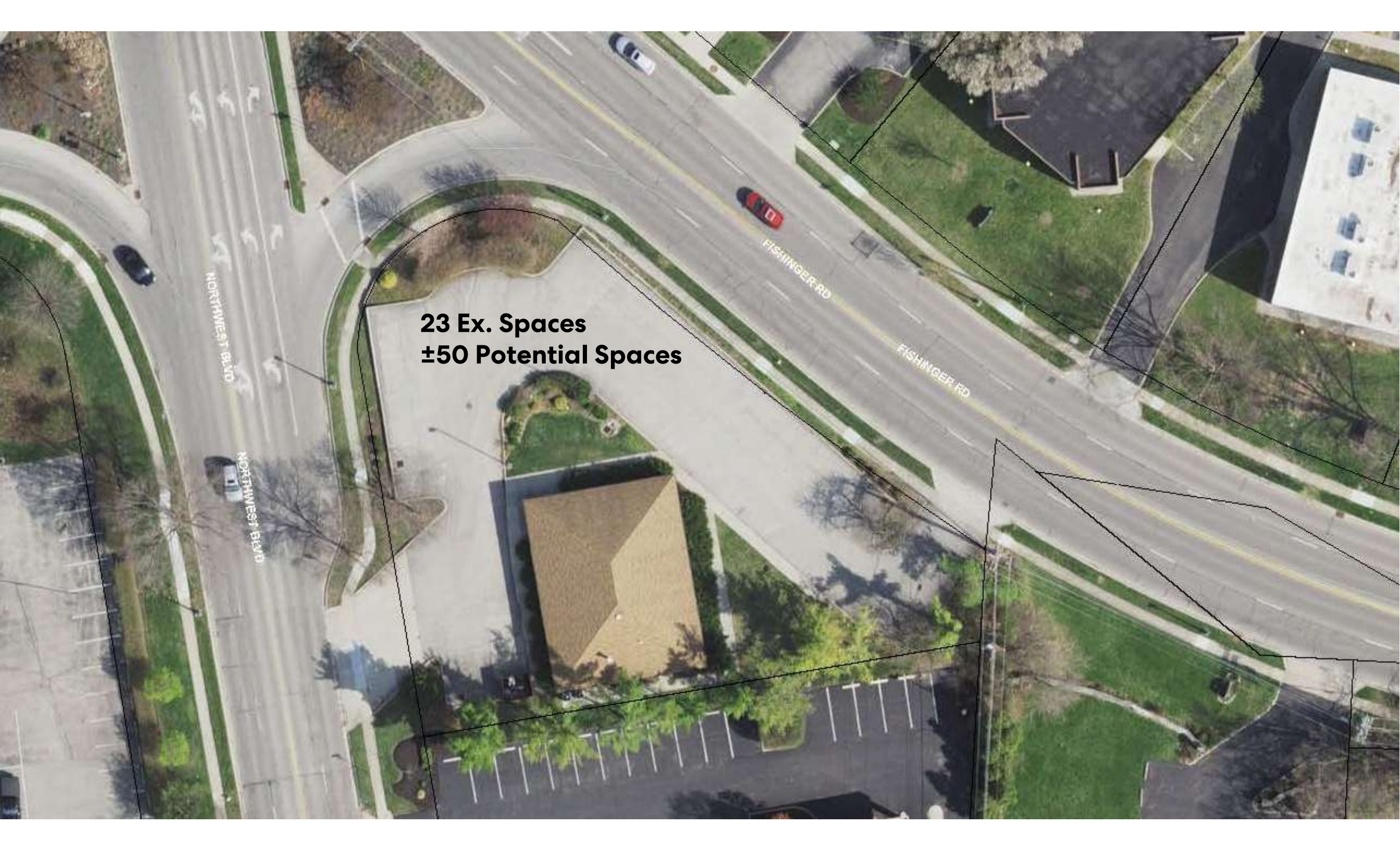
- 23 existing, ±27 potential additional spaces (50 total)

Northwest Boulevard on street parking

- ±10 potential spaces

Parking deck on north end of Giant Eagle parking lot

- ±100 potential spaces



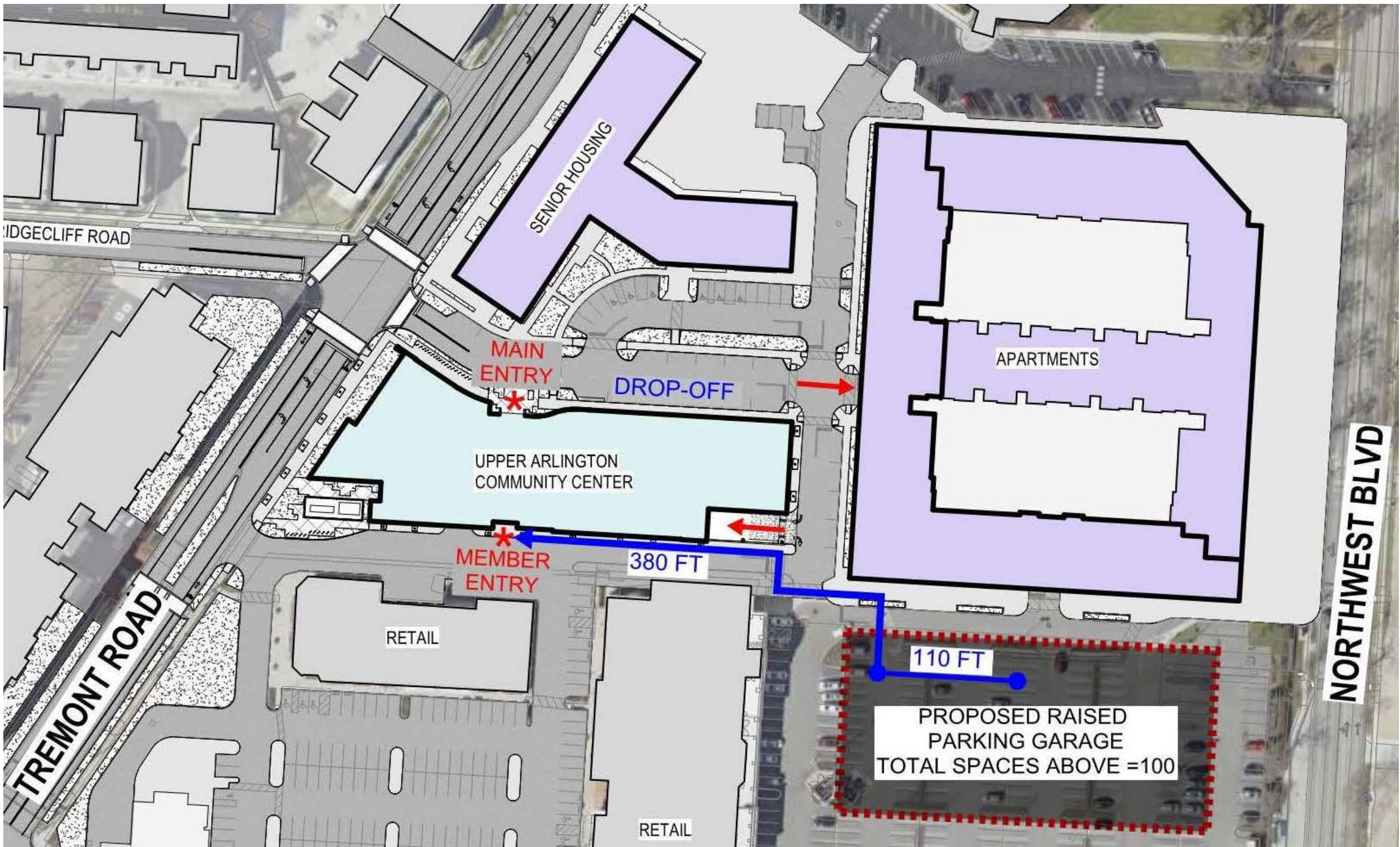
**23 Ex. Spaces
±50 Potential Spaces**

NORTHWEST BLVD

NORTHWEST BLVD

FISHINGER RD

FISHINGER RD



RIDGECLIFF ROAD

SENIOR HOUSING

MAIN ENTRY

DROP-OFF

APARTMENTS

UPPER ARLINGTON COMMUNITY CENTER

MEMBER ENTRY

380 FT

RETAIL

110 FT

PROPOSED RAISED PARKING GARAGE
TOTAL SPACES ABOVE = 100

TREMONT ROAD

RETAIL

NORTHWEST BLVD

