



Be sure to send your contact information to the Engineering Division to stay up to date on progress: **Mdisanto@uaoh.net**

Neighborhood Traffic Mitigation Kingsdale Redevelopment

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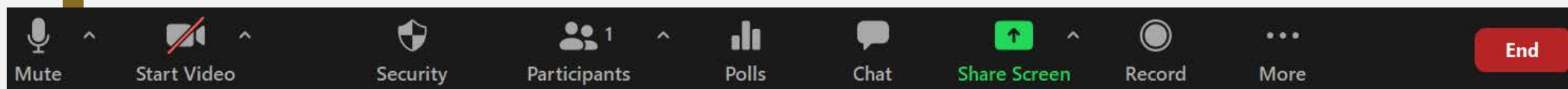
November 19, 2020

Instructions & Agenda

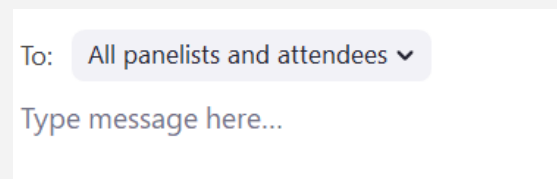
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Chat Box to ask questions or share thoughts. Also use this to let us know if you would like to speak about something not covered during the presentation or polls.



Kingsdale Mixed-Use Development

Conceptual Master Plan (Option with Upper Arlington Community Center)

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CONCEPTUAL MASTER PLAN

September 25, 2020

KINGSDALE MIXED-USE, Upper Arlington, OH ▪ Prepared for Continental Real Estate Cos.



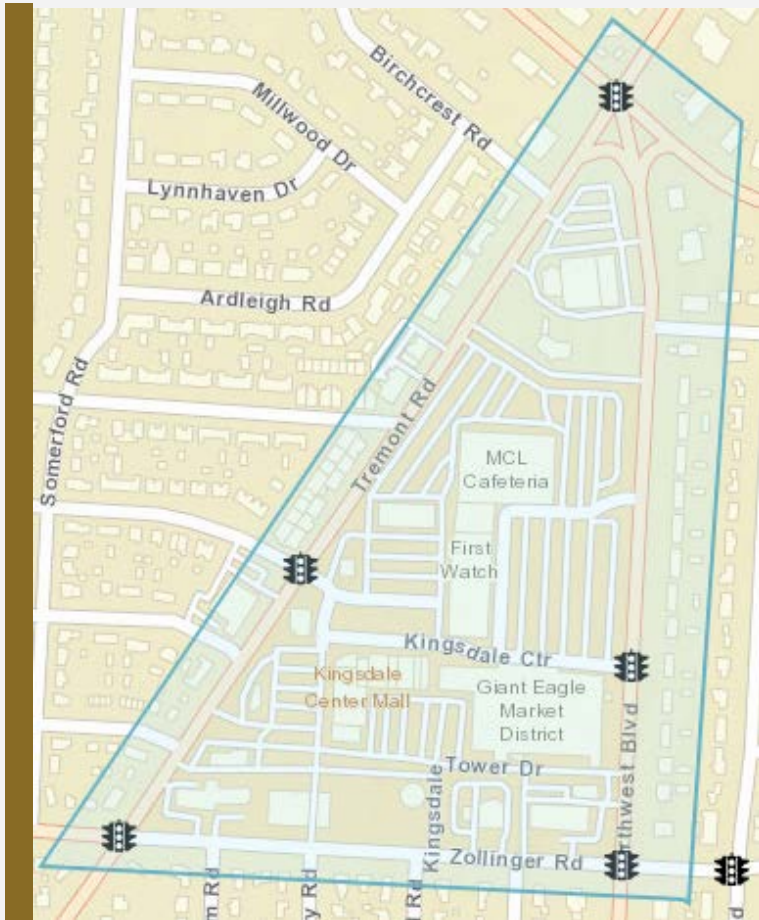
Neighborhood Traffic Mitigation

Engineering Division Required a Traffic Impact Study

- **Carpenter Marty Transportation Consultants** conducted the study
- **City required a Memorandum of Understanding for Study Area**
 - Approved before study started
- **Amount of additional vehicular trips calculated using Institute of Transportation Engineers Specifications**
 - Approved before study started
- **Third Party review of traffic impact study by Burgess & Niple Inc.**
 - Ongoing
- **Final approval**
 - TBD, before final development plan approved by BZAP

Traffic Count Area

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- Traffic Counts Taken and Trip Generations
- Pandemic Impacts – Adjustment Factors
- Opening Year 2022, Horizon Year 2032
- Growth Rate of traffic 0.5% (MORPC)
- Peak Hours 7:30-8:30 a.m. & 4:30-5:30 p.m.

Peak Hours Traffic Review

Use	AM Entry	AM Exit	AM Total	PM Entry	PM Exit	PM Total
Apartment (363 units)	31	91	122	93	60	153
Assisted Living (52 beds)	6	4	10	5	8	13
Senior Housing (52 units)	4	7	11	8	7	15
Restaurant (high turnover)	33	2	35	36	22	58
Community Center	122	63	185	115	130	245
Office	47	8	55	6	30	36
Total:			418			520

The table is the AM (7:30-8:30) and PM (4:30-5:30) Peak Hour Traffic Generation

Trip Generation

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Peak Hours Traffic Review

Existing AM 5-Points Trips = 2,631

Existing PM 5-Points Trips = 2,690

Site AM 5-Points Trips = 161

Site PM 5-Points Trips = 186

5-Points AM increase = 6.1%

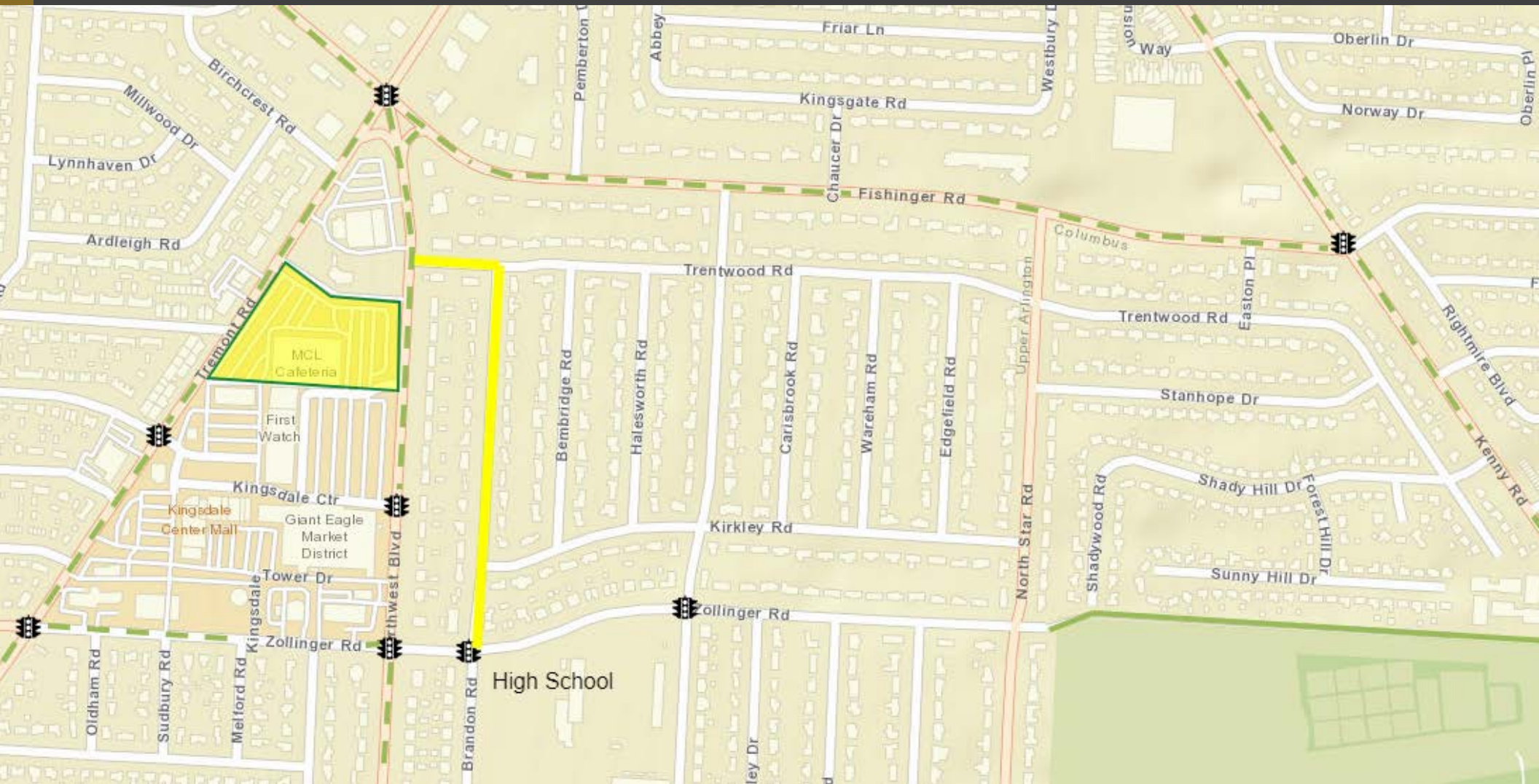
5-Points PM increase = 6.9%



Recommended Improvements



Neighborhood Look



City traffic study of neighborhood streets
Do we control or influence of driver behavior?

Neighborhood Traffic Study





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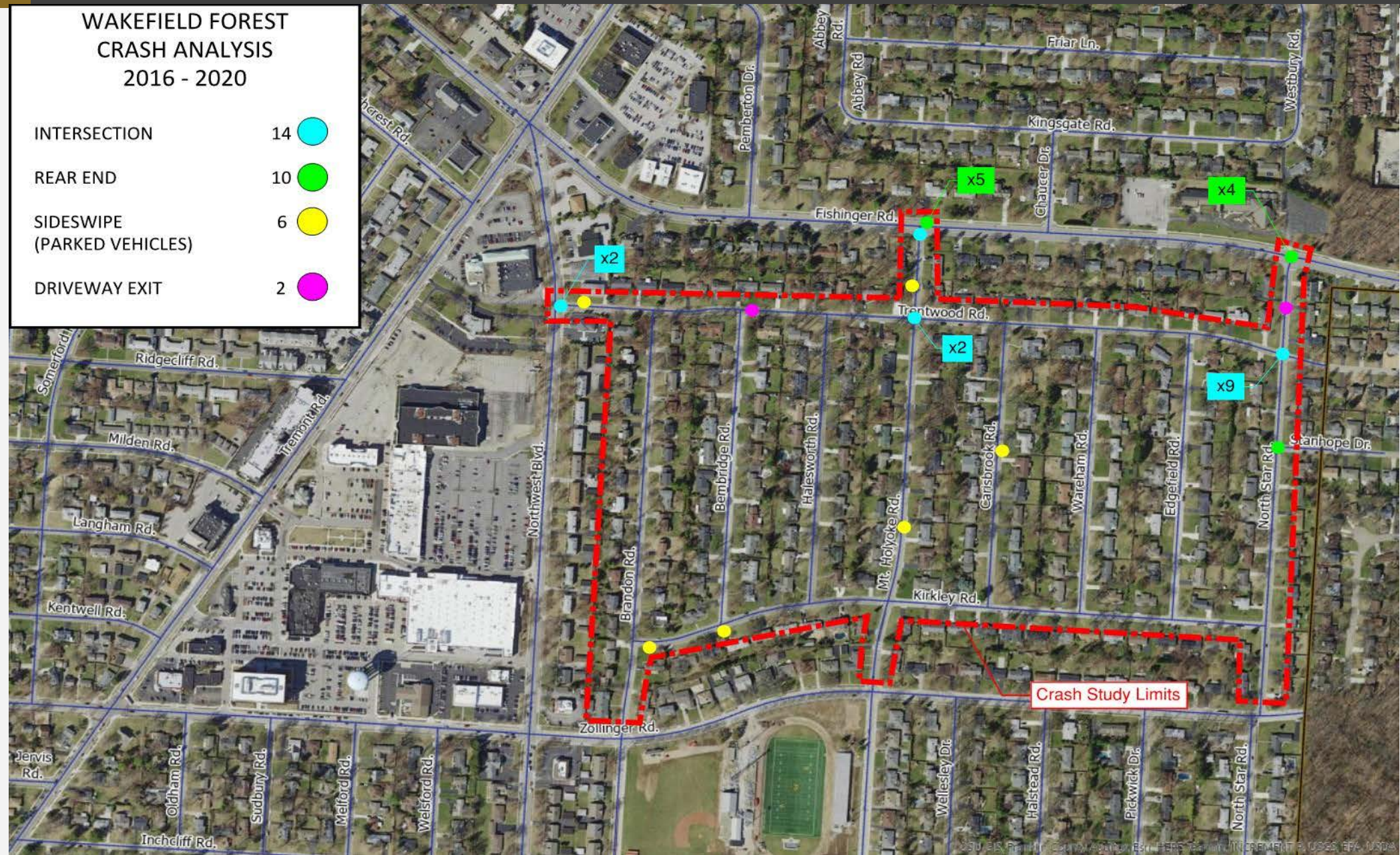
Road	Direction	85th % Speed	Avg. Daily Traffic
Trentwood Road	Eastbound	34 mph	439 vpd
	Westbound	37 mph ★	393 vpd
Brandon Road	Northbound	34 mph	155 vpd
	Southbound	28 mph	44 vpd
Mt. Holyoke Road	Northbound	40 mph ★	301 vpd
	Southbound	35 mph	627 vpd
Kirkley Road	Eastbound	33 mph	81 vpd
	Westbound	32 mph	81 vpd
Bembridge Road	Northbound	29 mph	27 vpd
	Southbound	28 mph	43 vpd

★ Speed Radar Signs will be installed early December

Neighborhood Crash Data

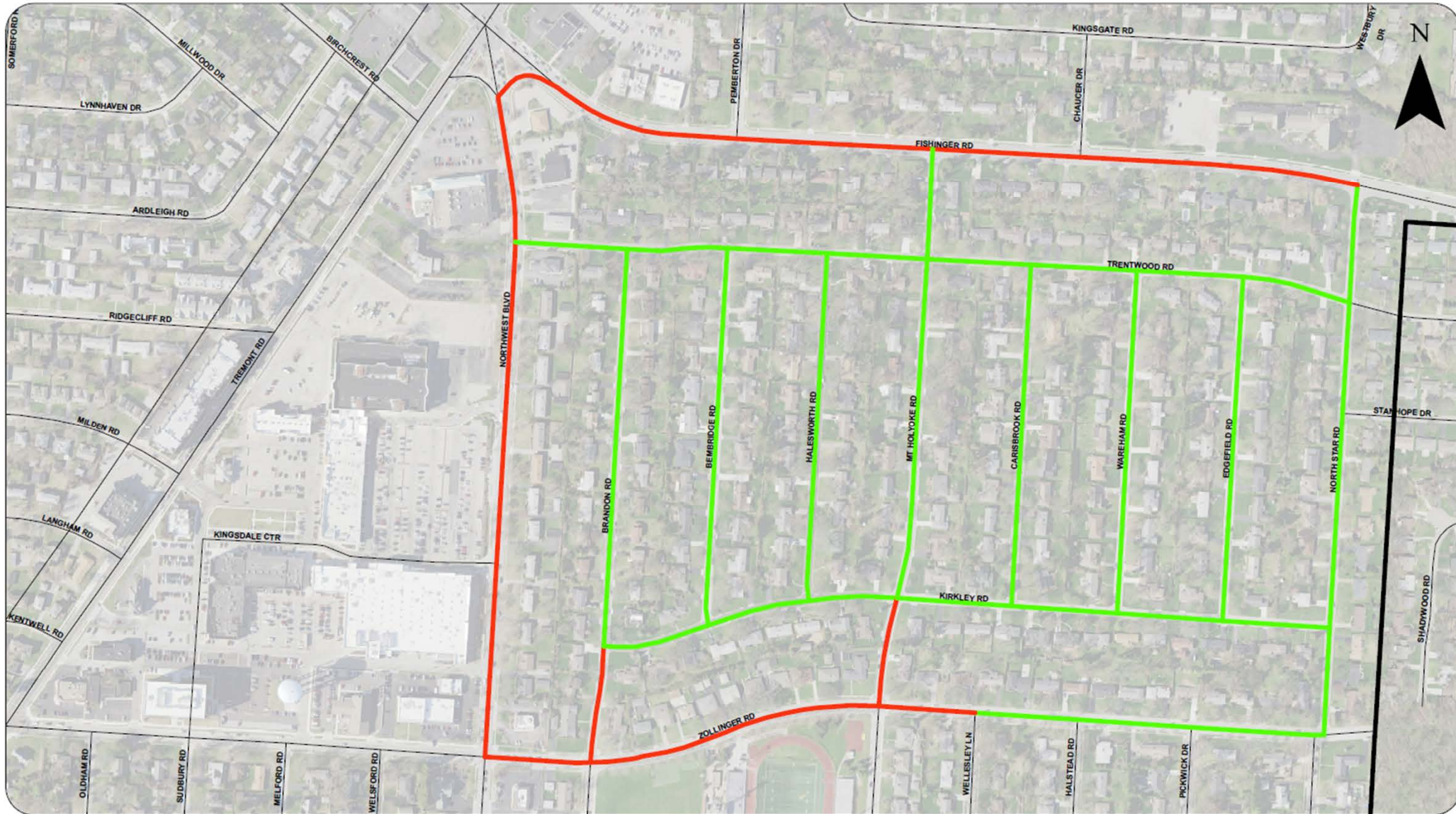
WAKEFIELD FOREST CRASH ANALYSIS 2016 - 2020

- INTERSECTION 14 
- REAR END 10 
- SIDESWIPE (PARKED VEHICLES) 6 
- DRIVEWAY EXIT 2 



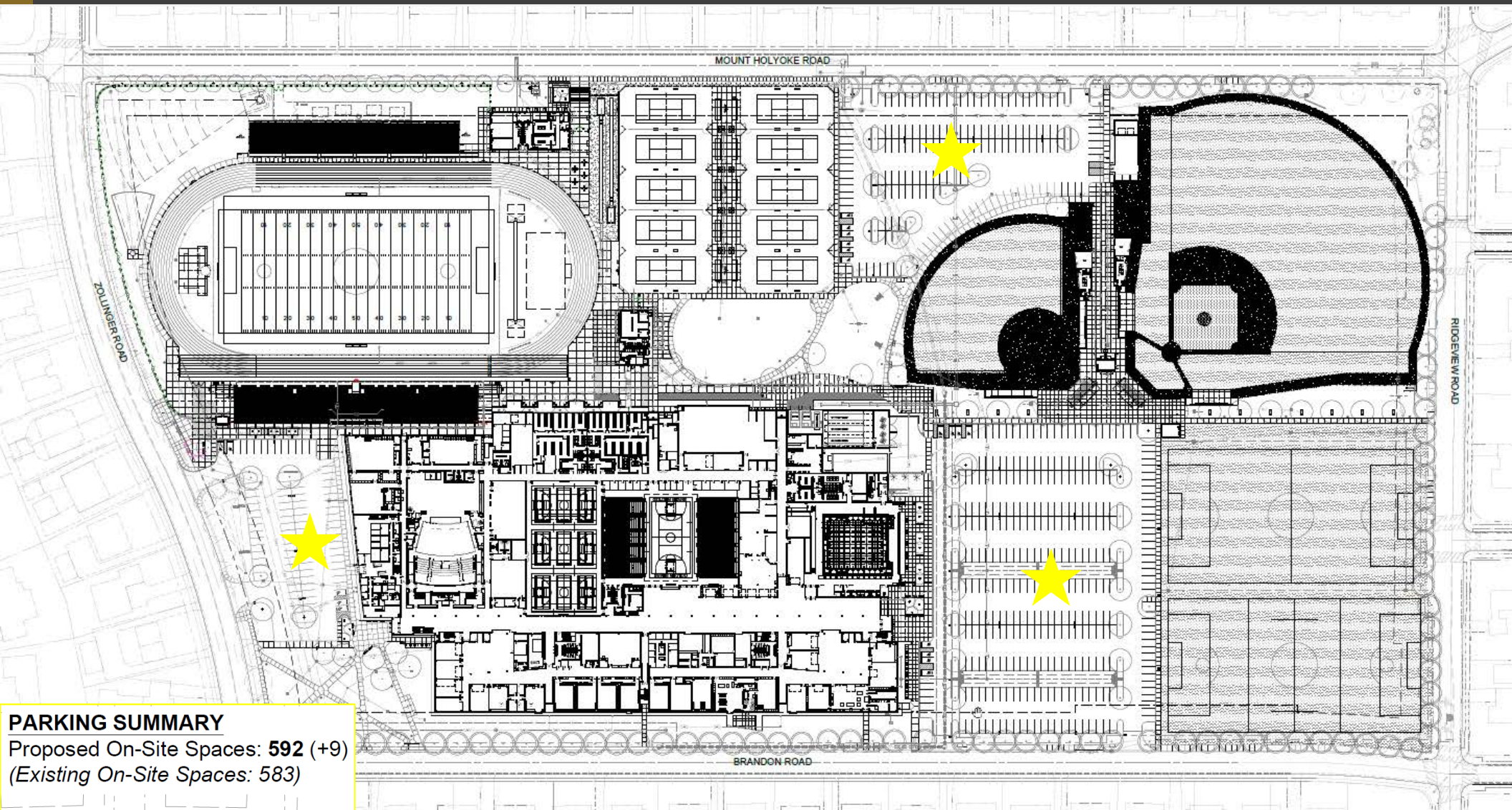
Existing Parking Restrictions

Wakefield Forest Parking Restrictions



High School Parking

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PARKING SUMMARY
Proposed On-Site Spaces: **592 (+9)**
(Existing On-Site Spaces: 583)

On-site adds 9 spaces
Brandon Angled Parking adds 46 spaces
Zollinger Parallel Parking adds approximately 30 spaces

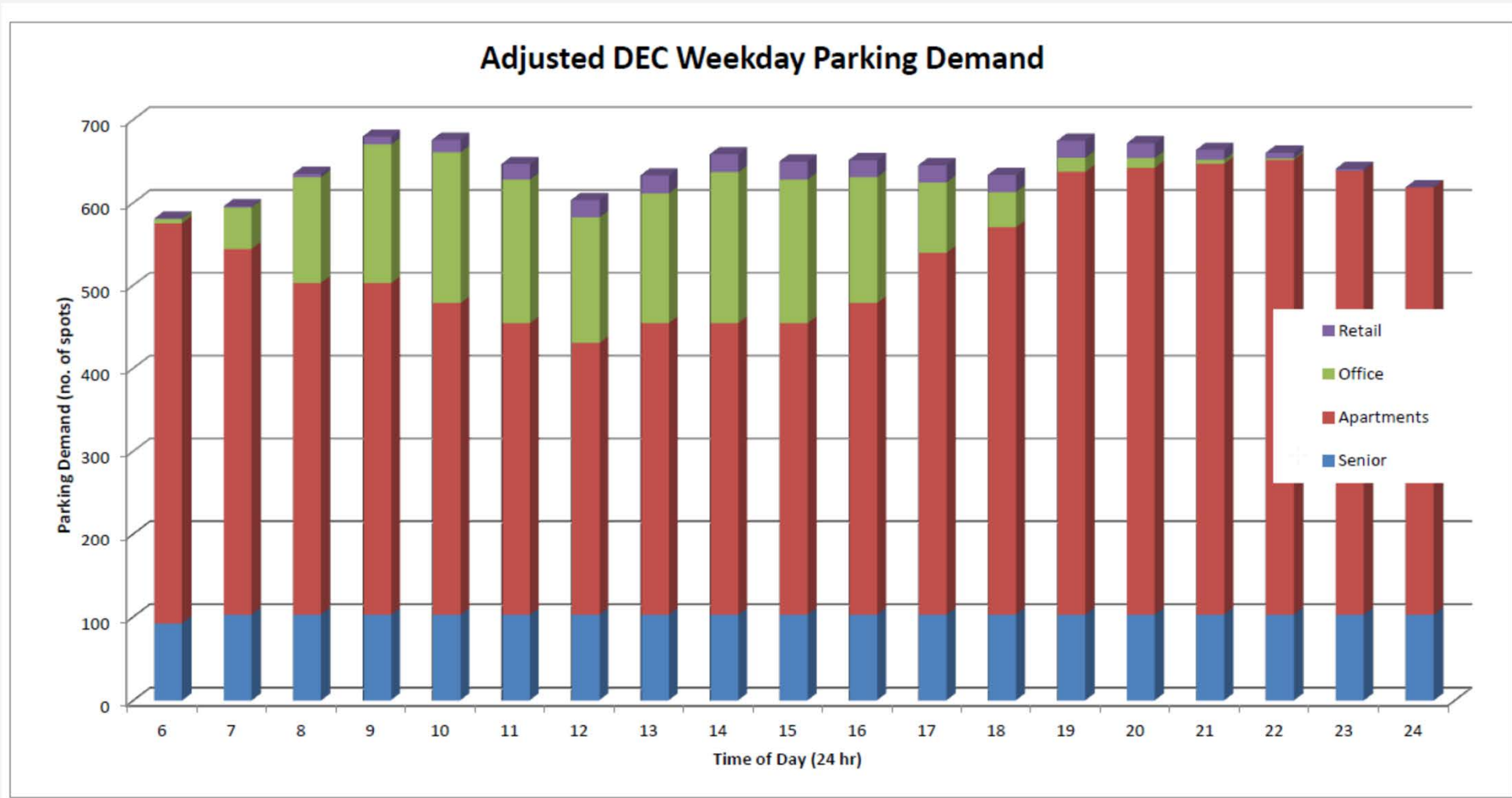


85 additional spaces

BZAP Staff report excerpt:

- Parking for the development will be provided in several different locations: apartment building (562 parking garage spaces), mixed-use building (135 parking garage spaces), on-street parallel parking (35 spaces), surface parking adjacent to the senior housing (15 spaces) and shared parking with Giant Eagle Market District (150 spaces).
- This results in a total of **897** parking spaces provided. Code requires a *maximum* of 1,037 spaces based on the proposed uses and does not account for sharing.
- Staff obtained a shared parking analysis using the ULI's 2019 Shared Parking metrics, which determined the peak parking requirement for the site would be **679** spaces.

Parking Summary



On October 19th BZAP approved the Preliminary Development Plan with five stipulations, two of which were directly related to parking:

Condition #2: That the revised Traffic Impact Study, which includes examination of off-site parking on adjacent residential streets among other items, and revised Utility Plan, which includes all required calculations, be approved by the City Engineer prior to the submission of a Final Development Plan application.

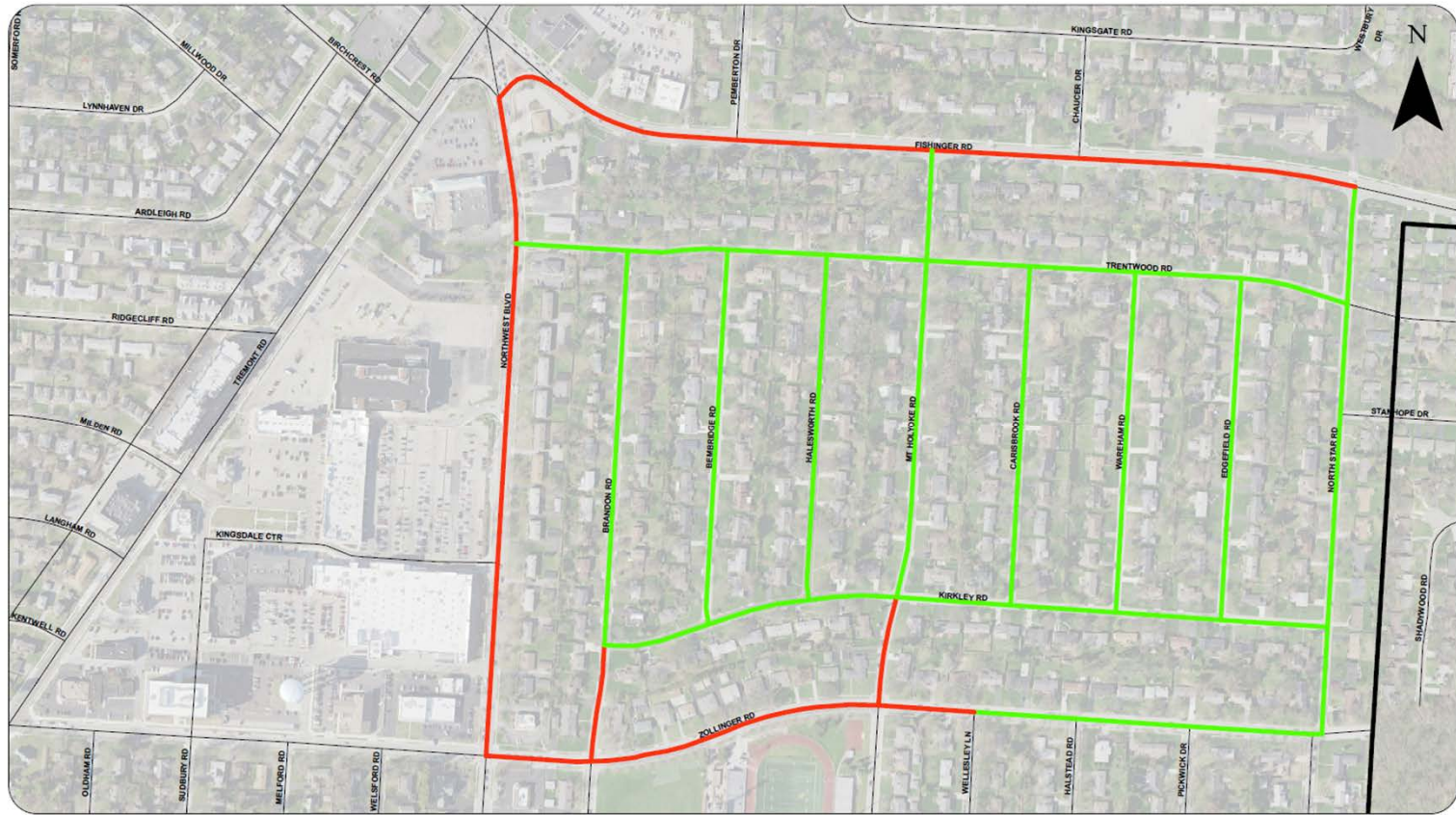
Condition #5: That details on the 150 available parking spaces from Giant Eagle Market District and the cross-access with Chase Bank be submitted for City review prior to the submission of a Final Development Plan application.

Existing Parking Restrictions

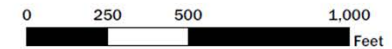


How do you feel about the current parking restrictions in your neighborhood?

Wakefield Forest Parking Restrictions

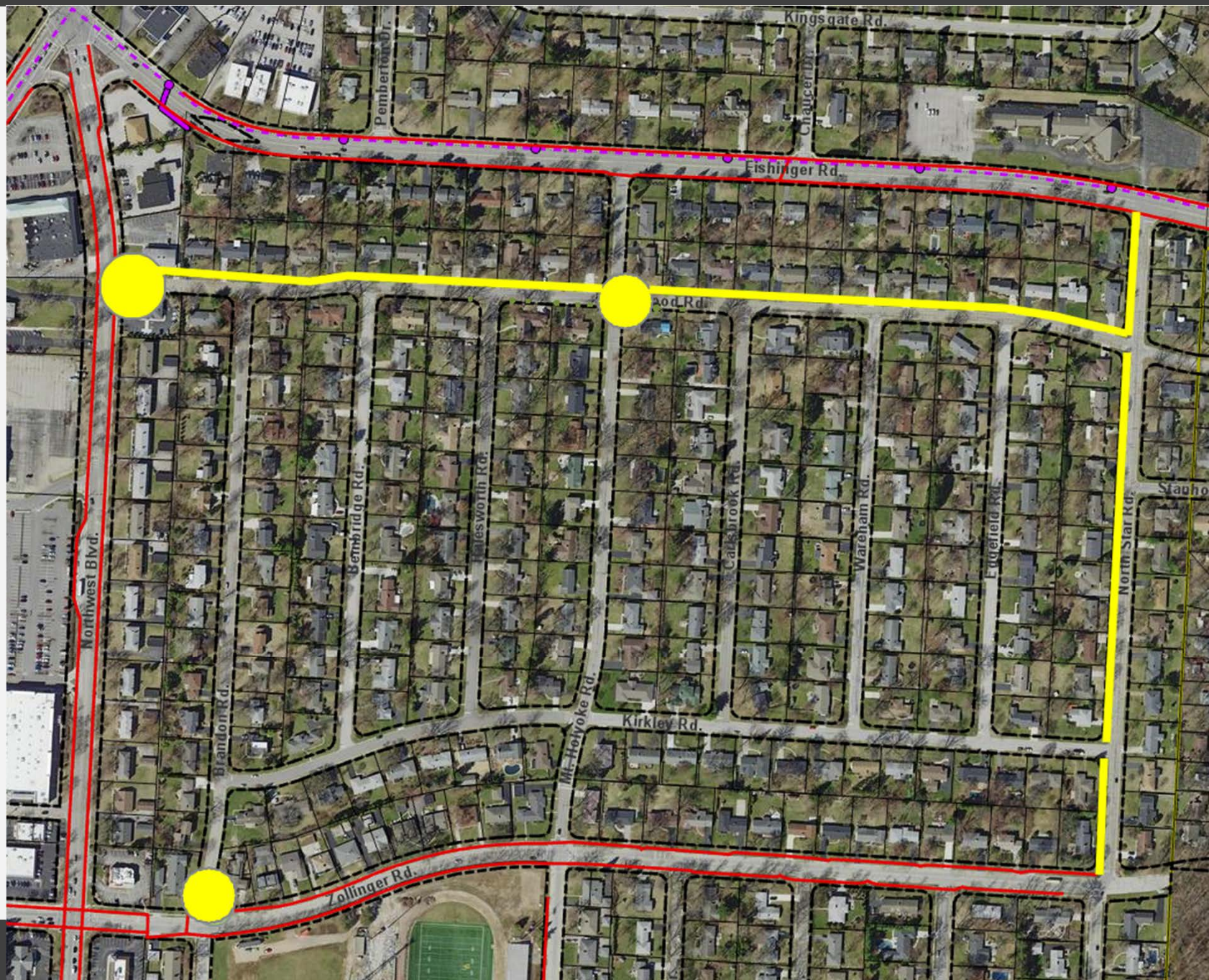


— Parking restrictions in place — Parking Allowed

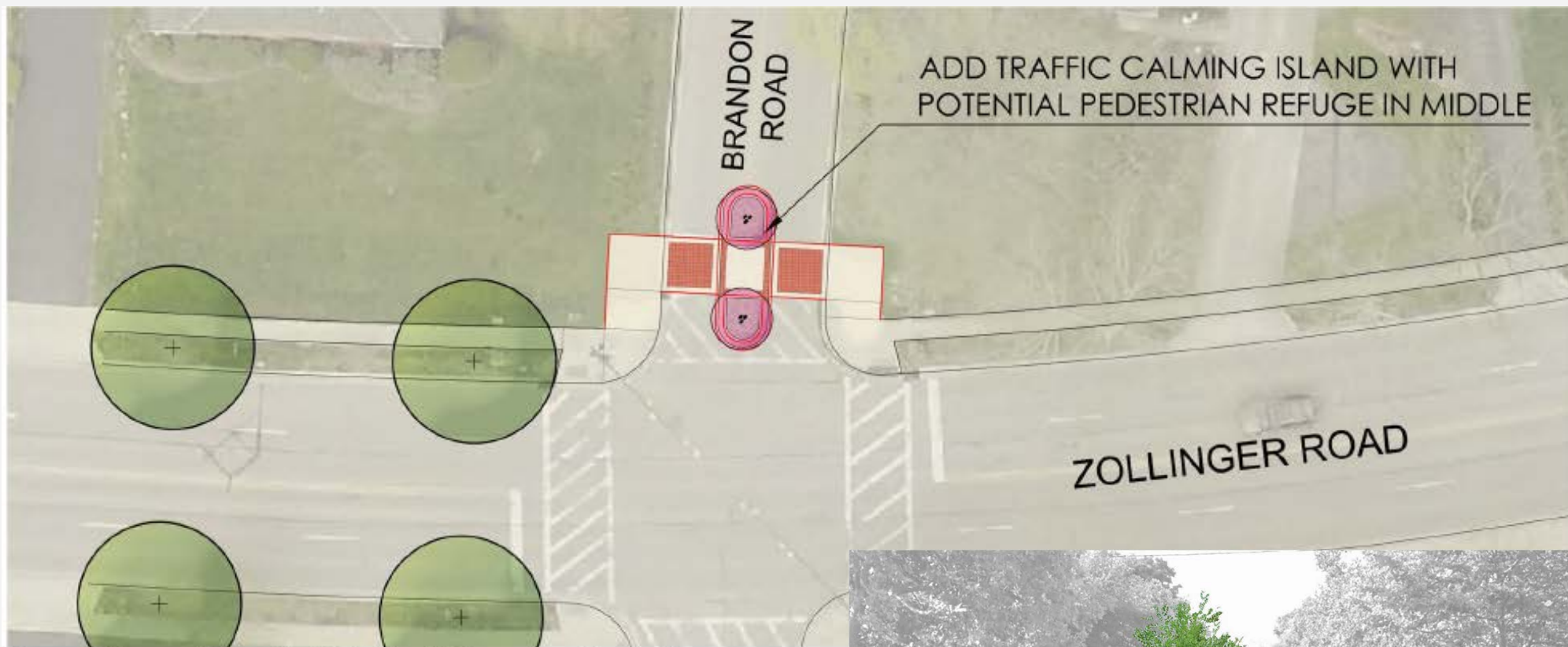


Neighborhood Solutions

**Possible
Traffic
Calming
Solution
Areas
Review**



Brandon at Zollinger

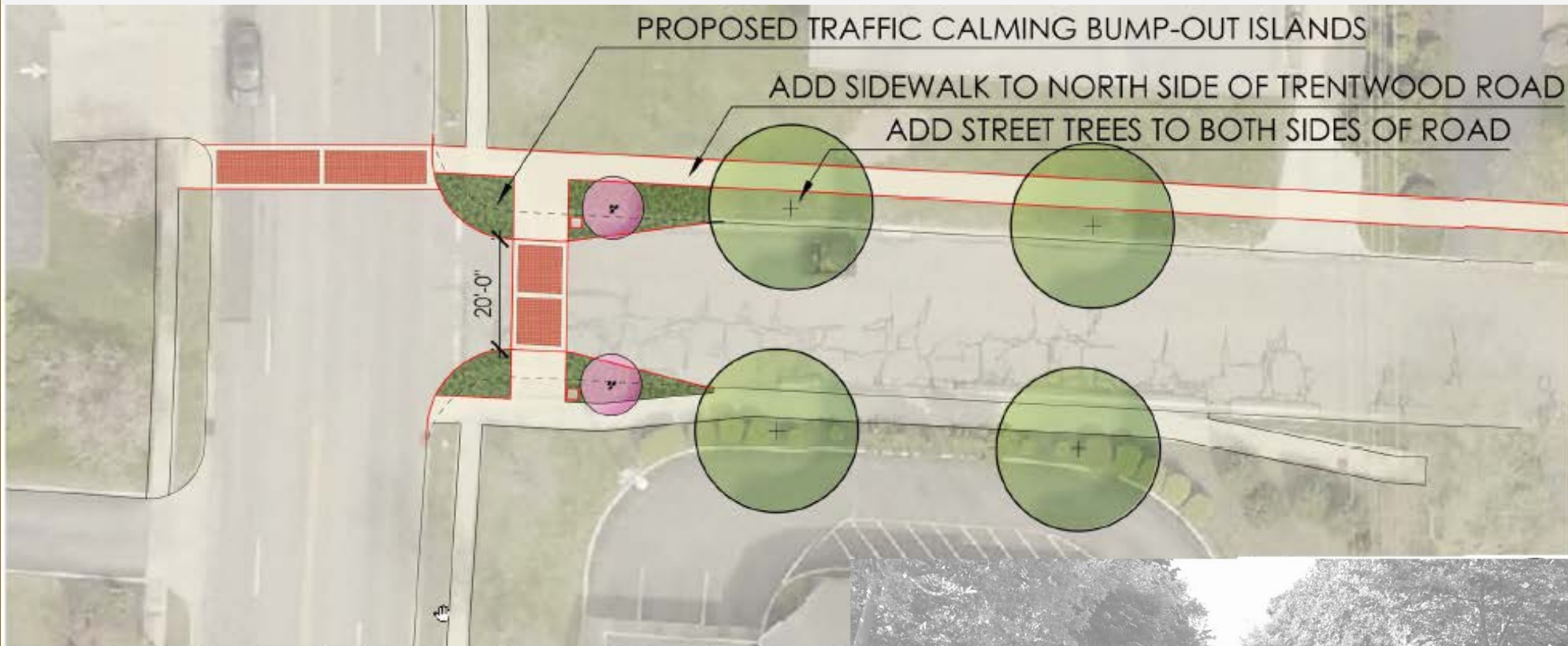


Brandon Road At Zollinger Road



Traffic Calming

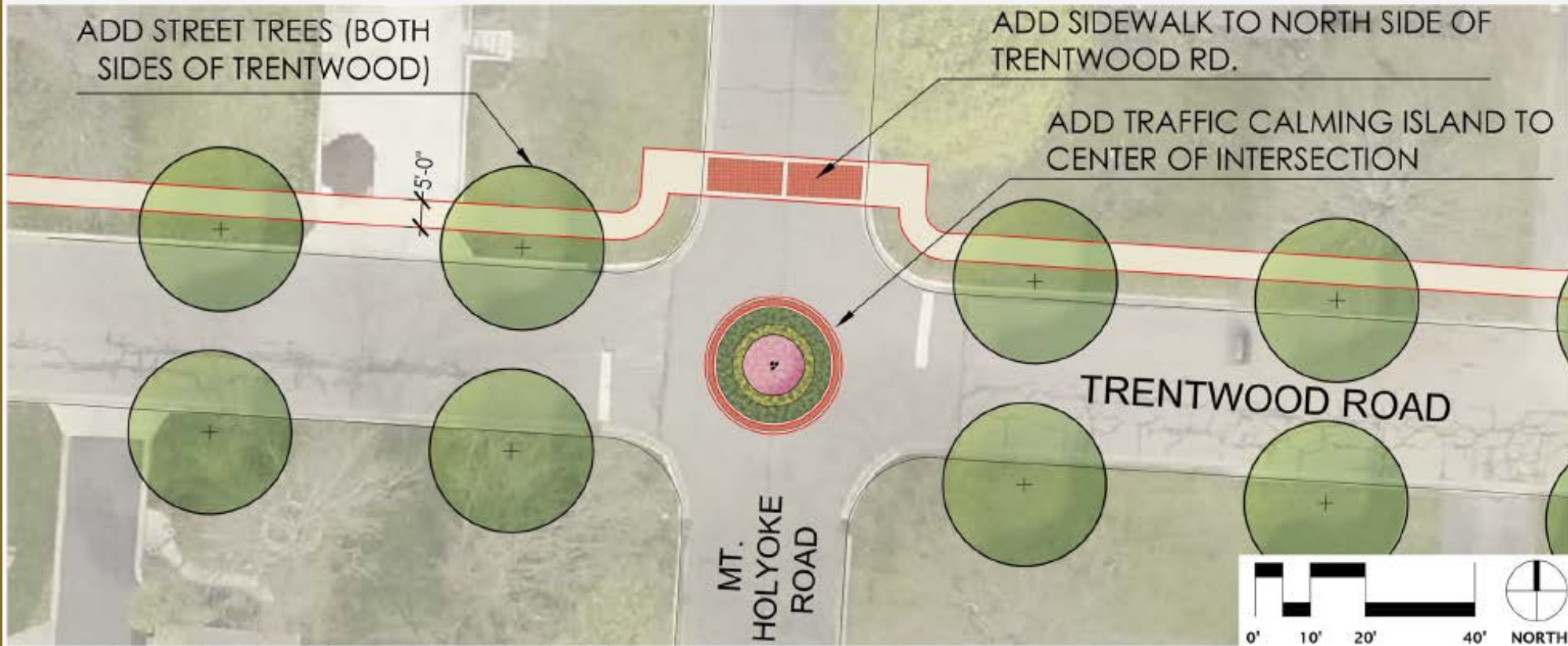
Northwest at Trentwood with crosswalks across NW



Trentwood Road At Northwest Boulevard



Trentwood at Mt.Holyoke



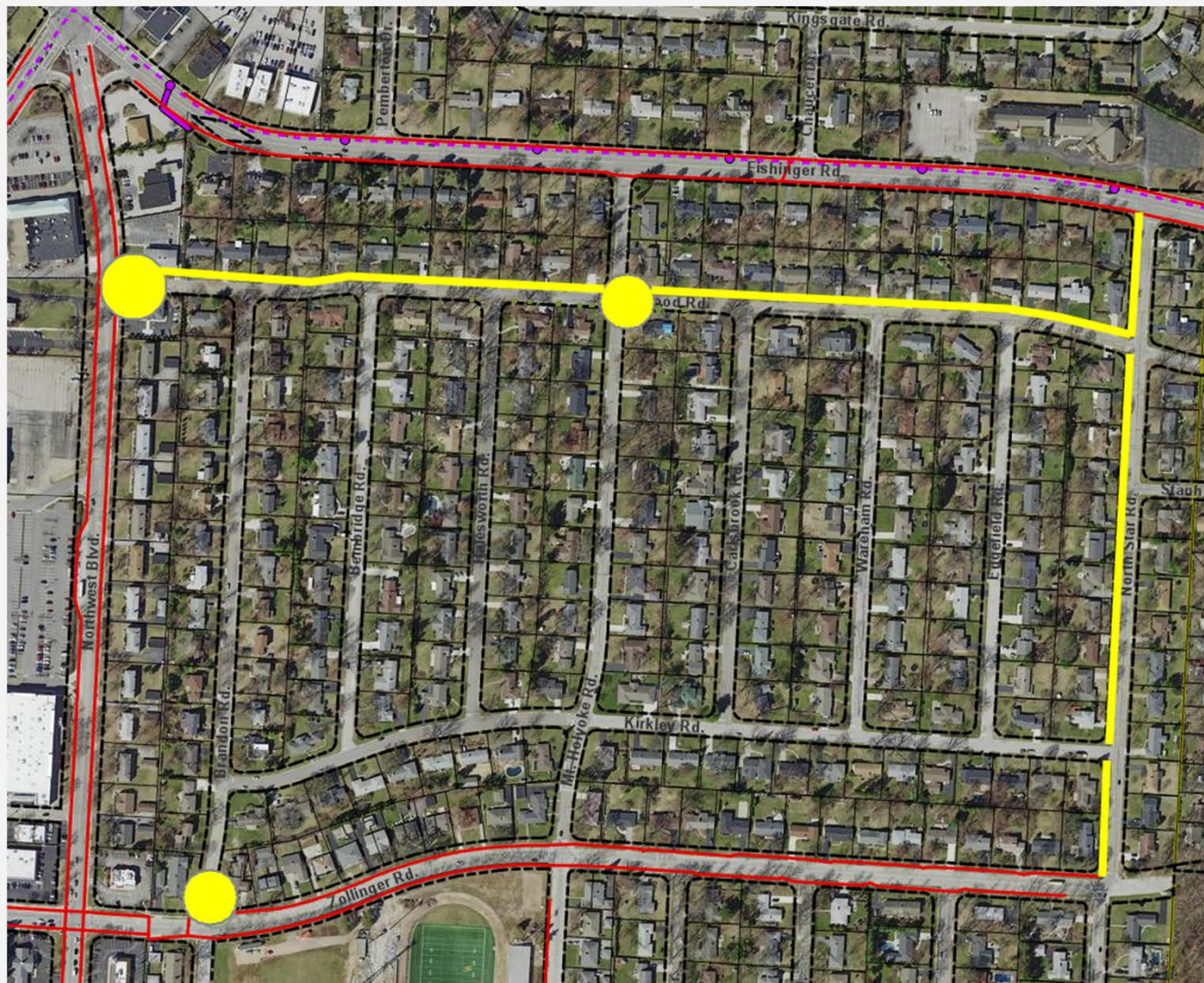
Trentwood Road & Mt. Holyoke Road

Neighborhood Solutions

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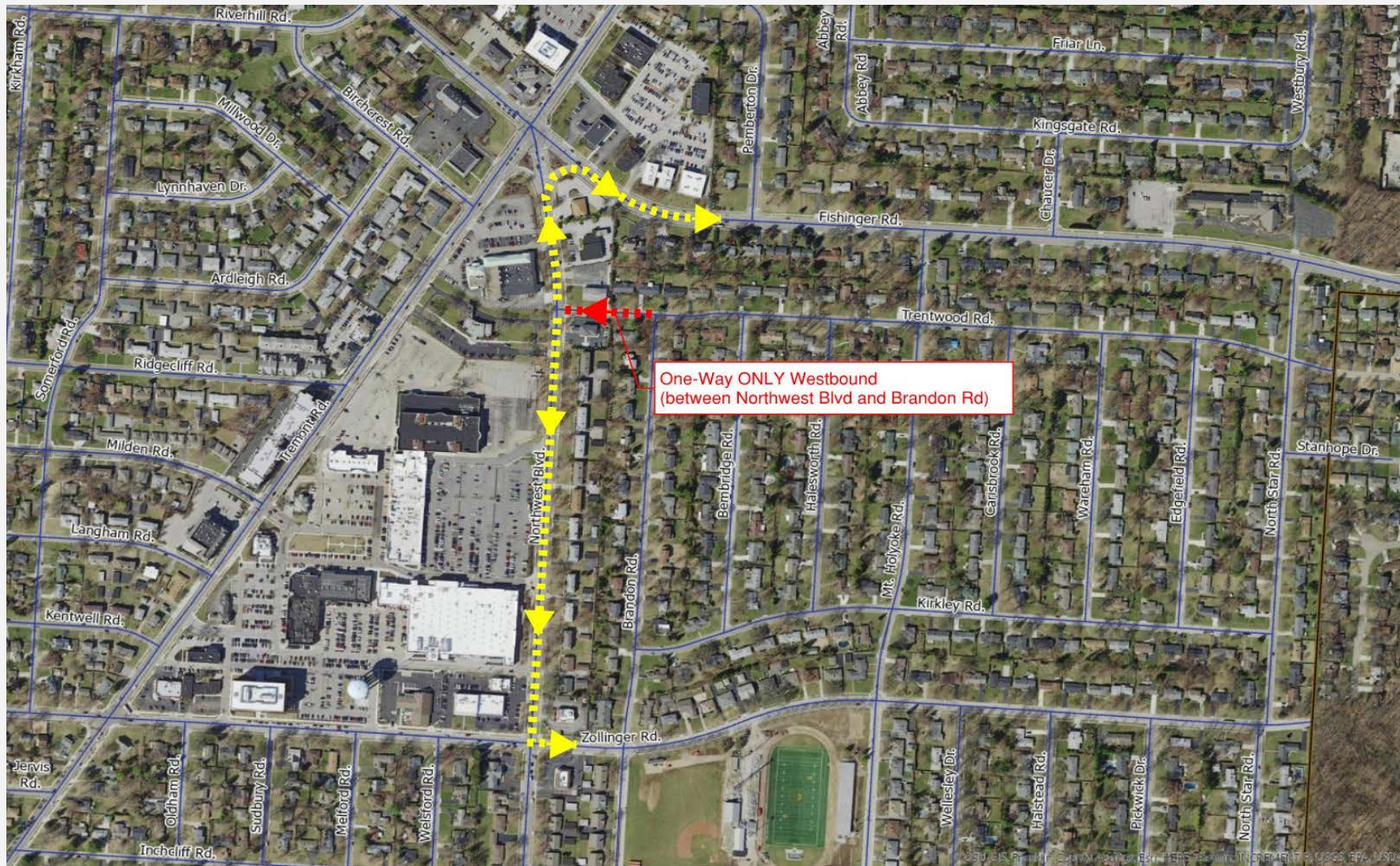


When looking at the possible traffic calming solutions, which do you prefer?



Traffic Restrictions

1-WAY Traffic on Trentwood





When looking at possible traffic restrictions, which do you prefer?

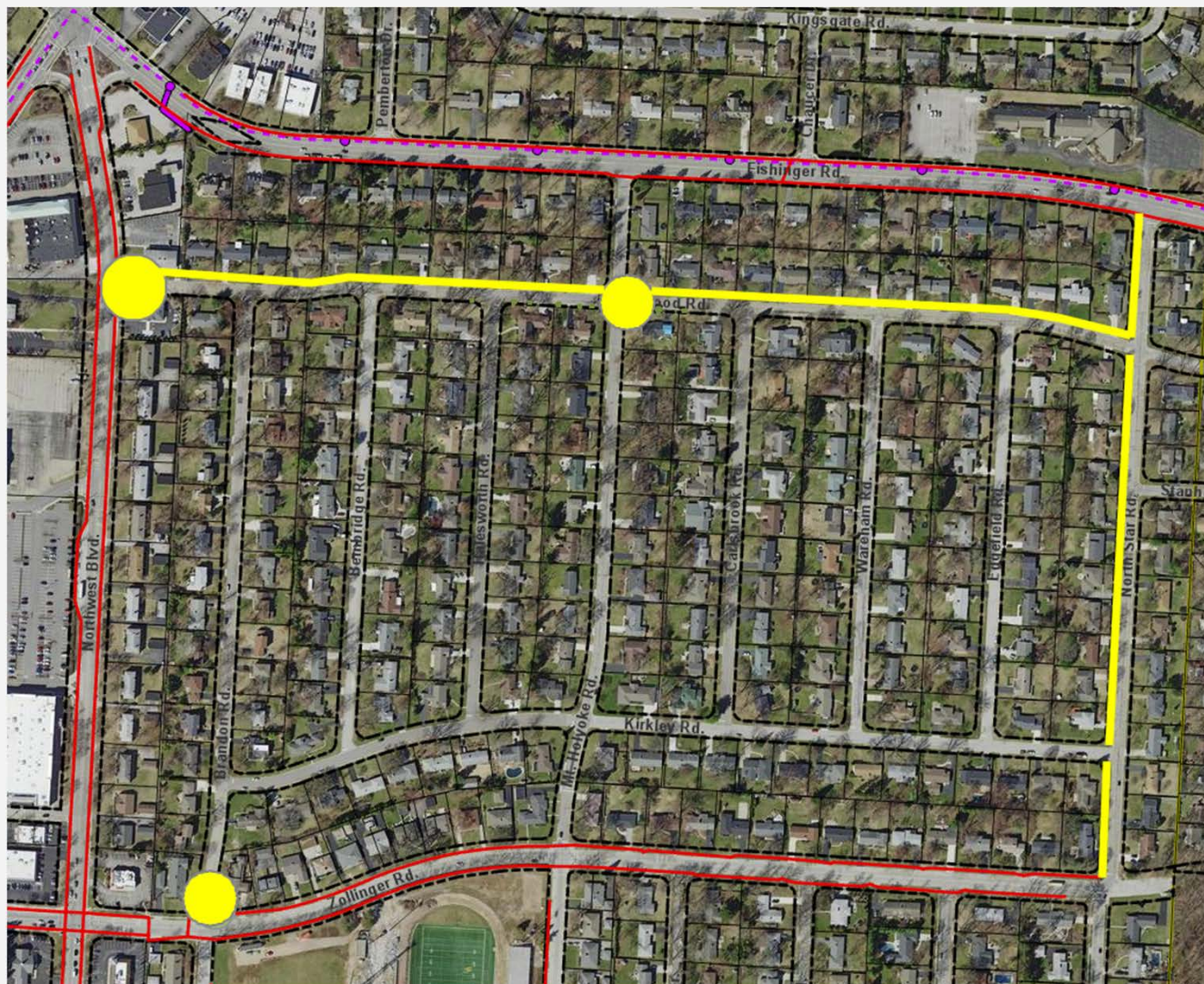


Neighborhood Solutions

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How do you feel about access restrictions for residents versus traffic calming solutions?



Concerns we know....

INCREASE IN
CUT-THRU
TRAFFIC

HIGH SCHOOL
TRAFFIC

NO SIDEWALKS
OR
CROSSWALKS

ACCIDENTS

OTHER
CONCERNS?

SPEEDING

PEDESTRIAN
SAFETY

PARKING

MORE SIGNS
(STOP AND
SPEED LIMIT)