

Kingsdale Center

Final Development Plan DEV-04-21

Board of Zoning and Planning
March 24, 2021



- 6.23 acres
- Zoned PMUD-Kingsdale
- Former Macy's department store site
- Vacant since March 2015



Master Plan (2001)



The following focus for the Kingsdale Study Area identifies the primary land uses to be included in the plan and describes the potential character of the area:

Town center with a mix of uses: office, retail, residential and civic. This will be the City's central gathering place – home to major community events and traditions.

In addition to the focus, the following summarizes the desirable design characteristics for the Kingsdale Study Area. This information was used to create the illustrated plans and should be considered as a starting point for new development regulations for this particular Study Area.

- For the Core the central part of the mall will be redeveloped. Big Bear supermarket and Lazarus department store will remain. Some out parcel areas will be redeveloped.
- A grid street pattern will be established with on-street parking.
- For the Triangle, redevelopment will spread over the entire 38-acre site in a character similar to the Core.
- Office use should be emphasized (45 to 55 percent building area), but include retail (20 to 35 percent), limited amount of residential (15 to 30 percent), and civic uses (10 to 15 percent).
- Intensity of land use should be increased (FAR of .60 to .75) with 90 to 100 percent lot coverage.
- Density of residential should be 25 to 40 dwelling units per acre.
- Surface parking should be minimized. Shared parking will be encouraged and on-street parking opportunities will be maximized. Three spaces per 1,000 square feet should be required for non-residential uses. Residential uses should be required to provide 1.5 spaces per dwelling unit.
- Maximum height in the middle of the area should be five to six stories. The perimeter structures should be no more than two stories.
- Buildings should be placed close to the street – 12 to 15 feet from curb to the building line.

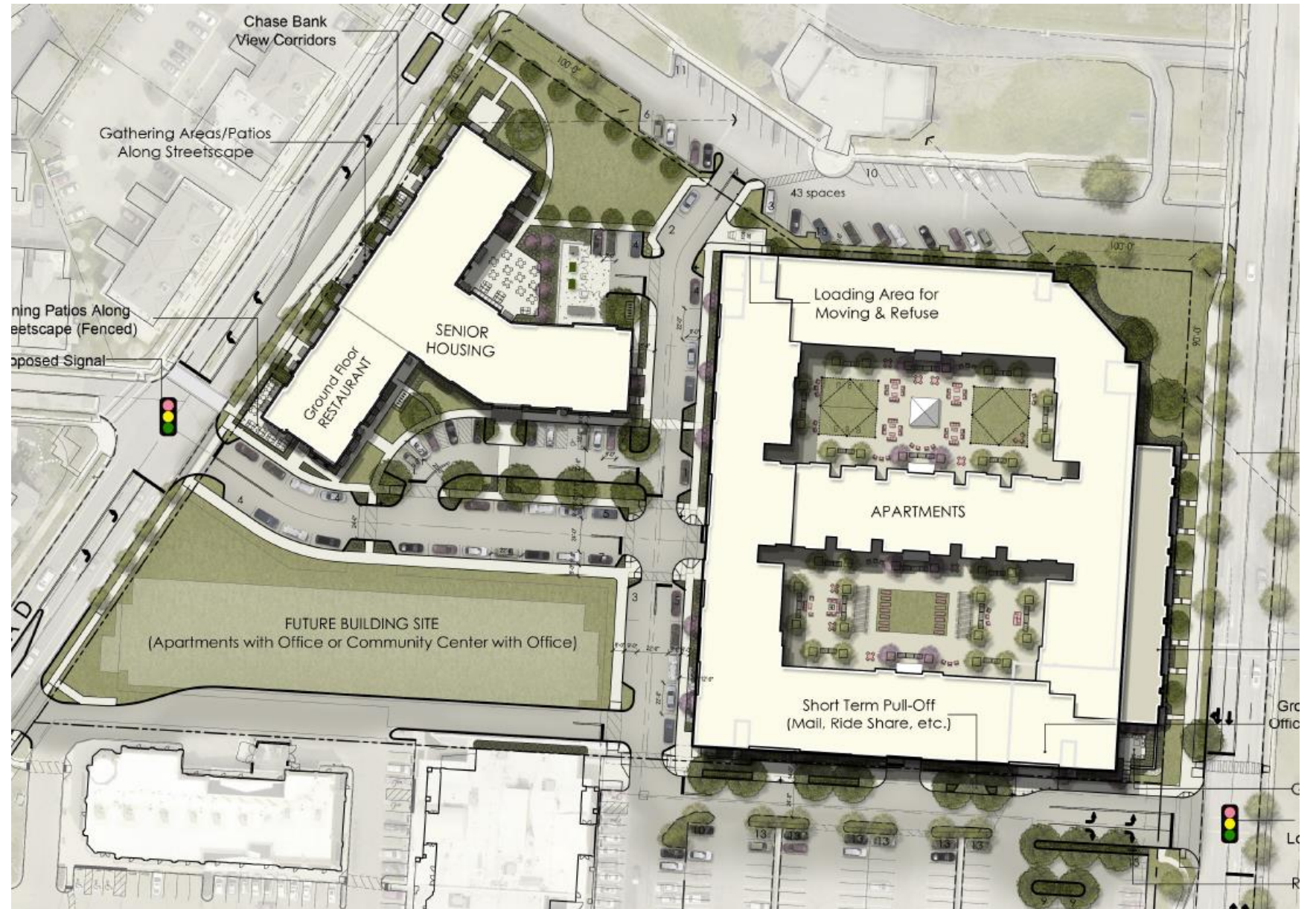


Unified Development Ordinance (UDO)

- Building setbacks of 0-10 feet;
- Maximum hard surface coverage of 90 percent;
- Minimum lot size of three acres;
- Floor Area Ratio range of 0.45-0.75;
- Minimum building frontage of 45 percent;
- Number of stories range from two-to-seven;
- Maximum building height of 96 feet;
- Maximum number of parking space = 4 space per 1,000 SF; and
- Minimum residential density of 15 units per acre.



- October 2020 BZAP Work Session
- Preliminary Development Plan approved by BZAP in October 2020
- March 2021 BZAP Work Session
- May 2021 public vote on CC



Preliminary Development Plan Approval

Variances Granted

1. To Article 5.04(D) to allow an increase in the maximum building height for the (future) mixed use building from 96 feet up to 110 feet;
2. To Article 5.04(D) to allow an increase in the maximum floor area ratio (density) from 0.75 to 2.63; and;
3. To Article 7.06(B) to allow a reduction in the minimum percentage of brick and stone as exterior building materials from 50 percent for the Senior Housing building.

BZAP Conditions

1. That the proposal includes a minimum 50,000 square feet of dedicated medical or professional office space in the Mixed Use building;
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;
3. That a site access and circulation plan be approved by the City Engineer and Fire Division prior to the submission of a Final Development Plan application;
4. That the applicant shall consider the recommendations of Staff and the City's third-party architect in terms of coordinating the proposed buildings in terms of materials, color and texture; and
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.



Proposed Senior Housing building



- Seven stories, 86 feet tall
- 142 total units (87 assisted living and 55 independent living)
- Fully staffed 24 hours per day w/ 65 employees
- Includes outdoor dining, coffee and bistro and club
- 17 adjacent parking spaces
- 5,600 SF restaurant



Proposed Apartment building



- Seven stories, 75 feet tall
- 325 total units (208 1-bed, 117 2-bed)
- 8 two-story townhomes along Northwest Blvd
- 562 parking garage spaces
- Targeted to young professionals and empty-nesters



Future building

- Nine-story building that includes a two-story parking garage with 135 spaces, two stories of 50,000 SF office and five stories of 75 apartments OR
- Potential 100,000 SF community center depending on outcome of May 4, 2021 ballot issue
- Access to 150 surface parking spaces at Giant Eagle Market District
- BZAP review would be required for either option.



Building Height

<u>Project</u>	<u>Building Height</u>
<i>District Maximum Building Height</i>	96'
<i>Proposed Senior Housing building</i>	86'
<i>Proposed Apartment Building</i>	75'
Arlington Crossing (56 units)	69'
OSU Wexner Medical Center	75'
Zollinger Road Water Tower	125'
Lane 1 & Homewood Suites	55'
Lane 2 Mixed Use	65'-6"
Lane 2 TownePlace Suites	62'-3"
Golden Bear Redevelopment	68'
Arlington Gateway	72' to 144'



Looking South Along Tremont Road



Project Floor Area Ratio

<u>Project</u>	<u>FAR</u>
<i>Kingsdale Maximum FAR</i>	0.75
<i>Proposed Senior Housing building</i>	2.41
<i>Proposed Apartment Building</i>	2.44
<i>Proposed FAR across Kingsdale</i>	0.587
Arlington Crossing (56 units)	2.38
OSU Wexner Medical Center	0.45
Lane 1 & Homewood Suites	2.67 & 1.55
Lane 2	1.85
Lane 2 TownePlace Suites	1.16
Golden Bear Redevelopment	0.99
Arlington Gateway	2.87

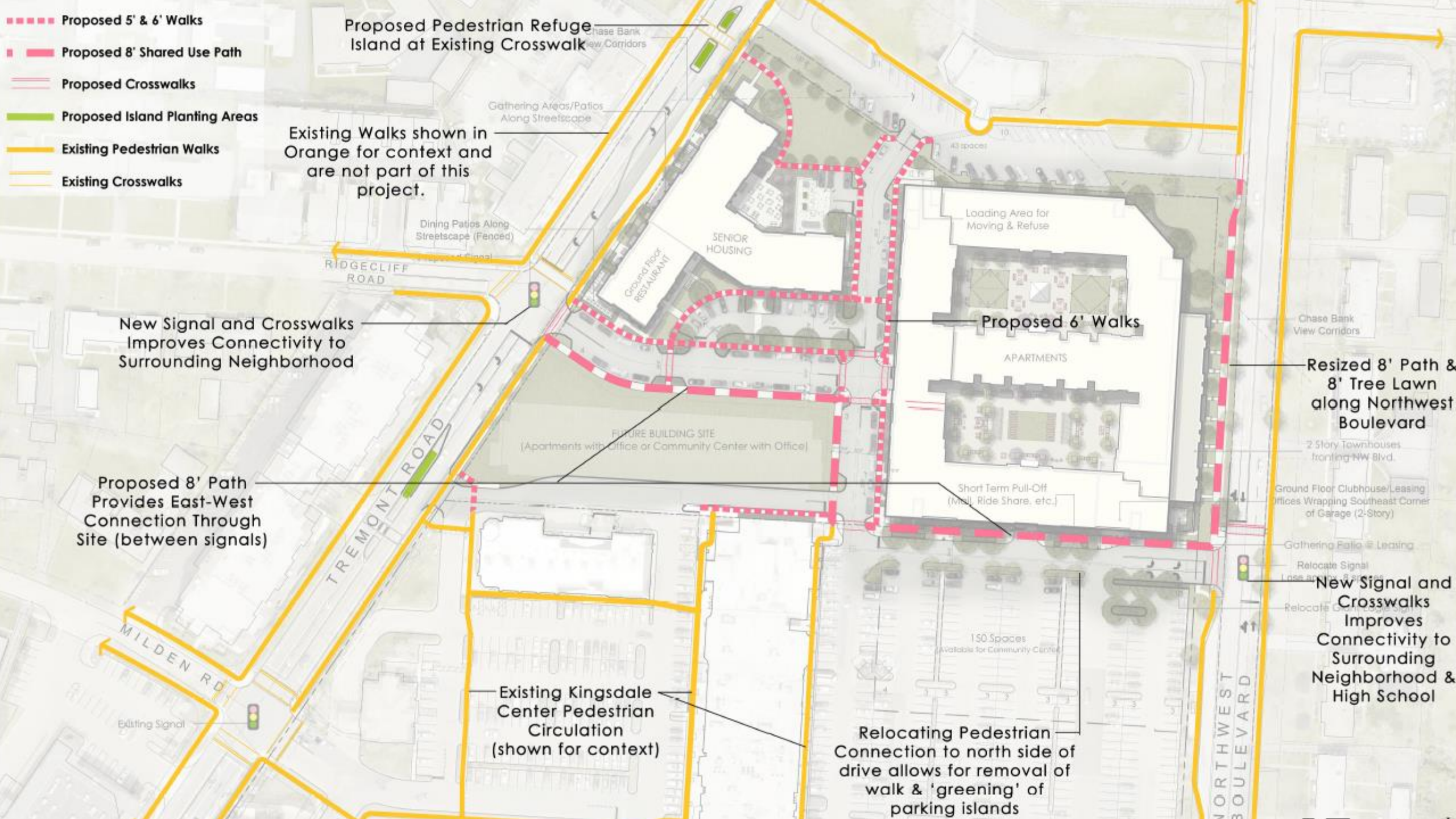


Proposed Parking

<u>Parking Location</u>	<u># of Spaces</u>
Apartment Building – Garage	562
On-Street Parallel Parking	35
Senior Building – Surface	17
Total (On-site)	614
<i>Maximum parking required (per code)</i>	723
Giant Eagle Market District (shared)	150
GRAND TOTAL	764

- Based on uses, parking meets zoning requirement and parking needs.
- Mix of uses also provides opportunity for shared parking.
- Site location creates opportunity for multi-modal transportation.





Traffic Overview

Extend Tremont Road South Bound Left Turn and South Bound Right Turn Lanes per the Traffic Study. East Bound Right Turn Lane on Fishinger Road is a City 2022 Fishinger Improvement.

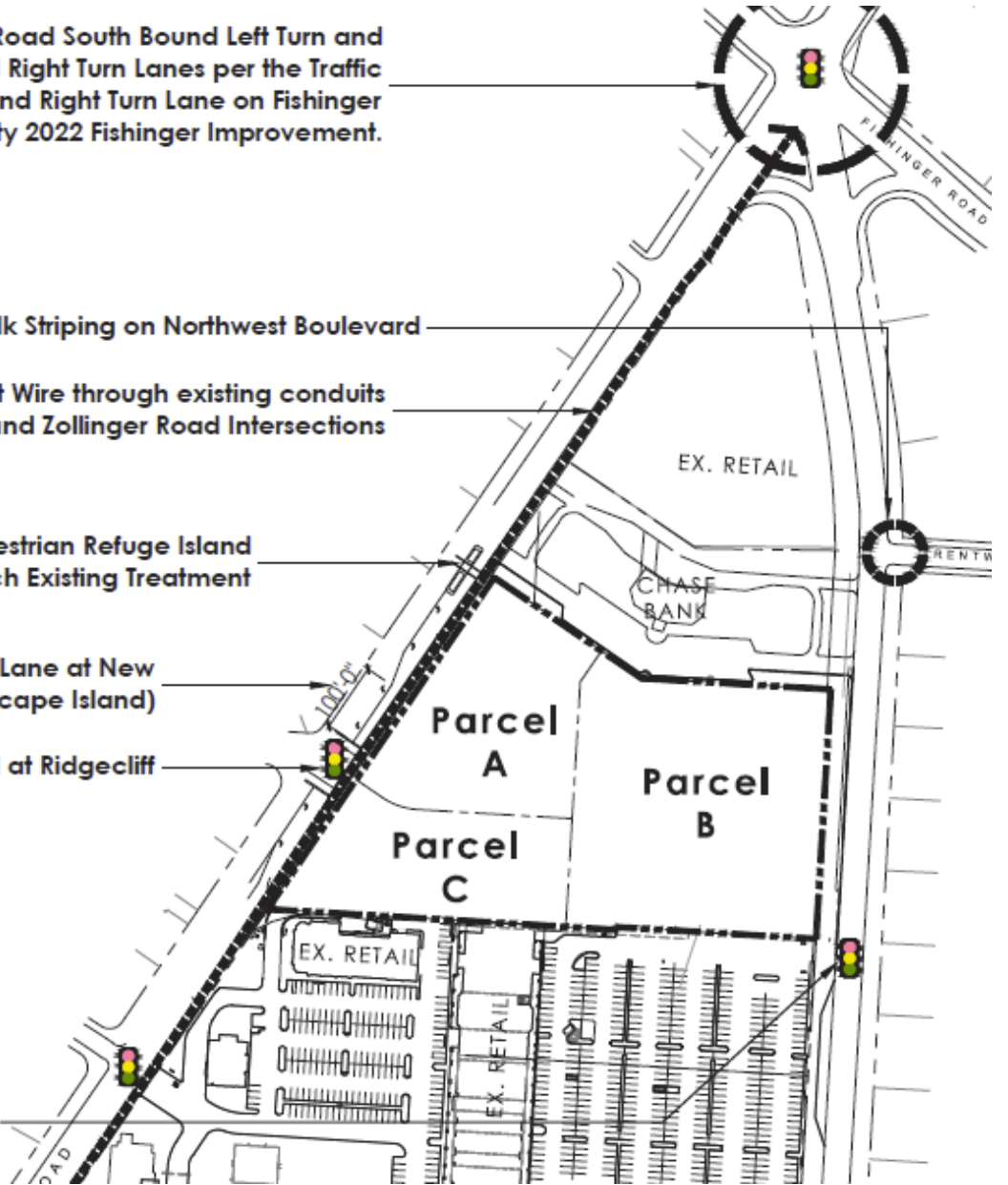
Crosswalk Striping on Northwest Boulevard
Pull Traffic Signal Interconnect Wire through existing conduits between Five Points and Zollinger Road Intersections

Provide Pedestrian Refuge Island to Match Existing Treatment

Proposed 100' Left Turn Lane at New Traffic Signal (Remove Landscape Island)

Proposed Traffic Signal at Ridgecliff

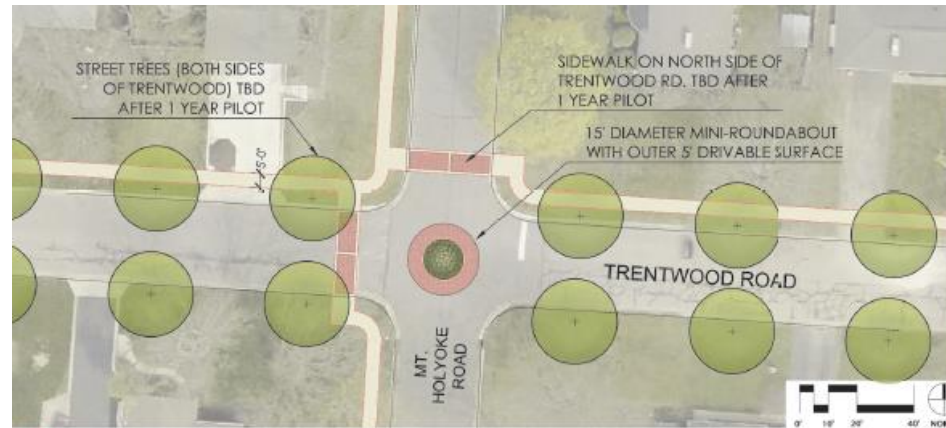
Relocated Signal Approximately 65' South



Proposed Neighborhood Improvements



Proposed Traffic Calming



1 Trentwood Road & Mt. Holyoke Road



3 Brandon Road At Zollinger Road



Variations

1. To Article 5.04(D) to allow an increase in the maximum floor area ratio (density) from 0.75 up to 2.42 across the entire site. *[Previously granted 2.63 in Preliminary Development Plan];* and
2. To Article 5.04(D) to allow a reduction in the minimum lot size from three acres to 1.73 acres (Senior Housing Building) and 1.42 acres (Future Third Building). *[This variance is necessitated by the Developer's stated plan to split the lots.]*



Staff Recommendation: Conditional Approval w/ 13 conditions

1. That the Future Third Building include a minimum 50,000 square feet of dedicated medical or professional office space;
2. That all required electric, sanitary sewer, storm sewer and water easements be dedicated or vacated by City Council prior to zoning approval of a Building Permit for either building;
3. That the applicant secure a Stormwater Management Permit from the City Engineer prior to any earth disturbing activities on the site and utilizes best management practices to minimize stormwater pollution;



Staff Recommendation: Conditional Approval w/ 13 conditions

4. That a final emergency access plan be reviewed and approved by the Fire Division, which includes, at a minimum, mountable curbs in tight locations and the addition of “No Parking” and loading/unloading areas, prior to zoning approval of a Building Permit for either building;
5. That the final design of the parking garage, including clearance and access, be reviewed and approved by Staff, prior to a zoning approval of a Building Permit for the Apartment Building;
6. That the screening of rooftop mechanical units from street view, be reviewed and approved by Staff, prior to a zoning approval of a Building Permit for each building;



Staff Recommendation: Conditional Approval w/ 13 conditions

7. That the final landscape plan be submitted during the BZAP review of the Future Third Building or before September 24, 2021, for review and approval by Staff, whichever is sooner;
8. That the pedestrian amenity plan be revised to include at least one bike rack location near the Apartment Building (in addition to the existing proposed locations) and that a site be identified for public art (to be programmed by the City), with these revisions submitted for review and approval by Staff prior to a zoning approval of a Building Permit for either building;



Staff Recommendation: Conditional Approval w/ 13 conditions

9. That a CoGo bike share station be incorporated into the site plan for the Future Third Building, and the plans be submitted during the BZAP review of the Future Third Building;
10. That a compliant outdoor lighting plan, free of landscape, traffic and utility conflicts, be submitted during the BZAP review of the Future Third Building or before September 24, 2021 for review and approval by Staff, whichever is sooner;
11. That the applicant submit a (future) comprehensive graphics plan application, which includes signage that is subdued in nature with halo-lit signage and pedestrian-oriented blade signs prior to a final zoning inspection for either building;



Staff Recommendation: Conditional Approval w/ 13 conditions

12. That LEED® scorecards be submitted with the Building Permit applications showing eligibility for certification and include the installation of at least one electric vehicle charging station on the property; and
13. That the City reserves the right to address additional items on this application, as necessary, in the best interest of the City.

