

Agenda

1. **Open Meeting**
2. **Pledge of Allegiance**
3. **Invocation**
4. **Roll Call**
5. **Minutes**

[November 6, 2024](#)

6. **Committee and Official Reports**

A. Civil Service Commission	Mr. Coleman – Mrs. Darby – Mrs. McNear
B. Rules and Laws	Mr. Jacobs – Mr. Vanover
C. Finance Committee	Mr. Vanover – Mrs. Webster
D. Planning Commission	Mrs. Sullivan-Wisecup – Ms. McFarland
E. Board of Zoning Appeals	Mr. Gleaves – Mr. Jacobs
F. Board of Health	Ms. McFarland
G. Capital Improvements	Mrs. Sullivan-Wisecup
H. O-K-I	Mr. Anderson
I. Mayor’s Report	Mayor Hawkins
J. Administrator’s Report	Mr. Uhl – Ms. Morgan
K. Law Director’s Report	Mr. Braun
L. Engineer’s Report	Mr. Riggs
M. Rental Program Committee	Mr. Vanover
N. Urban Farming Special Committee	Ms. McFarland

7. **Communications**

8. **Communications from the Audience** *(Five minutes each speaker, Springdale Code §30.05)*

9. **Ordinances and Resolutions**

[Ordinance No. 57-2024 \(Second Reading\)](#)

[AN ORDINANCE AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH TEC ENGINEERING, INC. FOR COMPLETION OF A SAFE STREETS FOR ALL STUDY FOR THE CITY OF SPRINGDALE, OHIO](#)

[Public Hearing](#)

[Ordinance No. 58-2024 \(Second Reading\)](#)

[AN ORDINANCE APPROVING A MAJOR MODIFICATION TO THE TRI-COUNTY MALL PLANNED UNIT DEVELOPMENT AND APPROVING THE PRELIMINARY DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 11700 PRINCETON PIKE](#)

[ORDINANCE NO. 59-2024 \(Emergency\)](#)

[AN ORDINANCE DECLARING CERTAIN CITY PROPERTY AS SURPLUS PROPERTY AND AUTHORIZING THE SALE, DISPOSAL, OR TRANSFER OF SAID SURPLUS PROPERTY AND DECLARING AN EMERGENCY](#)

[ORDINANCE NO. 60-2024 \(First Reading\)](#)

[AN ORDINANCE AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO EXECUTE A SUBRECIPIENT GRANT AGREEMENT WITH THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO RELATED TO THE 2024-2026 HAMILTON COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT REQUEST PROGRAM](#)

10. Executive Session

11. Old Business

12. New Business

13. Meetings and Announcements

14. Communications from the Audience (*Five minutes each speaker, Springdale Code §30.05*)

15. Recap of Legislative Items

16. Legislation in Development

17. Adjournment

City of Springdale Council

November 6, 2024

President of Council Anderson called Council to order on November 6, 2024.

The governmental body and those in attendance recited the Pledge of Allegiance.

Mrs. Browder took roll call. Council members Anderson, Gleaves, Jacobs, McFarland, Sullivan-Wisecup, Vanover, and Webster were present.

The minutes of the October 16, 2024 meeting were considered. Ms. Sullivan-Wisecup made a motion to accept the minutes; Mr. Vanover seconded. The minutes were approved with seven affirmative votes.

Communications

Ms. Browder: We do have two liquor permits. These are new permits. One is for Wawa, and I think we all know where that's going. The other is for the Family Dollar store located at 409 West Kemper Road. For Wawa, it will be carry out only. It's a C2 permit, and then for Family Dollar, it's carry out only for beer sales. Both of those until 1:00 a.m.

Communications from the Audience - None

Ordinances and Resolutions

Ordinance No. 56-2024

AN ORDINANCE ACCEPTING A PROPOSAL UNDER THE STATE OF OHIO COOPERATIVE PURCHASING PROGRAM AND AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH HORTON EMERGENCY VEHICLES IN THE AMOUNT OF \$362,830 FOR THE PURCHASE OF A NEW AMBULANCE

Mr. Vanover made a motion to adopt Ordinance No. 56-2024; Ms. McFarland seconded.

Mr. Vanover: Just a reminder we brought up at the first reading that Finance Committee approved and wholeheartedly supports this purchase. And, for the public, we're essentially getting ahead of the curve because it's at least a two year wait.

Ordinance No. 56-2024 passes with seven affirmative votes.

City of Springdale Council

November 6, 2024

Ordinance No. 57-2024

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH TEC ENGINEERING, INC. FOR COMPLETION OF A SAFE STREETS FOR ALL STUDY FOR THE CITY OF SPRINGDALE, OHIO

Ms. McFarland: This is new to me. And, I know the Safe Streets kind of explains it all. Is this for us to take action on unsafe areas that they find, or, what exactly are we looking to gain?

Mr. Riggs: It's for a study to better define some of the accident-prone areas in the City, and develop an action plan. So, basically, develop a plan or a strategy to reduce or eliminate fatalities within the City. So, part of this action plan, or part of this grant or the planning and demonstration grant is required. You have to have a safety action plan in place before you can get additional federal dollars. So, this is the first step in actually getting implementation funds to address some of those high-collision intersections or corridors.

Ms. McFarland: Gotcha. Thank you.

Ordinance No. 58-2024

AN ORDINANCE APPROVING A MAJOR MODIFICATION TO THE TRI-COUNTY MALL PLANNED UNIT DEVELOPMENT AND APPROVING THE PRELIMINARY DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 11700 PRINCETON PIKE

Ms. Sullivan-Wisecup: I would just like to remind you all that this is what I had spoken to you about at the last meeting about Tri-County Mall and this did pass unanimously at Planning Commission and we do ask for your approval at our next meeting. Thank you.

Mr. Uhl: Just for information, the developer will be on site for our November 20th meeting, and we will also have a presentation available as well.

President Anderson: Is there a public hearing attached to that for our next meeting?

Mr. Uhl: Correct.

President Anderson: Good. Just wanted to make sure we're tracking that.

Mr. Gleaves: Mr. Uhl, do you know if this will be a question and answer for the Community at this meeting on November 20th?

Mr. Uhl: There will be a public hearing where members of the Community can weigh in on the project to Council. I don't anticipate this being a question/answer back and forth with the developer.

City of Springdale Council

November 6, 2024

Mr. Gleaves: Okay. Thank you.

New Business – Appointment of 2025 OKI Representative

President Anderson: There was one item that was sent out ahead of time for New Business. Just for people's awareness, every year the OKI Representative from the City of Springdale has to be reappointed. In past years, we've done this as a voice vote with a nomination just like other things. It just has to be submitted before our first meeting in December, which is why we're taking it up tonight. So, we need to pick our representative for OKI for 2025. I have been the representative, I'm happy to continue doing it, but, I'm also willing and happy if anyone else would like to take a turn, it's certainly available. So, with that in mind for OKI appointment, at this point, I'm opening the floor for nominations for our OKI representative.

Mr. Jacobs: I'd like to nominate Jeff Anderson to be the 2025 OKI Representative for the City of Springdale.

Ms. Sullivan-Wisecup: Second.

President Anderson: Are there any other nominations? (None) I'm closing the nominations for OKI representative. At this point, the Chair is seeking a motion to nominate or appoint myself, Jeff Anderson as the OKI representative for 2025. All we need is a "so moved" at this point.

Mr. Jacobs: So moved.

President Anderson: So, we can do this by voice vote.

Motion to continue with Jeff Anderson at the 2025 OKI Representative for Springdale passes with seven affirmative votes.

President Anderson: Thank you. I do weirdly enjoy infrastructure, so, thank you.

Mr. Vanover: On October 31st, the Finance Committee met, and, I'm going to report this because we're going to ask for legislation at the next meeting. The Police Department is requesting five vehicles be declared surplus property; three marked cars, and two unmarked cars. The trade-in value of all five at two different dealerships, and to apply the trade-in value towards the purchase of four new unmarked cars to right size their fleet. Legislation declaring these items as surplus is requested, and legislation forthcoming for the purchase of new vehicles from one vendor also anticipated. Mrs. Webster did you want to add anything?

Mrs. Webster: No. It's good.

City of Springdale Council

November 6, 2024

Mrs. Webster: As a member of Finance Committee, I would like to make a request to receive a copy of the solicitor's bills, and also the engineer's.

President Anderson: That's fine. You don't need to do that inside of Council. You can just request it from Administration.

Mrs. Webster: Please?

President Anderson: You can just request those from Administration anytime.

Mrs. Webster: Okay. Thank you.

President Anderson: Administration do you need a separate email for that, or are you okay?

Meetings and Announcements

Ms. Sullivan-Wisecup: Planning Commission will meet in these chambers next Tuesday, November 12th at 7:00 p.m.

Mayor Hawkins: A few things, Ada Perkins recently passed away. Those that went to Springdale Elementary School, Mr. Perkins former Principal's daughter. There will be a celebration of life for her on November 13th at 10:30 a.m. at the Rec Center. Also, SYB's Father/Daughter Dance is on November 9th, from 6:00 to 8:00 p.m. Veteran's Day Ceremony at Veteran's Memorial will be November 11th at 1:00 p.m. We'll have a tree lighting on December 2nd at 7:00 p.m. here in the Municipal Building, and the Santa 5K will be at 9:00 a.m., December 7th, and then the Vendor's Village will be open from 9:00 a.m. until 3:00 p.m. Then, lastly, want to recognize and celebrate our Girls Wings Team and our Boys Strikers, they're going to be competing for a State Championship this weekend, and, we're going to see if we can get them in for our November 20th meeting, or possibly the December meeting. So, congratulations to them in advance. Thank you.

Ms. Morgan: The Civil Service Commission will meet tomorrow at 2:00 p.m. adjacent to these chambers.

Communications from the Audience - None

Recap of Legislative Items

Mr. Jacobs: As you review your Legislative Summary, Item II was addressed by Ordinance No. 56-2024; An Ordinance Accepting A Proposal Under the State of Ohio Cooperative Purchasing Program and Authorizing the Mayor and City Administrator to Enter Into an Agreement with Horton Emergency Vehicles in the Amount of \$362,830 for the Purchase of a New Ambulance. That received a second reading and passed

City of Springdale Council

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Mr. Jacobs (continued): with seven affirmative votes. Item III; An Ordinance Authorizing the Mayor and City Administrator to Enter Into an Agreement with TEC Engineering, Inc. for Completion of a Safe Streets for All Study for the City of Springdale, Ohio received a first reading, and that is Ordinance No. 57-2024. Item IV/ An Ordinance Approving a Major Modification to the Tri-County Mall Planned Unit Development and Approving the Preliminary Development Plan for the Property Located at 11700 Princeton Pike was addressed by Ordinance No. 58-2024 and received a first reading.

Legislation in Development

Mr. Jacobs: Item I; An Ordinance Amending Section 153.252(F)(6)(c) of the Springdale Code of Ordinances Regulating the Husbandry of Fowl, Rabbits and Bees. That is forthcoming. And, finally, Item V an Ordinance Authorizing the Mayor and City Administrator to Enter Into an Agreement for Design Engineering for the East Kemper Road Improvements, Phase I Project for the City of Springdale, Ohio is forthcoming on November 20th.

President Anderson: There's also the request from the Finance Committee for legislation related to the purchases and we also have the public hearing notice related to the PUD change.

Adjournment

President Anderson: All we have before us then is Item 14.

Ms. Sullivan-Wisecup: Move to adjourn.

President Anderson: We're adjourned. Thank you everyone.

Council adjourned at 7:18 p.m.

Respectfully submitted,

Nicole Browder
Clerk of Council

Minutes Approved:
Jeffrey Anderson, President of Council

_____, 2024

ORDINANCE NO. 57-2024

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH TEC ENGINEERING, INC. FOR COMPLETION OF A SAFE STREETS FOR ALL STUDY FOR THE CITY OF SPRINGDALE, OHIO

WHEREAS, the City of Springdale, Ohio (the “City”) has been awarded funding from the U.S. Department of Transportation Federal Highway Administration through the Fiscal Year 2023 Safe Streets and Roads for All Grant Program for the development of a safety action plan; and

WHEREAS, the City needs to retain certain professional services in order to complete the safety action plan; and

WHEREAS, the City seeks to enter into an agreement with TEC Engineering, Inc. for performance of that work.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, _____ members elected thereto concurring:

Section 1. That the Mayor and City Administrator are hereby authorized to enter into an agreement with TEC Engineering, Inc. for completion of a Safe Streets for All Study for the City of Springdale (the “Proposal”). A copy of the Proposal is attached as Exhibit A and incorporated herein by reference.

Section 2. That the Finance Officer/Tax Commissioner is hereby authorized to pay TEC Engineering, Inc. an amount not to exceed \$123,310 for completion of the Safe Streets for All Study as outlined in the Proposal.

Section 3. Council hereby finds and determines that all formal actions relative to the passage of this legislation were taken in an open meeting of this Council, and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. This Ordinance shall take effect on the earliest date allowed by law.

Passed this ____ day of November, 2024.

Attest: _____
President of Council

Clerk of Council

Approved:

Mayor

Date

October 23, 2024

Mike Huxsoll
Public Works Director
City of Springdale
11700 Springfield Pike
Springdale, Ohio 45246

Dear Mr. Huxsoll:

TEC is pleased to provide this proposal to complete a Safe Streets for All Study. TEC has developed the following scope of work based upon the SS4A Self Certification Eligibility Worksheet.

Scope of Work – Phase 1:

Kickoff Meeting

- Hold a meeting with the City to discuss the project, scope and schedule
- Meeting should include a discussion of (or attendance of the actual) the Task Force

Obtain Crash Statistics

- Download the crash statistics from ODOT ODPS for the whole jurisdiction
- Import into GIS

Obtain Volume Data

- Collect counts from City and ODOT
- Download the volume data from StreetLight for the whole jurisdiction
- Import into GIS

Task Force

- Meet with the City and identify the Key City People to develop the Task Force
 - Include City Staff, Councilmembers, Business Community and Residents (Engineering, Equity, Education and Enforcement)
 - Commitment to Vision Zero
 - Leadership commitment from a high-ranking official
 - City Council Resolution
 - Develop set goals to achieve Vision Zero
 - Declare commitment to either:
 - Measurable items (i.e. decrease in crashes over time) or
 - Date
- Routine Meetings should be set
 - Assume 2 Meetings – Mid Study, and Final Plan

Engagement & Collaboration (Public Outreach)

- Meet with City Groups, Businesses, etc.
- Routine Meetings should be set – assume 2 meetings

GIS Analysis – Pedestrians, Bicycles, Vehicles, Fatalities, Serious Injuries

- Analyze crash data for City-wide
- Short list high priority locations
 - Based upon total crashes
 - Pull data into Excel to develop Priority Listing
- Develop mapping for Plan
 - Heat maps

Equity Component

- Overlay Federal Environmental Justice/Underserved Communities Map
- “Public health approach” to emphasize infrastructure design over human error (safe systems approach)
- Facilitate meaningful community involvement
 - Engage neighborhood groups

GIS Analysis – High Crash Corridors

- Analyze crash data for high crash corridors
- Short list high priority locations – 10 corridors
 - Excel
- Develop mapping for Plan
 - Heat map

GIS Analysis – High Crash Intersections

- Analyze crash data for high crash intersections
- Short list high priority locations – 10 intersections
 - Pull data into Excel to develop priority listing
- Develop mapping for report
 - Heat map

Systemic Recommendations – Limit 5 Recommendations Max

- Based upon the GIS analysis develop Systemic Recommendations
 - Review crashes and CMFs
 - Analyze crash reduction based upon large implementation
- Develop a prioritization process for recommendations
 - Use calculation + public outreach to shortlist
- High level costs
- Cost benefit

Hot Spot Recommendations – Limit 5-10 Locations Max

- Based upon the GIS analysis develop specific recommendations based upon the approved crash countermeasures
- Would need to develop a prioritization process for recommendations
 - Use calculation + public outreach to shortlist (ask residents to vote for their recommended improvement)
- High level costs
 - May include some engineering to develop costs
- Cost benefit

Action Plan

- Organize recommendations based upon need
- Develop potential funding plans (CMAQ, HSIP, STBG)

Implementation Schedule

- Develop schedule for all recommendations

Final Plan

- Draft Plan
- Needs to incorporate timeline for Vision Zero including measurable items
- Needs a method to revisit the Vision Zero timeline (i.e. review crashes yearly)
- Incorporate public feedback

Deliverables

As part of the scope of services TEC Engineering, Inc. will provide the client with a preliminary Plan for review and potential revision to the Plan. Based on any comments, TEC will assemble a final Plan for submission.

Fee:

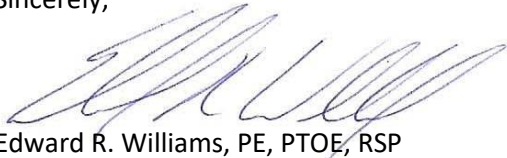
Our fee for the entire scope listed above will be **one hundred twenty three thousand three hundred ten dollars (\$123,310)**. This project will be billed to you as a time and expense, not to exceed basis. Any additional work above and beyond the provided scope (additional revisions to the study, additional copies, attended meetings, additional analyses, presentations/presentation materials, etc.); will be billed to you on an hourly basis. Prior to any billings for additional work, TEC will request a change order from the client.

Schedule:

TEC will begin work following your notice to proceed. A draft SS4A Plan will be submitted to the City for review within 9 months of the NTP.

We appreciate the opportunity to provide you with this scope of work and look forward to working with you on this project. Please call us at (513) 701-9804 if you require any further information.

Sincerely,



Edward R. Williams, PE, PTOE, RSP
Senior Vice President

ORDINANCE NO. 58-2024

AN ORDINANCE APPROVING A MAJOR MODIFICATION TO THE TRI-COUNTY MALL PLANNED UNIT DEVELOPMENT AND APPROVING THE PRELIMINARY DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 11700 PRINCETON PIKE

WHEREAS, the Council of the City of Springdale, Ohio (“Council”), has previously approved the Tri-County Mall Planned Unit Development (“PUD”); and

WHEREAS, the applicant has submitted an application for a major modification to the Tri-County Mall PUD and Preliminary Development Plan at 11700 Princeton Pike to allow it to demolish a majority of the existing mall, with the exception of two parking garage structures, and two existing out lots; and

WHEREAS, at its meeting of October 8, 2024, the Planning Commission recommended approval of the proposed major modification; and

WHEREAS, a public hearing was held by Council on November 20, 2024 pursuant to the requirements of the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, _____ members elected thereto concurring:

Section 1. The major modification to the Tri-County Mall PUD and Preliminary Development Plan, which has been reviewed and approved by the Planning Commission in accordance with the exhibits listed and described in the attached Exhibit A, which is incorporated herein by reference, is hereby approved, subject to the conditions of the Planning Commission including:

- A. Staff, City Engineer, and City Planner’s recommendations and considerations contained in their reports. As a PUD, this shall include Staff, Law Director and City’s approvals of Covenants as necessary.
- B. Final Development Plan which shall be reviewed at a later date.

Section 2. That this Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. That the Clerk of Council is hereby authorized and directed to notify the applicant of Council’s action.

Section 4. That this Ordinance shall be effective from and after the earliest period allowed by law.

Passed this ____ day of November, 2024.

Attest:

Clerk of Council

President of Council

Approved:

Mayor

Date

City of Springdale



Building Department

(513) 346-5730

11700 Springfield Pike
Springdale, Ohio 45246

Fax (513) 346-5747

October 9, 2024

Mr. Jeffrey Anderson
Springdale City Council
11700 Springfield Pike
Springdale, OH 45246

RE: Recommendation for Approval – City Center Springdale
Major Modification/Preliminary Development Plan to Tri-County Mall PUD
11700 Princeton Pike
Parcel #: 059900100337

Dear Mr. Anderson:

At their meeting on October 8, 2024, the Springdale Planning Commission held a public hearing for the Preliminary Development Plan to PUD for the property located at 11700 Princeton Pike. The property in this application consists of approximately 76 acres, which the applicant is requesting to demolish a majority of the existing mall, with the exception of two parking garage structures and two existing out lots.

Planning Commission moved to approve the Preliminary Development Plan to the PUD for the property located at 11700 Princeton Pike, Case Number 20240515, per specifications and designs provided in our meeting packet as exhibits which were submitted by the applicant prior to the meeting and reviewed by staff.

By this approval, Planning Commission is referring this to the City of Springdale City Council for consideration. This motion includes the following conditions; staff, our City Engineers, and City Planners, recommendations and considerations contained in their report. As this is a PUD, this shall include staff and our law directors' approval of covenants as necessary for the development. This motion also recognizes that more detailed plans will be reviewed at a future meeting in accordance with final development plan review requirements.

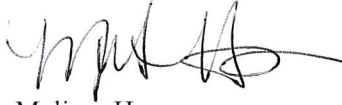
October 9, 2024

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Springdale City Council

Recommendation for Approval for City Center Springdale; Major Modification/Preliminary Development
Plan to Tri-County Mall PUD

Sincerely,




Melissa Hays
Chief Building Official

CC: Lawrence C. Hawkins, III, Mayor
Brian Uhl, City Administrator
Nicole Browder, Clerk of Council
Joe Braun, Law Director's Office
Shawn Riggs, City Engineer
Melissa Hays, Chief Building Official
Anne McBride, City Planner
Council Members
Planning Commission Members

3.4 Major Project Application Form

DocuSign Envelope ID: 3E7E3C64-E078-4F0A-8C01-FC71BD832B05



CITY OF SPRINGDALE - BUILDING DEPARTMENT
 11700 SPRINGFIELD PIKE SPRINGDALE, OHIO 45246
 PHONE: 513-346-5730 FAX: 513-346-5747
 WEBSITE:
 EMAIL:

Application Number

PLANNING/ZONING APPLICATION

Project Name: City Center Springdale (Tri-County Mall) **Area of Development:** 76.094 Acres
(Please provide a common name to describe this project) (Provide a list of All Parcels associated with Project)

Project Location: 11700 Princeton Pike Springdale, Ohio 45246
(Street No.) (Street Name) (Springdale, Ohio) (Zip Code)

Applicant: John Rickert 513-702-7664
(Name) (Daytime Phone Number)

RICORE | Lee & Associates LLC, 10260 Alliance Road, Suite 200 Blue Ash, Ohio 45240 JRickert@lee-associates.com
(Mailing Address: Street No; Street Name, City, State, Zip) (E-mail Address)

APPLICATION FOR: (Pick 1) Please review the applicable Sections of the Zoning Code listed below and the Zoning Map provided online at:

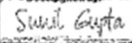
<input checked="" type="checkbox"/> Major Project: Application process requires a Public Hearing and a Review/Recommendation by Planning Commission; AND a Public Hearing and a Decision by City Council. Include Document with this Application <small>Project Types include the following: (Pick 1 Below)</small>	<input type="checkbox"/> Minor Project: Application process requires a Meeting and a Decision by Planning Commission. Include Document with this Application <small>Project Types include the following: (Pick 1 Below)</small>	<input type="checkbox"/> BZA Hearing: Application process requires a Public Hearing and a Decision by the Board of Zoning Appeals. Include document <small>Project Types: (Pick 1 Below)</small>
<input type="checkbox"/> Zoning Text or Map Amendments Describe Zone Change and Total (Net) Acres Below <small>Section 153.202</small>	<input type="checkbox"/> Concept Plan (Hearing by PC/ No Decision) <input type="checkbox"/> Development Plan <small>Section 153.203</small> <input type="checkbox"/> Conditional Use Permits <small>Section 153.204</small> <input type="checkbox"/> Determination of Similar Uses <small>Sec 153.205</small>	<input type="checkbox"/> Variance <small>Section 153.206</small>
Planned Unit Development (PUD): <input type="checkbox"/> Preliminary Development Plan <small>Sec 153.255(F)(1)</small> <input checked="" type="checkbox"/> Major Modification <small>Section 153.255 (H)(1)</small>	Planned Unit Development (PUD): <input type="checkbox"/> Final Development Plan <small>Section 153.255(F)(5)</small> <input type="checkbox"/> Minor Modification <small>Section 153.255 (H)(2)</small>	<input type="checkbox"/> Appeal <small>Section 153.208</small>
Transition Overlay District (T-District): <input type="checkbox"/> Preliminary Development Plan <small>Sec 153.256(F)(1)</small> <input type="checkbox"/> Major Modification <small>Section 153.256 (G)(1)</small>	Transition Overlay District (T-District): <input type="checkbox"/> Final Development Plan <small>Sec. 153.256 (F)(5)</small> <input type="checkbox"/> Minor Modification <small>Section 153.256 (G)(2)</small>	
	<input type="checkbox"/> Route 4 Corridor Review District Plan <small>All new exterior work on properties in the Rt 4 Corridor required to be Approved. Sec 153.257(I)</small>	

BRIEFLY DESCRIBE PROJECT:
(Provide Existing and Proposed Zoning for this Property)

At the present time, a PUD exists for the Tri-County Mall property.

Applicant seeks to secure a Major PUD Modification as set forth in the Cover Letter, Exhibit A and accompanying information.

The undersigned Property Owner and/or the Applicant (acting as an Agent for the Property Owner), do hereby covenant and agree to comply with all the laws of the State of Ohio, Hamilton County and the ordinances of the City of Springdale pertaining to land usage, buildings and site development.


 (12/16/2020) (Signature of Owner/Agent)

Sunil Gupta
 (Print Name)

2024-Aug-28 | 12:29 PM
 (Date)



August 29, 2024

City of Springdale
11700 Springfield Pike
Springdale, Ohio 45246

ATTN: Planning & Zoning

RE: City Center Springdale (FKA Tri-County Mall)
Major PUD Modification

To Whom it May Concern,

On behalf of the owners and developer of the City Center Springdale development The Kleingers Group is pleased to submit the attached documentation for the proposed development of the property formerly known as the Tri-County Mall (Artisan Village). This submittal is a Major Modification to the previously approved PUD dated December 7, 2021. Many things have transpired since the PUD was last modified, not the least of which is the change in ownership. Additionally, market conditions and the lending environment have significantly changed since this time, which has contributed to changes in the proposed development.

The proposed development is still intended to be a large mixed-use development that the City of Springdale's residents can be proud of. There will be a mixture of multi-family residential, retail, entertainment, restaurant, hospitality, fitness, and office uses. Note that the applicant is not requesting a change in the maximum amount of each use that was previously approved. Additionally, a large portion of the development will still be proposed as amenities with a large amount of greenspace and walking trails around the development. The two parking garages will remain and will serve as the backbone of much of the parking requirements for the development. As previously proposed, in some places there will be parking under buildings and on the surface to accommodate the parking needs of the development.

There are several things which have changed as part of this submittal. A summary of those revisions is as follows:

- The owners intend to develop this property in phases as shown in this submittal. Before any development can begin, however, the existing Tri-County Mall building will be demolished in its entirety. Infrastructure for the overall development will be constructed as part of this early phase of development.
- The concept plan for the development has been revised. The intent is to keep the existing loop road around the development and develop both within and outside of the loop road. As actual uses are proposed in later submittals it may be that the road needs to be adjusted but this won't be known until specific users propose on the property. It should be noted that the buildings shown on the concept plan are concept in nature.

Joe #: 211222.006

INSPIRED PEOPLE  CREATIVE DESIGN  TRANSFORMING COMMUNITIES

August 29, 2024
City of Springdale
City Center Springdale (FKA Tri-County Mall)
Major PUD Modification



In reviewing the PUD's Conditions, the applicant agrees with the conditions previously approved including:

- 1) The uses permitted as a part of the PUD:
 - A) Multi-family Residential Use:
 - i) Maximum Number of Buildings: 20 Buildings
 - ii) Maximum Number of Units: 2,600 Units
 - iii) Maximum Building Height: 10 Stories
 - B) Retail, Entertainment, and Restaurant Uses
 - i) Maximum Number of Buildings: 30 Buildings
 - ii) Maximum Number of Square Feet: 600,000 SF
 - iii) Maximum Building Height: 2 Stories
 - C) Fitness Uses
 - i) Maximum Number of Buildings: 2 Buildings
 - ii) Maximum Number of Square Feet: 200,000 SF
 - iii) Maximum Building Height: 2 Stories
 - D) Office Uses
 - i) Maximum Number of Buildings: 5 Buildings
 - ii) Maximum Number of Square Feet: 750,000 SF
 - iii) Maximum Building Height: 5 Stories
 - E) Hospitality Uses
 - i) Maximum Number of Buildings: 2 Buildings
 - ii) Maximum Number of Square Feet: 400 Room Keys
 - iii) Maximum Building Height: 5 Stories
 - F) Additional Uses
 - i) Other uses which are determined by the Planning Commission to be consistent and complimentary to the uses listed above.
- 2) A minimum of 15% of the entire PUD site is to be open space, as defined in Section 153.600
- 3) The Development Standards contained in Section 153.255 (E) be utilized in the design of the PUD unless modified by Planning Commission.
- 4) Off-street parking be provided and designed pursuant to Section 153.302 unless modified by Planning Commission. Parking may be provided in a combination of garage, surface and on-street parking spaces.
- 5) Outdoor lighting be provided pursuant to the requirements of Section 153.351 unless modified by the Planning Commission.
- 6) Landscaping be provided per the requirements of Sections 153.400 through 153.407 unless modified by the Planning Commission.
- 7) Signage be provided pursuant to the standards contained in Sections 153.400 through 153.463 unless modified by the Planning Commission.

August 29, 2024
City of Springdale
City Center Springdale (FKA Tri-County Mall)
Major PUD Modification



- 8) The applicable provisions of Article 153.252 (F) be addressed unless modified by the Planning Commission.
- 9) The applicable provisions of Article 153.253 (D) and (E) be provided unless modified by the Planning Commission.

Thanks you for the opportunity to make this submittal. Please contact me at 513-779-7851 if you should need anything further for this submittal.

Sincerely,
THE KLEINGERS GROUP



David V. Wright, PE
Chief Growth Officer

cc: FILE

3.3 Description Request and Reasons for a Planned Unit Development, City Center Springdale (CCS).

- 1) Describe the proposed revisions and the specific changes in the character and conditions of the area which have occurred to make the property no longer suitable or appropriate for the existing Shopping Center and make the property appropriate for the PUD, City Center Springdale.**

Tri-County Mall, which began as a simple parallel strip center, and two anchor department stores grew to be a regional destination. The 1988/89 addition to the mall made it the premier shopping location in the tri-state area.

Competition in the mall market and ease of online purchasing became the demise of Tri-County Mall making the property less valuable as a shopping mall but opportunistic for a Lifestyle Center. The 76-acre parcel has sufficient buildable acreage for a successful blend of multifamily, retail, entertainment, restaurant, bar and service. Five site entrance and direct access to a Federal Highway system improve the connectivity to the community, the region and beyond.

- 2) What is the benefit that the neighborhood/community as a whole that will derive from this Development?**

The neighborhoods in the City of Springdale will benefit from this development in several ways.

- City Center of Springdale will become a destination for the community and the region where diverse people of different age groups can enjoy open spaces and the urban areas that will be developed in the CCS. Positive social experiences will be created at CCS.
- CCS will boost the economy as new businesses employ residents as part time to full time jobs at the hotels, restaurants, shops and operation for the development.
- The City will benefit with the development of the 76-acres as adjacent properties will increase in value and become the next development opportunities to grow Springdale. Cassinelli Square, Tri-County Commons, and Tri-County Crossing are all City growth areas increasing the tax base. Tax money that can fund improvements in Springdale which will continue to make the community stronger with new business and community amenities. CCS can be the first development to start Springdale on the road back to having regional identity.

3) Will the site be accessible from public roads which are adequate to carry the traffic that will be imposed upon if the change is granted, or will road improvements be required? Has this project been discussed with regards to traffic design with the City Engineer? When? Who?

The surrounding roadway network and five entries will continue to service this parcel. Kleingers previously submitted a Traffic Impact Study to the City of Springdale and were in the process of addressing comments from the City, when the previous project was delayed. The design team anticipates relatively minor improvements to the roadway network to facilitate the development. To validate minor improvements, it is anticipated that modifications to the Traffic Study will be required and will be submitted at the time Phase 1 uses are determined.

4) Is the property currently or can it be serviced by public sewer and water, and can proper storm Drainage be provided?

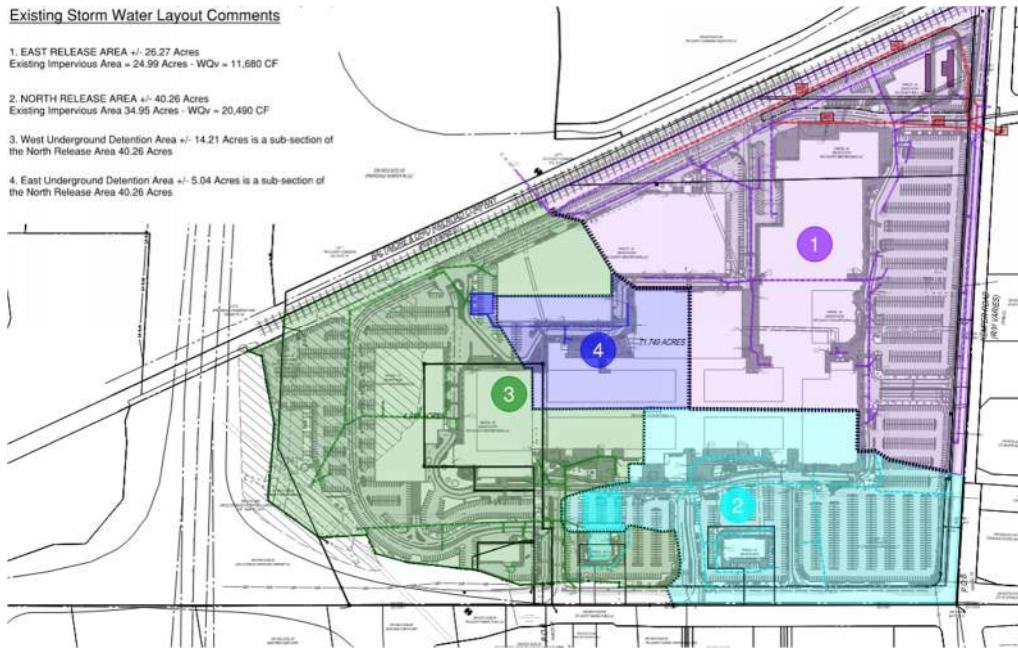
Kleingers has previously been in contact with MSD (sewer), Cincinnati Water Works (water), and the City of Springdale (storm sewer). A 12" public sewer serves the development. Based on prior development plans sewer capacity for a significant portion of the development was obtained. For this project, as Phase 1 and future Phases are determined specific sewer capacities will be requested from MSD.

Regarding water, Kleingers was in prior conversations with CWW for the servicing of the development. CWW had confirmed at that time that the development could be served with new mains being constructed within the development. Now that the development is ramping up again, Kleingers will strategize with CWW to determine what mains will be needed to be installed within the development for service.

Storm drainage was previously discussed with the City of Springdale and the City of Springdale's engineer CT Consultants. The strategy will be similar to the strategy previously utilized in that the existing underground detention facilities will be utilized to slow stormwater down from entering the surrounding stormwater system. Note the image below shows the existing watersheds on the site. The area-colored green currently drains to the north and drains directly into the existing stream. The area-colored magenta drains into an existing storm pipe which drains under the railroad tracks to the east. The area-colored cyan drains into an existing underground storage chamber which ultimately drains to the north and into the same stream the green area drains into. Note that post-construction stormwater treatment for stormwater quality will need to be addressed as part of the design of the infrastructure (as it would have for the prior development as well).

Existing Storm Water Layout Comments

- 1. EAST RELEASE AREA +/- 26.27 Acres
Existing Impervious Area = 24.99 Acres - WQv = 11,680 CF
- 2. NORTH RELEASE AREA +/- 40.26 Acres
Existing Impervious Area 34.95 Acres - WQv = 20,490 CF
- 3. West Underground Detention Area +/- 14.21 Acres is a sub-section of the North Release Area 40.26 Acres
- 4. East Underground Detention Area +/- 5.04 Acres is a sub-section of the North Release Area 40.26 Acres



5) What is the anticipated proposed use of the property and what is the character (architectural treatment) of the development? How this is more beneficial to the Community than the current approved conditions?

The anticipated proposed use of the 76-acre parcel will be a Lifestyle Center. A location where multi-family residence can live, work and play. Where patrons will come and enjoy food and beverage, entertainment and shopping.

The character of the development will align with the following attributes:

- Structures will be articulated to ensure a humanistic scale.
- Building materials will be authentic and natural in composition.
- Transparency and opacity will be balanced to be welcoming along the street level
- There will be a balance of continuity and variety in the architectural style
- Franchised Architecture will not be permitted in the development.

Streetscapes will be pedestrian focused and vehicular traffic will be controlled to reduce speed. Seating areas with shading devices and trellises from the restaurants and bars will embrace the streetscapes breaking the barrier between the inside and the outside. Lighting will provide an appropriate level of security for the pathways, garages and streets within the development with alignment of the City’s Zoning Code.



Tenant and regulatory signage will be controlled by the Design Standards and align with City's Zoning Code. All graphics will be controlled in a similar style, color and appearance and conform to the City's Zoning Code. Landscaping will be specified as seasonal planting, to add color along the pedestrian paths and differentiating zones of activity.

The City Center Springdale (CCS) development will be beneficial to the Community. The previously approved inward focused massive shopping center didn't reach out to the Community. The new development will offer walkable streets open spaces where the community can relax and play. There will be a Venue stage/structure where the community can enjoy music and other events. A social area where adults and children can play will anchor in the open park area. CCS will promote community interaction and a place where memories are made.

6) How will the proposed revisions/development affect adjacent properties and uses?

City Center Springdale (CCS) will have a significant impact on the surrounding properties and their current uses. The potential 1500 residence of CCS, and the 240 Hotel rooms will bring new consumers to the area. New consumers that will impact the current retail establishments and promote adjacent landowners, new and old, to revitalize their current structures through renovation or with new construction.

The new CCS's 160,000 SF (plus) of new retail, food and beverage, and entertainment spaces will bring customers to Springdale, which will again promote new growth and revitalization of the existing businesses.

Property on the west side of Princeton Pike and on the south side of Kemper Road are the prime candidates for the revitalization. Developers could take advantage of the CCS success and create adjacent properties to complement and compete with CCS. Bringing additional Retail, Hotels, Entertain Venues, Multi-Family, Offices and Services to City of Springdale. CCS final development would increase adjacent land value, spur development, and increase the tax basis for the City of Springdale.

3.6 Approved Preliminary Development Plan

Refer to **Ordinance 47-2021 Major Modification Tri-County Mall 11700 Princeton Pike.pdf** (file included with this submission) for the Approved Preliminary Development Plan. Refer to the Cover Letter in this document for the description of modifications being submitted along with accompanying documentation.

3.7 Final Form of Covenants

“Covenants will be prepared by the developer and will be provided to the City for review prior to the Final Development Plan submittal.”

3.8 Estimated Cost

Estimated (Budgetary) Cost for PHASE-0 is provided in the attached tables. The scope of PHASE-0 includes demolition, earthwork associated with demolition and primary roadway, mains for utilities, and curbing/paving the primary roadways.

Demolition Price Matrix - Tri-County Mall

Prepared 8-23-24



Sears Building

Total Building Demolition and Abatement	
Asbestos & Universal Waste Abatement - Mass Demolition	\$ 80,000
Total Building Demolition	\$ 1,175,000

Dillard's

Total Building Demolition and Abatement	
Asbestos & Universal Waste Abatement - Mass Demolition	\$ 20,000
Total Building Demolition	\$ 1,250,000

Macy's

Total Building Demolition and Abatement	
Asbestos & Universal Waste Abatement - Mass Demolition	\$ 45,000
Total Building Demolition	\$ 1,480,000

JC Penny

Interior Selective Demolition and Abatement		
Asbestos & Universal Waste Abatement - Interior Demo	\$ 100,000	*Former BJ needs to be surveyed for asbestos
Interior Demolition Back to Shell	\$ 500,000	
Separation of Buildings and Minor Façade Removals	\$ 550,000	

Sears Auto Center

Total Building Demolition and Abatement	
Asbestos & Universal Waste Abatement - Mass Demolition	\$ 55,000
Total Building Demolition	\$ 215,000

Former Tire's Plus Shop Along Princeton Pike

Asbestos & Universal Waste Abatement	\$ 15,000
Total Building Demolition	\$ 50,000

East Parking Garage

To Remain in Place	Four Pedestrian Bridges To Be Demolished
--------------------	--

North Parking Garage

To Remain in Place	One Pedestrian Bridge To Be Demolished
--------------------	--

Mall Structure Demolition

Asbestos Abatement	\$ 250,000
Total Building Demolition	\$ 2,975,000

Summary of Asbestos Abatement, Mass and Selective Demolition

Summary Total - Asbestos Abatement - Mass Demolition	\$ 565,000
Summary Total - Mass Demolition of the Mall and Anchor Stores	\$ 8,195,000
Base Scope - Grand Total Mall Asbestos Abatement and Demolition	\$ 8,760,000

Alternate 1 - JC Penny - To Be Mass Demolished and Removed

Mass Demolition and Abatement		
Asbestos & Universal Waste Abatement - Interior Demo	\$ 100,000	*Former BJ needs to be surveyed for asbestos
Mass Demolition of JC Penny Building	\$ 1,231,000	
	Subtotal of Alternate 1	\$ 1,331,000
	Less JC Penny Gut Out Above	\$ (1,150,000)
	Alternate Scope Grand Total	\$ 8,941,000

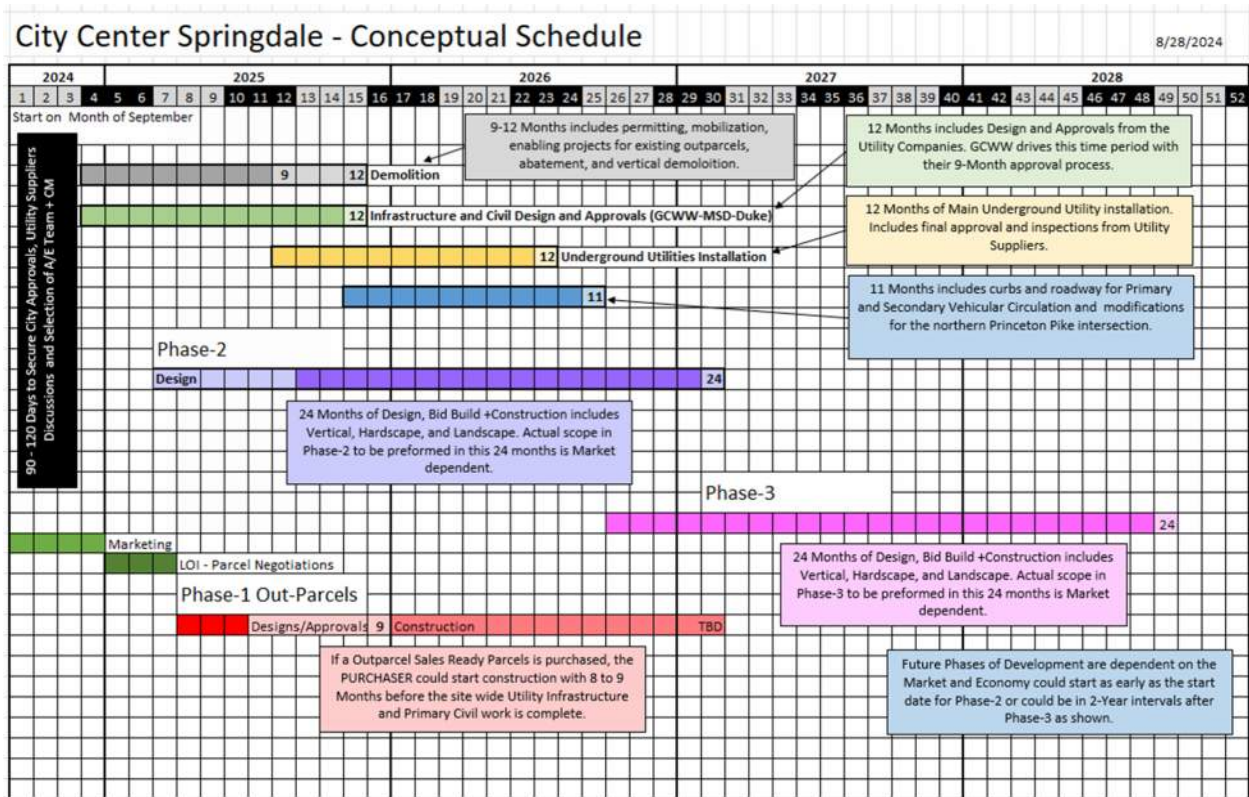


City Center Springdale Conceptual Budgetary Estimate		PHASE-0		Skanska Update 8/28/2024	
Originally created for previous project scope on Jan 2023. Modified to align with the new Preliminary Site Plan. Phase-0 includes Demolition, Earthwork, Site Improvements and Utilities.					
COST SUMMARY for Earthwork, Site Improvements, and Utilities					
TOTAL TRADES WORK					\$ 17,320,693
DESIGN CONTINGENCY / MARKET CONDITIONS				15.00%	\$ 2,596,104
ESCALATE to MIDPOINT of CONSTRUCTION (Q3 2025 start)				8.00%	\$ 1,385,655
SUBTOTAL ALL TRADES WORK with CONTINGENCY and ESCALATION:					\$ 21,304,452
CM INSURANCES and BOND				2.25%	\$ 479,350
GENERAL CONDITIONS and CM STAFFING				7.50%	\$ 1,597,834
CM FEE				2.50%	\$ 532,611
CM CONTINGENCY				3.00%	\$ 639,134
PERMIT FEE				1.25%	\$ 266,306
TOTAL PROBABLE CONSTRUCTION COSTS:					\$ 24,819,687
PROJECT COST ADDERS: (Soft Costs)					
CONSTRUCTION CHANGE ORDER CONTINGENCY; (Unforeseen Conditions)				6.00%	\$ 1,489,181
A/E and OTHER CONSULTANTS' FEES and REIMBURSABLES				5.50%	\$ 1,365,083
OWNER'S REP FEES and REIMBURSABLES				0.75%	\$ 186,148
DEVELOPER'S FEE				---	Not Included
MATERIALS and SOILS TESTING (Allow)				0.50%	\$ 124,098
SEWER and TAP FEES, PERMITS and ETC.				0.15%	\$ 37,230
FF & E: FURNITURE, SHELIVING, RACKS and ETC.				---	Not Included
COMPUTERS, SOFTWARE, TELEPHONES and OTHER TELEDATA EQUIPMENT				---	Not Included
LEGAL FEES, BOND COUNCIL, OWNER'S RISK INSURANCE, PUBLISHING, ETC.				0.10%	\$ 24,820
OWNER COSTS FOR FINAL CLEANING and MOVE-IN				0.15%	\$ 37,230
ASBESTOS, LEAD and OTHER HAZARDOUS MATERIALS ABATEMENTS				---	Not Included
TOTAL PROBABLE PROJECT COSTS:					\$ 28,083,476

City Center Springdale Conceptual Budgetary Estimate		PHASE-0 new		Skanska Update 8/28/2024		
Originally created for previous project scope on Jan 2023. Modified to align with PHASE-0 new Master Site Plan. Phase-0 includes Demolition, Utility Infrastructure and Primary Roadway Paving and Curbing						
11.0-35.0	EARTHWORK, SITE IMPROVEMENTS, UTILITIES:	QTY	UNIT	UNIT COST	TOTAL	COMMENTS
INFRASTRUCTURE						
A. EARTHWORK (DIV 31):						
Grading:						
- Modest site grading at replaced or new roadways, landscaped areas, grade change areas, new parking lots, etc.						
		156610	SF	\$ 0.27	\$ 422,983	Refer to Attachment CE-1 for scope
		156610	SF	\$ 0.13	\$ 201,990	
Deep Foundations						
			-NIC-			
Temporary Shoring and Shoring Systems						
		3000	SF	\$ 63.75	\$ 191,250	Required at Macy's footprint
Temporary Dewatering Systems:						
			-NIC-			
			-NIC-			
- Excavations rainwater removals as required						
B. SITE IMPROVEMENTS (DIV 32):						
Pavement systems:						
Asphalt:						
		23064	SY	\$ 53.64	\$ 1,237,153	
		9435	LF	\$ 31.00	\$ 292,485	
		4892	EA	\$ 26.50	\$ 129,638	
		9405	SY	\$ 26.50	\$ 249,233	
- Mill and fill at site access entry / egress lanes						
C. SITE UTILITIES (DIV 33):						
Storm System: (Costs Incl. Excavation, Beddings and Backfills)						
		1670	LF	\$ 250.00	\$ 417,500	
		3690	LF	\$ 190.00	\$ 701,100	
		3510	LF	\$ 145.00	\$ 508,950	
		3390	LF	\$ 125.00	\$ 423,750	
		775	LF	\$ 110.00	\$ 85,250	
- Structures: (Table Lists 196 each)						
		60	EA	\$ 7,500.00	\$ 450,000	
		136	EA	\$ 2,000.00	\$ 272,000	
		1	LS	\$ 100,000.00	\$ 100,000	
- Manholes, complete, allow						
- Inlet structures, yard drains, allow						
- Bio-retention						
Sanitary System: (Costs Incl. Excavation, Beddings and Backfills)						
		13035	LF	\$ 90.00	\$ 1,173,150	
		24	EA	\$ 5,000.00	\$ 120,000	
		5	EA	\$ 10,000.00	\$ 50,000	
		47	EA	\$ 7,500.00	\$ 352,500	
		1	LS	\$ 100,000.00	\$ 100,000	
- Structures, manholes, complete						
- Cleanouts, fittings and miscellaneous						
Water Systems: (Costs Incl. Excavation, Beddings and Backfills)						
		7515	LF	\$ 150.00	\$ 1,127,250	
		5520	LF	\$ 125.00	\$ 690,000	
		5	EA	\$ 200,000.00	\$ 1,000,000	
		1	LS	\$ 100,000.00	\$ 100,000	
		24	EA	\$ 7,500.00	\$ 180,000	
		14	EA	\$ 10,000.00	\$ 140,000	
		37	EA	\$ 6,000.00	\$ 222,000	
- Water main piping, 10", DIP						
- Water main piping, 8", DIP						
- Street connections						
- Valves and fittings						
- Domestic piping laterals						
- Fire suppression laterals						
- Hydrants with laterals and valves						
Gas Distribution Systems: (Costs Incl. Excavation, Beddings and Backfills)						
		4759	LF	\$ 90.00	\$ 428,310	
		1	EA	\$ 35,000.00	\$ 35,000	
		2	EA	\$ 7,500.00	\$ 15,000	
		2	EA	\$ 7,500.00	\$ 15,000	
		1	EA	\$ 10,000.00	\$ 10,000	
- Gas main piping, 4" enamel steel, grooved						
- Street connection to Kemper Rd. from Street K; 275' piping plus tap/patch						
- Laterals and indicators						
- Meter pads and miscellaneous; Phase 1 work						
- Abandon existing connection to Kemper						
Electrical, IT and Site Lighting: (Costs Incl. Excavation, Beddings and Backfills)						
		1	LS	\$ 0.00	\$ 0	
		6122	LF	\$ 325.00	\$ 1,989,650	
			-NIC-			
- Allowance for relocation work						
- Primary duct banks, 4 x 5", concrete encased as required, with cable						
- Secondary feeds to buildings						
		23	EA	\$ 10,000.00	\$ 230,000	
		30	EA	\$ 30,000.00	\$ 900,000	
		6000	LF	\$ 250.00	\$ 1,500,000	
		30	EA	\$ 1,500.00	\$ 45,000	
		6122	LF	\$ 75.00	\$ 459,150	
		150	EA	\$ 10,000.00	\$ 1,500,000	
		8	EA	\$ 10,000.00	\$ 80,000	
- Manholes, handholes, miscellaneous						
- Pad-mount switches and transformers						
- Laterals to transformer / switch pads; 200' duct bank per each; with cable						
- Switch / transformer pads						
- IT encased cable; 1.25"						
- Street lights; at 80' spacing; architectural style, with base and wiring						
- Parking lot lights; 25' poles; single or multiple heads; with base and wiring						
11.0-35.0	TOTAL EARTHWORK, SITE IMPROVEMENTS, UTILITIES:				\$ 17,320,693	

3.9 Construction Schedule

The preliminary schedule indicates time frames for Demolition, Earthwork, Site Improvements and Utilities. Three phases of development have been indicated in the schedule. Market and economics will effect the time frames of these phases and all future phases.



3.10 Traffic Study

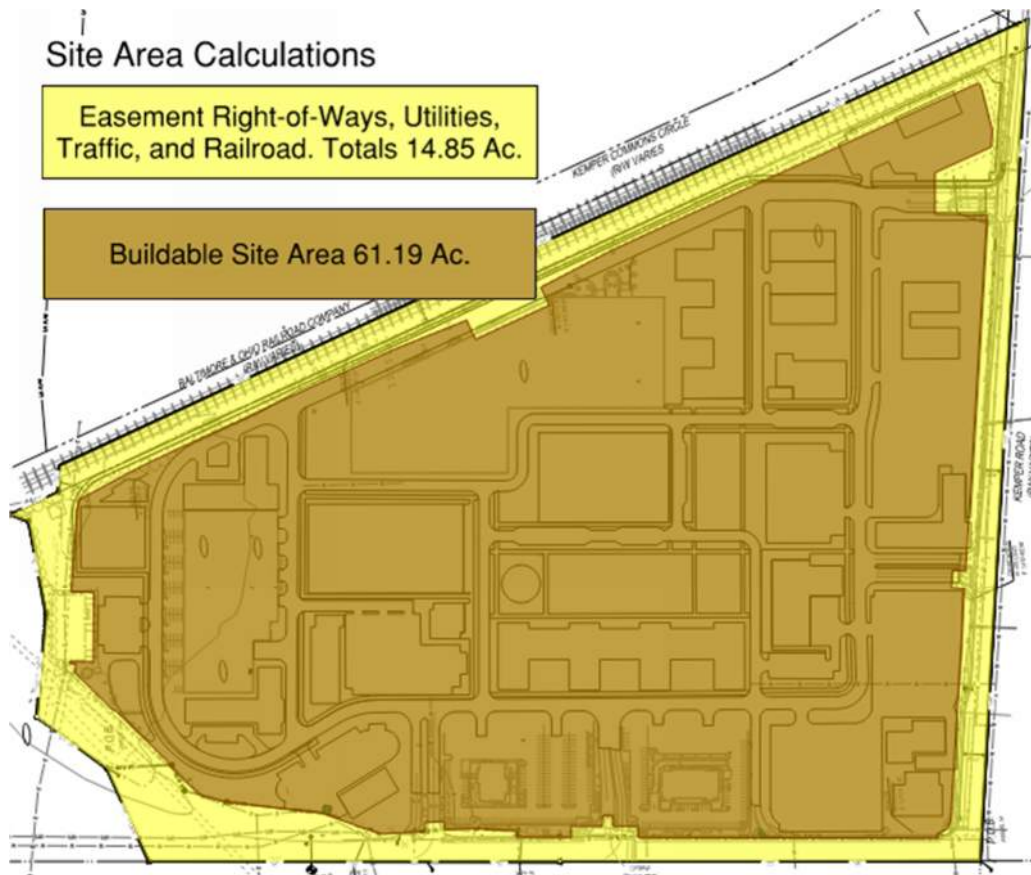
Kleingers previously submitted a Traffic Impact Study to the City of Springdale and were in the process of addressing comments from the City, when the previous project was delayed. The design team anticipates relatively minor improvements to the roadway network to facilitate the development. To validate minor improvements, it is anticipated that modifications to the Traffic Study will be required and will be submitted at the time Phase 1 uses are determined.

4.1 – B. Summary of Proposed Uses

At this time some of the detailed information requested has been illustrated within this document. Zoning Code requirements will be met as Parcels are developed in the future phases of work. Refer to the Cover Letter for other additional information.

4.1 – C. Site Area Calculations

The diagram indicates the Net Site Area of the entire site minus the Right-of Ways and Easements associated with Utilities, Traffic Access and Railroad.



4.1 – D. Other Relevant Information

Currently there is no Relevant Information to share for this submission.

4.1 – E. Development Plan Features

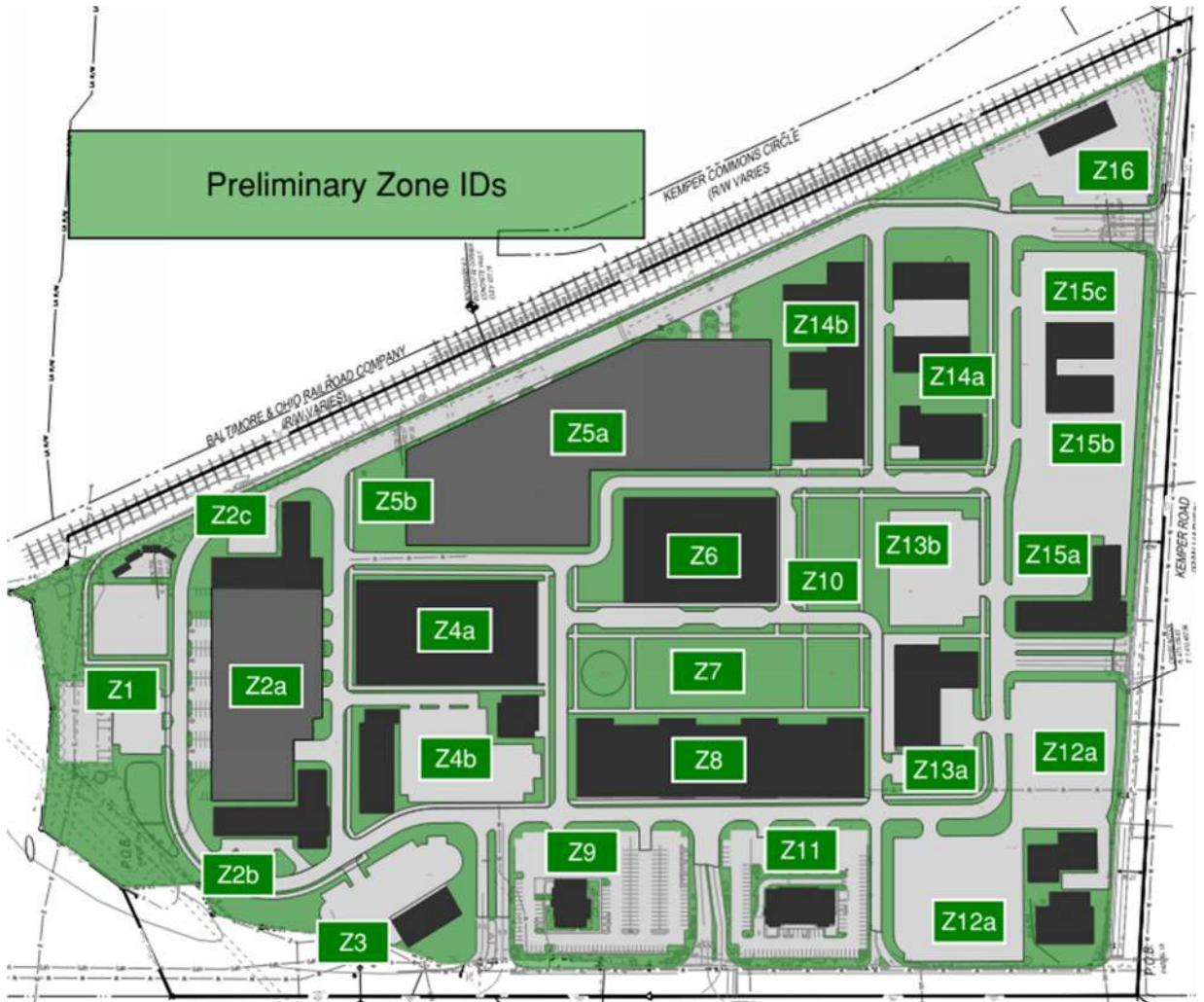
The following are some of the plan features that the development will feature:

- Open Space
- Entertainment Venue
- Mixture of Retail, Office, Hospitality and Residential
- Pedestrian Friendly Walkable Streets
- Dog Park
- Recreational Courts
- Parking Structures

4.1 – F. Proposed Density Levels, Acreage and Square Footage

The table below is based on the current conceptual plan. The numbers are lower than those approved in December of 2021. Market conditions will affect these numbers as the development design continues to move forward. Zones for the Development will change as the Market drives the project. The plan represents Preliminary Zones that are referenced in the table above.

City Center Springdale													
Master Plan Statistics													
Zone	Parking				Built Structure (New)		GSF Breakdown					MF Units	
	ID	ACRES	GARAGE GSF	GARAGE PKG SPACES	SURFACE PKG SPACES	GSF	NUMBER OF LEVELS	RETAIL GSF	HOSPITALITY GSF	RESIDENTIAL GSF	ENTERTAINMENT GSF	MEDICAL OFFICE GSF	MULTI-FAMILY UNITS
Z1	4.500				45								
Z2a	2.830	183,910	275	288									
Z2b	1.070					103,500	5		103,500				
Z2c	1.100					64,000	5					64,000	
Z3	2.190			52		8,500	1	8,500					
Z4a	2.550	50,000	125			382,425	5 MF - 1 Gar/Ret	16,275		366,150			370
Z4b	2.690			150		22,000	1	7,000			15,000		
Z5a	6.450	816,280	2600				4 Garage						
Z5b	0.580												
Z6	2.180	34,222	86			321,600	5 MF - 1 Gar/Ret	34,350		287,250			290
Z7	2.640					Venue TBD							
Z8	2.980	190,720	470			352,000	5 MF - 2 Gar/Ret	1,000		351,000			354
Z9	2.560					Ex. 6500		6,500					
Z10	0.970												
Z11	2.090					Ex. 9750		9,750					
Z12a	2.838			175		10,000	1	10,000					
Z12b	2.432			134		10,000		10,000					
Z13a	1.890			34		25,000		25,000					
Z13b	1.550			177									
Z14a	2.910			64		65,000	2 MF - 1 Ent			50,000	15,000		50
Z14b	2.230					288,900	6	11,475		277,425			280
Z15a	2.037			122		64,000	1		64,000				
Z15b	1.700			98		10,000	1	10,000					
Z15c	1.780			105		10,000	1	10,000					
Z16	2.400			100		8,500	1	8,500					
Sub Totals	59.147 ACRES	1,275,132 GARAGE GSF	3,556 GARAGE PKG SPACES	1,544 SURFACE PKG SPACES		1,745,425 GSF		168,350 RETAIL GSF	167,500 HOSPITALITY GSF	1,331,825 RESIDENTIAL GSF	30,000 ENTERTAINMENT GSF	64,000 MEDICAL OFFICE GSF	1,345 MULTI-FAMILY UNITS



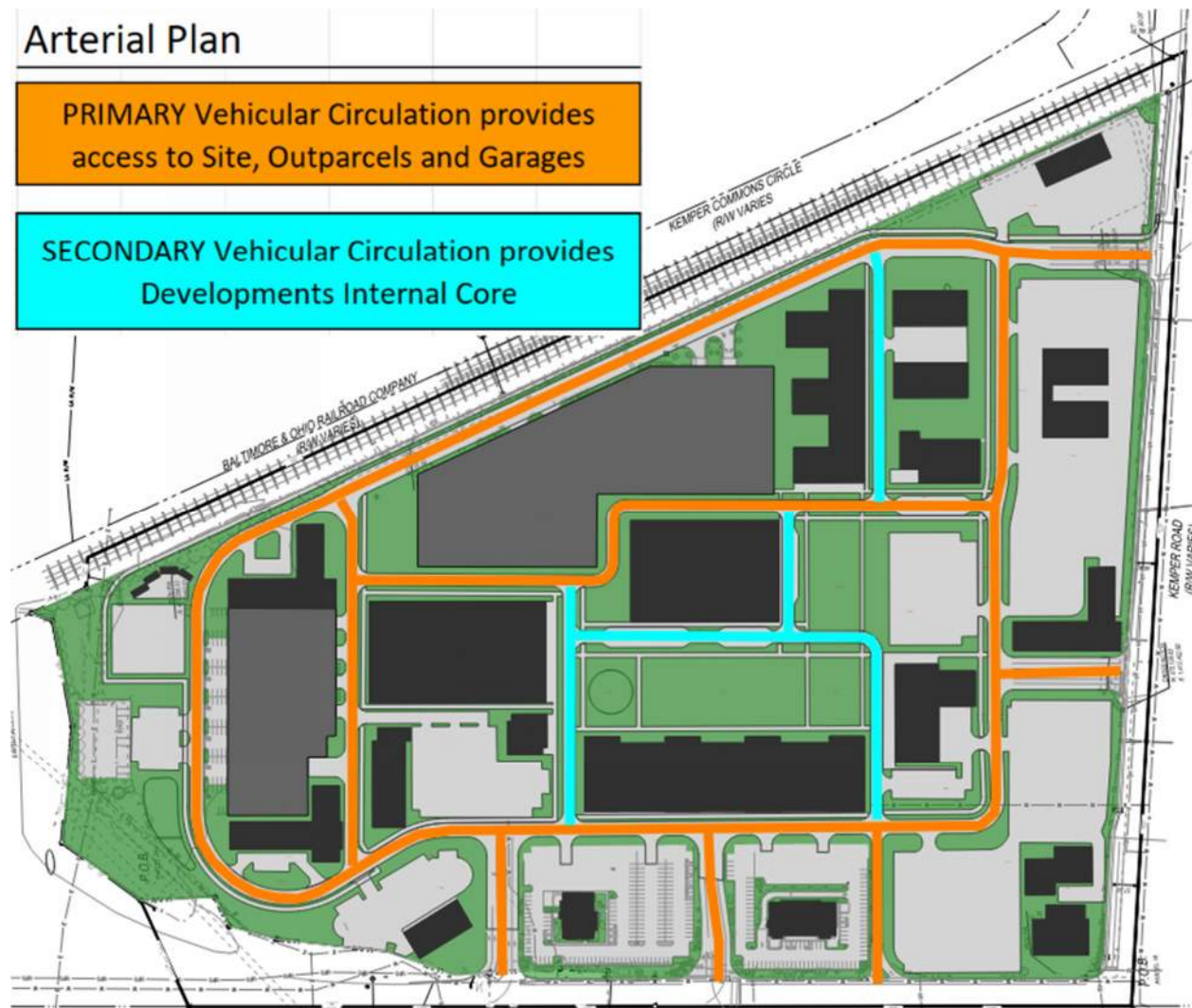
Further breakdown of the Multi-family Units and the Rentable Square Footage is shown in the table below.

City Center Springdale									
Master Plan Statistics					8/19/2024				
Zone		GSF		MF Units	Multi-Family Units Breakdown				
ID	ACRES	RESIDENTIAL GSF	MULTI-FAMILY UNITS	STUDIO @ 585sf 15%	1-BR @ 868 sf 65%	2-BR @ 1095sf 20%	3-BR @ 1303sf 0%	RSF	
Z1	4.500								
Z2a	2.830								
Z2b	1.070								
Z2c	1.100								
Z3	2.190								
Z4a	2.550	366,150	370	80	233	57	0	311,228	
Z4b	2.690								
Z5a	6.450								
Z5b	0.580								
Z6	2.180	287,250	290	63	183	45	0	244,163	
Z7	2.640								
Z8	2.980	351,000	354	77	223	54	0	298,350	
Z9	2.560								
Z10	0.970								
Z11	2.090								
Z12a	2.838								
Z12b	2.432								
Z13a	1.890								
Z13b	1.550								
Z14a	2.910	50,000	50	11	32	8	0	42,500	
Z14b	2.230	277,425	280	60	177	43	0	235,811	
Z15a	2.037								
Z15b	1.700								
Z15c	1.780								
Z16	2.400								
Sub Totals	59.147 ACRES	1,331,825 RESIDENTIAL GSF	1,345 MULTI-FAMILY	290 STUDIO	848 1-BD	207 2-BD	- 3-BD	1,132,051 RSF	

4.1- G. Proposed General Location of Major Vehicular Circulation

Vehicular Circulation within the CCS development can be categorized into two distinct types, Primary and Secondary.

1.5 Miles of Primary Vehicular Roads connect to the five site entry points, loop the 76-acre development, and provide access to the 2 major parking structures. Primary Roads will have right-hand and left-hand turn lanes in certain locations to ensure inbound traffic will not back-up onto Kemper and Princeton Pike.



Outparcels adjacent to Kemper and Princeton Pike are accessed off the Primary Roads. Parallel parking will not be provided along the Primary Roads to avoid congestion and ensure pedestrian safety. Features of the Primary Roads include storm water drainage at the curb, straight curbs with flush curbs at parcel entry points and pedestrian crossings, and hardscape material changes at the pedestrian circulation locations. Posted speed limits for the Primary Roads will be 25 MPH.

Secondary Vehicular Roads connect the core parcels in the development with approximately 0.5 miles of roadway. Parallel parking will be placed along these roads adjacent to retail, food and beverage and entertainment spaces. Features of the Secondary Roads include hardscape material changes at intersections, and straight curbs with flush curbs at pedestrian crossings.

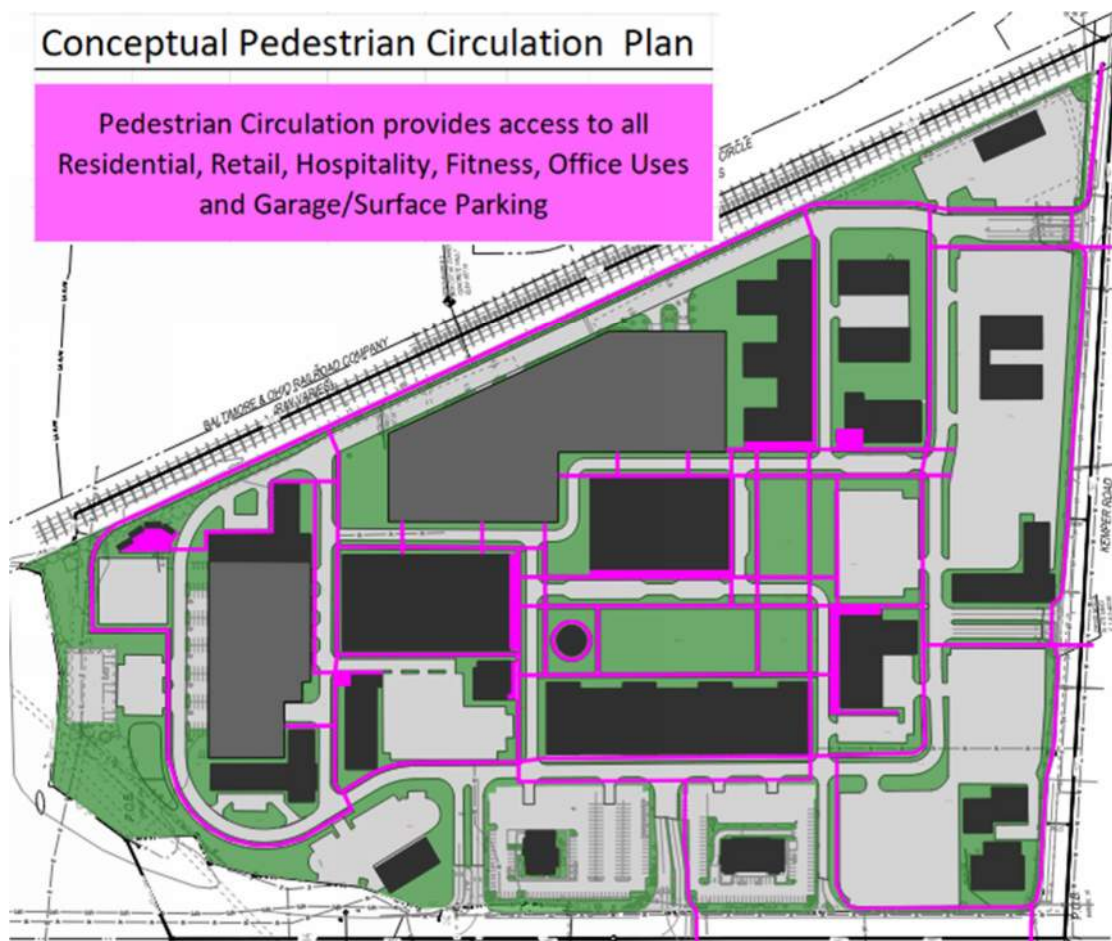
Traffic along the secondary vehicular paths will be slowed with posted slower speeds limits, tighter lane widths, and the introduction of more posted pedestrian crossings.

G. Proposed General Location of Pedestrian Circulation

Pedestrian Circulation in the development is outlined in the graphic plan.

The Loop Pedestrian Path with Community Connection has two components; A path that follows the Primary Vehicular Circulation Loop and a path that connects pedestrians to adjacent properties along Kemper and Princeton Pike. At 4 of the 5 traffic lights, there are existing pedestrian crossings that connect the site to the community and businesses.

The Internal Pedestrian Paths are a network to sidewalks that connect the development creating a pedestrian friendly experience. These sidewalks would be a combination of different hardscape materials which would create a consistency and distinctive character theme for the development.



4.1-H. Tree Survey and Tree Removal

In the fall of 2022, a Tree Survey was conducted by Urban Canopy Works. 675 Trees were surveyed at that time and recorded by condition, species and caliper.



65% Of the existing trees were in Fair, Poor or Dead at the time of the survey. A significant number of trees in varying condition are within the Railroad easement and the overlapping Duke Energy easement along the eastern side of the site. A second Tree Survey prior to demolition will be conducted to assess the vegetation and Tree Removal Plan will be generated and submitted to the City.

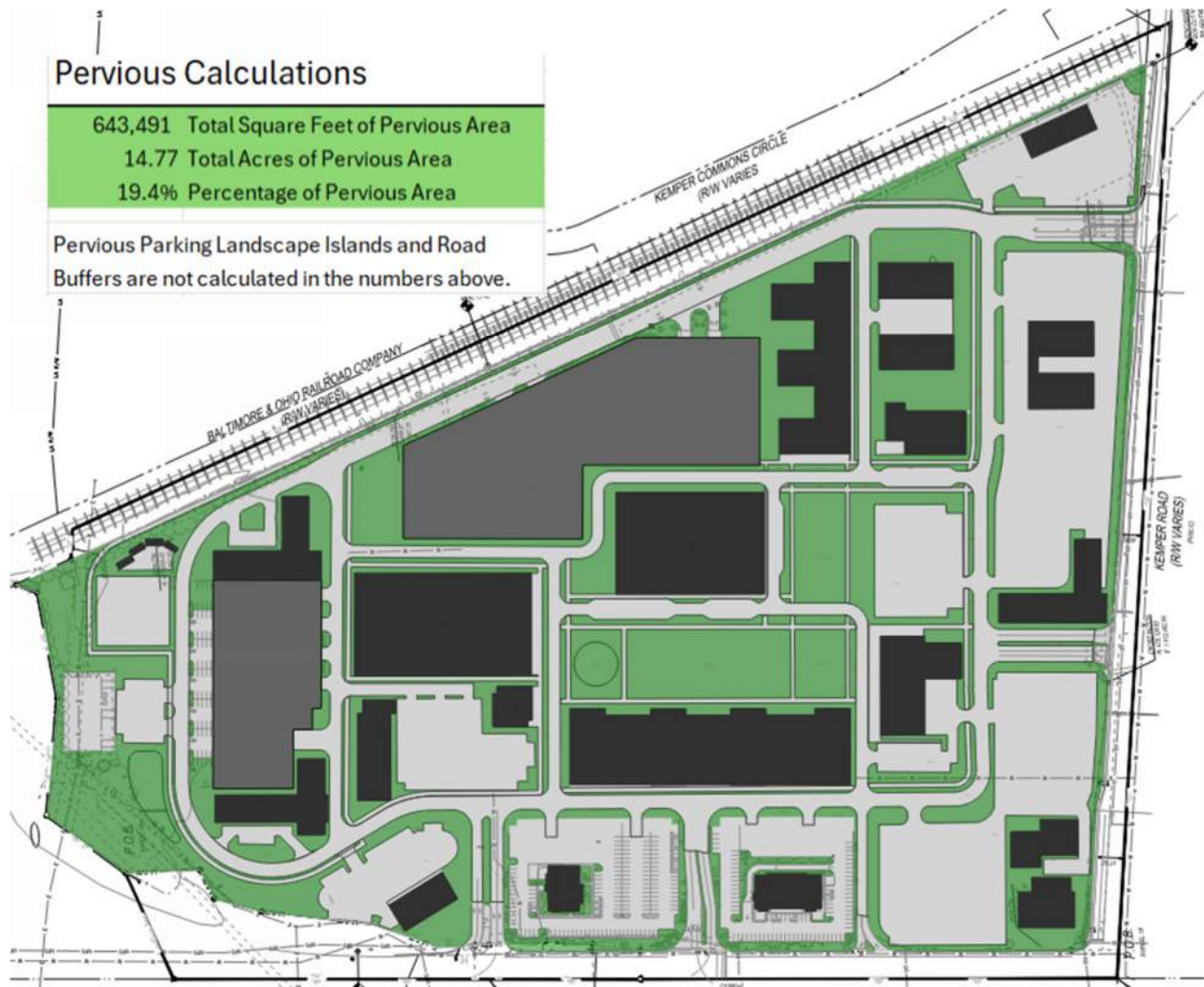
In general, trees that are located adjacent to the structure will be removed due to the extensive demolition and their proximity to that demolition. Trees located within the eastern

easement will need to be reinvestigated to understand Railroad and Duke’s regulations. Trees along the outparcels and site entries will be preserved.

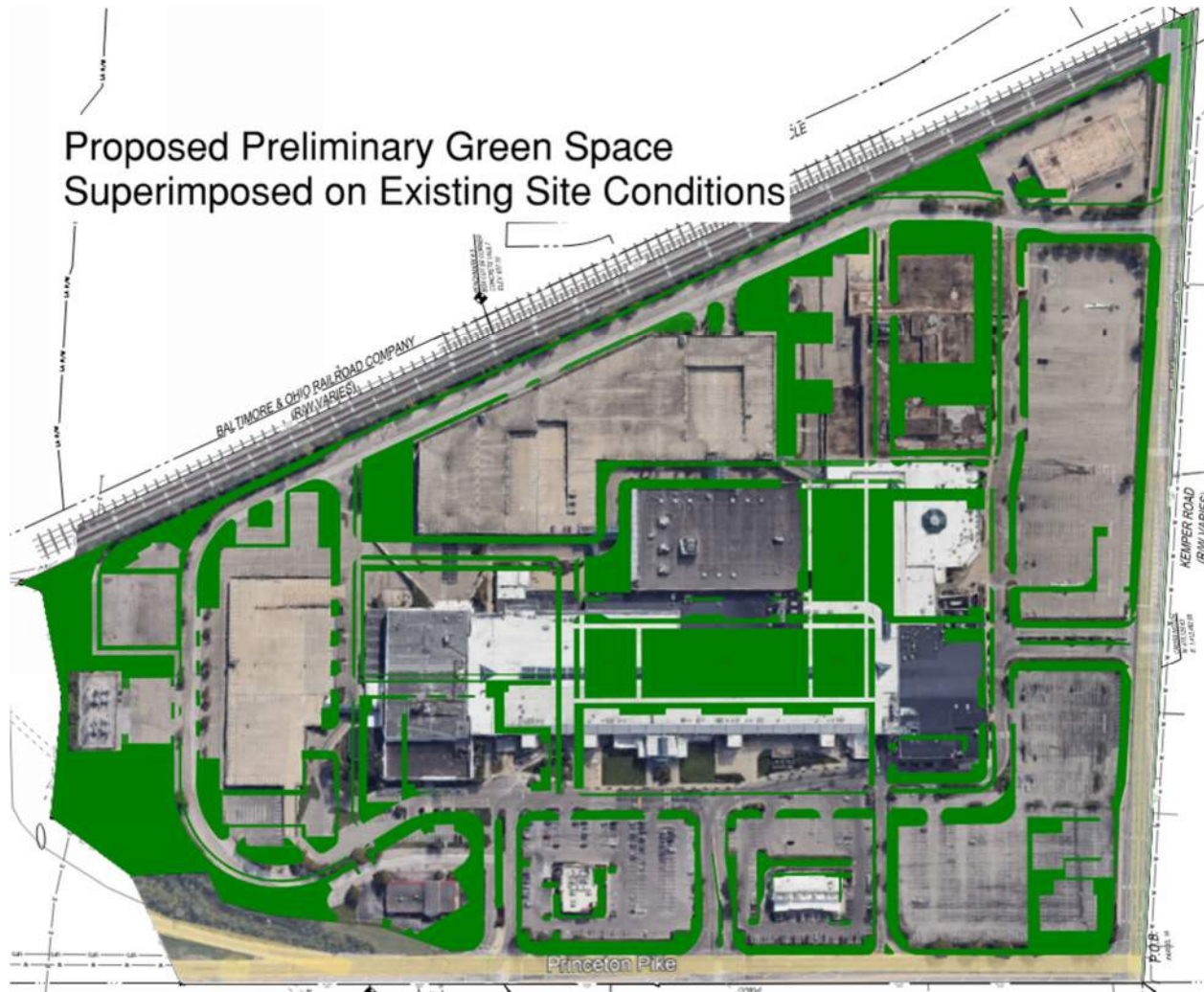
CCS will comply with the Springdale Tree Preservation to replace trees per the regulations. CCS Landscape Designer will evaluate the trees against the Tree Survey and make recommendations as necessary to compile with both the Zoning and the City’s Tree Preservation regulations.

4.1-I. Impervious Portion of the CCS Development.

Based on the diagram below, approximately 80.5% of the CCS Development will be pervious surfaces. A major improvement over the current conditions.



The following diagram provides a comparison of the preliminary proposed pervious green space superimposed on the existing site conditions.



4.2 Photographs

At this time there are no relevant photographs of the site to share which would clarify the project submission.

4.3 Other Supporting Information

At this time there are no relevant photographs of the site to share which would clarify the project submission.



September 23, 2024

City of Springdale
11700 Springfield Pike
Springdale, Ohio 45246

**RE: City Center - Springdale
Response to Comments Application #2024-0515**

In coordination with the Applicant, Kleingers hereby submits the following responses regarding comments dated 9/12/2024 from Anne McBride. Note that for ease of reference, Kleingers has included the original comments with the proposed response:

1. The applicant needs to provide a list of the approved uses with total approved square footage/units/keys, etc. and provide a comparison list of proposed uses with square footage/units/keys, etc. This would provide a comparison between the proposed and the approved developments allowing the planning commission to act on modifications.

RESPONSE – CCS’s proposed uses align (matches) with the previously approved development uses as shown in the table on the next sheet.



PREVIOUS USES SUMMARY
Major PUD Amendment
Application #2021-1507
December 7, 2021

PROPOSED USES SUMMARY
Major PUD Amendment
Application #2024-0515
September 3, 2024

Multi-Family Residential Use:

Maximum Number of Buildings: 20 Buildings
 Maximum Number of Units: 2600 Units
 Maximum Building Height: Ten Stories

Maximum Number of Buildings: 20 Buildings
 Maximum Number of Units: 2600 Units
 Maximum Building Height: Ten Stories

Retail, Entertainment and Restaurant Uses:

Maximum Number of Buildings: 30 Buildings
 Maximum Number of Square Feet: 600,000 SF
 Maximum Building Height: Two Stories

Maximum Number of Buildings: 30 Buildings
 Maximum Number of Square Feet: 600,000 SF
 Maximum Building Height: Two Stories

Fitness Uses:

Maximum Number of Buildings: Two Buildings
 Maximum Number of Square Feet: 200,000 SF
 Maximum Building Height: Two Stories

Maximum Number of Buildings: Two Buildings
 Maximum Number of Square Feet: 200,000 SF
 Maximum Building Height: Two Stories

Office Uses:

Maximum Number of Buildings: Five Buildings
 Maximum Number of Square Feet: 750,000 SF
 Maximum Building Height: Five Stories

Maximum Number of Buildings: Five Buildings
 Maximum Number of Square Feet: 750,000 SF
 Maximum Building Height: Five Stories

Hospitality Uses

Maximum Number of Buildings: Two Buildings
 Maximum Number of Square Feet: 400 Room Keys
 Maximum Building Height: Five Stories

Maximum Number of Buildings: Two Buildings
 Maximum Number of Square Feet: 400 Room Keys
 Maximum Building Height: Five Stories

Site Amenities:

Dog Park
 Gathering Areas
 Biking/Walking Trails
 Residential Open Space

Dog Park
 Gathering Areas
 Biking/Walking Trails
 Residential Open Space

2. A minimum of 15% of the entire PUD site is to be open space, as defined in Section 153.600.

RESPONSE - CCS's entire PUD site will conform to the requirements of providing a minimum of 15% Open Space as defined in Section 153.600.



3. The Development Standards contained in Section 153.255 be utilized in the design of the PUD unless modified by Planning Commission.

RESPONSE – Section 153.255 PLANNED UNIT DEVELOPMENT will be utilized and followed in the design of the CCS development unless modified by Planning Commission.

4. Off-street parking be provided and designed pursuant to the requirements of Section 153.302 unless modified by the Planning Commission. Parking may be provided in a combination of garage, surface and on-street spaces.

RESPONSE – CCS will utilize surface, on-street and garage parking spaces to meet the requirements of Section 153.302 for both design and parking space requirements unless modified by Planning Commission.

5. Outdoor lighting be provided for the development pursuant to the requirements of Section 153.351 unless modified by the Planning Commission.

RESPONSE – Outdoor Lighting for the development will meet the requirements as set forth in Section 153.351 of the City’s Zoning Code unless modified by the Planning Commission.

6. Landscaping will be provided per requirements of Section 153.400 through 153.407 unless modified by the Planning Commission. (See attached Summary of Requirements).

RESPONSE – CCS understands the requirements for Landscaping as recorded in Sections 153.400 through 153.407 and will comply with those requirements unless modified by Planning Commission.

7. Signage is to be provided pursuant to the standards contained in Section 153.400 through 153.463 unless modified by the Planning Commission.

RESPONSE – Signage requirements as mentioned in the section above will be enforced by CCS across the entire PUD unless modified by Planning Commission.

8. The applicable provision of Article 153.252 (F) be addressed unless modified by the Planning Commission.

RESPONSE – Applicable provisions in the Residential Zoning District section of the Zoning Code will be met by CCS.

9. The applicable provision of Article 153.253 (D) and (E) be provided unless modified by the Planning Commission.

RESPONSE – Article 153.253 (D) and (E) applicable provisions will be incorporated in the CCS design.



10. Final Development Review and approval by Planning Commission must be completed per Section 153.255 (F) (5) prior to any portion of the development commencing construction.

RESPONSE – CCS understands and will conform to Section 153.255 (F) (5) prior to commencing construction.

We sincerely appreciate the consideration. Please let us know if you should have any questions or wish to discuss this further prior to the Planning Commission Meeting. Otherwise we look forward to discussing this further.

Sincerely,
THE KLEINGERS GROUP

David V. Wright, P.E.



**City Center – Springdale
Major Modification to PUD
Application# 20240515
October 8, 2024**

Request:

To modify the Preliminary Development Plan for the redevelopment of Tri-County Mall.

Comments:

The applicant has obtained control over the property formally known as Artisan Village and the Tri-County Mall. The development currently proposed varies from the Preliminary Development Plan recommended by Planning Commission in December 2021 and approved by City Council. The two members of Planning Commission who sit on Council will need to confirm, per Section 153.255 (H) (1), that since the basic design and uses have changed, it is a major amendment to the PUD. The current proposal demolishes all of the structures on site with the exception of the parking garages and two existing out lots. The intention is to initially develop the proposed perimeter out lots, then focus on the interior redevelopment.

- 1) The applicant has provided a summary of the previously approved uses and these that are currently being proposed. According to the summary submitted, the proposed development is consistent with the previously approved Final Development Plan as follows:

Multi-Family Residential Use:

Maximum Number of Buildings: 20 Buildings
Maximum Number of Units: 2,600 Units
Maximum Building Height: Ten Stories

Retail, Entertainment and Restaurant Uses:

Maximum Number of Buildings: 30 Buildings
Maximum Number of Square Feet: 600,000 SF
Maximum Building Height: Two Stories

Fitness Uses:

Maximum Number of Buildings: Two Buildings
Maximum Number of Square Feet: 200,000 SF
Maximum Building Height: Two Stories

Office Uses:

Maximum Number of Buildings: Five Buildings
Maximum Number of Square Feet: 750,000 SF
Maximum Building Height: Five Stories

Hospitality Uses:

Maximum Number of Buildings: Two Buildings
Maximum Number of Square Feet: 400 Room Keys
Maximum Building Height: Five Stories

Site Amenities:

Dog Park
Gathering Areas
Biking / Walking Trails
Residential Open Space

The Final Development Plan approved on June 14, 2022 also included uses that are not proposed within the current redevelopment, including a Stem School and Community Center.

- 2) A minimum of 15% of the entire PUD site is to be open space, as defined in Section 153.600.
- 3) The development standards contained in Section 153.255 (E) be utilized in the design of the PUD unless modified by Planning Commission.
- 4) Off-street parking be provided and designed pursuant to the requirements of Section 153.302 unless modified by Planning Commission. Parking may be provided in a combination of garage, surface, and on-street parking spaces.
- 5) Outdoor lighting be provided for the development pursuant to the requirements of Section 153.351 unless modified by Planning Commission.
- 6) Landscaping will be provided per the requirements of Sections 153.400 through 153.407 unless modified by Planning Commission. (See attached Summary of Requirements).
- 7) Signage is to be provided pursuant to the standards contained in Sections 153.400 through 153.463 unless modified by Planning Commission.
- 8) The applicable provisions of Article 153.252 (F) regarding Residential Accessory Uses be addressed unless modified by Planning Commission.
- 9) The applicable provisions of Article 153.253 (D) (Non Residential Use Regulations) and (E) (Non Residential Accessory Use Standards) be provided unless modified by Planning Commission.
- 10) Final Development Review and approval by Planning Commission must be completed per Section 153.255 (F) (5) prior to any portion of the development commencing construction.

Considerations:

Should Planning Commission choose to recommend the proposed major amendment and Preliminary Development Plan to City Council, the following items need to be considered:

1) The following uses be permitted as a part of the PUD amendment:

A) Multi-family Residential Use:

- i.) Maximum Number of Buildings: 20 Buildings
- ii.) Maximum Number of Units: 2,600 Units
- iii.) Maximum Building Height: Ten Stories

B) Retail, Entertainment and Restaurant Uses:

- i.) Maximum Number of Buildings: 30 Buildings
- ii.) Maximum Number of Square Feet: 600,000 SF
- iii.) Maximum Building Height: Two Stories

C) Fitness Uses:

- i.) Maximum Number of Buildings: Two Buildings
- ii.) Maximum Number of Square Feet: 200,000 SF
- iii.) Maximum Building Height: Two Stories

D) Office Uses:

- i.) Maximum Number of Buildings: Five Buildings
- ii.) Maximum Number of Square Feet: 750,000 SF
- iii.) Maximum Building Height: Five Stories

E) Hospitality Uses:

- i.) Maximum Number of Buildings: Two Buildings
- ii.) Maximum Number of Square Feet: 400 Room Keys
- iii.) Maximum Building Height: Five Stories

F) Site Amenities:

The development is to include a variety of site amenities including nature trails, a dog park, gathering areas, biking, and walking trails, and residential open spaces.

G) Additional Uses:

Other uses which are determined by the Planning Commission to be consistent and complimentary to the uses listed above.

2) A minimum of 15% of the entire PUD site is to be open space, as defined in Section 153.600.

- 3) The Development Standards contained in Section 153.255 (E) be utilized in the design of the PUD unless modified by Planning Commission.
- 4) Off-street parking be provided and designed pursuant to Section 153.302 unless modified by Planning Commission. Parking may be provided in a combination of garage, surface, and on-street parking spaces.
- 5) Outdoor lighting be provided pursuant to the requirements of Section 153.351 unless modified by Planning Commission.
- 6) Landscaping be provided per the requirements of Sections 153.400 through 153.407 unless modified by Planning Commission.
- 7) Signage be provided pursuant to the standards contained in Sections 153.400 through 153.463 unless modified by Planning Commission.
- 8) The applicable provisions of Article 153.252 (F) be addressed unless modified by Planning Commission.
- 9) The applicable provisions of Article 153.253 (D) and (E) be provided unless modified by Planning Commission.

Submitted by:

Anne. F. McBride, FAICP
City Planner

City Center Springdale

Landscape Requirement Summary

The following is a brief summary of the minimal requirements required to be met and submitted for review by the City for the City Center site unless modified by Planning Commission:

1. Landscape requirements must be documented on the Landscape Plan identifying the required and proposed landscape improvements.
2. Existing trees, and their sizes, must be indicated on the existing site plan. If trees are removed, the Applicant must provide a summary of the caliper inches of trees that are removed with redevelopment/construction. Tree removal and replacement must be identified per caliper inches removed and replaced. Tree removal for redeveloped sites is one inch replacement for each one inch removed per Section 156.09.
3. A Plant Schedule is required per Section 153.402 (B). Provide a plant schedule with the required proposed plant material information.
4. Plant material diversity, with even distribution, is required per Section 153.403 (E).
5. Bufferyards are required for parking adjacent to a right-of way (public street), private street or adjacent use (non-residential use) per Section 153. 404 (G) (1) Table 404-1.
6. Bufferyards are required to screen incompatible uses per Section 153. 404 (G) (1) Table 404-1.
7. Additional interior landscape is required for a development that exceeds the minimum parking requirement by 30%, per Section 153.404 (Q) (1) (c). Over-parking a development requires 10 sf of interior landscape area for each 100 sf of vehicular use area in lieu of 5 sf for each 100 sf required.
8. Interior landscape islands must meet minimum plant material requirements (1 tree and 4 shrubs), per Section 153.404 (C) (2).
9. Service structures must be screened a minimum of 1' higher than the service structure per Section 153.404 (D).

CITY CENTER SPRINGDALE
11700 PRINCETON PIKE
PLAN REVIEW APP #20240515
24020108
OCTOBER 3, 2024

PLANNING COMMISSION
ENGINEERING REVIEW



PROJECT SITE

REQUEST: Preliminary Plan approval for a major modification to the Tri-County Mall PUD (Ordinance 47-2021) to include multi-structure, multi-phase, mixed-use development, which consists of residential, office, retail, restaurant, entertainment, recreation, fitness, hospitality, and other complementary and infrastructure uses.

To the extent that the submitted Preliminary Plans allow, a plan review has been completed. A comprehensive plan review of the project cannot be completed until complete Development Plans have been submitted. Please note that this Development is to comply with all applicable requirements of the City of Springdale’s Code of Ordinances, specifically Title XV: Land Usage, unless approved otherwise by Planning Commission.

A. LAND USAGE (Chapter 150)

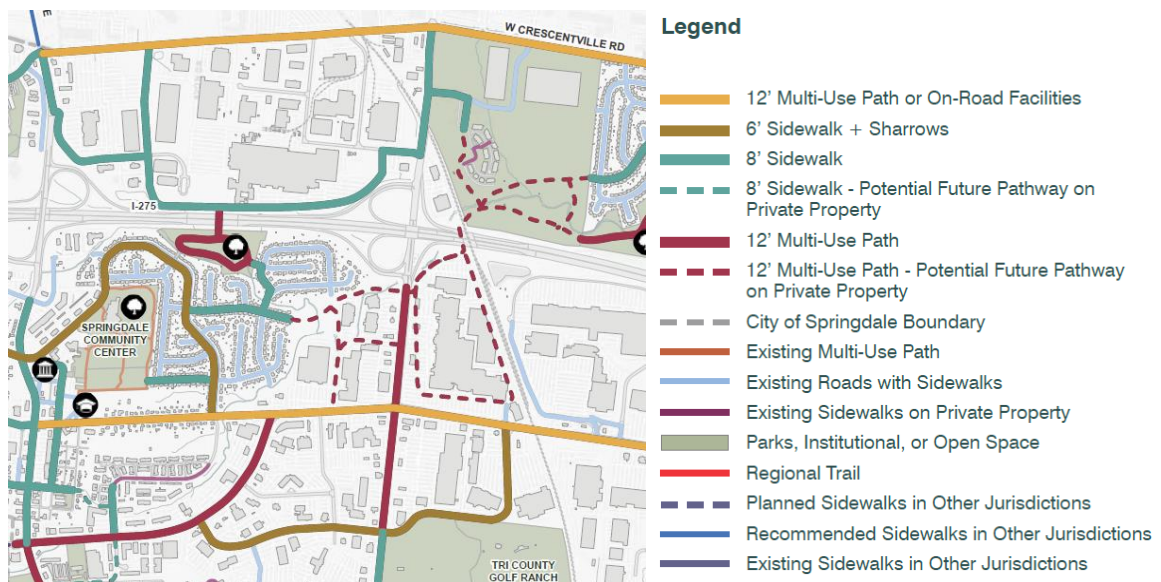
1. The Planning/Zoning Application noted that the area of the development is to be approximately 76 acres. The submitted owner’s affidavits lists the following parcels to be included in the development:

Owner	Parcel ID	Area (Acres)
AV Cincinnati Acquisition,	0599-0010-0355-00	76.094
	TOTAL:	76.094

2. The applicant shall provide a chart that compares the uses under the current Tri-County Mall PUD (Ordinance 47-2021) and the proposed uses and phasing.
 - a. The applicant’s review comments response letter dated September 23, 2024, indicated that the proposed uses align (matches) the previously approved development uses as shown in the comparison table below. It should be noted that there are no proposed changes in use from the current approved PUD.

PREVIOUS USES SUMMARY Major PUD Amendment Application #2021-1507 December 7, 2021	PROPOSED USES SUMMARY Major PUD Amendment Application #2024-0515 September 3, 2024
Multi-Family Residential Use:	
Maximum Number of Buildings: 20 Buildings Maximum Number of Units: 2600 Units Maximum Building Height: Ten Stories	Maximum Number of Buildings: 20 Buildings Maximum Number of Units: 2600 Units Maximum Building Height: Ten Stories
Retail, Entertainment and Restaurant Uses:	
Maximum Number of Buildings: 30 Buildings Maximum Number of Square Feet: 600,000 SF Maximum Building Height: Two Stories	Maximum Number of Buildings: 30 Buildings Maximum Number of Square Feet: 600,000 SF Maximum Building Height: Two Stories
Fitness Uses:	
Maximum Number of Buildings: Two Buildings Maximum Number of Square Feet: 200,000 SF Maximum Building Height: Two Stories	Maximum Number of Buildings: Two Buildings Maximum Number of Square Feet: 200,000 SF Maximum Building Height: Two Stories
Office Uses:	
Maximum Number of Buildings: Five Buildings Maximum Number of Square Feet: 750,000 SF Maximum Building Height: Five Stories	Maximum Number of Buildings: Five Buildings Maximum Number of Square Feet: 750,000 SF Maximum Building Height: Five Stories
Hospitality Uses	
Maximum Number of Buildings: Two Buildings Maximum Number of Square Feet: 400 Room Keys Maximum Building Height: Five Stories	Maximum Number of Buildings: Two Buildings Maximum Number of Square Feet: 400 Room Keys Maximum Building Height: Five Stories
Site Amenities:	
Dog Park Gathering Areas Biking/Walking Trails Residential Open Space	Dog Park Gathering Areas Biking/Walking Trails Residential Open Space

3. The applicant shall submit a final development plan that clearly indicates the proposed phasing and proposed uses within each phase.
4. The applicant shall confirm that all proposed internal roadways are to be private.
5. Per §150.13 of the City's regulations, streets shall conform substantially to the thoroughfare plan adopted by the planning commission and any revisions or amendments thereto. According to the City's February 1998 Thoroughfare Plan Map, both East Kemper and Princeton Pike (SR 747) are classified as Major Arterials. Per City regulations 150.13(O), the minimum right-of-way width for both East Kemper and Princeton Pike (SR 747) is 100 feet, equal distance on each side of the center line, and shall be dedicated for public use on the record plat.
6. Multi-modal (bike, pedestrian, transit, etc.) connections are encouraged to be part of every development within the city in an effort to eliminate connectivity gaps for all users. Per the City's current Bike and Pedestrian Connectivity Plan (2022), Kemper Road is recommended to include a 12' multi-use path or on-road bicycle facilities whereas Princeton Pike (SR 747) was recommended to include construction of a 12' multi-use path. Also, the project site was recommended to include a circulatory 12' multi-use path as part of the Tri-County Mall redevelopment with a potential connection to the north under I-275 along the railroad corridor.



B. UTILITIES (Chapter 150)

1. Per City regulations 150.32, Greater Cincinnati Water Works (GCWW) shall be responsible for design, review, and inspection of all water mains. Hydrant type shall be approved by the City of Springdale Fire Department.
 - a. The applicant's engineer, Kleingers, was noted to be previously in contact with GCWW and will resume coordination to determine the proposed water mains and service connections for the development.
2. Per City regulations 150.33, Metropolitan Sewer District (MSD) shall be responsible for design, review, and inspection of all sanitary sewers.

- a. The applicant's engineer, Kleingers, was noted to be previously in contact with MSD during which time it was determined that a 12" public storm sewer serves the site. The applicant has indicated that Kleingers will resume coordination with MSD to request sewer capacities for Phase 1 and future phases as the proposed development progresses.

C. TRAFFIC (Chapter 150)

3. The submitted preliminary site plans and there is no proposed change in access (location and/or operation) to Kemper Road or Princeton Pike.
4. The applicant's engineer, Kleingers, previously submitted a Traffic Impact Study dated March 16, 2023, for the Artisan Village Development to ODOT and the City. The TIS for shall be revised to reflect the Development Plan for the City Center Development. The TIS shall include and analysis of the phased improvements as well as full build-out.
5. The full build out of the development shall not significantly increase trips generated from the development compared to the trips expected to be developed from the existing land use(s).
6. The TIS shall consider pedestrian, transit, and bicycle traffic to allow for the city to plan for future infrastructure improvements surrounding the development.

D. STORMWATER MANAGEMENT (Chapter 151)

1. Per City regulations 151.04(A)(1), Every Subdivision and land development shall be provided with a Storm Water Management System which is adequate to serve the area and meets the requirements of this chapter and other criteria of the City.
 - a. It is understood that two underground storage tanks and in-line storage facilities have been constructed and are in operation to serve the existing Tri-County Mall site. The applicant has indicated that the future drainage system will continue to utilize the combination of in-line storage and the two cisterns to detain water and that any additional improvements determined as a result of drainage studies will be completed in compliance with the City's Code and Building Design standards, subject to any permitted various determined by the Planning Commission.
2. The applicant's major modification application package submitted on August 30, 2024, was noted to provide a decrease in site impervious area by 19.4%. The reduction in site impervious area is expected to decrease the amount of stormwater runoff and improve stormwater quality however the stormwater management system analysis must be performed in accordance with Chapter 151 and applicable provisions of Chapter 150 of the City Regulations for approval of the final development plan.

E. PLANNING COMMISSION CONSIDERATIONS

Should Planning Commission choose to recommend the proposed major amendment and preliminary development plan to City Council, the following items need to be considered:

1. This Development is to comply with all applicable requirements of the City of Springdale's Code of Ordinances, specifically Title XV: Land Usage, unless approved otherwise by Planning Commission.

2. The Development shall include a circulatory multi-use path consistent to be consistent with City's Bike and Pedestrian Connectivity Plan recommendation and previous PUD plan.
3. A phasing plan shall be included with the final development plan that clearly indicates the proposed phasing and proposed uses within each phase.
4. A traffic impact study shall be performed for approval of the final development plan. The TIS shall consider the proposed phasing plan and discuss pedestrian, transit, and bicycle traffic to allow for the city to plan for future infrastructure improvements surrounding the development. The full build out of the development shall not significantly increase trips generated from the development compared to the trips expected to be developed from the existing land use(s).
5. A stormwater management system analysis must be performed in accordance with Chapter 151 and applicable provisions of Chapter 150 of the City Regulations for approval of the final development plan.

ORDINANCE NO. 47-2021

AN ORDINANCE APPROVING A MAJOR MODIFICATION TO THE TRI-COUNTY MALL PLANNED UNIT DEVELOPMENT AND APPROVING THE PRELIMINARY DEVELOPMENT PLAN AT 11700 PRINCETON PIKE FOR A MIXED USE DEVELOPMENT

WHEREAS, the Council of the City of Springdale, Ohio (“Council”), has previously approved the Tri-County Mall Planned Unit Development (“PUD”); and

WHEREAS, the applicant has submitted an application for a major modification to the Tri-County Mall PUD and Preliminary Development Plan at 11700 Princeton Pike for a mixed use development; and

WHEREAS, at its meeting of December 7, 2021, the Planning Commission recommended approval of the proposed major modification; and

WHEREAS, a public hearing was held by Council on December 22, 2021 pursuant to the requirements of the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, 7 members elected thereto concurring:

Section 1. The major modification to the Tri-County Mall PUD and Preliminary Development Plan for a mixed use development, which has been reviewed and approved by the Planning Commission in accordance with the exhibits listed and described in Exhibit “A”, which is incorporated herein by reference, is hereby approved, subject to the conditions of the Planning Commission, and any other conditions or modifications imposed by Council including:

- a. City staff, City Engineers, and the City Planners revised recommendations and considerations contained in their report which are incorporated herein by reference.
- b. City staff and our Law Directors’ approval of covenants as necessary for the proposed development.
- c. The entire 76.48 acre parcel shall be subject to final development plan approval including any proposed signage.

Section 2. That this Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. That the Clerk of Council/Finance Director is hereby authorized and directed to notify the applicant of Council’s action.

Section 4. That this Ordinance shall be effective from and after the earliest period allowed by law.

Passed this 7 day of December, 2021.



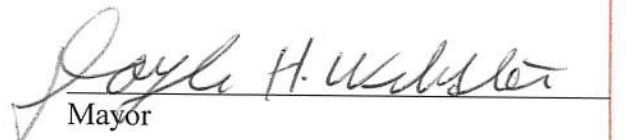
President of Council

Attest:



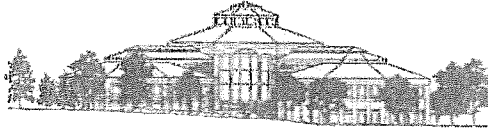
Acting Clerk of Council/Finance Director

Approved:



Mayor
December 22, 2021
Date

City of Springdale



Building Department

(513) 346-5730

11700 Springfield Pike
Springdale, Ohio 45246

Fax (513) 346-5747

December 7, 2021

Mr. Thomas Vanover
Springdale City Council
11700 Springfield Pike
Springdale, OH 45246

RE: Recommendation for Approval
Major Modification to a Planned Unit Development
11700 Princeton Pike
Parcel #'s: 059900100337, 059900100338, 059900100212, 059900100319, 059900100220,
059900100007, 059900100211, 059900100070, 059900100213, 059900100210

Dear Mr. Vanover:

At their meeting on December 7, 2021, the Springdale Planning Commission held a public hearing for the Major Modification to a Planned Unit Development for the property located at 11700 Princeton Pike. The property in this application consists of approximately 76.48 acres, which the applicant is requesting to redevelop the site as a mixed use development.

Planning Commission moved to recommend approval of the Major Modification to a Planned Unit Development for the property located at 11700 Princeton Pike, Case Number 20211507, per specifications and designs provided in our meeting packet as exhibits, which were submitted by the applicant prior to the meeting and reviewed by staff. This recommendation from Planning Commission includes the design aspects of the Proposed Project and Concept Design contained within the REVISED Exhibit A – Major PUD Modification Application summary (dated 12/6/21) provided before the meeting and discussed during the Public Hearing.

By this recommendation of approval, Planning Commission is referring this project to the City of Springdale City Council for consideration. This motion includes the following conditions; staff, our City Engineers, and the City Planners REVISED recommendations and considerations contained in their report. As this is a PUD, this shall include staff and our law directors' approval of covenants as necessary for the development.

December 7, 2021

Page 2

Springdale City Council

Recommendation for Approval;

Major Modification to a Planned Unit Development at 11700 Princeton Pike

Sincerely,



Mr. Robert Diehl, Secretary
Springdale Planning Commission

CC: Doyle H. Webster, Mayor
John Jones, City Administrator
Kathy McNear, Clerk of Council
Joe Braun, Law Director's Office
Shawn Riggs, City Engineer
Carl Lamping, Building Official
Anne McBride, City Planner
Council Members
Planning Commission Members

Exhibit A
Major PUD Modification Application
REVISED 12/6/21

The purpose of this document is to set forth various factors that should accompany the application for a Major PUD Modification with the city of Springdale, Ohio (the “City”) on behalf of MSC PH JV, LLC (the “Applicant”). The Applicant presently has various Purchase and Sale Agreements (the “PSA’s”) in place to acquire, on or around March 1, 2022, the following assets:

- **Tri-County Mall** – 1.288 million square foot existing mall located on 71.766-Acres of land in the City (the “TC Mall”);
- **Macy’s Parcel** – 219,961 square foot existing big box, standalone facility which is an outparcel to the TC Mall and is located on 4.36-Acres of land in the City (the “Macy’s Parcel”);
- **Sears Parcel** – Approximate 200,000 square foot existing big box and automotive stand-alone building which is a part and inclusive of the TC Mall square footage, and is located on approximately 8-Acres of land (which is included in the TC Mall acreage) in the City (the “Sears Parcel”); and
- For purposes of this Application, the TC Mall, Macy’s Parcel and Sears Parcel shall collectively be referred to herein as the “Properties.”

In connection with the Application, the Applicant is seeking a Major PUD Modification from the existing TC Mall site and use, to a multi-structure, multi-phase, mixed-use development, that consists of residential, office, retail, food and beverage, entertainment, recreation, fitness, education and other general business and infrastructure uses (the “Proposed Project”). In connection with the overall TC Mall repurposing, the Applicant has engaged a third-party architectural firm, and they have assisted in the overall programming and high-level site plan for the Proposed Project (the “Concept Design”) that is to be a part of the Application. Although the Concept Design is preliminary and subject to modification based on market, economic and other circumstances, an initial draft of the Concept Design can be found in **Attachment 1**.

As part of the Application, certain aspects of the Proposed Project and Concept Design are as follows:

Proposed Phasing – Attached as **Attachment 2** is the suggested phasing plan for the Proposed Project. Although the phasing plan appears to be reasonable given today’s market and economic climate, it is subject to change in timing and phasing as a result of any future swing or change in the market circumstances or economic climate.

Green Space- Attached as **Attachment 3** is a high-level green space plan for the Proposed Project. As can be seen, it is estimated that the Concept Plan will incorporate at least 15% of green space. Although these plans are very preliminary and subject to a number of factors, anything that would be designed and submitted in the future would be subject to the then-current City Code and Building Design Standards.

Properties Re-Use- Attached as **Attachment 4** is a high-level and preliminary re-use plan of the Properties. Of course, it is envisioned that the majority of the Properties will be demolished down to the basic core shell and structure, it is the intent of the Applicant to alter the historical mall use into that which has been

described as the Proposed Project. Although these plans are very preliminary and subject to a number of factors, anything that would be designed and submitted in the future for either development or demolition, would be subject to the then-current City Code and Building Design Standards.

Residential Characteristics- The Proposed Project is being created based on the market conditions which is to deliver a large proportion of residential units to attract new residents into the city of Springdale. Although these plans are very preliminary and subject to a number of factors, anything that would be designed and submitted in the future would be subject to the then-current City Code and Building Design Standards. Nevertheless, the density for the residential uses has been programed based on the following characteristics:

- **Number of Building Structures-** Maximum of 20 residential buildings;
- **Number of Units-** Maximum of 2,600 residential units; and
- **Building Heights-** Maximum building height of 810-stories.

Parking Infrastructure- It is the intent of the Applicant to develop the Proposed Project based on a concept of “live, work, play, shop & recreate” design. As such, certain factors such as ride-share, electric vehicles, alternative vehicles, i.e., scooters, the walkability of the Proposed Project, etc., will be given consideration when determining the number of parking spaces required. Therefore, it is not envisioned that the parking requirements will be consistent with other, more legacy developments, due to the lack of a demand or requirement for a vehicle. Nevertheless, the following are the characteristics to factor into the parking infrastructure:

- **Existing Structured Parking Assets-** The Concept Plan provides for the Applicant to preserve and leverage the existing parking structures which currently contain approximately 3,100 combined spaces (the “**Current Garages**”). However, during the planning stages, the Applicant may determine, for engineering or other reasons, that the Current Garages may need to be altered or destroyed. Nevertheless, it is the Applicant’s desire to keep such Current Garages in the overall parking inventory;
- **Future Structured Parking Assets-** In addition to the Current Garages, the Applicant intends to incorporate additional surface and structured parking assets as part of the future development assets; and
- **On-Street Parking-** During the initial phases of the Proposed Project, the Properties will continue to maintain TC Mall surface parking, prior to such areas being affected by the demolition. However, as the multiple phases are commenced, the level of surface parking shall decline, and the aggregate structured parking shall rise accordingly. In the aggregate (surface, street, structure and Current Garages), the Applicant will adhere to the City Code and Building requirements for parking, which are subject to variance at the discretion of the Planning Commission.

Retail, Entertainment and Restaurant Uses- It is the intent of the Applicant to develop the Proposed Project based on a concept of “live, work, play, shop & recreate” design. However, given the uncertainties and economic forces adversely affecting traditional retail, it is believed that the Design Concept will incorporate a disproportionately lesser amount of retail, when compared to food and beverage, entertainment and lifestyle activities designed to activate the Proposed Project. Although these plans are very preliminary and subject to a number of factors, anything that would be designed and submitted in the future would be subject to the then-current City Code and Building Design Standards. Nevertheless, it

is envisioned that the following shall be the characteristics of the Retail, Entertainment and Restaurant Uses:

- **Number of Building Structures-** Maximum of 230 Retail, Entertainment and Restaurant^(MV1) buildings;
- **Number of Units-** Maximum of 3600,000 square feet of Retail, Entertainment and Restaurant; and^(MV2)
- **Building Heights-** Maximum building height of 2 stories and generally at the street level.

Fitness Assets – The Proposed Project incorporates various fitness related assets. Although these plans are very preliminary and subject to a number of factors, anything that would be designed and submitted in the future would be subject to the then-current City Code and Building Design Standards. Nevertheless, the Proposed Project program has been programed based on the following characteristics:

- **Number of Building Structures** - Maximum of 2 potential fitness related assets;
- **Number of Square Feet** - Maximum of 12200,000 square feet; and
- **Building Heights** - Maximum building height of 2-stories.

Office Uses- The Proposed Project is being created based on the market conditions, which is based on the fact that a number of office buildings are presently vacant and have unfilled office stock within the City. As such, it is not the Applicant's design to build and program much by way of new office space. However, the Properties currently have the Mall and Dillard's Big Box locations, which have approximately 400,000 square feet of leasable space within such structures. It is the Applicant's desire to use such vacant space as potential uses, that may very well include general office, education, medical or similar uses. Although these plans are very preliminary and subject to a number of factors, anything that would be designed and submitted in the future would be subject to the then-current City Code and Building Design Standards. Consequently, the density for the residential uses has been programed based on the following characteristics:

- **Number of Building Structures-** Maximum of 35 potential office buildings;
- **Number of Square Feet-** Maximum of 50750,000 square feet; and^(MV3)
- **Building Heights-** Maximum building height of 5-stories.

Hospitality Uses - The Proposed Project is being created based on the premise that the activity in the development will create a magnet for a limited-service hospitality asset. It is the Applicant's desire to secure a hospitality flag that is consistent with the limited-service use, and notwithstanding the current desire, the actual brand, operator, flag, etc. will be determined based on future economic, market and demand factors. Anything that would be designed and submitted in the future would be subject to the then-current City Code and Building Design Standards. Nevertheless, the Proposed Project program has been programed based on the following characteristics:

- **Number of Building Structures** - Maximum of 2 potential hospitality assets;
- **Number of Square Feet** - Maximum of 400 room keys; and

- **Building Heights** - Maximum building height of 5-stories.

Drainage Requirements - In connection with the City's Drainage Design requirements, the following is the current and proposed hydrology impacts of the Proposed Design:

- **Current Drainage System** - The current drainage system being used within the Properties is a combination of in-line drainage and two cisterns which are used to hold and detain water, prior to using the parking lot surface as additional detention;
- **Future Drainage System** – It is anticipated that the future drainage system will continue to be a combination of in-line drainage and two cisterns which will be used to hold and detain water. Of course, any additional improvements determined as a result of drainage studies will be completed in compliance with the City's Code and Building Design standards, subject to any permitted various determined by the Planning Commission.
- **Drainage Impacts** – The Proposed Project incorporates substantially more pervious green space, when compared to the current TC Mall situation. As a result of the impervious to pervious changes from the current concrete parking lot situation to a more "green space" situation, it stands to reason that the drainage impact of the Concept Design will only serve to improve the drainage for the Proposed Project.

Traffic Impact Requirements - In connection with the City's Traffic Impact Assessment requirements, the following is the current and proposed arterial and traffic flow impacts of the Proposed Design:

- **Current Drainage System** - The current on-site and off-site traffic design are that of a ring-road surrounding the perimeter of the TC Mall, and the number of curb cuts, traffic signals, stop signs, right-turn only access, etc. that exist, have been previously prepared, studied, engineered and installed for the eventual holiday peak shopping season;
- **Future Arterial System and Traffic Impacts** – Attached as **Attachment 5** is the proposed arterial plan for the Proposed Project. Prior to the submittal of any final plans, specification or applications for any Proposed Project-related building permits, the Applicant will perform an analysis to determine the most efficient flow of vehicular, pedestrian or bicycle traffic patterns. Of course, any additional alterations or proposed changes that are determined because of these studies will be completed and submitted in compliance with the City's Code and Building Design standards, subject to any permitted various determined by the Planning Commission. Additionally, any existing curb cuts, traffic lights, right-turn only access, etc. will remain in place and the Proposed Project will not alter these penetrations into either Kemper Road and Princeton Pike Road; and
- **Traffic Impacts** – It is the belief of the Applicant that the traffic impact of the Proposed Project will be such that the peak flows of traffic will be substantially less than that which was designed for the "holiday peak" shopping traffic of the TC Mall. The Applicant will secure a Traffic Impact Analysis that meets the requirements of the City's Code and Building Design Standards prior to the submittal for any building or construction permits, and the Applicant will comply with such City requirements, subject to any variance or modification determined by the Planning Commission.



**Tri-County Mall
11700 Princeton Pike
Major PUD Amendment
Application #2021-1507
December 7, 2021 (REVISED)**

Request:

To demolish a significant portion of the existing Tri-County Mall and redevelop the site for a mixed use development.

Comments:

The applicant is requesting amendment to the approved Final Development Plan for Tri-County Mall to allow for the redevelopment of the site as a mixed use development. Preliminary plans indicate that the two existing parking garages, which contain 3,100 spaces, could remain along with portions of other buildings. The development could include multi-family residential, retail, restaurants, entertainment, office, and hotel, recreation, fitness, and education uses. The redevelopment which would be constructed in a series of five phases with potential sub phases. Since the proposed amendment includes uses other than those previously approved in this PUD, Staff believes the amendment is major pursuant to Section 153.256 (H) (3). The two members of Council who serve on Planning Commission will need to determine if the proposed development is a major departure from approved plans requiring a major amendment to the PUD.

Should Planning Commission choose to recommend the proposed major amendment and Preliminary Development Plan to City Council, the following items need to be considered:

1) The following uses be permitted as a part of the PUD amendment:

A) Multi-family Residential Use:

- i.) Maximum Number of Buildings: 20 Buildings
- ii.) Maximum Number of Units: 2,600 Units
- iii.) Maximum Building Height: Ten Eight Stories

B) Retail, Entertainment and Restaurant Uses:

- i.) Maximum Number of Buildings: 30 20 Buildings
- ii.) Maximum Number of Square Feet: 600,000 300,000 SF
- iii.) Maximum Building Height: Two Stories

C) Fitness Uses:

- i.) Maximum Number of Buildings: Two Buildings
- ii.) Maximum Number of Square Feet: 200,000 120,000 SF
- iii.) Maximum Building Height: Two Stories

D) Office Uses:

- i.) Maximum Number of Buildings: ~~Five~~ **Three** Buildings
- ii.) Maximum Number of Square Feet: ~~750,000~~ **500,000** SF
- iii.) Maximum Building Height: Five Stories

E) Hospitality Uses:

- i.) Maximum Number of Buildings: Two Buildings
- ii.) Maximum Number of Square Feet: 400 Room Keys
- iii.) Maximum Building Height: Five Stories

F) Site Amenities:

The development is to include a variety of site amenities including nature trails, a dog park, gathering areas, biking and walking trails, and residential open spaces.

G) Additional Uses:

Other uses which are determined by the Planning Commission to be consistent and complimentary to the uses listed above.

- 2) A minimum of 15% of the entire PUD site is to be open space, as defined in Section 153.600.
- 3) The Development Standards contained in Section 153.255 (E) be utilized in the design of the PUD unless modified by Planning Commission.
- 4) Off-street parking be provided and designed pursuant to Section 153.302 unless modified by Planning Commission. Parking may be provided in a combination of garage, surface and on-street parking spaces.
- 5) Outdoor lighting be provided pursuant to the requirements of Section 153.351 unless modified by Planning Commission.
- 6) Landscaping be provided per the requirements of Sections 153.400 through 153.407 unless modified by Planning Commission.
- 7) Signage be provided pursuant to the standards contained in Sections 153.400 through 153.463 unless modified by Planning Commission.
- 8) The applicable provisions of Article 153.252 (F) be addressed unless modified by Planning Commission.
- 9) The applicable provisions of Article 153.253 (D) and (E) be provided unless modified by Planning Commission.

Submitted By:

Anne F. McBride, FAICP
City Planner

TRI-COUNTY MALL REDEVELOPMENT

11700 PRINCETON PIKE

PLAN REVIEW APP#20211507

21020114

DECEMBER 3, 2021

PLANNING COMMISSION REVIEW



PROJECT SITE

REQUEST: Preliminary Plan approval for a major modification to the Tri-County Mall PUD to include multi-structure, multi-phase, mixed-use development, that consists of residential, office, retail, food and beverage, entertainment, recreation, fitness, education and other general business and infrastructure uses.

To the extent that the submitted Preliminary Plans allow, a plan review has been completed. A comprehensive plan review of the project cannot be completed until complete Development Plans have been submitted. Please note that this Development is to comply with all applicable requirements of the City of Springdale's Code of Ordinances, specifically Title XV: Land Usage, unless approved otherwise by Planning Commission.

A. LAND USAGE (Chapter 150)

1. The Planning/Zoning Application noted that the area of the development is to be approximately 75 acres. The submitted owner's affidavits lists the following parcels to be included in the development:

Owner	Parcel ID	Area (Acres)
Tri County Mall, LLC	0599-0010-0337-00	0.719
	0599-0010-0338-00	69.257
	0599-0010-0212-00	5' x 58.57' (0.006)
	0599-0010-0319-00	0.957
	0599-0010-0220-00	0.377
	0599-0010-0007-00	206.29' x 322.97' (0.752)
	0599-0010-0211-00	18.40' X 48.9' (0.018)
Lazarus / Macy's	0599-0010-0070-00	3.813
	0599-0010-0213-00	0.057
	0599-0010-0210-00	0.452
TOTAL:		76.480

B. TRAFFIC (Chapter 150)

1. The site concept plans dated November 11, 2019 do not show any change in access to Kemper Road or Princeton Pike.
2. A Preliminary Traffic Memorandum dated December 1, 2021 that preliminary compares the traffic generated from proposed land uses against 2006 traffic counts associated with the mall site was submitted late in the application review process and Staff will work with the applicant to establish appropriate trip generation assumptions to be used in a Traffic Impact Study (TIS) for approval of the final development plan.
3. The TIS shall consider pedestrian, transit, and bicycle traffic to allow for the city to plan for future infrastructure improvements surrounding the development. The full build out of the development shall not significantly increase trips generated from the development compared to the trips expected to be developed from the existing land use(s).

C. STORMWATER MANAGEMENT (Chapter 151)

1. Per City regulations 151.04(A)(1), Every Subdivision and land development shall be provided with a Storm Water Management System which is adequate to serve the area and meets the requirements of this chapter and other criteria of the City.
 - a. It is understood that two underground storage tanks and in-line storage facilities have been constructed and are in operation to serve the existing Tri-County Mall site. The applicant has indicated that the future drainage system will continue to utilize the combination of in-line storage and the two cisterns to detain water and that any additional improvements determined as a result of drainage studies will be completed

in compliance with the City's Code and Building Design standards, subject to any permitted various determined by the Planning Commission.

2. The site concept plans dated November 19, 2021 appear to provide a decrease in site impervious area. The reduction in site impervious area is expected to decrease the amount of stormwater runoff and improve stormwater quality however the stormwater management system analysis must be performed in accordance with Chapter 151 and applicable provisions of Chapter 150 of the City Regulations for approval of the final development plan.

D. PLANNING COMMISSION CONSIDERATIONS

Should Planning Commission choose to recommend the proposed major amendment and preliminary development plan to City Council, the following items need to be considered:

1. This Development is to comply with all applicable requirements of the City of Springdale's Code of Ordinances, specifically Title XV: Land Usage, unless approved otherwise by Planning Commission.
2. A traffic impact study shall be performed for approval of the final development plan. The TIS shall consider discuss pedestrian, transit, and bicycle traffic to allow for the city to plan for future infrastructure improvements surrounding the development. The full build out of the development shall not significantly increase trips generated from the development compared to the trips expected to be developed from the existing land use(s).
3. A stormwater management system analysis must be performed in accordance with Chapter 151 and applicable provisions of Chapter 150 of the City Regulations for approval of the final development plan.

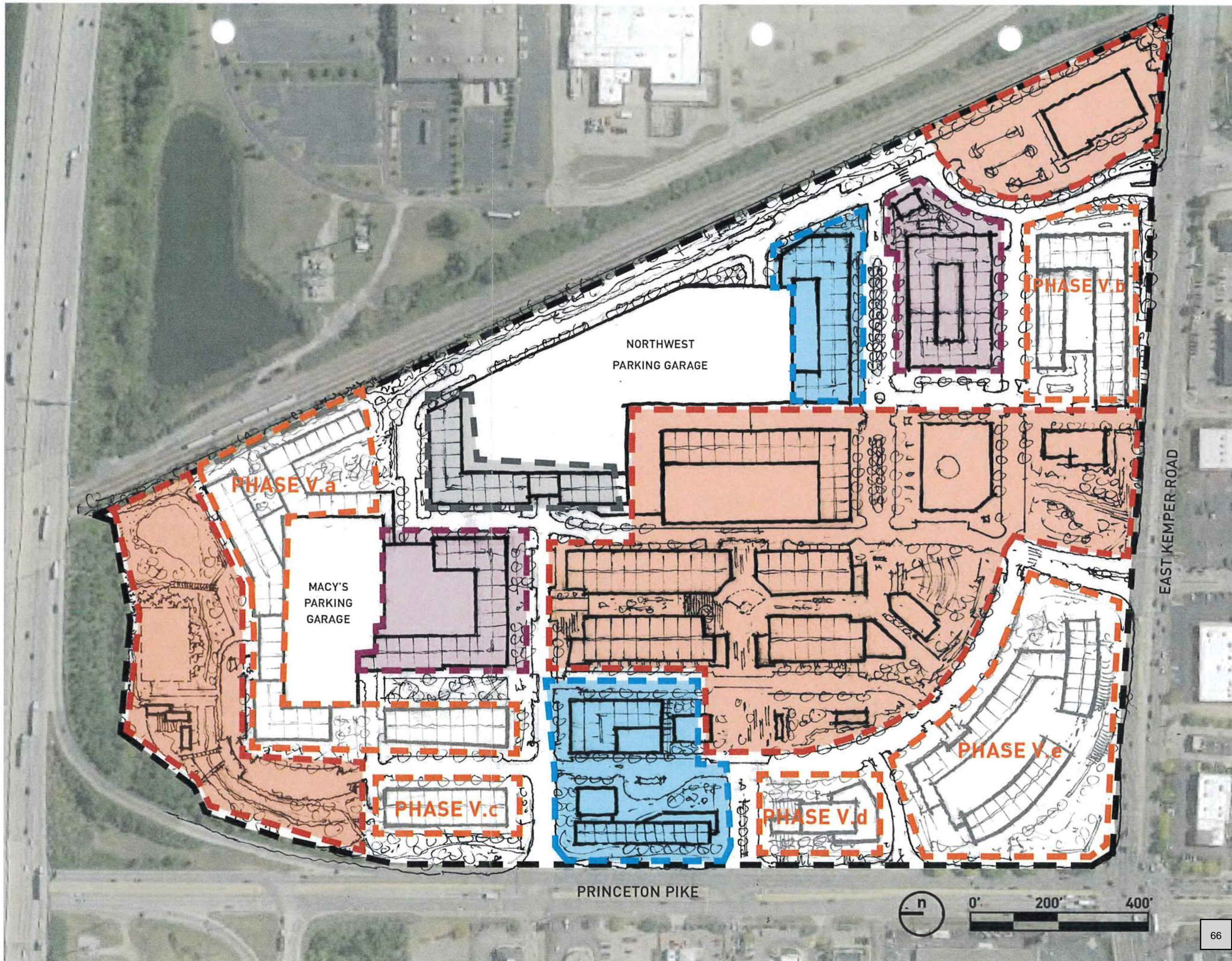
urban building type

- APARTMENTS 3 LEVELS
- APARTMENTS 4-5 LEVELS
- APARTMENTS 8+ LEVELS
- RESTAURANT
- RETAIL
- HOTEL
- CIVIC & GOVERNMENT

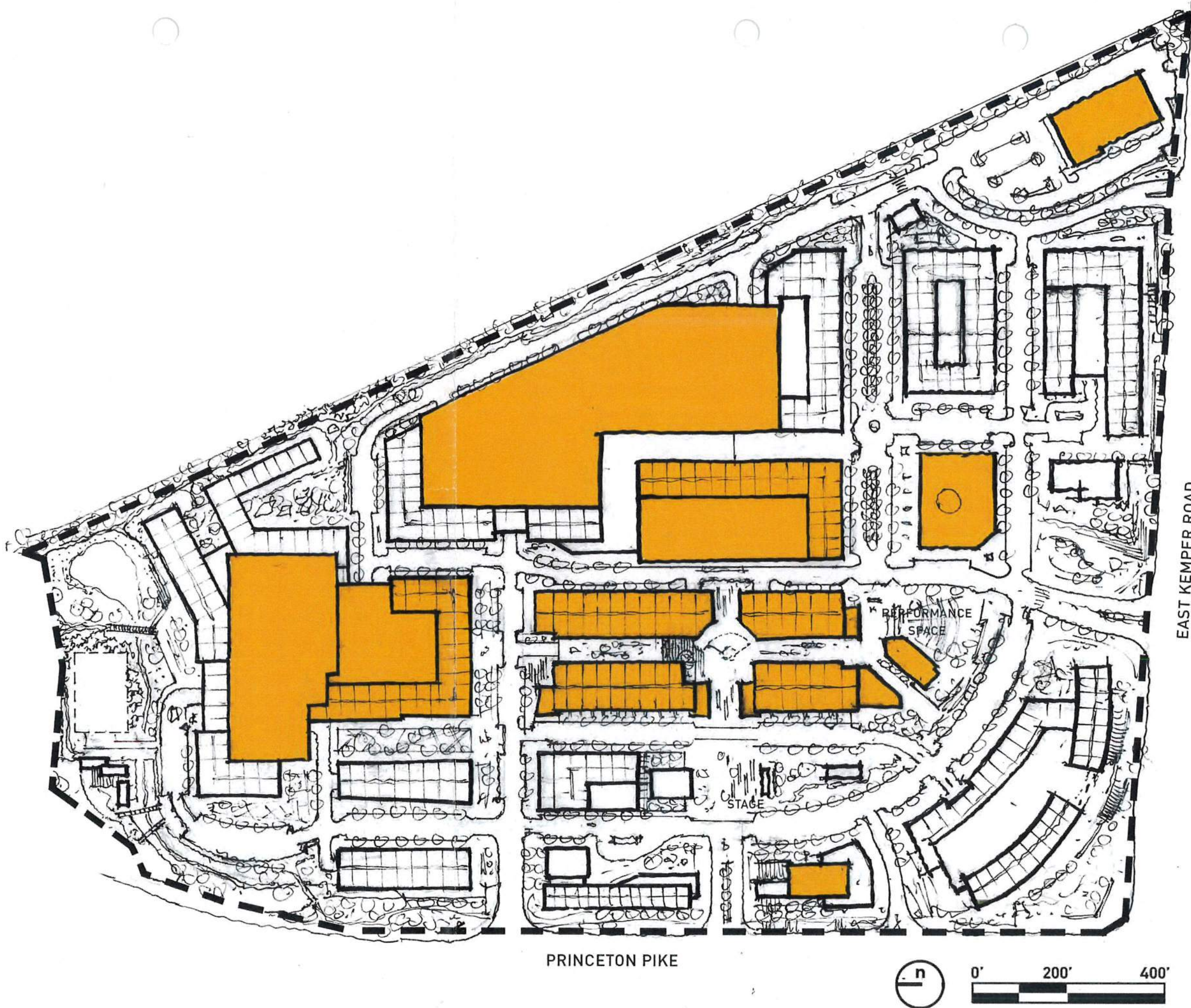


urban phasing

- PHASE I
300-400 MULTI-FAMILY UNITS
REC. CENTER - GROUND LEVEL
PLAZA & ENTERTAINMENT
DOG PARK
BIOSWALE & PARK
BIKING & WALKING TRAILS
CLEAN-UP EXISTING MACY'S
PHARMACY
- PHASE II
370 MULTI-FAMILY UNITS
HOTEL
PLAZA BOOKEND RESIDENTIAL
& RESTAURANT
- PHASE III
600 MULTI-FAMILY UNITS
MACY'S INFILL & OVERBUILD
GROCERY (35,000 SF)
- PHASE IV
200 MULTI-FAMILY UNITS AT
NORTHWEST GARAGE
- PHASE V.a
320 MULTI-FAMILY UNITS AT
MACY'S GARAGE NORTH
- PHASE V.b
200 MULTI-FAMILY UNITS
WITH RETAIL
- PHASE V.c
60 MULTI-FAMILY UNITS AT
MACY'S OUTPARCEL WEST
- PHASE V.d
RETAIL EXPANSION AT
STARBUCKS BUILDING
- PHASE V.e
250 MULTI-FAMILY UNITS
CORNER OF KEMPER & PRINCETON



urban
salvaged structure



urban
site amenities



Exhibit A
Major PUD Modification Application
REVISED 12/6/21

The purpose of this document is to set forth various factors that should accompany the application for a Major PUD Modification with the city of Springdale, Ohio (the “City”) on behalf of MSC PH JV, LLC (the “Applicant”). The Applicant presently has various Purchase and Sale Agreements (the “PSA’s”) in place to acquire, on or around March 1, 2022, the following assets:

- **Tri-County Mall** – 1.288 million square foot existing mall located on 71.766-Acres of land in the City (the “TC Mall”);
- **Macy’s Parcel** – 219,961 square foot existing big box, standalone facility which is an outparcel to the TC Mall and is located on 4.36-Acres of land in the City (the “Macy’s Parcel”);
- **Sears Parcel** – Approximate 200,000 square foot existing big box and automotive stand-alone building which is a part and inclusive of the TC Mall square footage, and is located on approximately 8-Acres of land (which is included in the TC Mall acreage) in the City (the “Sears Parcel”); and
- For purposes of this Application, the TC Mall, Macy’s Parcel and Sears Parcel shall collectively be referred to herein as the “Properties.”

In connection with the Application, the Applicant is seeking a Major PUD Modification from the existing TC Mall site and use, to a multi-structure, multi-phase, mixed-use development, that consists of residential, office, retail, food and beverage, entertainment, recreation, fitness, education and other general business and infrastructure uses (the “Proposed Project”). In connection with the overall TC Mall repurposing, the Applicant has engaged a third-party architectural firm, and they have assisted in the overall programming and high-level site plan for the Proposed Project (the “Concept Design”) that is to be a part of the Application. Although the Concept Design is preliminary and subject to modification based on market, economic and other circumstances, an initial draft of the Concept Design can be found in **Attachment 1**.

As part of the Application, certain aspects of the Proposed Project and Concept Design are as follows:

Proposed Phasing – Attached as **Attachment 2** is the suggested phasing plan for the Proposed Project. Although the phasing plan appears to be reasonable given today’s market and economic climate, it is subject to change in timing and phasing as a result of any future swing or change in the market circumstances or economic climate.

Green Space- Attached as **Attachment 3** is a high-level green space plan for the Proposed Project. As can be seen, it is estimated that the Concept Plan will incorporate at least 15% of green space. Although these plans are very preliminary and subject to a number of factors, anything that would be designed and submitted in the future would be subject to the then-current City Code and Building Design Standards.

Properties Re-Use- Attached as **Attachment 4** is a high-level and preliminary re-use plan of the Properties. Of course, it is envisioned that the majority of the Properties will be demolished down to the basic core shell and structure, it is the intent of the Applicant to alter the historical mall use into that which has been

described as the Proposed Project. Although these plans are very preliminary and subject to a number of factors, anything that would be designed and submitted in the future for either development or demolition, would be subject to the then-current City Code and Building Design Standards.

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- **Number of Building Structures-** Maximum of 20 residential buildings;
- **Number of Units-** Maximum of 2,600 residential units; and
- **Building Heights-** Maximum building height of 810-stories.

Parking Infrastructure- It is the intent of the Applicant to develop the Proposed Project based on a concept of “live, work, play, shop & recreate” design. As such, certain factors such as ride-share, electric vehicles, alternative vehicles, i.e., scooters, the walkability of the Proposed Project, etc., will be given consideration when determining the number of parking spaces required. Therefore, it is not envisioned that the parking requirements will be consistent with other, more legacy developments, due to the lack of a demand or requirement for a vehicle. Nevertheless, the following are the characteristics to factor into the parking infrastructure:

- **Existing Structured Parking Assets-** The Concept Plan provides for the Applicant to preserve and leverage the existing parking structures which currently contain approximately 3,100 combined spaces (the “**Current Garages**”). However, during the planning stages, the Applicant may determine, for engineering or other reasons, that the Current Garages may need to be altered or destroyed. Nevertheless, it is the Applicant’s desire to keep such Current Garages in the overall parking inventory;
- **Future Structured Parking Assets-** In addition to the Current Garages, the Applicant intends to incorporate additional surface and structured parking assets as part of the future development assets; and
- **On-Street Parking-** During the initial phases of the Proposed Project, the Properties will continue to maintain TC Mall surface parking, prior to such areas being affected by the demolition. However, as the multiple phases are commenced, the level of surface parking shall decline, and the aggregate structured parking shall rise accordingly. In the aggregate (surface, street, structure and Current Garages), the Applicant will adhere to the City Code and Building requirements for parking, which are subject to variance at the discretion of the Planning Commission.

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is envisioned that the following shall be the characteristics of the Retail, Entertainment and Restaurant Uses:

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Drainage Requirements - In connection with the City's Drainage Design requirements, the following is the current and proposed hydrology impacts of the Proposed Design:

- **Current Drainage System** - The current drainage system being used within the Properties is a combination of in-line drainage and two cisterns which are used to hold and detain water, prior to using the parking lot surface as additional detention;
- **Future Drainage System** – It is anticipated that the future drainage system will continue to be a combination of in-line drainage and two cisterns which will be used to hold and detain water. Of course, any additional improvements determined as a result of drainage studies will be completed in compliance with the City's Code and Building Design standards, subject to any permitted various determined by the Planning Commission.
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- **Current Drainage System** - The current on-site and off-site traffic design are that of a ring-road surrounding the perimeter of the TC Mall, and the number of curb cuts, traffic signals, stop signs, right-turn only access, etc. that exist, have been previously prepared, studied, engineered and installed for the eventual holiday peak shopping season;
- **Future Arterial System and Traffic Impacts** – Attached as **Attachment 5** is the proposed arterial plan for the Proposed Project. Prior to the submittal of any final plans, specification or applications for any Proposed Project-related building permits, the Applicant will perform an analysis to determine the most efficient flow of vehicular, pedestrian or bicycle traffic patterns. Of course, any additional alterations or proposed changes that are determined because of these studies will be completed and submitted in compliance with the City's Code and Building Design standards, subject to any permitted various determined by the Planning Commission. Additionally, any existing curb cuts, traffic lights, right-turn only access, etc. will remain in place and the Proposed Project will not alter these penetrations into either Kemper Road and Princeton Pike Road; and
- **Traffic Impacts** – It is the belief of the Applicant that the traffic impact of the Proposed Project will be such that the peak flows of traffic will be substantially less than that which was designed for the "holiday peak" shopping traffic of the TC Mall. The Applicant will secure a Traffic Impact Analysis that meets the requirements of the City's Code and Building Design Standards prior to the submittal for any building or construction permits, and the Applicant will comply with such City requirements, subject to any variance or modification determined by the Planning Commission.

PHASING PLAN

As a result of the Phasing Plan that has been conceived, the following are the phases, as well as a summary of the assets that are to be developed in each phase:

Phase 1

- 605,000 Sf of Multifamily Residential- Lofts for Rent (Transformed Space) 250 Units (325,000 sf), High Rise Apartments for Rent 200 Units (280,000 sf)
- 110,000 sf of Seasonal Space- Pavilion with Sound Stage For Music and / or Productions / Events / Exhibits (10,000 sf), Open Lawn / Plaza (65,000 sf), Courtyard: Farmers / Art / Craft / Flea Market / Food Truck (25,000 sf), Amphitheatre & Stage (Next To Brewery 10,000 sf)
- 784,000 sf of Green Space- Bioswale (70,000 sf), Greenspace Misc. (84,000 sf), Dog Park (450,000 sf), Bike / Hike Trail (180,000 sf)
- 16,000 sf of Sustainable Areas- Solar Array (15,000 sf), Uber / Lyft Pick Up and Drop Off (500 sf), Charging Station (500 sf)
- 20,000 sf of Entertainment Zone- Live Music Venues (Outdoor 5,000 sf), Live Music Venues (Indoor 15,000 sf)
- 172,000 sf of Restaurants, Bars & Retail- R&D Culinary Restaurant Concept (4,000 sf), Culinary School (80,000 sf), New Local Operators Concept (8,000 sf), Food Hall & Garden Indoor Dining / Kitchens (15,000 sf), Outdoor Dining Gardens (5,000 sf), BJ's Brewhouse Pub (15,000 sf), Mexican Restaurant (6,000 sf), General Retail / Restaurants (35,000 sf), Ice Cream (i.e., Graeters 4,500 sf)
- 400 sf of Specialized Retail- Dog Spa (400 sf - Mutt's Cantina)
- 300 sf of Services- Concierge / Property Management (100 sf), Amazon Pick Up & Drop Off (200 sf)
- 180,000 sf of Government - City Of Springdale Town Hall (60,000 sf), Library (30,000 sf), Rec Center (90,000 sf)
- 24,000 sf of Medical / Wellness- Pharmacy (24,000 sf)
- 80,000 sf of Office Space- Management Offices (15,000 sf), Coworking (65,000 sf)
- 1,052,000 sf of Public Transportation- (Streets, Street Parking, Sidewalks & Public Garages) - Macy's Garage (176,000 sf) & Main Garage (753,000 sf), Residential Parking (120,000 sf), Bus Stop (3,000 sf)

Phase 2

- 434,000 sf of Multifamily Residential- High Rise Apartments for Rent (310 Units - 434,000 sf)

- 6,000 sf of Green Space- Green Space Misc. (6,000 sf)
- 500 sf of Sustainable Areas- Charging Station (500 sf)
- 22,500 sf of Restaurants, Bars & Retail- Outback Steakhouse (8,500 sf), General Retail / Restaurants (11,000 sf), Florist (3,000 sf)
- 4,000 sf of Services- Cleaners (4,000 sf)
- 3,000 sf of Medical / Wellness- Yoga / Pilates (3,000 sf)
- 100,000 sf of Hotel- 116 Room “Urban Concept” (100,000 sf)

Phase 3

- 554,000 sf of Multifamily Residential- High Rise Apartments for Rent (330,000 sf), Mid Rise Apartments for Rent (224,000 sf)
- 40,000 sf of Green Space- Green Space Misc.
- 35,000 sf of Grocery- Whole Foods / Dorothy Lane (35,000 sf)
- 210,000 sf of Medical / Wellness- Life Science Incubator /MOB (210,000 sf)
- 60,000 sf of Parking- Indoor Residential Parking (60,000 sf)

Phase 4

- 420,000 sf of Multifamily Residential- High Rise Apartment (420,000 sf - 300 Units)
- 6,000 sf of Green Space- Misc. Green Space (6,000 sf)
- 1,000 sf of Sustainable Areas- Uber / Lyft Pick Up & Drop Off Locations (500 sf), Charging Station (500 sf)

Phase 5A

- 543,000 sf of Multifamily Residential- High Rise Apartments for Rent (385,000 sf - 275 Units), Mid Rise Apartments for Rent (98,000 sf - 70 Units), Low Rise Apartments for Rent (60,000 - 50 Units)
- 39,000 sf of Green Space – Garden (Vegetable / Herb - 5,000 sf), Retreat Garden (Water - 28,000 sf), Green Space Misc. (6,000 sf)
- 500 sf of Sustainable Areas- Charging Stations
- 6,000 sf of Restaurants, Bars & Retail- General Retail / Restaurants (6,000 sf)
- 12,000 sf of Specialized Retail- Spa (12,000 sf)

- 6,000 sf of Services- Pet Grooming / Pet Sitting

Phase 5B

- 280,000 sf of Multifamily Residential- Mid Rise Apartments for Rent (280,000 sf - 200 Units)
- 18,000 sf of Restaurants, Bars & Retail- General Retail / Restaurants
- 42,000 sf of Public Transportation- Indoor Residential Parking (42,000 sf)

Phase 5C

- 72,000 sf of Multifamily Residential- Low Rise Apartments for Rent (72,000 sf - 60 Units)
- 14,000 sf of Restaurants, Bars & Retail- Bar / Brewery
- 22,000 sf of Public Transportation- Indoor Residential Parking

Phase 5D

- 13,000 sf of Restaurants, Bars & Retail- Chipotle (2,500 sf), Starbucks (2,000 sf), Bakery (Buskin's - 3,500 sf), Breakfast (Breakfast Club, First Watch - 5,000 sf)
- 6,000 sf of Services- Mail & Package (Fed Ex - 6,000 sf)

Phase 5E

- 240,000 sf of Multifamily Residential- Mid Rise Apartments for Rent (240,000 sf - 200 Units)
- 9,000 sf of Restaurants, Bars & Retail- Higher End Restaurant (Capital Grille - 9,000 sf)
- 52,000 sf of Public Transportation- Indoor Residential Parking (52,000 sf)



**Tri-County Mall
11700 Princeton Pike
Major PUD Amendment
Application #2021-1507
December 7, 2021 **(REVISED)****

Request:

To demolish a significant portion of the existing Tri-County Mall and redevelop the site for a mixed use development.

Comments:

The applicant is requesting amendment to the approved Final Development Plan for Tri-County Mall to allow for the redevelopment of the site as a mixed use development. Preliminary plans indicate that the two existing parking garages, which contain 3,100 spaces, could remain along with portions of other buildings. The development could include multi-family residential, retail, restaurants, entertainment, office, and hotel, recreation, fitness, and education uses. The redevelopment which would be constructed in a series of five phases with potential sub phases. Since the proposed amendment includes uses other than those previously approved in this PUD, Staff believes the amendment is major pursuant to Section 153.256 (H) (3). The two members of Council who serve on Planning Commission will need to determine if the proposed development is a major departure from approved plans requiring a major amendment to the PUD.

Should Planning Commission choose to recommend the proposed major amendment and Preliminary Development Plan to City Council, the following items need to be considered:

1) The following uses be permitted as a part of the PUD amendment:

A) Multi-family Residential Use:

- i.) Maximum Number of Buildings: 20 Buildings
- ii.) Maximum Number of Units: 2,600 Units
- iii.) Maximum Building Height: ~~Ten~~ **Eight** Stories

B) Retail, Entertainment and Restaurant Uses:

- i.) Maximum Number of Buildings: ~~30~~ **20** Buildings
- ii.) Maximum Number of Square Feet: ~~600,000~~ **300,000** SF
- iii.) Maximum Building Height: Two Stories

C) Fitness Uses:

- i.) Maximum Number of Buildings: Two Buildings
- ii.) Maximum Number of Square Feet: ~~200,000~~ **120,000** SF
- iii.) Maximum Building Height: Two Stories

D) Office Uses:

- i.) Maximum Number of Buildings: ~~Five~~ **Three** Buildings
- ii.) Maximum Number of Square Feet: ~~750,000~~ **500,000** SF
- iii.) Maximum Building Height: Five Stories

E) Hospitality Uses:

- i.) Maximum Number of Buildings: Two Buildings
- ii.) Maximum Number of Square Feet: 400 Room Keys
- iii.) Maximum Building Height: Five Stories

F) Site Amenities:

The development is to include a variety of site amenities including nature trails, a dog park, gathering areas, biking and walking trails, and residential open spaces.

G) Additional Uses:

Other uses which are determined by the Planning Commission to be consistent and complimentary to the uses listed above.

- 2) A minimum of 15% of the entire PUD site is to be open space, as defined in Section 153.600.
- 3) The Development Standards contained in Section 153.255 (E) be utilized in the design of the PUD unless modified by Planning Commission.
- 4) Off-street parking be provided and designed pursuant to Section 153.302 unless modified by Planning Commission. Parking may be provided in a combination of garage, surface and on-street parking spaces.
- 5) Outdoor lighting be provided pursuant to the requirements of Section 153.351 unless modified by Planning Commission.
- 6) Landscaping be provided per the requirements of Sections 153.400 through 153.407 unless modified by Planning Commission.
- 7) Signage be provided pursuant to the standards contained in Sections 153.400 through 153.463 unless modified by Planning Commission.
- 8) The applicable provisions of Article 153.252 (F) be addressed unless modified by Planning Commission.
- 9) The applicable provisions of Article 153.253 (D) and (E) be provided unless modified by Planning Commission.

Submitted By:

Anne F. McBride, FAICP
City Planner

TRI-COUNTY MALL REDEVELOPMENT
11700 PRINCETON PIKE
PLAN REVIEW APP #20211507
21020114
DECEMBER 3, 2021

PLANNING COMMISSION REVIEW



PROJECT SITE

REQUEST: Preliminary Plan approval for a major modification to the Tri-County Mall PUD to include multi-structure, multi-phase, mixed-use development, that consists of residential, office, retail, food and beverage, entertainment, recreation, fitness, education and other general business and infrastructure uses.

To the extent that the submitted Preliminary Plans allow, a plan review has been completed. A comprehensive plan review of the project cannot be completed until complete Development Plans have been submitted. Please note that this Development is to comply with all applicable requirements of the City of Springdale's Code of Ordinances, specifically Title XV: Land Usage, unless approved otherwise by Planning Commission.

A. LAND USAGE (Chapter 150)

1. The Planning/Zoning Application noted that the area of the development is to be approximately 75 acres. The submitted owner's affidavits lists the following parcels to be included in the development:

Owner	Parcel ID	Area (Acres)
Tri County Mall, LLC	0599-0010-0337-00	0.719
	0599-0010-0338-00	69.257
	0599-0010-0212-00	5' x 58.57' (0.006)
	0599-0010-0319-00	0.957
	0599-0010-0220-00	0.377
	0599-0010-0007-00	206.29' x 322.97' (0.752)
	0599-0010-0211-00	18.40' X 48.9' (0.018)
Lazarus / Macy's	0599-0010-0070-00	3.813
	0599-0010-0213-00	0.057
	0599-0010-0210-00	0.452
TOTAL:		76.480

B. TRAFFIC (Chapter 150)

1. The site concept plans dated November 11, 2019 do not show any change in access to Kemper Road or Princeton Pike.
2. A Preliminary Traffic Memorandum dated December 1, 2021 that preliminary compares the traffic generated from proposed land uses against 2006 traffic counts associated with the mall site was submitted late in the application review process and Staff will work with the applicant to establish appropriate trip generation assumptions to be used in a Traffic Impact Study (TIS) for approval of the final development plan.
3. The TIS shall consider pedestrian, transit, and bicycle traffic to allow for the city to plan for future infrastructure improvements surrounding the development. The full build out of the development shall not significantly increase trips generated from the development compared to the trips expected to be developed from the existing land use(s).

C. STORMWATER MANAGEMENT (Chapter 151)

1. Per City regulations 151.04(A)(1), Every Subdivision and land development shall be provided with a Storm Water Management System which is adequate to serve the area and meets the requirements of this chapter and other criteria of the City.
 - a. It is understood that two underground storage tanks and in-line storage facilities have been constructed and are in operation to serve the existing Tri-County Mall site. The applicant has indicated that the future drainage system will continue to utilize the combination of in-line storage and the two cisterns to detain water and that any additional improvements determined as a result of drainage studies will be completed

in compliance with the City's Code and Building Design standards, subject to any permitted various determined by the Planning Commission.

2. The site concept plans dated November 19, 2021 appear to provide a decrease in site impervious area. The reduction in site impervious area is expected to decrease the amount of stormwater runoff and improve stormwater quality however the stormwater management system analysis must be performed in accordance with Chapter 151 and applicable provisions of Chapter 150 of the City Regulations for approval of the final development plan.

D. PLANNING COMMISSION CONSIDERATIONS

Should Planning Commission choose to recommend the proposed major amendment and preliminary development plan to City Council, the following items need to be considered:

1. This Development is to comply with all applicable requirements of the City of Springdale's Code of Ordinances, specifically Title XV: Land Usage, unless approved otherwise by Planning Commission.
2. A traffic impact study shall be performed for approval of the final development plan. The TIS shall consider discuss pedestrian, transit, and bicycle traffic to allow for the city to plan for future infrastructure improvements surrounding the development. The full build out of the development shall not significantly increase trips generated from the development compared to the trips expected to be developed from the existing land use(s).
3. A stormwater management system analysis must be performed in accordance with Chapter 151 and applicable provisions of Chapter 150 of the City Regulations for approval of the final development plan.

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

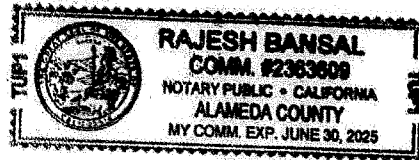
County of Alameda

Subscribed and sworn to (or affirmed) before me on this 3 day of December,
2021 by Jinshan Mao

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

[Signature]
Signature

(Seal)



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Owner's affidavit
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date _____

Additional Information _____

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
 - ❖ Additional Information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.



CITY OF SPRINGDALE - BUILDING DEPARTMENT
 11700 SPRINGFIELD PIKE SPRINGDALE, OHIO 45246
 PHONE: 513-346-5730 FAX: 513-346-5747
 WEBSITE: www.springdale.org/building-department.aspx
 EMAIL: Building@Springdale.org

Application Number

PLANNING/ZONING APPLICATION

Project Name: Tri-County Mall Repurposing Project **Total Area/Development:** 75 +/- Acres
(Please provide a common name to describe this project) (Provide a list of All Parcels associated with Project)

Project Location: 11700 Princeton Pike Road, Springdale, Ohio 75246
(Street No.) (Street Name) (Springdale, Ohio) (Zip Code)

Area of this Parcel: ~~70.40~~ 69.257 Acres **Parcel ID:** 059900 ~~10-0320-00~~ 10-0338-00
(From Auditor's Website; Use additional sheets for all associated Parcel Numbers of DIFFERENT Property Owners)
 (List all Parcels owned by the Property Owner listed below)

Area of this Parcel: <u>0.006</u> Acres	Parcel ID: 059900 <u>10-0212-00</u>
Area of this Parcel: <u>0.957</u> Acres	Parcel ID: 059900 <u>10-0319-00</u>
Area of this Parcel: <u>0.377</u> Acres	Parcel ID: 059900 <u>10-0220-00</u>
Area of this Parcel: <u>0.752</u> Acres	Parcel ID: 059900 <u>10-0007-00</u>
<u>0.018</u>	59900 10-0211-00
<u>0.791</u>	59900 10-0337-00
	415 412-2610 <small>(Daytime Phone Number)</small>

Property Owner: Tri County Mall, LLC
(Name From Auditor's Website)

11700 Princeton Pike OFC, Cincinnati, OH 45246-747
(Mailing Address: Street No; Street Name, City, State, Zip)

echoi@tricitymall.com
(E-mail Address)

Note: Please provide One Affidavit for Each Different Parcel Owner Associated with this Project.

OWNER'S AFFIDAVIT

STATE OF OHIO, COUNTY OF HAMILTON

I (we) JINSHAN MAO, hereby certify that we are the owners of the real estate listed above which is the subject of this application; that we hereby consent to the Planning Commission of the City of Springdale acting on my/our application for the subject real estate. We understand that our application will be considered and processed in accordance with the regulations as set forth by the City of Springdale Building Department and Zoning Code; that we agree to accept, fulfill and abide by those regulations and all stipulations and conditions attached to the property by the Planning Commission of the City of Springdale. The statements and attached exhibits provided are in all respects true and correct to the best of my/our knowledge and belief.

Mao Jin
 Signature

 Mailing Address

 City and State

 Phone

Subscribed and sworn to before
 me this ____ day of _____, 20____

Notary Public **SEE ATTACHED Acknowledgement OR Jurat**



CITY OF SPRINGDALE - BUILDING DEPARTMENT
 11700 SPRINGFIELD PIKE SPRINGDALE, OHIO 45246
 PHONE: 513-346-5730 FAX: 513-346-5747
 WEBSITE: www.springdale.org/building-department.aspx
 EMAIL: Building@Springdale.org

Application Number

PLANNING/ZONING APPLICATION

Project Name: Tri County Mall Repurposing Project **Total Area/Development:** 7571 Acres
(Please provide a common name to describe this project) (Provide a list of All Parcels associated with Project)

Project Location: 11700 PRINCETON PIKE ROAD, Springdale, OH 45246
(Street No.) (Street Name) (Springdale, Ohio) (Zip Code)

Area of this Parcel: <u>3.813</u> Acres	Parcel ID: 059900 <u>100070</u>
<small>(From Auditor's Website; Use additional sheets for all associated Parcel Numbers of DIFFERENT Property Owners)</small>	
<small>(List all Parcels owned by the Property Owner listed below)</small>	
Area of this Parcel: <u>0.052</u> Acres	Parcel ID: 059900 <u>100213</u>
Area of this Parcel: <u>0.452</u> Acres	Parcel ID: 059900 <u>100210</u>
Area of this Parcel: _____ Acres	Parcel ID: 059900 _____
Area of this Parcel: _____ Acres	Parcel ID: 059900 _____

Property Owner: Lazarus Real Estate, Inc., predecessor-in-interest to Macy's Retail Holdings, LLC 513-579-7447
(Name From Auditor's Website) (Daytime Phone Number)

145 Progress Place, Springdale, Ohio 45246 charles.digiovanna@macys.com
(Mailing Address: Street No; Street Name, City, State, Zip) (E-mail Address)

Note: Please provide One Affidavit for Each Different Parcel Owner Associated with this Project.

OWNER'S AFFIDAVIT

STATE OF OHIO, COUNTY OF HAMILTON

I (we) Charles P. DiGiovanna, Vice President of Macy's Retail Holdings, LLC, hereby certify that we are the owners of the real estate listed above which is the subject of this application; that we hereby consent to the Planning Commission of the City of Springdale acting on my/our application for the subject real estate. We understand that our application will be considered and processed in accordance with the regulations as set forth by the City of Springdale Building Department and Zoning Code; that we agree to accept, fulfill and abide by those regulations and all stipulations and conditions attached to the property by the Planning Commission of the City of Springdale. The statements and attached exhibits provided are in all respects true and correct to the best of my/our knowledge and belief.

Further, I understand that I am responsible for the review costs incurred by the City as described more specifically in Section 1, 2 of the Checklist associated with this Application. I also understand that failure to pay such fees within 30 days of invoice shall halt all processing and review of the site development plans or shall cause suspension of all development activities on the site and shall possibly result in a municipal lien being placed against the property to recover the expenses.



NOTARY PUBLIC
 STATE OF OHIO
 Comm. Expires
 10-15-2024

[Signature]
 Signature

145 Progress Place
 Mailing Address

Springdale, Ohio 45246
 City and State

513-579-7447
 Phone

Subscribed and sworn to before
 me this 23 day of November, 2021

[Signature]
 Notary Public

Memorandum

Project #
211222.000

TO: Andrew McQuilken, BHDP
CC:
FROM: David V. Wright, PE
DATE: December 1, 2021
RE: Tri-County Mall Development – Civil Engineering Narrative

Civil Engineering

Civil Engineering for the project can be broken into two major scopes of work. The first scope of work is the design of the relocation of existing public utilities. The second scope of work is the design of the proposed building and site improvements.

Re-location of Public Utilities

Water

As indicated on the Cincinnati Water Works record drawings, there is a 12" public waterline that branches off of a 12" line in Kemper Road and runs to the north along the west side of the current mall building. Portions of this waterline will need to be relocated in order to facilitate the new development. Based upon record drawings it appears this public waterline has multiple branches that service the existing mall with both domestic and fire water. Kleingers will work with the City of Cincinnati Water Works and City of Springdale Public Works to define where the proposed waterline will be located and how the newly constituted development will be served both while construction is commencing and after construction has been completed.

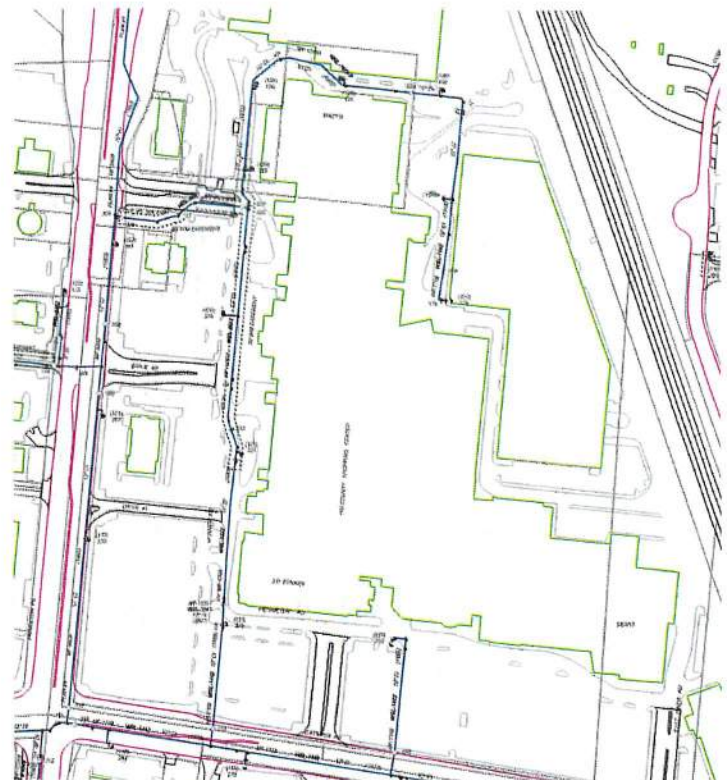


Figure 1 - CWW Record Drawings

Sewer

Based upon MSD record drawings, an 8" sanitary sewer for the mall runs along the west side of the existing mall building and runs to the north where it drains into a trunk sanitary sewer main along the north boundary of the property. Construction of the proposed buildings will impact the existing sanitary sewer and will need to be relocated. Kleingers will work with the Metropolitan Sewer District to define where the proposed sanitary sewer will be located and how the newly constituted development will be served both while construction is commencing and after construction has been completed.

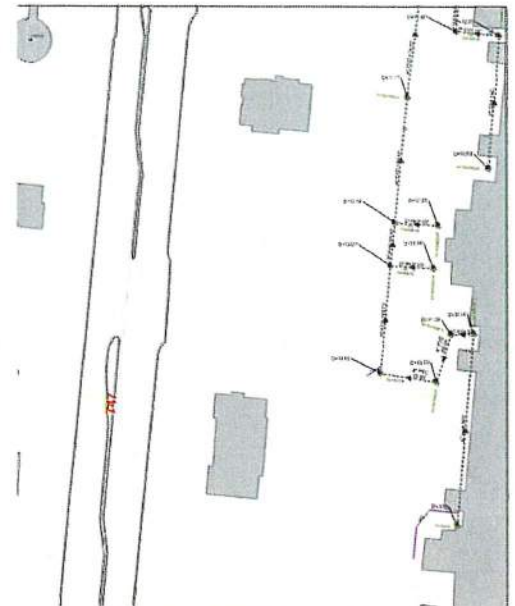


Figure 2 - MSD Record Drawing

Electric

Based upon available record data it appears that electric runs underground along the west side of the building paralleling the water & sewer mains and ultimately wraps around the south side of the building. The electric appears to be in the way of the proposed buildings and will need to be relocated.

Tri-County Mall Redevelopment Site Improvements

The proposed Site Improvements are fairly broad encompassing much of the 71 acre site. Current concepts show large swaths of existing surface parking being re-constituted into new buildings, parks, and plazas. The existing parking garages are currently anticipated to remain.

Limited demolition of the existing structure(s) will be necessary. The current intent is to re-purpose portions of the buildings, so selective demolition will need to occur. Services will need to be terminated per local utility requirements. The demolished material should be hauled off-site and disposed of properly.

Grading for the new development will likely be relatively minimal given the magnitude of the development and the existing drainage patterns that exist within the site. The property currently falls from the south to the north by over 60 feet. It's Kleingers' expectation that the grading for the new development will generally follow existing grades.

Water, sewer, & electric utility services for the new buildings will largely come off of the re-located utilities and the existing utility infrastructure that surrounds the site. The sizing of the domestic and fire water will be verified with the MEP designer with City input for the project.

There are existing underground detention chambers which are just north and west of the site. Given the age of the building and improvements, Kleingers anticipates that at a minimum post-construction stormwater quality will have to be designed for and accommodated by this proposed project. It should be noted that as currently constituted, Kleingers anticipates the new development will incorporate significantly more pervious surfaces than what exist currently which should reduce post-construction stormwater runoff.

For the purposes of sediment control, it is assumed that a sedimentation basin will be required on the north end of the site. This sedimentation basin will tie into the existing waterway at the northwest corner of the site. The plans will also include provisions for other sedimentation and erosion mitigation practices such as silt fence, check dams, and inlet protection.

ATTACHMENT 1

CONCEPT PLAN

Urban
Building type

-  APARTMENTS 3 LEVELS
-  APARTMENTS 4-5 LEVELS
-  APARTMENTS 8+ LEVELS
-  RESTAURANT
-  RETAIL
-  HOTEL
-  CIVIC & GOVERNMENT



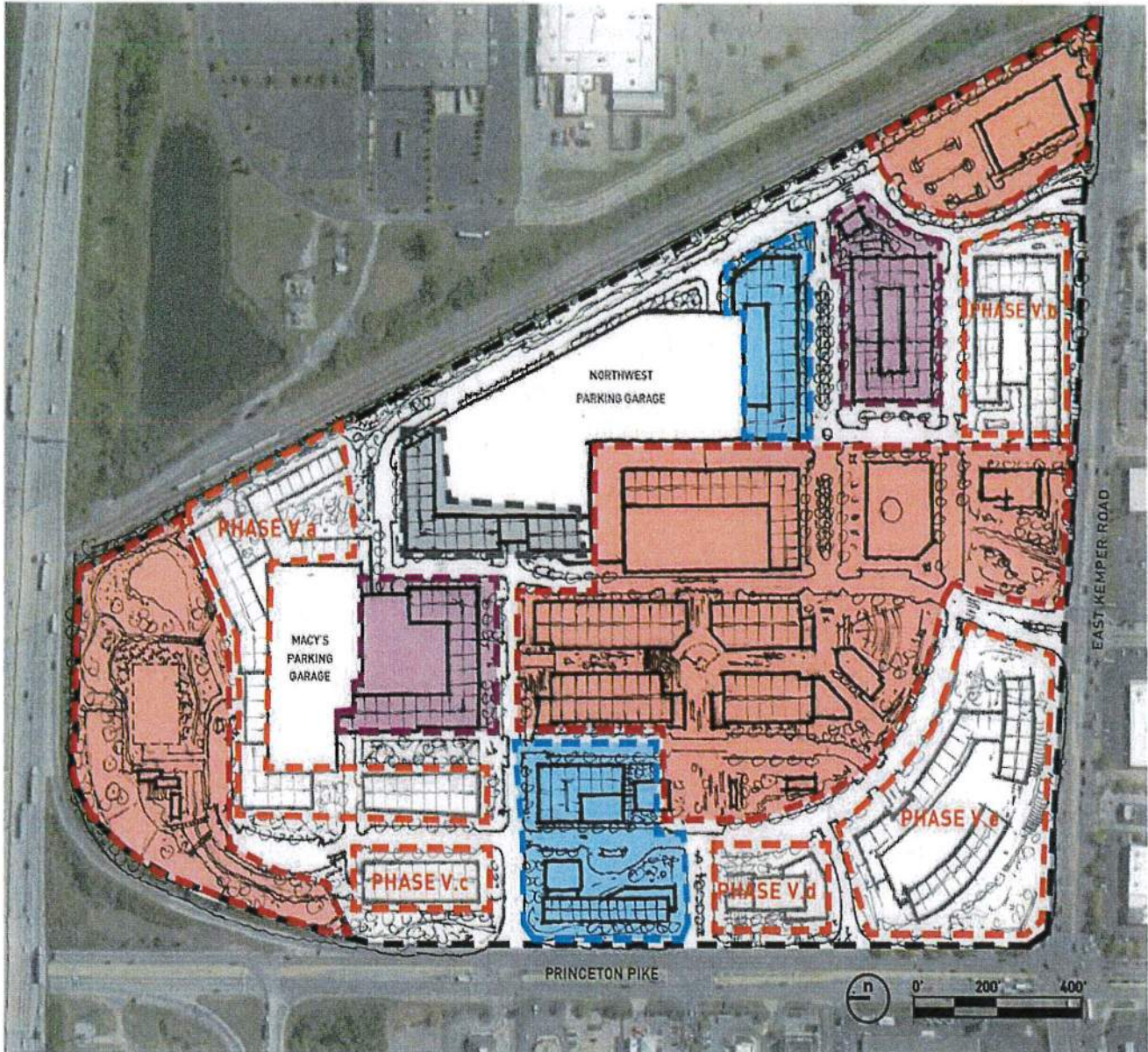
BHDP
2021.11.19

ATTACHMENT 2

PHASING PLAN

Urban
Phasing

- PHASE I**
300-400 MULTI-FAMILY UNITS
REC. CENTER - GROUND LEVEL
PLAZA & ENTERTAINMENT
DOG PARK
BIOSWALE & PARK
BIKING & WALKING TRAILS
CLEAN-UP EXISTING MACY'S
PHARMACY
- PHASE II**
370 MULTI-FAMILY UNITS
HOTEL
PLAZA ROOKEND RESIDENTIAL
& RESTAURANT
- PHASE III**
600 MULTI-FAMILY UNITS
MACY'S INFILL & OVERBUILD
GROCERY (135,000 SF)
- PHASE IV**
200 MULTI-FAMILY UNITS AT
NORTHWEST GARAGE
- PHASE V.a**
320 MULTI-FAMILY UNITS AT
MACY'S GARAGE NORTH
- PHASE V.b**
200 MULTI-FAMILY UNITS
WITH RETAIL
- PHASE V.c**
60 MULTI-FAMILY UNITS AT
MACY'S OUTPARCEL WEST
- PHASE V.d**
RETAIL EXPANSION AT
STARBUCKS BUILDING
- PHASE V.e**
250 MULTI-FAMILY UNITS
CORNER OF KEMPER & PRINCETON



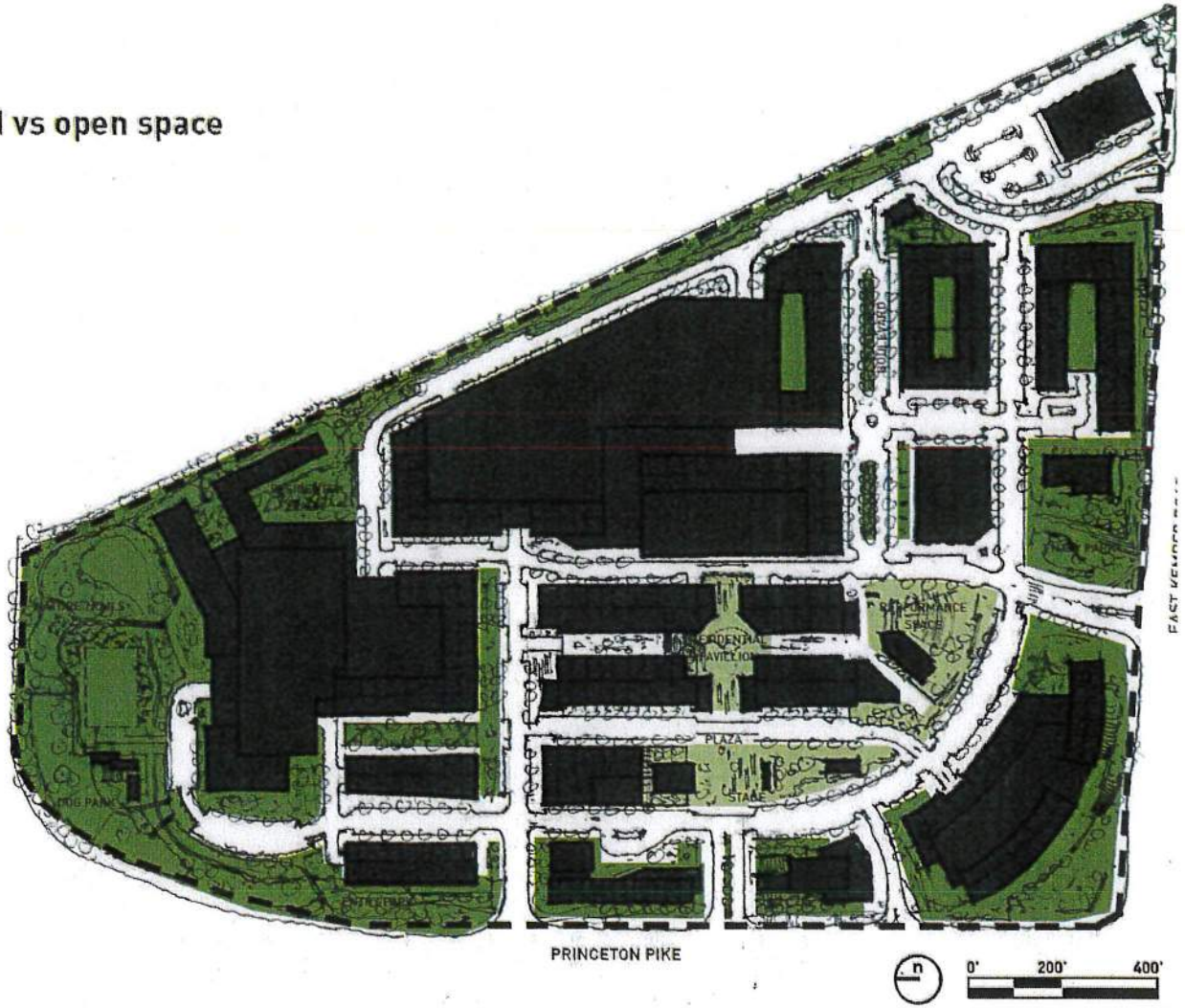
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1021 11 19

ATTACHMENT 3

GREEN SPACE PLAN

Urban

Figure ground - build vs open space

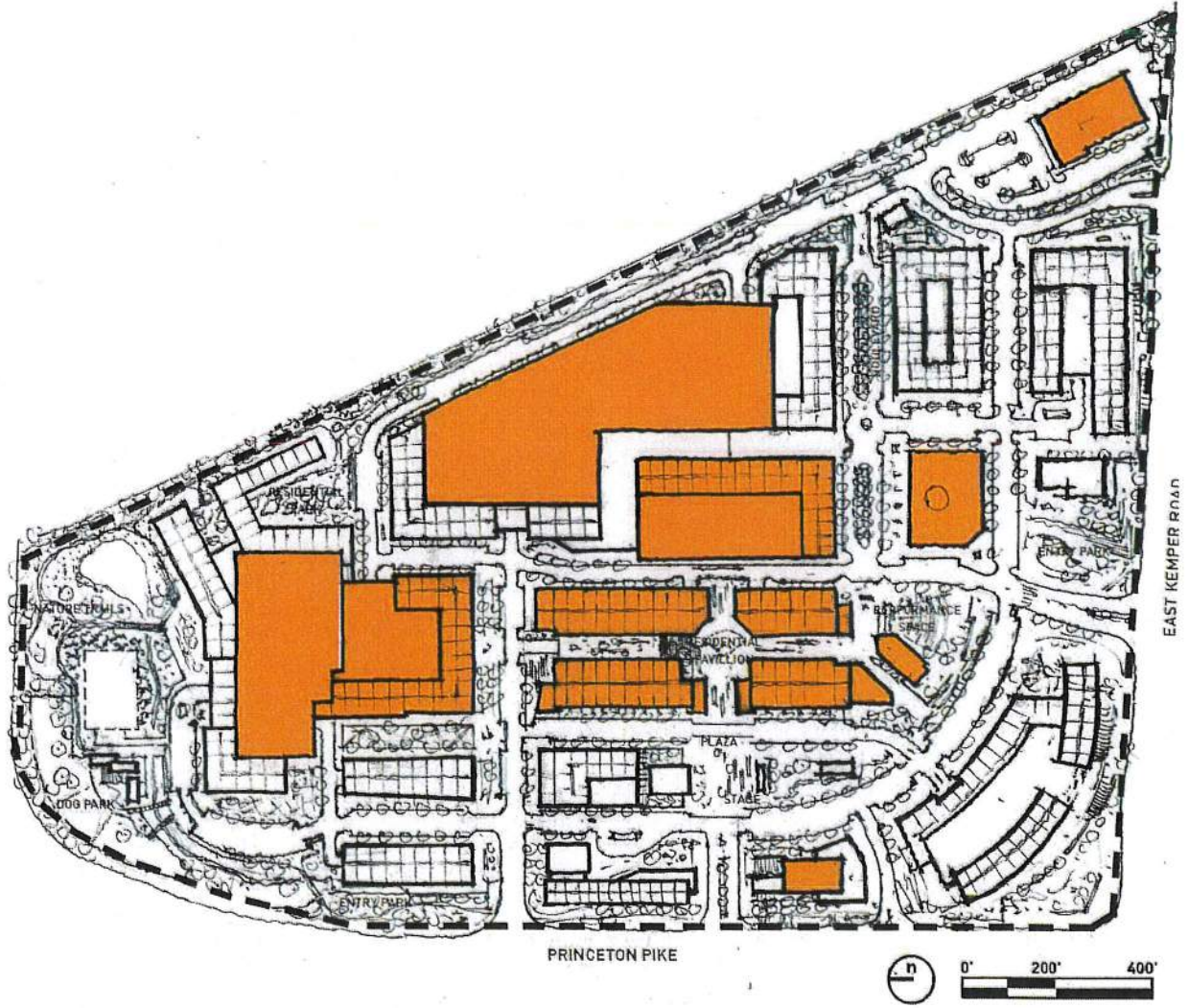


BHDP
2021.11.19

ATTACHMENT 4

MALL RE-USE PLAN

urban
salvaged structure

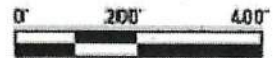
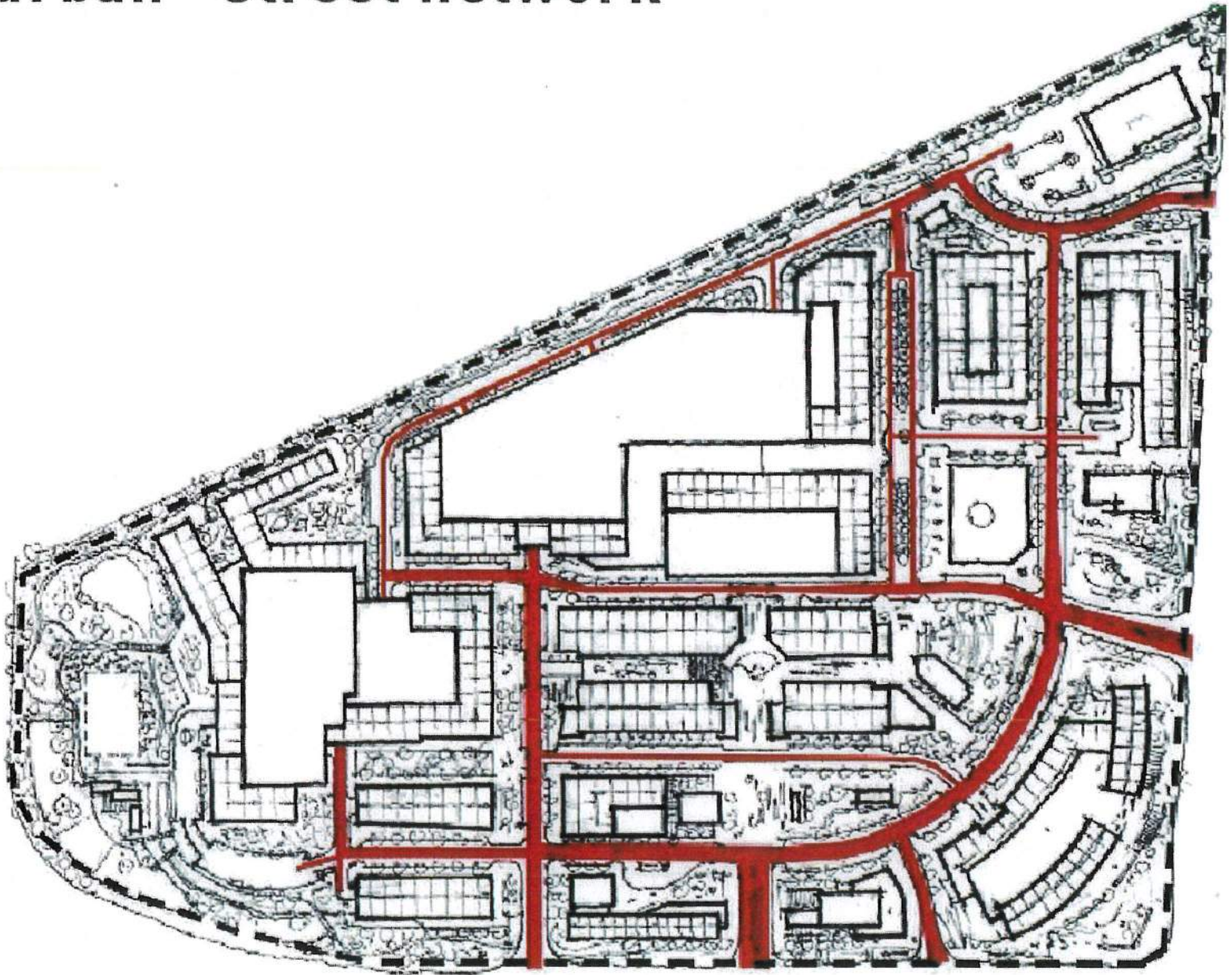


BHDP
2021.11.19

ATTACHMENT 5

ARTERIAL PLAN

urban - street network



TRI COUNTY SITE URBAN REDEVELOPMENT					
FINAL (UPDATED RESIDENTIAL/RESTAURANT/RETAIL BY PHASE TOTALS)					
PROGRAM	INDOOR / OUTDOOR	#	AVG. SQ.FT.	PHASE	TOTAL

RESIDENTIAL (MULTIFAMILY DENSITY	MIN.	2375			3148000
RESIDENTIAL PHASE 1		450			605000
RESIDENTIAL PHASE 2		310			434000
RESIDENTIAL PHASE 3		460			554000
RESIDENTIAL PHASE 4		300			420000
RESIDENTIAL PHASE 5A		395			543000
RESIDENTIAL PHASE 5B		200			280000
RESIDENTIAL PHASE 5C		60			72000
RESIDENTIAL PHASE 5D		0			0
RESIDENTIAL PHASE 5E		200			240000
OUTDOOR PROGRAMMING / SEASONAL SPACES		3			125000
OPEN LAWN / PLAZA	OUTDOOR	1	65000	1	65000
COURTYARD: FARMERS/ART/CRAFTS/FLEA MARKET/FOOD TRUCK	OUTDOOR	1	25000	1	25000
AMPHITHEATER and STAGE (NEXT TO BREWERY)	OUTDOOR	1	10000	1	35000
GREEN SPACE		39			875000
SUSTAINABLE AREAS		9			18000
ENTERTAINMENT ZONE		3			30000
RETAIL, RESTAURANTS & BARS PHASE 1		19			177200
RETAIL, RESTAURANTS & BARS PHASE 2		6			29500
RETAIL, RESTAURANTS & BARS PHASE 3		1			35000
RETAIL, RESTAURANTS & BARS PHASE 4		0			0
RETAIL, RESTAURANTS & BARS PHASE 5A		3			24000
RETAIL, RESTAURANTS & BARS PHASE 5B		4			18000
RETAIL, RESTAURANTS & BARS PHASE 5C		1			14000
RETAIL, RESTAURANTS & BARS PHASE 5D		5			19000
RETAIL, RESTAURANTS & BARS PHASE 5E		1			9000
GOVERNMENT		1			90000
MEDICAL/WELNESS		1			210000
HOTEL 116 ROOM "URBAN CONCEPT"		1			100000
OFFICE SPACE		1			160000
PUBLIC TRANSPORTATION		16			1228300
STREETS, STREET PARKING AND SIDEWALKS	OUTDOOR	1		1	TBD
PUBLIC GARAGES					
MACY'S GARAGE	OUTDOOR	1	176000	1	176000
MAIN GARGAGE	OUTDOOR	1	753000	1	753000
RESIDENTIAL PARKING	INDOOR	1	120000	1	120000
RESIDENTIAL PARKING	INDOOR	1	52000	5E	52000
RESIDENTIAL PARKING	INDOOR	1	42000	5B	42000
RESIDENTIAL PARKING	INDOOR	1	22000	5C	22000
RESIDENTIAL PARKING	INDOOR	1	60000	3	60000
BUS STOP	OUTDOOR	2	1500	1	3000
DRONE TAXI/DELIVERY LANDINGS	OUTDOOR	1	50	1	50
DRONE TAXI/DELIVERY LANDINGS	OUTDOOR	1	50	2	50
DRONE TAXI/DELIVERY LANDINGS	OUTDOOR	1	50	3	50
DRONE TAXI/DELIVERY LANDINGS	OUTDOOR	1	50	4	50
DRONE TAXI/DELIVERY LANDINGS	OUTDOOR	1	50	5A	50
DRONE TAXI/DELIVERY LANDINGS	OUTDOOR	1	50	5B	50

ORDINANCE NO. 59-2024

AN ORDINANCE DECLARING CERTAIN CITY PROPERTY AS SURPLUS PROPERTY AND AUTHORIZING THE SALE, DISPOSAL, OR TRANSFER OF SAID SURPLUS PROPERTY AND DECLARING AN EMERGENCY

WHEREAS, Council has determined that certain property of the City is no longer needed by the City for municipal purposes or useful as such, absolutely or temporarily.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, _____ members elected thereto concurring:

Section 1. Consistent with Article VIII, Section C(3) of the Charter of the City, and as permitted by Ohio Revised Code Section 721.15, the items listed on the attached Exhibit A owned by the City are hereby declared to be surplus property no longer needed for municipal purposes or useful as such, absolutely or temporarily, and that such property may be sold, by internet auction or otherwise, transferred, disposed of, or traded in by the City and may have the value credited against the purchase price of other personal property to be used by the City.

Section 2. That the City Administrator is hereby authorized to dispose of said property in the manner specified herein.

Section 3. Council hereby finds and determines that all formal actions relative to the passage of this legislation were taken in an open meeting of this Council, and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. That this Ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II(D)(3)(d) of the Charter, be effective immediately. The reason for said declaration of emergency is the need to enable the City to dispose of the property at the earliest possible date to allow for some of the property to be used as part of a trade involving another transaction that must be completed within deadlines to preserve the quoted price.

Passed this 20th day of November, 2024.

President of Council

Attest:

Clerk of Council

Approved:

Mayor

Date

EXHIBIT A
ORDINANCE NO. 59-2024

Asset ID	Qty	Description	Serial or Model Number
HLTH 01-2024	1	iPhone Xr	MT3A2LL/A, DX3ZF21YKXL4
HLTH 02-2024	1	iPhone 13	MLAA3LL/A, YR5WMKQ6RN
HLTH 03-2024	1	iPhone 8 Plus	MQ9A2LL/A, FD1XH053JCLN
HLTH 04-2024	1	iPhone 13	MLAA3LL/A, N2M99DT42N
HLTH 05-2024	1	Samsun Galaxy S20FE	G781V, RFC10KW41N
PKR 01-2024	1	AD2 Schwin AirDyne Bike	
PKR 02-2024	1	Matrix Encumbent Bike	F2SM
PKR 03-2024	1	Marix Encumbent Bike	FMX-R5X
PKR 04-2024	1	Nautilus Smith Machine	F2SMXX000103
PKR 05-2024	2	Glass Trophy Case	
PD 01-2024	1	2016 Doge Charger	2C3CDXAG1GH272914
PD 02-2024	1	2016 Dodge Charger	2C3CDXAGXGH272913
PD 03-2024	1	2018 Dodge Charger	2C3CDXAG9JH277396
PD 04-2024	1	2018 Ford Fusion	3FA6P0G73JR234648
PD 05-2024	1	2012 Jeep Patriot	1C4NJpBB1CD612165

ORDINANCE NO. 60-2024

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO EXECUTE A SUBRECIPIENT GRANT AGREEMENT WITH THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO RELATED TO THE 2024-2026 HAMILTON COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT REQUEST PROGRAM

WHEREAS, Hamilton County, Ohio (the “County”) has applied for and received federal Community Development Block Grant (“CDBG”) funds from the U.S. Department of Housing and Urban Development (“HUD”), under Title 1 of the Housing and Community Development Act of 1974, as amended (“HCD Act”), Public Law 93-383; and

WHEREAS, the County established the 2024-2026 Hamilton County Community Development Block Grant Request Program (the “Program”) using HUD CDBG funds in 2024 and issued a request for applications for the Program; and

WHEREAS, the City of Springdale, Ohio (the “City”) applied for and was awarded funding in the amount of \$78,000 as part of the Program; and

WHEREAS, the City desires to enter into a subrecipient grant agreement with Hamilton County for Federal Fiscal Years 2024, 2025, and 2026 of the Hamilton County Community Development Block Grant Request Program.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, _____ members elected thereto concurring:

Section 1. That the Mayor and City Administrator are hereby authorized to execute a subrecipient grant agreement with the Board of County Commissioners of Hamilton County, Ohio for participation in the 2024-2026 Hamilton County Community Development Block Grant Request Program (the “Agreement”) and to execute any and all other documents and agreements consistent with acceptance of the grant and participation in the program. A copy of the Agreement is attached as Exhibit A and incorporated herein by reference.

Section 2. Council hereby finds and determines that all formal actions relative to the passage of this legislation were taken in an open meeting of this Council, and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This ordinance shall take effect on the earliest date allowed by law.

Passed this ____ day of _____, 2024.

President of Council

Attest:

Clerk of Council

Approved:

Mayor

Date

EXHIBIT A
ORDINANCE NO. 60-2024
CDBG Subrecipient Agreement
The City of Springdale, Ohio, for 2024-2026 CDBG Program Years Community Projects

This Subrecipient Agreement (the “AGREEMENT”) is entered into on _____ day of _____, 2024 by and between the Board of County Commissioners, Hamilton County, Ohio (“County”) and Springdale, Ohio (“Grantee”). The AGREEMENT shall be effective July 1, 2024, (the “Effective Date”) regardless of execution date.

WHEREAS, the County has applied for and received federal Community Development Block Grant (“CDBG”) funds from the U.S. Department of Housing and Urban Development (HUD), under Title 1 of the Housing and Community Development Act of 1974, as amended (HCD Act), Public Law 93-383; and

WHEREAS, Hamilton County established the 2024-2026 Community Request Program using HUD CDBG funds in 2024.

WHEREAS, on February 29, 2024, County issued a Request for Applications for the 2024-2026 Community Request Program.

WHEREAS, on April 30, 2024, Grantee submitted its application for the use of funding for a grant in the amount of \$78,000.

WHEREAS, the County has determined that the Project meets the conditions set forth in the CDBG Guidelines and desires to grant to the Grantee the amount of \$78,000 for the provision of the Project on the terms and conditions contained herein.

In consideration of the mutual promises, covenants and agreements contained herein, the sufficiency of which is expressly acknowledged, the parties agree as follows:

1. **Term:** The Grant term shall commence as of the Effective Date and extend through December 31, 2027, (the “Grant Term”) unless the term of this AGREEMENT is modified in writing or the AGREEMENT is terminated in accordance with the provisions hereof.
2. **Grant Amount and Uses:** Subject to the terms of this AGREEMENT, the County, by and through its Community Development Division of the Department of Planning + Development, hereby grants to the Grantee a one-time grant of money not to exceed the amount of \$78,000 (the “Grant Funds”). The Grant Funds are awarded to the Grantee exclusively to undertake and complete the Project as described in the attached Scope of Work (Exhibit A). Any other use of Grant Funds without prior written approval of the County shall be considered a non-allowable expenditure and may be subject to reimbursement of grant funds to the County upon a financial audit.
3. **Disbursement:** Upon execution of this AGREEMENT, the County will disburse the Grant Funds on a reimbursement basis. The Grantee shall invoice the County for Grant Funds

and provide documentation on corresponding expenditures in a format acceptable to the County. The County shall deliver such funds to the Grantee within 30 days of receipt of invoice and accepted expenditure documentation. The Grantee shall not submit invoices more frequently than monthly. Grantee shall use the attached "Certification and Request for Payment Form" (Exhibit B) as the coversheet for the invoice and accepted expenditure documentation.

Any additional costs associated with the Project will be incurred by the Grantee.

- 4. Subcontractors:** The Grantee agrees to ensure that qualified personnel and/or contractors complete the Project. All personnel performing work on the Project shall be under the direct supervision of the Grantee or the Grantee's contractors. The Grantee agrees to comply with any and all applicable laws governing the selection of contractors under this AGREEMENT.
- 5. Records of Grant Funds and Access:** The Grantee shall maintain full, accurate and complete financial and accounting books, records and reports ("Records") of all direct and indirect uses and expenditures of the Grant Funds consistent with cash basis accounting principles. The Grantee shall keep and preserve all Records for at least three (3) years following the expiration of this AGREEMENT. The County or the County's designated representative, at the County's cost and expense, shall have the right to audit the Records at any time but shall not unreasonably interfere with the Grantee's operations in connection with any such audit.
- 6. Unused Grant Funds:** Grant funds not expended or invoiced by the subrecipient prior to the completion of the Grant Term may be reallocated to other projects by the County.
- 7. Reporting:** The Grantee will submit semi-annual progress reports as well as a completion report. The format of the reports will be provided by the County. The County reserves the right to require the submission of additional reporting as it relates to the activities included in the Project. Such documentation may include, but is not limited to, verbal updates, reports, spreadsheets, and databases whether in electronic or paper form. With reasonable promptness, Grantee shall supply County with such reporting and information pertaining to the Project as from time to time may be reasonably requested.
- 8. Adherence to State, Local and Federal Laws, Regulations:** The Grantee shall comply with all federal, state and local laws, rules and regulations applicable to the expenditure of the Grant Funds and the completion of the Project.

All applicable HUD regulations (24 C.F.R. § 0.1 et. seq.) and CDBG regulations (24 C.F.R. § 92.1 et. seq.) will be followed. A link to the CDBG regulations can be found at <https://www.hudexchange.info/resource/3689/24-cfr-part-570-cdbg/>

The County will process the required Environmental Review and Historic Review prior to issuing a Notice to Proceed with Construction. Choice-limiting actions are not permitted after the Federal Nexus until the environmental review process is complete. In addition, HUD will not be able to fund a project where work that occurred after the Federal Nexus has resulted in environmental harm. Examples of Choice Limiting Actions include acquisition, leasing, rehabilitation, demolition, new construction and ground disturbance work such as clearing, grading or grubbing. HUD's prohibition on choice limiting actions at 24 CFR 58.22 is derived from the regulations of the Council on Environmental Quality implementing the National Environmental Policy Act of 1969 (NEPA), which state that (with certain exceptions), "until an agency issues a finding of no significant impact, as provided in § 1501.6 of this chapter, or record of decision, as provided in § 1505.2 of this chapter, no action concerning the proposal may be taken that would: (1) Have an adverse environmental impact; or (2) Limit the choice of reasonable alternatives." 40 CFR § 1506.1

Grantee will conduct procurement and review bids and will inform the County of the identity of the successful bidder. The Grantee is required to use the County's Bid Packet when procuring bids. A link to the Bid Packet can be found at [Bid Documents - Hamilton County](#)) and is also included as Exhibit C of this document. The County will approve the selected contractor to ensure full compliance with County and HUD regulations within 5 business days.

- 9. Promotion and Communication of Funds.** As a recipient of Hamilton County CDBG funds, the Grantee agrees to promote the project's use of the funds via a variety of marketing channels that could include: newsletters, e-newsletters, and websites. If there is an onsite event (opening, groundbreaking), the Grantee also agrees to a space for the County banner at the event.

Grantee should use the following terminology/description in its marketing and communication channels:

"The City of Springdale is the proud grant recipient of the Hamilton County Community Development Block Grant request program. We received \$78,000 for this project.

Hamilton County supports 43 jurisdictions with CDBG funding on a wide range of projects that improve the quality of life for all residents including: park and playground improvements, senior center improvements, ADA accessibility infrastructure, façade improvement programs among other community-centered projects.

To find out more about Hamilton County Community Development, please visit: https://www.hamiltoncountyohio.gov/government/departments/community_development"

- 10. Termination:** This AGREEMENT may be terminated by the mutual written agreement of the parties; or by either party upon thirty (30) days written notice to the other in the

event of a party's substantial failure to perform in accordance with the terms of this AGREEMENT. Expenditures incurred prior to termination shall be submitted and reimbursed in accordance with the terms of this Agreement.

Brian C. Uhl
City Administrator
City of Springdale

Date

Lawrence C. Hawkins, III
Mayor
City of Springdale

Date

Jeffrey W. Alutto
Hamilton County Administrator
On behalf of Hamilton County Board of County Commissioners

Date

Approved as to form:

Assistant Prosecuting Attorney

Date

Exhibit A – Scope of Work

Description of project and anticipated accomplishments: The City would like to make improvements to the senior room. These improvements include updating flooring, walls and fixtures.

This project will take place at 11999 Lawnview Ave, Springdale, OH 45246, and needs to be completed within 18 months of the grant year start date:

Start Date: July 1, 2024

Completion Date: December 31, 2025

Exhibit B – Certification and Request for Payment Form

[This page purposely left blank – see next page for form]

**Certification & Request for Payment
Hamilton County Community Development**



HAMILTON COUNTY
**Planning +
Development**

Project Name: _____
Project Agency: _____
Project Contractor: _____
Vendor Name: _____

Make Payment to (Circle one): Agency Contractor Vendor

Payment Amount: _____

****Please also submit a payment application or invoice****

Per the agency-authorized individuals whose signatures are below, the work performed by the above contractor has been satisfactorily completed and the agency certifies that all work performed has been conducted in accordance with the rules and regulations of the U.S. Department of Housing and Urban Development. The agency above hereby requests payment in the above amount to either the above listed contractor or to themselves as reimbursement for payment to the contractor for work completed.

Agency-authorized Individuals:

1. (Print) _____ Position: _____
1. (Sign) _____ Date: _____

2. (Print) _____ Position: _____
2. (Sign) _____ Date: _____

Comments:

For Office Use Only:						
Grant (Circle one):	CDBG	CDBG-CV	HOME	HOME-ARP	ESG	ESG-CV
PO Number: _____						Program Manager : _____
Project Number: _____						Approved By: _____ Date _____
Amount: _____						
Invoice Number: _____						Inv Date _____

Exhibit C – Required Quote and/or Bid Documentation

County staff must ensure that all projects comply with CDBG regulations and will contact you when funds have been approved for expenditure. Please **DO NOT PROCEED** with a project until you have contacted County staff.

Failure to comply with all necessary processes **WILL RESULT IN DELAYS** and projects will have to be re-quoted or re-bid.

Quote Process for Projects \$74,499 or Less

When engineering is completed and the project is ready for bid, contact your Community Development Project Manager. The enclosed "quote packet" will be sent to you and must be placed in the advertised quote document. Quotes can be used for projects estimated at \$74,499 or less.

This "quote packet" includes the following information:

- Federal Contract Compliance Responsibilities
- Minority Enterprise Business (MBE) requirements if over \$25,000
- Federal Lobbying Prohibition Disclosure
- Equal Opportunity Requirements
- Labor standards provisions for contracts of \$2,000 or more
- Current Davis Bacon Wage Decision for contracts of \$2,000 or more
- CDBG Terms and Conditions
- Verification of Receipt of All Documents

Bid Process for Projects \$75,000 or Greater

When engineering is completed and the project is ready for bid, contact your Community Development Project Manager. The enclosed "bid packet" will be sent to you and must be placed in the bid document. Formal bids are required if the project is estimated at \$75,000 or more. Quotes can be used for projects estimated at \$74,499 or less.

This "bid packet" includes the following information:

- Specific language required in the bid advertisement (if applicable)
- Federal Contract Compliance Responsibilities
- Section 3 Requirements if over \$75,000
- Minority Enterprise Business (MBE) requirements if over \$25,000
- Federal Lobbying Prohibition Disclosure
- Equal Opportunity Requirements
- Labor standards provisions for contracts of \$2,000 or more

- Current Davis Bacon Wage Decision for contracts of \$2,000 or more
- CDBG Terms and Conditions
- Sample Certification and Request for Payment
- Verification of Receipt of All Documents

All quote and bid documentation can be found and accessed on Hamilton County Community Development's website:

https://www.hamiltoncountyohio.gov/government/departments/community_development/bid_docs_section_3