

Agenda

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

[October 16, 2024](#)

- 5. Communications**
- 6. Communications from the Audience** *(Five minutes each speaker, Springdale Code §30.05)*
- 7. Ordinances and Resolutions**

[ORDINANCE NO. 56-2024 \(Second Reading\)](#)

[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](#)

[ORDINANCE NO. 57-2024 \(First Reading\)](#)

[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](#)

[ORDINANCE NO. 58-2024 \(First Reading\)](#)

[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](#)

- 8. Old Business**
- 9. New Business**

Appointment - 2025 OKI Representative

- 10. Meetings and Announcements**
- 11. Communications from the Audience** *(Five minutes each speaker, Springdale Code §30.05)*
- 12. Recap of Legislative Items**
- 13. Legislation in Development**
- 14. Adjournment**

City of Springdale Council

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President of Council Anderson called Council to order on October 16, 2024.

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

President Anderson provided the Invocation.

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

The minutes of the October 2, 2024 meeting were considered. Ms. Sullivan-Wisecup made a motion to accept the minutes; Mr. Gleaves seconded. The minutes were approved with seven affirmative votes.

Committee and Official Reports

Civil Service Commission

Mr. Coleman: Good evening Council. The Springdale Civil Service Commission did meet on October 3rd in the Municipal Building, and present was Mrs. McNear, and myself along with City Administrator, Mr. Uhl, Assistant City Administrator, Ms. Morgan, and Chief Building Official, Ms. Hays. Following the disposition of the minutes, and the approval of those minutes, we had a few different reports that we wanted to review and update. The first one was the Public Works Inspector hiring process. There were nine applications received, and, what's significant here, is that three of those candidates are internal candidates, and, so, we're always excited to know that we have individuals internally being considered for promotions, and for new opportunities. So, again, those positions are still being reviewed, and phone interviews were taking place as well. Again, what was significant though, was that we had three internal candidates out of the nine applications. Also, on unfinished business, there were two different job descriptions that were under review. One was a Public Works Inspector, and the other one was the Assistant Director of Public Works. I'd like to thank Ms. Morgan for her efforts in putting that information together. The finalized descriptions were presented to the Civil Service Commission, and, Ms. McNear made a motion to approve the Public Works Inspector and the Assistant Director Public Works job description as they were presented, and was seconded by Mr. Coleman, and that motion did pass 2-0. On the New Business side of things, the Building Inspector hiring process timeline, within this particular area, Administration had requested a new hiring process as a result of the positions still being open, and we agreed that these positions would be open until filled in order to garner additional candidates. There were 12 applications that were still in the Administration review, but there was a need to have additional individuals to be looked at and given that consideration as part of the process. Even though there were some individuals that were still being reviewed, and being looked at, they felt it was necessary to go ahead and open it up and see what other new candidates we could get. With that information, that concludes my report.

Rules and Laws

Mr. Jacobs

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No report

Finance Committee

Mr. Vanover: Finance Committee met on October 2nd. All members were present, as well as the Administration. We had a request and presentation from the Fire Department to approve the purchase of a new ambulance. That is reflected in Ordinance No. 56-2024, which we are asking for Council's support of that. And, the other item was the request to explore a new depository with Fifth Third due to better technological processing of our City business, and, that was granted, so, with that, that would conclude my report.

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President Anderson (continued): programs that help seniors and disabled people with disabilities to get around our Community. There's also a virtual meeting on that topic on November 13th from 2:00 p.m. until 3:30 p.m., and there's a virtual meeting option if anyone wants to watch, you can get to that through the OKI website. The second thing I wanted to share was there's an OKI housing data dashboard that's being rolled out, if not already, in the next couple of weeks. One of the things that's really interesting about this, we saw we had a market housing survey here. We had a consultant come and do that for us. This is one that's done at a regional level and it actually can be drilled down to specific cities. One of the things that's interesting about it, aside from it being public, is there's some interesting data in there that you can drill into and look. You can look at things like housing stock, income levels. They did some interesting things with some of the census data. It's a lot of that same data we saw on our consultant survey, but it's a little bit more user-friendly, and interactive. You can get to that, if you want to poke around with it when it's published. It will be on the OKI site. It just gives you a good idea of what our Community has available, and, also, some of our surrounding communities so you can see what we're competing against. I know our Economic Development Director oftentimes has access to this data, so, it might be interesting to just look at some of that data and see what the rest of the world sees us as. And, then, the last thing is more of an exciting announcement. As part of the OKI meeting, we did vote to approve a number of electrical chargers. You remember in past meetings I talked about that being something we should submit grants for. Administration had done that and we did vote as a Board to approve electrical chargers for Springdale. The amount of \$480,000 grant that was approved at that last meeting. That would cover eight Level 2 chargers, and one DC fast charger at two different sites; Springdale Municipal, Fire/Police, Elementary, Parks and Rec. So, that money is going to be available for us, and, it's actually really cool that we're able to do that. So, I appreciate Administration taking the time because it was actually the third largest grant inside the program that Springdale got, so, we scored very well in the process, which, I think, is great. Thank you for that. That's it for OKI, unless there's any questions.

Mayor's Report

Mayor Hawkins: Just a few things. I want to start piggybacking on what Mr. Jacobs had said with regard to the Health Fair. We had the Health Fair on September 26th. Commissioner Clayton, staff, Nurse Ewing-Jackson, as well as Mrs. Boggs, and the rest of staff from the Health Department, did an outstanding job. A lot of information and opportunities for service were present there. Just a few things that they had were COVID shots, flu shots, ProScan was there for MRI information. They will actually even do free transportation if you qualify. Things that a lot of folks probably not familiar with. The Hamilton County Alert for 911 information, Closing Health Gap was there to assist with care for caregivers. They also had diabetes treatment, AmeriHealth Caritas was there. They help with GED's, pain management, vision/dental care, as well as weight management, as well as transportation, housing, school uniforms. They had the mosquito and tick education there as well. And, I learned that only female mosquitos bite. So, I learned something there too. Lincoln Heights Pharmacy was there supported by The HealthCare Connection. Council on Aging was there, Spring Grove Funeral Home. There was some insurance advisors there, Cincinnati Recycling, and the mobile mammography bus and 513 Hamilton County bus were all there offering and given health treatment. So, it was an excellent event. Mr. Clayton did a great job. It's a great thing for folks to come out as a resource. On October 1st, we opened our time capsule, and we had Mayor Webster here, and Cecil Osborne was here. Folks who had put those things in place back then. There were a number of items inside. There was a history book, a newsletter, bicentennial Police badge, lapel pins, and an invitation to a 2006 Taste of Springdale. Promotional videos from 1990 and 1995. Some aerial photos to name a few. There's also a letter in there from Mayor Webster to the Citizens of Springdale. The idea had been raised, I know, by at least one Council member,

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Mayor Hawkins (continued): and some Administrative staff, of potentially doing another time capsule in maybe January 2025 to be put out to be opened maybe January 2050. So, something for folks to think about, and Mr. Uhl had said, much like Mayor Webster had written a letter if folks decide to do that, all of our Elected Officials could write letters to future elected officials as well. It could be looked at 25 years from now. So, something to think about as we move forward. Nothing we have to do just this second. And, last we have is, we're getting close to Halloween. We have the Kids Spooky Boo Bash this Saturday at the Rec Center, October 19th, from 2:00 p.m. until 4:00 p.m. There'll be costume and pumpkin contests, a haunted room, and games. Children ten and under must wear a costume for admittance. Parents are encouraged, but not forced to wear a costume. Hope folks come out and enjoy that event. That concludes my report.

President Anderson: Mr. Gleaves, did you have a question?

Mr. Gleaves: Yes, Mayor Hawkins, I was out of town. I missed the Health Expo. How was the turnout for that?

Mayor Hawkins: The turnout was fantastic. The booths lined the whole outside of the old gym, and then they also had a ring inside the gym, and it was very well attended. Also, we had three different mobile units that were outside, and they were giving services, and folks were there too. There was also, I think, the Veterans van was there too. So, it was great, and, a great opportunity for folks to learn that some of these will come out to them if they need help or get transportation to them. So, excellent event.

Administrator's Report

Mr. Uhl: Just a quick update. We were notified last week that our original grant, State Capital Appropriations Bill Request from 2022 that we couldn't fund the rest of the project. We asked for an extension that was included in the past in the 2024 appropriations budget, so we received just under \$75,000, but, that money is going to be used for some capital improvements back at the Community Center. We're going to put in ADA-compliant bathrooms outside behind the concession stand, and, also make some repairs to the concrete bleachers there by Field 4, so, those will be upcoming, and I think the plan is to hopefully get those started and finished before the end of this year. That's the end of my report.

Law Director's Report

Mr. Braun

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No report

Engineer's Report

Mr. Riggs: So, we're moving along on Northland. As you may have noticed, Olde Gate intersection was closed earlier this week. Scheduled to be closed for about three weeks. The contractor believes it may be open sooner, but, the contractor is also planning to switch over traffic here in the next two months or so, so, sometime around the end of the year, or shortly after, they will be switching traffic on to the newly constructed eastbound lanes, again, that will probably happen towards the end of the year. Then, right next door, along Tri County Parkway, the sidewalk work; the contractor reached out to me this week, actually this afternoon, about potentially starting the plantings next week, and then beginning work probably on the sidewalk installation sometime in November, but the contract completion date is December 20th, so, they don't have much time. And, that's all I have.

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Rental Program Committee

Mr. Vanover: The Rental Committee met on September 30th. We reviewed potential parking permit program. It's still sitting there, but, we have sent the Heritage Hill parking report back to our engineer, TEC, for some additional questions and review on effects of the potential one way, and, we are hoping to have that back here towards the end of the month, and, reconvene to evaluate our next step. That would conclude my report.

Urban Farming Special Committee

Ms. McFarland: We did complete all of our research and work, and, we have submitted a recommendation to Council. It is going to go to Planning first for review, and, then we should see that probably late November, early December.

Communications - None

Communications from the Audience

Mr. Card: Good evening, Mr. Mayor, and Council. I'm Elgin Card, Superintendent of Princeton City Schools, so, thank you for giving me a few minutes. Just wanted to come and talk real quickly about our five mil levy which will be on November 5th for operating. If you remember, back in 2019, we passed a levy that the community was gracious enough to support us. And, told them we would be back in 2022, now, we're back here in 2024. That was with some tightening and with the extra funds didn't hurt as well, so, that's going there. So, just wanted to give a few facts about that. What I do want to tell you too is, back in 2018, we were a failing district. And, the Superintendent at the time, and the Administration and everybody said, "We're going to do better". And, we have done better; we're a four star district now, out of five. This is the second year in a row. And, like I tell people all the time, getting up there is hard; staying up there is even harder, and, we have done that. Your elementary here, right across the way, is a five star. All our elementary schools are four stars; all of them, except Lincoln Heights went from a 2.5 to a 3.5. So, we exceed State standards in almost every area, and the District does as well. We also were able to beat our chronic absenteeism, which is very hard right now because, for any absence, it counts against you, whether it's excused or not excused. What that shows me is that our staff and our people are doing a good job. Our kids want to be in school, along with our parents; it's really important for our parents to be there as well. I do want to tell you, we are having community conversations. I just left one in Evendale. We have three more left. We have had three. We will have one next Tuesday, October 22nd at Evendale Cultural Arts Center, from 6:00 p.m. until 7:00 p.m., one on Wednesday, the 23rd at Woodlawn Rec Center, and then one on Tuesday, the 29th at the Springdale Rec Center. So, if anybody in the Community, or any of you would like to come, what that will look like is we'll talk about the things going on in the district, we talk about our report card, we'll talk about our finances with Ms. Poetter, our Treasurer, and then we'll talk about some of the academic things we've done as well, and some of the safety things we've done to make our schools safer. And then, we'll take a little bit of time for questions if they have those. If you have questions in the meantime, you can always email me, and I will get back to you. If I don't know the answer, I will find the answer for you because, sometimes the Finance stuff, I ask Ms. Poetter on that. That's her specialty. My specialty is the education piece. So, I want to say, "Thank you" for allowing me to have a few words, and hope you have a great evening. Take care.

President Anderson: I always feel like there needs to be a "Go Vikes" at any of those kinds of things. I know that's not you. But, I don't think the call is ever ended unless I get and "As always, 'Go Vikes'".

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Mr. Card: And, as always, "Go Vikes!"

President Anderson: Thank you Superintendent. I appreciate you indulging me on that. As an alumni, I take it very seriously.

Mr. Gleaves: Mr. Card, thank you for coming down. I have one question. I know Princeton used to be open enrollment. Is it still open enrollment?

Mr. Card: Yes, we have open enrollment, but, there is a committee that approves open enrollment. So, what I love about what Princeton does, when I got here, because other places I've been just let people in. What we do is they have to fill out a form, we look at their academics, their behavior, their attendance; what are they bringing to Princeton. Because we have so many great kids, we want to make sure that anybody that we let come to Princeton are going to be beneficial to our Community. So, that's what we do now.

Mr. Gleaves: Well, you guys do a great job. Thank you very much.

Mr. Card: Thank you.

Mr. Jacobs: Just a quick question. At the previous listening sessions that you've had, have they been well attended?

Mr. Card: Sharonville was very well attended last night. Evendale had a few, and then we were at St. Monica's Center in Lincoln Heights, and Woodlawn had a few.

Mr. Jacobs: And, at the previous ones, has there been time for questions?

Mr. Card: Yes.

Mr. Jacobs: Great.

Mr. Card: We fielded probably about, tonight, we took quite a few, probably four or five from people, and then last night, probably four or five as well. We leave about 15 minutes and then, today I didn't stay after because I wanted to get over here. But they didn't have any. Last night, I stayed after and answered some individual questions that the people had, and then I had an email today. I was out of the office in Columbus for something, but, I will get back to her. I emailed her "I'm out of town, I'll get back to you tomorrow." We're going to answer the questions and, like I said, if I don't know the answer, we'll find it real quick. Because there's a few questions they asked that was historical, well, it's my third time in the district, but, I don't know back in the 70's, so we had to look some of that up.

Mr. Jacobs: Thank you.

Mr. Card: Mayor Hawkins might, I don't know. (laughter)

President Anderson: I appreciate it. Thank you for coming out and sharing that information with us.

Mr. Card: Thank you sir.

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Mr. Anderson: For what it's worth, I think in our past two meetings, I think Mayor Hawkins had shared the dates for the open houses too, and we certainly encourage anyone to go out and ask questions if they have it. The school district has been a great partner for Springdale, and we certainly love our elementary school and all the staff there. They're well respected and loved here. Whatever we can do to help.

Mr. Coleman: Robert Coleman, citizen. I noticed on the Enquirer website that I didn't see trick or treat hours for Springdale. I saw for all the other neighborhoods, and all the other municipalities, but, I didn't see it for Springdale, so, my question is what are the hours, and, I guess the second part if is there a reason why Springdale's hours didn't appear with all the other communities.

President Anderson: Putting him on the spot. Is it 7:00 p.m. to 9:00 p.m., or 6:00 p.m. to 8:00 p.m.

Mr. Uhl: I believe 6:00 p.m. until 8:00 p.m. is what we've historically done in the City. As to why it wasn't published, we're not sure exactly. So, that could have been that I wonder if that was something that wasn't passed along, or wasn't requested by us, or if it was another media release that was directly sent to the media outlets. That's possible as well. Either way, we'll get something posted since it wasn't.

Mr. Coleman: I was kind of hoping that Ms. Morgan would answer that question because I figured she had the right answers better than anybody. (laughter)

President Anderson: Mr. Coleman, at the end of the night if you still have candy left, please feel free to throw it over the fence. I have three boys, and we'll take care of it for you.

Mr. Coleman: I'll leave it out by your wood stack.

President Anderson: I appreciate that.

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

President Anderson: Council, this was the first reading of Ordinance No. 56-2024. Are there any questions or discussion for tonight?

Mr. Vanover: Just to fill in our audience, there's a 24 month, at least 24 month lead time on this. So, actually, we've got one in the works, and they just, well two weeks, ago, assigned the VIN number. I don't know if they've gotten the chassis yet or not. So, the lead time is what this is, and, we don't pay for it until we take possession of it, so, even though it says we're paying, we don't pay for it until we take possession of it. And, hopefully, that 24 months turnaround is quicker, but, with current history going, I wouldn't hold my breath.

President Anderson: Any other questions or discussion on this ordinance? (None) Alright, we'll see this again at our next meeting.

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Executive Session – Pending or Imminent Litigation and Economic Development Issues

Ms. Sullivan-Wisecup: I would like to make a motion to go to Executive Session through Ohio Revised Code, Section 121.22(G)(3) to conference with Council related to pending or imminent litigation, as well as under Article II(D)(1) of the Springdale Charter to discuss economic development issues.

President Anderson: Is there a second?

Mr. Gleaves: Second.

President Anderson: Questions or discussion about moving to Executive Session? (None) Seeing none, Mrs. Browder, would you poll Council on moving to Executive Session.

Motion to move to Executive Session through Ohio Revised Code, Section 121.22(G)(3) to conference with Council related to pending or imminent litigation, as well as under Article II(D)(1) of the Springdale Charter to discuss economic development issues passes with seven affirmative votes. Council departed at 7:32 p.m. Council returned at 8:26 p.m.

Old Business - None

New Business – Board and Commissions Nomination Process Discussion

President Anderson: There's one item that was included in the agenda for New Business, and that was discussion for Boards and Commissions nomination process. This is just a reminder to folks that, in our January meeting, the first meeting of January, there's a couple of board positions that will be expiring, so, you should have received in your packet the current board list, so, take a look at that. If you have any questions about the process that we use, it will be the same as in previous years, at least for the Council appointed ones. Council will bring forward their nominations, state whatever qualifications they think are relevant, and go through that normal nominating process for those positions. So, if there's any questions about that, feel free to reach out, but, you've got that, and that will happen in the first meeting in January. Speaking to the first meeting in January, there's another item I wanted to bring forward, and that is the first Wednesday in January is actually January 1st. So, the questions before Council is do you want to have our first meeting in January on New Year's Day? That's currently where that falls. So, we have the option to keep it at 7:00 on that New Year's Day, or, we could move it by one day and have our first meeting be pushed to January 2nd. So, I didn't know what people thought about that. I know Administration has asked if we would consider moving it just because it's a holiday, and having people come in on their holiday seems unnecessary if we don't need to.

Ms. Sullivan-Wisecup: Do we need to do a motion?

President Anderson: We don't need to do a motion tonight. It's more just feedback. If we want to do that, we can fix it and start publicizing that.

Ms. McFarland: I'm okay to move it.

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President Anderson: Is anyone opposed to moving it? (none) So, we'll take care of it. Let's just go ahead and plan on the first meeting in January being moved to the 2nd. If we need to do a motion at our next meeting to make that official, we can. We can check on that. But, let's assume that our first meeting in January will be on the 2nd at the same time here. Any questions or discussion about those two items? (none)

Meetings and Announcements

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

Mr. Gleaves: The Board of Zoning Appeals will be meeting October 22nd in these chambers at 7:00 p.m.

Mayor Hawkins: Just another reminder as indicated by Superintendent Card, there will be a meeting regarding the school levy for information on October 29th from 6:00 p.m. to 7:00 p.m. at the Rec Center. People are welcome to come and ask questions and learn more about that situation. Thank you.

Mr. Gleaves: I do have one announcement. I wanted to make sure that I shouted out Springdale Fire Department if I may. This past Saturday, in our neighborhood, my neighbor's yard was smoldering, and, my wife called the Fire Department. They came immediately. They got there within five minutes. And, quickly assessed the area, and eliminated the fire. But, what the problem was, and I think that everybody needs to understand we have a severe drought that has gone on for a long time. There was a cigarette that was put out by someone who was doing work on my neighbor's home. With the severe straight line winds that we had Saturday, a chemical reaction started the fire. So, what I'd like to say to everybody up here and everybody out there, be very careful when you're dealing with fire at this time. Shout out to the Fire Department. They took the time to educate my neighbors who gathered around to let everybody know what situation we're in. It's very serious, so be very, very careful, and thank you to the Springdale Fire Department.

Communications from the Audience - None

Recap of Legislative Items

Mr. Jacobs: As you review your Legislative Summary, Item Number 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 first reading and Council will see that for a second reading on November 6, 2024.

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Legislation in Development

Mr. Jacobs: Item Number III; An Ordinance Authorizing the Mayor and City Administrator to Enter Into an Agreement with a Consultant for the City of Springdale Safe Streets and Roads for All Safety Action Plan will be on the agenda for the November 6, 2024 meeting for a first reading. Item Number I; An Ordinance Amending Section 153.252(F)(6)(c) of the Springdale Code of Ordinances Regulating the Husbandry of Fowl, Rabbits and Bees will be forthcoming at a November meeting likely the second November meeting. Unless there's anything else coming from Administration.

Adjournment

President Anderson: Think all that's left is Item 17.

Ms. Sullivan-Wisecup: Move to adjourn.

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

Council adjourned at 8:33 p.m.

Respectfully submitted,

Nicole Browder
Clerk of Council

Minutes Approved:
Jeffrey Anderson, President of Council

_____, 2024

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

WHEREAS, the State of Ohio has advertised and received bids for the purchase of ambulances through a cooperative purchasing program; and

WHEREAS, the City wishes to purchase a new ambulance for use by the Fire Department; and

WHEREAS, Horton Emergency Vehicles was the lowest and best bidder for the purchase of a new ambulance with a total bid of \$362,830.00.

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

Section 1. That the City of Springdale accepts the State’s specifications for a new ambulance and agrees that Horton Emergency Vehicles is the lowest and best bidder for the purchase of a new ambulance for the City in the amount of \$362,830.00.

Section 2. That the Mayor and City Administrator are hereby authorized to enter into an agreement with Horton Emergency Vehicles for the purchase of a new ambulance in the amount of \$362,830.00.

Section 3. That the Finance Officer/Tax Commissioner is hereby authorized to pay Horton Emergency Vehicles the sum of \$362,830.00 for the purchase of a new ambulance.

Section 4. 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 5. This Ordinance shall take effect on the earliest date allowed by law.

Passed this 6th day of November, 2024.

President of Council

Attest:

Clerk of Council

Approved:

Mayor

Date

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:

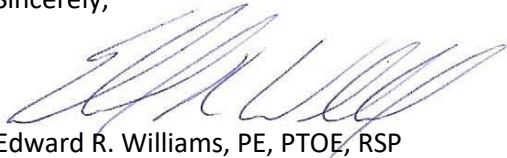
Our fee for the entire scope listed above will be **one hundred twenty three thousand three hundred ten dollars (\$123,310)**. This project will be billed to you as a time and expense, not to exceed basis. Any additional work above and beyond the provided scope (additional revisions to the study, additional 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.

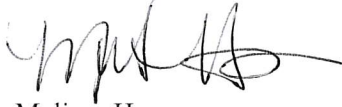
October 9, 2024

Page 2

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

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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:

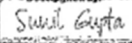
<input checked="" type="checkbox"/> Major Project: Application process requires a Public Hearing and a Review/Recommendation by Planning Commission; AND a Public Hearing and a Decision by City Council. Include Document with this Application <small>Project Types include the following: (Pick 1 Below)</small>	<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 checked="" 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?

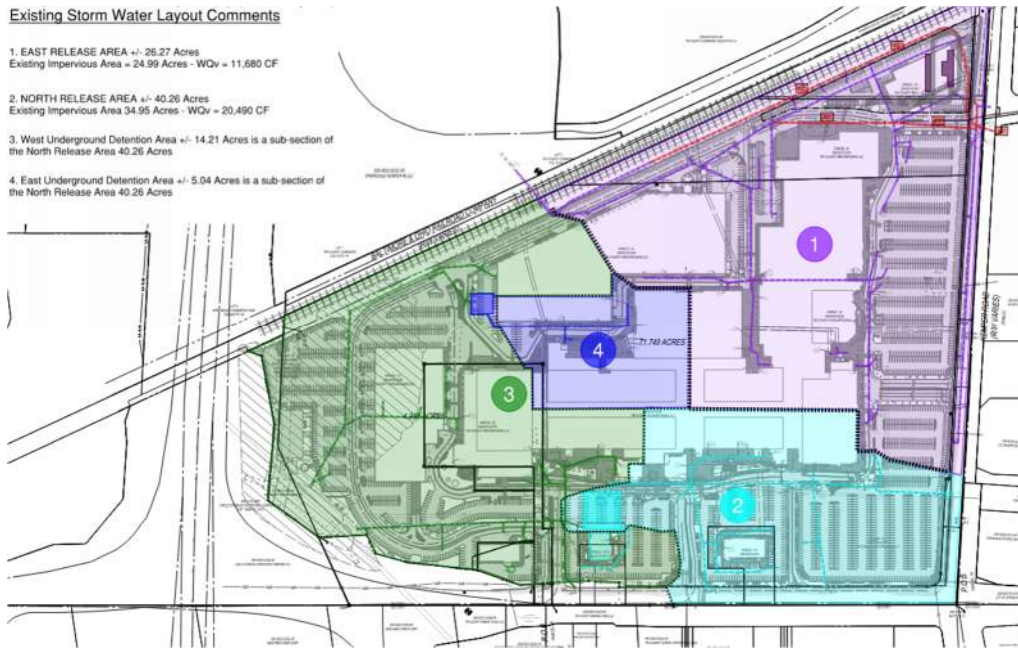
Kleingers has previously been in contact with MSD (sewer), Cincinnati Water Works (water), and the City of Springdale (storm sewer). A 12" public sewer serves the development. Based on prior development plans sewer capacity for a significant portion of the development was obtained. For this project, 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	

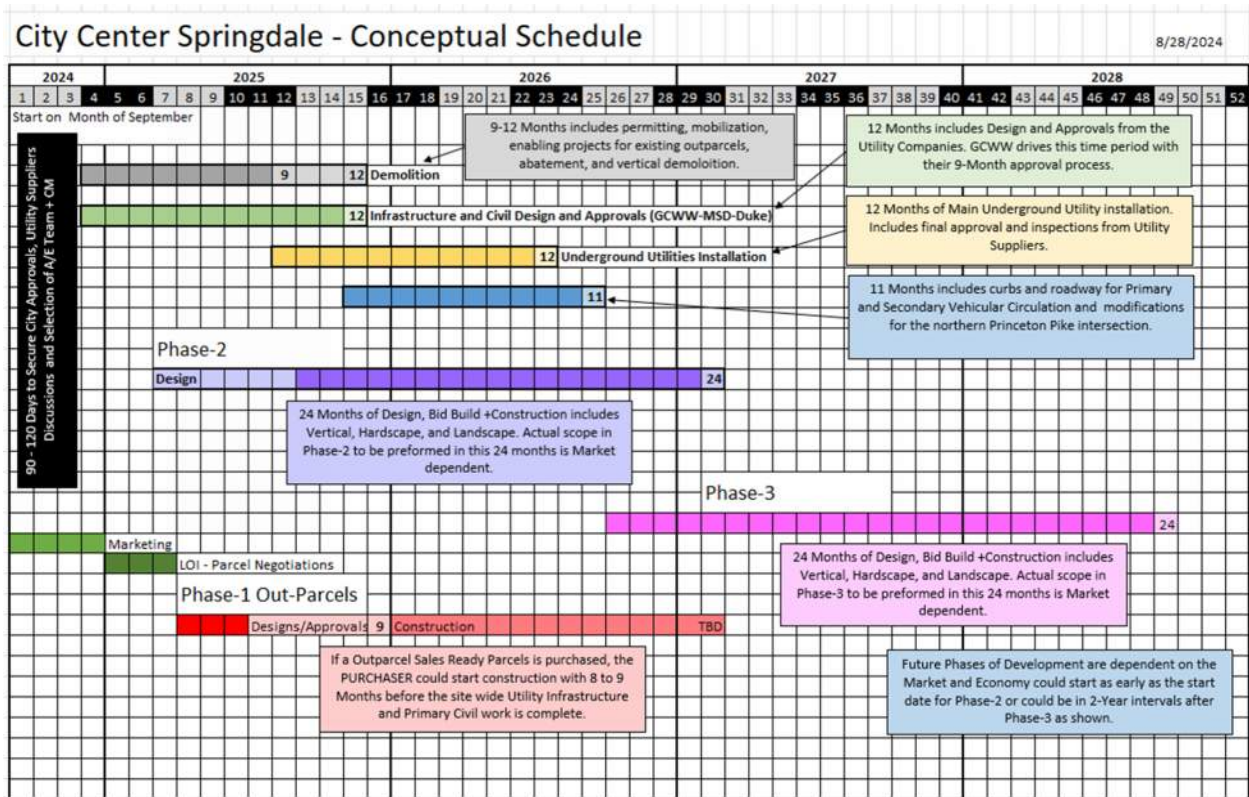


City Center Springdale Conceptual Budgetary Estimate		PHASE-0		Skanska Update 8/28/2024	
Originally created for previous project scope on Jan 2023. Modified to align with the new Preliminary Site Plan. Phase-0 includes Demolition, Earthwork, Site Improvements and Utilities.					
COST SUMMARY for Earthwork, 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, SHELVING, 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					
31.0-35.0	EARTHWORK, SITE IMPROVEMENTS, UTILITIES:				
	ITEM DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COMMENTS
	INFRASTRUCTURE				
					50.0 Note
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
	- Final grading	156610	SF	\$ 0.13	\$ 201,990
	Deep Foundations				
	- NIC -				
	Temporary Shoring and Shoring Systems	3000	SF	\$ 65.75	\$ 197,250 Required at Macy's footprint
	Temporary Dewatering Systems:				
	- Excavations rainwater removals as required				
	- NIC -				
	- NIC -				
B.	SITE IMPROVEMENTS (DIV 32):				
	Pavement systems:				
	Asphalt:				
	- New HD 3-lane roadways, asphalt coverings on gravel base, 17' wide lanes	23064	SY	\$ 53.64	\$ 1,237,153
	- Deep concrete curbs, backdrains, fabric, gravel	9435	LF	\$ 31.00	\$ 292,485
	- Mill and fill existing 3-lane roadways to remain	4892	EA	\$ 26.50	\$ 129,018
	- Mill and fill at site access entry / egress lanes	9405	SY	\$ 26.50	\$ 249,233
C.	SITE UTILITIES (DIV 33):				
	Storm System: (Costs Incl. Excavation, Beddings and Backfills)				
	- Piping, 40" RCP	1670	LF	\$ 250.00	\$ 417,500
	- Piping, 36" RCP	3690	LF	\$ 190.00	\$ 701,100
	- Piping, 24" RCP	3510	LF	\$ 145.00	\$ 508,950
	- Piping, 18" RCP	3390	LF	\$ 125.00	\$ 423,750
	- Piping, 15" RCP	775	LF	\$ 110.00	\$ 85,250
	Structures: (Table Lists 196 each)				
	- Manholes, complete, allow	60	EA	\$ 7,500.00	\$ 450,000
	- Inlet structures, yard drains, allow	136	EA	\$ 2,000.00	\$ 272,000
	- Bio-retention	1	LS	\$ 100,000.00	\$ 100,000
	Sanitary System: (Costs Incl. Excavation, Beddings and Backfills)				
	- Piping, 12", PVC or HDPE	13035	LF	\$ 90.00	\$ 1,173,150
	- Laterals and indicators	24	EA	\$ 5,000.00	\$ 120,000
	- Street connections	5	EA	\$ 10,000.00	\$ 50,000
	- Structures, manholes, complete	47	EA	\$ 7,500.00	\$ 352,500
	- Cleanouts, fittings and miscellaneous	1	LS	\$ 100,000.00	\$ 100,000
	Water Systems: (Costs Incl. Excavation, Beddings and Backfills)				
	- Water main piping, 10", DIP	7515	LF	\$ 150.00	\$ 1,127,250
	- Water main piping, 8", DIP	5520	LF	\$ 125.00	\$ 690,000
	- Street connections	5	EA	\$ 20,000.00	\$ 100,000
	- Valves and fittings	1	LS	\$ 100,000.00	\$ 100,000
	- Domestic piping laterals	24	EA	\$ 7,500.00	\$ 180,000
	- Fire suppression laterals	14	EA	\$ 10,000.00	\$ 140,000
	- Hydrants with laterals and valves	37	EA	\$ 6,000.00	\$ 222,000
	Gas Distribution Systems: (Costs Incl. Excavation, Beddings and Backfills)				
	- Gas main piping, 4" enamel steel, grooved	4759	LF	\$ 90.00	\$ 428,310
	- Street connection to Kemper Rd. from Street K; 275' piping plus tap/patch	1	EA	\$ 35,000.00	\$ 35,000
	- Laterals and indicators	2	EA	\$ 7,500.00	\$ 15,000
	- Meter pads and miscellaneous; Phase 1 work	2	EA	\$ 7,500.00	\$ 15,000
	- Abandon existing connection to Kemper	1	EA	\$ 10,000.00	\$ 10,000
	Electrical, IT and Site Lighting: (Costs Incl. Excavation, Beddings and Backfills)				
	- Allowance for relocation work	1	LS	\$ 0.00	\$ 0
	- Primary duct banks, 4 x 5", concrete encased as required, with cable	6122	LF	\$ 325.00	\$ 1,989,650
	- Secondary feeds to buildings				
	- Manholes, handholes, miscellaneous	23	EA	\$ 10,000.00	\$ 230,000
	- Pad-mount switches and transformers	30	EA	\$ 30,000.00	\$ 900,000
	- Laterals to transformer / switch pads; 200' duct bank per each, with cable	6000	LF	\$ 250.00	\$ 1,500,000
	- Switch / transformer pads	30	EA	\$ 1,500.00	\$ 45,000
	- IT encased cable, 1.25"	6122	LF	\$ 75.00	\$ 459,150
	- Street lights, at 80' spacing, architectural style, with base and wiring	150	EA	\$ 10,000.00	\$ 1,500,000
	- Parking lot lights, 25' poles, single or multiple heads, with base and wiring	8	EA	\$ 10,000.00	\$ 80,000
31.0-35.0	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

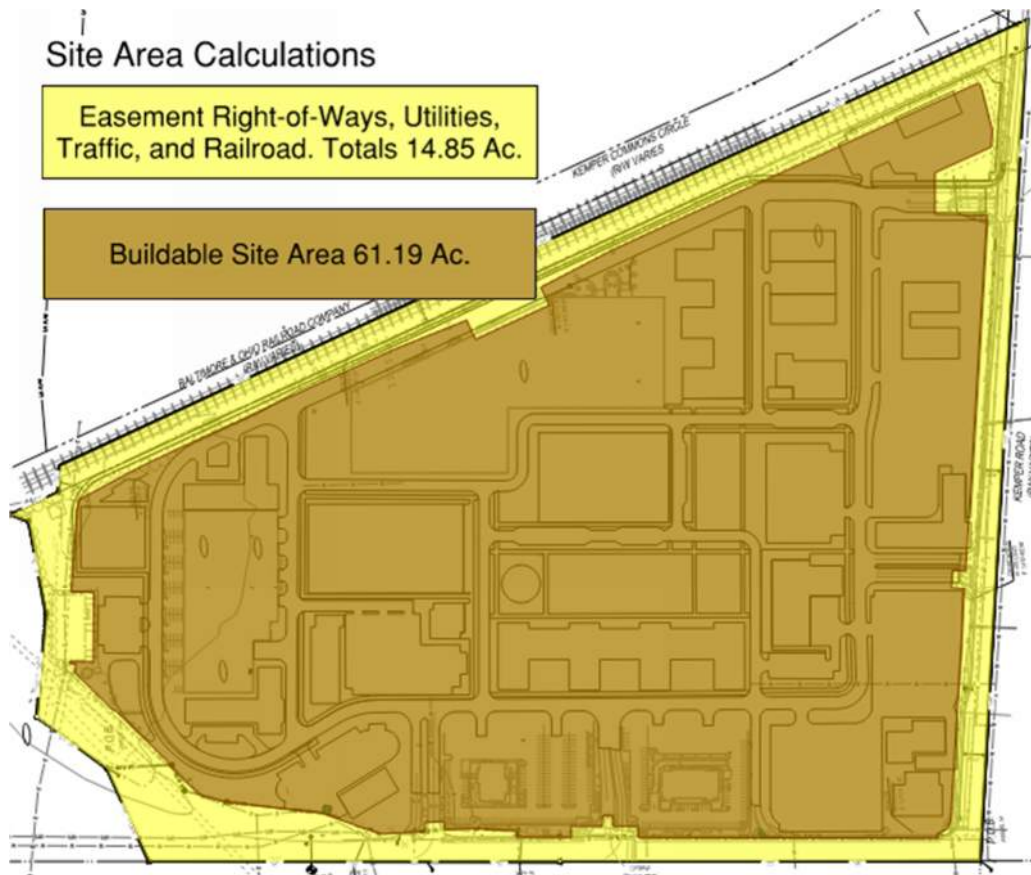
Kleingers previously submitted a Traffic Impact Study to the City of Springdale and were in the process of addressing comments from the City, when the previous project was delayed. The design team anticipates relatively minor improvements to the roadway network to facilitate the development. To validate 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

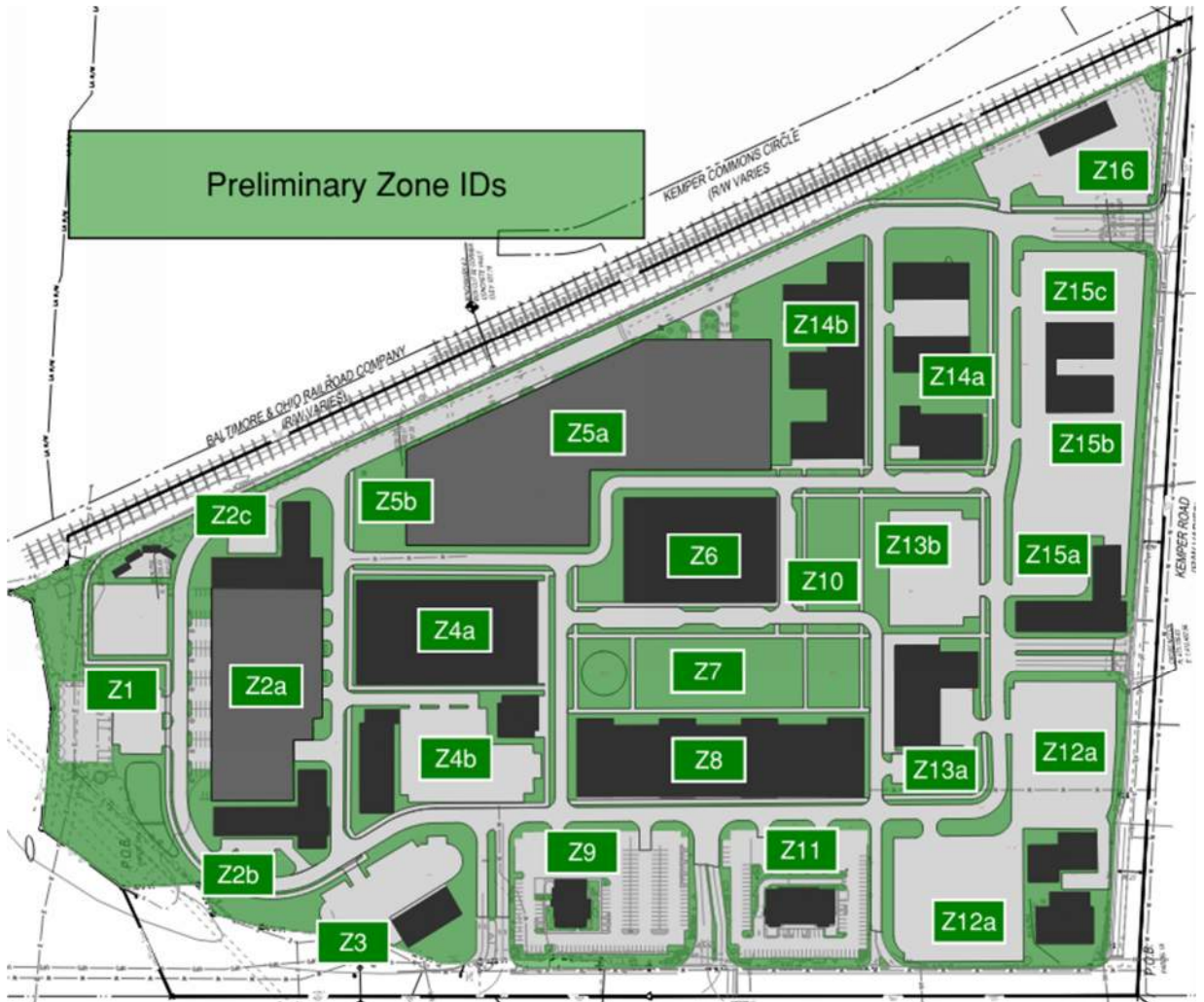
The following are some of the plan features that the development will feature:

- 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



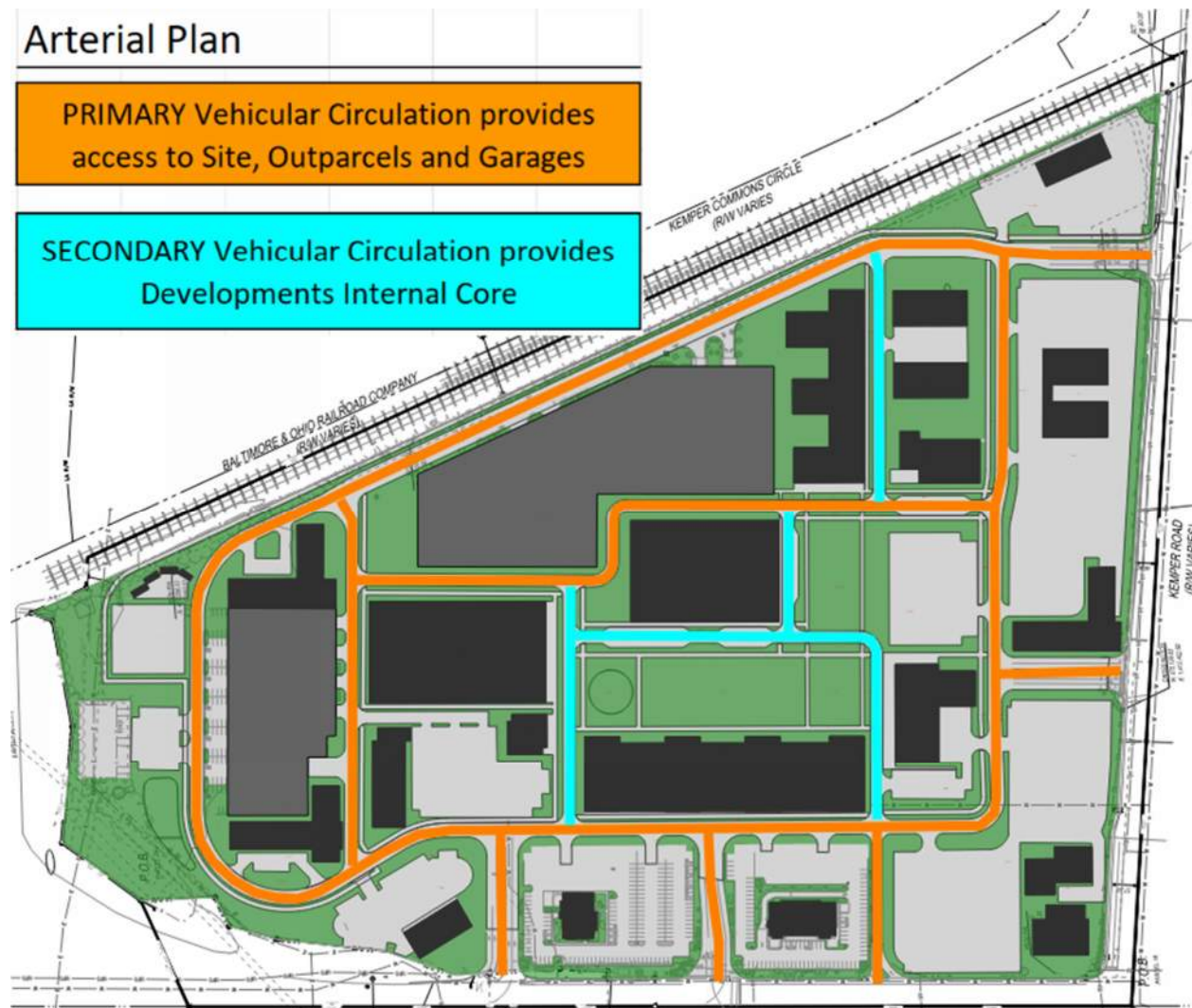
Further breakdown of the Multi-family Units and the Rentable Square Footage is shown in the table below.

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.

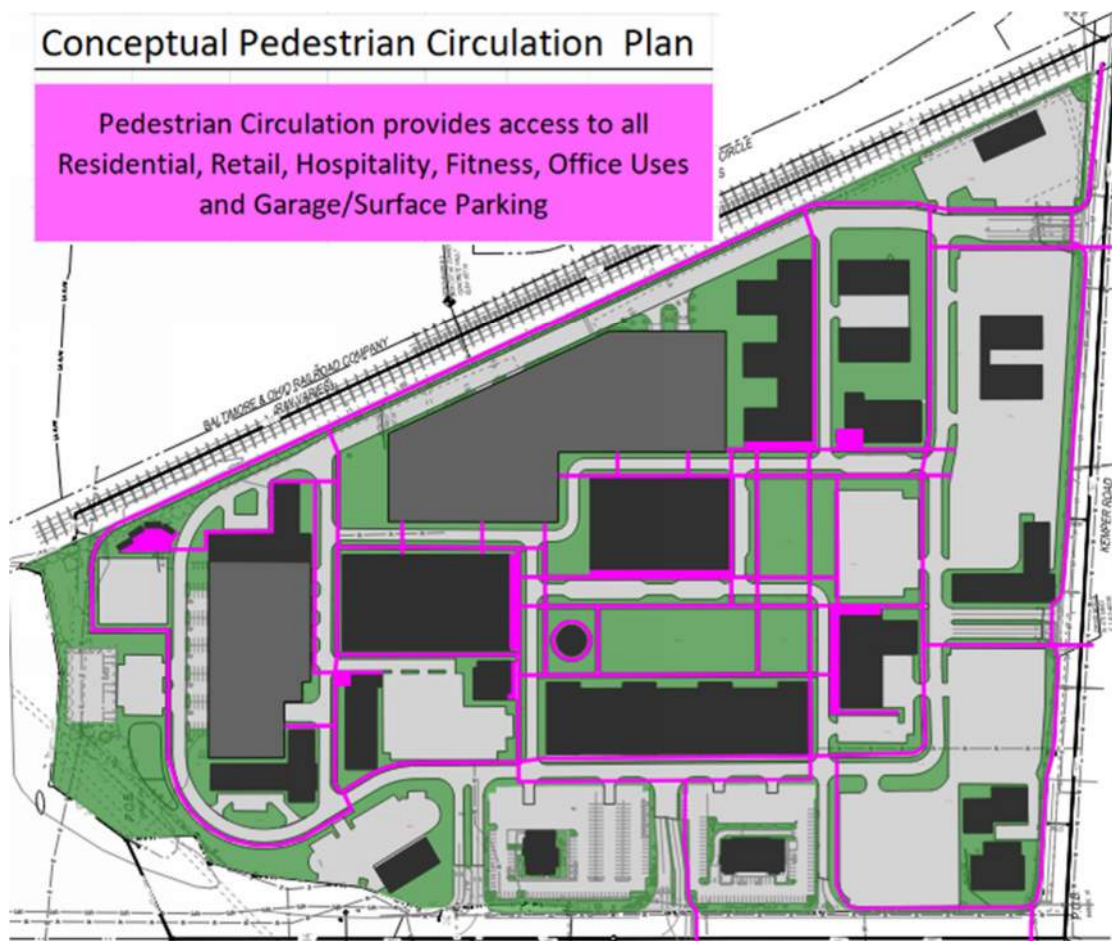
Traffic along the secondary vehicular paths will be slowed with posted slower speeds limits, tighter lane widths, and the introduction of more posted pedestrian crossings.

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.

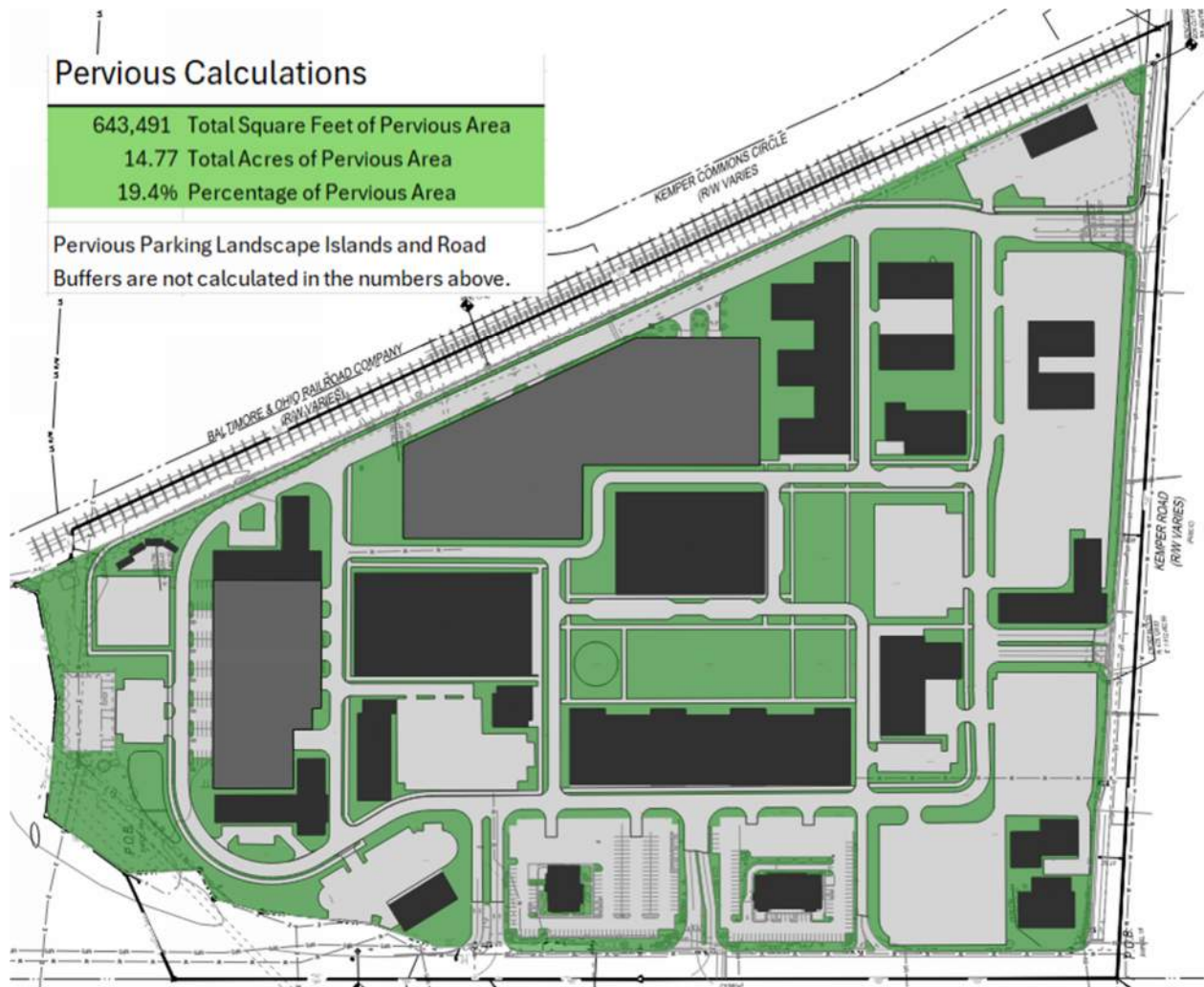
In general, trees that are located adjacent to the structure will be removed due to the extensive demolition and their proximity to that demolition. Trees located within the eastern

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

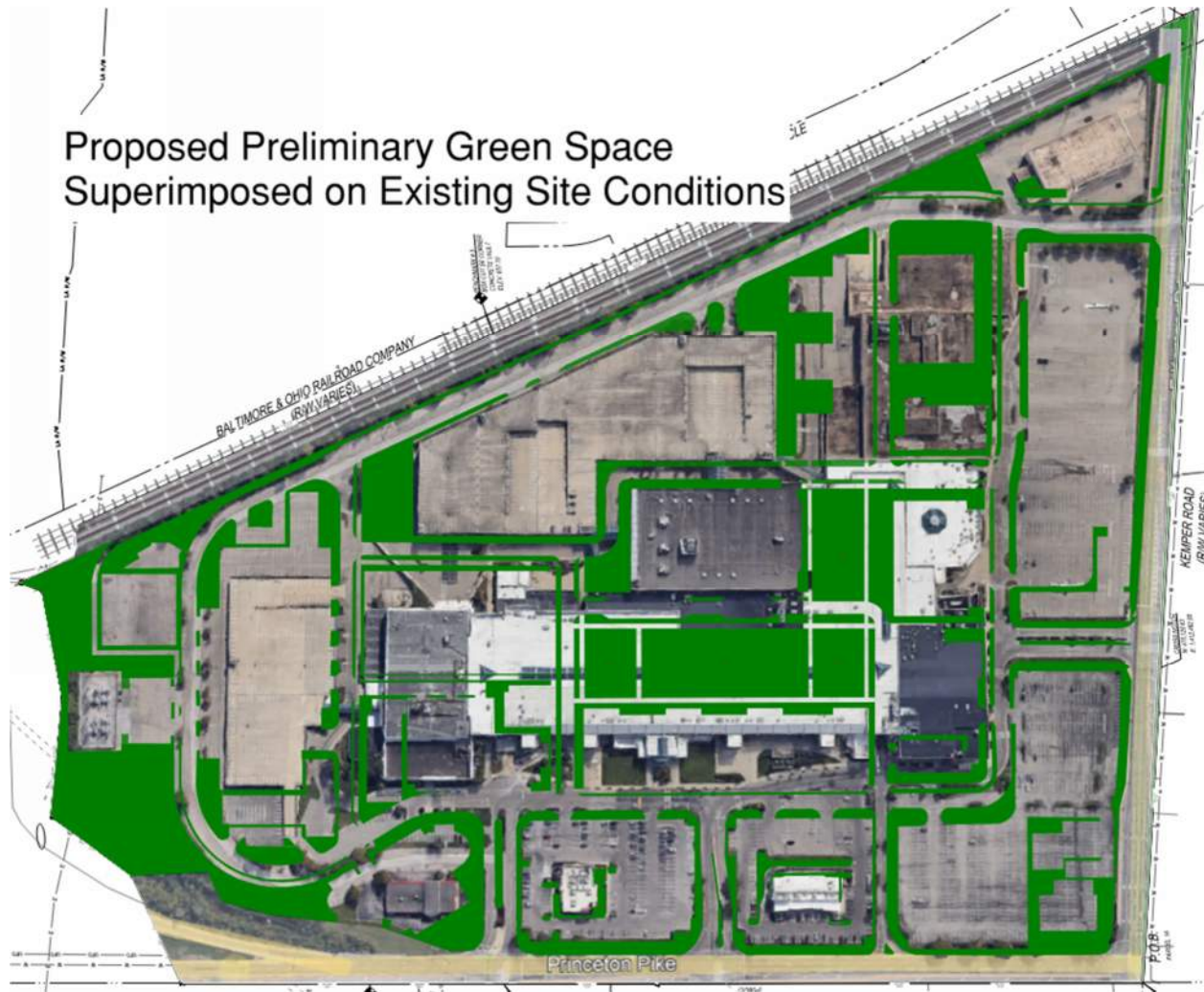
CCS will comply with the Springdale Tree Preservation to replace trees per the regulations. CCS Landscape Designer will evaluate the trees against the Tree Survey and make recommendations as necessary to compile with both the Zoning and the City’s Tree Preservation regulations.

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

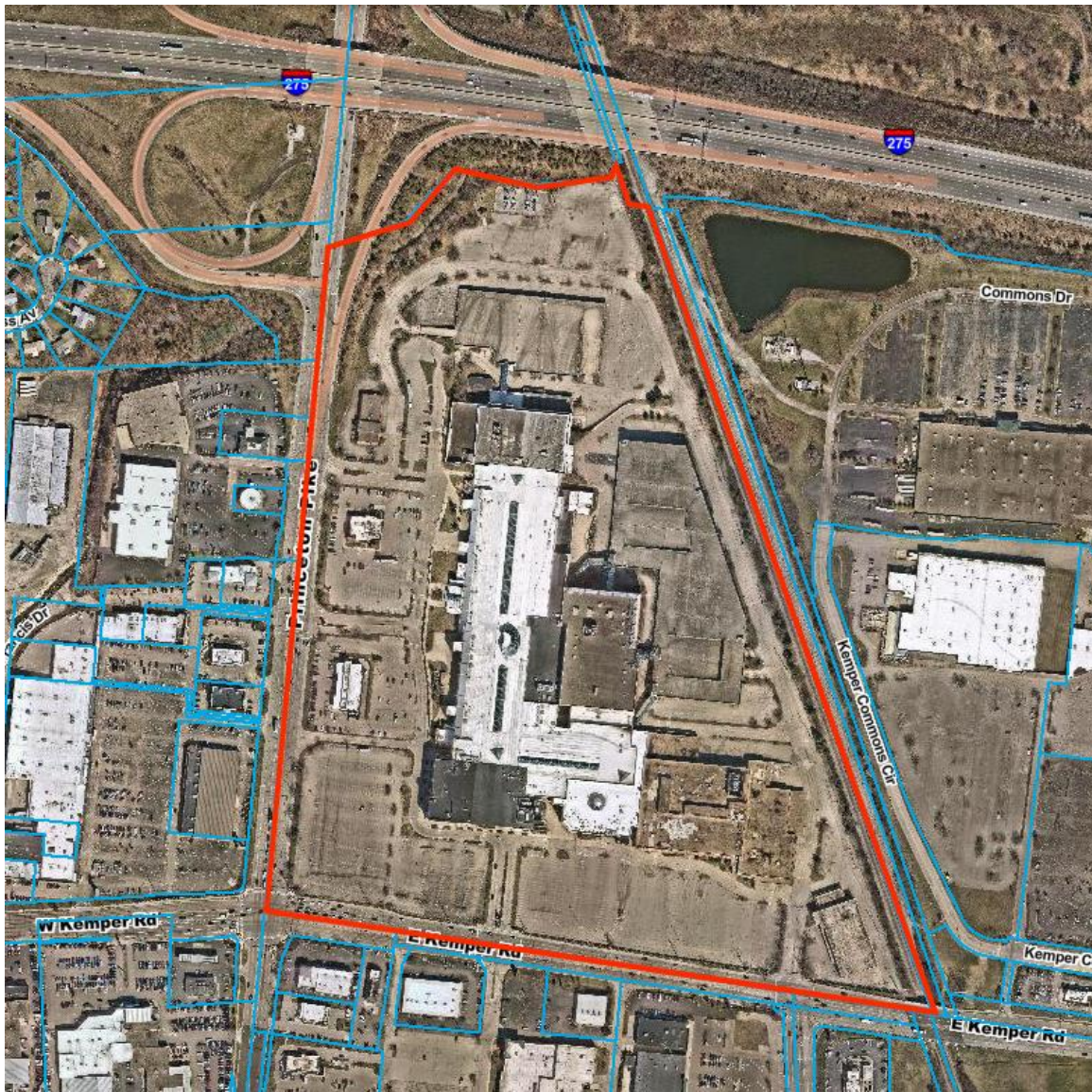
Landscape Requirement Summary

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)

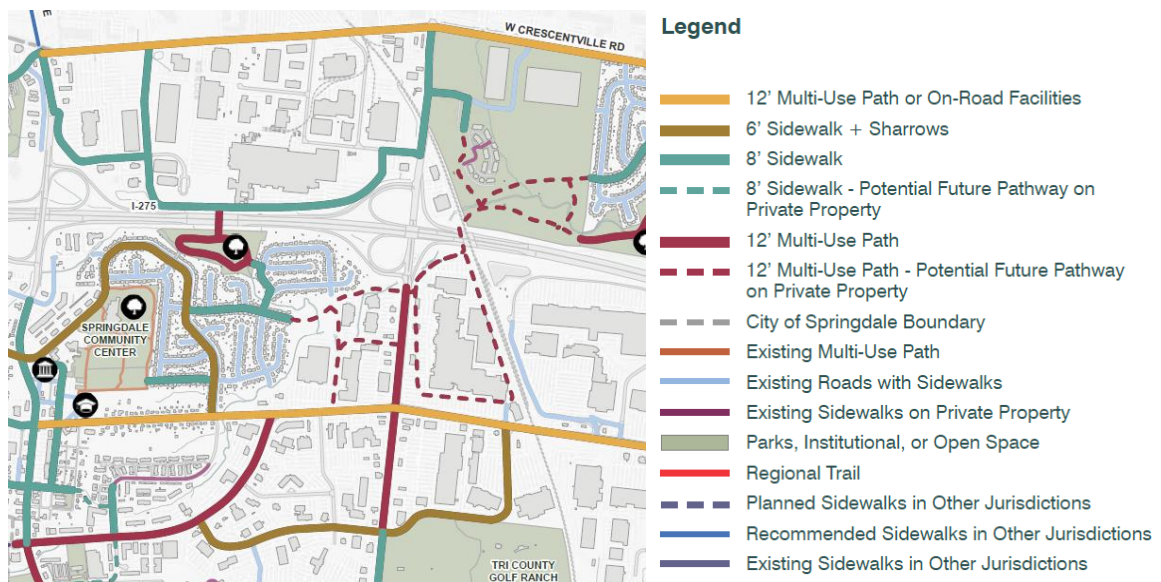
1. The Planning/Zoning Application noted that the area of the development is to be approximately 76 acres. The submitted owner’s affidavits lists the following parcels to be included in the development:

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 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.



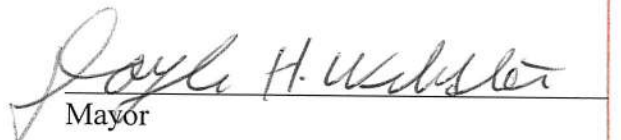
President of Council

Attest:



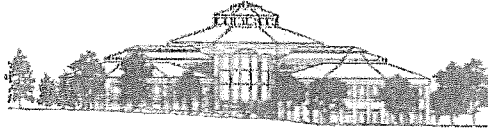
Acting Clerk of Council/Finance Director

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.



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 **Area of 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 45246
(Street No.) (Street Name) (Springdale, Ohio) (Zip Code)

Applicant: MSC PH JV, LLC 281-948-3199
(Name) (Daytime Phone Number)
9100 Southwest Freeway, Suite 201, Houston, Texas 77074 sohail@marketspacecapital.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: <https://www.springdale.org/building-department.aspx>

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

BRIEFLY DESCRIBE PROJECT: At the present time, a PUD exists for the existing Tri-County Mall. Applicant
(Provide Existing and Proposed Zoning for this Property)
seeks to secure a Major PUD Modification as more set forth on Exhibit A.

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] SOHAIL KHAN 11/22/21
(Signature of Owner/Agent) (Print Name) (Date)

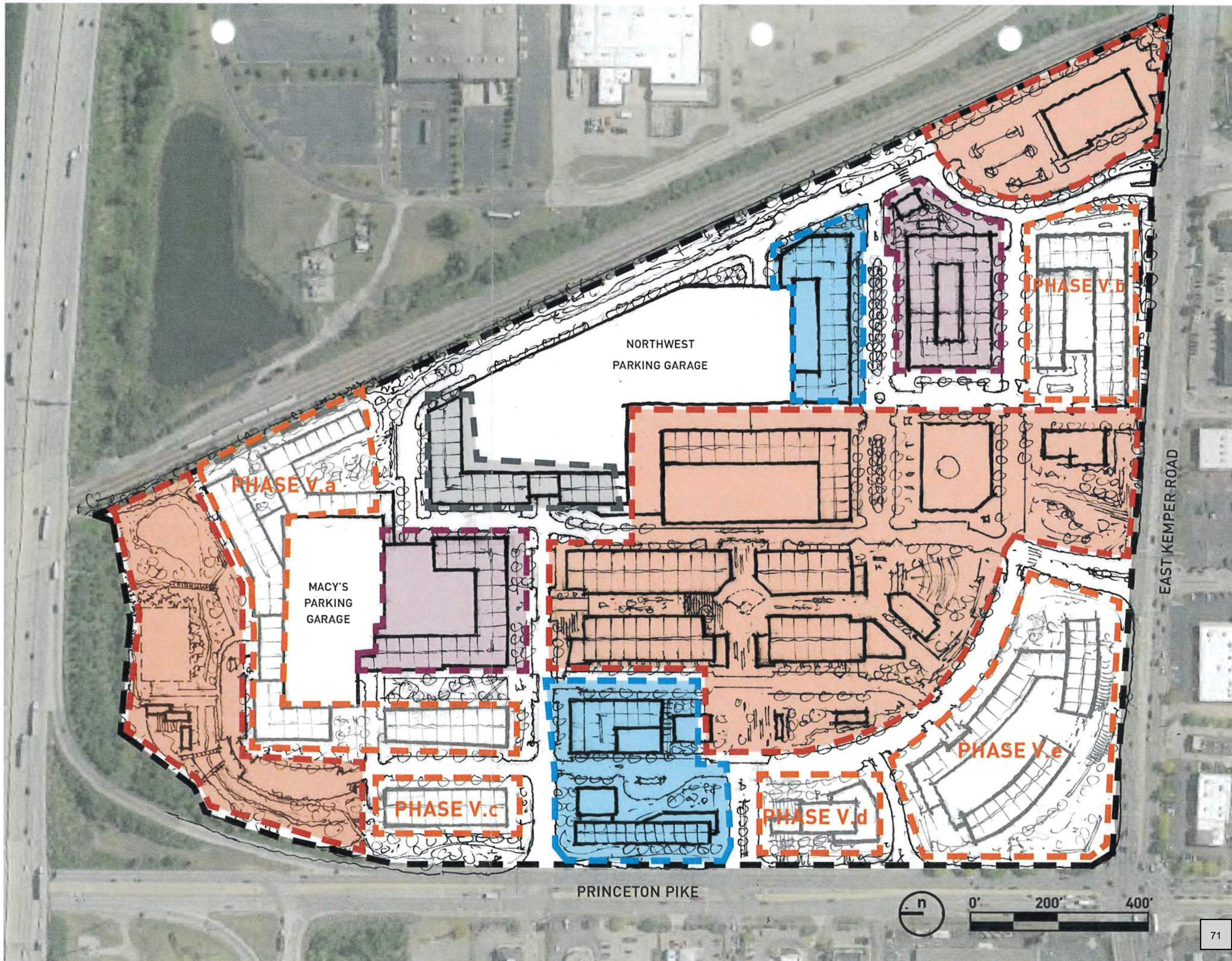
urban building type

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

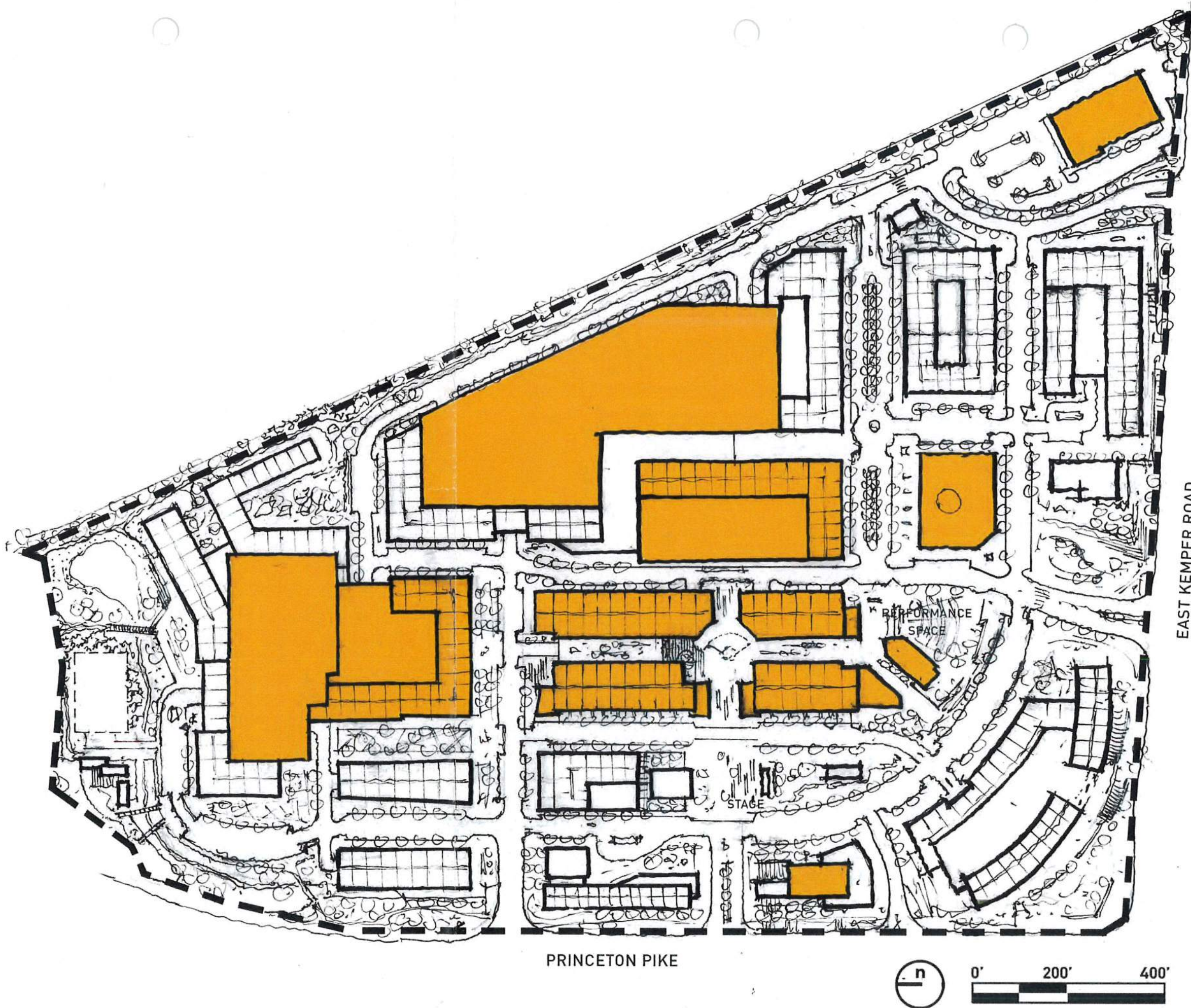


urban phasing

- 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.

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.

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

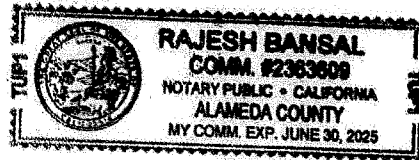
County of Alameda

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>0.057</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.

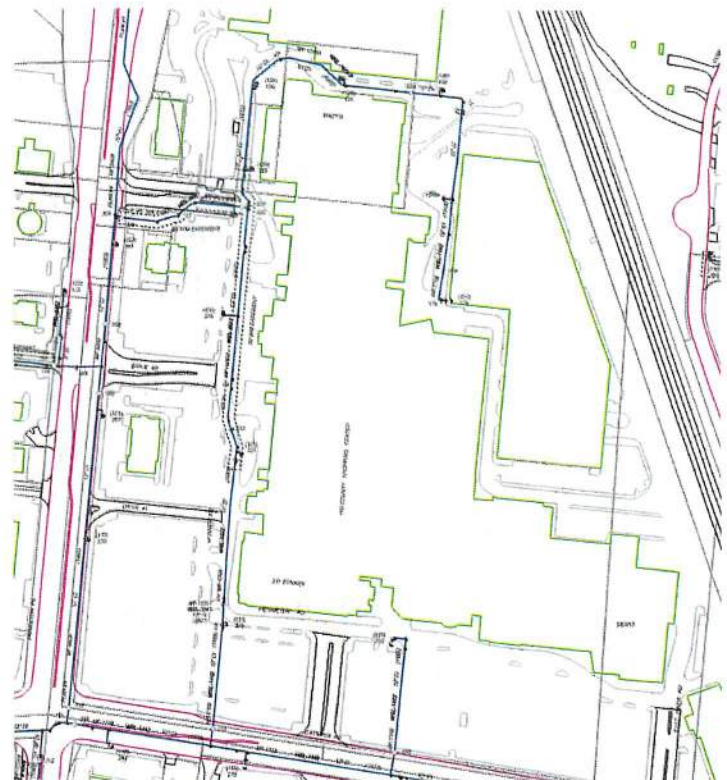


Figure 1 - CWW Record Drawings

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.

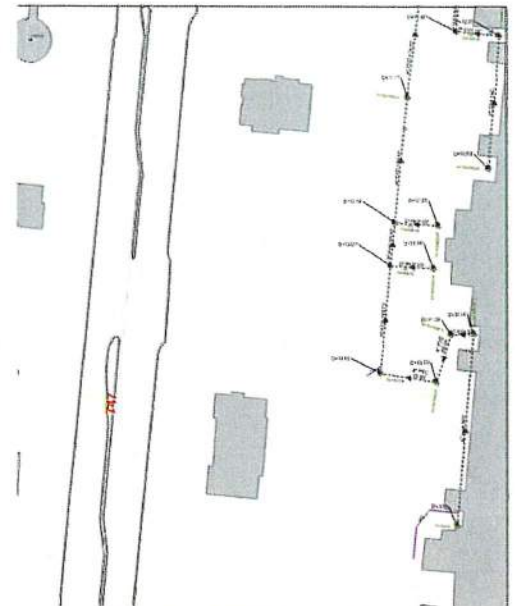


Figure 2 - MSD Record Drawing

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



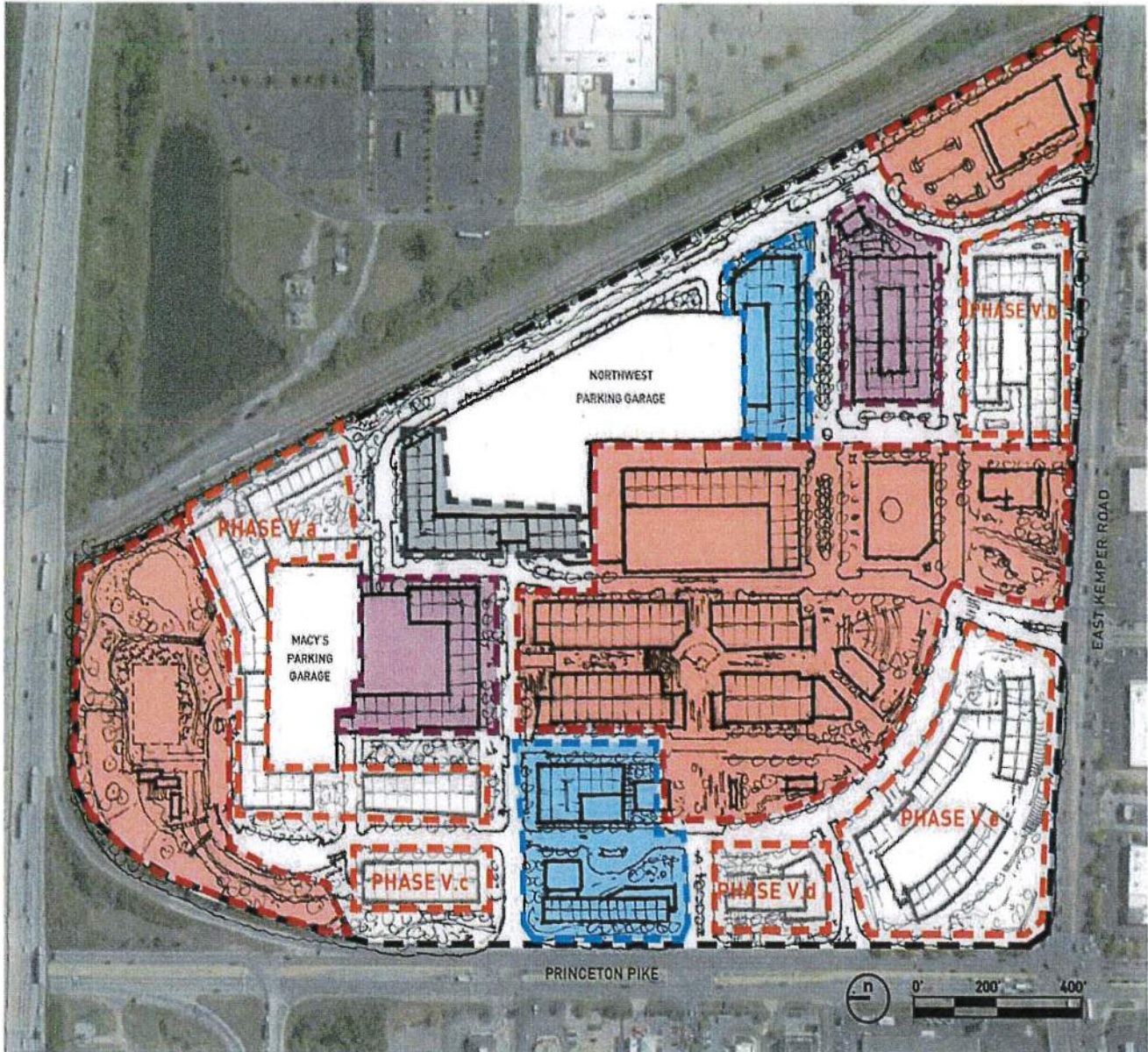
BHDP
2021.11.19

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

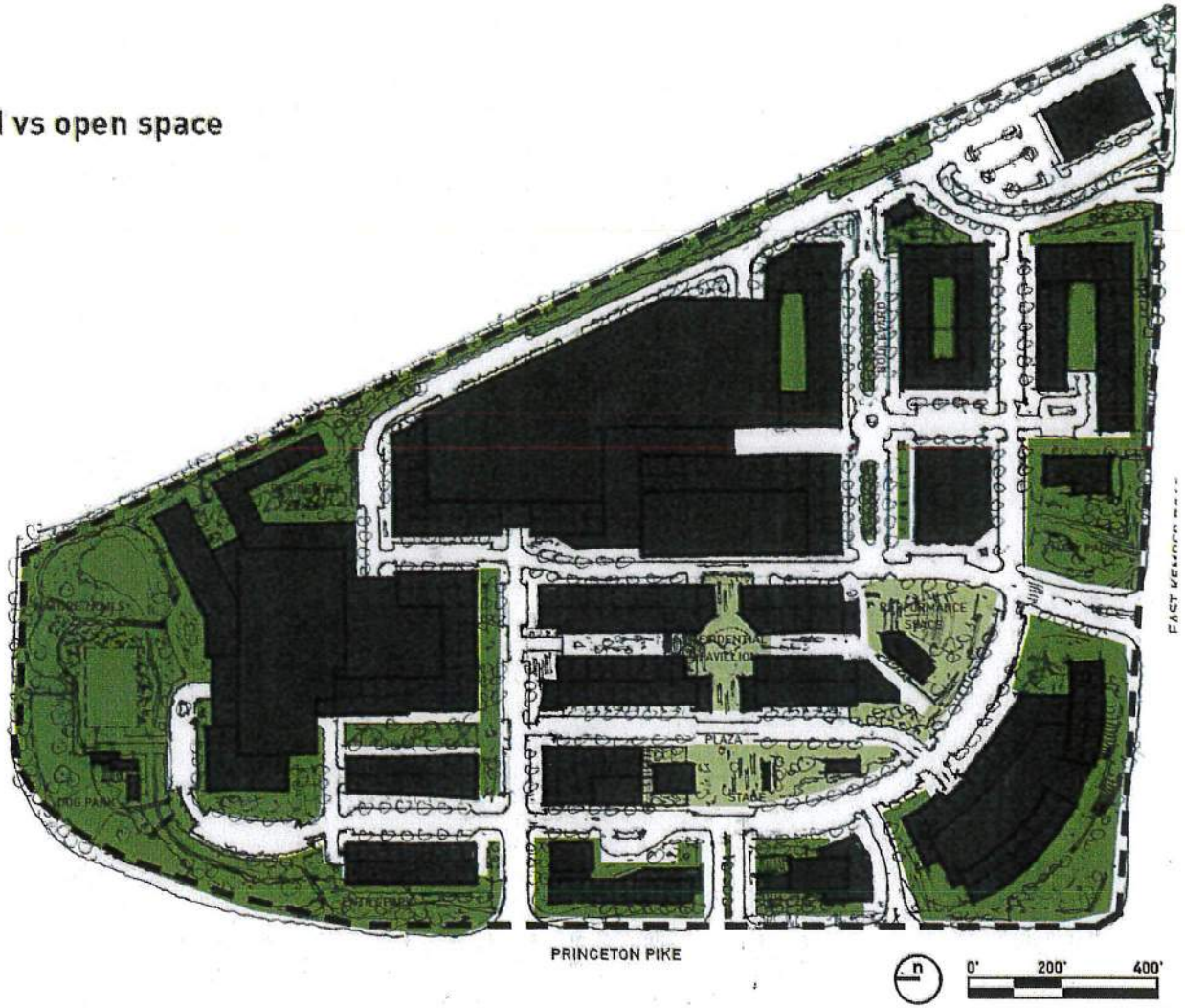


ATTACHMENT 3

GREEN SPACE PLAN

Urban

Figure ground - build vs open space

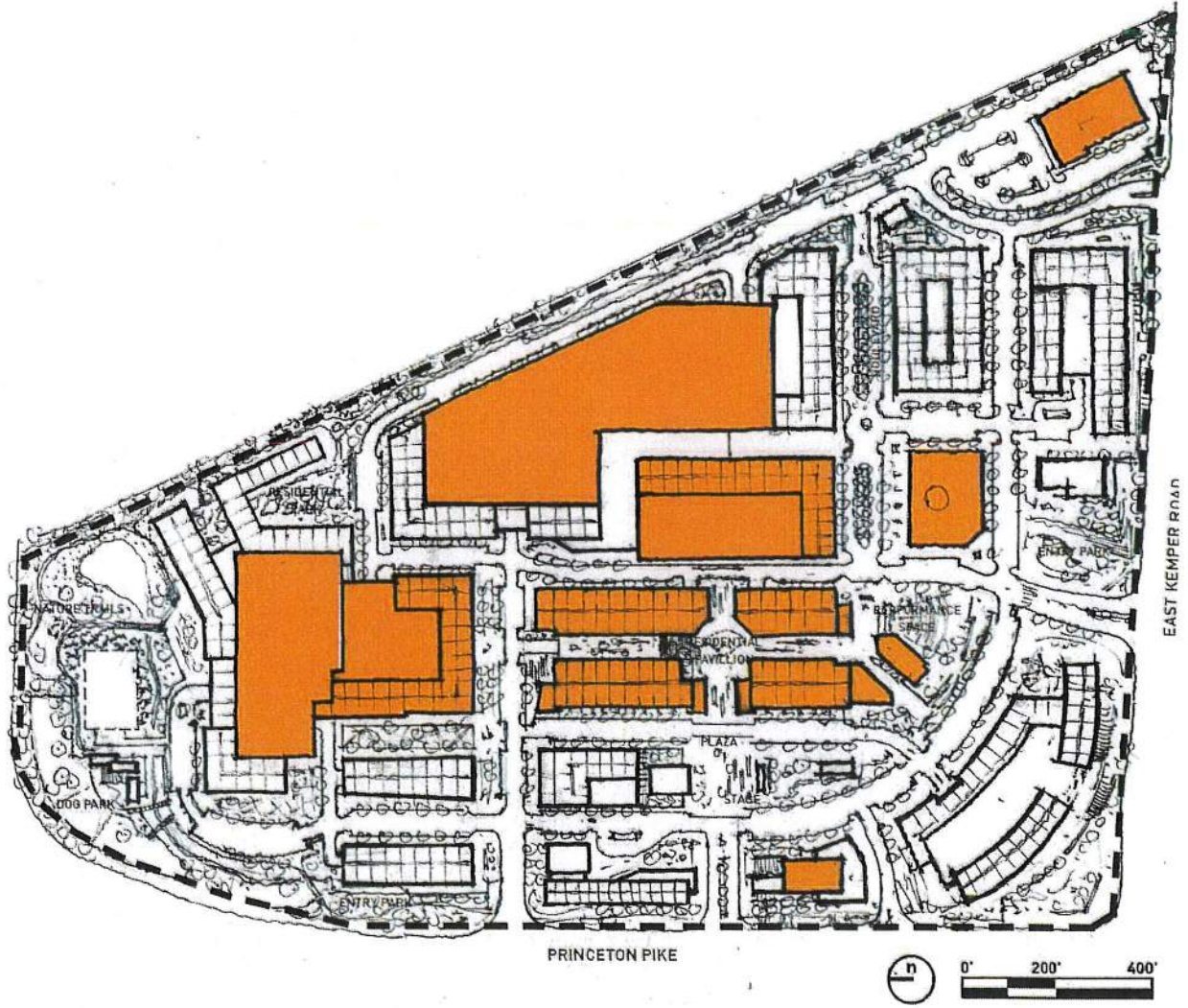


BHDP
2021.11.19

ATTACHMENT 4

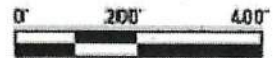
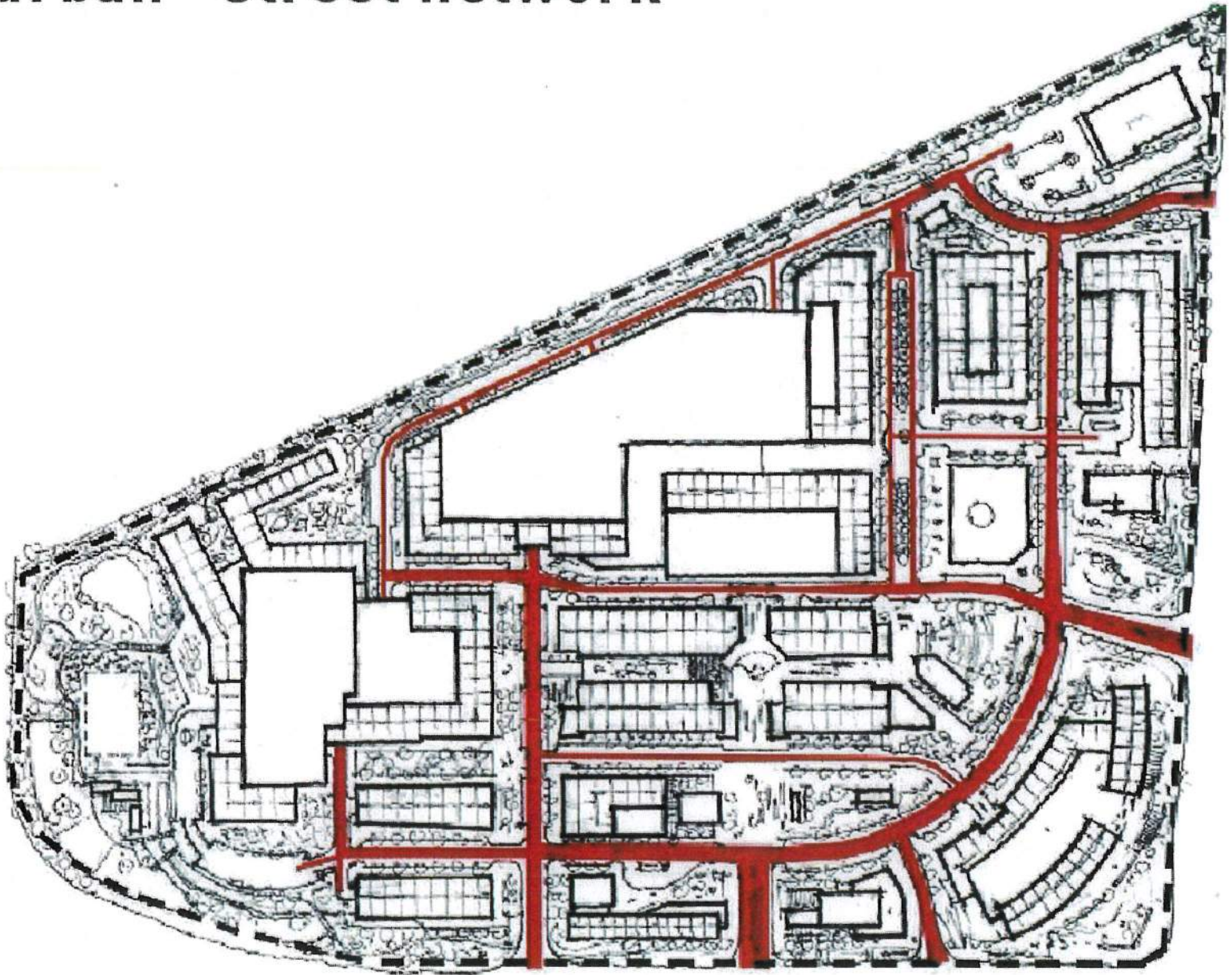
MALL RE-USE PLAN

urban
salvaged structure



BHDP
2021.11.19

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