



January 2, 2009

Continental Real Estate Companies  
c/o Sean Cullen  
150 East Broad Street, Eighth Floor  
Columbus, Ohio 43215

**RE: Preliminary Development Plan Application AD-02-09 – Kingsdale S.C.**

Mr. Cullen:

On behalf of the Staff in the Development Department and the City of Upper Arlington, I wish to thank you for your December 29, 2008 submittal of a preliminary development plan for the Kingsdale Shopping Center. We are pleased that your efforts relative to the redevelopment of Kingsdale have reached this exciting point. As we begin the public review process, please know that Staff is committed to working proactively with you in the coming weeks in order to facilitate the next steps relative to this important community project in a timely and productive manner.

This letter serves as a summary of initial staff comments regarding your application for preliminary development plan, conditional use and variance approval. The City's Technical Review Committee (TRC) has met to discuss your proposal and various items have been compiled below for your review:

- 1) The submitted site plan indicates a primarily one-story retail development with two multi-story office buildings located on a separate parcel. As you are aware, the Kingsdale PMUD encourages vertical integration of uses and allows building heights of up to six (6) stories at the core to increase density and create a more pedestrian-oriented streetscape. Please submit a detailed narrative explaining why the preferred layout cannot be achieved;
- 2) Staff has initially identified twenty (20) variances that will be necessitated by the proposal (see attached list). Two conditional uses are also required for constructing a big box retail store with a drive-thru use, and separate approval criteria for those uses are listed in Article 4.05(F);
- 3) The proposed layout of the Northwest Boulevard frontage is problematic. As proposed, this prominent streetscape includes views of a 520-space parking lot, the rear of Retail Building "E", and the 288-foot long side elevation of the Giant Eagle with a drive-through. To better reflect the guidelines noted in Article 7.05, a re-design is suggested. At a minimum, a row of parking should be eliminated to provide for an increased landscape buffer. This would reduce the visual impact of nearly four acres of asphalt;
- 4) The proposed design of the Giant Eagle building raises some issues. Article 7.06 requires avoidance of "box-like" structures, instead requiring them to be more

visually interesting through the use of differing roof lines, quality architectural styles/materials, and other visual elements. To attain this, the following are suggested: Brick and stone should be utilized on all four elevations; the pre-cast concrete panels and stucco elements should be eliminated; the proposed red metal roofing should be replaced with slate or synthetic slate to be more harmonious with community character; columns, offsets, reveals, and other similar details should be added. Please include a masonry wall to screen the service/loading areas on the south elevation of the Giant Eagle per Article 7.15(A). Please refer to the Walgreens on Tremont Road for an example of what the code requires;

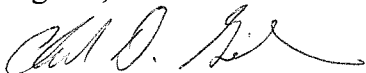
- 5) The draft sign package submitted appears to have been taken from another community. Please provide photos of this development to better convey the desired look. Ultimately, the graphics plan should allow for an understated yet classic look that will be unique to Upper Arlington. Staff recommends the use of halo-lit illumination (similar to the nearby Macy's) and that the signage on the Giant Eagle building be reduced in both size and quantity, respecting the adjacent residential uses. Awnings should have rigid valances with no stripes or signage;
- 6) Clarification is needed on the site statistics page regarding open space and the number of required parking spaces. Total lot coverage is shown at 90.9 percent, while the "open space remaining" is listed at 10.4 percent. In the Kingsdale PMUD, the maximum parking ratio is three spaces per 1,000 square feet, not 5.5 per 1,000 square feet as shown. Also, please provide the greenspace ratio within all vehicular use areas (note that the code requires a minimum of eight percent);
- 7) The general supporting narrative indicates the projected number of employees at Giant Eagle to be +/- 225. Regency Centers' previous submittal noted 90 employees for a 77,400-square foot Giant Eagle and 50 employees for a 97,000-square foot Target. Please verify the anticipated staffing counts to ensure the information submitted is accurate;
- 8) Staff understands that a traffic study is currently being performed. Please submit a copy for staff to review as soon as it is complete. Special consideration of the Northwest Boulevard traffic signal and access point near Giant Eagle is needed. The internal site circulation plan should limit points of conflict near the Tremont Road and Mildred Road entrance/exit;
- 9) The Fire Division has reviewed the submitted site plan and believes that adequate access to the site exists, but needs to confirm that adequate turning radii exist throughout the site. The installation of fire hydrants, water lines, fire lanes, suppression systems, and other such features should be coordinated through the Fire Division at 614.583.5100;
- 10) A stormwater permit must be sought from the City Engineer. A partial stormwater quality waiver may be pursued since some additional greenspace is being added to this mostly paved site. Please contact Tom Komlanc, City Engineer, at 614.583.5354 to coordinate any site utility or engineering issues;
- 11) Although a detailed landscape plan is not required at the preliminary development plan stage, the City Forester has compiled a list of comments for your review (see attached). The vast expanses of asphalt currently at the site present a great opportunity for beautification through high-quality landscape design. An extraordinary effort is requested here to improve the look of the site while making it more environmentally-friendly. Staff would recommend that the project, particularly Giant Eagle, utilize LEED-certified construction, as has been

implemented at other locations in Central Ohio (New Albany, Grandview). Due to its proximity to Northwest Boulevard right-of-way, the design and location of the proposed white board fence may need adjusted;

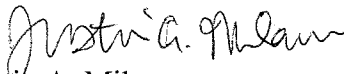
- 12) The plans indicate ten (10) cart corrals proposed in the Giant Eagle parking area. Staff would recommend that these structures be screened to reduce their visibility and provide additional interior parking lot greenspace. Staff would again suggest a "landscaped H" island design. Pavement signage should be used in place of vertical signage;
- 13) Improved pedestrian connectivity is needed on the site. Please provide better defined pedestrian connections between all buildings through the use of raised walkways, textured surfaces, and other such amenities. Please see Article 7.07 for appropriate design configurations;
- 14) As you may be aware, the Central Ohio Transit Authority has existing facilities located at the site. Staff would recommend the inclusion of transit-friendly design elements such as bike racks and benches. Please contact Jim Hutcherson ([hutchersonjm@cota.com](mailto:hutchersonjm@cota.com) or 614.308.4373) to coordinate such efforts;
- 15) Appropriate cross-access easements should be provided to adjacent properties, in order to accommodate both the proposal and future redevelopment nearby. Existing cross-access easements should be formally updated; and
- 16) Please provide any preliminary information available regarding the proposed phasing of demolition and construction. Special consideration must be given to reducing any negative impacts on the surrounding residential areas.

Please do not hesitate to contact us if you have any questions regarding these or other issues. Thank you for your submittal, and we look forward to working with you further and facilitating the successful redevelopment of a town center at Kingsdale.

Regards,



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