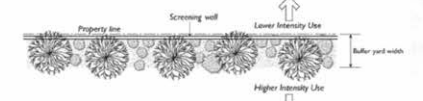


- LANDSCAPE NOTES**
1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, MAY 2003, CURRENT EDITION.
  2. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE SINGAPORE TROPIC ZONING RESOLUTION.
  3. ALL PLANTED AREAS AND LANDSCAPE ISLANDS SHALL RECEIVE A 3" LAYER OF SHREDED HARDWOOD BARK MULCH.
  4. THE SIZES OF PLANT MATERIAL SHOWN IN THE PLANT CHART ARE THE MINIMUM REQUIRED AT THE TIME OF PLANTING. CONTRACTOR TO PROVIDE INFORMATION AT TIME OF BIDDING IF ALTERNATE MATERIALS ARE SUGGESTED.
  5. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER.
  6. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL RECEIVE EIGHT INCHES OF TOPSOIL, SEED, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

- LANDSCAPE CODE SUMMARY**
- OFFICIAL SINGAPORE TROPIC ZONING RESOLUTION
- 12-8. LANDSCAPING FOR VEHICULAR USE AREAS**
- 3.a BUILDING FRONTAGES ADJACENT TO VEHICULAR USE AREA PROVIDE 3' PLANTING STRIP AND PLANT 50% OF FRONTAGE.
  - LANDSCAPE FRONTS WHERE PLANTING AREAS PROVIDED ADJACENT TO VEHICULAR USE AREAS.
  - 4.b PROVIDE 3 CANOPY TREES FOR EVERY 10 PARKING SPACES AND 3 SHRUBS FOR EVERY CANOPY TREE REQUIRED.
- 100 PARKING SPACES
- = 20 CANOPY TREES & 60 SHRUBS REQUIRED
  - = 8 CANOPY TREES, 24 UNDERSTORY TREES, & 62+ SHRUBS AND ORNAMENTAL GRASSES PROVIDED (DUE TO PARKING LOCATED ABOVE GARAGE, TREES HAVE BEEN PROVIDED ELSEWHERE ON SITE)
- 14-7. BOUNDARY BUFFER**
- BUFFER A:**
- 10' WIDTH - 5 CANOPY TREES & 15 SHRUB FOR EVERY 100 LF
  - 25' WIDTH - 2 CANOPY TREES & 7 SHRUBS FOR EVERY 100 LF
- WEST BOUNDARY**
- USE B ADJACENT TO USE 1
- SIZES OF 8' 10' WIDTH
  - = 24.4 CANOPY TREES & 76.2 SHRUBS REQUIRED
  - = 25 CANOPY TREES & 80 SHRUBS PROVIDED
- SOUTH BOUNDARY**
- 200 LF @ 8' 10" WIDTH
  - = 10 CANOPY TREES & 30 SHRUBS REQUIRED
  - 413.3 LF @ 25' WIDTH
  - = 82.7 CANOPY TREES & 248.1 SHRUBS REQUIRED
  - = 10 CANOPY TREES & 34 SHRUBS PROVIDED
- 14-8. STREETSCAPE BUFFER**
- BUFFER A:** 10' WIDTH PER 100 LF
- RESIDENTIAL BUFFER - 3.3 CANOPY TREES & 10 SHRUBS
  - OFFICE BUFFER - 2.2 CANOPY TREES & 20 SHRUBS
  - RETAIL BUFFER - 1.5 CANOPY TREES & 20 SHRUBS
- KENWOOD ROAD**
- RETAIL BUFFER (485.7 LF)
  - = 7.3 CANOPY TREES & 91.1 SHRUBS REQUIRED
  - = 7 CANOPY TREES & 98 SHRUBS PROVIDED
- HAPPINESS WAY**
- RESIDENTIAL BUFFER (276 LF)
  - = 9.1 CANOPY TREES & 27.6 SHRUBS REQUIRED
  - = 8 CANOPY TREES & 32 SHRUBS PROVIDED
  - ALL TREES PROVIDED ARE WITHIN R.O.W.
- OFFICE BUFFER (187.6 LF)**
- = 4.1 CANOPY TREES & 37.6 SHRUBS REQUIRED
  - = 5 CANOPY TREES & 40 SHRUBS PROVIDED
  - (1 TREE IS PROVIDED WITHIN R.O.W., 4 ARE PROVIDED ELSEWHERE ON SITE DUE TO SITE RESTRICTIONS)

**PERMANENT SEED BLEND**

- 8 LBS PER 1000 SF
- 90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA)
- RETAIL TREES: 1/4 BRINDLE, BONANZA, WAGWE OR EQUAL
- 10% KYRROCK BLUEGRASS (POA PRATIENSIS)
- MONSIEUR, RUGBY, L. MOURON VARIETIES OR EQUAL
- 98% PUNRY AND SOX GENETRATION
- 95% WEDD FREE
- 8 LBS. 12-12-12 FERTILIZER PER 1000 SF
- 1 1/2 BALES OF STRAW PER 1000 SF



**SCREEN WALL PLAN**

N.T.S.

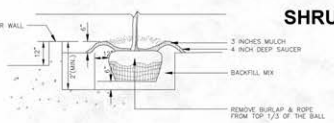


**SCREEN WALL**

N.T.S.

**PLANT LEGEND**

SYMBOL	REVISIONS	DESCRIPTION	QTY	2000	2021	REMARKS
[Green Circle]		Canopy Tree	81	888	147	12"
[Pink Circle]		Shrub	88	888	157	12"
[Green Circle]		Evergreen	81	888	147	12"
[Green Circle]		Large Shrub	81	888	147	12"
[Green Circle]		Small Shrub	81	888	147	12"
[Green Circle]		Medium Shrub	81	888	147	12"
[Green Circle]		Small Tree	81	888	147	12"
[Green Circle]		Medium Tree	81	888	147	12"
[Green Circle]		Large Tree	81	888	147	12"



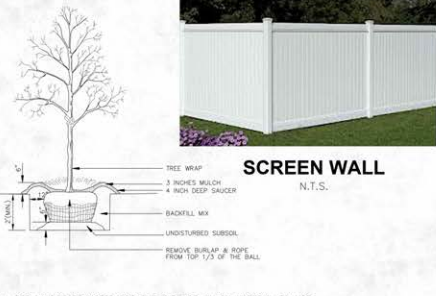
**LANDSCAPE PLANTER DETAIL**

N.T.S.



**EVERGREEN PLANTING DETAIL**

N.T.S.



**TREE PLANTING**

N.T.S.

NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.



**REVISION**

No.	DATE	DESCRIPTION

**PROJECT No. 28243**

**DATE 09/09/18**

**DES. BY J.M.**

**DR. BY J.M.**

**CHK. BY B.S.**

**CAPITAL INVESTMENT GROUP, INC.**

**APPLICANT**

**WOODLERT ENGINEERS/ARCHITECTS**

**KENWOOD PARTNERS, LLC**

**OWNER**

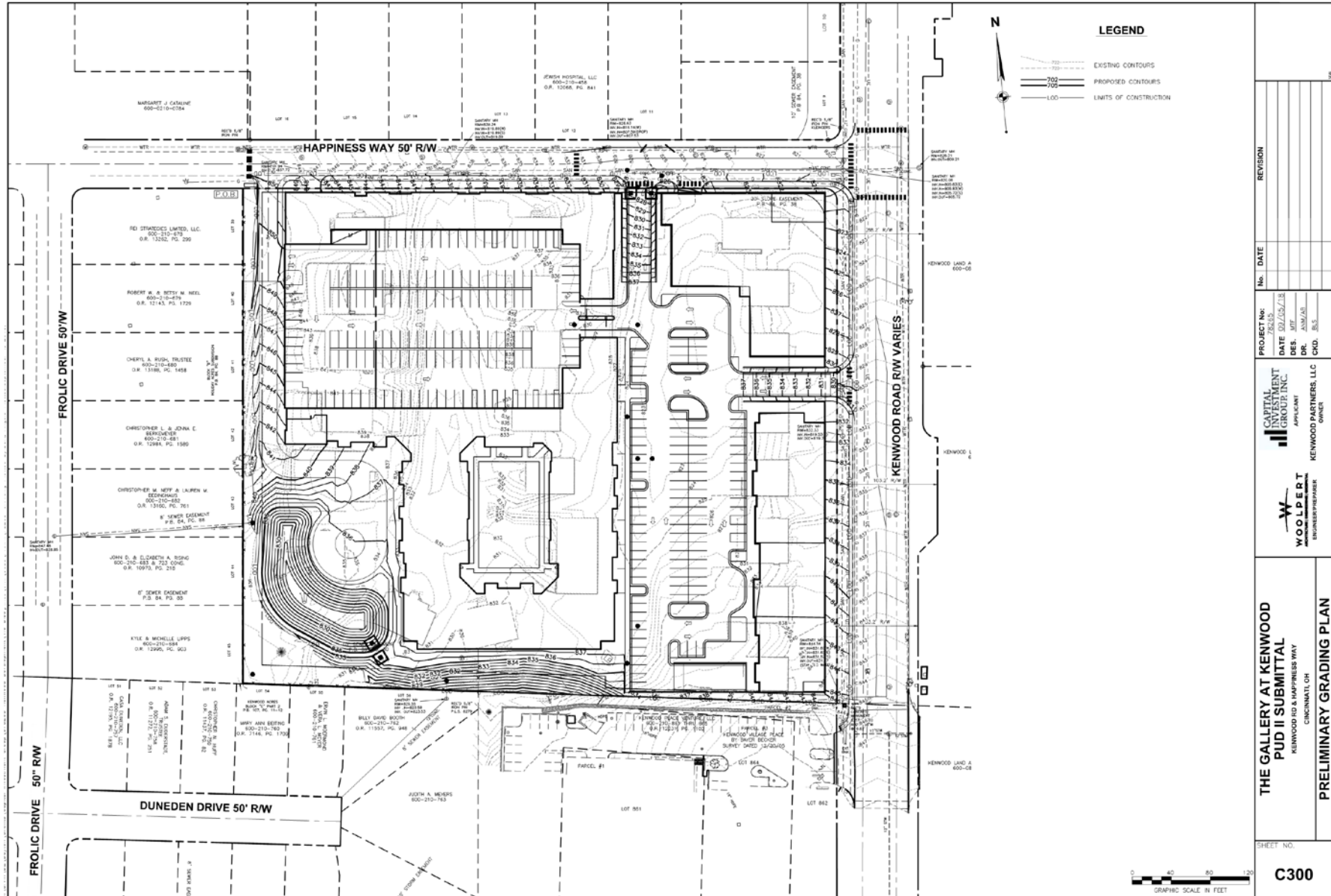
**THE GALLERY AT KENWOOD PUD II SUBMITTAL**

**KENWOOD RD & HAPPINESS WAY**

**CINCINNATI, OH**

**LANDSCAPE PLAN RENDERING**

SHEET NO. **C601**



<p><b>THE GALLERY AT KENWOOD PUD II SUBMITTAL</b>          KENWOOD RD &amp; HAPPINESS WAY          CINCINNATI, OH</p> <p><b>PRELIMINARY GRADING PLAN</b></p>		<p>REVISION</p> <table border="1"> <tr> <th>No.</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		No.	DATE						
		No.	DATE								
<p>PROJECT No: 28425</p> <p>DATE: 02/05/18</p> <p>DES. BY: JMT</p> <p>DR. BY: JMT/JLS</p> <p>CHK. BY: JLS</p>											
<p><b>CAPITAL INVESTMENT GROUP, INC.</b>          APPLICANT</p> <p><b>WOOLBERT ENGINEERS/ARCHITECTS</b>          ENGINEERS/ARCHITECTS</p> <p>KENWOOD PARTNERS, LLC          OWNER</p>											
<p>SHEET NO.</p> <p><b>C300</b></p>											



## SECTION 1 - EXECUTIVE SUMMARY

### Overall Summary and Recommendations

A Traffic Impact Study (TIS) was required by the Ohio Department of Transportation (ODOT) and Hamilton County Engineers Office to determine the off-site roadway impacts that the proposed Kenwood Road Development will have on the adjacent roadway network.

Capital Investment Group plans to redevelop the existing site with a proposed hotel, retail and restaurant space, office space, and low-rise multifamily housing. Parking will be provided for the site and for employees of the Jewish Hospital - Mercy Health.

The site area, shown in **Figure 1**, is located on the west side of Kenwood Road in Hamilton County, OH.

The study area includes seven (7) existing intersections which include one (1) access point to the site on Happiness Way across from the Hospital driveway. Additionally, there are three (3) proposed site access points including two (2) along Happiness Way and one (1) Right-In/Right-Out (RIRO) access point along Kenwood Road. The intersections are numerically identified throughout this study as:

1. Kenwood Road and Galbraith Road
2. Kenwood Road and Kenwood Mall/Hospital Driveway
3. Kenwood Road and Happiness Way
4. Kenwood Road and Kenwood Place/Towne Center
5. Kenwood Road and Orchard Lane
6. Kenwood Road and Montgomery Road (US 22/SR 3)
7. Happiness Way and Site Access 1/Hospital Driveway
8. Happiness Way and Site Access 2
9. Kenwood Road and Site Access 3 (RIRO)

The TIS is scoped to study four (4) different analysis scenarios. The following analysis scenarios were studied for the Weekday AM, Midday, PM, and Saturday, along with Black Friday Midday and PM peak hours:

- Opening Year (2020) Background
- Opening Year (2020) Build
- Horizon Year (2040) Background
- Horizon Year (2040) Build

This TIS analyzes the roadway network for the site traffic volumes as agreed upon within the MOU.



**Figure 1: Site Area; Source: Google Earth, N.T.S.**



Based on the results of the capacity and queuing analysis, the following improvements are recommended to address the impacts expected on the surrounding roadway network. Turn lane lengths include a 50-foot taper.

The background improvement recommendations indicated below (2020 Background and 2040 Background) are necessary to correct operating deficiencies related to traffic conditions caused by area growth unrelated to the proposed development. Build year recommendations indicated below (Build 2020 and Build 2040) are designed to mitigate deficiencies related to traffic generated by the proposed development, above projected traffic growth in the area.

**2020 Background**

- No improvements necessary.

**2020 Build**

- **Intersection 1: Kenwood Road and Galbraith Road**
  - Re-stripe eastbound Galbraith to remove the diagonal center line to extend the left turn bay.
  - Re-stripe northbound Kenwood Road to remove the diagonal center line to extend the left turn bay.
- **Intersection 3: Kenwood Road and Happiness Way**
  - Signalize intersection
  - Widen Happiness Way to provide separate 225 ft. long left and right turn lanes.
  - Re-stripe northbound Kenwood Road to extend the left turn bay with a two way left turn lane. Designate a 175 ft. northbound left turn lane, and a 200 ft. two way left turn lane.
  - Construct a cul-de-sac on Happiness Way to prevent cut through traffic.
- **Intersection 4: Kenwood Road and Kenwood Plaza / Towne Center**
  - Re-stripe southbound Kenwood Road to extend the left turn bay with a two way left turn lane. Designate a 150 ft. southbound left turn lane.
  - Re-stripe northbound Kenwood Road to extend the left turn bay with a two way left turn lane. Designate a 150 ft. northbound left turn lane.
- **Intersection 7: Happiness Way and Site Access 1/Hospital Driveway**
  - Construct a northbound access driveway with one ingress lane and one egress lane. Align opposite the existing Hospital drive.
- **Intersection 8: Happiness Way and Site Access 2**
  - Construct a northbound access driveway with one ingress lane and one egress lane
- **Intersection 9: Kenwood Road and Site Access 3 (RIRO)**
  - Construct an access driveway with one right turn only ingress lane and one right turn only egress lane. Construct a median in the entrance to restrict turns.

**2040 Background**

- **Intersection 1: Kenwood Road and Galbraith Road**
  - Widen Kenwood Road to extend the southbound left turn lane from 435 ft. to 775 ft.
  - Re-stripe eastbound Galbraith to extend the left turn bay with a two way left turn lane.
  - Re-stripe Kenwood to extend the northbound left turn lane with a two way left turn lane.
- **Intersection 6: Kenwood Road and Montgomery Road (US 22/SR 3)**
  - Construct a 760 foot right turn lane for the eastbound approach, an 800 foot right turn lane for the northbound approach, and a 300 foot right turn lane for the southbound approach
  - Re-stripe eastbound Montgomery Rd. to extend the left turn lane.
  - Construct a second left turn lane on all four approaches (375 feet for eastbound, 350 feet for westbound, 420 feet for northbound and 220 feet for southbound)
  - Construct a third northbound and southbound through lane.

*\* Note: improvements at Kenwood/Montgomery Roads are warranted to correct operating deficiencies from area background growth projected for the 20 Year horizon of the study. These recommendations would require significant right-of-way and are not generally believed to be feasible due to impacts to existing area development.*

  - Consider a **Continuous Flow Intersection (CFI)** to correct deficiencies and minimize impacts to surrounding businesses. A 2-leg CFI on Montgomery approaches provides a LOS D with lower R/W impacts.

**2040 Build**

- **Intersection 3: Kenwood Road and Happiness Way**
  - Optimize cycle length
- **Intersection 6: Kenwood Road and Montgomery Road (US 22/SR 3)**
  - Optimize cycle length

## County of Hamilton

THEODORE B. HUBBARD, P.E.-P.S. COUNTY ENGINEER

700 COUNTY ADMINISTRATION BUILDING  
138 EAST COURT STREET  
CINCINNATI, OHIO 45202-1232  
PHONE (513)946-4250 FAX (513)946-4288

October 22, 2018

Woolpert  
1230 Walnut Street  
Cincinnati, OH 45202  
Attn: Jon Wiley, P.E.

RE: Kenwood Road Development  
Kenwood Road, Sycamore Township

Dear Mr. Wiley,

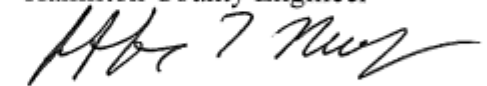
This office has completed the review of the Traffic Impact Study dated September 14, 2018 submitted by your office for the above referenced project. The following comments are submitted as a result of our review:

1. The findings and recommendations of the report appear valid.
2. The recommendations made in Traffic Impact Study dated September 14, 2018 shall be built by the developer as per the *Access Management Regulations within the unincorporated areas of Hamilton County*.
3. All roadway improvements in the public right of way to be performed by the developer need to be reviewed and approved by this office. A right-of-way use permit must be obtained prior to the commencement of any work.
4. No landscaping, screening or obstructions shall be permitted in the public right-of-way.
5. Our practice has been to apply the Thoroughfare Plan Right of Way (ROW) document to developments that involve planned zone development change requests. Since this development does not involve a zone change, the dedicating of any right of way by the developer would be strictly voluntary.

This office reserves the right to revise or make additional comments as necessary. Any questions regarding this matter may be addressed to the undersigned at 946-8421.

Sincerely,

Theodore B. Hubbard, P.E.-P.S.  
Hamilton County Engineer



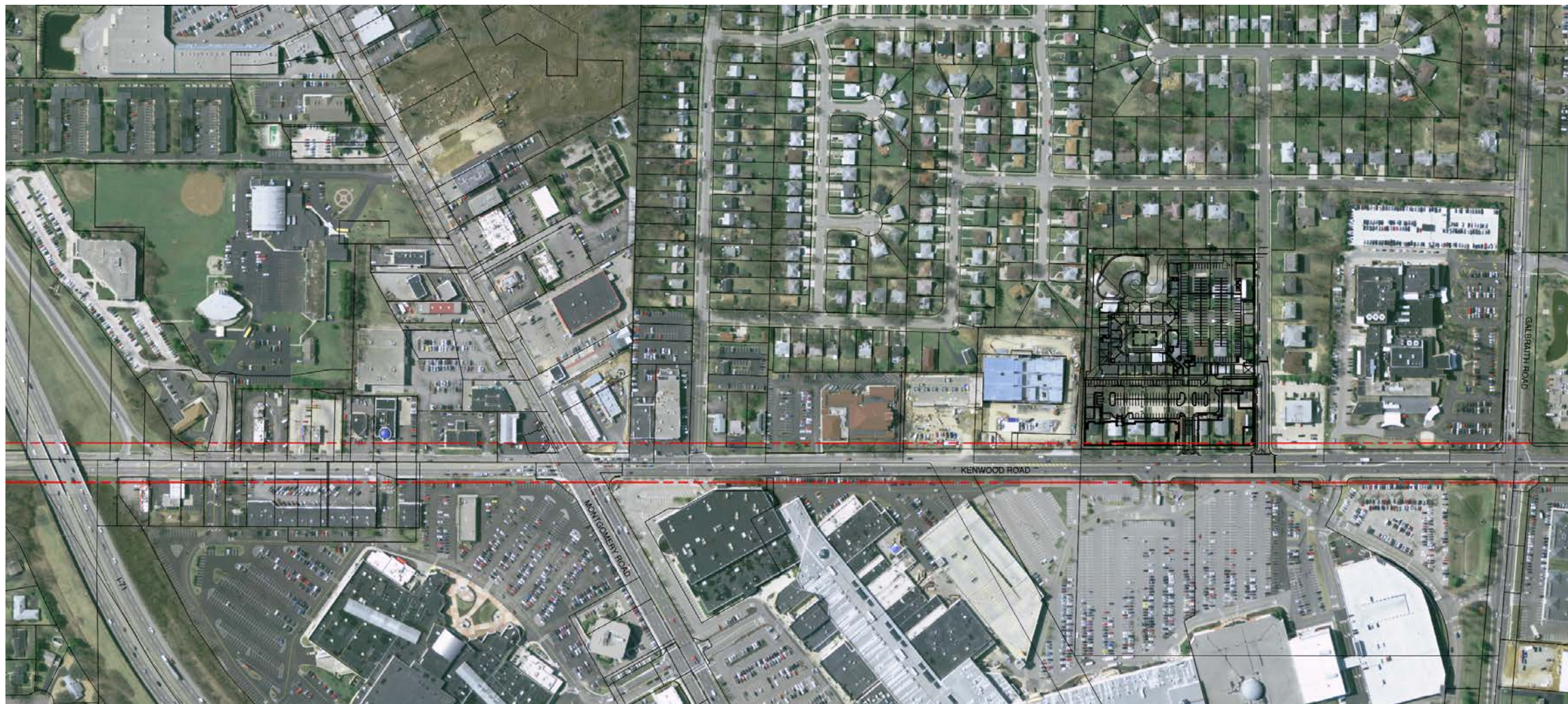
Jeffery T. Newby, P.E.  
Traffic Engineer

JTN/jtn

C.C.: E. Beck, T. Hubbard, G. Bickford, M. Grake, File

Traffic Impact Studies/Sycamore/Kenwood Road Development – Comments October 22, 2018







**BUILDING DATA:**

<b>Hotel:</b>	
First Level:	11,125 s.f.
Second - Sixth Level:	17,683 s.f. / Fl. x 5 Fl.
<b>Total:</b>	<b>28,808 s.f.</b>
Second - Sixth Floor:	125 keys
Total Keys:	125 keys
<b>Office:</b>	
First Level:	11,432 s.f.
Second Level:	21,238 s.f.
Third Level:	21,238 s.f.
Fourth Level:	21,238 s.f.
Fifth Level:	21,238 s.f.
Sixth Level:	21,238 s.f.
<b>Total:</b>	<b>117,622 s.f.</b>

<b>Retail:</b>	
Hotel:	8,565 s.f.
Office:	8,200 s.f.
<b>Total:</b>	<b>16,765 s.f.</b>

\*All commercial awnings do not exceed 48" from building. See Exterior Elevations for dimensions.

<b>Apartment:</b>	
Lower Level 1:	3,984 s.f.
First Level:	57,356 s.f.
Second Level:	66,252 s.f.
Third Level:	65,887 s.f.
Fourth Level:	65,887 s.f.
Fifth Level:	48,295 s.f.
<b>Total:</b>	<b>307,662 s.f.</b>

Unit Count:	258 Units
Entry Lobby:	1,600 s.f.
Loading Office:	870 s.f.
Fitness:	685 s.f.
Clubhouse (2-Story):	3,100 s.f.
Golf Simulator:	829 s.f.

<b>West Parking Garage:</b>	
First Level (Partial In-Ground):	54,000 s.f.
Second Level (Above Ground):	54,002 s.f.
Third Level (Above Ground):	54,002 s.f.
Fourth Level (Above Ground):	54,002 s.f.
Fifth Level (Above Ground):	54,002 s.f.
Sixth Level (Above Ground):	45,906 s.f.
<b>Total:</b>	<b>315,916 s.f.</b>

<b>East Sublevel Parking Garage:</b>	
Sublevel 2:	46,497 s.f.
Sublevel 1:	86,593 s.f.
<b>Total:</b>	<b>133,090 s.f.</b>

**PARKING DATA:**

<b>PARKING PROVIDED:</b>	
<b>West Parking Garage:</b>	
First Level (Partial In-Ground):	124 p.s.
Second Level (Above Ground):	165 p.s.
Loading Spaces:	2 p.s.
Third Level (Above Ground):	170 p.s.
Fourth Level (Above Ground):	170 p.s.
Fifth Level (Above Ground):	170 p.s.
Sixth Level (Above Ground):	56 p.s.
<b>Total West Parking:</b>	<b>657 p.s.</b>

<b>East Parking:</b>	
Lifted Level:	103 p.s.
Sublevel 1:	188 p.s.
Loading Spaces:	2 p.s.
Sublevel 2:	103 p.s.
<b>Total East Parking:</b>	<b>396 p.s.</b>
<b>Total Project Parking:</b>	<b>1,290 p.s.</b>

**CSO Architects**  
ARCHITECTURE + INTERIOR DESIGN  
8831 Kenwood Crossing, Columbus, OH 43248  
614.291.4200 csoarch.com

PROJECT: **THE GALLERY AT KENWOOD**  
CINCINNATI, OH

Scale: 1/8" = 1'-0"

Revisions:

Issue Date	Drawn By	Checked By
06/14/18	-	-

Drawing Title: **LEVEL 1 FLOOR PLAN/SITE PLAN**

Certified By:

Drawing Number: **A103**

Project Number: **18082**



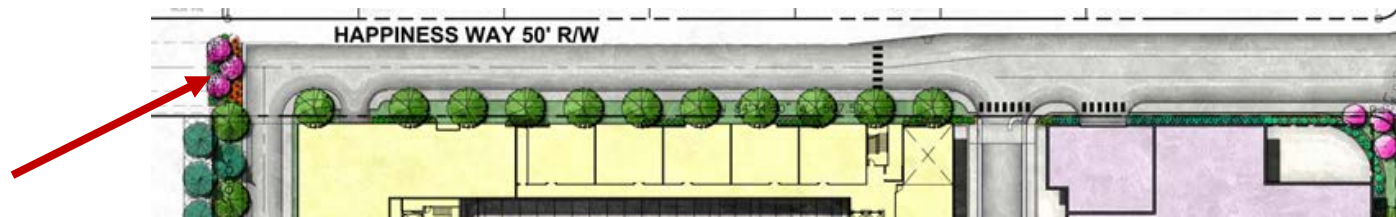


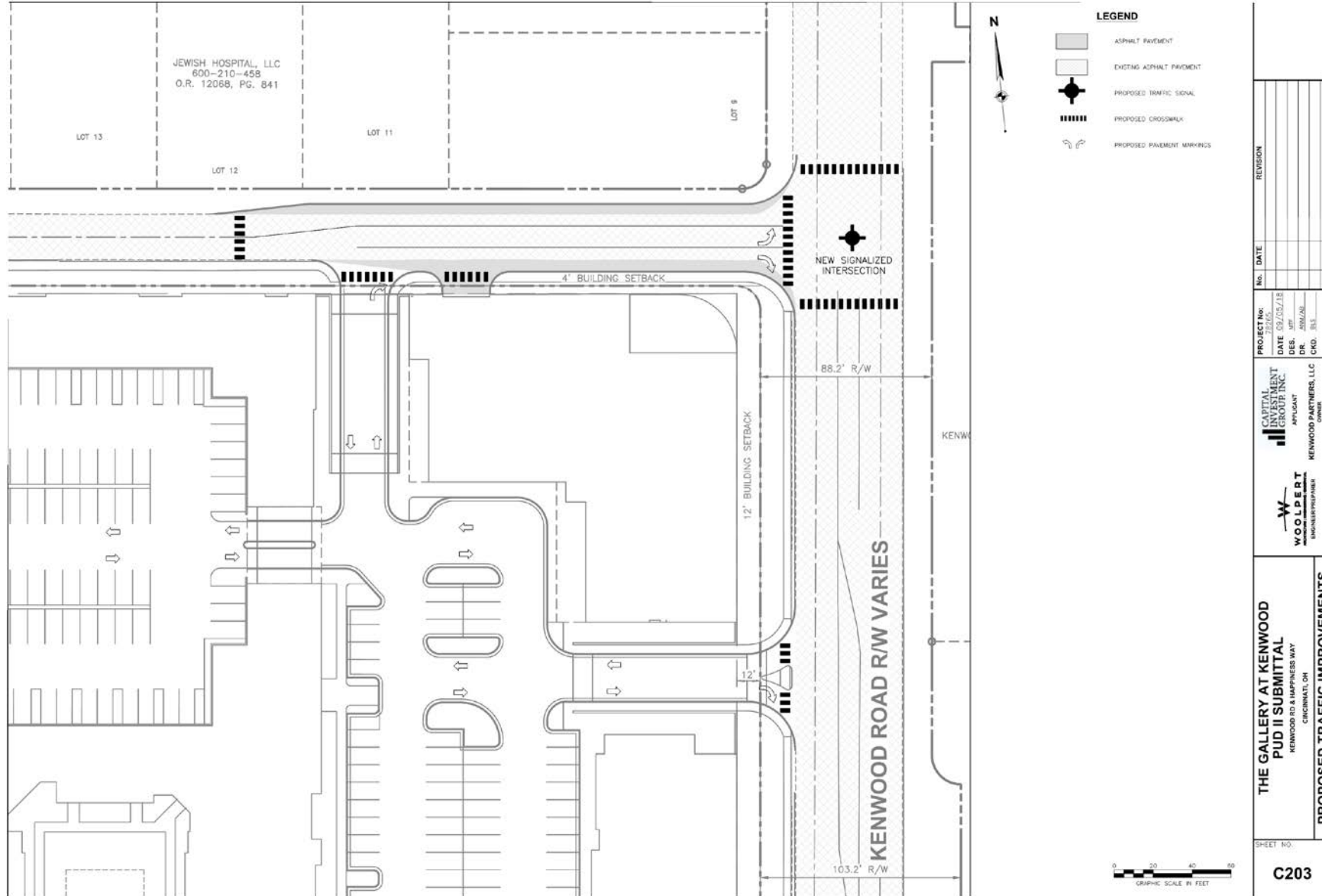
## **Misconception that we are buying houses on Frolic to expand the development**

We have no intention of expanding the development and have committed to that in writing to the Township. We do have one home under contract on Frolic that we will be renovating and then re-selling. Additionally, as mentioned previously, we will commit to buying the home of any adjacent owner at the Hamilton County Auditor fair market value if they are worried about future value.

## Traffic Through Holiday Acres Neighborhood

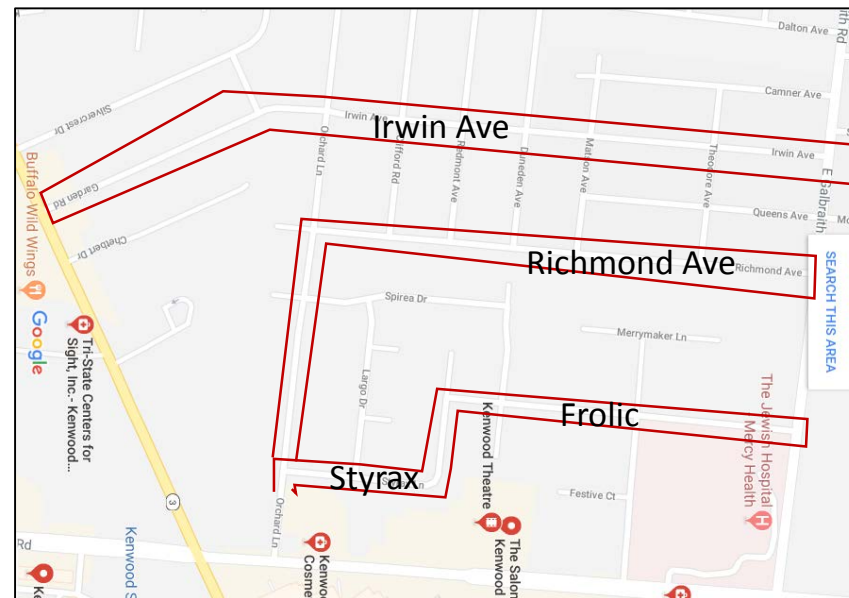
Based on the overwhelming sentiment for safety over convenience, our recommendation is to block off Happiness Way at the west end of the development. This prevents any traffic from our Development coming into the Frolic neighborhood and also prevents traffic that is traveling eastbound on Galbraith Road from coming into the development via Frolic.





## Traffic Through Holiday Acres Neighborhood

Additionally, we are recommending that the Township introduce a traffic calming plan throughout the Holiday Acres neighborhood that would help to reduce vehicle speeds, encourage full stops at stop signs and encourage thru traffic to use Kenwood Road. We will commit to the Township to participate in this effort.





## **We are not protecting residential neighborhoods**

In fact we are absolutely protecting the neighborhood to the west of us by creating high end residential units adjacent to the residential on Frolic Dr. This is creating a buffer between the neighborhood and the commercial uses along Kenwood Road.

## **Proximity of Buildings to single family homes**

The zoning code requires that our buildings set back 20 feet from adjoining properties. Based on concerns expressed by adjoining property owners, we have increased our setbacks to more than 41 feet along the single family properties. For some residents that distance has been increased to 160 feet

## Size of Buildings

The zoning code allows for buildings 40 feet in height. Originally our concept plans had five story apartment buildings on the western portion of our site. In response to neighbor concerns, we have reduced the height of the buildings along the western portion of the site to three and four stories (34' 2" to 44' 10"). This stepping of building height creates a much more desirable visual impact and pulls more residential units further from single family residential.

## Request for Visual Screening from Single Family Residential

A solid wall 8 foot high fence will be installed along the south and west boundaries of the property. Buffer landscaping of trees and shrubs will be planted inside this fence.



Additionally, we are offering to plant 15' high evergreens on the homeowners side of the fence for the homes that directly abut the property.



## **Future Property Values**

Several studies have shown that homes located near upscale mixed use developments actually increase in value at the same rate or faster than homes not in close proximity to these developments.

Notwithstanding this, we will commit in writing to purchase at today's fair market value, any of the ten homes whose property directly abuts the subject property.



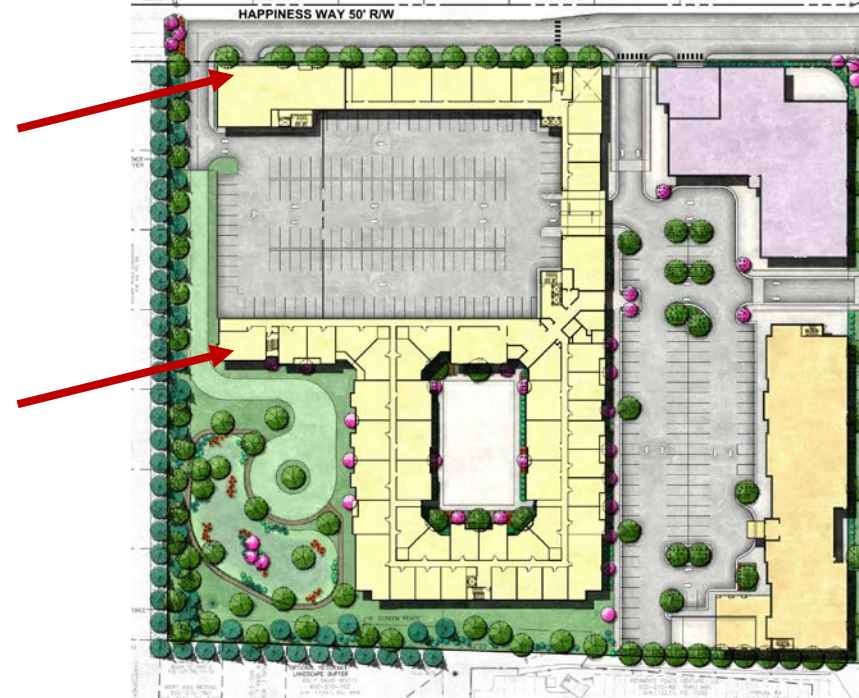
Properties Adjacent to 49 Hundred																								
Year	9495 Wynncrest Drive	% Change yoy	9491 Wynncrest Dr.	% Change yoy	9485 Wynncrest Drive	% Change yoy	9475 Wynncrest Dr	% Change yoy	9467 Wynncrest Dr	% Change yoy	9461 Wynncrest Dr.	% Change yoy	4986 Ridgecrest	% Change yoy	4980 Ridgecrest	% Change yoy	4981 Ridgecrest	% Change yoy	4976 Doughman CT	% Change yoy	4968 Doughman Ct	% Change yoy	Average Value of Properties	
1996	\$85,400.00		\$86,400.00		\$88,400.00		\$80,000.00		\$92,600.00		\$87,600.00		\$117,400.00		\$81,400.00		\$95,900.00		\$109,600.00		\$107,700.00		\$86,033.33	
1999	\$97,300.00	12%	\$96,900.00	11%	\$103,800.00	17%	\$96,100.00	20%	\$101,200.00	9%	\$103,400.00	18%	\$130,600.00	11%	\$91,200.00	12%	\$109,600.00	14%	\$107,000.00	-2%	\$105,800.00	-2%	\$95,241.67	10%
2002	\$120,300.00	19%	\$107,100.00	10%	\$114,800.00	11%	\$106,200.00	11%	\$112,000.00	11%	\$114,300.00	11%	\$144,400.00	11%	\$116,300.00	28%	\$121,200.00	11%	\$118,300.00	11%	\$117,000.00	11%	\$107,658.33	20%
2005	\$127,300.00	5%	\$130,400.00	18%	\$136,000.00	18%	\$118,000.00	11%	\$123,500.00	10%	\$121,300.00	6%	\$157,900.00	9%	\$146,000.00	26%	\$127,000.00	5%	\$125,000.00	6%	\$132,400.00	13%	\$120,400.00	29%
2008	\$128,580.00	1%	\$131,700.00	1%	\$140,000.00	3%	\$119,180.00	1%	\$124,730.00	1%	\$122,510.00	1%	\$159,480.00	1%	\$147,460.00	1%	\$180,000.00	42%	\$150,740.00	21%	\$133,730.00	1%	\$128,175.83	33%
2011	\$126,220.00	-2%	\$115,530.00	-14%	\$142,210.00	2%	\$139,000.00	17%	\$123,710.00	-1%	\$116,000.00	-5%	\$147,810.00	-7%	\$106,510.00	-28%	\$165,000.00	-8%	\$144,770.00	-4%	\$125,180.00	-6%	\$120,995.00	29%
2014	\$126,000.00	0%	\$161,500.00	28%	\$146,480.00	3%	\$146,800.00	6%	\$127,430.00	3%	\$119,480.00	3%	\$152,250.00	3%	\$150,000.00	41%	\$185,000.00	12%	\$149,110.00	3%	\$128,930.00	3%	\$132,748.33	35%
2017	\$138,970.00	9%	\$185,870.00	13%	\$168,620.00	15%	\$142,210.00	-3%	\$135,960.00	7%	\$137,310.00	15%	\$166,250.00	9%	\$125,150.00	-17%	\$143,310.00	-23%	\$162,860.00	9%	\$152,540.00	18%	\$138,254.17	38%
		39%		54%		48%		44%		32%		36%		29%		35%		33%		33%		29%	Property values increased an average of from 2014 2017	4.15%

All data was from the Hamilton County Auditor

\*49 Hundred was under construction and leasing up in 2016-2018

## Apartments/Balconies Facing Frolic and Duneden Homes

In response to resident concerns, the westernmost portion of the multifamily building has been reconfigured so that there are fewer apartments, and only the corner units have balconies. We have also removed all balconies that would be directly facing Duneden.



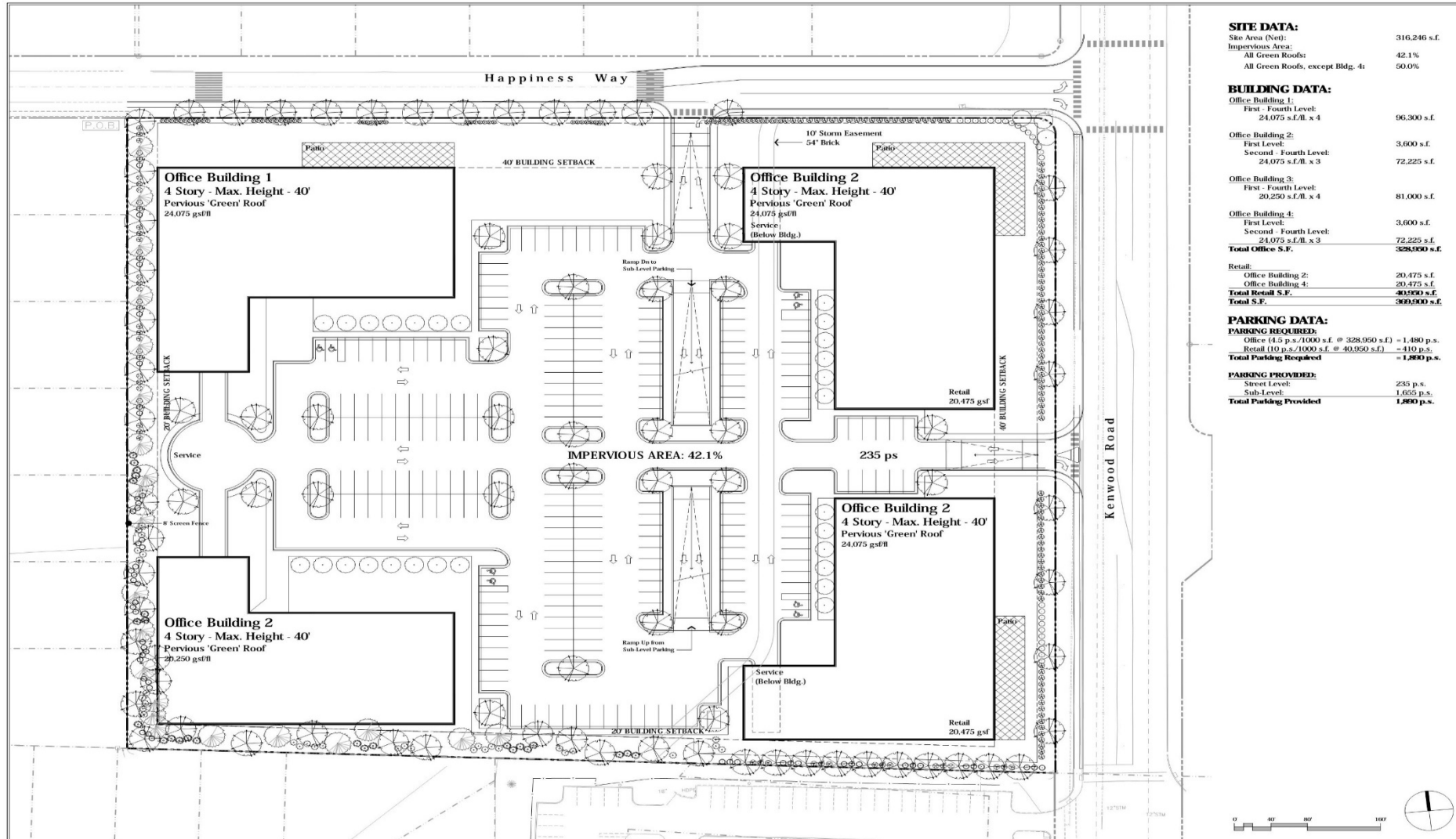


## **A Hotel will bring transients and drug traffic**

As managers for the entire development we cannot allow this to happen. We would lose our residents and office tenants if the hotel created any issues. Also, the documents that govern management of the property will specifically give us the right to deal with any issues like this that might occur. Any drug issues that might be discovered would be dealt with immediately by the Township and/or County.

A wet retention pond will cause mosquitos and geese. The retention area has been converted to a dry basin, thus eliminating this issue and creating significantly more green space





**SITE DATA:**

Site Area (Net):	316,246 s.f.
Impervious Area:	42.1%
All Green Roofs:	42.1%
All Green Roofs, except Bldg. 4:	50.0%

**BUILDING DATA:**

<b>Office Building 1:</b>	
First - Fourth Level:	24,075 s.f./fl. x 4
	96,300 s.f.
<b>Office Building 2:</b>	
First Level:	3,600 s.f.
Second - Fourth Level:	24,075 s.f./fl. x 3
	72,225 s.f.
<b>Office Building 3:</b>	
First - Fourth Level:	20,250 s.f./fl. x 4
	81,000 s.f.
<b>Office Building 4:</b>	
First Level:	3,600 s.f.
Second - Fourth Level:	24,075 s.f./fl. x 3
	72,225 s.f.
<b>Total Office S.F.:</b>	<b>328,950 s.f.</b>
<b>Retail:</b>	
Office Building 2:	20,475 s.f.
Office Building 4:	20,475 s.f.
<b>Total Retail S.F.:</b>	<b>40,950 s.f.</b>
<b>Total S.F.:</b>	<b>369,900 s.f.</b>

**PARKING DATA:**

**PARKING REQUIRED:**

Office (4.5 p.s./1000 s.f. @ 328,950 s.f.)	= 1,480 p.s.
Retail (10 p.s./1000 s.f. @ 40,950 s.f.)	= 410 p.s.
<b>Total Parking Required</b>	<b>= 1,890 p.s.</b>

**PARKING PROVIDED:**

Street Level:	235 p.s.
Sub-Level:	1,655 p.s.
<b>Total Parking Provided</b>	<b>1,890 p.s.</b>

**CSO Architects**  
ARCHITECTURE - INTERIOR DESIGN  
801 Kenwood Crossing, Independence, MO 64050  
Main 317.946.1900 | cso@csa.net

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**PROJECT:**  
**THE GALLERY AT KENWOOD**  
CINCINNATI, OH

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**Scope Drawings:**  
These drawings are prepared for the purpose of illustrating the proposed development and are not to be used for construction. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The drawings are subject to change without notice.

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**Revision:**

Issue Date	Drawn By	Checked By
10/17/18		

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**Drawing Title:**  
**PROPOSED OFFICE DEVELOPMENT PLAN**

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**Certified By:**

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**Drawing Number:**  
**A103**

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**Project Number:**  
**18082**

Based on the SPI, do you prefer our mixed use plan which transitions from higher intensity commercial to residential, thus providing a buffer to the single family neighborhood to the west or you want a strictly commercial development that would be much denser and more commercial in nature. Without seeking any variances to the SPI Overlay we could develop an office/retail project in 4 story buildings with an ISR of <.50 that would include the following:

- 4 office buildings each with a floor plate of approximately 24,000 SF each
- 41,000 square feet of retail/restaurant space
- 329,000 square feet of office space
- 1,890 parking spaces-garage and surface
- Twenty foot building set backs along Frolic and Duneden
- No privacy fence
- No landscape on abutting owners lots
- All existing trees on site will have to be removed
- Office traffic could access the neighborhood

**Gregg Fusaro**

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**From:** Bickford, Greg  
**Sent:** Thursday, October 18, 2018 5:24 PM  
**To:** 'Gregg Fusaro'  
**Subject:** RE: Office Development Plan

Gregg - Based on my preliminary cursory review, this plan appears to be in compliance with Chapter 8 of the Zoning Resolution. Obviously this is a preliminary plan and more detail would be required, but based on what is presented on the drawing, a zoning certificate could be issued for this plan. Please keep in mind that this is not an approval, but only a brief, cursory review. More detailed information would be required before any zoning certificate would be issued.

Thanks

Greg Bickford

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**From:** Gregg Fusaro [mailto:[gregg.fusaro@cigproperties.com](mailto:gregg.fusaro@cigproperties.com)]  
**Sent:** Wednesday, October 17, 2018 10:42 AM  
**To:** Bickford, Greg <[gbickford@sycamoretownship.org](mailto:gbickford@sycamoretownship.org)>  
**Cc:** David Bastos <[david.bastos@cigproperties.com](mailto:david.bastos@cigproperties.com)>; Christian Dial <[christian.dial@cigproperties.com](mailto:christian.dial@cigproperties.com)>  
**Subject:** Office Development Plan

Greg:

As a follow-up to our conversation yesterday, attached is the preliminary office/retail development plan that we are looking to submit under the existing zoning for the subject property. Obviously this does not yet have the detail necessary to get a zoning certificate, but we would like you to do a preliminary review to verify that we meet the zoning requirements under the SPI overlay. Please let me know if you have any questions.

Thanks,  
Gregg

Gregg A. Fusaro  
Regional Development Partner  
[Capital Investment Group, Inc.](#)  
226 East 8<sup>th</sup> Street  
Cincinnati, OH 45202  
(m) 513-659-6181  
(o) 513-246-1985

## **How this Development Benefits Sycamore Township**

New Payroll Taxes - \$240,000 per year

New Hotel Tax Revenue - \$130,000 per year

400 to 500 new residents who will shop, eat and play in Kenwood

New Restaurant Offerings

250-350 parking spaces for Mercy Hospital – critical for continued success and enhancement of hospital services

Much needed Tax Revenue for the Deer Park School System

## **How this Development Benefits Sycamore Township**

Allows Deer Park School District to air condition the High School through an upfront capital investment from us

Continues to assist the Township in extending the period of time that they have not asked for a tax increase on the ballot

Provides a temporary place for patient families to stay while a relative or loved one is in the hospital

Provides much needed additional medical office space for Mercy

Total Project Cost  
**\$100,000,000**  
Total Impact  
**\$201,000,000+**

The combined direct and indirect contribution of apartment construction, operations and resident spending to the city economy. Based on CCIM Methodology

Total Jobs  
**1,800+**

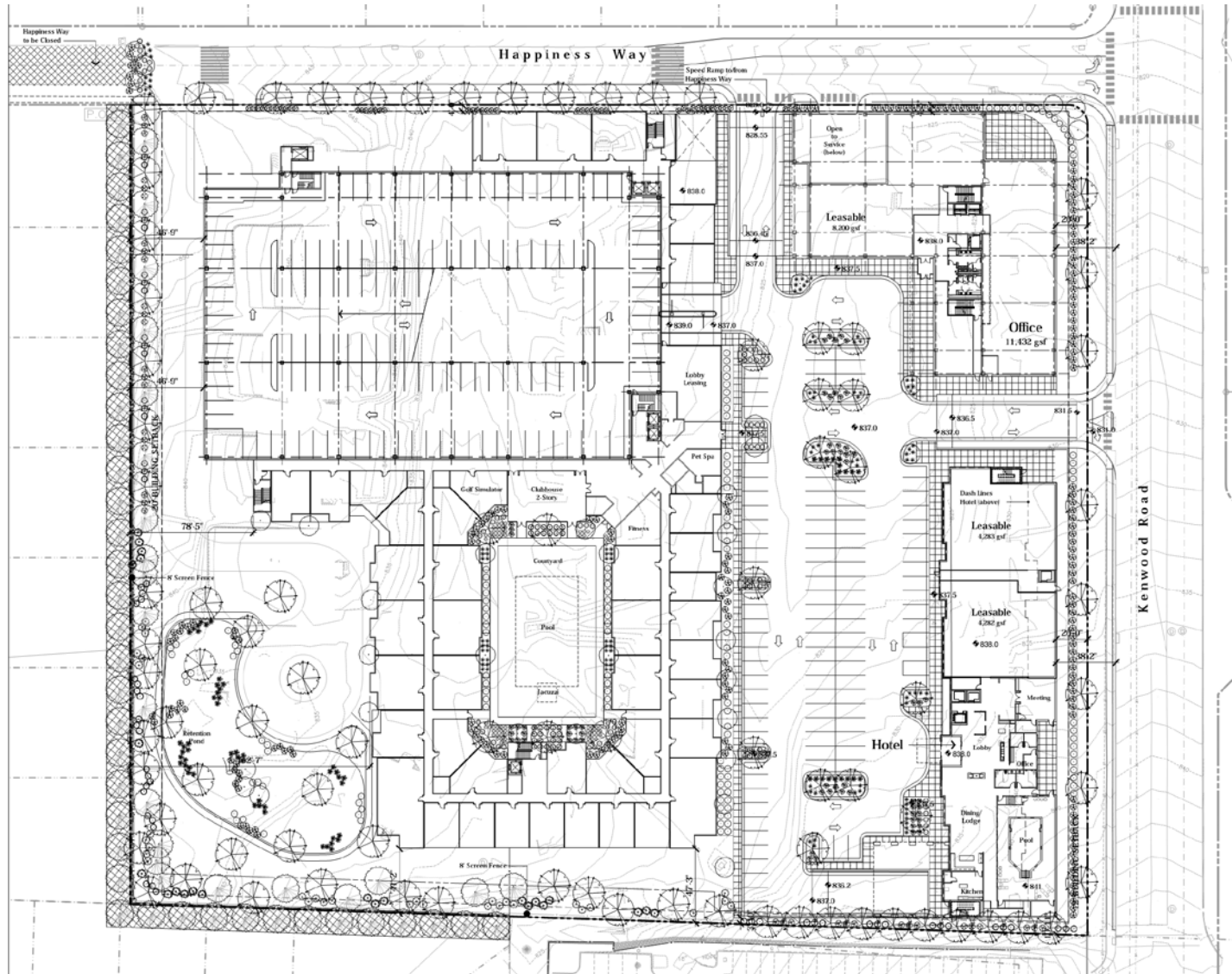
324 office, 80 retail, 85 hotel, 10 apartments, 160 permanent jobs supported from hotel, office, and residential. Over 1,100 Jobs direct and indirect jobs supported by construction.

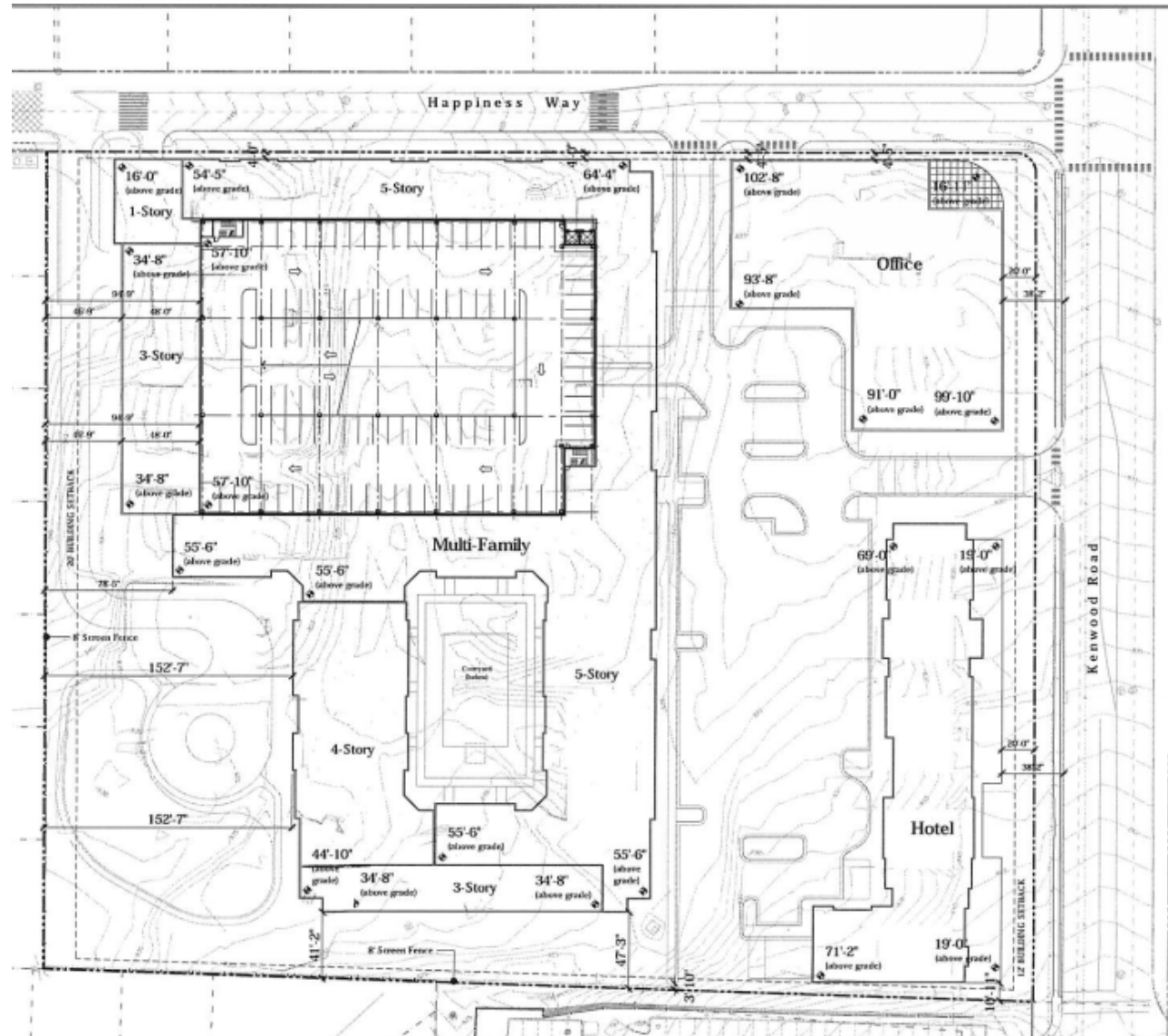
Estimated Annual Payroll Taxes & Hotel Taxes Generated at the development  
**\$370,000**



## **Additional Developer Commitments**

1. We will commit to provide a new 8' ROW easement between our buildings along Kenwood Road and the current western edge of ROW
2. We will commit to removing the southernmost row of apartment units on the fifth and fourth floor along the southern section of the building, thus creating a three story building in the area adjacent to abutting Duneden properties.
3. We will commit to widening the buffer at the northwest corner of the building to 47 feet.





## **Additional Developer Commitments**

4. We will commit to increasing the height of the privacy fence from 8' to 10'
5. We will sign an agreement with each single family property owner whose property directly abuts our property to purchase their property at today's auditor's assessed value if they decide to sell anytime within 3 years of this date and they cannot sell at that price after marketing the property through a licensed real estate broker.
6. We will commit to sign an agreement with the Township that prevents us from acquiring any properties along the east side of Frolic Dr. for expansion of this development

## **Additional Developer Commitments**

7. We will commit to include Elizabeth Rising to work with our landscape architect and licensed arborist to insure that we implement best practices as it relates to preservation of existing trees on our parcel, monitoring of construction limits, and working with neighbors to optimize plant selections and locations.
8. We will commit to include Jennifer Polis to work with us to review our community's pet policy and to make recommendations for enhancing that policy as it relates to vaccinations and licensing.
9. We will commit to having a maintained dog park, providing refuse stations and maintaining the dog park area in such condition as to not create health hazards for residents and guests.

## **Additional Developer Commitments**

10. We will commit to contributing an amount of \$25,000 to Sycamore Township specifically to be used to evaluate and subsequently implement traffic calming measures in the Holiday Acres subdivision.

11. For those situations where our landscape architect and abutting homeowner agree that the trees suggested for a particular yard are deemed not to be practical, we will commit to, in lieu thereof, providing a \$4,000 allowance for alternative landscaping.