

November 6, 2018

Mr. Ted Hubbard  
Hamilton County Engineer  
138 East Court St. Suite 700  
Cincinnati, OH 45202

RE: Gallery at Kenwood Project Right of Way

Dear Ted:

I am writing this to follow-up from our conversation of last week regarding our proposed development, the Gallery at Kenwood. As you are aware, we are currently seeking approval of this project from the Sycamore Township Trustees. Since this project does not involve a zone change, we are not required to adhere to the Hamilton County Thoroughfare Plan. Notwithstanding that, we understand the County traffic engineer's concern about the 2040 traffic projections along Kenwood Road. This is also a concern to us, as we want to insure that traffic from our development can flow smoothly and without undue delays.

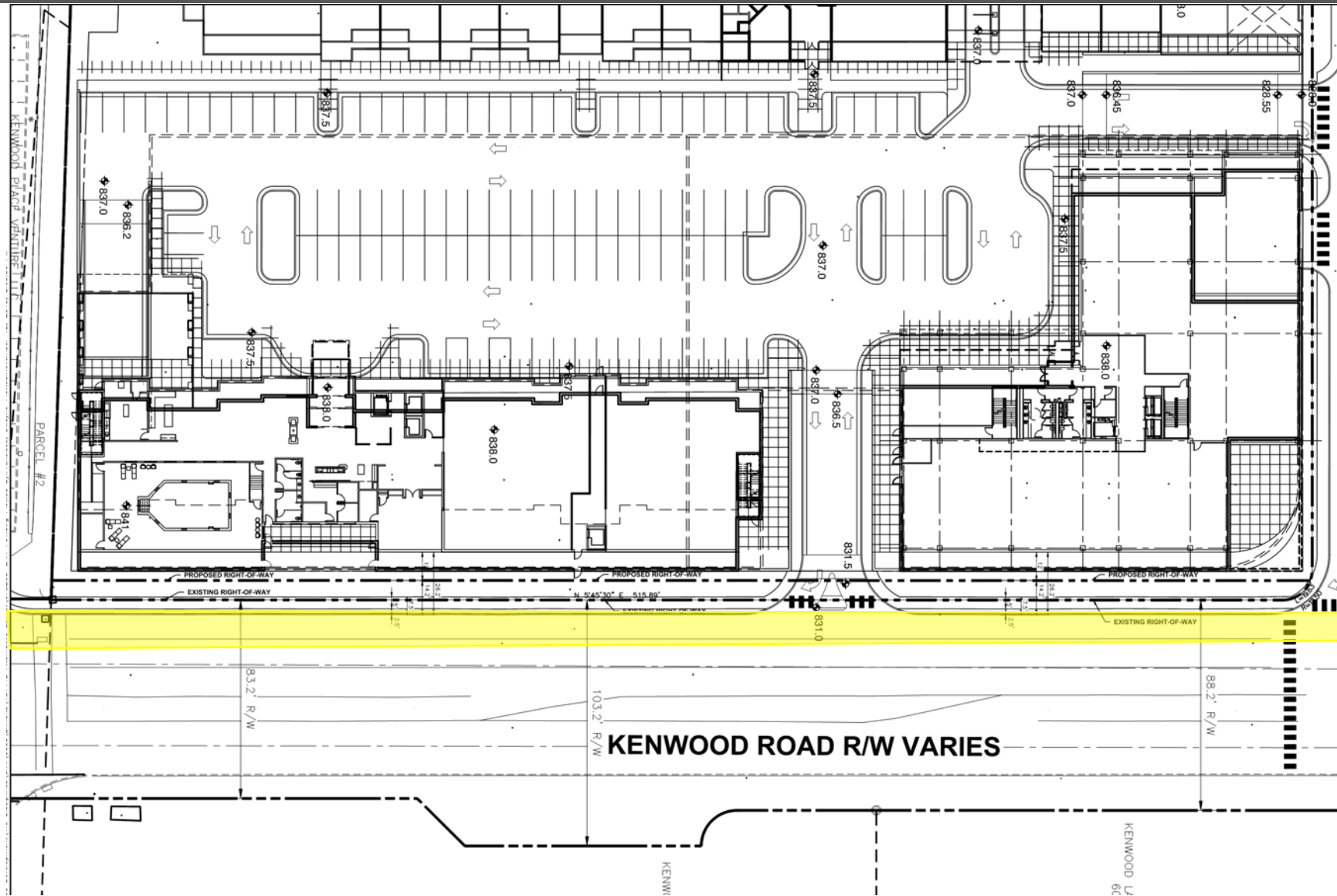
In light of this we are prepared to donate, at no cost to the County, an additional eight (8) feet of ROW along the entire eastern border of our property, that abuts Kenwood Road (See attached exhibit). This additional ROW will insure that there will be sufficient area on the west side of Kenwood Road to add another southbound lane in the event that it is deemed to be necessary at some point in the future. We would ask that the county grant us a temporary easement over any undeveloped ROW for landscaping or green space until such time as the county decides to construct additional roadway improvements in this area. We also understand that no underground utilities would be permitted to be constructed by us in this eight foot strip of ROW without prior approval from the County.

Please let this letter serve as a preliminary understanding of our commitment to Hamilton County for additional ROW in the event that the current proposed development plan is approved. I presume that once our development plan is approved we would have a legally binding agreement prepared between us and the County. If you have any questions please don't hesitate to call me.

Sincerely,



Gregg A. Fusaro  
Regional Development Partner  
Capital Investment Group, Inc.





## 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,

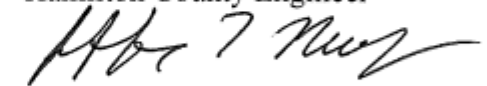
This office has completed the review of the Traffic Impact Study dated September 14, 2018 submitted by your office for the above referenced project. The following comments are submitted as a result of our review:

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



## Findings

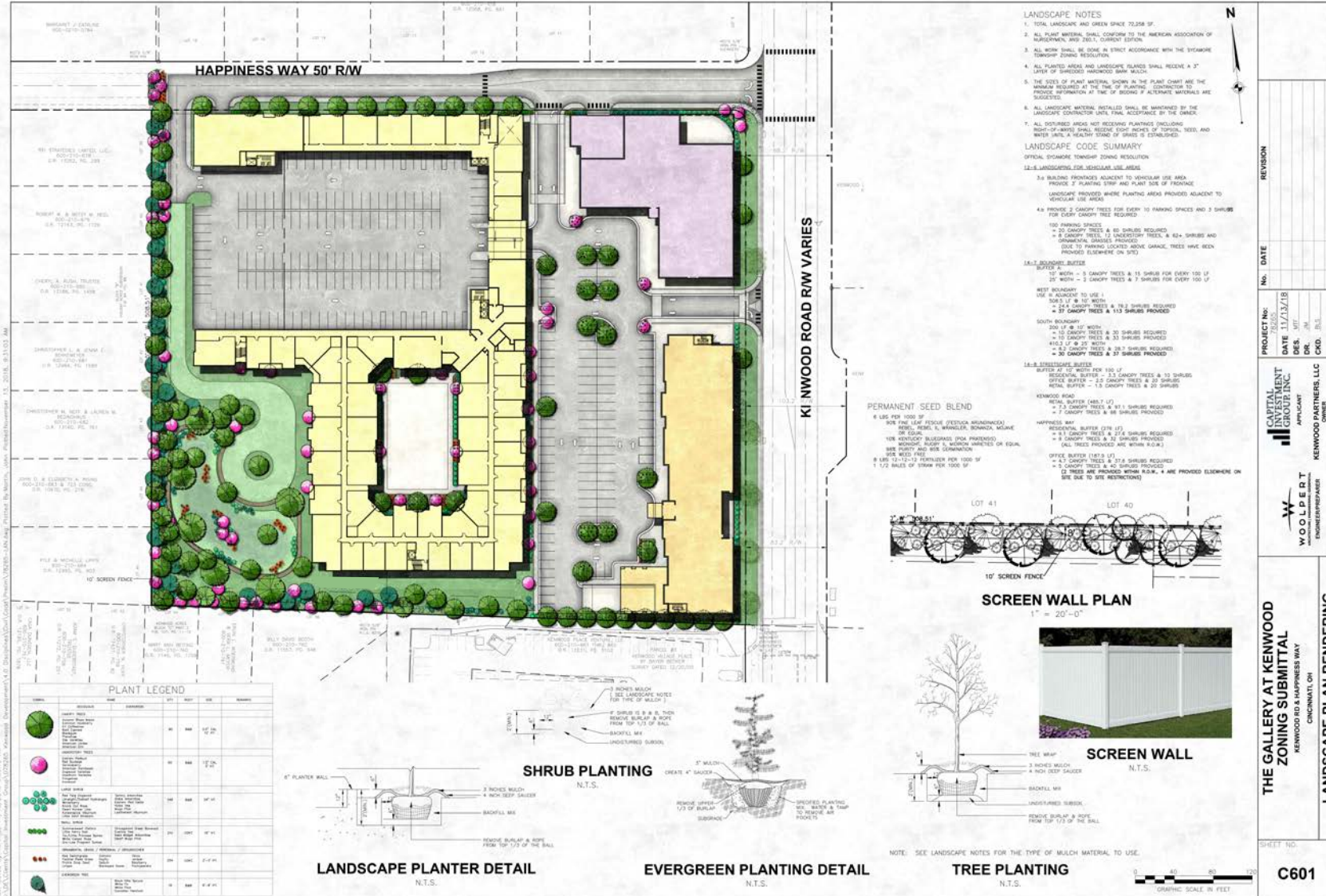
- A total of 75 trees were inspected; these are not ALL the trees on the proposed development site, only those that met my criteria of being a significant tree (8" dbh or greater, and planted as a landscape tree [not a foundation or naturally occurring tree]).
- 24% of the trees are in Poor or Dead condition; 29% are Fair; 46% are in Good condition.
- It is estimated that the service life of the trees rated in Good condition will be about 20 more years (at the most). Those in Fair may have less than 10 years, and those in Poor have less than 5 years of service life remaining.
- Trees along the fenceline on the development site property are largely “volunteer” trees with small diameters; there are some mature trees. The understory vegetation is primarily large honeysuckle shrubs, other invasive plants, small tree seedlings, and grasses.
- The trees and vegetation on the private property side of the fence are a diverse collection of deciduous and evergreen landscape trees in varying conditions, ages, and sizes, and honeysuckle.
- It appears that approximately 12 mature trees in Fair or Good condition along Kenwood Road and along the fenceline can be preserved.

Summary

- The existing trees' value was projected out for the remainder of their average service lives (20 years), as was the value projected out over the estimated 60 year service life of the new landscape trees:
  - The existing trees total current benefit value is \$4,457 annually.
  - In the first year, the new landscape planting, including the existing mature trees to be preserved, provide a total annual benefit to the community of \$1,380.
  - The cumulative value of the existing trees over the next 20 years (the remainder of their estimated service lives) is \$95,510. The value of the proposed tree and shrub planting including the mature trees that will be protected have a cumulative value of \$81,083 in 20 years (\$66, 723 for the new landscaping and \$14,360 for the preserved trees).
  - The proposed trees and shrubs cumulative benefit value over the next 60 years is estimated at \$511,875.

[y Summary](#)

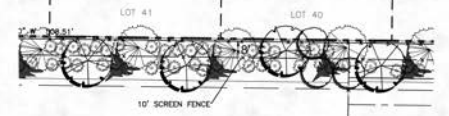




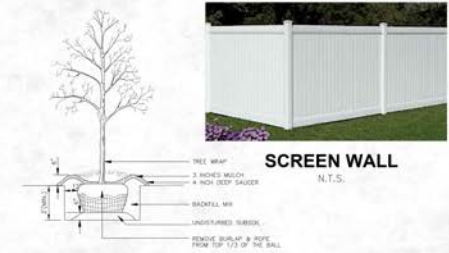
- LANDSCAPE NOTES**
- TOTAL LANDSCAPE AND GREEN SPACE 72,568 SF.
  - ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF LANDSCAPE ARCHITECTS 2011 LANSAP STANDARD.
  - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE SINGAPORE TOWNSHIP ZONING RESOLUTION.
  - ALL PLANTED AREAS AND LANDSCAPE PLANTED SHALL RECEIVE A 3" LAYER OF SCREENED WOODCHIP BARK MULCH.
  - THE SIZES OF PLANT MATERIAL SHOWN ON 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.
  - ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER.
  - ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING BUSH-CUT AREAS) SHALL RECEIVE SOFT MOWS TO TENDON, SEED, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

- LANDSCAPE CODE SUMMARY**
- OFFICIAL SINGAPORE TOWNSHIP ZONING RESOLUTION
- 12-B LANDSCAPING FOR RESIDENTIAL USE AREAS
- 12-B.1 BUILDING FOOTPRINT ADJACENT TO VEGETABLE USE AREA: PROVIDE 2' PLANTING STRIP AND PLANT SIDE OF FOOTPRINT.
  - LANDSCAPE PROVIDED WHERE PLANTING AREAS PROVIDED ADJACENT TO VEGETABLE USE AREAS.
  - 4-B PROVIDE 2 CANOPY TREES FOR EVERY 100 PARKING SPACES AND 3 SHRUBS FOR EVERY CANOPY TREE PROVIDED.
  - 100 PARKING SPACES:
    - 10 CANOPY TREES & 60 SHRUBS REQUIRED
    - 8 CANOPY TREES, 12 UNDERSTORY TREES, & 60+ SHRUBS AND ORNAMENTAL CANDLES PROVIDED
    - (DUE TO PARKING LOCATED ABOVE GARAGE, TREES HAVE BEEN PROVIDED ELSEWHERE ON SITE)

- PERMANENT SEED BLEND**
- 8 LBS PER 1000 SF
  - USE FINE LEAF FESCUE (PASTURE MANAGEMENT)
  - 10% KENTUCKY BLUEGRASS (SOD PROVIDED)
  - 10% BROMEUS (SOD PROVIDED)
  - 10% BAHIA (SOD PROVIDED)
  - 10% BERMUDA (SOD PROVIDED)
  - 10% CRYSTAL BERMUDA (SOD PROVIDED)
  - 10% SEEDS PER 1000 SF
  - 1 1/2 SALS OF STRAW PER 1000 SF



SCREEN WALL PLAN  
1" = 20'-0"



SCREEN WALL  
N.T.S.

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

**PLANT LEGEND**

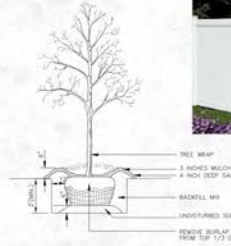
Symbol	Plant Name	Quantity	Notes
Green circle	10' SPREADER	1	
Green circle	15' SPREADER	1	
Green circle	20' SPREADER	1	
Green circle	25' SPREADER	1	
Green circle	30' SPREADER	1	
Green circle	35' SPREADER	1	
Green circle	40' SPREADER	1	
Green circle	45' SPREADER	1	
Green circle	50' SPREADER	1	
Green circle	55' SPREADER	1	
Green circle	60' SPREADER	1	
Green circle	65' SPREADER	1	
Green circle	70' SPREADER	1	
Green circle	75' SPREADER	1	
Green circle	80' SPREADER	1	
Green circle	85' SPREADER	1	
Green circle	90' SPREADER	1	
Green circle	95' SPREADER	1	
Green circle	100' SPREADER	1	
Green circle	105' SPREADER	1	
Green circle	110' SPREADER	1	
Green circle	115' SPREADER	1	
Green circle	120' SPREADER	1	
Green circle	125' SPREADER	1	
Green circle	130' SPREADER	1	
Green circle	135' SPREADER	1	
Green circle	140' SPREADER	1	
Green circle	145' SPREADER	1	
Green circle	150' SPREADER	1	
Green circle	155' SPREADER	1	
Green circle	160' SPREADER	1	
Green circle	165' SPREADER	1	
Green circle	170' SPREADER	1	
Green circle	175' SPREADER	1	
Green circle	180' SPREADER	1	
Green circle	185' SPREADER	1	
Green circle	190' SPREADER	1	
Green circle	195' SPREADER	1	
Green circle	200' SPREADER	1	
Green circle	205' SPREADER	1	
Green circle	210' SPREADER	1	
Green circle	215' SPREADER	1	
Green circle	220' SPREADER	1	
Green circle	225' SPREADER	1	
Green circle	230' SPREADER	1	
Green circle	235' SPREADER	1	
Green circle	240' SPREADER	1	
Green circle	245' SPREADER	1	
Green circle	250' SPREADER	1	
Green circle	255' SPREADER	1	
Green circle	260' SPREADER	1	
Green circle	265' SPREADER	1	
Green circle	270' SPREADER	1	
Green circle	275' SPREADER	1	
Green circle	280' SPREADER	1	
Green circle	285' SPREADER	1	
Green circle	290' SPREADER	1	
Green circle	295' SPREADER	1	
Green circle	300' SPREADER	1	
Green circle	305' SPREADER	1	
Green circle	310' SPREADER	1	
Green circle	315' SPREADER	1	
Green circle	320' SPREADER	1	
Green circle	325' SPREADER	1	
Green circle	330' SPREADER	1	
Green circle	335' SPREADER	1	
Green circle	340' SPREADER	1	
Green circle	345' SPREADER	1	
Green circle	350' SPREADER	1	
Green circle	355' SPREADER	1	
Green circle	360' SPREADER	1	
Green circle	365' SPREADER	1	
Green circle	370' SPREADER	1	
Green circle	375' SPREADER	1	
Green circle	380' SPREADER	1	
Green circle	385' SPREADER	1	
Green circle	390' SPREADER	1	
Green circle	395' SPREADER	1	
Green circle	400' SPREADER	1	
Green circle	405' SPREADER	1	
Green circle	410' SPREADER	1	
Green circle	415' SPREADER	1	
Green circle	420' SPREADER	1	
Green circle	425' SPREADER	1	
Green circle	430' SPREADER	1	
Green circle	435' SPREADER	1	
Green circle	440' SPREADER	1	
Green circle	445' SPREADER	1	
Green circle	450' SPREADER	1	
Green circle	455' SPREADER	1	
Green circle	460' SPREADER	1	
Green circle	465' SPREADER	1	
Green circle	470' SPREADER	1	
Green circle	475' SPREADER	1	
Green circle	480' SPREADER	1	
Green circle	485' SPREADER	1	
Green circle	490' SPREADER	1	
Green circle	495' SPREADER	1	
Green circle	500' SPREADER	1	



LANDSCAPE PLANTER DETAIL  
N.T.S.



EVERGREEN PLANTING DETAIL  
N.T.S.



TREE PLANTING  
N.T.S.



**REVISION**

No.	DATE	DESCRIPTION
1	11/13/21	ISSUED FOR PERMIT

**PROJECT NO. 21001**  
**DATE 11/13/21**  
**DESIGNER J.M.**  
**OWNER KENWOOD PARTNERS, LLC**

**CAPITAL INVESTMENT GROUP, INC.**  
**APPLICANT**

**WOOLPERT ENGINEERS/ARCHITECTS**  
**ENGINEER/ARCHITECT**

**THE GALLERY AT KENWOOD ZONING SUBMITTAL**  
KENWOOD RD & HAPPINESS WAY  
CINCINNATI, OH

**LANDSCAPE PLAN RENDERING**

SHEET NO. **C601**

Exterior of Fence (on CIG Property)			Interior of Fence			
Plant Name	Size	Quantity	Plant Name	Size	Quantity	Location
<b>Canopy trees</b>			<b>Canopy trees</b>			
Burr Oak	2.5"	5	Burr Oak	2.5"	7	
				6"	1	Detention Area
Chinquapin Oak	2.5"	4	Chinquapin Oak	2.5"	5	
Shingle Oak	2.5"	5	Shingle Oak	2.5"	15	Street Tree
				6"	1	Southwest Corner
Sugar Maple	2.5"	3	Sugar Maple	2.5"	4	
				6"	1	Southwest Corner
Bald Cypress	2.5"	5	Bald Cypress	2.5"	7	
				6"	1	Southwest Corner
Sycamore	2.5"	3	Sycamore	2.5"	4	
				6"	1	Detention Area
Tulip Poplar	2.5"	3	Tulip Poplar	2.5"	4	
Black Gum	2.5"	5	Black Gum	2.5"	7	
				6"	1	Southwest Corner
<b>Total</b>		<b>33</b>	<b>Total</b>		<b>59</b>	
<b>Evergreen Trees</b>			<b>Evergreen Trees</b>			
Black Hills Spruce	6'-8' Ht.	6	Black Hills Spruce	6'-8' Ht.	4	
White Pine	6'-8' Ht.	4	White Pine	6'-8' Ht.	5	
<b>Total</b>		<b>10</b>	<b>Total</b>		<b>9</b>	
<b>Understory Trees</b>			<b>Understory Trees</b>			
Service Berry (multi-stem)	1.5" Cal.	5	Service Berry (multi-stem)	1.5" Cal.	10	(1) Detention Area
White Fringe Tree (multi-stem)	1.5" Cal.	5	White Fringe Tree (multi-stem)	1.5" Cal.	11	(2) Detention Area; (2) Intersection Corner
Redbud (multi-stem)	1.5" Cal.	6	Redbud (multi-stem)	1.5" Cal.	11	(1) Intersection Corner
Dogwood	1.5" Cal.	3	Dogwood	1.5" Cal.	6	
<b>Total</b>		<b>19</b>	<b>Total</b>		<b>38</b>	
<b>Shrubs</b>			<b>Shrubs</b>			
Eastern Red Cedar	24" Ht.	20	Eastern Red Cedar	24" Ht.	76	
Arborvitae	24" Ht.	19	Arborvitae	24" Ht.	75	
Mohegan Viburnum	24" Ht.	15	Mohegan Viburnum	24" Ht.	61	
Black Haw Viburnum	24" Ht.	15	Black Haw Viburnum	24" Ht.	61	
Red stem dogwood	24" Ht.	16	Red stem dogwood	24" Ht.	70	
Spice Bush	24" Ht.	16	Spice Bush	24" Ht.	61	
<b>Total</b>		<b>101</b>	<b>Total</b>		<b>404</b>	

Traffic Study Summary



**BUILDING DATA:**

<b>Hotel:</b>	
First Level:	11,125 s.f.
Second - Sixth Level:	17,653 s.f. / Fl. x 5 Fl.
<b>Total:</b>	<b>28,778 s.f.</b>
<b>Second - Sixth Floor:</b>	
25 keys/Fl. x 5 Fl.	125 keys
<b>Total Keys:</b>	<b>125 keys</b>
<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:	3,964 s.f.
First Level:	57,204 s.f.
Second Level:	65,000 s.f.
Third Level:	65,775 s.f.
Fourth Level:	58,305 s.f.
Fifth Level:	45,074 s.f.
<b>Total:</b>	<b>295,425 s.f.</b>

<b>Unit Count:</b>	
Entry Lobby:	1,600
Leasing Office:	670
Fitness:	605
Cubhouse (2-Story):	3,100
Golf Simulator:	829

<b>West Parking Garage:</b>	
First Level (Partial In-Ground):	51,709 s.f.
Second Level (Above Ground):	51,708 s.f.
Third Level (Above Ground):	51,708 s.f.
Fourth Level (Above Ground):	51,708 s.f.
Fifth Level (Above Ground):	43,702 s.f.
Sixth Level (Above Ground):	43,702 s.f.
<b>Total:</b>	<b>294,536 s.f.</b>

<b>East Sublevel Parking Garage:</b>	
Sublevel 2:	46,497 s.f.
Sublevel 1:	86,503 s.f.
<b>Total:</b>	<b>133,000 s.f.</b>

**PARKING DATA:**

<b>PARKING PROVIDED:</b>	
<b>West Parking Garage:</b>	
First Level (Partial In-Ground):	123 p.s.
Second Level (Above Ground):	104 p.s.
Loading Spaces:	2 p.s.
Third Level (Above Ground):	173 p.s.
Fourth Level (Above Ground):	173 p.s.
Fifth Level (Above Ground):	133 p.s.
Sixth Level (Above Ground):	129 p.s.
<b>Total West Parking:</b>	<b>637 p.s.</b>

<b>East Parking:</b>	
Upper Level:	100 p.s.
Sublevel 1:	109 p.s.
Loading Spaces:	2 p.s.
Sublevel 2:	103 p.s.
<b>Total East Parking:</b>	<b>384 p.s.</b>
<b>Total Project Parking:</b>	<b>1,291 p.s.</b>



**CSO Architects**  
ARCHITECTURE - INTERIOR DESIGN  
1811 Kaysville Center, Indianapolis, IN 46240  
Phone: 317.496.1000 | www.cso.com

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

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**Scale Drawing:**  
[Scale Drawing Legend]

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**Revisions:**  
[Revisions Table]

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Issue No.	Drawn By	Checked By
11/12/18		

---

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

---

Certified By:  
[Signature Line]

---

Drawing Number:  
**A103**

---

Project Number:  
**18082**



**BUILDING DATA:**

<b>Hotel:</b>	
First Level:	11,125 s.f.
Second - Sixth Level:	17,063 s.f. / Fl. x 5 Fl.
<b>Total:</b>	<b>88,315 s.f.</b>
Second - Sixth Floor:	125 keys
<b>Total Keys:</b>	<b>125 keys</b>
<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:	8,550 s.f.
Office:	8,200 s.f.
<b>Total:</b>	<b>16,750 s.f.</b>

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

<b>Apartment:</b>	
Lower Level 1:	3,094 s.f.
First Level:	57,384 s.f.
Second Level:	65,903 s.f.
Third Level:	65,775 s.f.
Fourth Level:	59,305 s.f.
Fifth Level:	45,074 s.f.
<b>Total:</b>	<b>236,429 s.f.</b>
Unit Count:	248 Units
Entry Lobby:	1,800 s.f.
Leasing Office:	870 s.f.
Fitness:	695 s.f.
Clubhouse (2-Story):	3,100 s.f.
Gov Simulator:	826 s.f.

<b>West Parking Garage:</b>	
First Level (Partial In Ground):	51,798 s.f.
Second Level (Above Ground):	51,798 s.f.
Third Level (Above Ground):	51,798 s.f.
Fourth Level (Above Ground):	51,798 s.f.
Fifth Level (Above Ground):	43,702 s.f.
Sixth Level (Above Ground):	43,702 s.f.
<b>Total:</b>	<b>294,596 s.f.</b>

<b>East Sublevel Parking Garage:</b>	
Sublevel 2:	48,467 s.f.
Sublevel 1:	85,563 s.f.
<b>Total:</b>	<b>133,030 s.f.</b>

**PARKING DATA:**

<b>PARKING PROVIDED:</b>	
<b>West Parking Garage:</b>	
First Level (Partial In Ground):	123 p.s.
Second Level (Above Ground):	184 p.s.
Loading Spaces:	2 p.s.
Third Level (Above Ground):	173 p.s.
Fourth Level (Above Ground):	173 p.s.
Fifth Level (Above Ground):	133 p.s.
Sixth Level (Above Ground):	126 p.s.
<b>Total West Parking:</b>	<b>897 p.s.</b>
<b>East Parking:</b>	
Upper Level:	190 p.s.
Sublevel 1:	199 p.s.
Loading Spaces:	2 p.s.
Sublevel 2:	133 p.s.
<b>Total East Parking:</b>	<b>394 p.s.</b>
<b>Total Project Parking:</b>	<b>1,291 p.s.</b>



**CSO Architects**  
ARCHITECTS • INTERIOR DESIGN  
8031 Kenwood Crossing - Indianapolis, IN 46240  
Phone: 317.246.1000 | www.csoa.com

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

Single Drawings

Revisions

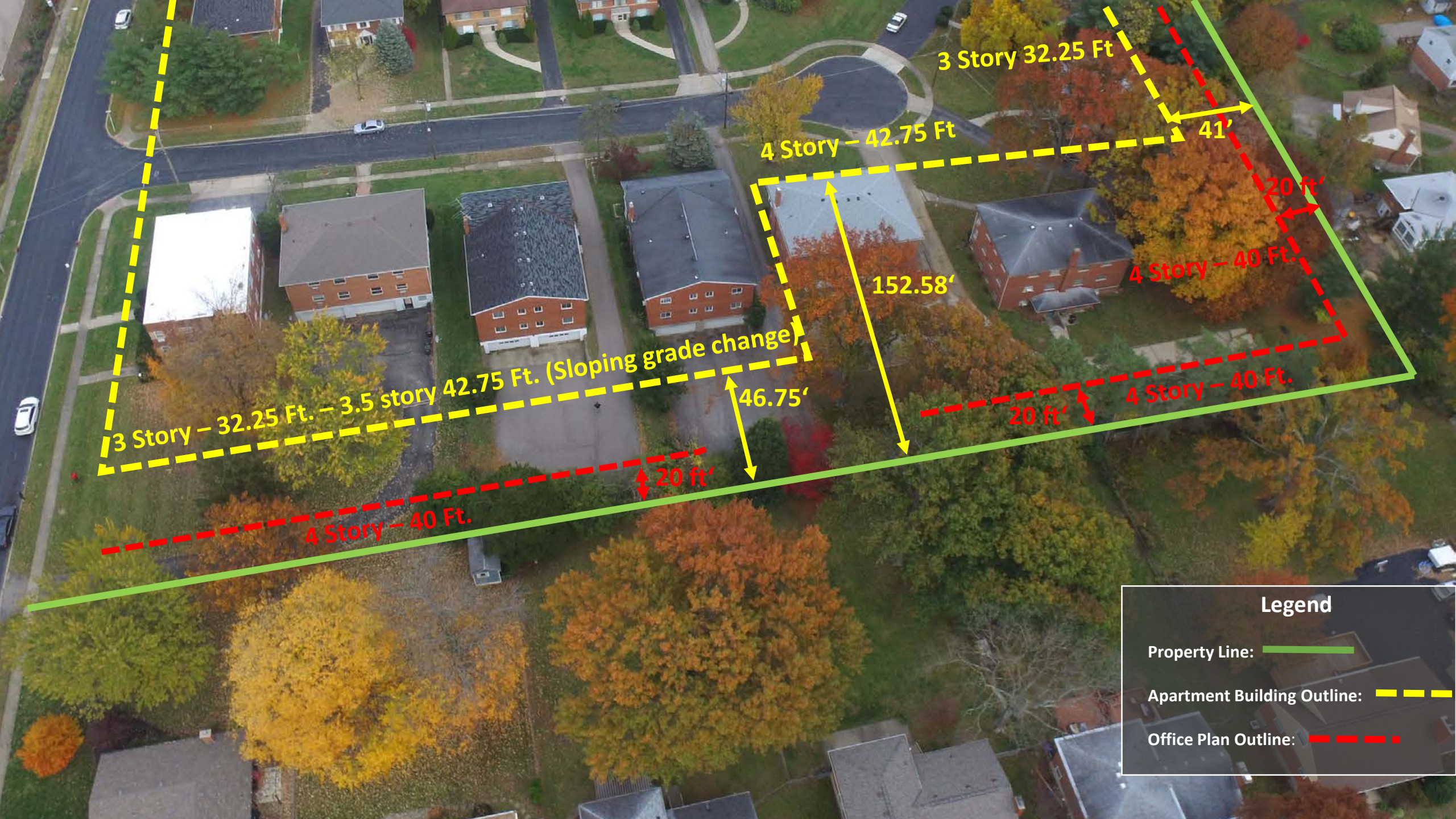
Issue Date	Drawn By	Checked By
1/12/18		

**BUILDING HEIGHT SUMMARY**

Certified By

Drawing Number:  
**A109**  
Project Number:  
**18082**





3 Story 32.25 Ft

4 Story - 42.75 Ft

41'

3 Story - 32.25 Ft. - 3.5 story 42.75 Ft. (Sloping grade change)

152.58'

4 Story - 40 Ft.

20 ft'

46.75'

20 ft'

4 Story - 40 Ft.

4 Story - 40 Ft.

20 ft'

### Legend

Property Line: ———

Apartment Building Outline: - - - - -

Office Plan Outline: - - - - -

## Major Revisions that have occurred to plan since July 9<sup>th</sup>, 2018 Sycamore Township Zoning Commission Hearing

1. Removed 18 apartment units (266 to 248)
2. Removed 6,914 SF of Retail
3. Decreased apartment building heights from 5 and 4 stories to 3 Stories along Duneden and Frolic neighboring properties.
4. Increased set backs along residential properties on northern portion of site from 34.9 Feet to 46.9'
5. Removed units facing residential properties on northern portion of site.
6. Increased set backs along Kenwood Road 17.1 Feet and dedicated an additional 8 feet of ROW
7. Increased Fence Height from 8 to 10 ft.
8. Decreased Impervious Surface Ratio by 5%.
9. Pulled Fence in 8' from our property line and planting trees on both sides of the fence on our own property.
10. Committed to utilizing a licensed arborist for site plan environmental enhancement and for tree preservation through construction.
11. Significantly Increased Canopy tree, Understory tree, and Shrub plantings on site. Trees went from 157 to 178.
12. Changed detention area from wet to dry pond.
13. Removed all balconies facing Duneden.
14. Added Trench Drain on Southern Edge of Property.
15. Accommodated all Hamilton County Required Traffic Improvements for 2020.
16. Recommended closing off Happiness Way.
17. Added Traffic Signal and Crosswalk to Happiness Way.

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

We are not 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 re-selling. Additionally, as discussed with some residents, we will commit to buying the home of any adjacent owner at the Hamilton County Auditor assessed market value if they are worried about future value.

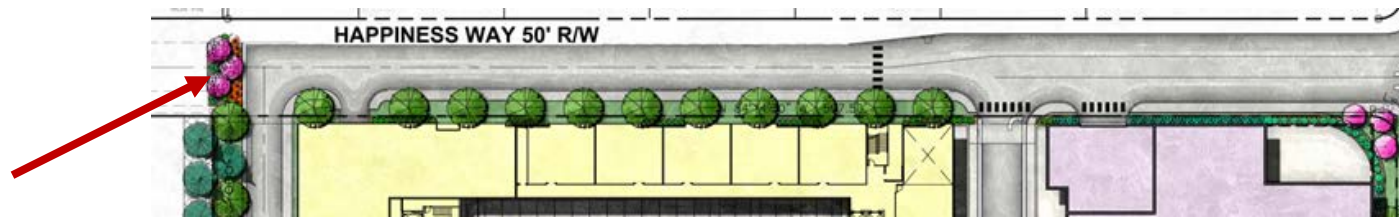


## Traffic Through Holiday Acres Neighborhood

Our recommendation is to block off Happiness Way at the west end of the development

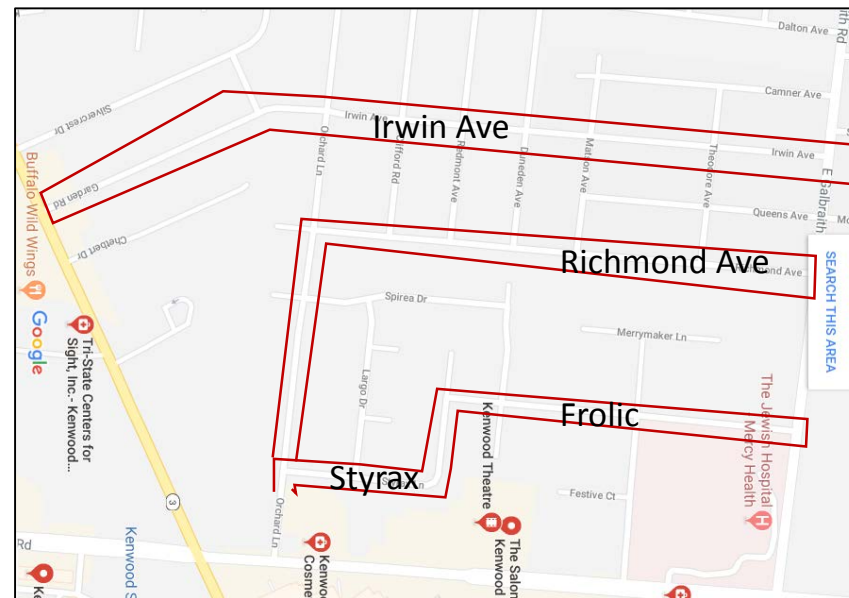
This prevents any traffic from our Development coming into the Frolic neighborhood

Also, this will cut off the currently existing cut through traffic from Happiness



## 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. and Duneden Ave. This is creating a buffer between the neighborhood and the commercial uses along Kenwood Road.

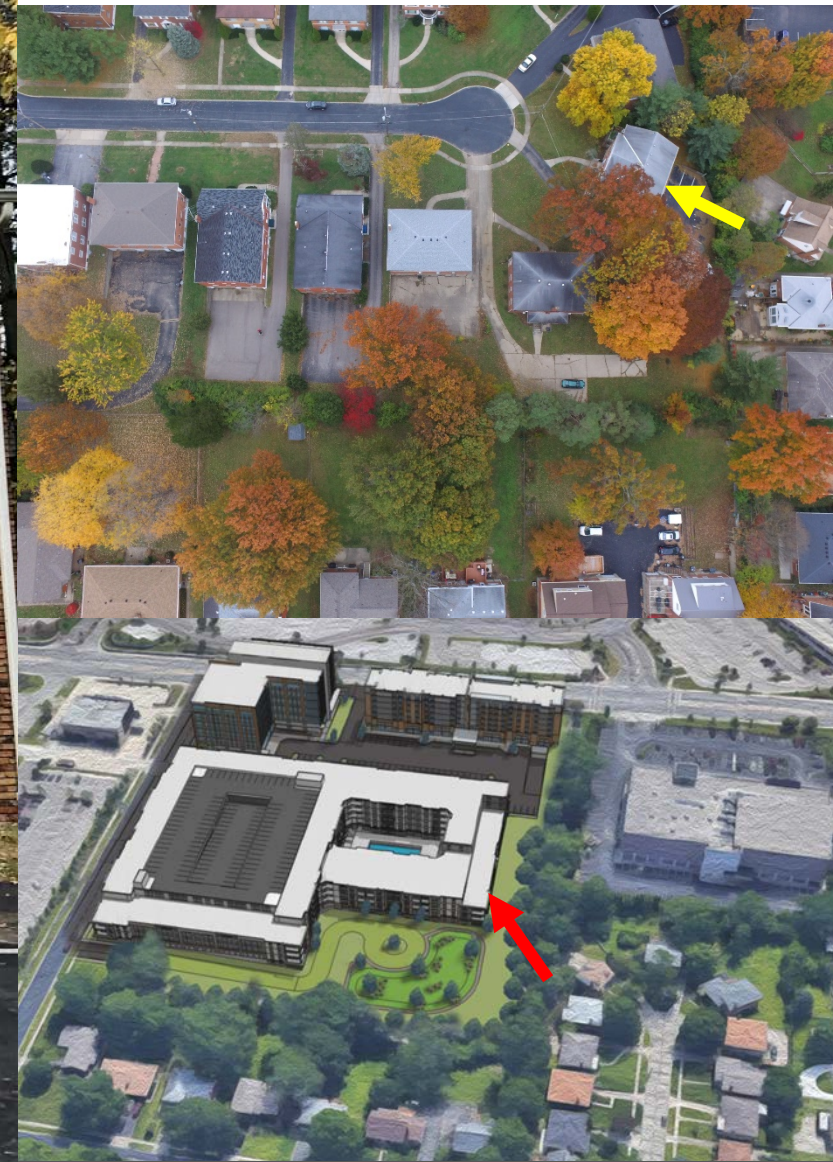
## **Proximity of Buildings to single family homes**

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 45 feet or more along the majority of the property boundary that abuts single family. For some residents that distance has been increased to 152 feet.

## Size of Buildings

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 and southwestern portions of the site to three and four stories (32' 4" to 42' 8"). As a comparison, the existing buildings are 33' in height.

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 10 foot high fence will be installed along the south and west boundaries of the property, approximately 8 feet onto our property . Buffer landscaping of canopy and understory trees and shrubs will be planted between this fence and the property line on our property.



Additionally, we will be planting additional trees and shrubs on the inside of the privacy fence for our residents.



## 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 Auditor's assessed value, any of the ten homes whose property directly abuts the subject property.



## **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**

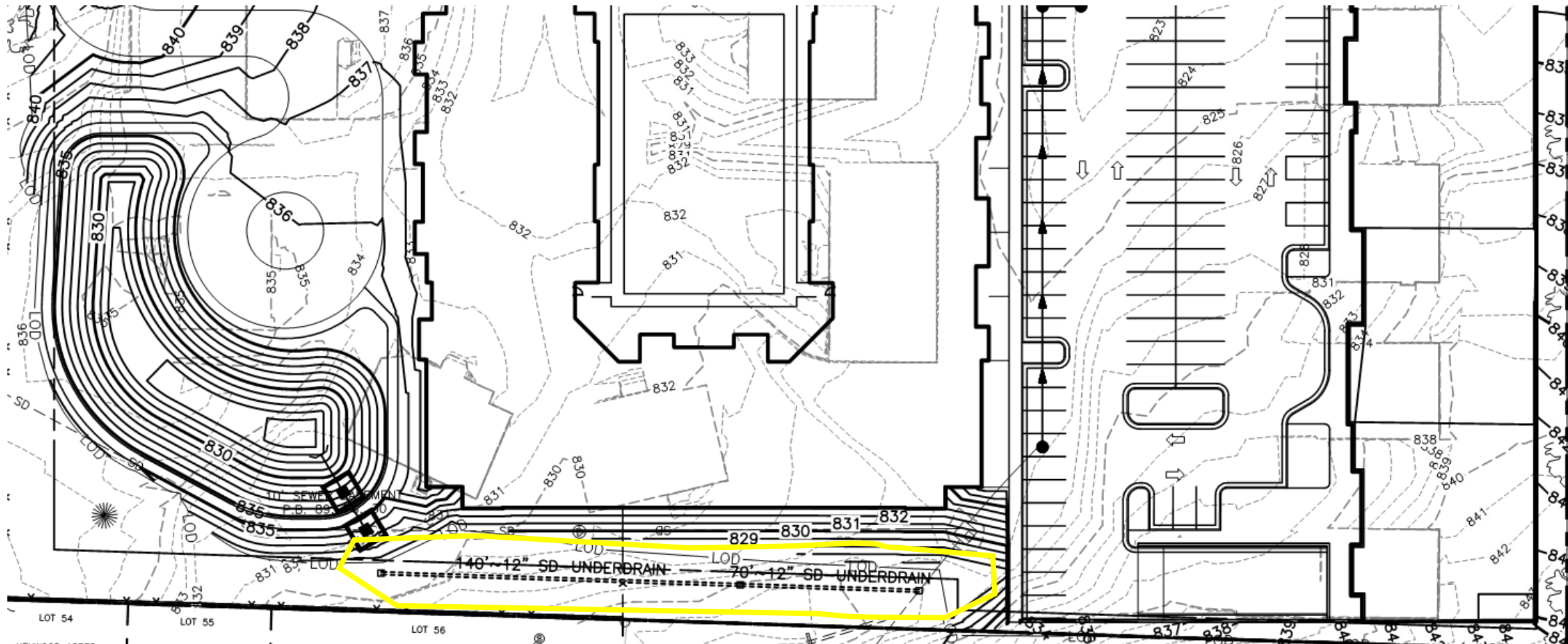
As managers for the entire development we cannot allow this to happen. We would lose our residents and office tenants if the hotel created any issues. Also, the documents that govern management of the property will specifically give us the right to deal with any issues like this that might occur. Any 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 and the potential for more trees.



## Revised Storm Water Plan







**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 all Sycamore Township Residents**

New Payroll Taxes – Conservatively \$240,000 per year

New Hotel Tax Revenue – Conservatively \$130,000 per year

400 to 500 new residents who will live, shop, eat and play in Kenwood and patronize the Crown Jewel, Kenwood Towne Center

New Restaurant Offerings, with additional payroll and sales taxes

Additional 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 Junior and Senior High School via acceleration of tax payments.

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

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**

**In response to input and specific requests from Mr. Connor and Mr. LaBarbara, CIG is prepared to make the following Commitments:**

1. We will commit to provide an additional 8' of ROW between our buildings along Kenwood Road and the current western edge of the ROW. This has been approved by the Hamilton County Engineer and accommodates all 2040 background and build requirements.
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 and reducing the total number of units by 10.
3. We will commit to widening the buffer at the northwest corner of the building to 46.75 feet.

November 6, 2018

Mr. Ted Hubbard  
Hamilton County Engineer  
138 East Court St. Suite 700  
Cincinnati, OH 45202

RE: Gallery at Kenwood Project Right of Way

Dear Ted:

I am writing this to follow-up from our conversation of last week regarding our proposed development, the Gallery at Kenwood. As you are aware, we are currently seeking approval of this project from the Sycamore Township Trustees. Since this project does not involve a zone change, we are not required to adhere to the Hamilton County Thoroughfare Plan. Notwithstanding that, we understand the County traffic engineer's concern about the 2040 traffic projections along Kenwood Road. This is also a concern to us, as we want to insure that traffic from our development can flow smoothly and without undue delays.

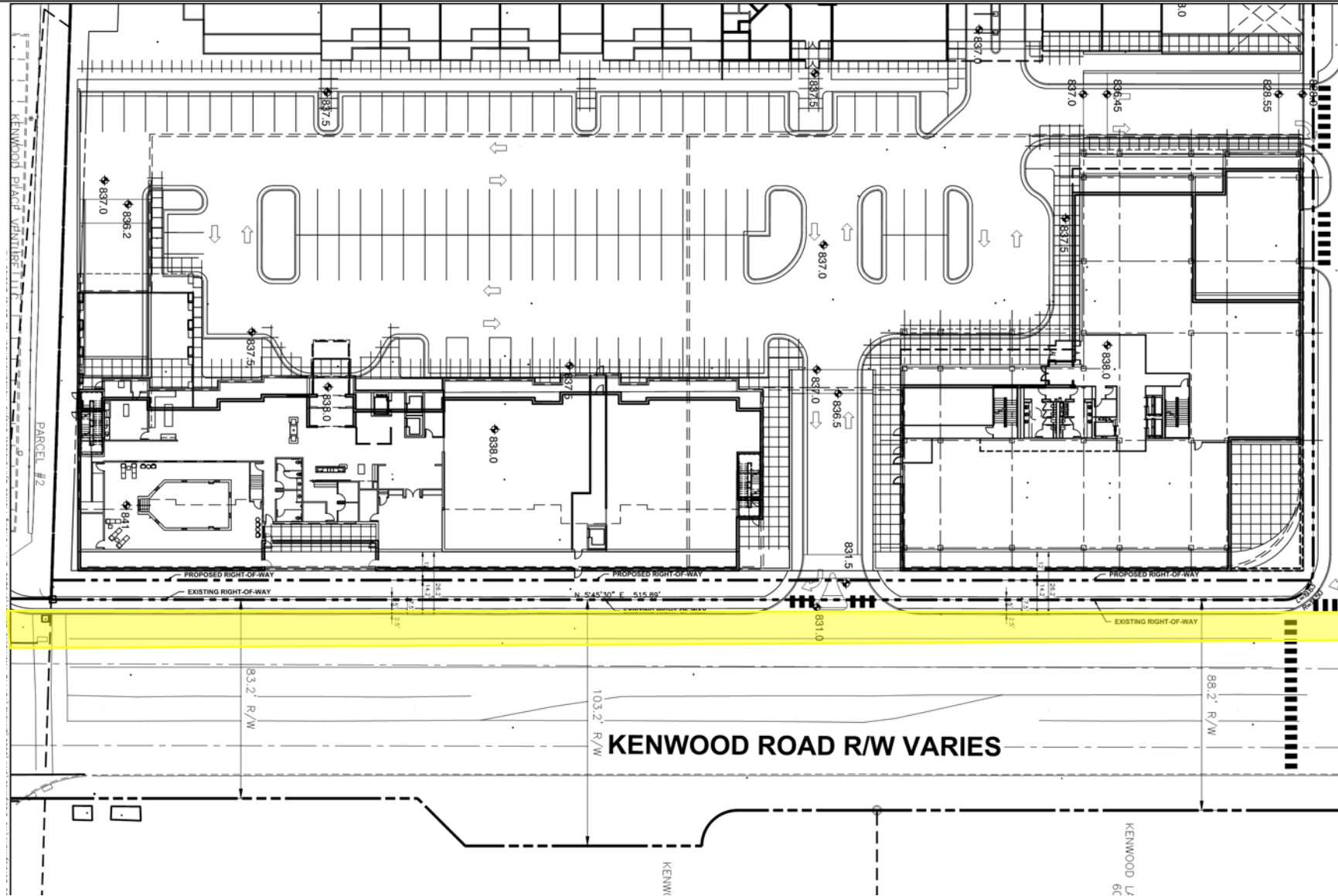
In light of this we are prepared to donate, at no cost to the County, an additional eight (8) feet of ROW along the entire eastern border of our property, that abuts Kenwood Road (See attached exhibit). This additional ROW will insure that there will be sufficient area on the west side of Kenwood Road to add another southbound lane in the event that it is deemed to be necessary at some point in the future. We would ask that the county grant us a temporary easement over any undeveloped ROW for landscaping or green space until such time as the county decides to construct additional roadway improvements in this area. We also understand that no underground utilities would be permitted to be constructed by us in this eight foot strip of ROW without prior approval from the County.

Please let this letter serve as a preliminary understanding of our commitment to Hamilton County for additional ROW in the event that the current proposed development plan is approved. I presume that once our development plan is approved we would have a legally binding agreement prepared between us and the County. If you have any questions please don't hesitate to call me.

Sincerely,



Gregg A. Fusaro  
Regional Development Partner  
Capital Investment Group, Inc.



## **Additional Developer Commitments**

4. We will commit to increasing the height of the privacy fence from 8' to 10'. Additionally, we believe that, as suggested by Mr. Mara, that pulling the fence off the property line will help to preserve the existing trees and vegetation along the fence line and will provide a much better long term visual buffer for abutting residences.
  
5. We will, at the property owner's discretion, execute an agreement with each single family property owner whose property directly abuts our property, to purchase their property at today's Hamilton County Auditor's assessed value if they decide to sell anytime within 3 years of this date and they are unable to sell at that price after marketing the property through a licensed real estate broker.

## **Additional Developer Commitments**

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.

7. We have committed, if she is willing, to engage Elizabeth Rising, a neighbor, to work with our landscape architect and our 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, based on our approved landscape plan.

## **Additional Developer Commitments**

8. Based on input from Jennifer Polis, a neighbor and veterinarian, we will offer to engage her 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 a period of 3 years, we will agree to remove at our cost, any tree whose base is within 20 feet of our property line, that is deemed to be in good condition now by our arborist and dies during that time period. Replacements will be same or similar species, as selected by owner - 2.5 in caliper.



