



10/1/2025 | 6:00 PM

**Municipal Services Center, Council Chamber
3600 Tremont Road**

1. Call to Order/Roll Call

2. Unfinished Business

- a. 2233-2335 North Bank Drive (DEV-01-25) - Review of a Major Site Plan application for National Church Residences (NCR), to allow for a campus redevelopment to include a new headquarters office building and two senior housing buildings. A recommendation to City Council of a plat amendment is also requested.

3. Adjournment

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: October 1, 2025

Subject: 2233-2335 North Bank Drive (DEV-01-25) - Review of a Major Site Plan application for National Church Residences (NCR), to allow for a campus redevelopment to include a new headquarters office building and two senior housing buildings. A recommendation to City Council of a plat amendment is also requested.

Overview

At the September 17, 2025 BZAP hearing, the Board postponed consideration of the Major Site Plan application, with one variance, and a recommendation to City Council of a plat amendment. The main question centered on the City's ability to relocate the existing diagonal sanitary sewer line segment that is located in an easement south of North Bank Drive, and how far the proposed NCR office headquarters building could be shifted north if it were relocated. Staff has provided a memo in response to this main question (see attached).

Zoning Code Requirements

[No change from September 17, 2025 BZAP Staff Report.]

Vote #1: Major Site Plan with one variance:

Staff recommends that the Board approve this Major Site Plan application with one variance and recommends the following conditions of approval:

1. That the final building design and footprint of the western Senior Housing building be approved by BZAP at a future Work Session, where public notice of property owners within 100 feet will be required. Any changes to the primary use (senior living) would require an amendment to this Major Site Plan application;
2. That all future building-mounted signs utilize halo-lit illumination where appropriate;
3. That a final landscape plan be reviewed and approved by the City Forester before the removal of any on-site trees. Extensive efforts must be made to retain all existing healthy trees located along the northern edge of the lake. Any tree planted on City property, which includes the western parking lot and northern lake edge, must be pre-approved by the City Forester before installation, and may include alternate species and/or sizes; and



4. That the final design and location of the proposed recreational path, as well as the final design and use of the nodes terminating at the northern edge of the lake, be in consultation and approved by the City's Parks and Recreation Department.

Vote #2: Recommendation to City Council of a plat amendment:

- Staff recommends that the Board offer a positive recommendation of the plat amendment to City Council.

Attachments

1.	UA Memo - North Bank Drive easement
2.	NCR Proposed Campus Plans
3.	NCR BZAP Presentation 09.17.25
4.	BZAP Staff Report - NCR Campus Redevelopment 9.17.25
5.	North Bank Office Park 222 - Update
6.	NCR Letters Pre BZAP
7.	Davis 9.22.25







Date: September 26, 2025

To: Upper Arlington Board of Zoning and Planning (BZAP)

From: Justin Milam, AICP, Senior Planner and Aaron Scott, PE, City Engineer

RE: North Bank Drive Utility Easement

The main conflict point which limits moving the proposed NCR office building further north is the utility easement on the south side of North Bank Drive. The easement is 15 feet wide on its west side and widens to 40 feet near Arlington Centre Boulevard. This easement contains the City's sanitary sewer, which runs parallel to North Bank Drive before making a southeastern diagonal to an existing manhole at the northeast corner of the proposed building. There are also AEP electric lines and fiber optics lines within this easement, also paralleling North Bank Drive, but located further north in the easement. Columbia Gas of Ohio has natural gas lines located nearby as well. [See Page 3.]

If the diagonal sanitary sewer segment were to straighten-out and a new manhole were to be installed, the proposed building could only move five feet to the north.

After meeting with the applicant, Staff agrees that the proposed lobby and conference room portion of the building cannot be relocated so that the building could be pushed even further to the north:

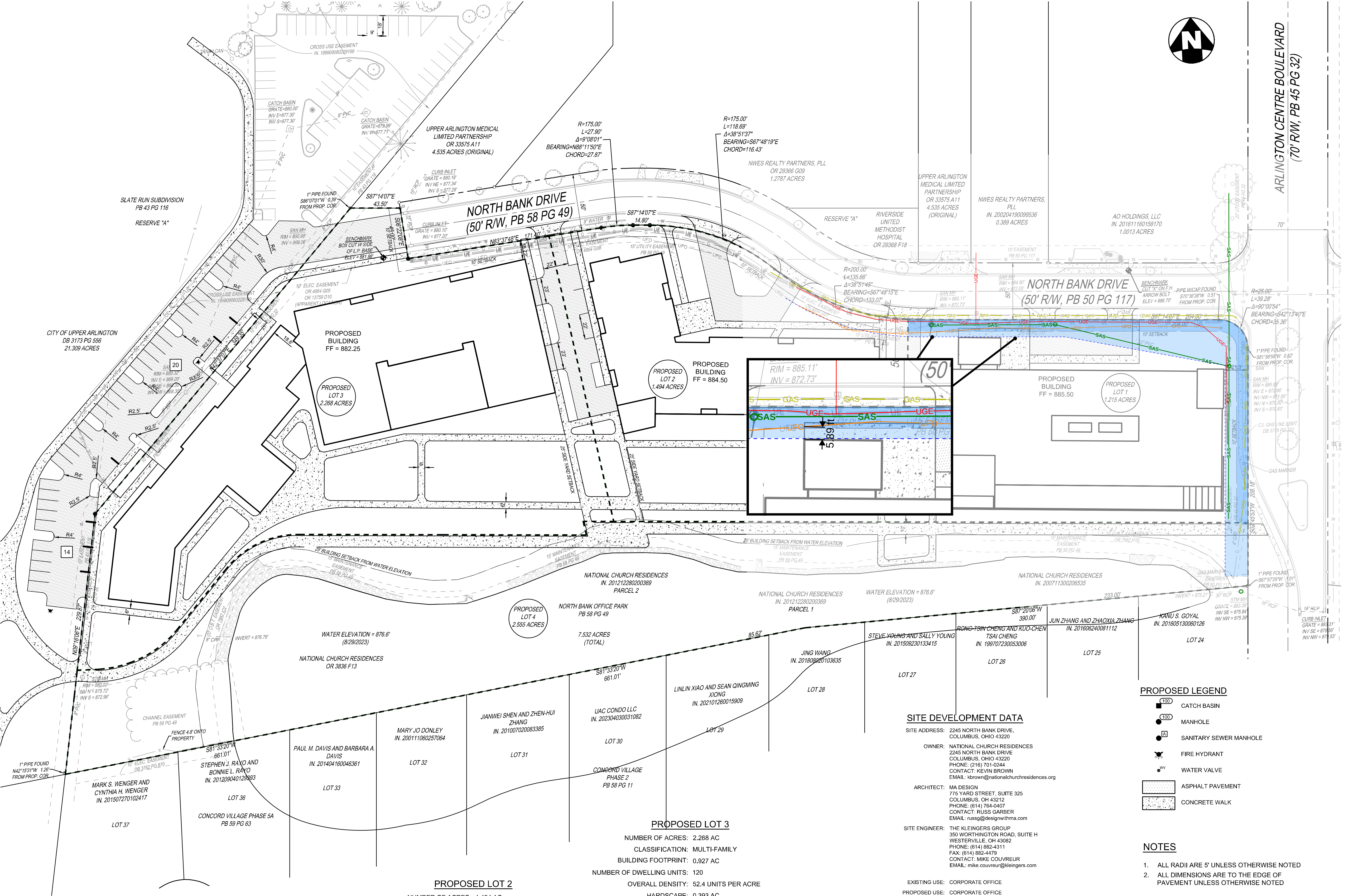
- Differences in grading and finished floor levels between the lobby and parking garage do not allow it to be moved to the west side of the building. This also greatly limits visibility of and access to the building's main entrance. It would also create issues with minimum fire separation distances between this building and the senior housing building per the Fire Code.
- Incorporating it into the office building or parking garage takes away needed office space and parking spaces. The parking garage is already designed at minimum standards (aisle width, space dimensions, etc.). The finished floor level differences would apply here as well.
- Swapping the lobby with the stairs/elevators, and moving the stairs/elevators creates the same issues noted above.

To gain the five feet, the City Engineer has estimated a minimum cost of \$290,000. This includes \$145,000 for the sanitary sewer re-location, where grade/slope issues

require the replacement of the upstream pipe run in addition to the diagonal line, plus a 30% contingency to account for the estimate's preliminary nature, plus \$100,000 for temporary AEP work based on recent electric line relocation costs for City projects. This does not include relocation costs for the fiber optics. *[Engineer's estimates are provided for all City projects and are historically in-line with submitted and opened contractor bids.]*

If the sanitary sewer were to be straightened-out and the building were to be pushed north five feet, the lobby would then be partially located in the easement, which is not permitted unless approved by all the utility companies located within that easement. Additionally, if all of the utilities were supportive, it would still leave the City with below minimum industry standards for access and safety, which will make maintenance exceptionally difficult. *[The sanitary sewer cannot be located in City right-of-way due to increased installation and maintenance costs, as well as the increased disruption of future repairs.] [See Page 4.]*

The City feels that paying a minimum of \$290,000 to gain an additional five feet of building setback is not a good use of resources. This is especially true when a landscape plan has been submitted, which exceeds code standards for screening along the lake, and will largely mitigate a perceived five-foot difference in the building's location. Staff feels that, due to the reasons above, the requested variance meets the standards of approval, and should be granted.



PROPOSED LEGEND

- 100 CATCH BASIN
- 100 MANHOLE
- A SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- ASPHALT PAVEMENT
- CONCRETE WALK

- NOTES**
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED
 - ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED

CODED NOTES

- # PARKING COUNT

SITE DEVELOPMENT DATA

SITE ADDRESS: 2245 NORTH BANK DRIVE, COLUMBUS, OHIO 43220

OWNER: NATIONAL CHURCH RESIDENCES
2245 NORTH BANK DRIVE
COLUMBUS, OHIO 43220
PHONE: (216) 701-0244
CONTACT: KEVIN BROWN
EMAIL: kbrown@nationalchurchresidences.org

ARCHITECT: MA DESIGN
775 YARD STREET, SUITE 325
COLUMBUS, OH 43212
PHONE: (614) 764-0407
CONTACT: RUSS GARBBER
EMAIL: russg@designwithma.com

SITE ENGINEER: THE KLEINGERS GROUP
350 WORTHINGTON ROAD, SUITE H
WESTERVILLE, OH 43082
PHONE: (614) 682-4311
FAX: (614) 682-4479
CONTACT: MIKE COUVREUR
EMAIL: mike.couvreur@kleingers.com

EXISTING USE: CORPORATE OFFICE
PROPOSED USE: CORPORATE OFFICE

ZONING DISTRICT: PMOD

EXISTING BUILDING HEIGHT: 34'-36"
MAXIMUM BUILDING HEIGHT: 56'
EXISTING IMPERVIOUS AREA: 4.39 AC.
PROPOSED IMPERVIOUS AREA: 3.69 AC.
REDUCTION IN IMPERVIOUS AREA: 0.7 AC. 15.94% REDUCTION

PROPOSED LOT 1

NUMBER OF ACRES: 1.215 AC
CLASSIFICATION: OFFICE
BUILDING FOOTPRINT: 0.730 AC
HARDSCAPE: 0.162 AC
LOT COVERAGE: 73%

PROPOSED LOT 2

NUMBER OF ACRES: 1.494 AC
CLASSIFICATION: MULTI FAMILY
BUILDING FOOTPRINT: 0.607 AC
NUMBER OF DWELLING UNITS: 80
OVERALL DENSITY: 53.5 UNITS PER ACRE
HARDSCAPE: 0.344 AC
LOT COVERAGE: 64%

PROPOSED LOT 3

NUMBER OF ACRES: 2.268 AC
CLASSIFICATION: MULTI-FAMILY
BUILDING FOOTPRINT: 0.927 AC
NUMBER OF DWELLING UNITS: 120
OVERALL DENSITY: 52.4 UNITS PER ACRE
HARDSCAPE: 0.393 AC
LOT COVERAGE: 58%

PROPOSED LOT 4

NUMBER OF ACRES: 2.555 AC
WATER FOOTPRINT: 1.373 AC
HARDSCAPE: 0.274 AC
LOT COVERAGE: 64%

THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com
350 Worthington Rd
Suite H
Westerville, OH 43082
614.682.4311

SEAL:

NO.	DATE	DESCRIPTION
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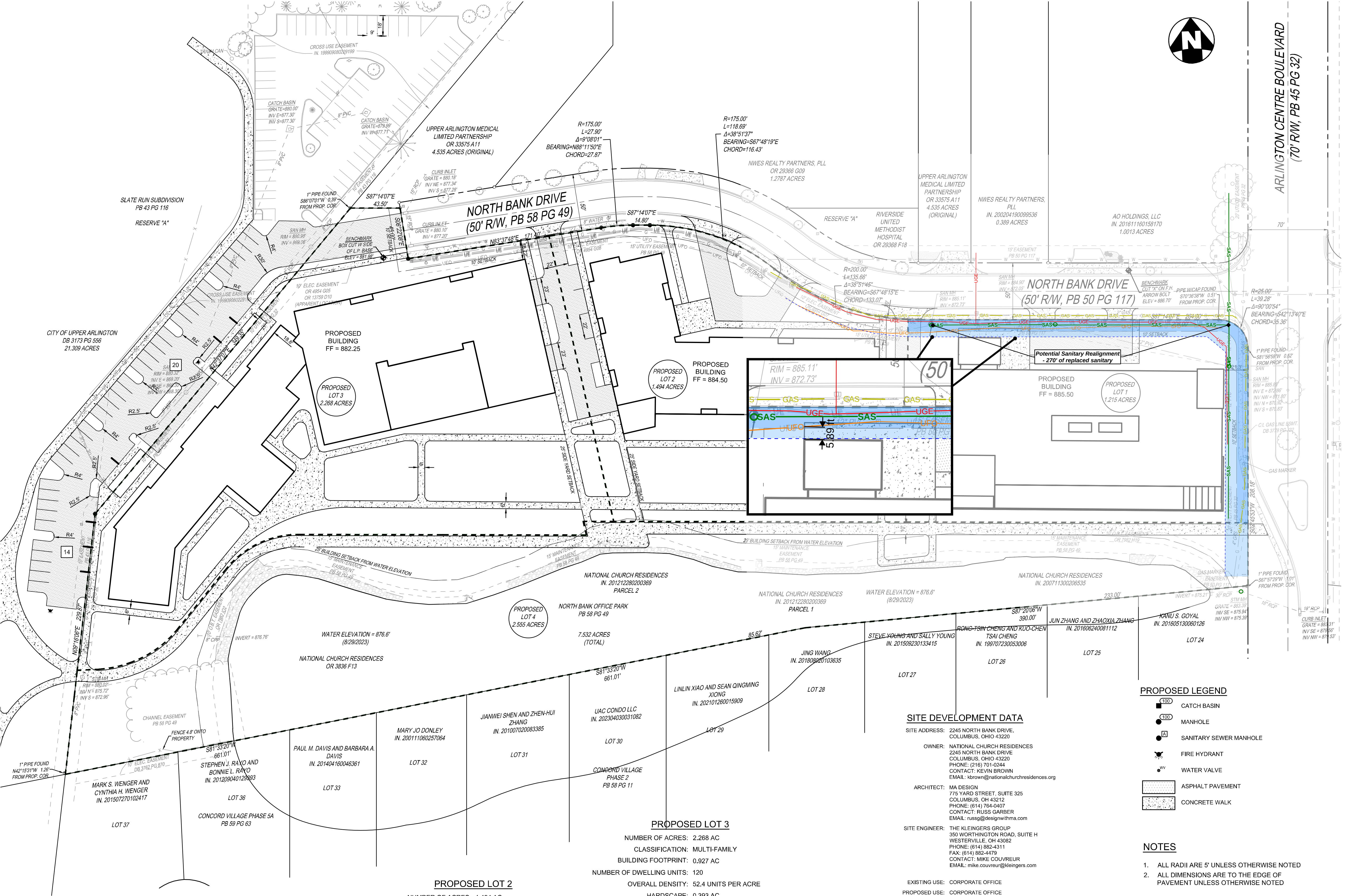
CORPORATE CAMPUS REDEVELOPMENT MASTER PLAN

NATIONAL CHURCH RESIDENCES NORTH BANK DRIVE

PROJECT NO: 230274.000
DATE: 2025-06-25
SCALE: 0 20 40 80
SHEET NAME:

LOCATION PLAN

SHEET NO: **C100**



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Westerville, OH 43082
614.882.4311

CORPORATE CAMPUS REDEVELOPMENT MASTER PLAN

NATIONAL CHURCH RESIDENCES NORTH BANK DRIVE

PROJECT NO:	230274.000
DATE:	2025-06-25
SCALE:	
SHEET NAME:	

LOCATION PLAN

SHEET NO.

C100

August 26, 2025

The City of Upper Arlington
Community Development Department
3600 Tremont Road
Upper Arlington, OH 43221

Attn: Justin Milam, Senior Planner

Project: National Church Residences Corporate Campus
Re: Major Site Plan - Zoning Submission



Dear Justin,:

1. **Notification** - The submitted notification was incomplete, as it did not include a list of property owners within 100 feet of the site who were notified via certified mail of the BZAP hearing details. This notice was to occur at least 21 days in advance of the hearing. For this reason, the application has been postponed to the September 17th BZAP hearing. Proper notice must occur on or before August 27th. [This will provide additional time to resolve outstanding issues in advance of the BZAP vote.]

Response: The required notice has been provided to property owners within 100 feet of the site. The completed Certification of Notice is attached.

2. **Plat Amendments/Easements** - A plat amendment is needed in order to adjust the parcel boundaries and numbers, as well as the language pertaining to the maintenance easement (to allow the proposed recreational path and lake maintenance by the City). This separate application, submitted in partnership by the City, will be heard concurrently by BZAP, but must also be approved by City Council. Clarification is needed on which existing utility easements will be encroached upon (preferred) and/or vacated, or if any new utility easements need to be dedicated. [A separate City Council process is involved with easement dedications and vacations as well.]

Response:

1. *Building 3 will encroach into the new Parcel #4, until the building is demolished.*
2. *There is an existing sanitary sewer and an existing storm sewer easement through the site.*
 - a. *Vacating of easements will happen as the plans for each new parcel are designed, through a phased approach.*
 1. *Demolition of buildings on Existing Lot 1, 2 and 3 would not require vacation*



775 Yard Street Suite 325
Columbus, OH 43212 USA

phone 614 764 0407
fax 614 764 0237
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www.designwithma.com



2. *Design of Parcel #1 would not require vacation of easements*
 3. *Design of Parcel #2 would require a new sanitary main extension, w/ new easement. The vacation of the 15' easement, oriented from west to east through the middle of the sites, would be required as well.*
 4. *The existing storm sewer easement that runs north and south, along the west side of existing Lot #3 may be vacated with Parcel #2 design, which will require a new easement for the relocation of this storm.*
 5. *Both of these easements will likely be vacated by the time new Parcel 3 develops.*
- b. *New utility easement locations are not known at this, and will be determined during the design of Parcels #2 and #3.*

3. **Traffic/Road Maintenance** - North Bank Drive is tentatively scheduled for resurfacing and/or replacement around 2029. Due to the proposed redevelopment and construction timeline, coordination with the Engineering Division will be needed to avoid damaging new infrastructure. Nothing else is needed as it relates to the Traffic Impact Study.

Response: Resurfacing and replacement timeline is noted.

4. **Utilities** - A utility narrative or summary letter was not submitted as previously requested. This narrative must outline plans for all on-site utilities, including sanitary sewer capacity and water pressure. The only information submitted thus far relates to the proposed stormwater management infrastructure, where special attention to silt runoff and dust mitigation will be needed.

Response: Please refer to the attached utility narrative and "will serve" letters from the energy providers for the requested information.

5. **Variance** - A front yard setback variance to UDO Article 5.03 has been identified for all three proposed buildings, as the maximum building setback in the PMOD is 10 feet along both street frontages. This variance is a result of an existing utility easement that is to remain; it is clear that the buildings are set as far north as possible. Staff has not identified any other variances to be included the application at this time.

Response: It is understood that a variance is required. Due to the constraints of the existing utility easements, there is no feasible way to avoid the need for this variance. The building is located as far north and east as possible due to existing site constraints.

6. **Building Design** - The proposed building designs meet those of the Envision Henderson Plan and standards in UDO Article 7.06, while also using a step-back for the office building to reduce massing along the lake. Please provide building material specifications/samples for the Board's review. More information is needed on the proposed rooftop mechanical screening walls as

well as the types of units included within them. Noise levels at the property line cannot exceed 60 decibels.

Response: Refer to revised elevations for material specifications for the two buildings in the current phase of the project. Material samples will be provided to staff and the board for review.

Mechanical units on the rooftop of the office building have not been specified; however, they will comply with the City's code requirement and will not exceed 60 decibels at the property line. This equipment will be screened with a panelized system; a specification sheet of this type of system is attached for review.

Rooftop mechanical equipment on the residential buildings will be screened by the building's parapets or a panelized system if required. This equipment will also comply with the City's code requirements for noise levels.



7. **Landscape Plan** - The submitted landscape plan meets the general standards for street trees, parking lot screening and foundation plantings; specific species and installation sizes will need to be noted and coordinated with the City Forester. The City's landscape code, UDO Article 6.07, offers recommended plantings for consideration. Thank you for preserving nearly all of the existing trees located along the lake; more information is needed on which trees are to be removed overall.

Response: Refer to the Existing Landscape Plan L001, which notes the trees that are proposed to be removed. The proposed types of trees and species are included on the Landscape Site Plan L003.

8. **Signage** - It is Staff's understanding that signage plans have not yet been developed. Any new building and free-standing signage must meet the City's Sign Code (UDO Article 6.06). Staff would recommend the use of halo-style lighting for any illuminated signs. Signage may only face street frontages and may not be oriented toward the lake, neighborhood or park. Any directional signage has to be generic in nature and not be located in City right-of-way.

Response: It is the project's intent to fully comply with the City's sign code for all signage proposed on the campus. Specific sign designs and locations will be submitted for review and approval at a later date. The Owner and Design Team acknowledge the City's preference for halo-lit signage and will incorporate this approach where appropriate in the future submittal.

9. **Exterior Lighting** - Staff has identified (and already shared) several issues with the proposed outdoor lighting plan and is hopeful these can be easily resolved. The main issues include: max./min. and avg./min. lighting values, missing pole heights, and photometric plans not aligning with fixture cut sheets. It is important that these plans meet the City's Dark Sky® standards. Please also

move the lighting for the recreational path to the north side and confirm maintenance responsibility, as these fixtures all match and are part of the same outdoor lighting plan.

Response: Refer to the revised photometric plans. The zoning requirements for lighting intensity and uniformity have been met along the north/public side of the project at North Bank Drive, within the parking lots, and along the streets between buildings.

Bollard lighting is proposed along the south side of the project to minimize visual impact and maintain a low lighting profile. While this approach can create localized hot spots directly beneath the fixtures, it achieves the desired effect of reducing glare and overall visibility of lighting.

Revised cut sheets are included and the proposed fixtures meet Dark Sky® standards.



10. **Recreational Path** - Please ensure that the proposed recreational path along the north side of the lake could be at least 10 feet wide and could tie into the existing path at Northwest Kiwanis Park and proposed sidewalk along Arlington Centre Boulevard. The City's Parks and Recreation Department will lead the future discussions of this potential amenity as part of the park expansion.

Response: The proposed recreational path is 10' wide as noted on the Location Plan C100. It connects to the existing path at Northwest Kiwanis Park with a "Y." The path directly connects to the existing sidewalk along Arlington Centre Boulevard as shown.

11. **Sustainable Building** - Upper Arlington has a strong tradition of constructing new multi-story buildings utilizing environmentally-friendly designs, materials and concepts. Please ensure the three buildings meet minimum LEED® (or similar) requirements per Article 7.06 - they do not need to be certified.

Response: It is understood that the buildings are required to meet Upper Arlington's sustainability requirements, and that compliance shall be demonstrated at the time of building permit application. The office building will meet certification requirements for LEED BD+C Certified or an equivalent standard. The Senior Living building shall meet certification requirements for LEED Silver. The Future Senior Living Building will be evaluated at the time of design, but it will meet the city's requirements.

12. **Outreach** - Thank you for the extensive amount of outreach performed thus far. A "Ready for Change" sign has been placed on the site - please ensure this sign remains readily visible on the property until the BZAP and City Council processes are completed.

Response: Signage requirements are noted.

13. **Permit(s)** - Should the Major Site Plan, Plat Amendment, and Easement Applications be approved, a Demolition Permit, Building Permit, and associated trade permits will then be required. For work located in City right-of-way, separate approvals and permits are also required. Please continue coordination with the City Engineer on stormwater management. Staff would recommend that all three buildings be demolished concurrently.

Response: Permit requirements are noted.



14. **Appeals** - After decisions are rendered on this application and any future permits, there are different appeal processes that can be filed by the applicant or any aggrieved party. UDO Article 4.10 and UDO Table 4-A outline these processes.

Response: The appeals process is noted.

Sincerely,

Susan Hinz, AIA
Studio Lead – Senior Living / Affordable Housing

cc: Kevin Brown, National Church Residences

Revised: May 2023

Certification of Notice

Applicant Name: National Church Residences

Location of property subject to BZAP request: 2233, 2245 & 2335 North Bank Drive

This application will be heard by the Board of Zoning and Planning on: September 17, 2025

Describe activity which requires Board of Zoning and Planning review:

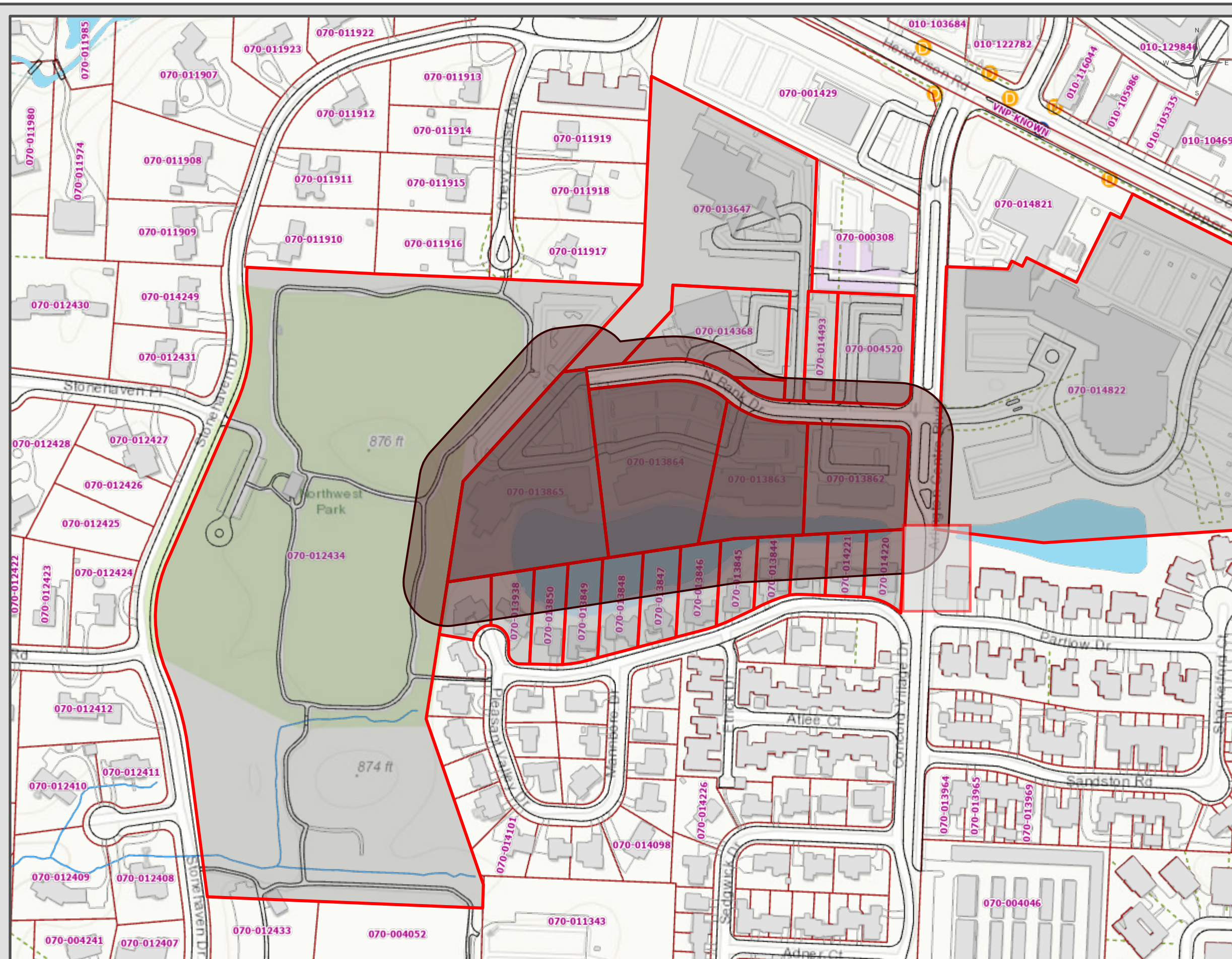
Major Site Plan

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

Your signature below DOES NOT constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
See attached list			
Applicant Signature: 			Date: 8/25/25

Property Address 1	Property Address 2	Property Owner Name	Certified Mail Number	Date Mail Sent	Note
2240 NORTH BANK DR	COLUMBUS OH 43220	UPPER ARLINGTON MEDICAL L P	7020 3160 0002 3146 8643	8/22/2025	
2280 CONCORD VILLAGE DR	COLUMBUS OH 43220	LINLIN XIAO	7020 3160 0002 3146 8650	8/22/2025	
2320 CONCORD VILLAGE DR	COLUMBUS OH 43220	PAUL M DAVIS	7020 3160 0002 3146 8667	8/22/2025	
2260 CONCORD VILLAGE DR	COLUMBUS OH 43220	STEVE YOUNG	7020 3160 0002 3146 8674	8/22/2025	
2300 CONCORD VILLAGE DR	COLUMBUS OH 43220	DAVIS DAVID NICHOLAS	7020 3160 0002 3146 8681	8/22/2025	
4971 ARLINGTON CENTRE BL	UPPER ARLINGTON OH 43220	AO HOLDINGS LLC	7020 3160 0002 3146 8698	8/22/2025	Notification sent to the owner's address (4975 Arlington Centre Blvd, Upper Arlington, OH 43220)
4971 ARLINGTON CENTRE BL	UPPER ARLINGTON OH 43220	RESIDENT AT 4871 ARLINGTON CENTRE BL	7020 3160 0002 3146 8704	8/22/2025	Notification sent to the resident at the property address
2270 CONCORD VILLAGE DR	COLUMBUS OH 43220	JING WANG	7020 3160 0002 3146 8711	8/22/2025	
4905 PLEASANT VALLEY DR	COLUMBUS OH 43220	JOHN GRAFFEO	7020 3160 0002 3146 8728	8/22/2025	
2212 PARTLOW DR	COLUMBUS OH 43220	SARAH H HILDRETH	7020 3160 0002 3146 8735	8/22/2025	
2230 CONCORD VILLAGE DR	COLUMBUS OH 43220	KANU S GOYAL	7020 3160 0002 3146 8742	8/22/2025	
5000 ARLINGTON CENTER BL	COLUMBUS OH 43220	UPPER ARLINGTON CENTER LLC	7020 3160 0002 3146 8759	8/22/2025	
2250 N BANK DR	COLUMBUS OH 43220	NWES REALTY PARTNERS PLL	7020 3160 0002 3146 8766	8/22/2025	
2310 CONCORD VILLAGE DR	COLUMBUS OH 43220	MARY J TR DONLEY	7020 3160 0002 3146 8773	8/22/2025	
2240 CONCORD VILLAGE DR	COLUMBUS OH 43220	ANDRES ALMEYDA	7020 3160 0002 3146 8780	8/22/2025	
4900 PLEASANT VALLEY DR	COLUMBUS OH 43220	UAC CONDO LLC	7020 3160 0002 3146 8797	8/22/2025	Notification sent to the owner's address (5000 Arlington Centre Blvd, Columbus, OH 43220)
4900 PLEASANT VALLEY DR	COLUMBUS OH 43220	RESIDENT AT 4900 PLESANT VALLEY DRIVE	7020 3160 0002 3146 8803	8/22/2025	Notification sent to the resident at the property address
2290 CONCORD VILLAGE DR	COLUMBUS OH 43220	UAC CONDO LLC	7020 3160 0002 3146 8827	8/22/2025	Notification sent to the owner's address (5000 Arlington Centre Blvd, Columbus, OH 43220)
2290 CONCORD VILLAGE DR	COLUMBUS OH 43220	RESIDENT AT 2290 CONCORD VILLAGE DR	7020 3160 0002 3146 8810	8/22/2025	Notification sent to the resident at the property address
NORTH BANK DR	COLUMBUS OH 43220	RIVERSIDE UNITED METHODIST HOSPITAL	7020 3160 0002 3146 8834	8/22/2025	Notification sent to owner's address (PO BOX 82248, Columbus, OH 43202)
2250 CONCORD VILLAGE DR	COLUMBUS OH 43220	RONG-TSIN CHENG	7020 3160 0002 3146 8872	8/22/2025	
2250 NORTH BANK DR	COLUMBUS OH 43220	NWES REALTY PARTNERS PPL	7020 3160 0002 3146 8841	8/22/2025	
4840 STONEHAVEN DR	UPPER ARLINGTON OH 43220	CITY OF UPPER ARLINGTON	7020 3160 0002 3146 8858	8/22/2025	Notification sent to the owner's address (3600 Tremont Road, Upper Arlington, OH 43221)
4890 ARLINGTON CENTRE BL	COLUMBUS OH 43220	JAMES A BOWMAN	7020 3160 0002 3146 8865	8/22/2025	



Planimetric Legend

Source: 2021 Aerial Photography

-  Edge of Pavement
-  Roadway Centerlines
-  Railroad Centerlines
-  Building Footprints
-  Building Under Construction
-  Creeks, Streams, Ditches
-  Rivers & Ponds

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

-  Spot Elevation
-  Index Contour
-  Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

- | | |
|---|--------------------------|
| XXX-XXXXXX | Parcel IDs |
| 100 | Parcel Dimensions |
| 100 | Lot Numbers |
| 123 Main St | Site Address |
|  | Parcel Boundary |
|  | Subdivision Boundary |
|  | Condominium Boundary |
|  | County Boundary |
|  | City or Village Boundary |
|  | Tax District Boundary |
|  | School District Boundary |
|  | Zip Code Boundary |

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).



**Franklin County
Auditor's Office
Auditor**

Michael Stinziano
Map Produced August 5, 2025



August 21, 2025

Properties within 100 feet of Subject
Upper Arlington, OH

Subject: 2233, 2245, & 2335 North Bank Drive

RE: Public Hearing for Major Site Plan during Board of Zoning and Planning's September 17, 2025 Meeting

To Whom it May Concern:

The purpose of this correspondence is to notify you that the Upper Arlington Board of Zoning and Planning (BZAP) will convene a public hearing during its regularly scheduled meeting on September 17, 2025 to consider a Major Site Plan application submitted by National Church Residences for the redevelopment of 2233, 2245, and 2335 North Bank Drive, Upper Arlington, Ohio 43220. The BZAP meeting will be held at 6:00 pm at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221.

Originating from a Christian commitment of service, National Church Residences provides an array of health care services and a variety of housing options to more than 60,000 older adults. The nonprofit organization is driven by a vision to scale for mission impact by advancing better living for 100,000 seniors by 2030, wherever they call home. With more than 350 communities across the United States, it is the nation's largest nonprofit provider of affordable senior housing and the largest manager of service coordinators. The organization also offers a variety of additional senior living options, home and community-based services, as well as permanent supportive housing for the formerly homeless and disabled. For more information, visit us at [NationalChurchResidences.org](https://www.NationalChurchResidences.org) and follow us on [Facebook](#), [LinkedIn](#) and [YouTube](#).

Sincerely,

Kevin Brown
Director of Senior Housing Development



NATIONAL CHURCH RESIDENCES

CORPORATE CAMPUS

BZAP SUBMISSION - MAJOR SITE PLAN

08.26.2025



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- Property Information
- Site Engineering
- Utility Information
- Landscape Design
- Architectural Design and Character
- Site Lighting
- Site Signage
- Traffic Impact Study

PROPERTY INFORMATION

LEGAL DESCRIPTION

Parcel 070-013862

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being all of Lot 1, of North Bank Office Park, a Subdivision of Part of Lot 2, of Arlington Centre, Upper Arlington, Ohio, of record in Plat Book 58, Page 49, Franklin County Recorder's Office being part of a 7.981 tract conveyed to Daniel K. Buck by deed of record in Deed Book 3796, Page 370 of the Franklin County Recorder's Office.

Parcel 070-013863

Situate in the City of Upper Arlington, County of Franklin, in the State of Ohio and being further described as:

Being all of Lot 2 of North Bank Office Park, a Subdivision of Part of Lot 2, of Upper Arlington Centre, Upper Arlington, Ohio, of record in Plat Book 58, Page 49, Recorder's Office, Franklin County, Ohio.

Parcel 070-013864

Situate in the County of Franklin, State of Ohio and in the City of Upper Arlington:

Being all of Lot 3 of North Bank Office Park, a Subdivision of Part of Lot 2 of Arlington Centre, Upper Arlington, Ohio, of record in Plat Book 58, Page 49, Recorder's Office, Franklin County, Ohio.

Parcel 070-013865

Situated in the County of Franklin in the State of Ohio and in the City of Upper Arlington:

Being all of Lot 4 of North Bank Office Park, a Subdivision of Part of Lot 2 of Arlington Centre, Upper Arlington, Ohio, of record in Plat Book 58, Page 49, Recorder's Office, Franklin County, Ohio, and together with an undivided one-third interest in Reserve A of North Bank Office Park, a Subdivision of Part of Lot 2 of Arlington Centre, Upper Arlington, Ohio, of record in Plat Book 58, Page 49, Recorder's Office, Franklin County, Ohio.

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
TITLE COMMITMENT NO.: NCS-1162145C-COL
COMMITMENT DATE: FEBRUARY 10, 2023 AT 6:00 AM
SCHEDULE B, PART II
EXCEPTIONS

1.-10. ITEMS ARE BLANKET IN NATURE OR NOT SURVEY RELATED.

11. Easement filed August 1, 1983 in Volume No. 03525, Page F05, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

12. Easement filed July 1, 1982 in Volume No. 07982, Page H19, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

13. Memorandum of Lease by and between National Church Residences, an Ohio non-profit corporation, and LeadingAge Ohio, an Ohio non-profit corporation, dated June 11, 2013, and recorded June 25, 2013 as Instrument No. 201306250106944, Recorder's Office, Franklin County, Ohio. ITEM IS NOT SURVEY RELATED.

14. Right of Way filed February 28, 1980 in Volume 3779, Page 332, Recorder's Office, Franklin County, Ohio. (Supersedes Volume 3754, Page 47). ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN. NO SPECIFIC WIDTH IS PROVIDED.

15. Easement filed November 14, 1979 in Volume 3762, Page 870, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY AS SHOWN AS SHOWN LABELED "ITEM #17 NCS-1162145-COL".

16. Easement filed June 30, 1967 in Volume 2821, Page 379, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

17. Easement filed November 2, 1965 in Volume 2689, Page 477, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

18. Easement filed July 9, 1954 in Volume 1820, Page 280, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

19. Easement filed March 18, 1969 in Volume 2966, Page 341, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

20. Easement filed May 20, 1971 in Volume 3141, Page 32, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

21. Easement for Highway Purposes filed May 7, 1968 in Volume 2893, Page 299, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

22. Easement filed March 18, 1969 in Volume 2966, Page 324, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

23. Easement filed May 19, 1972 in Volume 3236, Page 448, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

24. Easement filed May 19, 1972 in Volume 3236, Page 451, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY AS SHOWN.

25. Easement filed May 19, 1972 in Volume 3236, Page 445, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

26. Easements as shown in the Plat of Arlington Centre, Upper Arlington, Ohio filed January 4, 1972 in Plat Book 45, Page 32, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

27. Restrictions and Easements as shown in the Plat of North Bank Office Park, a Subdivision of Part of Lot 2, of Arlington Centre, Upper Arlington, Ohio filed April 2, 1981 in Plat Book 58, Page 49, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

28.-31. ITEMS ARE NOT SURVEY RELATED.

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
TITLE COMMITMENT NO.: NCS-1162145B-COL
COMMITMENT DATE: FEBRUARY 10, 2023 AT 6:00 AM
SCHEDULE B, PART II
EXCEPTIONS

1.-10. ITEMS ARE BLANKET IN NATURE OR NOT SURVEY RELATED.

11. Easement filed October 29, 1984 in Volume No. 04954, Page G07, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

12. Easement filed August 14, 1986 in Volume No. 07933, Page D16, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

13. Right of Way filed February 28, 1980 in Volume 3779, Page 332, Recorder's Office, Franklin County, Ohio. (Supersedes Volume 3754, Page 47) ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY AS SHOWN, LABELED "ITEM #14 NCS-1162145C-COL".

14. Easement filed November 14, 1979 in Volume 3762, Page 870, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY AS SHOWN AS SHOWN LABELED "ITEM #17 NCS-1162145-COL".

15. Easement filed June 30, 1967 in Volume 2821, Page 379, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

16. Easement filed November 2, 1965 in Volume 2689, Page 477, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

17. Easement filed July 9, 1954 in Volume 1820, Page 280, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

18. Easement filed March 18, 1969 in Volume 2966, Page 341, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

19. Easement filed May 20, 1971 in Volume 3141, Page 32, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

20. Easement for Highway Purposes filed May 7, 1968 in Volume 2893, Page 299, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

22. Easement filed May 19, 1972 in Volume 3236, Page 448, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

23. Easement filed May 19, 1972 in Volume 3236, Page 451, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY AS SHOWN, LABELED "ITEM #24 NCS-1162145C-COL".

24. Easement filed May 19, 1972 in Volume 3236, Page 445, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

25. Easements as shown in the Plat of Arlington Centre, Upper Arlington, Ohio filed January 4, 1972 in Plat Book 45, Page 32, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY AS SHOWN, LABELED "ITEM #26 NCS-1162145C-COL" AND "ITEM #28 NCS-1162145-COL".

26. Restrictions and Easements as shown in the Plat of North Bank Office Park, a Subdivision of Part of Lot 2, of Arlington Centre, Upper Arlington, Ohio filed April 2, 1981 in Plat Book 58, Page 49, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

27.-30. ITEMS ARE NOT SURVEY RELATED.

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
TITLE COMMITMENT NO.: NCS-1162145A-COL
COMMITMENT DATE: FEBRUARY 10, 2023 AT 6:00 AM
SCHEDULE B, PART II
EXCEPTIONS

1.-10. ITEMS ARE BLANKET IN NATURE OR NOT SURVEY RELATED.

11. Easement filed October 29, 1984 in Volume No. 04954, Page G08, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

12. Easement filed August 14, 1986 in Volume No. 07933, Page D15, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

13. Right of Way and Easement filed July 25, 1989 in Volume No. 13756, Page D04, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY, APPARENT LOCATION IS SHOWN.

14. Easement and Right of Way filed September 24, 1998 as Instrument No. 199808240243110, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

15. Water Line Easement filed January 21, 2014 as Instrument No. 201401210008306, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

16. Right of Way filed February 28, 1980 in Volume 3779, Page 332, Recorder's Office, Franklin County, Ohio. (Supersedes Volume 3754, Page 47) ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY AS SHOWN, LABELED "ITEM #14 NCS-1162145C-COL".

17. Easement filed November 14, 1979 in Volume 3762, Page 870, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY AS SHOWN LABELED "ITEM #17 NCS-1162145-COL".

18. Easement filed June 30, 1967 in Volume 2821, Page 379, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

19. Easement filed November 2, 1965 in Volume 2689, Page 477, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

20. Easement filed July 9, 1954 in Volume 1820, Page 280, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

21. Easement filed March 18, 1969 in Volume 2966, Page 341, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

22. Easement filed May 20, 1971 in Volume 3141, Page 32, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

23. Easement for Highway Purposes filed May 7, 1968 in Volume 2893, Page 299, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

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26. Easement filed May 19, 1972 in Volume 3236, Page 451, Recorder's Office, Franklin County, Ohio. ITEM IS LCOATED OTSIDE OF THE SUBJECT PROPERTY AS SHOWN, LABELED "ITEM #24 NCS-1162145C-COL".

27. Easement filed May 19, 1972 in Volume 3236, Page 445, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

28. Easements as shown in the Plat of Arlington Centre, Upper Arlington, Ohio filed January 4, 1972 in Plat Book 45, Page 32, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY AS SHOWN, LABELED "ITEM #26 NCS-1162145C-COL" AND "ITEM #28 NCS-1162145-COL".

29. Restrictions and Easements as shown in the Plat of North Bank Office Park, a Subdivision of Part of Lot 2, of Arlington Centre, Upper Arlington, Ohio filed April 2, 1981 in Plat Book 58, Page 49, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

30.-33. ITEMS ARE NOT SURVEY RELATED.

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
TITLE COMMITMENT NO.: NCS-1162145-COL
COMMITMENT DATE: FEBRUARY 10, 2023 AT 6:00 AM
SCHEDULE B, PART II
EXCEPTIONS

1.-10. ITEMS ARE BLANKET IN NATURE OR NOT SURVEY RELATED.

11. Easement filed October 29, 1984 in Volume No. 04954, Page G05, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY, APPARENT LOCATION SHOWN.

12. Easement filed August 22, 1986 in Volume No. 07982, Page I02, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

13. Right of Way and Easement filed July 25, 1989 in Volume No. 13756, Page D10, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY, APPARENT LOCATION SHOWN.

14. Development and Cross-Easement Agreement filed September 8, 1999 as Instrument No. 199909080229199, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

15. Water Line Easement filed January 21, 2014 as Instrument No. 201401210008306, Recorder's Office, Franklin County, Ohio. ITEM ABUTTS THE SUBJECT PROPERTY AS SHOWN, LABELED "ITEM #15 NCS-1162145A-COL".

16. Right of Way filed February 28, 1980 in Volume 3779, Page 332, Recorder's Office, Franklin County, Ohio. (Supersedes Volume 3754, Page 47) ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY AS SHOWN, LABELED "ITEM #14 NCS-1162145C-COL".

17. Easement filed November 14, 1979 in Volume 3762, Page 870, Recorder's Office, Franklin County, Ohio. ITEM ABUTTS THE SUBJECT PROPERTY AS SHOWN.

18. Easement filed June 30, 1967 in Volume 2821, Page 379, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

19. Easement filed November 2, 1965 in Volume 2689, Page 477, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

20. Easement filed July 9, 1954 in Volume 1820, Page 280, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

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29. Restrictions and Easements as shown in the Plat of North Bank Office Park, a Subdivision of Part of Lot 2, of Arlington Centre, Upper Arlington, Ohio filed April 2, 1981 in Plat Book 58, Page 49, Recorder's Office, Franklin County, Ohio. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

30.-33. ITEMS ARE NOT SURVEY RELATED.

NOTES

1.) OCCUPATION IN GENERAL FITS SURVEY, WITH NO ENCROACHMENTS OBSERVED, WITH THE EXCEPTION OF A NEIGHBORING FENCE LINE THAT LIES APPROXIMATELY 4.8' OVER THE PROPERTY LINE AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN.

2.) SOURCE DOCUMENTS AS NOTED.

3.) MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.

4.) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-2011). AS DETERMINED BY A GPS SURVEY UTILIZING CORS STATION "COLB". THE PROJECT COORDINATES ARE BASED ON STATE PLANE COORDINATES AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000321628 APPLIED AT BASE POINT N 749,500.00. E 1,805,890.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.

5.) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NADV88), BASED ON SOURCE BENCHMARK "CORS STATION "COLB".

6.) UTILITIES SHOWN ARE BASED ON PHYSICAL MARKINGS, PLAN INFORMATION PROVIDED BY UTILITY OWNERS, AND LOCATIONS OF ABOVE-GROUND APPURTENANCES. OHIO811 WAS CONTACTED ON JULY 24, 2023, AND ON AUGUST 27, 2023. TICKET NUMBERS A323-900-174 & A320-904-305. SUPPLEMENTAL MARKINGS WERE PROVIDED BY "THE UNDERGROUND DETECTIVE" ON SEPTEMBER 7, 2023.

7.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD. AS DETERMINED BY GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS COMMUNITY NUMBER 39049C0162K EFFECTIVE JUNE 17, 2008.

8.) THERE ARE 285 REGULAR PARKING SPACES AND 12 DESIGNATED HANDICAPPED PARKING SPACES WITHIN THE SUBJECT PROPERTY. ADDITIONAL PARKING IS AVAILABLE VIA A CROSS-USE EASEMENT WITH THE ABUTTING PROPERTY TO THE WEST OF THE SUBJECT PROPERTY.

9.) THERE IS NO EVIDENCE OF CURRENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.

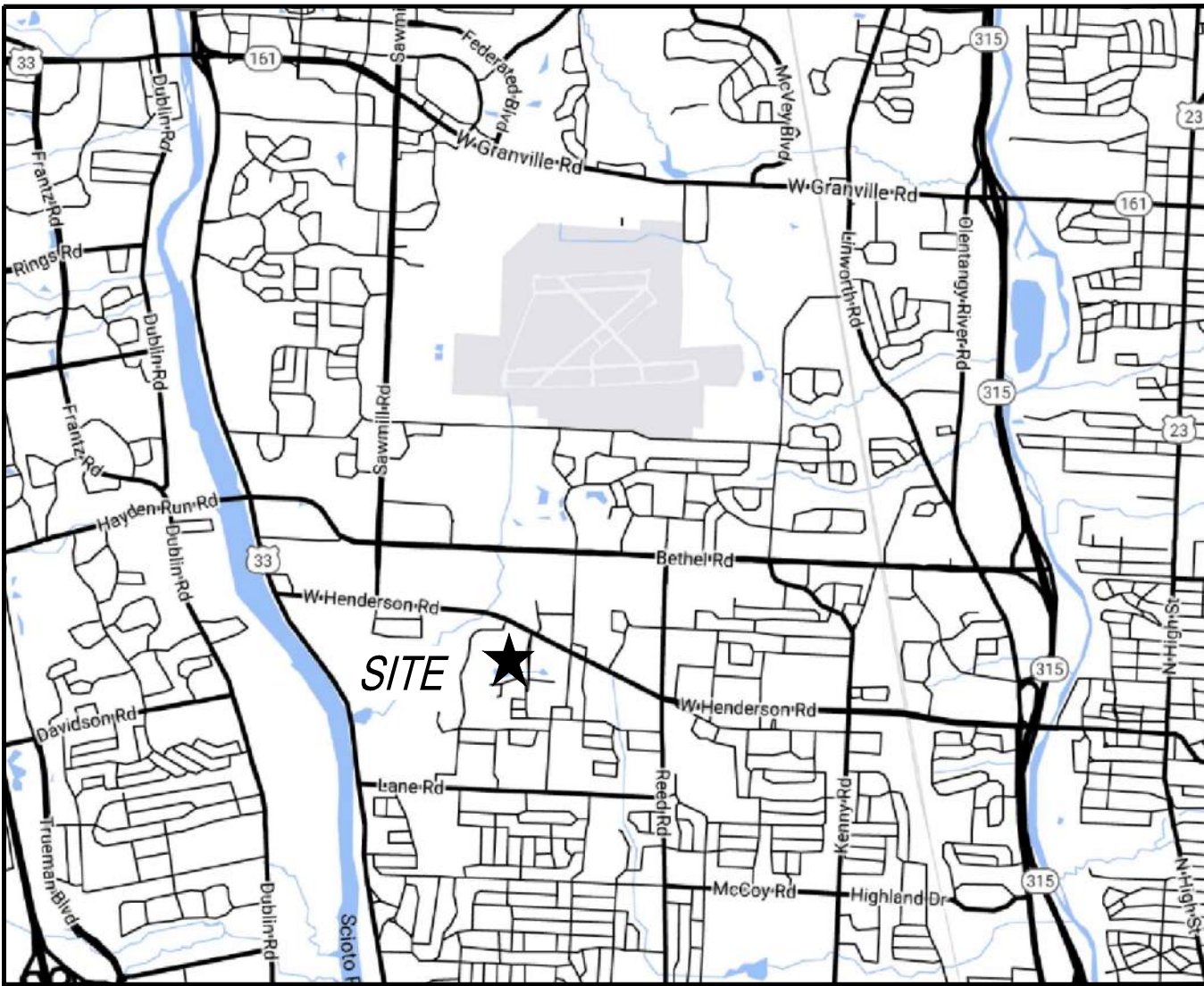
10.) THERE ARE NO KNOWN CHANGES, COMPLETED OR PROPOSED, IN THE STREET RIGHT-OF-WAY LINES.

11.) NO DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES OBSERVED.

12.) THE SUBJECT PROPERTY IS ZONED "PMOD" (PLANNED MIXED-OFFICE DISTRICT) PER CITY OF UPPER ARLINGTON GIS. NO ZONING REPORT OR LETTER WAS PROVIDED.

13.) THE SUBJECT PROPERTY HAS DIRECT PEDESTRIAN AND VEHICULAR ACCESS TONORTH BANK DRIVE, A PUBLIC ROADWAY.

14.) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN SEPTEMBER, 2023.



VICINITY MAP
NOT TO SCALE

LEGEND

●	5/8" CAPPED IRON PIN SET	⊗	WATER METER
○	5/8" IRON PIN FOUND	⊙	IRRIGATION CONTROL VALVE
⊗	1" IRON PIPE FOUND	⊕	WATER MANHOLE
⊙	NAIL SET	⊖	SANITARY MANHOLE
⊖	NAIL FOUND	⊗	CLEAN OUT
▲	RR SPIKE SET	—○—	SANITARY SEWER
□	MONUMENT (HIGHWAY OR CONCRETE)	⊙	STORM MANHOLE
◆	BENCHMARK	- - -	STORM SEWER
○—	UTILITY POLE	□	CATCH BASIN
←	GUY WIRE	□	INLET
—UE	UNDERGROUND ELECTRIC	⊙	YARD DRAIN
—E	OVERHEAD ELECTRIC	⊙S	DOWN SPOUT
⊞	HVAC UNIT	⊞	TRAFFIC CONTROL CABINET
⊞	TRANSFORMER	⊞	TRAFFIC SIGNAL POLE
⊞	GROUND LIGHT	⊞	SIGN
⊞	ELECTRIC BOX	⊞	GUARD POST (PIPE BOLLARD)
⊞	LIGHT POLE	⊞	BOLLARD
⊞	LAMP POST	⊞	FLAG POLE
⊞	ELECTRIC MANHOLE	—X—	FENCE
—UT	UNDERGROUND TELEPHONE	⊞	HARDWOOD TREE
—T	OVERHEAD TELEPHONE	—804—	CONTOUR LINES
⊞	TELEPHONE MANHOLE	—805—	
⊞	TELEPHONE PEDESTAL		
—G	GAS MAIN	CONCRETE	
⊞	GAS VALVE	GRAVEL	
—UC	UNDERGROUND CABLE TV	ASPHALT	
—UFO	UNDERGROUND FIBER OPTIC	LANDSCAPE AREA	
⊞	PULL BOX	BRICK / PAVER	
⊞	CABLE/TV BOX	DECK / PORCH	
—W	WATER MAIN		
⊞	FIRE HYDRANT		
⊞	WATER VALVE		
⊞	MONITORING WELL		
⊞	WELL		

To: National Church Residences, an Ohio not-for-profit corporation, and First American National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on September 21, 2023.



Michael L. Keller
MICHAEL L. KELLER
OHIO PROFESSIONAL SURVEYOR NO. 7978
9/28/2023
DATE

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE
www.kleingers.com
350 Worthington Rd
Suite H
Westerville, OH 43082
614.882.4311

SEAL:



NO. DATE DESCRIPTION

2233-2335 NORTH
BANK DRIVE
LOTS 1-4, PB 58 PG 49
QTR. TWP. 1, TWP. 1, R. 19
UNITED STATES MILITARY LANDS
CITY OF UPPER ARLINGTON
FRANKLIN COUNTY OHIO

PROJECT NO.: 230274.001

DATE: 9/28/2023

SHEET NAME:

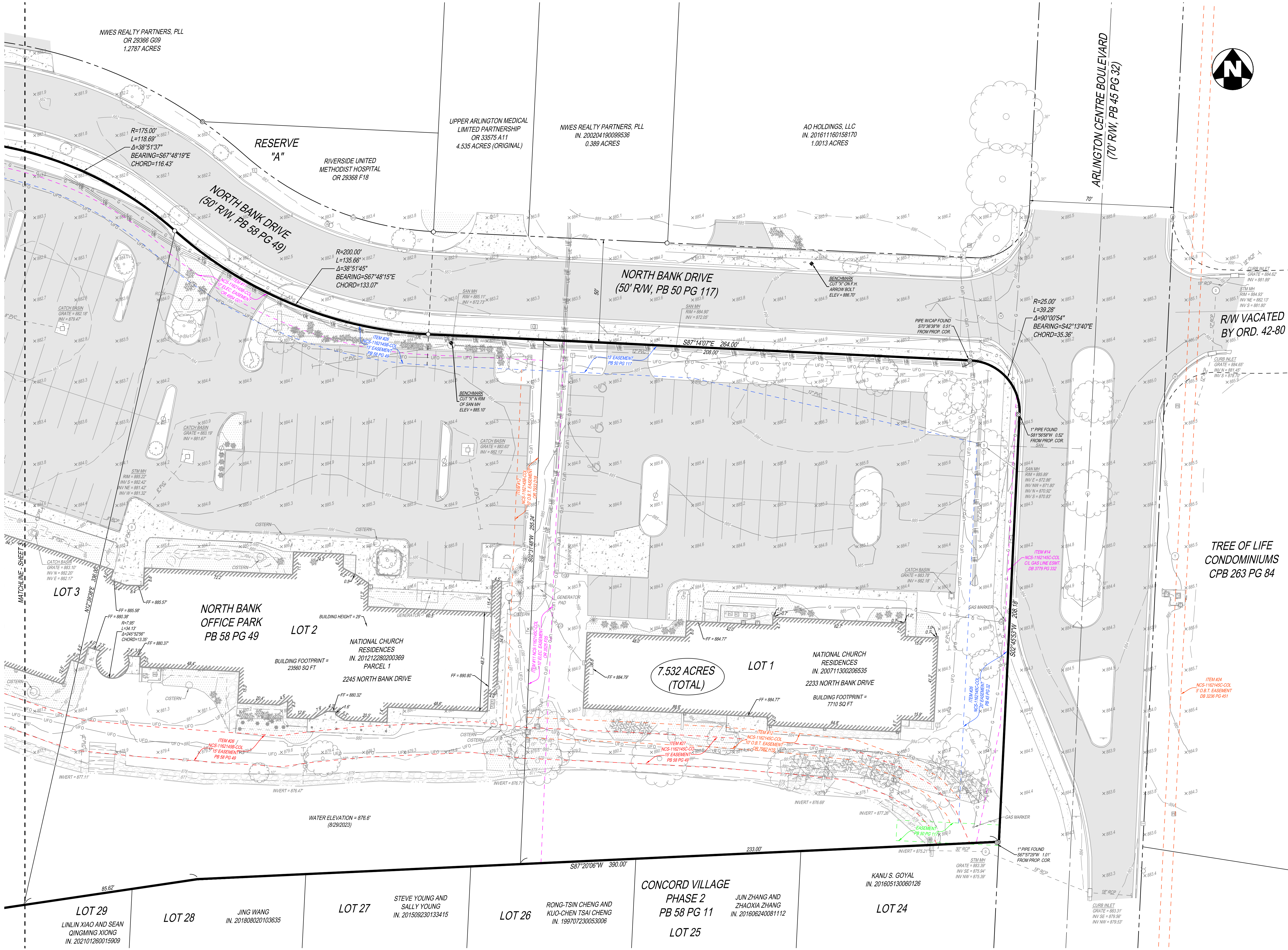
ALTANSPS LAND
TITLE SURVEY

SHEET NO.

1 OF 3



NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPIATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



THE KLEINGERS GROUP

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Suite H
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SEAL:

NO. DATE DESCRIPTION

2233-2335 NORTH BANK DRIVE

LOTS 1-4, PB 58 PG 49

QTR. TWP. 1, TWP. 1, R. 19

UNITED STATES MILITARY LANDS

CITY OF UPPER ARLINGTON

FRANKLIN COUNTY OHIO

PROJECT NO: 230274.001

DATE: 9/28/2023

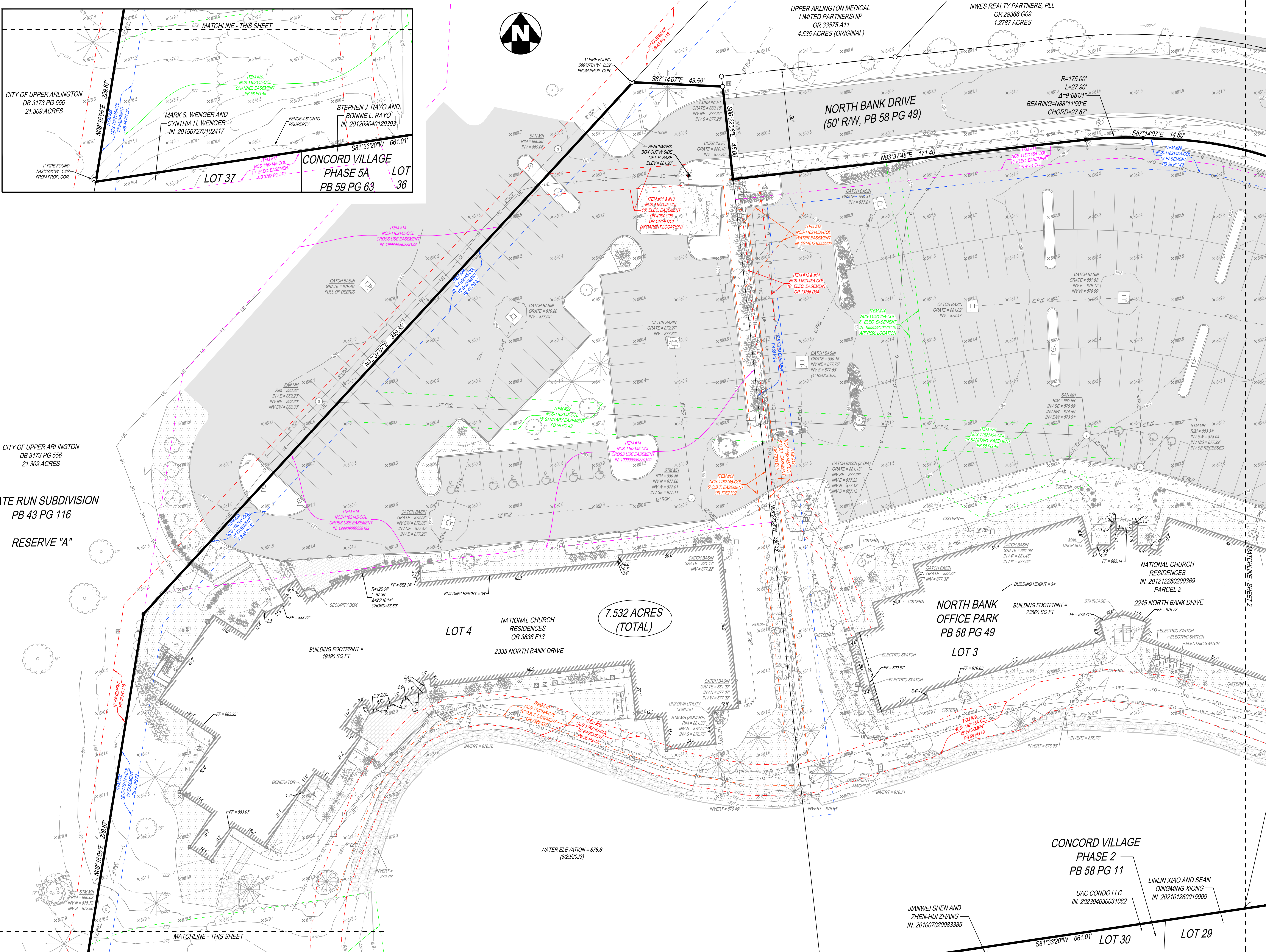
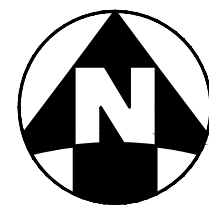
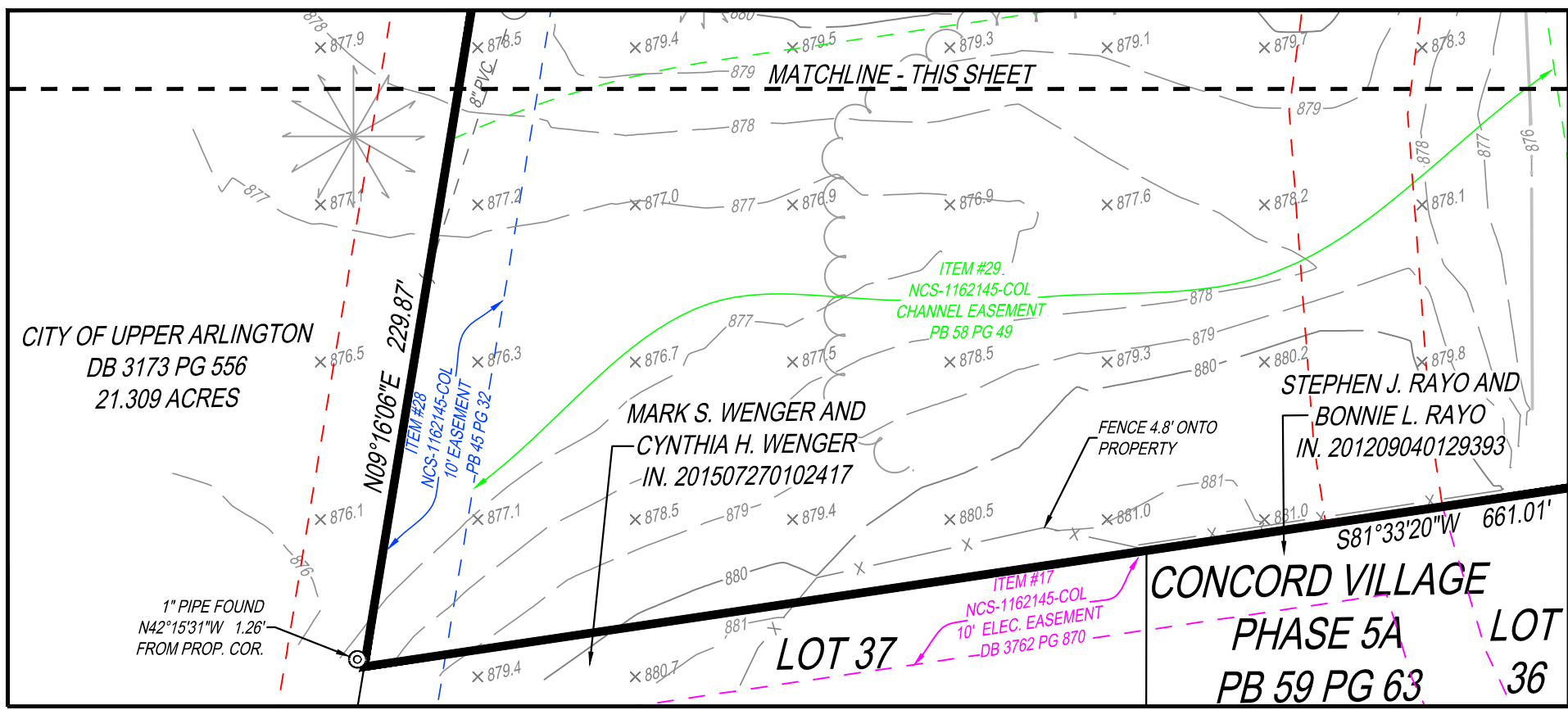
SCALE: 1" = 20'

SHEET NAME:

ALTA/NSPS LAND TITLE SURVEY

SHEET NO:

2 OF 3



NO.	DATE	DESCRIPTION

2233-2335 NORTH BANK DRIVE
LOTS 1-4, PB 58 PG 49
QTR. TWP. 1, TWP. 1, R. 19
UNITED STATES MILITARY LANDS
CITY OF UPPER ARLINGTON
FRANKLIN COUNTY OHIO

PROJECT NO:	230274.001
DATE:	9/28/2023
SCALE:	1" = 20'
	0 10 20 40

SHEET NAME:
ALTA/NSPS LAND TITLE SURVEY

SHEET NO:
3 OF 3



NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILATION OF AVAILABLE RECORD INFORMATION AND
SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND
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PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY
PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

LEGEND

●	5/8" CAPPED IRON PIN SET	⊗ ^{WM}	WATER METER
○	5/8" IRON PIN FOUND	⊗ ^{UC}	IRRIGATION CONTROL VALVE
⊗	1" IRON PIPE FOUND	⊗	WATER MANHOLE
▲	NAIL SET	⊗	SANITARY MANHOLE
△	NAIL FOUND	⊗	CLEAN OUT
▲	RR SPIKE SET	—	SANITARY SEWER
□	MONUMENT (HIGHWAY OR CONCRETE)	⊗	STORM MANHOLE
◆	BENCHMARK	- - -	STORM SEWER
⊗	UTILITY POLE	□	CATCH BASIN
←	GUY WIRE	□	INLET
— ^{UE} —	UNDERGROUND ELECTRIC	⊗ ^{DS}	YARD DRAIN
— ^E —	OVERHEAD ELECTRIC	⊗ ^{DS}	DOWN SPOUT
⊗	HVAC UNIT	⊗	TRAFFIC CONTROL CABINET
⊗	TRANSFORMER	⊗	TRAFFIC SIGNAL POLE
⊗	GROUND LIGHT	⊗	SIGN
⊗	ELECTRIC BOX	● ^{GP}	GUARD POST (PIPE BOLLARD)
⊗	LIGHT POLE	⊗	BOLLARD
⊗	LAMP POST	⊗ ^{GP}	FLAG POLE
⊗	ELECTRIC MANHOLE	— ^X —	FENCE
— ^{UT} —	UNDERGROUND TELEPHONE	⊗	HARDWOOD TREE
— ^T —	OVERHEAD TELEPHONE	— ⁸⁰⁴ —	CONTOUR LINES
⊗	TELEPHONE MANHOLE	— ⁸⁰⁵ —	
⊗	TELEPHONE PEDESTAL		
— ^G —	GAS MAIN	⊗	CONCRETE
⊗	GAS VALVE	⊗	GRAVEL
— ^{UC} —	UNDERGROUND CABLE TV	⊗	ASPHALT
— ^{UFO} —	UNDERGROUND FIBER OPTIC	⊗	LANDSCAPE AREA
⊗	PULL BOX	⊗	BRICK / PAVER
⊗	CABLE/TV BOX	⊗	DECK / PORCH
— ^W —	WATER MAIN		
⊗	FIRE HYDRANT		
⊗	WATER VALVE		
⊗	MONITORING WELL		
⊗	WELL		

NOTES

- 1.) OCCUPATION IN GENERAL FITS SURVEY.
- 2.) SOURCE DOCUMENTS AS NOTED.
- 3.) MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 4.) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-2011) AS DETERMINED BY A GPS SURVEY UTILIZING CORS STATION "COLB". THE PROJECT COORDINATES ARE BASED ON STATE PLANE COORDINATES AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000321628 APPLIED AT BASE POINT N 749,500.00 E 1,805,850.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
- 5.) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAV88), BASED ON SOURCE BENCHMARK CORS STATION "COLB".
- 6.) UTILITIES SHOWN ARE BASED ON PHYSICAL MARKINGS, PLAN INFORMATION PROVIDED BY UTILITY OWNERS, AND LOCATIONS OF ABOVE-GROUND APPURTENANCES. OHIO811 WAS CONTACTED ON JULY 24, 2023 AND ON AUGUST 27, 2023, TICKET NUMBERS A323-900-174 AND A320-504-305.
- 7.) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN SEPTEMBER, 2023.

CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

www.kleingers.com
350 Worthington Rd
Suite H
Westerville, OH 43082
614.882.4311

SEAL:

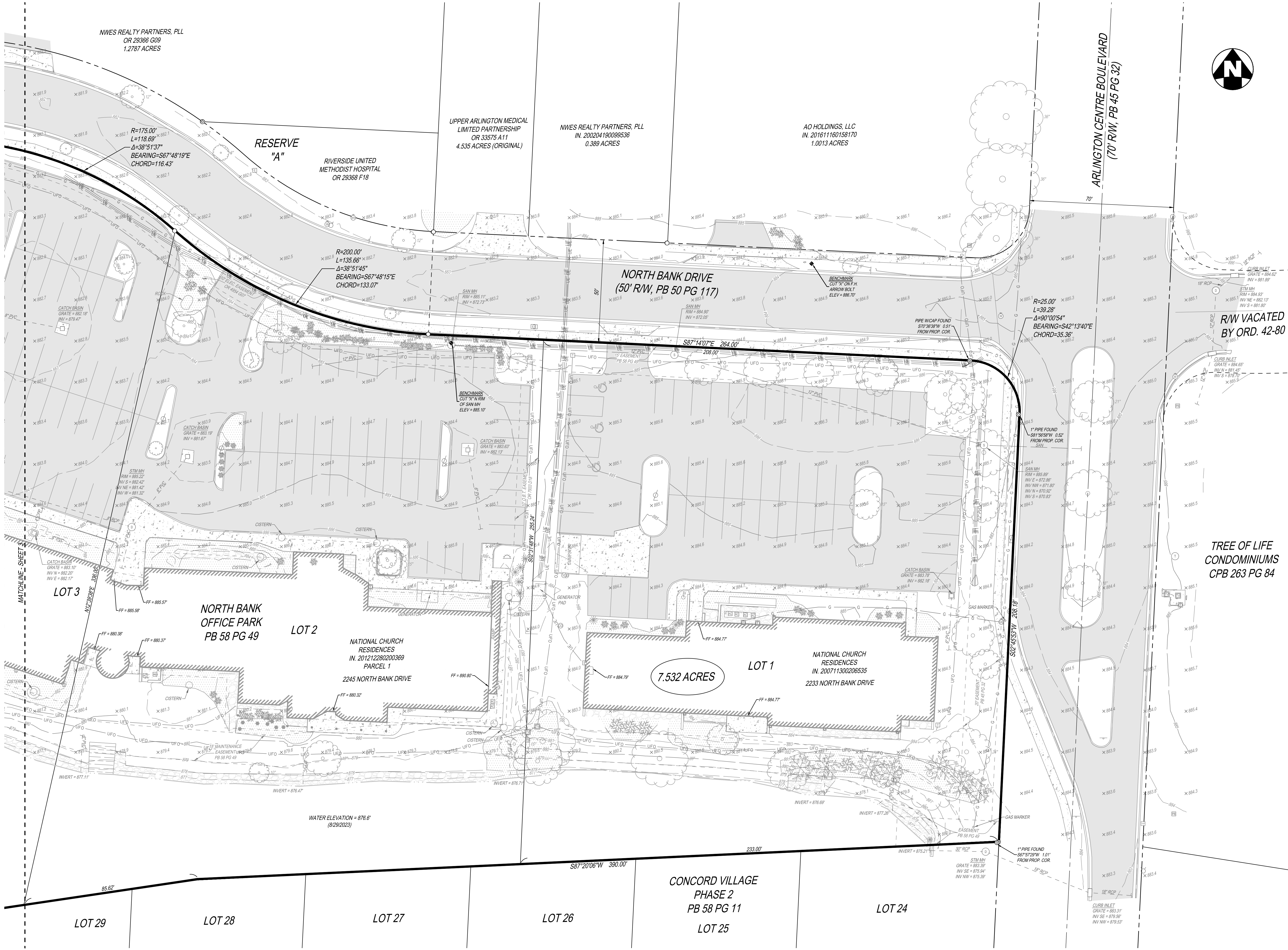
NO.	DATE	DESCRIPTION

2233-2335 NORTH BANK DRIVE
LOTS 1-4, PB 58 PG 49
QTR. TWP. 1, TWP. 1, R. 19
UNITED STATES MILITARY LANDS
CITY OF UPPER ARLINGTON
FRANKLIN COUNTY OHIO

PROJECT NO: 230274.001
DATE: 9/15/2023
SCALE: 1" = 20'

SHEET NAME:
BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NO:
1 OF 3





THE KLEINGERS GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

www.kleingers.com
350 Worthington Rd
Suite H
Westerville, OH 43082
614.882.4311

NO.	DATE	DESCRIPTION

2233-2335 NORTH BANK DRIVE

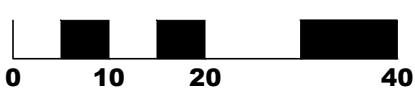
LOTS 1-4, PB 58 PG 49

QTR. TWP. 1, TWP. 1, R. 19

UNITED STATES MILITARY LANDS

CITY OF UPPER ARLINGTON

FRANKLIN COUNTY OHIO

PROJECT NO:	230274.001
DATE:	9/15/2023
SCALE:	1" = 20'
	
SHEET NAME:	
BOUNDARY AND TOPOGRAPHIC SURVEY	
SHEET NO:	
2 OF 3	



RESERVE "A"

NATIONAL CHURCH
RESIDENCES
OR 3836 F13
2335 NORTH BANK DRIVE

7.532 ACRES

*NORTH BANK
OFFICE PARK
PB 58 PG 49
LOT 3*

NATIONAL CHURCH
RESIDENCES
IN. 201212280200369
PARCEL 2
2245 NORTH BANK DRIVE
55 - 070 701

CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

REAL:

NO.	DATE	DESCRIPTION
-----	------	-------------

**2233-2335 NORTH
BANK DRIVE
LOTS 1-4, PB 58 PG 49
QTR. TWP. 1, TWP. 1, R. 19
UNITED STATES MILITARY LANDS
CITY OF UPPER ARLINGTON
FRANKLIN COUNTY OHIO**

PROJECT NO: 230274.001

DATE: 9/15/2023

SCALE: 1" = 20'

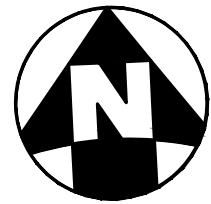
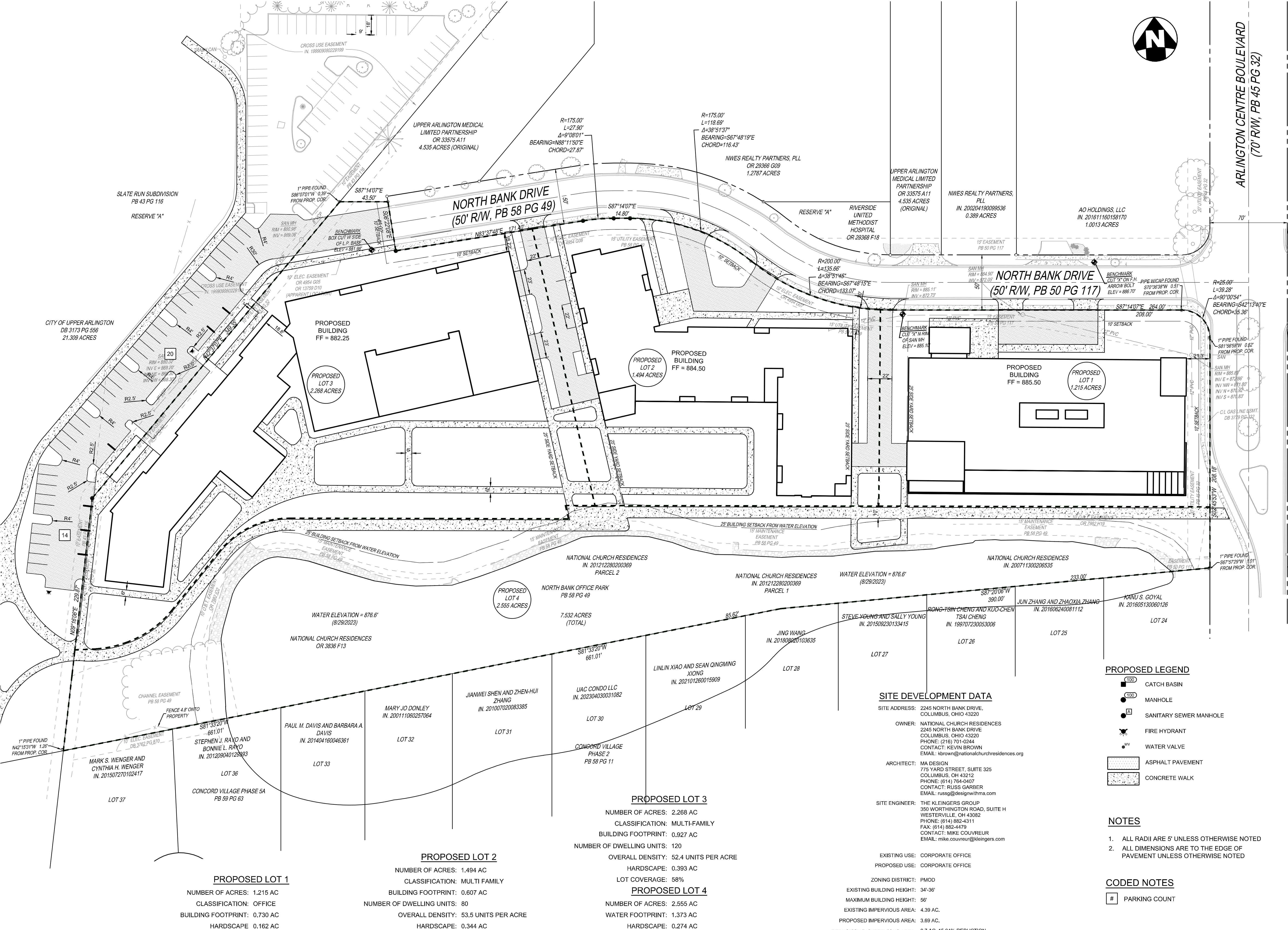
SHEET NAME:

BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NO.

3 OF 3

SITE ENGINEERING



ARLINGTON CENTRE BOULEVARD
(70' R/W, PB 45 PG 32)

PROPOSED LEGEND

- 100 CATCH BASIN
- 100 MANHOLE
- A SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- ASPHALT PAVEMENT
- CONCRETE WALK

NOTES

- ALL RADII ARE 5' UNLESS OTHERWISE NOTED
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED

CODED NOTES

- # PARKING COUNT

SITE DEVELOPMENT DATA

SITE ADDRESS: 2245 NORTH BANK DRIVE, COLUMBUS, OHIO 43220
OWNER: NATIONAL CHURCH RESIDENCES
2245 NORTH BANK DRIVE
COLUMBUS, OHIO 43220
PHONE: (216) 701-0244
CONTACT: KEVIN BROWN
EMAIL: kbrown@nationalchurchresidences.org
ARCHITECT: MA DESIGN
775 YARD STREET, SUITE 325
COLUMBUS, OH 43212
PHONE: (614) 764-0407
CONTACT: RUSS GARDER
EMAIL: russg@designwithma.com
SITE ENGINEER: THE KLEINGERS GROUP
350 WORTHINGTON ROAD, SUITE H
WESTERVILLE, OH 43082
PHONE: (614) 682-4311
FAX: (614) 682-4479
CONTACT: MIKE COUVREUR
EMAIL: mike.couvreur@kleingers.com
EXISTING USE: CORPORATE OFFICE
PROPOSED USE: CORPORATE OFFICE
ZONING DISTRICT: PMOD
EXISTING BUILDING HEIGHT: 34'-36"
MAXIMUM BUILDING HEIGHT: 56'
EXISTING IMPERVIOUS AREA: 4.39 AC.
PROPOSED IMPERVIOUS AREA: 3.69 AC.
REDUCTION IN IMPERVIOUS AREA: 0.7 AC. 15.94% REDUCTION

THE KLEINGERS GROUP
CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
www.kleingers.com
350 Worthington Rd
Suite H
Westerville, OH 43082
614.682.4311

CORPORATE CAMPUS REDEVELOPMENT MASTER PLAN
NATIONAL CHURCH RESIDENCES NORTH BANK DRIVE

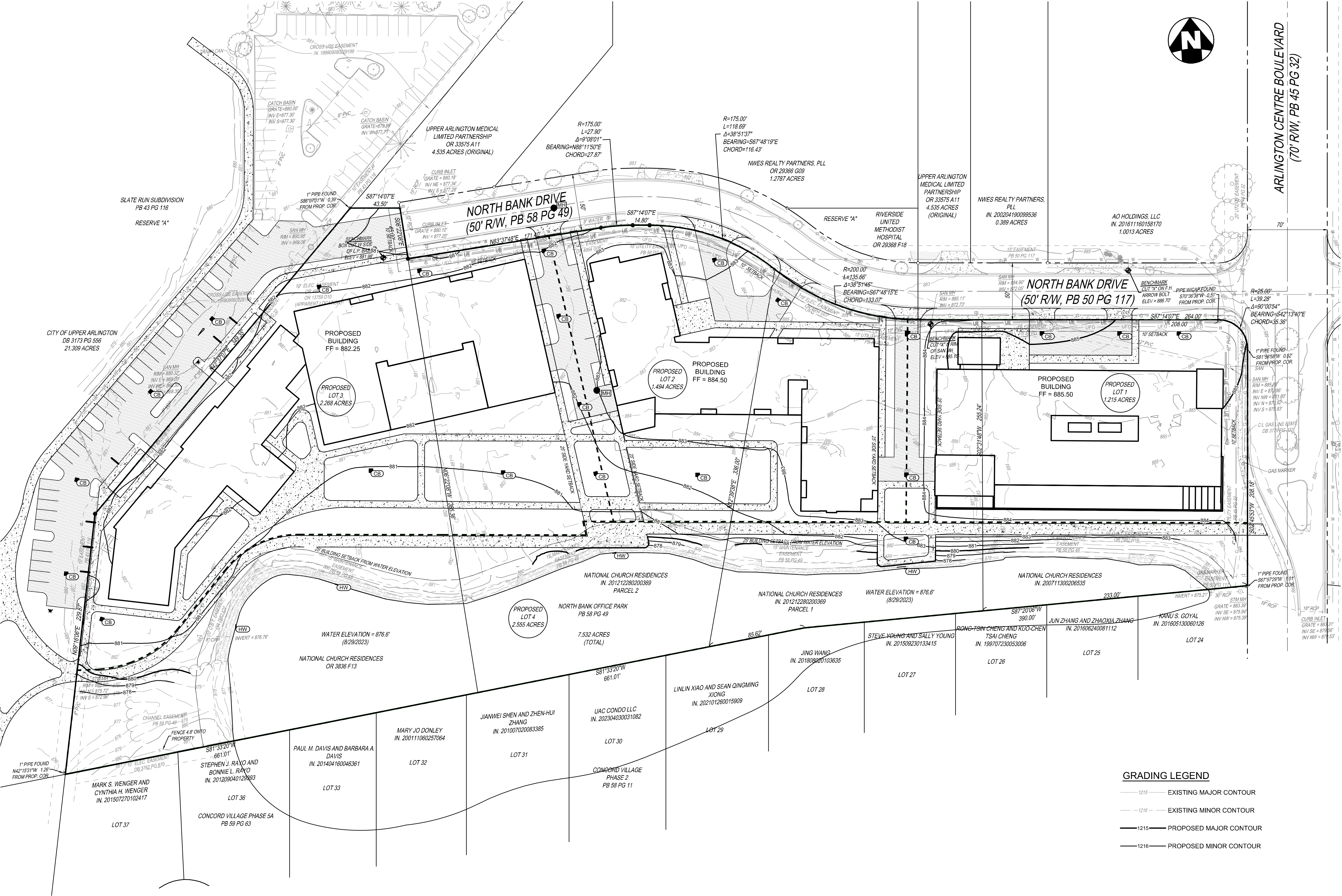
PROJECT NO:	230274.000
DATE:	2025-06-25
SCALE:	

SHEET NAME:

LOCATION PLAN

SHEET NO.

C100



GRADING LEGEND

— 1215 — EXISTING MAJOR CONTOUR

— 1216 — EXISTING MINOR CONTOUR

— 1215 — PROPOSED MAJOR CONTOUR

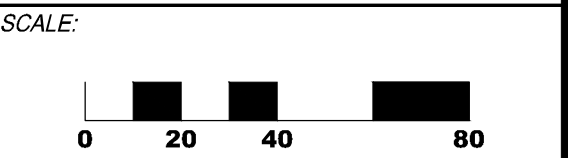
— 1216 — PROPOSED MINOR CONTOUR


THE KLEINGERS GROUP
CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
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350 Worthington Rd
Suite H
Westerville, OH 43082
614.882.4311

CORPORATE CAMPUS REDEVELOPMENT MASTER PLAN
NATIONAL CHURCH RESIDENCES NORTH BANK DRIVE

PROJECT NO: 230274.000

DATE: 2025-06-25

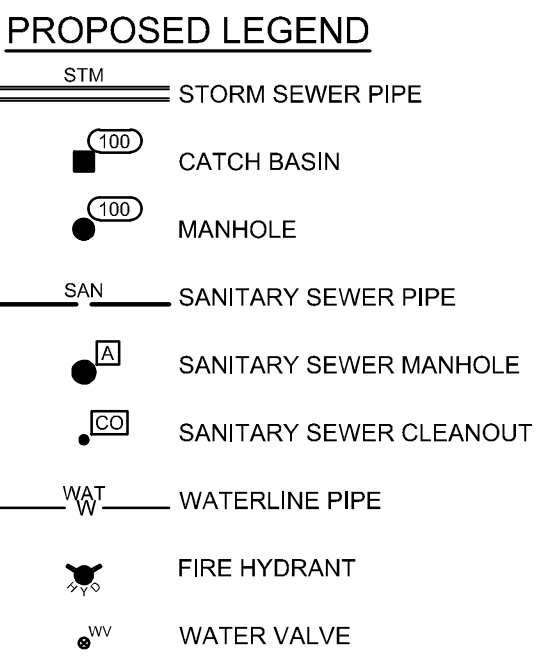


SHEET NAME:

GRADING PLAN

SHEET NO.

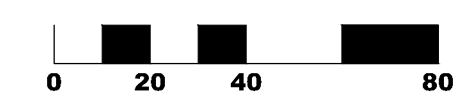
C300



**CORPORATE
CAMPUS
REDEVELOPMENT
MASTER PLAN**
NATIONAL CHURCH RESIDENCES
NORTH BANK DRIVE

PROJECT NO:	230274.000
DATE:	2025-06-25

SCALE:



SHEET NAME:	
-------------	--

UTILITY PLAN

SHEET NO.

C400

UTILITY INFORMATION

Memorandum

Project #
230274.000

TO: Upper Arlington Engineer's Office
CC: Russ Garber, russg@designwithma.com
FROM: The Kleingers Group – Mike Couvreur, P.E.
DATE: June 25, 2025
RE: Preliminary Stormwater Memorandum

To Whom it May Concern:

The proposed National Church Residence Headquarters project will redevelop the existing site at the southwest corner of Red Bank Drive and Arlington Centre Boulevard. Currently, stormwater runoff from the site is managed by a regional retention pond installed when Concord Village was developed around 1980. A review of the record drawings for Concord Village indicates the pond was designed to detain the runoff from storms up to an including the 10yr design storm.

The existing site is fully developed with buildings and parking lots, resulting in an existing project coverage of 66% (4.39 acres impervious). The proposed site plan will reduce the impervious area on site by 0.71 acres, resulting in a project coverage of 56% (3.69 acres impervious). The resulting reduction in impervious area will reduce the runoff volume generated by the site that is tributary to the existing pond and no additional stormwater storage volume is proposed.

The site will disturb more than 1 acre and will adhere to the construction stormwater general permit issued by the Ohio EPA. Stormwater quality controls will be installed to meet the redevelopment criteria for the proposed development prior to discharging to the existing pond.

Supporting documentation, including pre- and post-development square footages and site plans, is attached for your review. Please let us know if any additional information or clarification is needed.

Thanks,



THE KLEINGERS GROUP
Michael J. Couvreur, PE, CPESC, CESSWI
Lead Civil Engineer

Memorandum

Project #
230274.000

TO: Design Team
CC:
FROM: Kyle Weber
DATE: August 19, 2025
RE: N^^ HQ Redevelopment

This memorandum describes the new utilities (water, storm sewer, and sanitary sewer) required for the redevelopment of the N^^ Headquarters site. Since the overall site will be split into four parcels, with each building (3 buildings total) being on a separate parcel, the utilities have been delineated for each building separately.

Building #1 – Far east parcel

Water Service

- The water service will connect to the existing main on the north side of North Bank Drive with an anticipated 8" tap.
- Fire and domestic water services will be split from the single tap on the south side of North Bank drive into the required domestic water service size, and fire water service size (anticipate 8"). These services will then run directly to the building.
- Domestic water meter and backflow device, as well as fire water backflow device, will be located inside the building in a water room. This water room will also house the fire suppression riser for the building
- New private fire hydrants will be added as required.

Sanitary Sewer Service

- There is an existing sanitary sewer main on the south side of North Bank Drive
- An assumed 6" sanitary sewer service will connect to this existing main to serve the building.

Storm Water Management

- Storm water runoff from the site, and the building will connect to new storm water collection piping (with catch basins) and directed to a new underground storm water storage system
- The new underground storm water system will allow for the drawdown of storm water, and provide storm water quality treatment only. This system will be located on the west side of the building. There is no storm water quantity (detention) control for this site.
- The underground storm water system will outlet to the existing "lake"
- Each building parcel will have a separate associated storm water system.

Building #2 – Middle Parcel

Water Service

- The water service will connect to the existing main on the south side of North Bank Drive with an anticipated 8" tap.
- Fire and domestic water services will be split from the single tap on the south side of North Bank drive into the required domestic water service size, and fire water service size (anticipate 8"). These services will then run directly to the building.
- Domestic water meter and backflow device, as well as fire water backflow device, will be located inside the building in a water room. This water room will also house the fire suppression riser for the building
- New private fire hydrants will be added as required.

Sanitary Sewer Service

- A sanitary sewer main extension will be required to provide service to this parcel.
- A new 8" sanitary main will connect to an existing main at the west end of North Bank Drive, and be extended down the centerline of North bank drive to the parcel frontage, then into the site.
- An assumed 6" sanitary sewer service will connect to this new main to serve the building.

Strom Water Management

- Storm water runoff from the site, and the building will connect to new storm water collection piping (with catch basins) and directed to a new underground storm water storage system
- The new underground storm water system will allow for the drawdown of storm water, and provide storm water quality treatment only. There is no storm water quantity (detention) control for this site. This storage will be located on the south side of building #2
- The underground storm water system will outlet to the existing "lake"
- Each building parcel will have a separate associated storm water system.

Building #3 – West Parcel

Water Service

- The water service will connect to the existing main on the south side of North Bank Drive with an anticipated 8" tap.
- Fire and domestic water services will be split from the single tap on the south side of North Bank drive into the required domestic water service size, and fire water service size (anticipate 8"). These services will then run directly to the building.
- Domestic water meter and backflow device, as well as fire water backflow device, will be located inside the building in a water room. This water room will also house the fire suppression riser for the building
- New private fire hydrants will be added as required.

Sanitary Sewer Service

- This building can achieve sanitary sewer service by connecting to the new sanitary sewer main in North Bank Drive, or the existing sanitary sewer main on the west side of the building.

- An assumed 6" sanitary sewer service will connect to this new main to serve the building.

Storm Water Management

- Storm water runoff from the site, and the building will connect to new storm water collection piping (with catch basins) and directed to a new underground storm water storage system
- The new underground storm water system will allow for the drawdown of storm water, and provide storm water quality treatment only. There is no storm water quantity (detention) control for this site. This storage will be located on the south or east side of building #3.
- The underground storm water system will outlet to the existing "lake"
- Each building parcel will have a separate associated storm water system.



August 12, 2025

Jon Holway– Director of Construction National Church Residences
2245 North Bank Drive Columbus, Ohio 43220
JHolway@nationalchurchresidences.org
(614) 273-3601

RE: AEP Ohio Electric Service for Franklin County Parcel Numbers 070-013865, 070-13864, 070-13863 & 070-13862

Dear **Jon**,

Thank you for your interest in utilizing AEP Ohio to serve the electrical needs for the proposed project located at **Franklin County Parcel Numbers 070-013865, 070-13864, 070-13863 & 070-13862.**

Based on the information provided, we have reviewed our distribution system in the area and have determined the subject project or site is located within AEP Ohio service territory. The specific details of this service have not been developed and may include Contribution In Aid of Construction (CIAC) charges to the customer. Specific details and associated CIAC charges may include but are not limited to: customer and company responsibilities, service type & characteristics, cable/conductor routing, overall project timing, and labor & equipment costs.

A Letter of Agreement (LOA) will be required for distribution voltage retail loads greater than \$1,000,000 in total project costs and/or requesting over 10MW.

If you should have any questions regarding the electric service at this location, please feel free to contact me at **(614) 883-7805** or laschindel@aep.com. To initiate the construction and service process please call 1-800-277-2177.

Sincerely,

Liberty A. Boyd

Liberty A. Boyd
Manager - Projects
AEP Ohio

Kevin Brown

From: Schwarz \ Todd \ Patrick <TSchwarz@nisource.com>
Sent: Monday, August 11, 2025 4:15 PM
To: Rissler \ Hillary; Jonathan Holway
Cc: Kevin Brown
Subject: RE: [EXTERNAL] National Church Residences campus//OP 391205
Attachments: gas plat.pdf

You don't often get email from tschwarz@nisource.com. [Learn why this is important](#)

Hello, we no longer send out gas availability letters. I had attached our gas mainline plat showing the mainline in green.

When final plans have been submitted, I can work with my engineering team on design and to see if any up front cost needs paid by customer. The mainline is on North Bank Rd shown on the plat.

Although COH facilities may be in the vicinity of your proposed property, further investigation will need to take place for capacity. Once Attachment A of the Information Request Packet has been answered and returned and all other requested information is released to the COH New Business Team, gas availability and any capacity issues will be determined; as well as any deposit and/or Aid-To-Construction costs that may be required.

Please note that availability is contingent upon a cost benefit analysis. If the project is not deemed economically feasible for Columbia Gas, a deposit may be necessary

Todd Schwarz
Sr. Project Manager
Columbia Gas of Ohio
614-506-7023

From: Rissler \ Hillary <hrissler@nisource.com>
Sent: Monday, August 11, 2025 4:07 PM
To: Jonathan Holway <JHolway@nationalchurchresidences.org>
Cc: Kevin Brown <KBrown@nationalchurchresidences.org>; Schwarz \ Todd \ Patrick <TSchwarz@nisource.com>
Subject: RE: [EXTERNAL] National Church Residences campus//OP 391205

Jon,

I have copied Todd Schwarz on this email as he will be the project manager handling this project for you.

Thanks and have a great Monday!

Hillary Rissler
Columbia Gas Project Manager
1021 N. Main St.
Mansfield, OH 44903
Phone 419-914-1362
Email hrissler@nisource.com

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any purpose. Please notify us by return email of this error and delete the email and any copies from your system. Thank you for your cooperation.

From: Jonathan Holway <JHolway@nationalchurchresidences.org>
Sent: Monday, August 11, 2025 2:53 PM
To: Rissler \ Hillary <hriessler@nisource.com>
Cc: Kevin Brown <KBrown@nationalchurchresidences.org>
Subject: RE: [EXTERNAL] National Church Residences campus//OP 391205

This Message Is From an External Sender

This message came from outside your organization.
Think before you click links or open attachments. If suspicious, please use the report phishing button or forward to security@nisource.com for review.

Hillary,

Nice speaking with you also. As per our discussion, we are not at a place where we can effectively complete the attached load form. We understand your process but also need some alternative to be able to inform our local municipality that we will have gas service capable of serving our proposed campus.

As we discussed, the proposed campus per the attached site plan, is highlighted below:

We are redeveloping our corporate campus in Upper Arlington and have been requested by the City of Upper Arlington to provide 'will serve' letters for our planned development for all utilities. Our existing 'campus' at 2233 / 2245 / 2335 North Bank Drive, Columbus 43220, currently has gas service. Our current redevelopment plan is attached and is proposed to be an approx. 60,000 square foot office on the eastern parcel and two independent senior residential apartment buildings (approx. 80 and 120 units) to the west. All proposed buildings at this time are planned for gas heat. What do you need from National Church Residences to be able to provide the requested letter(s)?

Per the attached load form from a similar project, our typical 80 unit gas load is approx. 2.5 Mcfn, so interpolating for the 120 unit building, that gas load would be approx. 4 Mcfn. I do not have an estimate for our office building but would assume that it would be similar to any typical 60,000 SF office building, and to some degree similar to the building that we currently occupy at 2245 North Bank Dr.

Please let me know if there is any other option to obtain confirmation that we will have gas service.
Thanks.

Jon Holway, RA / LEED for Homes
Director of Construction
National Church Residences
Mobile: 614.306.1205
Direct: 614.273.3601



From: Rissler \ Hillary <hriessler@nisource.com>
Sent: Monday, August 11, 2025 2:30 PM
To: Jonathan Holway <JHolway@nationalchurchresidences.org>
Subject: [EXTERNAL] National Church Residences campus//OP 391205

Jon,

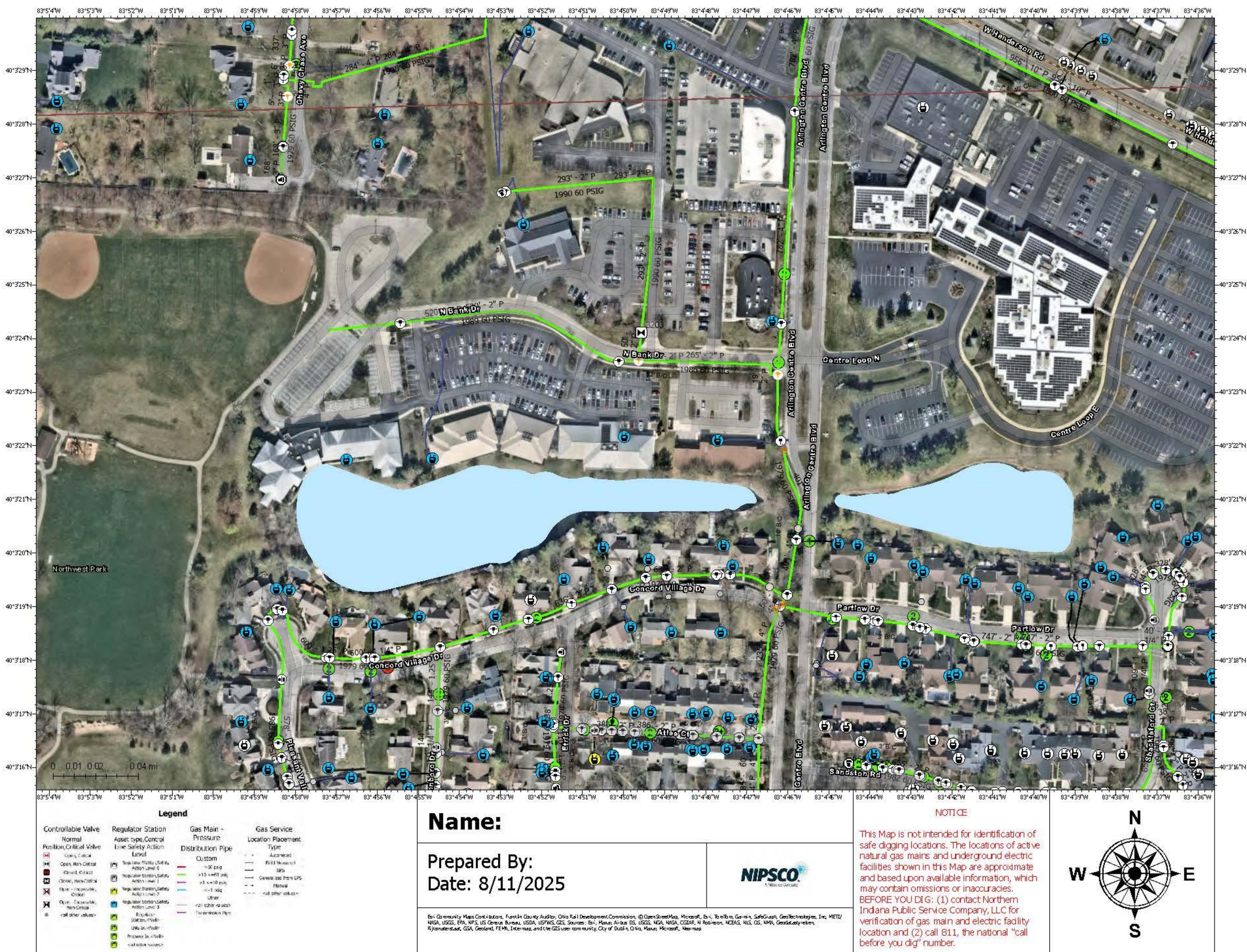
Nice talking with you earlier. Attached is the load form I will need filled out in its entirety and returned to me. Please also include site plans in CAD and PDF.

Thanks and have a great Monday!

Hillary Rissler
Columbia Gas Project Manager
1021 N. Main St.
Mansfield, OH 44903
Phone 419-914-1362
Email hriessler@nisource.com

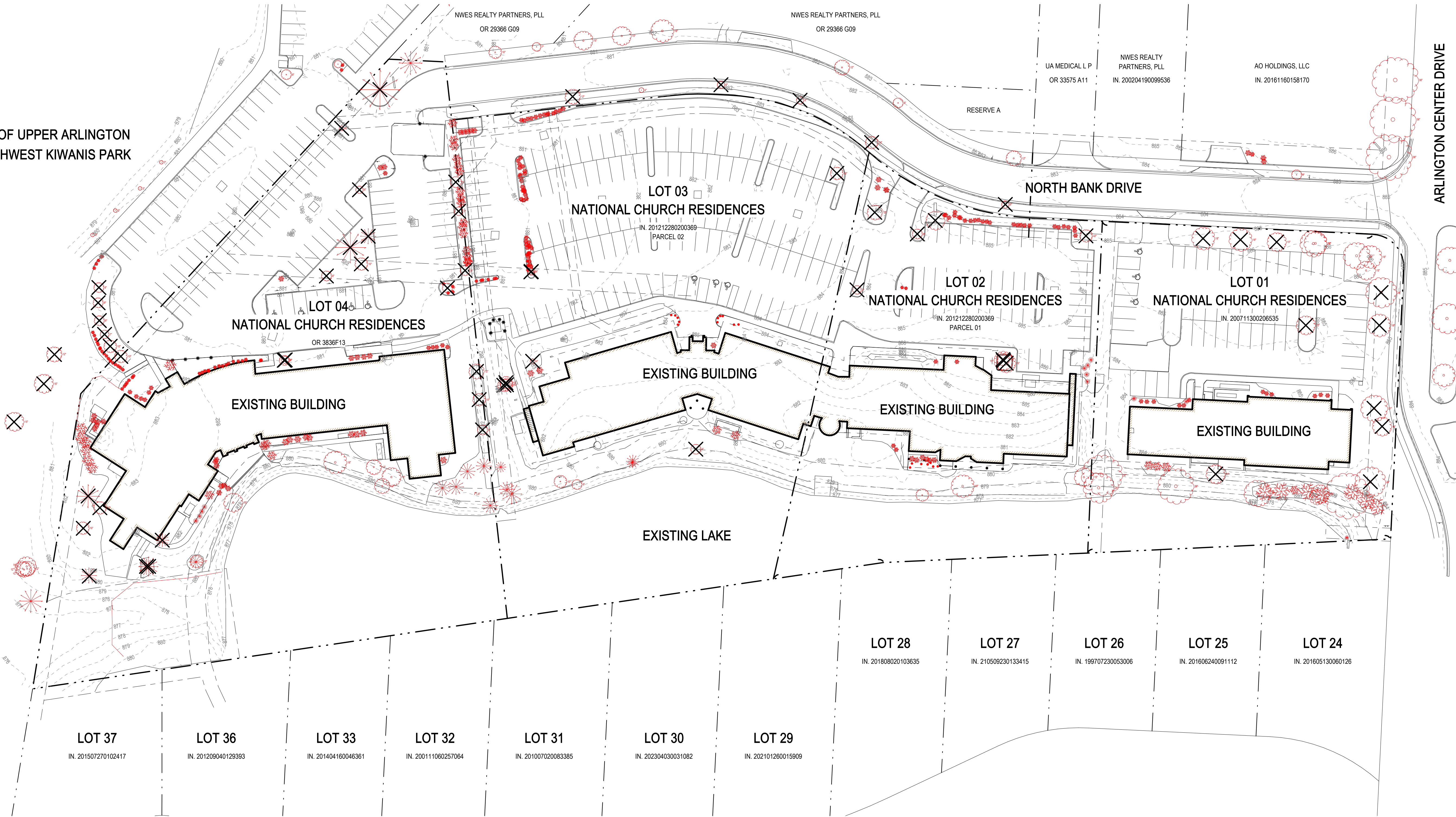
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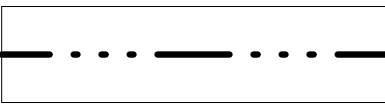


LANDSCAPE DESIGN

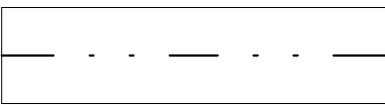
CITY OF UPPER ARLINGTON
NORTHWEST KIWANIS PARK



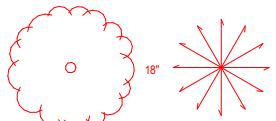
LEGEND



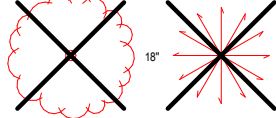
PROPERTY LINE - NCR LOTS



PROPERTY LINE - OTHER LOTS

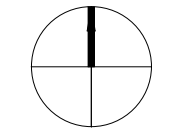


EXISTING TREES: TO REMAIN



EXISTING TREES: TO BE REMOVED

SCALE: 1" = 40'-0"



NATIONAL CHURCH
RESIDENCES MASTERPLAN

NORTH BANK DRIVE
UPPER ARLINGTON, OH

PROPERTY OWNER:

NATIONAL CHURCH RESIDENCES
NORTH BANK DRIVE
UPPER ARLINGTON, OH

LANDSCAPE ARCHITECT

REALM
COLLABORATIVE

100 E BROAD ST SUITE 1710
COLUMBUS, OHIO 43215
PHONE 614.670.7390

www.REALMCOLLABORATIVE.COM



BZAP #2

**NOT FOR
CONSTRUCTION**

09/03/25

ISSUE

MARK DATE DESCRIPTION

MARK	DATE	DESCRIPTION

DRAWN BY:

REALM

PROJ. LAND. ARCH.:

REALM

PROJ. NO.:

2023-14

DATE:

09/03/25

DWG.

**EXISTING
LANDSCAPE
PLAN**

DWG.

L001



LEGEND

PROPERTY LINE - NCR LOTS

PROPERTY LINE - OTHER LOTS

HARDSCAPE: ASPHALT

HARDSCAPE: VEHICULAR CONCRETE

HARDSCAPE: PEDESTRIAN CONCRETE

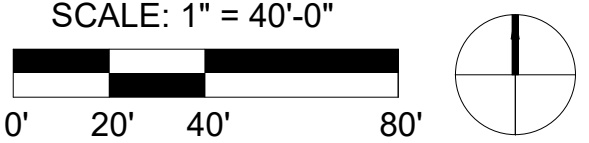
SOFTSCAPE: LAWN

SOFTSCAPE: FOUNDATION PLANTING

SOFTSCAPE: MEADOW PLANTING

TREE: EXISTING

TREE: PROPOSED



NATIONAL CHURCH RESIDENCES MASTERPLAN

NORTH BANK DRIVE
UPPER ARLINGTON, OH

PROPERTY OWNER:

NATIONAL CHURCH RESIDENCES
NORTH BANK DRIVE
UPPER ARLINGTON, OH

LANDSCAPE ARCHITECT

REALM

COLLABORATIVE

100 E BROAD ST SUITE 1710
COLUMBUS, OHIO 43215
PHONE 614.670.7390
www.REALMCOLLABORATIVE.COM

Ohio Utilities Protection Service

Call 811

before you dig

BZAP #2

NOT FOR CONSTRUCTION

09/03/25

ISSUE

MARK	DATE	DESCRIPTION

DRAWN BY:

REALM

PROJ. LAND. ARCH:

REALM

PROJ. NO.: 2023-14

DATE: 09/03/25

DWG.

LANDSCAPE SITE PLAN - OVERALL

DWG.

L002

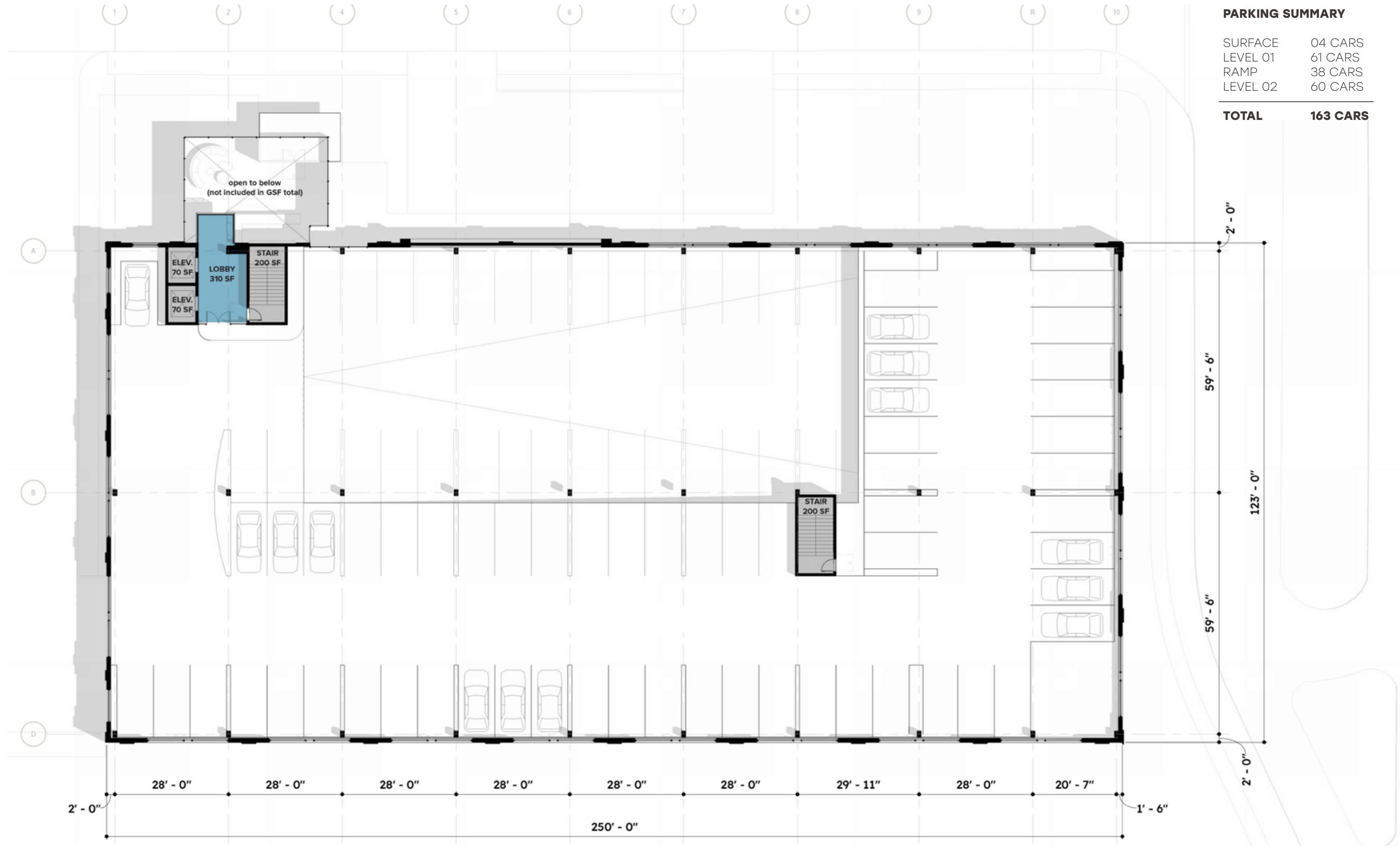
ARCHITECTURAL DESIGN AND CHARACTER



PARKING SUMMARY

SURFACE	04 CARS
LEVEL 01	61 CARS
RAMP	38 CARS
LEVEL 02	60 CARS

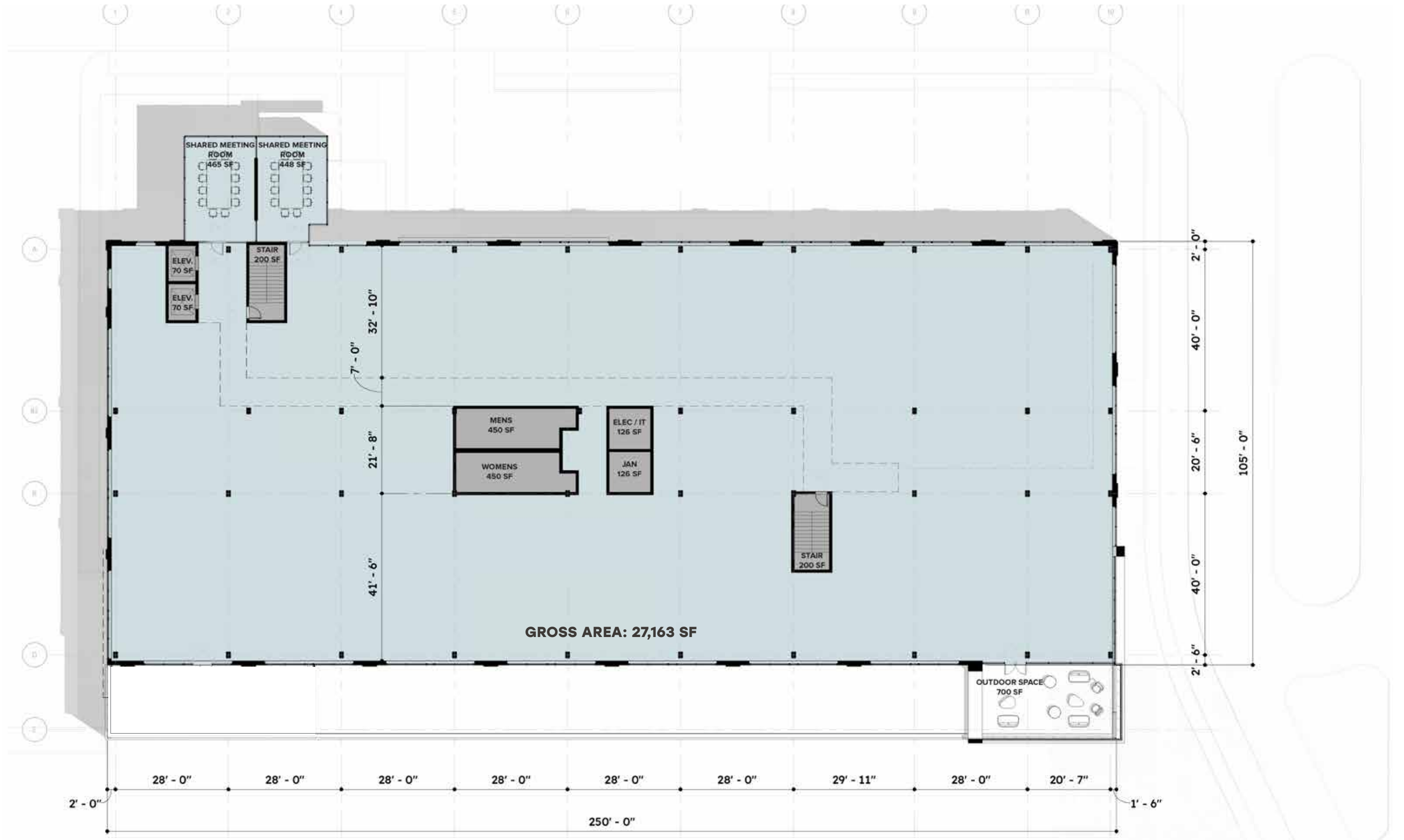
TOTAL 163 CARS

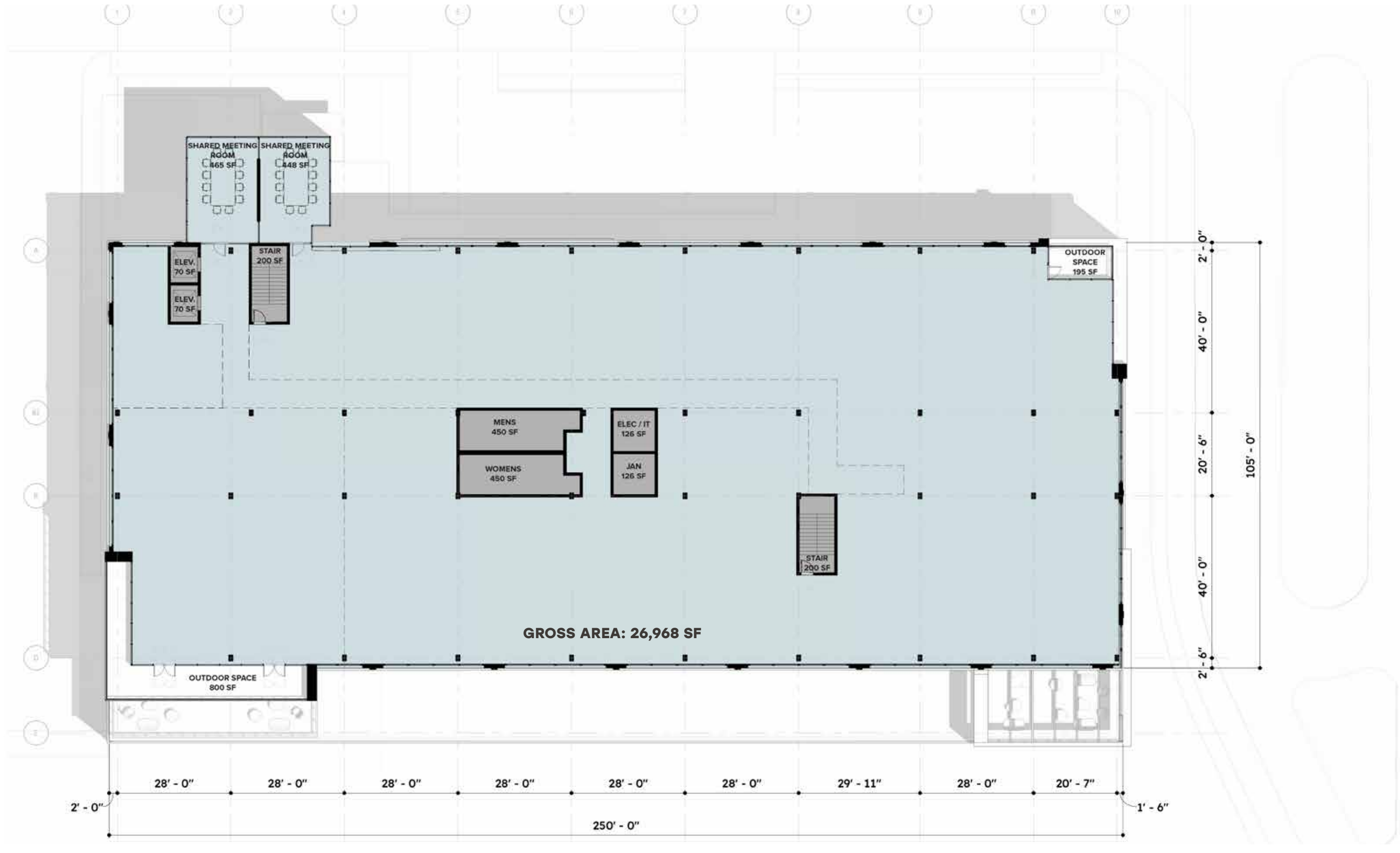


PARKING SUMMARY

SURFACE	04 CARS
LEVEL 01	61 CARS
RAMP	38 CARS
LEVEL 02	60 CARS

TOTAL 163 CARS



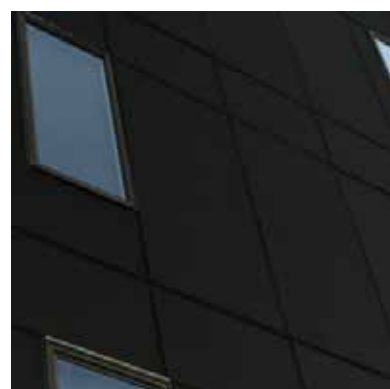




NORTH ELEVATION



- 1** BRICK (FIELD)
GLEN-GERY
HARDING BLEND REDBURN



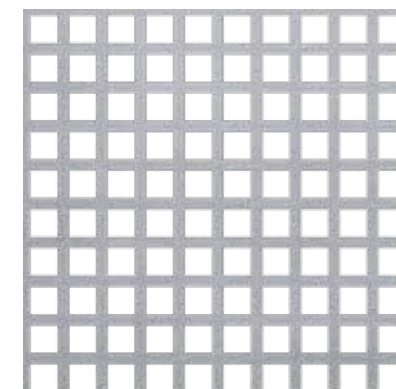
- 2** FIBER CEMENT
HARDIE PAINTED



- 3** METAL PANELING
DARKENED GRAY



- 4** STOREFRONT /
CURTAIN WALL
ANODIZED BLACK



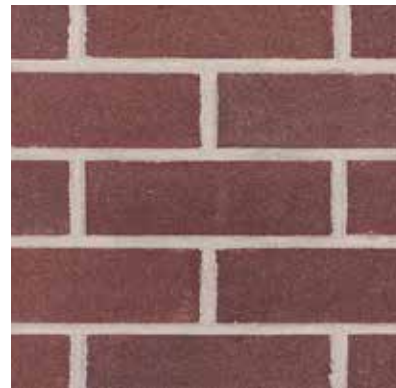
- 5** PERFORATED METAL SCREEN
DESIGNER PERFORATED
17870063M7



- 6** MECHANICAL SCREENING
DMI 7.2 PANEL
METALLIC SILVER



SOUTH ELEVATION



1 BRICK (FIELD)
GLEN-GERY
HARDING BLEND REDBURN



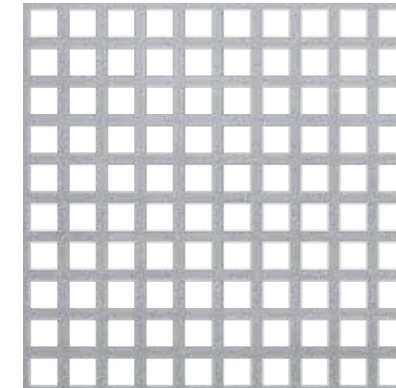
2 FIBER CEMENT
HARDIE PAINTED



3 METAL PANELING
DARKENED GRAY



4 STOREFRONT /
CURTAIN WALL
ANODIZED BLACK



5 PERFORATED METAL SCREEN
DESIGNER PERFORATED
17870063M7



6 MECHANICAL SCREENING
DMI 7.2 PANEL
METALLIC SILVER
(IF NEEDED)



EAST ELEVATION



- 1** BRICK (FIELD)
GLEN-GERY
HARDING BLEND REDBURN



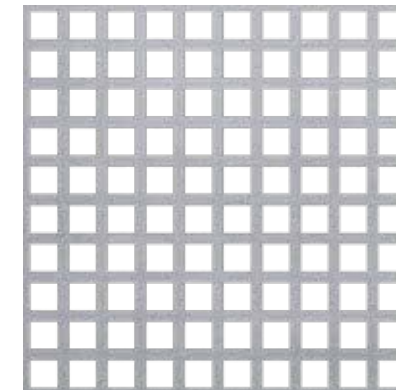
- 2** FIBER CEMENT
HARDIE PAINTED



- 3** METAL PANELING
DARKENED GRAY



- 4** STOREFRONT /
CURTAIN WALL
ANODIZED BLACK



- 5** PERFORATED METAL SCREEN
DESIGNER PERFORATED
17870063M7



- 6** MECHANICAL SCREENING
DMI 7.2 PANEL
METALLIC SILVER
(IF NEEDED)



1 BRICK (FIELD)
GLEN-GERY
HARDING BLEND REDBURN



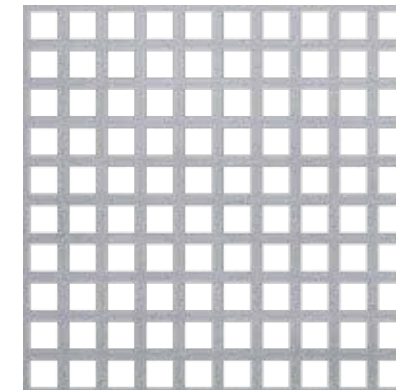
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5 PERFORATED METAL SCREEN
DESIGNER PERFORATED
17870063M7



6 MECHANICAL SCREENING
DMI 7.2 PANEL
METALLIC SILVER
(IF NEEDED)



**BUILDING AREA
LEGEND**

- COMMON AREA
- COMMON CIRCULATION
- LIVING UNITS
- MECHANICAL AREA
- SUPPORT
- VERTICAL PENETRATIONS
- GARAGE



TYPICAL UPPER FLOOR PLAN

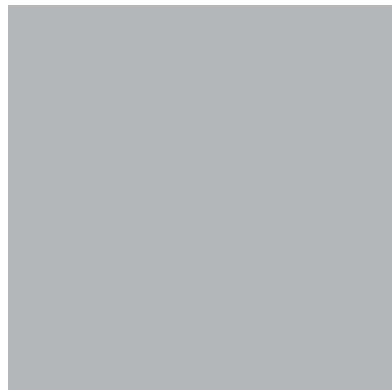




1 BRICK (FIELD)
GLEN-GERY
BURNT ALMOND



2 FIBER CEMENT
WOOD LOOK



3 FIBER CEMENT
HARDIE PAINTED



4 GARAGE SCREENING
LONGBOARD PRIVACY BEAM
ROCK ELM



5 RESIDENTIAL WINDOW
ANDERSON 100 SERIES
WHITE



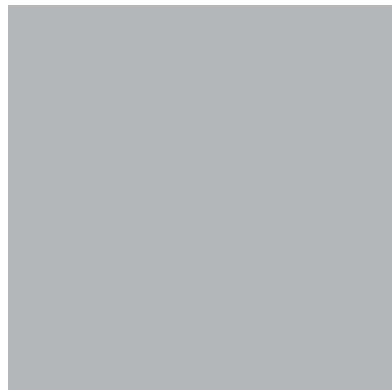
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1 BRICK (FIELD)
GLEN-GERY
BURNT ALMOND



2 FIBER CEMENT
WOOD LOOK



3 FIBER CEMENT
HARDIE PAINTED



4 GARAGE SCREENING
LONGBOARD PRIVACY BEAM
ROCK ELM



5 RESIDENTIAL WINDOW
ANDERSON 100 SERIES
WHITE



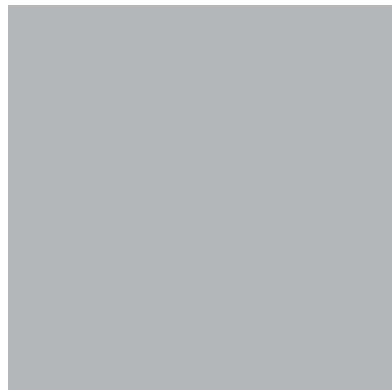
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4 GARAGE SCREENING
LONGBOARD PRIVACY BEAM
ROCK ELM



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WHITE



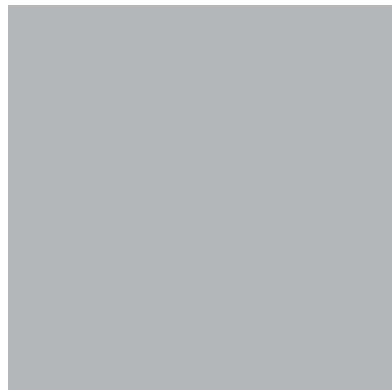
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WOOD LOOK



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ROCK ELM



5 RESIDENTIAL WINDOW
ANDERSON 100 SERIES
WHITE



6 MECHANICAL SCREENING
DMI 7.2 PANEL
METALLIC SILVER
(IF NEEDED)



NEIGHBORHOOD





JUNE 20 - SUMMER SOLSTICE **7:00 AM**



JUNE 20 - SUMMER SOLSTICE **9:00 AM**



JUNE 20 - SUMMER SOLSTICE **12:00 PM**



JUNE 20 - SUMMER SOLSTICE **3:00 PM**



JUNE 20 - SUMMER SOLSTICE **5:00 PM**



JUNE 20 - SUMMER SOLSTICE **8:00 PM**

JUNE 20 - SUMMER SOLSTICE
 SUNRISE: 6:03 AM
 SUNSET: 9:04 PM



DECEMBER 21 - WINTER SOLSTICE **8:00 AM**



DECEMBER 21 - WINTER SOLSTICE **11:00 AM**



DECEMBER 21 - WINTER SOLSTICE **1:00 PM**



DECEMBER 21 - WINTER SOLSTICE **3:00 PM**

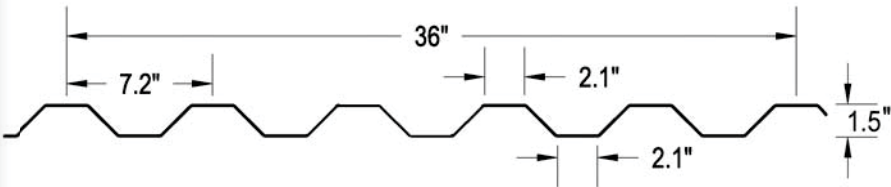


DECEMBER 21 - WINTER SOLSTICE **5:00 PM**

DECEMBER 21 - WINTER SOLSTICE
 SUNRISE: 7:50 AM
 SUNSET: 5:10 PM



7.2-PANEL WP72



7.2 PANEL WP72 symmetrical design allows for versatility in applications while providing a clean industrial look. It is an exposed fastener panel utilized for wall and roof applications. It has a 1-1/2" rib height at 7.2" o.c. and 36" of panel coverage with a purlin bearing leg.

ROOF ASSEMBLIES

7.2 PANEL WP72 can be applied over various wall and roof assemblies including: open framing and solid substrates.

PRODUCT USES AND APPLICATIONS

Product uses include vertical and horizontal wall panels, equipment screens, mansards and roofing with roof slopes as low as 2:12. Excellent panel for wall retro-fit applications.

STANDARD PRODUCT OFFERINGS

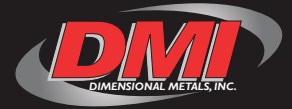
24 ga., 22 ga., 20 ga., 18 ga. Steel, and
.032, .040, .050 Aluminum
Embossing available
Perforations available (Aluminum and Stainless Steel)

PERFORMANCE TESTED

- ASTM E283 Air Leakage
 - ASTM E331 Water Penetration
- Mitered Corners are available.

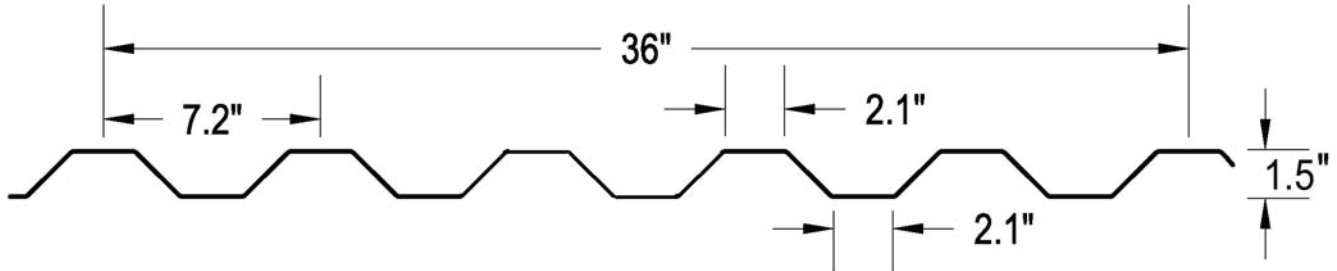
Watertightness warranty available for wall applications only.

7.2-PANEL SUBMITTAL



PROJECT NAME: _____
ARCHITECT: _____
INSTALLING CONTRACTOR: _____
GENERAL CONTRACTOR: _____
SPECIFICATION SECTION: _____

PROFILE



DynaClad® Standard Colors (IN ALPHABETICAL ORDER)	STOCKED AT DMI					
	24 GAGE GALVALUME	22 GAGE GALVALUME	.032 ALUM. 3105 H14	.040 ALUM. 3105 H14	.050 ALUM. 3105 H14	.063 ALUM. 3105 H14
AGED COPPER*	●		●			
BEIGE	●	●	●		●	
BRITE RED*	●		●	●		
BROWN	●		●	●		
BURGUNDY	●		●			
CHAMPAGNE*	●		●			
CHARCOAL GREY	●		●	●		
CLASSIC BRONZE	●		●	●		
COBALT BLUE	●		●			
COLONIAL RED	●		●			
DARK BRONZE	●	●	●	●	●	●
DOVE GREY	●	●	●	●		
EVERGREEN	●		●	●		
HARTFORD GREEN	●		●			
HEMLOCK GREEN	●		●			
LEAF GREEN	●		●			
MATTE BLACK	●		●	●		
METALLIC COPPER*	●		●			
METALLIC SILVER*	●		●			
MUSKET GREY	●		●	●		
PATINA COPPER	●		●	●		
PUTTY	●	●	●	●	●	
ROYAL BLUE	●		●			
SANDSTONE	●	●	●	●		
SEAPORT	●		●			
SLATE BLUE	●		●			
SLATE GREY	●	●	●		●	
SPARTAN BRONZE	●		●	●		
STONE	●		●	●		
TERRA COTTA	●		●			
WEATHERED ZINC*	●		●			
WHITE	●	●	●	●	●	●
MILL FINISHED ALUM.			●	●	●	●
ACRYLUME®	●	●				
CLEAR ANODIZED			●	●		

SUBSTRATE

- ☐ 24 GA. GALVALUME
☐ 22 GA. GALVALUME
☐ 20 GA. G-90
☐ 18 GA. G-90
☐ .032 ALUMINUM
☐ .040 ALUMINUM
☐ .050 ALUMINUM

☐ OTHER: _____

EMBOSSED

- ☐ YES
☐ NO

Consult DMI for minimum quantities, upcharges, set up fees and extended lead times

STANDARD FINISHES

- ☐ DYNACLAD® PVDF: _____
☐ ACRYLIC COATED GALVALUME (ACRYLUME)
☐ MILL FINISH ALUMINUM
☐ CLEAR ANODIZED ALUMINUM

PREMIUM FINISHES*

- ☐ DYNACLAD® METALLIC PVDF: _____
☐ DYNACLAD® BRITE RED PVDF
☐ DYNACLAD® STANDARD COLOR PVDF W/CLEARCOAT (3-COAT): _____
☐ DYNACLAD® METALLIC COLOR PVDF W/CLEARCOAT (3-COAT): _____
☐ CUSTOM COLOR: _____

*Premium Colors subject to minimum quantities, extended lead times and upcharges. Consult DMI for details.

WARRANTY

- ☐ DYNACLAD® PAINT FINISH
☐ GALVALUME 20 YEAR - 6 MONTH (SUBSTRATE)
☐ WALL PANEL WEATHERTIGHTNESS WARRANTY _____

Non-Stock colors available subject to minimum quantities, additional lead times and upcharges.

* Denotes Premium Color - subject to additional costs.

Dimensional Metals, Inc. has specialized in the manufacturing of Architectural Metal Panel Systems and Fabricated Architectural Sheet Metal for the construction industry since 1988. We use the most technologically advanced Fixed Base Roll-Forming Equipment to deliver complete in-house quality control over the manufacture of our products.

SITE LIGHTING

2025-08-22

**Project name : LMUS_25080070_National Church Corporate Campus_Revision 1
Option 1**

Submitted By:
Ligman Lighting USA
7144 NE Progress Ct
Hillsboro, Oregon.
97124
Tel.: +1 503 645 0500 Fax.: +1 503 645 8100
info@ligmanlightingusa.com www.ligmanlightingusa.com

DISCLAIMER

Calculations have been performed according to IES standard and good practice.
Some differences between measured values and calculated values may occur due to
tolerances in calculation methods, testing procedures, component performance,
measurement techniques and field conditions such as voltage and temperature
Variations. Input data used to generate the attached calculations such as room
Dimensions, reflectances, furniture and architectural elements significantly affect
the lighting calculations. If the real environment conditions do not match the input
Data, differences will occur between measured and calculated values.



Scale: 1 inch= 108 Ft.

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Middle area_East	Illuminance	Fc	6.56	62.5	0.1	65.60	625.00	Grid points 3' x 3'
Middle area_West	Illuminance	Fc	4.53	74.1	0.1	45.30	741.00	Grid points 3' x 3'
PKG Lot & Access Road	Illuminance	Fc	1.60	6.2	0.5	3.20	12.40	Grid points 5' x 5'
South & East Walking paths	Illuminance	Fc	4.01	13.5	0.2	20.05	67.50	Grid points 3' x 3'
South & West Walking paths	Illuminance	Fc	4.06	14.0	0.2	20.30	70.00	Grid points 3' x 3'
South property line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	point spacing 10'
West walking paths	Illuminance	Fc	1.80	4.6	0.5	3.60	9.20	Grid points 3' x 3'

Luminaire Schedule										
Symbol	Qty	Label	Description	LLF	Arrangement	Luminaire Watts	Luminaire Lumens	Arrangement Watts	Arrangement Luminaire Lumens	Mounting Height
	18	A1-ME	UMC-20011-ME-8030	0.900	Single	81	8688	81	8688	13, 24
	9	A1-T3	MC-20011-T3-8030	0.900	Single	81	8554	81	8554	24
	20	A1-T4	UMC-20011-T4-8030	0.900	Single	81	9105	81	9105	13, 24
	1	A1-T5	UMC-20011-EW-8030	0.900	Single	81	9077	81	9077	24
	2	A2 -T4	UMC-20011-T4-8030	0.900	Back-Back	81	9105	162	18210	13
	25	B-T3	UMC-10011-T3-W30	0.900	Single	22	2475	22	2475	3.3



Ligman Lighting USA Inc.
7144 NE Progress Ct, Hillsboro, Oregon, 97124
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LIGMAN LIGHTING CO., LTD.
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1	2025/08/22	-
-	2025/08/19	Design Development
Rev.	Issue Date	Amendment

ARCHITECT

CLIENT

PROJECT NAME

National Church Corporate Campus

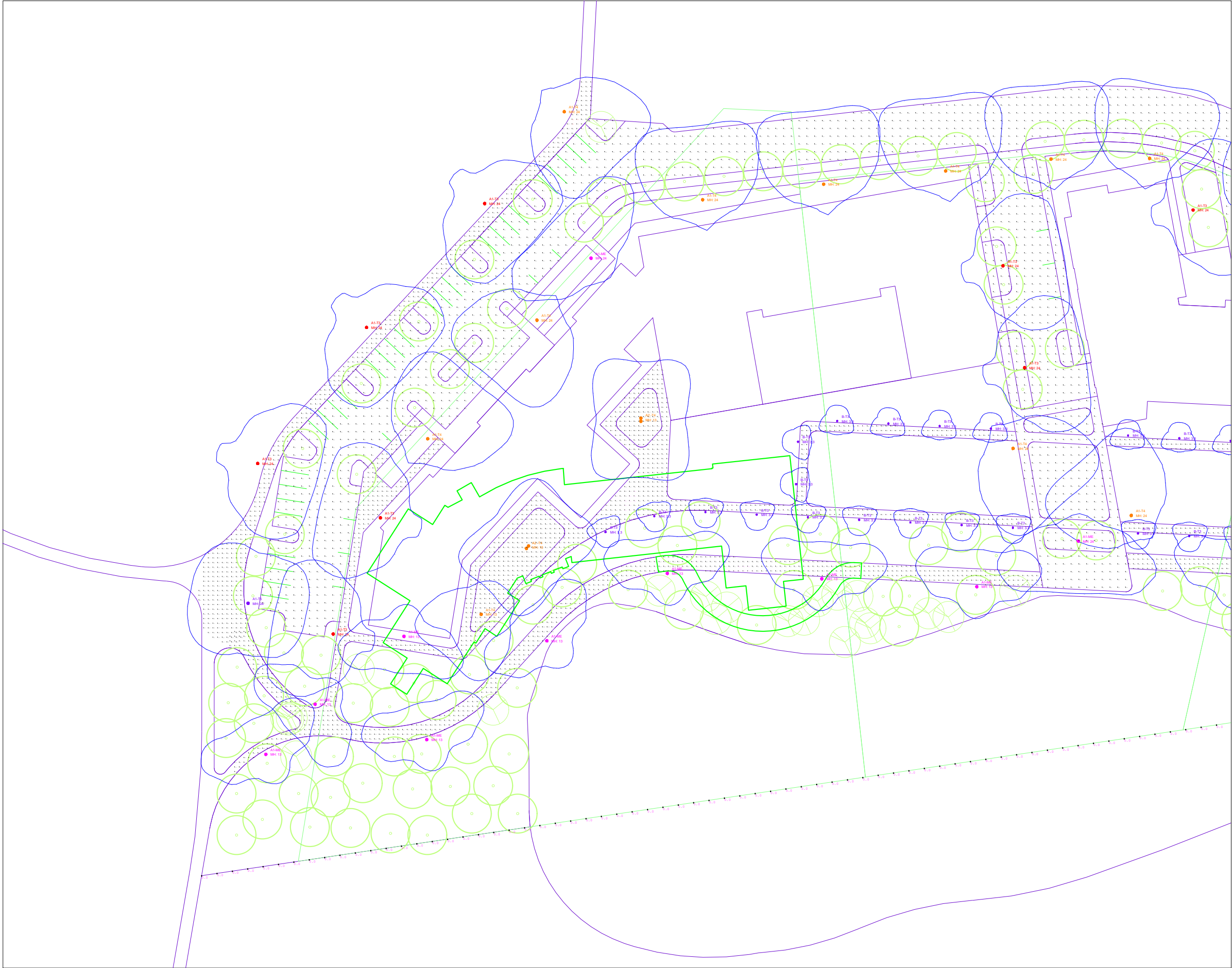
DRAWING TITLE

Calculation result

SCALE	REVISION
AS SHOWN @ A3	1

PROJECT NO.	DATE
LMUS_25080070	2025-08-22

DESIGN DEVELOPMENT



Scale: 1 inch= 60 Ft.



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ARCHITECT

CLIENT

National Church Corporate Campus

PROJECT NAME

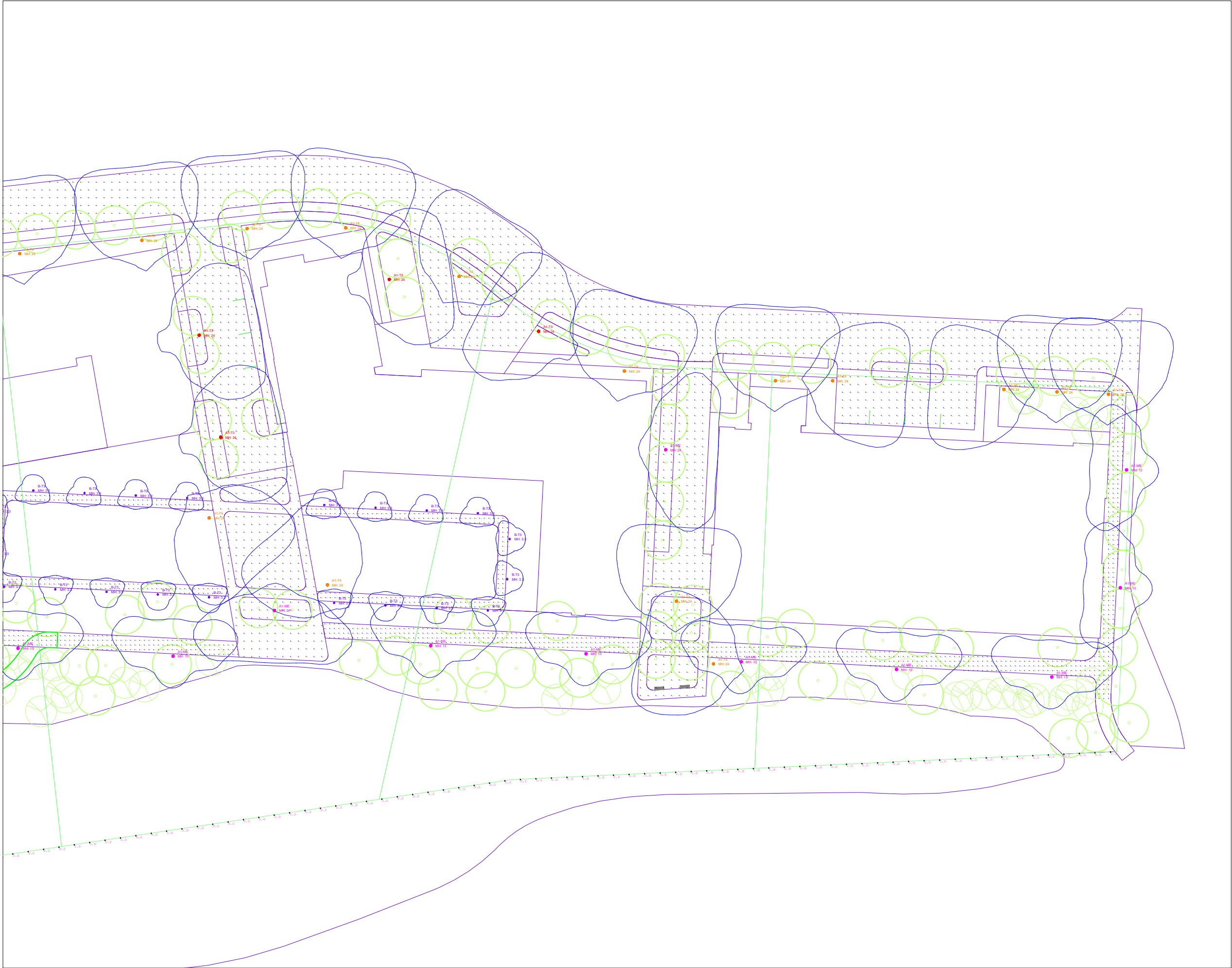
DRAWING TITLE

Calculation result

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LMUS_25080070	2025-08-22

DESIGN DEVELOPMENT



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ARCHITECT

CLIENT

National Church Corporate Campus

PROJECT NAME

DRAWING TITLE

Calculation result

SCALE	REVISION
AS SHOWN @ A3	1

PROJECT NO.	DATE
LMUS_25080070	2025-08-22

DESIGN DEVELOPMENT

2025-08-22

**Project name : LMUS_25080070_National Church Corporate Campus_Revision 1
Option 2**

Submitted By:
Ligman Lighting USA
7144 NE Progress Ct
Hillsboro, Oregon.
97124
Tel.: +1 503 645 0500 Fax.: +1 503 645 8100
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South & East Walking paths	Illuminance	Fc	2.04	13.3	0.0	N.A.	N.A.	Grid points 3' x 3'
South & West Walking paths	Illuminance	Fc	1.16	14.0	0.0	N.A.	N.A.	Grid points 3' x 3'
South property line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	point spacing 10'
West walking paths	Illuminance	Fc	1.80	4.6	0.5	3.60	9.20	Grid points 3' x 3'

Luminaire Schedule										
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ARCHITECT

CLIENT

-

PROJECT NAME

National Church Corporate Campus

DRAWING TITLE

Calculation result

SCALE	REVISION
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PROJECT NO.	DATE
LMUS_25080070	2025-08-22

DESIGN DEVELOPMENT



Scale: 1 inch= 60 Ft.



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ARCHITECT

CLIENT

National Church Corporate Campus

PROJECT NAME

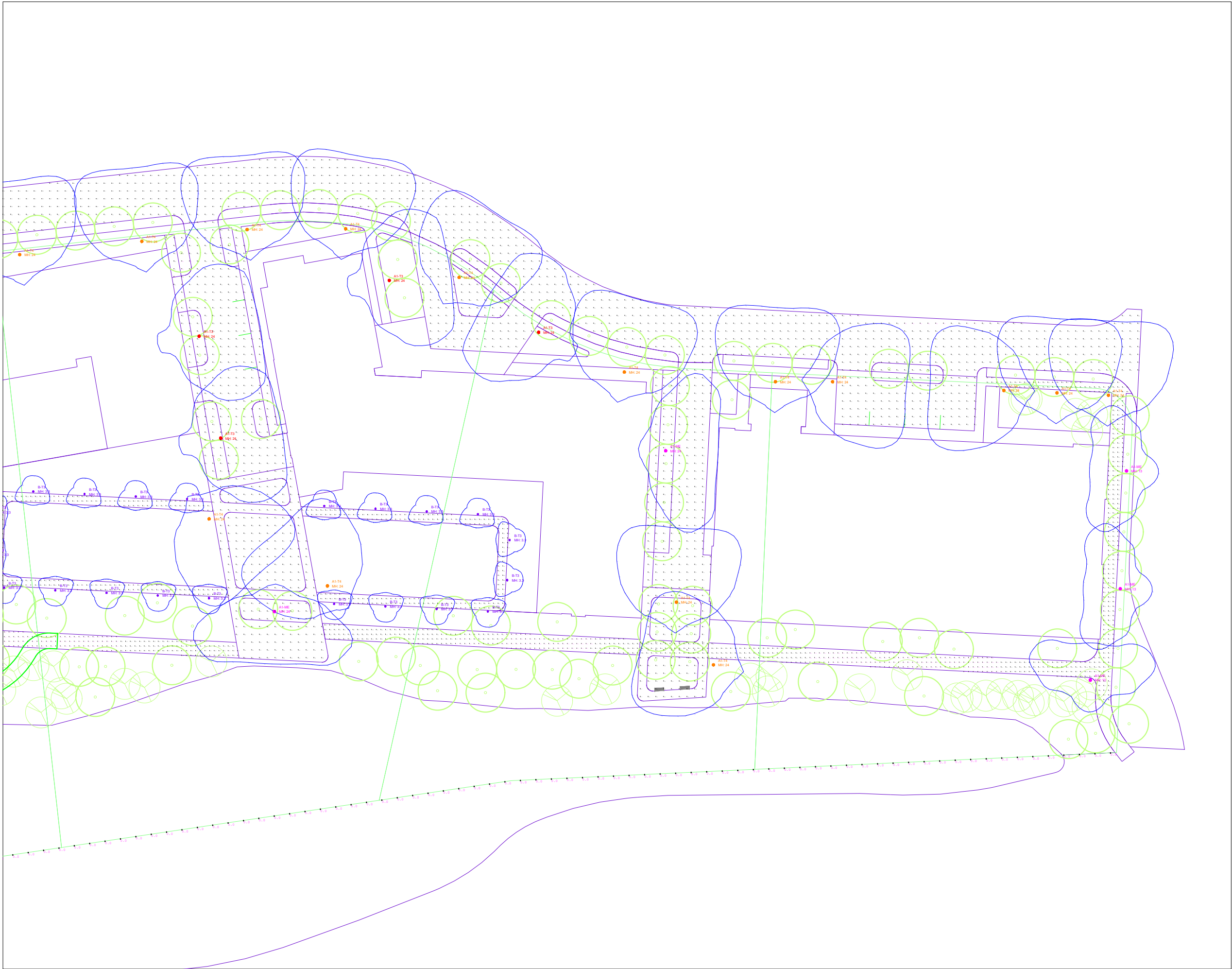
DRAWING TITLE

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PROJECT NO.	DATE
LMUS_25080070	2025-08-22

DESIGN DEVELOPMENT



Scale: 1 inch= 60 Ft.



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PROJECT NO.	DATE
LMUS_25080070	2025-08-22

DESIGN DEVELOPMENT

UMC-20011

Macaron 2 Post Top



81w LED
7263 Lumens

60w LED
5380 Lumens

50w LED
4483 Lumens

30w LED
2690 Lumens

IP66
Suitable for wet locations

IK08
Impact Resistant [Vandal Resistant]

EPA - 1.00

Weight - 23.1 lbs

POLE NOT INCLUDED

Construction

Aluminum

Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BUG Rating

B1 - U0 - G1

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes

The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process

After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits

- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Modern, contemporary post top
Beautiful modern urban post top in either single or V-arm configuration, offering powerful street lighting and asymmetric beam performance choices.

A modern style die-cast aluminum post top decorative lantern with excellent downward light distribution that complies with dark sky requirements. Outstanding visual appeal and precision optical system gives very low glare rating, whilst reducing light pollution. This luminaire is available in two configurations, namely a single or v-arm option to suit aesthetic design requirements.

Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80 and life time 50,000 Hours. Stainless steel screws. Durable silicone rubber gasket and clear tempered glass. Powder paint with high corrosion resistance with chemical chromatised protection. Integral control gear.

Customer specific wattages can be provided, please contact the factory for more information.

Available with a selection of dimmable integral electronic drivers, as well as a provision to install wireless lighting controls to integrate with building management systems. (WATT-ADJ) This luminaire is provided with a programmable driver so that specific wattage requirements can be achieved. These settings are done at the factory during assembly.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.

Additional Options (Consult Factory For Pricing)



A90991
Zhaga Book 18



A90891
NEMA 7



RGBW
RGBW Macaron



LIGHCONNECT
IoT Ready Macaron

This luminaire is available with NEMA 7 or Zhaga Book 18 sockets for connection to intelligent lighting control systems.

SPLIT BEAM OPTIONS



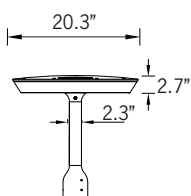
| Endless Solutions |

T4 & T4

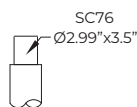
T2 & T3

T1 & T4

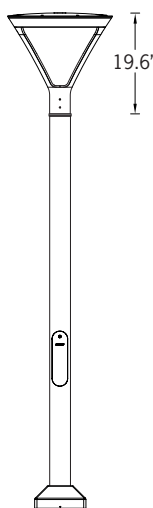
T1 & T4



Fixture Detail

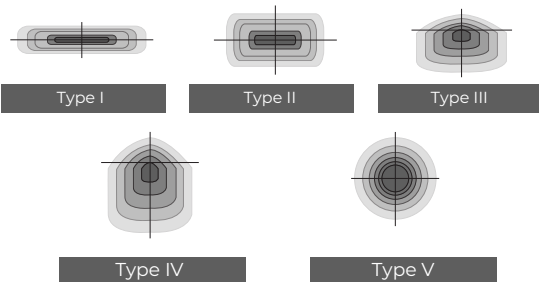


Tenon Detail

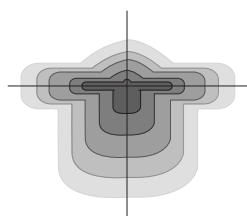


microVos
TECHNOLOGY

Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



HYBRID
TYPE I & TYPE IV

UMC-20011

Macaron 2 Post Top

PROJECT					DATE	
QUANTITY		TYPE		NOTE		

ORDERING EXAMPLE || UMC - 20011 - 81w - T2 - W30 - 02 - 120/277v - Options

UMC-20011					
LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE	
81w LED 7263 Lumens 60w LED 5380 Lumens 50w LED 4483 Lumens 30w LED 2690 Lumens	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution T5 - Type V Distribution ME - Type ME Distribution FOR SPLIT BEAM, SPECIFY BELOW	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify	
SPLIT BEAM LEFT		SPLIT BEAM RIGHT			
T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution T5 - Type V Distribution ME - Type ME Distribution		T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution T5 - Type V Distribution ME - Type ME Distribution			

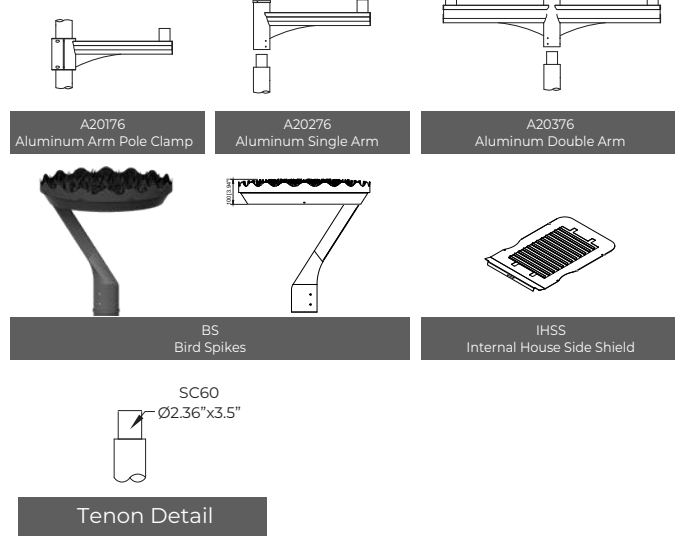
INSPIRED BY NATURE FINISHES

SW01 - OAK FINISH	
SW02 - WALNUT FINISH	
SW03 - PINE FINISH	
DF - DOUGLAS FIR FINISH	
CW - CHERRY WOOD FINISH	
NW - NATIONAL WALNUT FINISH	
SU01 - CONCRETE FINISH	
SU02 - SOFTSCAPE FINISH	
SU03 - STONE FINISH	
SU04 - CORTEN FINISH	

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

ADDITIONAL OPTIONS		

- DIM - 0-10v Dimming
NAT - Natatorium Rated
A20491 - Root Mount Kit
A90891 - NEMA 7
BS - Bird Spikes
RGBW - RGBW Macaron
SC60 - SC60 Tenon Detail
- OS - FSP Occupancy Sensor [See last page]
FSIR - Occupancy Sensor Remote Programmer [See last page]
A90991-U - Zhaga Book 18 Mounted On Top of Fixture
A90991-D - Zhaga Book 18 Mounted Below Fixture
AMB - Turtle Friendly Amber LED
IHSS - Internal House Side Shield



More Custom Finishes Available Upon Request
Consult factory for pricing and lead times

Oak	Beech
Walnut	Bamboo
Pine	Birch
Cherry	Carbon
Chestnut	Galvanized
Mahogany	Steel



Macaron Product Family



Macaron 1

- UMC-20001-81w-7263lm
- UMC-20002-104w-14374lm



Macaron 2

- UMC-20011-81w-7263lm
- UMC-20012-104w-14374lm



Macaron 3

- UMC-98001-104w-14374lm



Macaron 4

- UMC-10001-22w-2854lm [23.6"]
- UMC-10002-31w-3904lm [23.6"]
- UMC-10003-46w-5021lm [23.6"]



Macaron 5

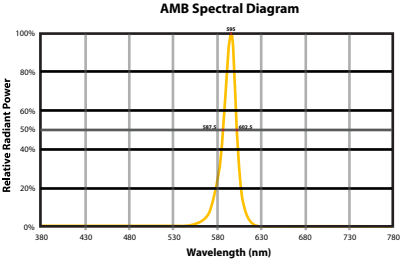
- UMC-10011-22w-2854lm [39.3"]
- UMC-10012-31w-3904lm [39.3"]
- UMC-10013-46w-5021lm [39.3"]



Macaron 8

- UMC-20041-22w-2854lm

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT



Narrow-Spectrum Amber LEDs
Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.

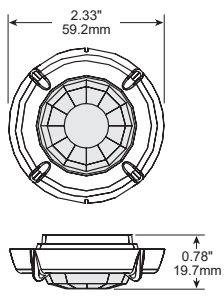
HIGH/LOW/OFF PIR OUTDOOR PHOTO/MOTION SENSOR IP66 - **legrand** Integrated photocell

Ligman provides integrated photocell control using the wattstopper legrand FSP-211B. These units are installed inside the fixture housing with only the external lenses being visible

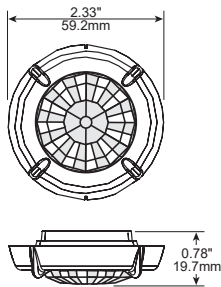


FSP-211B

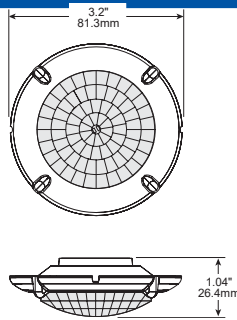
Dimensions of Lens Options



FSP-L2 dimensions



FSP-L3 dimensions



FSP-L7 dimensions

Product Overview

The FSP-221B is a family of passive infrared (PIR) outdoor sensors that raise or lower the electric lighting level to high, low or off based on motion and/or daylight contribution. Typically, once the sensor stops detecting movement and the time delay elapses, lights will first fade to low mode, and eventually switch off. When motion is detected, the sensor ramps the light level to high mode unless the daylight contribution is sufficient.

The integral photocell can also switch the lights on and off for dusk to dawn control, so that lighting remains on overnight even without motion detection.

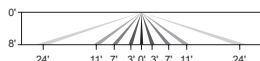
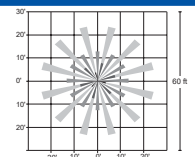
The sensors control 0-10VDC or nondimming LED drivers or ballasts.

The low voltage FSP-201B may be used with dim-to-off drivers or ballasts.

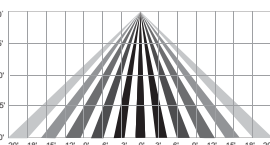
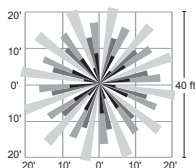
Initial setup and subsequent sensor adjustments are made using a Wireless Handheld Configuration Tool (FSIR-100). This tool enables adjustment of sensor parameters including high/low mode, sensitivity, time delay, cut off and more.

The FSIR-100 can read current parameter settings, and stores up to six sensor parameter profiles to speed commissioning of multiple sensors.

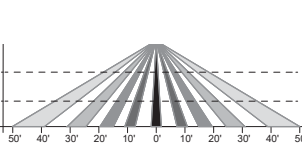
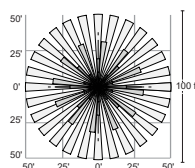
Coverage



FSP-L2 top and side coverage patterns



FSP-L3 top and side coverage patterns



FSP-L7 top and side coverage patterns

Models

FSP-211B, 120-277 VAC

FSP-221B, 100-347 VAC

Specifications and Features

Three interchangeable lenses for mounting between 8' and 40'

Remote setup and adjustment with handheld wireless configuration tool

Adjustable high and low modes (high: 0 to 10V, low: off, 0 to 9.8V)

Adjustable time delay (30 seconds, 1 to 30 minutes)

Adjustable cut off delay (none, 1 to 59 minutes, 1 to 5 hours)

Adjustable sensitivity/service mode (low, med, max; on-fix, off-fix)

Adjustable setpoints: hold off setpoint (none, 1 to 250 fc, auto); photocell on/off setpoint (1 to 250 fc)

Adjustable ramp and fade times (1 to 60 seconds)

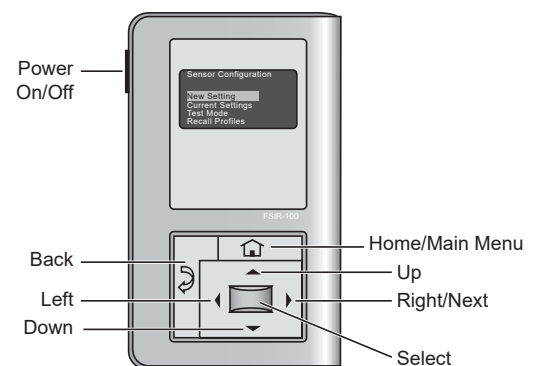
Operating temperature: -40°F to +167°F (-40°C to +75°C)

IP66 rated

Five year warranty

Factory Defaults

High mode:	10V
Low mode:	1V
Time delay:	5 minutes
Cut off:	1 hour
Setpoint:	Disabled
Sensitivity:	Max
Ramp up time:	Disabled
Fade down time:	Disabled
Photocell On/Off:	Disabled



The **FSIR-100** is a convenient handheld remote tool for sensor setting. Adjustable settings can be changed as needed for specific applications.

Catalog #	Color	Description
FSP-L2	White/Grey/Black/Brown The Trim color option will be selected to closest match fixture color. e.g. (Matte silver fixture - grey trim)	360° lens, maximum coverage 48' diameter from 8' height
FSP-L3	White/Grey/Black/Brown The Trim color option will be selected to closest match fixture color. e.g. (Matte silver fixture - grey trim)	360° lens, maximum coverage 40' diameter from 20' height
FSP-L7	White/Grey/Black/Brown The Trim color option will be selected to closest match fixture color. e.g. (Matte silver fixture - grey trim)	360° lens, maximum coverage 100' diameter from 40' height
FSIR-100	Black	Remote Handheld Configuration Tool

UMC-10011

Mini Macaron Bollard



LIGMAN
LIGHTING USA



22w LED
2854 Lumens

IP66
Suitable for wet locations

IK08
Impact Resistant [Vandal Resistant]

Weight - 9 lbs

Construction

Aluminum

Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive - Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BUG Rating

B1 - U0 - G1

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes

The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process

After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits

- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the

Modern contemporary bollard. Designed with a sleek and clean appearance. Features high powered optics, encapsulated within a small sized bollard. Designed to complement the Macaron pole top fixtures.

A modern style die-cast aluminum bollard with excellent downward light distribution that complies with dark sky requirements. Outstanding visual appeal and precision optical system gives very low glare rating, whilst reducing light pollution.

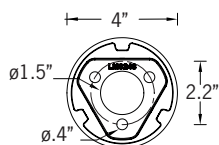
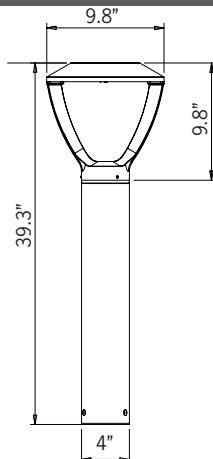
This fixture is available in two standard heights, however custom heights can be specified.

This bollard is available with the following light distributions to maximize spacing and vastly improve uniformity;
Type II, III, Wide and Very Wide.

Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80 and life time 50,000 Hours. Stainless steel screws. Durable silicone rubber gasket. Powder paint with high corrosion resistance with chemical chromatised protection. Integral control gear.

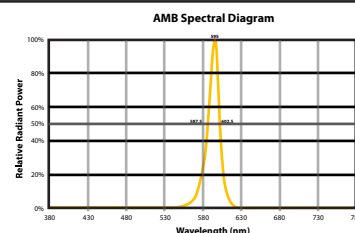
Customer specific wattages can be provided, please contact the factory for more information.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.



Mounting Detail

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT



Narrow-Spectrum Amber LEDs

Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.

UMC-10011

Mini Macaron Bollard



PROJECT					DATE	
QUANTITY		TYPE		NOTE		

ORDERING EXAMPLE || UMC - 10011 - 22w - T2 - W30 - 02 - 120/277v - Options

UMC-10011					
LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE	
22w LED 2854 Lumens	T2 - Type II Distribution T3 - Type III Distribution W - Wide 77"x99" VW - Very Wide 120"x140" - T2 - - T3 -	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify	
			INSPIRED BY NATURE FINISHES SW01 - OAK FINISH SW02 - WALNUT FINISH SW03 - PINE FINISH DF - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH THERE IS AN ADDITIONAL COST FOR THESE FINISHES		
ADDITIONAL OPTIONS					
NAT - Natatorium Rated DIM - 0-10v Dimming AMB - Turtle Friendly Amber LED HGT - Custom Bollard Height					

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times



Example: Inspired by Nature Finish



Macaron Product Family



Macaron 1

- UMC-20001-81w-7263lm
- UMC-20002-104w-14374lm



Macaron 2

- UMC-20011-81w-7263lm
- UMC-20012-104w-14374lm



Macaron 3

- UMC-98001-104w-14374lm



Macaron 4

- UMC-10001-22w-2854lm [23.6°]
- UMC-10002-31w-3904lm [23.6°]
- UMC-10003-46w-5021lm [23.6°]



Macaron 5

- UMC-10011-22w-2854lm [39.3°]
- UMC-10012-31w-3904lm [39.3°]
- UMC-10013-46w-5021lm [39.3°]



Macaron 8

- UMC-20041-22w-2854lm

SITE SIGNAGE



⌚ NOT TO SCALE

- A Building Mounted Signage
- B Wayfinding Signage

National Church Residences (NCR) Campus Redevelopment

BZAP review of Major Site Plan and variance (DEV-01-25)
Plat Amendment Recommendation to City Council

September 17, 2025



Staff Aerial Drone Photo (2022)



Site Photos – Existing Buildings



Site Photos – Existing Lake Edge



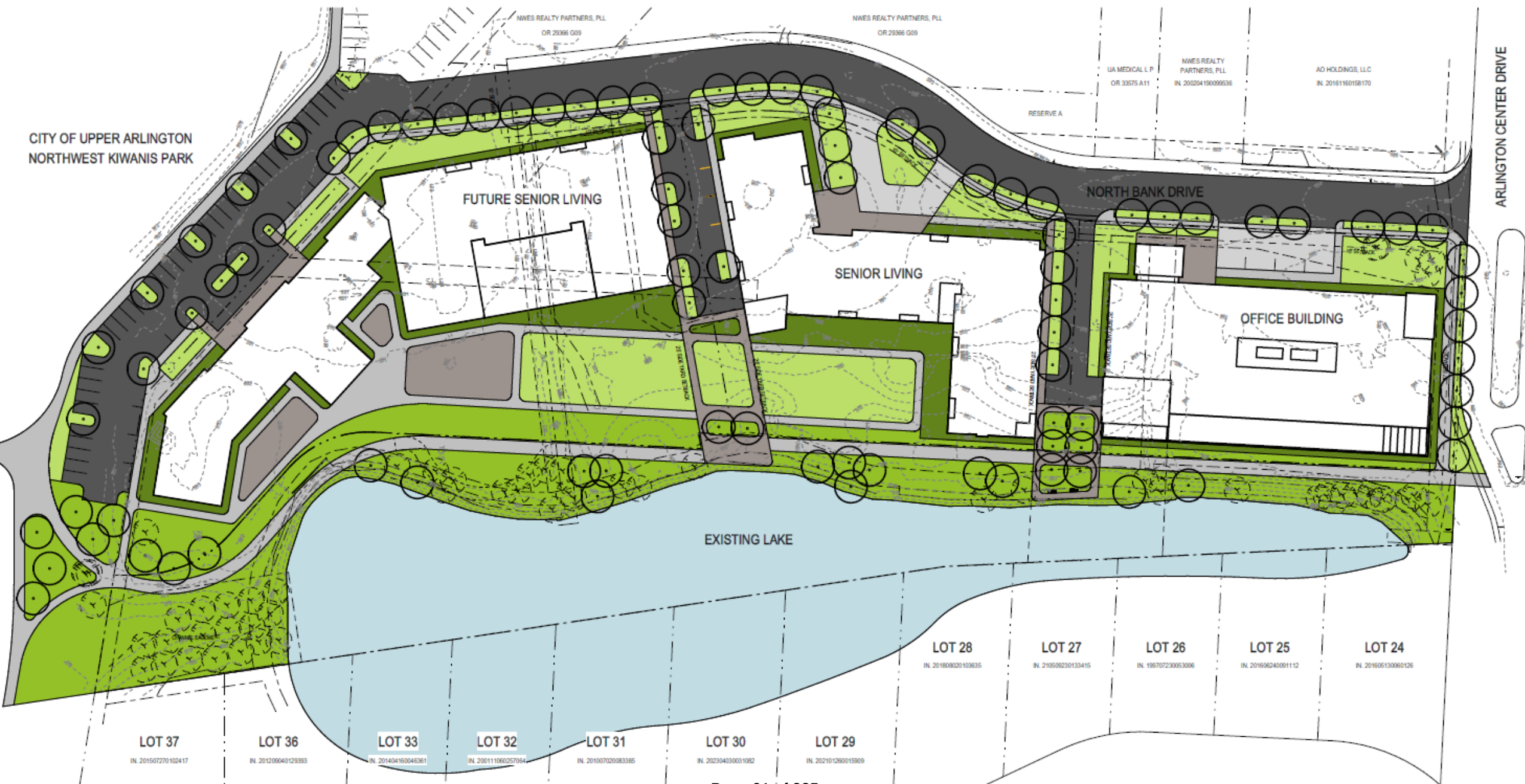
Site Photos – Existing Lake Edge

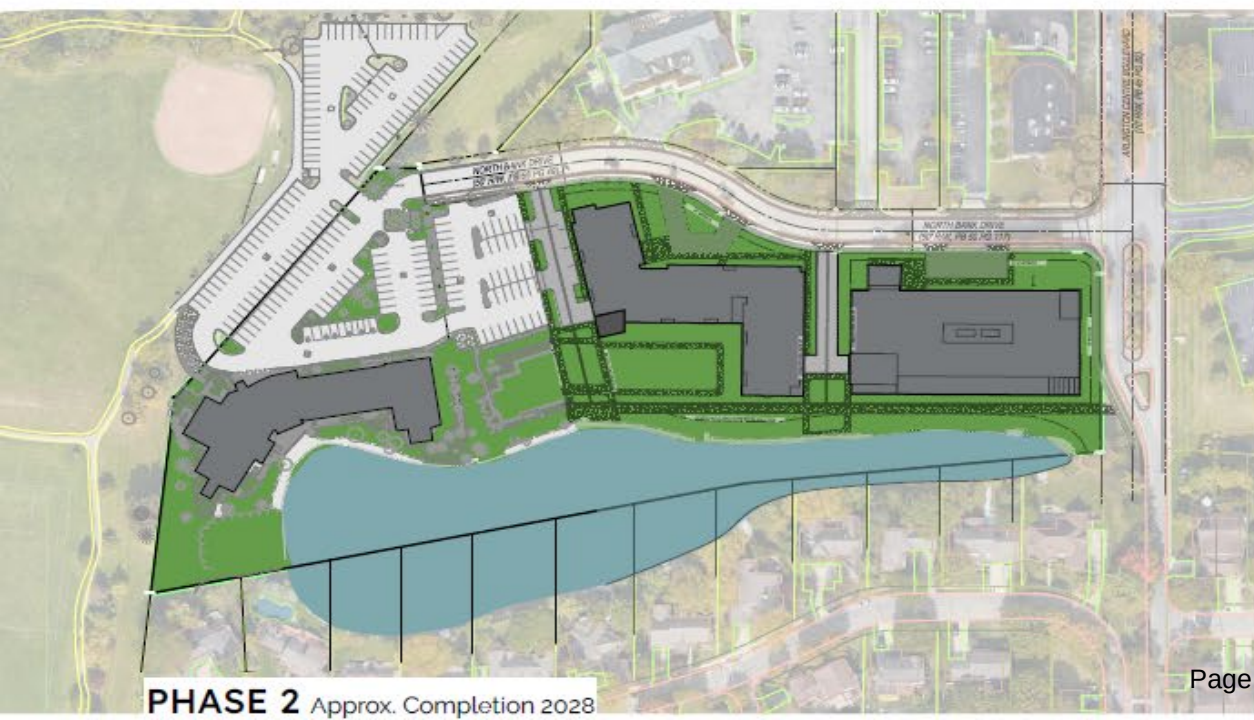
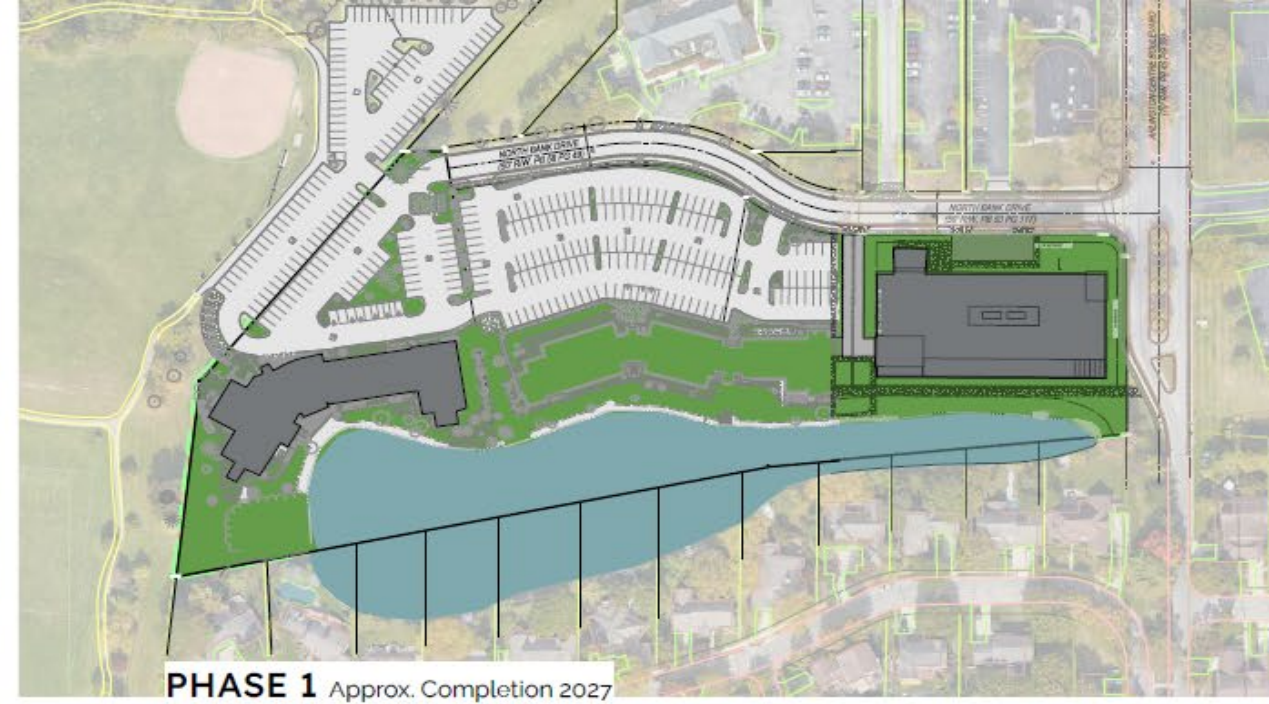
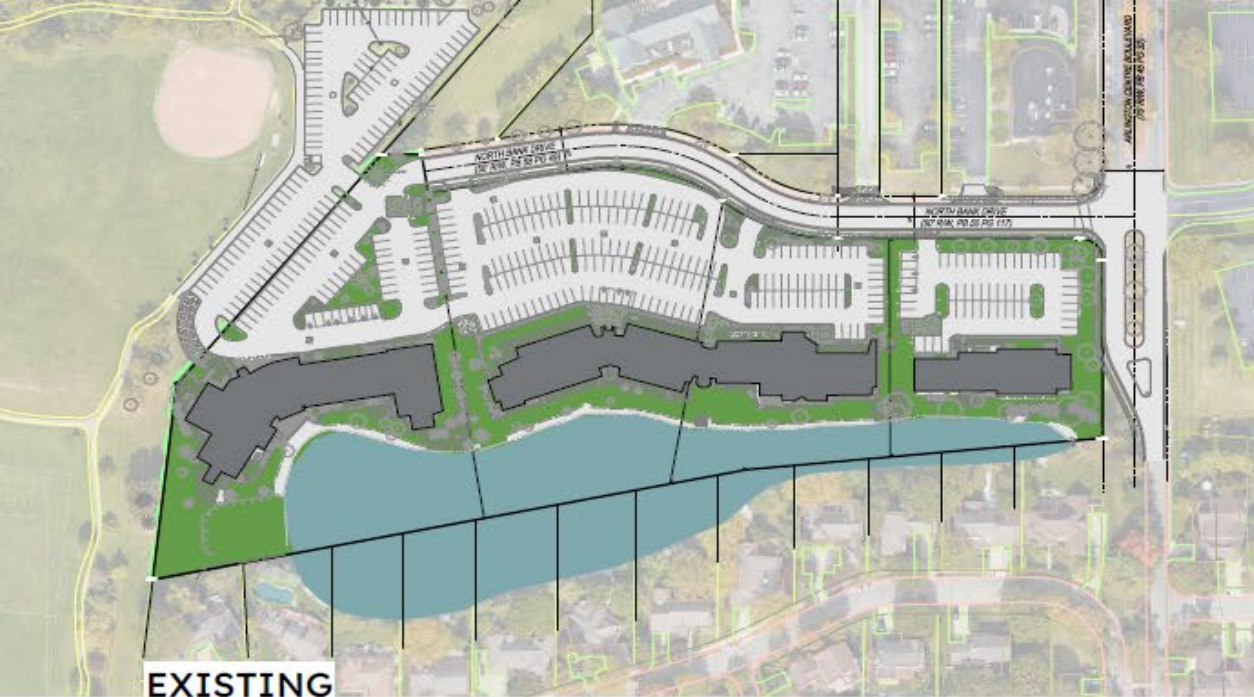


- **NCR HQ Office** | 57,000 SF | Four-story building (2 office, 2 parking)
22'-6" tall at two stories at 41'-8" rear setback, 53 feet tall overall at 63-foot rear setback
250 to 300 employees over five years post-occupancy | Projected Open Late 2027



- **Senior Housing (center)** | 80 units
Four-story building (3 residential, 1 parking)
47'-6" tall at 55-foot rear setback | Projected Open Mid-2028
- **Senior Housing (west)**
Future review by BZAP for design/footprint





NCR Office Headquarters (on North Bank Drive)



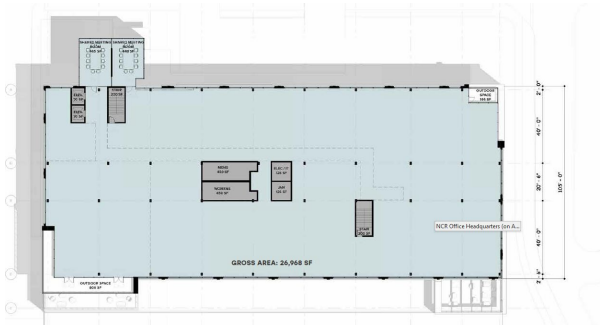
NCR HQ Office | 57,000 SF | Four-story building (2 office, 2 parking)
22'-6" tall at two stories at 41'-8" rear setback, 53 feet tall overall at 63-foot rear setback
250 to 300 employees over five years post-occupancy |
Projected Open Late 2027



NCR Office Headquarters (on Arlington Centre Boulevard)



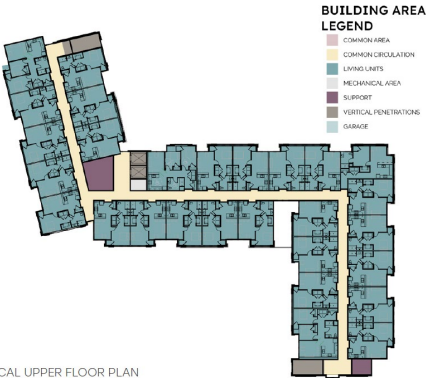
NCR Office Headquarters (South Elevation)



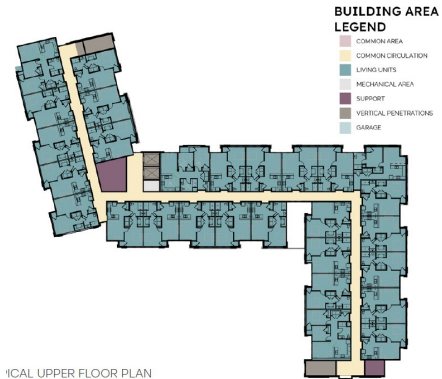
Senior Living (on North Bank Drive)



Senior Housing (center) | 80 units
Four-story building (3 residential, 1 parking)
47'-6" tall at 55-foot rear setback | Projected Open
Mid-2028

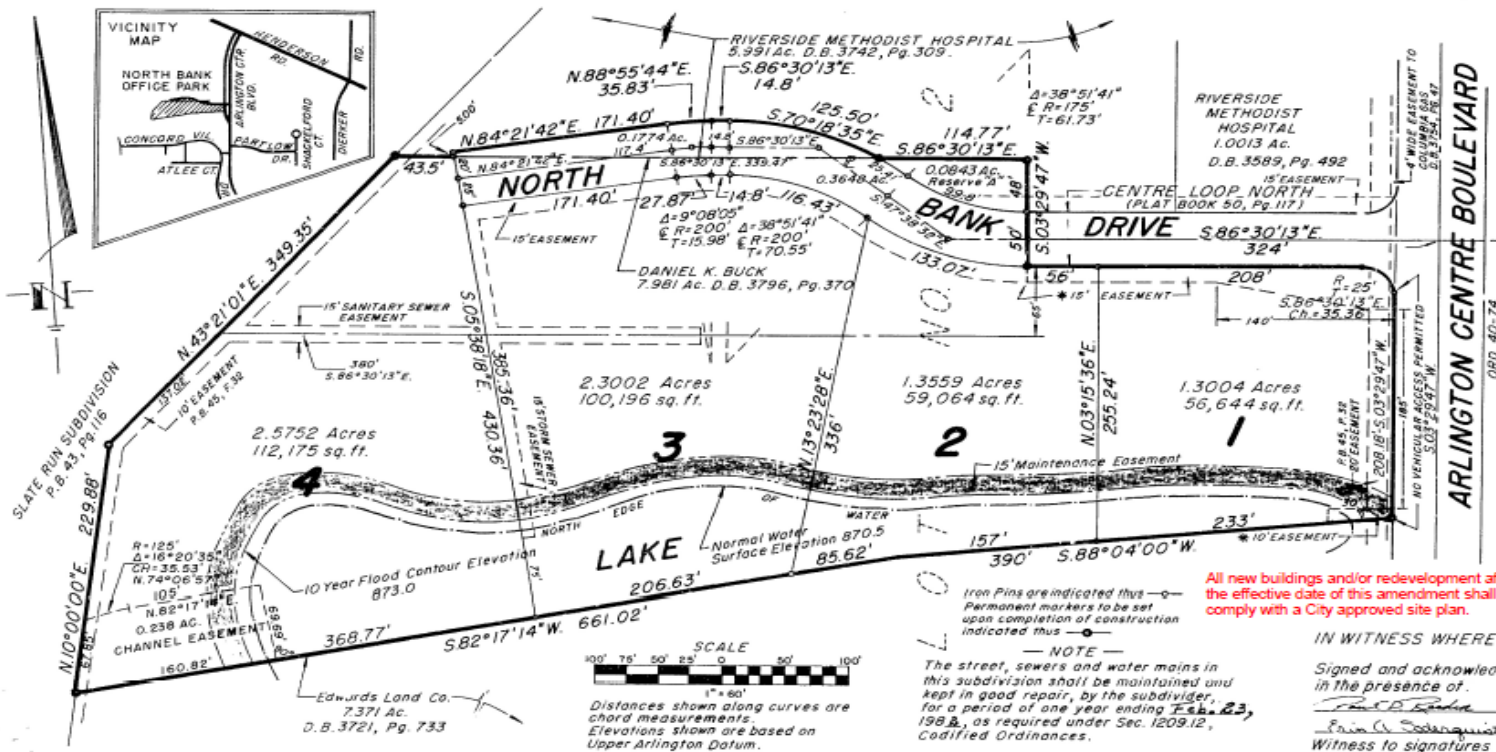


Senior Living (South Elevation)



10' SCALE UPPER FLOOR PLAN

NORTH BANK OFFICE PARK, A SUBDIVISION OF PART OF LOT 2, OF ARLINGTON CENTRE UPPER ARLINGTON, OHIO



We, the undersigned, Daniel K. Buck, and Riverside Methodist Hospital, a non-profit corporation, duly organized and existing under the laws of the State of Ohio, owners of 7.981 acres and 0.1774 acre respectively, in the City of Upper Arlington, Franklin County, Ohio, do hereby certify that the attached plat correctly represents our plat entitled "NORTH BANK OFFICE PARK, A SUBDIVISION OF PART OF LOT 2, OF ARLINGTON CENTRE UPPER ARLINGTON, OHIO", and do hereby certify and accept this plat of same, to be a true and correct representation of our subdivision into lots of the premises herein described, and do hereby dedicate to public use all of NORTH BANK DRIVE as shown hereon, and not heretofore dedicated, all being a part of the First Quarter of the First Township, Range 19, United States Military Lands.

Said 7.981 acres, (being a part of LOT 2, of ARLINGTON CENTRE UPPER ARLINGTON, OHIO, of record in Plat Book 45, Page 32,) being all of the land conveyed to the above mentioned Daniel K. Buck, by deed of record in Deed Book 3796, Page 370, Recorder's Office, Franklin County, Ohio. Said 0.1774 acre being part of the 5.991 acres, conveyed to the above mentioned Riverside Methodist Hospital, by deed of record in Deed Book 3742, Page 309, said 5.991 acres also being part of LOT 2, of said ARLINGTON CENTRE UPPER ARLINGTON, OHIO, Plat Book 45, Page 32, all of record in the Recorder's Office, Franklin County, Ohio.

Daniel K. Buck being the owner of LOTS 1, 2, 3, 4 and Reserve "A" as shown on the plat. Reserve "A" is for such use as shall hereafter be determined. See Page 2 for revised lot boundaries.

The east-west drive shown hereon from the west side of ARLINGTON CENTRE BOULEVARD to the westerly end thereof, shall all hereafter be known as NORTH BANK DRIVE. Road and lot lines are shown in solid lines. Dashed lines marked EASEMENT, indicate the boundaries of easements reserved for public and quasi-public services and utilities, above and beneath the surface of the ground. Some of the easements shown are from the previous plat or deed. Easements designated thus*, and CENTER LOOP NORTH shown hereon are as shown on the EASEMENT AND STREET DEDICATION PLAT ARLINGTON CENTRE SUBDIVISION UPPER ARLINGTON, OHIO, of record in Plat Book 50, Page 117, Recorder's Office, Franklin County, Ohio.

IN WITNESS WHEREOF, Daniel K. Buck, has hereunto signed his name this 2nd day of March A.D. 1981.

Signed and acknowledged in the presence of

Franklin County
Witness to signatures

Daniel K. Buck
Daniel K. Buck
1600 Fishinger Rd.
Upper Arlington, Ohio.

STATE OF OHIO, FRANKLIN COUNTY, S.S.

BE IT REMEMBERED, That on this 2nd day of March A.D. 1981, before me the subscriber, a notary public in and for said state, personally came the above named Daniel K. Buck, and acknowledged the signing of the foregoing dedication of plat to be his voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

My Commission expires June 22, 1985

Charles H. Johnson
Notary Public, State of Ohio.

IN WITNESS WHEREOF, the said Riverside Methodist Hospital, a non-profit corporation, by resolution of its Board of Trustees, has caused its corporate name to be signed and its corporate seal to be affixed by Edgar O. Mansfield, its President, and attested by Elizabeth L. Galbreath, its Secretary, have hereunto signed their names this 12th day of March A.D. 1981.

Signed and acknowledged in the presence of

Edgar O. Mansfield
Witness to signatures

Riverside Methodist Hospital 3535 Olentangy River Rd, Columbus, Ohio

By Edgar O. Mansfield
Edgar O. Mansfield, President

By Elizabeth L. Galbreath
Elizabeth L. Galbreath, Secretary

STATE OF OHIO, FRANKLIN COUNTY, S.S.

BE IT REMEMBERED, That on this 12th day of March A.D. 1981, before me the subscriber, a notary public in and for said state, personally came the above named Edgar O. Mansfield and Elizabeth L. Galbreath, President and Secretary respectively of said Riverside Methodist Hospital, duly authorized by its Board of Trustees, by Resolution No. , on this day of March A.D. 1981, to sign the name of said corporation to the foregoing dedication of plat, and acknowledged the signing and sealing of the same to be their voluntary act and deed as such President and Secretary, for and as the voluntary act and deed of said corporation, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

My Commission expires Sept. 29, 1982

Robert J. Smith
Notary Public, State of Ohio.

- Maintenance Easement (15' perimeter easement for ingress and egress as per C.O. 1217.10(D)) and Lake Area.
1. No structure, mounds or improvements of any kind, excepting flower beds, rock gardens, trees, grass and approved bank protection, shall be erected or planted within the easement or the area between the easement and the Normal Water Surface. City park improvement projects (paths, decks, etc.) shall be permitted as well.
 2. No owner shall take or permit to be taken any action that might change or divert the flow in and to the storage facility, nor shall he within the easement provided, alter the ground level or the course of the storage facility shown, or provide riprap, walls or other bank protection without securing written approval from the City of Upper Arlington Engineers Office.
 3. Every owner of property along the storage facility shall maintain the portion of the facility in his property and keep the same free of debris and obstructions of all kinds. The city shall be free of any responsibility toward maintaining the storage facility.
 4. These restrictions and agreements shall run with the land and shall bind the owner, his successors and assigns, unless and until a modification or change thereto, is agreed to and approved by the city.
 5. Said restrictions and agreements may be enforced by the city, owners of neighboring property or a property owners' association in such proximity to the above described premises that the violation of said restrictions or agreements would adversely affect the value of such property or the enjoyment of the use thereof.
 6. The failure of the city, owners of neighboring property or a property owners' association to take prompt action by injunction or otherwise to enforce a violation of any of these restrictions or agreements shall not be deemed to be a waiver of their rights to take action for said violation or any further violation of any said restrictions or agreements.

I hereby certify that I have surveyed the above premises, prepared the foregoing plat and that said plat is correct.

Approved this 21st day of February A.D. 1981.

Approved by the Planning Commission of the City of Upper Arlington, Ohio, this 18th day of MARCH A.D. 1981.
Approved and accepted by Resolution No. 28-80, passed by the City Council, City of Upper Arlington, Ohio, on this 23rd day of February A.D. 1981, and NORTH BANK DRIVE as shown above and herein dedicated to public use, is hereby accepted as such for this City of Upper Arlington, Franklin County, Ohio. That portion of CENTER LOOP NORTH shown above and dedicated as such on the previous plat as mentioned hereon, shall also hereafter be known as NORTH BANK DRIVE and is hereby accepted as such. Title of ownership of all lands to be dedicated to the public and hereby accepted as such are free and unencumbered.

Richard H. Moore
Richard H. Moore, President, City Council, City of Upper Arlington, Ohio.

Hal W. Myrre
Hal W. Myrre, City Manager, City of Upper Arlington, Ohio.

Transferred this 2nd day of April A.D. 1981.

Filed for record this 2nd day of April A.D. 1981.

Recorded in PLAT BOOK 58 PAGE 49 on this 2nd day of April A.D. 1981.

FEE 14.30 INSTRUMENT NO. 24940.

By Henry J. Smith
Deputy Recorder

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Votes Required

- **Vote #1:**
Major Site Plan with one variance (front yard setback)

To allow a reduction in the maximum building setback for the office building from 10 feet to 15'-5" on North Bank Drive and 21'-2" on Arlington Centre Boulevard, for the middle senior living building from 10 feet to 20'-4" on North Bank Drive, and for the western senior living building from 10 feet to 16'-8" (all due to an existing utility easement)(Article 5.03).
- **Vote #2:**
Plat Amendment- BZAP recommendation to City Council



Recommendation

Approval of the Major Site Plan and Variance with conditions:

- 1) That the final building design and footprint of the western Senior Housing building be approved by BZAP at a future Work Session, where public notice of property owners within 100 feet will be required. Any changes to the primary use (senior living) would require an amendment to this Major Site Plan application;
- 2) That all future building-mounted signs utilize halo-lit illumination where appropriate;
- 3) That a final landscape plan be reviewed and approved by the City Forester before the removal of any on-site trees. Extensive efforts must be made to retain all existing healthy trees located along the northern edge of the lake. Any tree planted on City property, which includes the western parking lot and northern lake edge, must be pre-approved by the City Forester before installation, and may include alternate species and/or sizes; and
- 4) That the final design and location of the proposed recreational path, as well as the final design and use of the nodes terminating at the northern edge of the lake, be in consultation and approved by the City's Parks and Recreation Department.

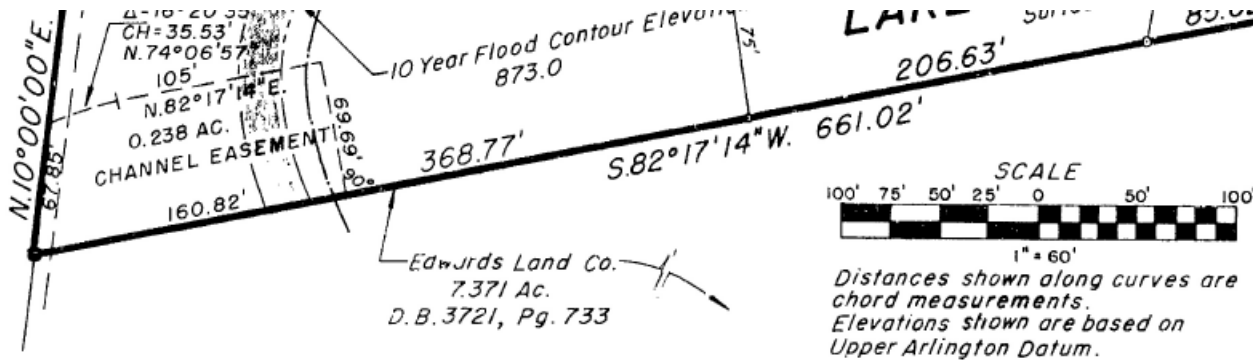


Future Considerations (if approved)

- City Council:
Plat Amendment after BZAP recommendation on September 22
TIF Ordinance per Development Agreement
- Engineering Division (if overwhelming interest, survey residents during Phases 1 and 2):
Traffic and Access Study
- Parks and Recreation (during Phases 1 and 2 of construction):
Final location/design of recreational path and nodes
- Future BZAP review of western Senior Building



Proposed Plat Amendment



Iron Pins are indicated thus —○—
Permanent markers to be set
upon completion of construction
indicated thus —●—

— NOTE —

The street, sewers and water mains in this subdivision shall be maintained and kept in good repair, by the subdivider, for a period of one year ending Feb. 23, 1982, as required under Sec. 1209.12, Codified Ordinances.

All new buildings and/or redevelopment after the effective date of this amendment shall comply with a City approved site plan.

IN WITNESS WHEREOF,

Signed and acknowledged
in the presence of:

Paul D. Reader

Erin C. Soderquist

Witness to signatures

STATE OF OHIO, FRANK,

BE IT REMEMBERED

for said state, personal,
plat to be his voluntary ac

IN TESTIMONY WHEREOF

My Commission expires

IN WITNESS WHEREOF,

has caused its corporate seal
to be hereunto set by Elizabeth I. Galbreath

James H. Reader



Major Site Plan Standards for Approval

(2) *Standards for approval:* The following standards shall be considered in the review of major site plan applications:

- (a) That it fully complies with all applicable requirements of this Ordinance;
- (b) That it adequately protects other property or residential uses located on the same property from the potential adverse effects of a non-residential use;
- (c) That it is consistent with the use and character of surrounding properties;
- (d) That it provides safe conditions for pedestrians or motorists and prevents the dangerous arrangement of pedestrian and vehicular ways; and
- (e) That it provides safe ingress and egress for emergency services.



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: September 17, 2025

Subject: 2233-2335 North Bank Drive (DEV-01-25) - Review of a Major Site Plan application for National Church Residences (NCR), to allow for a campus redevelopment to include a new headquarters office building and two senior housing buildings. A recommendation to City Council of a plat amendment is also requested.

Site Description/History

Overview:

National Church Residences (NCR) is the largest non-profit developer of senior housing in the country and one of the City's top-five employers. They have been located on North Bank Drive, just south of W. Henderson Road, for over 40 years and operate a large senior housing campus, First Community Village, located near the City's southwest border along Riverside Drive. NCR is proposing to redevelop its property for a new office headquarters building and two senior housing buildings. Following a proactive, City-initiated study and rezoning of nearby property in 2022, NCR began to look at options for its properties and to follow the objectives/requirements of the study. This application includes a Major Site Plan with one variance (vote required) and a plat amendment (recommendation to City Council). As part of a Development Agreement, the City will take on ownership of the proposed lake parcel and plan for a shared use path to connect to Northwest Kiwanis Park.

About the NCR Property:

NCR has three office buildings built between 1984 and 1986 and located across four properties on the south side of North Bank Drive (2233, 2245, and 2335). These properties span from Northwest Kiwanis Park (on the west) and Arlington Centre Boulevard (on the east), totaling 7.98 acres, which serve as its corporate headquarters. They have mostly occupied the middle building, where the western building is vacant, and the eastern building has existing office tenants. There are four nearby business and medical office buildings, two of which are located along Arlington Centre Boulevard, and a five-story office tower located near W. Henderson Road. A three-story office headquarters campus (GOSH Enterprises) and a data center are located to the east, across Arlington Centre Boulevard. The NCR property was previously subject to a Final Development Plan in 1980-81 (#28-80), and amended in the late 1980s, which would no longer be applicable if this Major Site Plan application is approved. The Concord Village neighborhood is located immediately to the south, across a lake/water storage facility, which began development in the mid-1980s. The entire area was annexed into the city in 1969.



Rezoning to PMOD:

The properties were rezoned in November 2022 (Ordinance #67-2022) from ORC, Office and Research District, to a newly-created zoning designation, PMOD, Planned Mixed Office District. The PMOD zoning allows additional uses, such as residential and retail, once specified office square footage thresholds are met or retained. The zoning also increased building setbacks along the lake, reduced building heights across the district (including along the lake and west side of the district), and prohibited vehicular access via Stonehaven Drive and Chevy Chase Avenue.

Also, the recent Envision Henderson Study included the subject property in “The Live+Work Neighborhood”, which is a blend of office park with a traditional neighborhood. It notes a more resilient, green, and walkable district that includes complementary land uses like mixing offices with residential and retail uses. The plan notes improved access to Northwest Kiwanis Park, a range of housing opportunities, and leveraging the PMOD zoning. Further, Staff notes that the recent Housing Study identified senior housing as a major need in the community.

Outreach:

Public engagement on this project has been robust, including outreach by the applicant and at public meetings with the City. The proposed plans before the Board incorporate some of the feedback from these meetings. In particular, Staff notes that this proposal has come to two prior Work Sessions (July 2 and September 3), the latter of which provided an opportunity for public comment on the proposal. City Council had three readings on the Development Agreement, and the Upper Arlington Board of Education also held a public meeting to review the Development Agreement. Emails directed to the Board and/or Staff have been included in the packet.

Phasing:

NCR would demolish the middle and eastern buildings by Spring 2026, keeping the westernmost building temporarily. The proposed office building and middle senior living building would be built simultaneously, with the office building opening in late 2027 and the senior living building in mid-2028. The westernmost building will not be demolished until a plan for the third building is fully developed. It is anticipated that the plans for the third building will be presented to the Board for approval after these earlier phases are complete.

Proposal

Plat Amendment/Parcel Reconfiguration:

The North Bank Office Park was platted in 1981 and includes only the four NCR-owned parcels. The plat identifies a variety of easements located across the area as well as the normal water surface elevation for the lake. As is typical with a plat, a description of the area is noted as well as any special conditions relating to it. NCR would like to retain the four parcels, but adjust the parcel lines; the minimum one-acre lot size will be met. For the City to potentially install a recreational path in an easement and/or assume maintenance responsibility for the lake, some of the language must be amended or removed from the plat. A description of the proposed four lots is provided below, where existing and proposed conditions are noted:



- Lot #1: Existing one-story office building to four-story office headquarters building, 1.29 acres to 1.21 acres. NCR would own this parcel, provide a land lease to a third-party, The Daimler Group, to construct and manage the new building, which would then be leased back to NCR.
- Lot #2: Existing two-story office building to four-story senior living building, 1.36 acres to 1.49 acres. NCR would own, develop, and manage this parcel.
- Lot #3: Existing two-story office building to a future senior housing building, 2.27 acres to 2.26 acres. NCR would own this parcel.
- Lot #4: Existing three-story office building to lake with potential recreational path, 2.61 acres to 2.55 acres. NCR would transfer this parcel to the City after either the completion of the first two buildings or the completion of all three, depending on the final plan for the third building.

[The three proposed parcels along North Bank Drive would total 4.97 acres, which would require a minimum office square footage of 49,700 square feet; a total of 57,000 SF of office use is proposed, meeting the requirement of Article 5.03(A)(7).]

On the plat amendment, the Board must make a recommendation to City Council. A tentative action date for Council is either September 22 or October 6.

Office Building (East):

A new four-story office building for NCR's headquarters is proposed at the southwest corner of Arlington Centre Boulevard and North Bank Drive. This modern-style building with vertical columns includes 57,000 square feet of office space on two floors for their business, healthcare, and professional employees, which would increase in number from 250 to 300 over five years post-occupancy. It is located atop a two-story parking garage. The building is set as far north toward North Bank Drive as possible, but must stay behind an existing 15-foot utility easement with active facilities; the lobby is 15'-5" from North Bank Drive right-of-way with the main building section at a 44'-7" setback; the building is 21'-2" from Arlington Centre Boulevard right-of-way (variance required, 10-foot maximum setback). It is 27 feet from the west property line, meeting the minimum 25-foot side yard setback and area distance per the Fire Division. The applicant has adjusted the design and setback of the building while taking into account this easement and the lake. The code requires a minimum rear yard setback of 25 feet, plus pedestrian amenities and enhanced landscaping. At its closest point, the proposed building is 41'-8" from the lake at a height of 22'-6" tall (parking garage), and then an increased setback to 63 feet at a height of 53 feet tall to the third and fourth floor office sections. *[The height limit is 64 feet and was previously 76 feet when zoned ORC.]* The building is primarily brick, with fiber cement panels on the fourth floor and in select locations on the building. The parking garage openings are filled with perforated metal screening, and a large ivy screen wall is proposed near the main entrance, which is located at the northwest corner of the building and includes conference rooms on the third and fourth floors. Two partially-covered balconies are proposed on the rear (south) elevation — one on the fourth floor at the southwest corner of the building and another on the third floor at the southeast corner. This south elevation will also include tinted glass and blinds to reduce the amount of light projecting outward toward the lake. The parking garage is accessed from a new drive



aisle located between this building and a proposed senior living building to the west. Trash and recycling will occur at the southwest corner of the parking garage. A shadow study was submitted that indicates no impacts on adjacent property. The building will meet LEED BD+C (Leadership in Energy and Environmental Design, Building Design and Construction) standards; certification will not be pursued.

Senior Housing (Center):

A new four-story, age-restricted, independent senior living facility is proposed at the center of the site, where North Bank Drive begins to gently curve to the north. It includes one floor of parking with 80 units located above it. To take advantage of the road's curve, the building's footprint has a tetromino shape, with an entrance and drop-off occurring on the north side. Similar to the office headquarters building, it too is pushed as close to North Bank Drive as possible. At its closest point to North Bank Drive right-of-way, it is 20'-4", and ranges up to 30'-4"; the main entrance is at a 91-foot setback (variance required, 10-foot maximum setback). The building maintains a code-compliant, 25-foot side yard setback on each side and is 55 feet from the lake at its closest point. The building is 47'-6" tall, below the 56-foot height limit for residential uses near the lake, and its exterior primarily includes brick with fiber cement panels used in recessed areas. The first floor parking area is screened with brick and privacy beam panels (akin to the Columbus Convention Center garage). A balcony is shown atop the parking garage on the west side of the building and is 108 feet from the lake's northern edge. Access to the parking garage is from drive aisles located on the west and east sides of the building. Similar to the office building, trash and recycling will occur within the parking garage. A shadow study was submitted that indicates no impacts on adjacent properties. The building will meet LEED-Silver standards; certification will not be pursued.

Senior Housing (West):

The application includes a placeholder for a future 120-unit senior living building located along the west end of North Bank Drive. The final building design and footprint of this building would have to be approved by BZAP at a future Work Session, where public notice of property owners within 100 feet would be required. Any changes to the proposed use would require an amendment to this Major Site Plan application. A portion of the surface parking occurs on the Northwest Kiwanis Park property per an agreement with the City. The conceptual plan shows a building setback range of 16.7 feet to 23.5 feet, where again, 10 feet is the maximum permitted (variance required).

Traffic/Access:

A Traffic Impact Study was submitted, in coordination with the City Engineer and the City of Columbus, which assessed the effects of the proposal on existing roadways both now and into the future (2027 and 2037). The study involved collecting existing traffic counts, projecting future traffic volumes, and analyzing intersection capacities. Capacity analyses were conducted for both "No-Build" (the project is not built) and "Build" (the project is built) scenarios at the intersections of W. Henderson Road at Arlington Centre Boulevard and North Bank Drive at Arlington Centre Boulevard. The findings indicate that both intersections are expected to operate with acceptable levels of service in both the opening year (2027) and future year (2037) scenarios, as the additional traffic from the proposal is not expected to have a significant effect. For this reason, no roadway improvements are needed for the proposed redevelopment. This includes no recommended changes to existing speed limits, traffic



signals, site access, or cut-through traffic mitigation. The PMOD zoning does not allow for site access via Stonehaven Drive or Chevy Chase Avenue, so a temporary construction road is not allowed, nor is one supported by Staff. The proposed access has been approved by the City Engineer, Fire Division, and Police Division.

Based on recent (and future) feedback submitted to the City, a survey of residents within Concord Village may be pursued during construction to consider closing traffic on Arlington Centre Boulevard at the lake and creating a connection between it and Concord Village Drive. There are pros and cons to this potential pilot program, and the City is open to studying it. The Fire and Police Divisions believe response times could potentially decrease if access from the south were opened. However, response times from surrounding jurisdictions, which would access via W. Henderson Road, would potentially increase.

Arlington Centre Boulevard is in good condition, and Staff does not believe that construction traffic would have an undue impact. If this changes, or construction damages the roadway beyond reasonable wear and tear, the City would require some form of maintenance by the applicant. North Bank Drive is also in good condition, but is due for maintenance after 2029. If approved, the City would coordinate construction timelines so that the new road is not damaged.

Sidewalk/Recreational Path

New five-foot-wide concrete sidewalks would be installed along the west side of Arlington Centre Boulevard, with a seven-foot-wide treelawn, and along the south side of North Bank Drive, with a 9'-5" wide treelawn. The sidewalk would run along the north side of the proposed buildings and tie into the existing Northwest Kiwanis Park shared-use path at the southwest corner of the site.

NCR plans to re-grade the northern edge of the lake to allow for a potential recreational path. The final design and location of this path will depend on future outreach and study, which will be led by the City's Parks and Recreation Department. The eastern tie-in from the proposed sidewalk to the recreational path will depend on this outcome.

Emergency Services:

The City's Fire and Police Divisions have confirmed that adequate service capacity currently exists in the event of an emergency.

Parking:

The City's parking ordinance, Article 6.03, requires a minimum of three parking spaces per 1,000 SF of office use and 0.75 parking spaces per independent living unit. [NCR has indicated that the City's code is conservative based on their real-world needs.] The proposal provides 414 total parking spaces, 118 of which are surface parking spaces. All parking spaces, including those in the parking garages, would be publicly available. Parking is not permitted on the north side of North Bank Drive or on Arlington Centre Boulevard. Dedicated on-street parking spaces on the south side of North Bank Drive are not included in this application, but could be an option in the future if additional spaces are necessary. An existing shared parking agreement between the City and NCR was modified in the Council-approved Development Agreement; this pact provided additional parking for Northwest Kiwanis Park.



- Headquarters office building: There are four surface parking spaces at the main entrance and 159 parking spaces within a two-level parking garage. A minimum of 171 spaces is needed, and 163 are provided. [A variance is not needed here because Article 6.03 allows shared parking for multiple uses when not occurring at the same time. This parking can occur at either of the two senior housing buildings and along the south side of North Bank Drive.];
- Senior living (center) building: There are four surface parking spaces at the main entrance and 61 parking spaces within a one-level parking garage. A minimum of 60 spaces is needed based on 80 independent living units, and 65 are provided; and
- Future Senior living (west) building: There are 110 surface parking spaces adjacent to Northwest Kiwanis Park and 76 parking spaces within a one-level parking garage. A minimum of 90 spaces is needed based on 120 independent living units, and 186 are provided.

Utilities/Lake:

Details on existing and proposed utility connections, including available capacity, have been reviewed and approved by the City Engineer. This includes pre-approval from AEP and Columbia Gas, as well as sanitary sewer and stormwater. The proposed water service will connect to the existing main line on the north side of North Bank Drive with an eight-inch tap. Fire and domestic water services will be split from here and connect to the buildings. A new six-inch sanitary sewer will tie into an existing sanitary sewer main on the south side of North Bank Drive. A main extension line will be needed for the middle building, which will require a new easement to be established.

For projects that disturb more than one acre of ground, the Ohio EPA requires a Stormwater Pollution Prevention Plan, which must address both water quality and quantity. Stormwater runoff will be collected by a new collection system with pipes and basins and directed to a new underground storage system. This will provide appropriate water quality measures per the City and Ohio EPA, and then will directly outflow to the lake. Each building will have its own stormwater management system. The Plan would also include measures to prevent silt runoff into the lake and dust mitigation efforts across the property. Special attention will have to be paid by all parties. This would occur during the Building Permit review process.

Landscaping:

A revised landscaping plan was submitted and is largely in compliance with the requirements of Article 6.07; recently submitted revisions are being reviewed by the City Forester. The plan removes the majority of the existing trees located north of the existing buildings, but preserves all but three existing trees located along the north edge of the lake. A total of 33 new street trees will be installed along both street frontages, and each of the 13 parking lot islands will have trees as required. The treelawn along North Bank Drive has been widened to seven feet, while the treelawn along Arlington Centre Boulevard has been expanded to 9'-5". A total of 13 deciduous trees will be installed between the northern edge of the lake and the proposed buildings, with another 10 at the western edge, adjacent to the park. Within the two north-south nodes between the buildings, 20 trees will be installed. Instead of just along street frontages as required by code, foundation plantings are provided around each building's



footprint. NCR has offered to reimburse for off-site landscaping improvements made by four adjacent neighbors on Lots #24-27 on the south side of the lake. Any plantings on City property will need pre-approval from the City Forester, where alternative species and/or sizes may be required.

Signage:

A conceptual sign location plan has been submitted, showing initial compliance with the City's Sign Code, Article 6.06. The code limits the number, size, and location of all signage. All signage must face street frontages or parking lots, and not south toward the lake or single-family homes. If any freestanding, non-directional signs are proposed, the permitted square footage of building-mounted signs is reduced by half. Staff always recommends that any internally illuminated, building-mounted signage be halo-lit, as this provides a more sophisticated visual effect and better fits into Upper Arlington's environment (both built and natural).

Outdoor Lighting/Noise:

The proposed outdoor lighting plan complies with the City's Dark Sky nighttime standards in Article 6.08, and includes new, improved, and coordinated lighting for the parking lot at Northwest Kiwanis Park. The plan includes new black metal streetlights along Arlington Centre Boulevard and North Bank Drive, and in the western parking lot, installed at either 13-foot or 24-foot tall heights. The fixtures along Arlington Centre Boulevard will include shields to limit any off-site illumination. Additional lighting will be added throughout the site, including the node areas between the buildings. Illumination of the proposed recreational path has not been determined and will be part of the Parks and Recreation study.

Mechanical Units:

Roof-mounted HVAC units are proposed for each building and will be centered on the roof to minimize their views. The units are enclosed in five- and three-foot-tall metal panel screen walls, similar to others used throughout the community. At the property line, noise levels of these units must not exceed 60 decibels — their specific sheets indicate clear compliance. Any unnecessary noise is to be reported to the Police Division; hours for delivery and trash/recycling pick-up must follow City requirements.

Zoning Code Requirements

Article 4.05(M) outlines the following standards that shall be considered in the review of major site plan applications. Staff has offered a response to each item:

- (a) That it fully complies with all applicable requirements of this Ordinance; *The plan follows the standards of the PMOD zoning, including setbacks (except from North Bank Drive due to the easement), lot coverage, building heights, etc. These standards were revised (and scaled back) three years ago and included community input to help foster a better district.*
- (b) That it adequately protects other property or residential uses located on the same property from the potential adverse effects of a non-residential use; *The plan follows the City's requirements as it relates to outdoor lighting, landscaping, traffic, and access management.*
- (c) That it is consistent with the use and character of surrounding properties; *The proposed buildings align with the City's building design standards and are well below height limitations. The proposed building materials, height, massing, and scale of buildings are in*



line with other commercial buildings in the district. The office building, located at the corner of Arlington Centre Boulevard and North Bank Drive, aligns with other office buildings along Arlington Centre Boulevard. The office building also includes a building "step-down" as it approaches the northern edge of the lake.

(d) That it provides safe conditions for pedestrians or motorists and prevents the dangerous arrangement of pedestrian and vehicular ways; and The City Engineer has approved the overall site plan as it relates to mobility and ensuring safe conditions for all users. New sidewalks are proposed along both street frontages.

(e) That it provides safe ingress and egress for emergency services. The proposed access has been approved by the City Engineer, Fire Division, and Police Division. No access to Arlington Centre Boulevard, Stonehaven Drive, or Chevy Chase Avenue has been proposed or contemplated.

The following variance to the Unified Development Ordinance (UDO) has been identified as a result of this application:

- To allow a reduction in the maximum building setback for the office building from 10 feet to 15'-5" on North Bank Drive and 21'-2" on Arlington Centre Boulevard, for the middle senior living building from 10 feet to 20'-4" on North Bank Drive, and for the western senior living building from 10 feet to 16'-8" (all due to an existing utility easement)(Article 5.03).

Staff believes the variance meets the practical difficulty standards noted in Article 4.09, mainly due to special conditions relating to the existing utility easement that is to remain and the clear challenges with abandonment and relocation (Finding #1 and #7).

An amendment to the existing North Bank Office Park plat (#222), which includes utility easements, lake and access easements, is needed and included in this application. The proposed revisions are noted in red, which primarily relate to the proposed recreational trail, lot sizes, lot numbers, and lake maintenance. No easements will be vacated, but one will be dedicated for a new sanitary sewer extension (future). *[These changes require a recommendation vote by BZAP to City Council.]*

Alternatives

Several plan alternatives have been discussed with NCR, both before and during the application review process. It is important to keep in mind the practicality of these alternatives, as many are cost-prohibitive. Some of these were most recently reviewed at the September 3, 2025 BZAP Work Session and September 8, 2025 City Council meeting:

North Bank Drive setback:

The three buildings cannot be pushed any closer to North Bank Drive due to an existing utility easement that is to remain. This easement includes the City's sanitary sewer mainline with fiber optic and electric lines there as well. Columbia Gas of Ohio's natural gas lines are also nearby. The cost alone for the City to move its portion is cost-prohibitive at an estimated \$300,000+, and the AEP portion would be significantly more. For the office building, the relocation of the lobby and conference rooms would not allow it to move any closer to the



street.

Office Building Depth/Location:

The proposed depth of the office building is already at the minimum requirements and cannot be shortened any further. This is primarily due to the dimensions of the parking garage, which are minimum requirements for both parking space depth and minimum drive aisle widths. As noted, two office buildings front Arlington Centre Boulevard, and it makes sense to do the same here. Shuffling the buildings would not generate a different result, only substantially less green space and buildings actually closer to the lake.

Building Height:

The proposed buildings are below the maximum height limits for the district, which were previously 76 feet, and are now at 64 feet for office and 56 feet for residential uses near the lake. The floor plates of each building are in line with (or even below) national standards and are not excessive.

Underground Parking:

The cost of one level of underground parking (over \$70,000 per space) is substantially more than that of above-ground parking (over \$35,000 per space). This would add at least \$4M to the project, making it cost-prohibitive. The figure does not include any potential structural and water table issues likely resulting from being close to the lake.

Recreational Path/Lake:

Staff understands and appreciates the concerns around the proposed location of the recreational path. It is Staff's preference to install the path adjacent to the lake, on the south side of the three buildings. Best practices in trail guidance recommend that shared-use paths should be adjacent to natural features like waterways and trees, which provide interest and shade. This would also allow a future connection to the eastern lake, across Arlington Centre Boulevard, and eventually to the existing shared-use path at Dierker Road. The City does not wish to add water recreation to the lake at this time, but will survey residents about potential fishing opportunities.

Access:

A temporary construction access road is not needed due to the existing condition of Arlington Centre Boulevard and North Bank Drive. Per the PMOD rezoning, the UDO does not allow access via Stonehaven Drive (through the park) or Chevy Chase Avenue. The City has offered to look closer at closing Arlington Centre Boulevard, south of the lake, and then opening a new connection, further south. If there is overwhelming interest from the Concord Village neighborhood, the City will pursue a pilot program during construction. There are pros and cons to this proposal, and the City is interested in hearing from residents three years after the previous discussion.

Other Uses:

Staff believes that additional tenants and uses will come to the area once the first development comes through. The City is actively working to bring those retail/restaurant uses to the area to complement the existing office users, and this proposal, per the PMOD and Envision Henderson recommendations. NCR explored, but ultimately declined, the inclusion



of a more public-type use like a café or coffee shop.

Construction:

The City has rigorous standards when it comes to permitting, inspections, hours of work, roadway maintenance, and lake protection. Building contractors would meet with City Staff to understand these expectations and that lapses will not be tolerated. This would be no different from other major development projects in the community. The City is aware of 'construction fatigue' in the community and will continue to mitigate disruptions and limit the impacts on nearby neighborhoods.

Requested Action and Findings

Staff has reviewed the application and plans, met with the applicant and other stakeholders, attended all public meetings, and listened to the extensive thoughts and conversations being had about this proposed redevelopment. At the heart of it, NCR has proposed a plan that is compliant with City standards and the new zoning that came out of the PMOD rezoning process. NCR has crafted its plan based on those outcomes, in terms of new uses, height limits, and setback limitations. The plan retains a major employer in the City and adds needed housing units without increasing school enrollment or creating undue traffic congestion.

Vote #1: Major Site Plan with one variance:

Staff recommends that the Board approve this Major Site Plan application with one variance and recommends the following conditions of approval:

1. That the final building design and footprint of the western Senior Housing building be approved by BZAP at a future Work Session, where public notice of property owners within 100 feet will be required. Any changes to the primary use (senior living) would require an amendment to this Major Site Plan application;
2. That all future building-mounted signs utilize halo-lit illumination where appropriate;
3. That a final landscape plan be reviewed and approved by the City Forester before the removal of any on-site trees. Extensive efforts must be made to retain all existing healthy trees located along the northern edge of the lake. Any tree planted on City property, which includes the western parking lot and northern lake edge, must be pre-approved by the City Forester before installation, and may include alternate species and/or sizes; and
4. That the final design and location of the proposed recreational path, as well as the final design and use of the nodes terminating at the northern edge of the lake, be in consultation and approved by the City's Parks and Recreation Department.

Vote #2: Recommendation to City Council of a plat amendment:

- Staff recommends that the Board offer a positive recommendation of the plat amendment to City Council.



Next steps (if approved by BZAP):

- Traffic and Access Study (Engineering Division): If there is an overwhelming interest, the City will survey the Concord Village residents during construction on a potential pilot project to close Arlington Centre Boulevard at the lake and to create an opening between Arlington Centre Boulevard and Concord Village Drive at either Partlow Drive or Sedgwick Drive (near Public Storage)(future);
- City Council reviews: Tax-increment financing ordinance (per the Development Agreement), review of plat amendment (scheduled for September 22 or October 6), review of Easement Dedication (future), and review of lake maintenance and use agreement (terms to be determined, future);
- Recreational Path and Node Study (Parks and Recreation Department): Final location and design of the proposed recreational path connecting Northwest Kiwanis Park to Arlington Centre Boulevard. *[This includes whether the path runs along the north side of the lake, the south side of North Bank Drive, or some combination of the two. It also includes materials, outdoor lighting, benches, fishing, etc.]* Also, the final location and design of the two proposed nodes near the lake's edge. As is typical with all City projects, extensive outreach and notification will occur.
- Future BZAP review: Final building design and footprint of the proposed western Senior Housing buildings when ready (future, 2028+)

Attachments

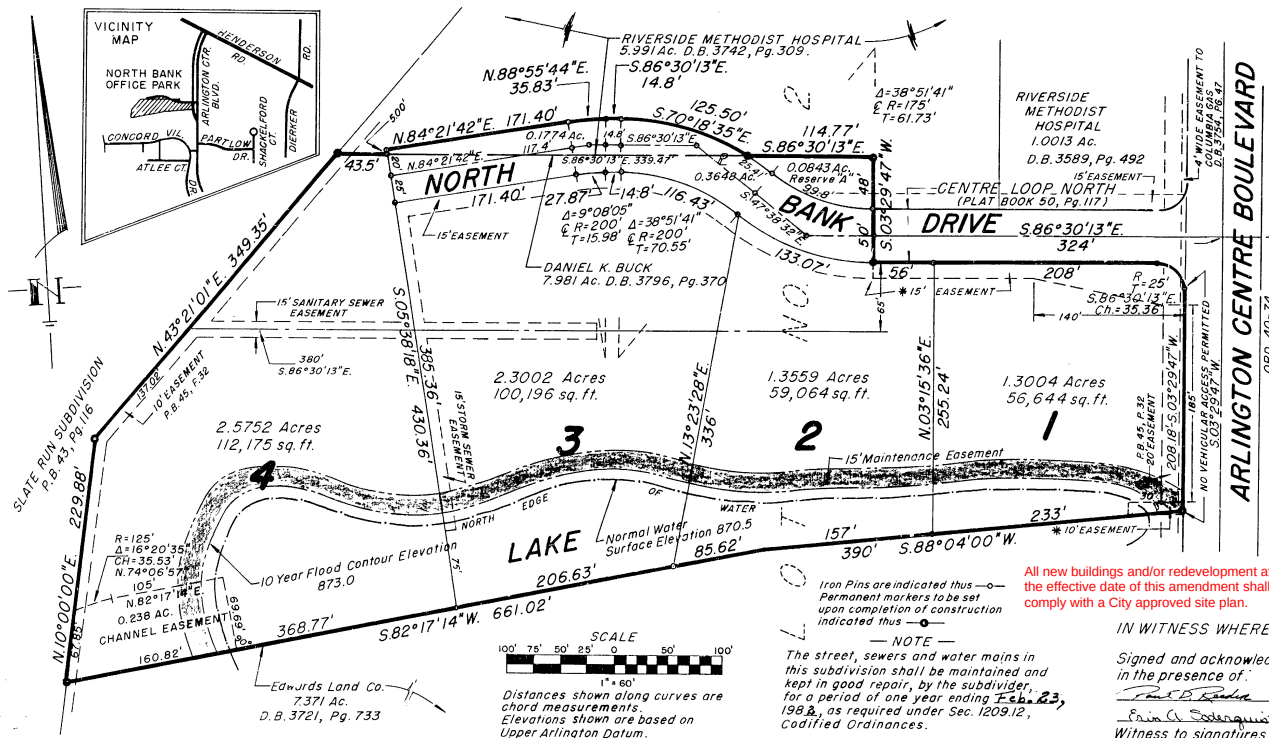
1.	Revised Landscape Plan 09.11.25
2.	Revised Plans 08.26.25
3.	Work Session 2 Summary - NCR Campus redevelopment
4.	Work Session #2 Update
5.	UA Prelim Comments - NCR 08.29.25
6.	NCR Utility Summary
7.	North Bank Office Park 222 - Update
8.	NCR Traffic Study
9.	25 07-21 _Office Bldg Setback Slide
10.	25-3517
11.	Application DEV-01-25
12.	Neighborhood Flyers 09.02.25
13.	NCR letters 09.02.25
14.	NCR letters 09.12.25





NORTH BANK OFFICE PARK,

A SUBDIVISION OF PART OF LOT 2, OF ARLINGTON CENTRE UPPER ARLINGTON, OHIO



We, the undersigned, Daniel K. Buck, and Riverside Methodist Hospital, a non-profit corporation, duly organized and existing under the laws of the State of Ohio, owners of 7.981 acres and 0.1774 acre respectively, in the City of Upper Arlington, Franklin County, Ohio, do hereby certify that the attached plat correctly represents our plat entitled "NORTH BANK OFFICE PARK, A SUBDIVISION OF PART OF LOT 2, OF ARLINGTON CENTRE UPPER ARLINGTON, OHIO," and do hereby certify and accept this plat of same, to be a true and correct representation of our subdivision into lots of the premises herein described, and do hereby dedicate to public use all of NORTH BANK DRIVE as shown hereon, and not heretofore dedicated, all being a part of the First Quarter of the First Township, Range 19, United States Military Lands.

Said 7.981 acres, (being a part of LOT 2, of ARLINGTON CENTRE UPPER ARLINGTON, OHIO, of record in Plat Book 45, Page 32,) being all of the land conveyed to the above mentioned Daniel K. Buck, by deed of record in Deed Book 3796, Page 370, Recorder's Office, Franklin County, Ohio. Said 0.1774 acre being part of the 5.991 acres, conveyed to the above mentioned Riverside Methodist Hospital, by deed of record in Deed Book 3742, Page 309, said 5.991 acres also being part of LOT 2, of said ARLINGTON CENTRE UPPER ARLINGTON, OHIO, Plat Book 45, Page 32, all of record in the Recorder's Office, Franklin County, Ohio.

Daniel K. Buck being the owner of LOTS 1, 2, 3, 4 and Reserve "A" as shown on the plat. Reserve "A" is for such use as shall hereafter be determined. See Page 2 for revised lot boundaries.

The east-west drive shown hereon from the west side of ARLINGTON CENTRE BOULEVARD to the westerly end thereof, shall all hereafter be known as NORTH BANK DRIVE. Road and lot lines are shown in solid lines. Dashed lines marked EASEMENT, indicate the boundaries of easements reserved for public and quasi-public services and utilities, above and beneath the surface of the ground. Some of the easements shown are from the previous plat or deed. Easements designated thus, * and CENTER LOOP NORTH shown hereon are as shown on the EASEMENT AND STREET DEDICATION PLAT ARLINGTON CENTRE SUBDIVISION UPPER ARLINGTON, OHIO, of record in Plat Book 50, Page 117, Recorder's Office, Franklin County, Ohio.

IN WITNESS WHEREOF, Daniel K. Buck, has hereunto signed his name this 2nd day of March, A.D. 1981.

Signed and acknowledged in the presence of:

Edgar O. Mansfield
Witness to signatures

Daniel K. Buck
Daniel K. Buck
1600 Fishinger Rd.
Upper Arlington, Ohio.

STATE OF OHIO, FRANKLIN COUNTY, S.S.

BE IT REMEMBERED, That on this 2nd day of March, A.D. 1981, before me the subscriber, a notary public in and for said state, personally came the above named Daniel K. Buck, and acknowledged the signing of the foregoing dedication of plat to be his voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

My Commission expires June 22, 1985

Charles P. Johnson
Notary Public, State of Ohio.

IN WITNESS WHEREOF, the said Riverside Methodist Hospital, a non-profit corporation, by resolution of its Board of Trustees, has caused its corporate name to be signed and its corporate seal to be affixed by Edgar O. Mansfield, its President, and attested by Elizabeth L. Galbreath, its Secretary, have hereunto signed their names this 2nd day of March, A.D. 1981.

Signed and acknowledged in the presence of:

Edgar O. Mansfield
Witness to signatures

Riverside Methodist Hospital 3535 Olentangy River Rd, Columbus, Ohio

By Edgar O. Mansfield
Edgar O. Mansfield, President

By Elizabeth L. Galbreath
Elizabeth L. Galbreath, Secretary

STATE OF OHIO, FRANKLIN COUNTY, S.S.

BE IT REMEMBERED, That on this 2nd day of March, A.D. 1981, before me the subscriber, a notary public in and for said state, personally came the above named Edgar O. Mansfield and Elizabeth L. Galbreath, President and Secretary respectively of said Riverside Methodist Hospital, duly authorized by its Board of Trustees, by Resolution No. 10, on this 2nd day of A.D. 1981, to sign the name of said corporation to the foregoing dedication of plat, and acknowledged the signing and sealing of the same to be their voluntary act and deed as such President and Secretary, for and as the voluntary act and deed of said corporation, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

My Commission expires Sept. 29, 1982

Rudolph J. Haggard
Notary Public, State of Ohio.

- Maintenance Easement (15' perimeter easement for ingress and egress as per C.O. 1217.10(D)) and Lake Area.
- No structure, mounds or improvements of any kind, excepting flower beds, rock gardens, trees, grass and approved bank protection, shall be erected or planted within the easement or the area between the easement and the Normal Water Surface. City park improvement projects (paths, decks, etc.) shall be permitted as well.
 - No owner shall take or permit to be taken any action that might change or divert the flow in and to the storage facility, nor shall he within the easement provided, after the ground level or the course of the storage facility shown, or provide riprap, walls or other bank protection without securing written approval from the City of Upper Arlington Engineers Office.
 - Every owner of property along the storage facility shall maintain the portion of the facility in his property and keep the same free of debris and obstructions of all kinds. The city shall be free of any responsibility toward maintaining the storage facility.
 - These restrictions and agreements shall run with the land and shall bind the owner, his successors and assigns, unless and until a modification or change thereto, is agreed to and approved by the city.
 - Said restrictions and agreements may be enforced by the city, owners of neighboring property or a property owners association in such proximity to the above described premises that the violation of said restrictions or agreements would adversely affect the value of such property or the enjoyment of the use thereof.
 - The failure of the city, owners of neighboring property or a property owners association to take prompt action by injunction or otherwise with regard to a violation of any of these restrictions or agreements shall not be deemed to be a waiver of their rights to take action for said violation or any further violation of any said restrictions or agreements.

I hereby certify that I have surveyed the above premises, prepared the foregoing plat and that said plat is correct.

Approved this 27th day of February, A.D. 1981.

Approved by the Planning Commission of the City of Upper Arlington, Ohio, this 18th day of MARCH, A.D. 1981.

Approved and accepted by Resolution No. 28-80, passed by the City Council, City of Upper Arlington, Ohio, on this 23rd day of February, A.D. 1981, and NORTH BANK DRIVE as shown above and dedicated to public use, is hereby accepted as such for this City of Upper Arlington, Franklin County, Ohio. That portion of CENTER LOOP NORTH shown above and dedicated as such on the previous plat as mentioned hereon, shall also hereafter be known as NORTH BANK DRIVE and is hereby accepted as such. Title of ownership of all lands to be dedicated to the public and hereby accepted as such are free and unencumbered.

Richard H. Moore
Richard H. Moore, President, City Council, City of Upper Arlington, Ohio.

Hal W. Hyrnie
Hal W. Hyrnie, City Manager, City of Upper Arlington, Ohio.

Transferred this 2nd day of April, A.D. 1981.

Filed for record this 2nd day of April, A.D. 1981.

Recorded in PLAT BOOK 58 PAGE 49 on this 2nd day of April, A.D. 1981.

FEE 17.32 INSTRUMENT NO. 24940

Harry L. Greene
Harry L. Greene, Reg. Surveyor 4058
2160 Tremont Center, Columbus Ohio
Feb. 27, 1981
Date C. Hoffman, City Engineer, Upper Arlington.
Amos M. Jennings - 3/18/81
Chairman

Edgar O. Mansfield
Edgar O. Mansfield, President
Rudolph J. Haggard
Rudolph J. Haggard, Notary Public

Edgar O. Mansfield
Edgar O. Mansfield, President

Elizabeth L. Galbreath
Elizabeth L. Galbreath, Secretary

Edgar O. Mansfield
Edgar O. Mansfield, President

Rudolph J. Haggard
Rudolph J. Haggard, Notary Public

Edgar O. Mansfield
Edgar O. Mansfield, President

Rudolph J. Haggard
Rudolph J. Haggard, Notary Public

The undersigned hereby certifies that this subdivision plat conforms to applicable zoning regulations.
Approved this day of _____, 20_____.
Franklin Count Zoning Officer

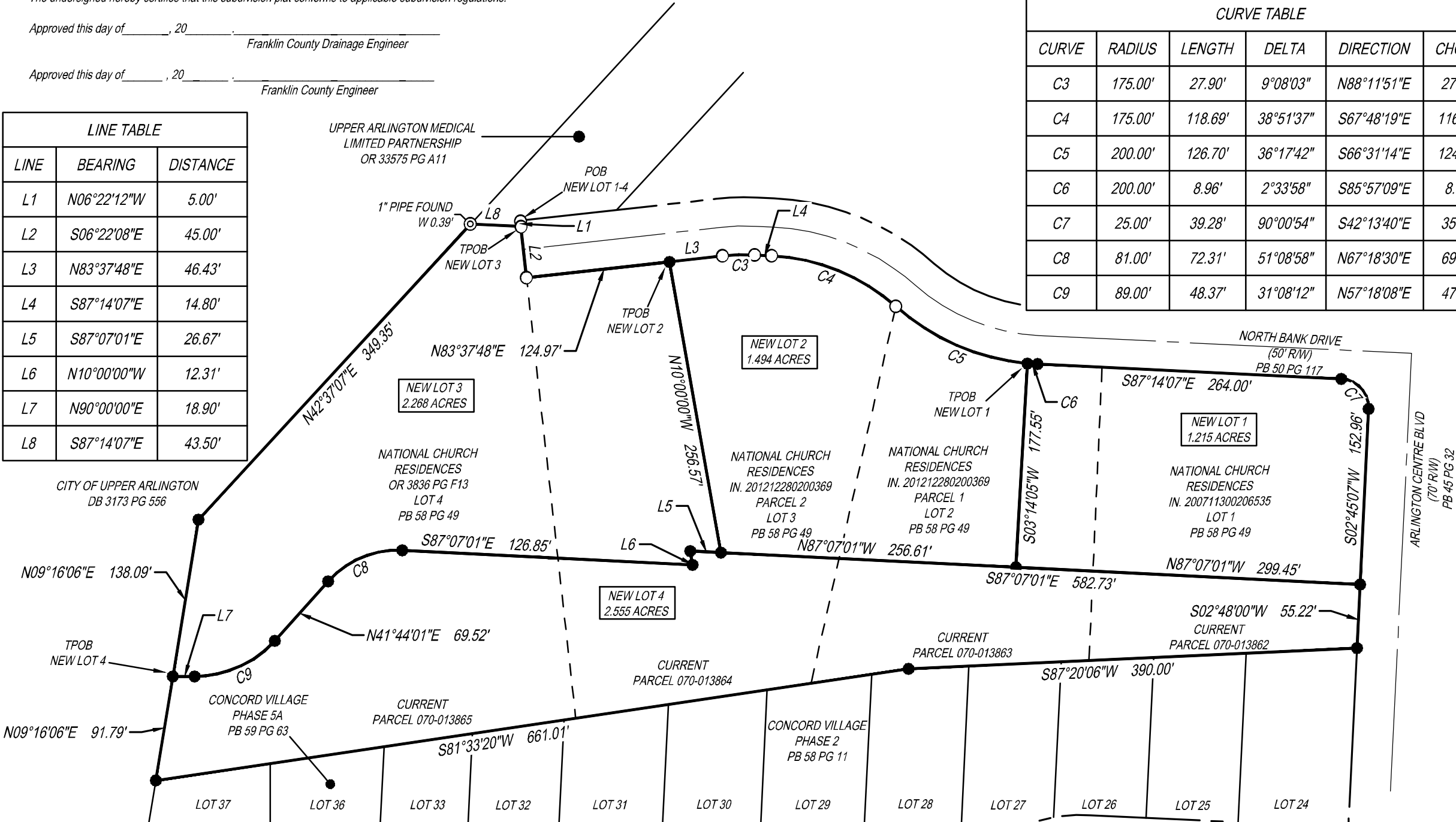
The undersigned hereby certifies that this subdivision plat conforms to Franklin County General Health District Board of Health regulations.
Approved this day of _____, 20_____.
Franklin County Public Health

The undersigned hereby certifies adequate and legal water and sanitary sewer plant capacities exist to serve this subdivision.
Approved this day of _____, 20_____.
Franklin County Sanitary Engineer

The undersigned hereby certifies that this subdivision plat conforms to applicable subdivision regulations.
Approved this day of _____, 20_____.
Franklin County Drainage Engineer

Approved this day of _____, 20_____.
Franklin County Engineer

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N06°22'12"W	5.00'
L2	S06°22'08"E	45.00'
L3	N83°37'48"E	46.43'
L4	S87°14'07"E	14.80'
L5	S87°07'01"E	26.67'
L6	N10°00'00"W	12.31'
L7	N90°00'00"E	18.90'
L8	S87°14'07"E	43.50'



- 5/8" IRON PIN FOUND (UNLESS NOTED OTHERWISE)
- 5/8" IRON PIN SET (KLEINGERS GROUP)
- ⊙ IRON PIPE FOUND (SIZE AS NOTED)
- NEW LOT LINES
- - - - OLD LOT LINES
- CENTERLINE
- RIGHT OF WAY

SURVEYOR'S CERTIFICATION



I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION AND IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 "MINIMUM STANDARDS FOR BOUNDARY SURVEYS". ALL MONUMENTATION HAS BEEN SET AS SHOWN.

Preliminary
08/26/2025 11:16:15 AM

JOHN T. PAUL DATE
OHIO PROFESSIONAL SURVEYOR NO. 8818

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C3	175.00'	27.90'	9°08'03"	N88°11'51"E	27.87'
C4	175.00'	118.69'	38°51'37"	S67°48'19"E	116.43'
C5	200.00'	126.70'	36°17'42"	S66°31'14"E	124.59'
C6	200.00'	8.96'	2°33'58"	S85°57'09"E	8.96'
C7	25.00'	39.28'	90°00'54"	S42°13'40"E	35.36'
C8	81.00'	72.31'	51°08'58"	N67°18'30"E	69.93'
C9	89.00'	48.37'	31°08'12"	N57°18'08"E	47.77'

THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com
350 Worthington Rd Suite H Westerville, OH 43082 614.882.4311

NATIONAL CHURCH RESIDENCES
NE QRT. TWP., T1N, R19W
UNITED STATES MILITARY DISTRICT
CITY OF UPPER ARLINGTON
COUNTY OF FRANKLIN, OHIO

**PLAT AMENDMENT TO
NORTH BANK OFFICE PARK
PB 58 PG 49**

SEAL:

NO.	DATE	DESCRIPTION

PROJECT NO: 230274VSD002
DATE: 06-23-2025
SCALE: 1" = 100'

SHEET NAME: **PLAT AMENDMENT**
SHEET NO. **1 OF 1**



CINCINNATI
COLUMBUS
DAYTON
LOUISVILLE

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**PLAT AMENDMENT
TO
NORTH BANK OFFICE PARK
PB 58 PG 49
NEW LOT 1**

Situated in the Northeast Quarter Township, Township 1 North, Range 19 West, United States Military District, City of Upper Arlington, County of Franklin, State of Ohio and being part of a tract of land owned by National Church Residences as recorded in Instrument Number 200711300206535 and known as Lot 1 in Plat Book 58 Page 49 and part of a tract of land owned by National Church Residences as recorded as Parcel 1 in Instrument 201212280200369 and known as Lot 2 in Plat Book 58 Page 49, all recordings in the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a 5/8-inch rebar found at the northerly right of way of North Bank Drive (50 ft. R/W) and the southerly property line of a tract of land owned by Upper Arlington Medical Limited Partnership as recorded in Official Record 33575 Page A11; thence South 06°22'12" east, a distance of 5.00 feet to a 5/8-inch iron rebar found in the northerly line of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13 and known as Lot 4 in Plat Book 58 Page 49; thence South 06°22'08" East, a distance of 45.00 feet to a 5/8-inch iron rebar found in the northwesterly corner of a tract of land owned by National Church Residences as recorded as Parcel 2 in Instrument Number 201212280200369 and known as Lot 3 in Plat Book 58 Page 49, the same being the southerly right of way of said North Bank Drive; thence North 83°37'48" east, a distance of 124.97 feet, along the southerly right of way of said North Bank Drive to a 5/8-inch iron rebar set; thence North 83°37'48" East, a distance of 46.43 feet to a 5/8-inch iron rebar found at a point of curvature; thence with a curve to the right having a radius of 175.00 feet, an arc length of 27.90 feet, a delta angle of 09°08'03" and bearing North 88°11'51" East, a chord distance of 27.87 feet to a 5/8-inch iron rebar found at a point of tangency; thence South 87°14'07" East, a distance of 14.80 feet, along the southerly right of way of said North Bank Drive to a 5/8-inch iron rebar found at a point of curvature; thence with a curve to the right having a radius of 175.00 feet, an arc length of 118.69 feet, a delta angle of 38°51'37" and bearing South 67°48'19" East, a chord distance of 116.43 feet to a 5/8-inch iron rebar found at a point of reverse curvature, along the southerly right of way of said North Bank Drive and the northwesterly corner of a tract of land owned by National Church Residences as recorded as Parcel 1 in said Instrument Number 201212280200369; thence with a curve to the left having a radius of 200.00 feet, an arc length of 126.70 feet, a delta angle of 36°17'42" and bearing South 66°31'14" East, a chord distance of 124.59 feet, along the southerly right of way of said North Bank Drive, to a 5/8-inch iron rebar set at the True Point of Beginning;

Thence, from the True Point of Beginning, with a curve to the left having a radius of 200.00 feet, an arc length of 8.96 feet, a delta angle of 02°33'58" and bearing South 85°57'09" east, a chord distance of 8.96 feet, along the southerly right of way of said North Bank Drive, to a 5/8-inch iron rebar set at a point of tangency;

Thence South 87°14'07" East, a distance of 264.00 feet, along the southerly right of way of said North Bank Drive and the northerly property line of a tract of land owned by National Church Residences as recorded in Instrument Number 200711300206535 and known as Lot 1 in Plat book 58 Page 49, to a 5/8-inch iron rebar set at a point of curvature;



Thence with a curve to the right having a radius of 25.00 feet, an arc length of 39.28 feet, a delta angle of $90^{\circ}00'54''$ and bearing South $42^{\circ}13'40''$ east, a chord distance of 35.36 feet, along the westerly right of way of Arlington Centre Blvd. (70 ft. R/W) to a 5/8-inch iron rebar set at a point of tangency;

Thence South $02^{\circ}45'07''$ West, a distance of 152.96 feet, along the westerly right of way of said Arlington Centre Blvd to a 5/8-inch iron rebar set;

Thence North $87^{\circ}07'01''$ West, a distance of 299.45 feet to a 5/8-inch iron rebar set;

Thence North $03^{\circ}14'05''$ East, distance of 177.55 feet to the True Point of Beginning and containing 1.215 acres of land, more or less.

All property corners set are 5/8-inch iron rebars with cap stamped "The Kleingers Group". Subject to easements, restrictions, and rights-of-way of record. Description is based on an actual ground survey performed by The Kleingers Group in September 2023.

Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, and North American Datum of 1983 (2011) as established from a GPS survey originating on ODOT CORS Station "COLB" with a bearing North $02^{\circ}45'07''$ West for the centerline of Arlington Centre Blvd.

Preliminary

08/26/2025 11:12:22 AM

John T. Paul

Ohio Professional Surveyor No. 8188

Date



CINCINNATI
COLUMBUS
DAYTON
LOUISVILLE

350 Worthington Rd, Suite B
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fax ▶ 614.882.4479
www.kleingers.com

**PLAT AMENDMENT
TO
NORTH BANK OFFICE PARK
PB 58 PG 49
NEW LOT 2**

Situated in the Northeast Quarter Township, Township 1 North, Range 19 West, United States Military District, City of Upper Arlington, County of Franklin, State of Ohio and being part of a tract of land owned by National Church Residences as recorded as Parcel 1 and Parcel 2 in Instrument Number 201212280200369 and known as Lot 2 and Lot 3 in Plat Book 58 Page 49, all recordings in the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a 5/8-inch rebar found at the northerly right of way of North Bank Drive (50 ft. R/W) and the southerly property line of a tract of land owned by Upper Arlington Medical Limited Partnership as recorded in Official Record 33575 Page A11; thence South 06°22'12" east, a distance of 5.00 feet to a 5/8-inch iron rebar found in the northerly line of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13 and known as Lot 4 in Plat Book 58 Page 49; thence South 06°22'08" East, a distance of 45.00 feet to a 5/8-inch iron rebar found in the northwesterly corner of a tract of land owned by National Church Residences as recorded as Parcel 2 in Instrument Number 201212280200369 and known as Lot 3 in Plat Book 58 Page 49, the same being the southerly right of way of said North Bank Drive; thence North 83°37'48" east, a distance of 124.97 feet, along the southerly right of way of said North Bank Drive to a 5/8-inch iron rebar set at the True Point of Beginning;

Thence, from the True Point of Beginning, North 83°37'48" East, a distance of 46.43 feet, along the southerly right of way of said North Bank Drive, to a 5/8-inch iron rebar found at a point of curvature;

Thence with a curve to the right having a radius of 175.00 feet, an arc length of 27.90 feet, a delta angle of 09°08'03" and bearing North 88°11'51" East, a chord distance of 27.87 feet, along the southerly right of way of said North Bank Drive, to a 5/8-inch iron rebar found at a point of tangency;

Thence South 87°14'07" East, a distance of 14.80 feet, along the southerly right of way of said North Bank Drive to a 5/8-inch iron rebar found at a point of curvature;

Thence with a curve to the right having a radius of 175.00 feet, an arc length of 118.69 feet, a delta angle of 38°51'37" and bearing South 67°48'19" East, a chord distance of 116.43 feet, along the southerly right of way of said North Bank Drive to a 5/8-inch iron rebar found at a point of reverse curvature, being the northwesterly corner of a tract of land owned by National Church Residences as recorded as Parcel 1 in said Instrument Number 201212280200369;

Thence with a curve to the left having a radius of 200.00 feet, an arc length of 126.70 feet, a delta angle of 36°17'42" and bearing South 66° 31'14" East, a chord distance of 124.59 feet, along the southerly right of way of said North Bank Drive, to a 5/8-inch iron rebar set;

Thence South 03°14'05" West, a distance of 177.55 feet to a 5/8-inch iron rebar set;



Thence North 87°07'01" west, a distance of 256.61 feet to a 5/8-inch iron rebar set;

Thence North 10°00'00" West, a distance of 256.57 feet to the True Point of Beginning and containing 1.494 acres of land, more or less.

All property corners set are 5/8-inch iron rebars with cap stamped "The Kleingers Group". Subject to easements, restrictions, and rights-of-way of record. Description is based on an actual ground survey performed by The Kleingers Group in September 2023.

Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, and North American Datum of 1983 (2011) as established from a GPS survey originating on ODOT CORS Station "COLB" with a bearing North 02°45'07" West for the centerline of Arlington Centre Blvd.

Preliminary
08/26/2025 11:12:46 AM

John T. Paul	Date
Ohio Professional Surveyor No. 8188	



CINCINNATI
COLUMBUS
DAYTON
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**PLAT AMENDMENT
TO
NORTH BANK OFFICE PARK
PB 58 PG 49
NEW LOT 3**

Situated in the Northeast Quarter Township, Township 1 North, Range 19 West, United States Military District, City of Upper Arlington, County of Franklin, State of Ohio and being part of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13 and known as Lot 4 in Plat Book 58 Page 49 and part of a tract of land owned by National Church Residences as recorded as Parcel 2 in Instrument 201212280200369 and known as Lot 3 in Plat Book 58 Page 49, all recordings in the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a 5/8-inch rebar found at the northerly right of way of North Bank Drive (50 ft. R/W) and the southerly property line of a tract of land owned by Upper Arlington Medical Limited Partnership as recorded in Official Record 33575 Page A11; thence South $06^{\circ}22'12''$ east, a distance of 5.00 feet to a 5/8-inch iron rebar found in the northerly line of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13 and known as Lot 4 in Plat Book 58 Page 49 and being the True point of Beginning;

Thence, from the True Point of Beginning, South $06^{\circ}22'08''$ East, a distance of 45.00 feet to a 5/8-inch iron rebar found in the northwesterly corner of a tract of land owned by National Church Residences as recorded as Parcel 2 in Instrument Number 201212280200369 and known as Lot 3 in Plat Book 58 Page 49, the same being the southerly right of way of said North Bank Drive;

Thence North $83^{\circ}37'48''$ east, a distance of 124.97 feet, along the southerly right of way of said North Bank Drive to a 5/8-inch iron rebar set;

Thence South $10^{\circ}00'00''$ East, a distance of 256.57 feet to a 5/8-inch iron rebar set;

Thence South $87^{\circ}07'01''$ East, a distance of 26.67 feet to a 5/8-inch iron rebar set;

Thence South $10^{\circ}00'00''$ East, a distance of 12.31 feet to a 5/8-inch iron rebar set;

Thence South $87^{\circ}07'01''$ East, a distance of 125.59 feet to a 5/8-inch iron rebar set at a point of curvature;

Thence with a curve to the left having a radius of 81.00 feet, an arc length of 72.31 feet, a delta angle of $51^{\circ}08'58''$ and bearing South $67^{\circ}18'30''$ West, a chord distance of 69.93 feet to a 5/8-inch iron rebar set at a point of tangency;

Thence South $41^{\circ}44'01''$ West, a distance of 69.52 feet to a 5/8-inch iron rebar set at a point of curvature;

Thence with a curve to the right having a radius of 89.00 feet, an arc length of 48.37 feet, a delta angle of $31^{\circ}08'12''$ and bearing South $57^{\circ}18'08''$ West, a chord distance of 47.77 feet to a 5/8-inch iron rebar set at a point of tangency;



Thence South 90°00'00" West, a distance of 18.90 feet to a 5/8-inch iron rebar set in the easterly property line of a tract of land owned by City of Upper Arlington as recorded in Deed Book 3173 Page 556;

Thence North 09°16'06" East, a distance of 138.09 feet;

Thence North 42°37'07" East, a distance of 349.35 feet to a point referenced by a 1-inch iron pipe found west 0.39 feet from property corner at the southwesterly corner of said Upper Arlington Medical Limited Partnership tract;

Thence South 87°14'07" East, a distance of 43.50 feet to the True Point of Beginning and containing 2.268 acres of land, more or less.

All property corners set are 5/8-inch iron rebars with cap stamped "The Kleingers Group". Subject to easements, restrictions, and rights-of-way of record. Description is based on an actual ground survey performed by The Kleingers Group in September 2023.

Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, and North American Datum of 1983 (2011) as established from a GPS survey originating on ODOT CORS Station "COLB" with a bearing North 02°45'07" West for the centerline of Arlington Centre Blvd.

Preliminary
08/26/2025 11:13:08 AM

John T. Paul	Date
Ohio Professional Surveyor No. 8188	



CINCINNATI
COLUMBUS
DAYTON
LOUISVILLE

350 Worthington Rd, Suite B
Westerville, OH 43082
phone ▶ 614.882.4311
fax ▶ 614.882.4479
www.kleingers.com

**PLAT AMENDMENT
TO
NORTH BANK OFFICE PARK
PB 58 PG 49
NEW LOT 4**

Situated in the Northeast Quarter Township, Township 1 North, Range 19 West, United States Military District, City of Upper Arlington, County of Franklin, State of Ohio and being part of a tract of land owned by National Church Residences as recorded in Instrument Number 200711300206535 and known as Lot 1 in Plat Book 58 Page 49, part of a tract of land owned by National Church Residences as recorded as Parcel 1 and Parcel 2 in Instrument 201212280200369 and known as Lot 2 and Lot 3 in Plat Book 58 Page 49 and part of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13 and known as Lot 4 in Plat Book 58 Page 49, all recordings in the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a 5/8-inch rebar found at the northerly right of way of North Bank Drive (50 ft. R/W) and the southerly property line of a tract of land owned by Upper Arlington Medical Limited Partnership as recorded in Official Record 33575 Page A11; thence South $06^{\circ}22'12''$ east, a distance of 5.00 feet to a 5/8-inch iron rebar found in the northerly line of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13 and known as Lot 4 in Plat Book 58 Page 49; thence North $87^{\circ}14'07''$ West, a distance of 43.50 feet to a point referenced by a 1-inch iron pipe found in the easterly property line of a tract of land owned by City of Upper Arlington as recorded in Deed Book 3173 Page 556; thence South $42^{\circ}37'07''$ West, a distance of 349.35 feet to a 5/8-inch iron rebar set; thence South $09^{\circ}16'06''$ West, a distance of 138.09 feet to the True Point of Beginning;

Thence, from the True Point of Beginning, North $90^{\circ}00'00''$ East, a distance of 18.90 feet to a 5/8-inch iron rebar set at a point of curvature;

Thence with a curve to the left having a radius of 89.00 feet, an arc length of 48.37 feet, a delta angle of $31^{\circ}08'12''$ and bearing North $57^{\circ}18'08''$ East, a chord distance of 47.77 feet to a 5/8-inch iron rebar set at a point of tangency;

Thence North $41^{\circ}44'01''$ East, a distance of 69.52 feet to a 5/8-inch iron rebar set at a point of curvature;

Thence with a curve to the right having a radius of 81.00 feet, an arc length of 72.31 feet, a delta angle of $51^{\circ}08'58''$ and bearing North $67^{\circ}18'30''$ East, a chord distance of 69.93 feet to a 5/8-inch iron rebar set at a point of tangency;

Thence South $87^{\circ}07'01''$ East, a distance of 125.59 feet, to a 5/8-inch iron rebar set;

Thence North $10^{\circ}00'00''$ West, a distance of 12.31 feet to a 5/8-inch iron rebar set;

Thence South $87^{\circ}07'01''$ East, a distance of 582.73 feet to a 5/8-inch iron rebar set in the westerly right of way of Arlington Centre Blvd (70 ft. R/W);

Thence South $02^{\circ}45'07''$ West, a distance of 55.22 feet, along the westerly right of way of said Arlington Centre Blvd to a 5/8-inch iron rebar set at the northeasterly corner of



Concord Village Phase 2 as recorded in Plat Book 58 Page 11 and the southeasterly corner of a tract of land owned by National Church Residences as recorded in Instrument Number 200711300206535;

Thence South 87°20'06" West, a distance of 390.00 feet, along the southerly property line of a tract of land owned by National Church Residences as recorded as Parcel 1 in Instrument Number 201212280200369, to a 5/8-inch iron rebar set;

Thence South 81°33'20" West, a distance of 661.01 feet, along the southerly property line of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13, to a 5/8-inch iron rebar set in the easterly property line of said City of Upper Arlington;

Thence North 09°16'06" East, a distance of 91.79 feet to a 5/8-inch iron rebar set at the True Point of Beginning and containing 2.268 acres of land, more or less.

All property corners set are 5/8-inch iron rebars with cap stamped "The Kleingers Group". Subject to easements, restrictions, and rights-of-way of record. Description is based on an actual ground survey performed by The Kleingers Group in September 2023.

Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, and North American Datum of 1983 (2011) as established from a GPS survey originating on ODOT CORS Station "COLB" with a bearing North 02°45'07" West for the centerline of Arlington Centre Blvd.

Preliminary

08/26/2025 11:16:41 AM

John T. Paul
Ohio Professional Surveyor No. 8188

Date

YES to National Church Residences Corporate Campus Redevelopment

From Jeff Biehl [REDACTED]
Date Tue 07/22/2025 10:09 PM
To Planning Web <City.Planning@uaoh.net>
Cc campus@nationalchurchresidences.org <campus@nationalchurchresidences.org>

Dear Members of the Board of Zoning & Planning,

As residents of Concord Village, we are writing to express our strong support for the proposed redevelopment of the National Church Residences (NCR) corporate campus. This project represents a rare opportunity to thoughtfully reimagine a vital part of our community in a way that honors our values and prepares us for the future.

We understand that some neighbors have raised concerns about building height, traffic, and lake access. These are valid points that deserve careful consideration. However, we believe the benefits of this project far outweigh the challenges.

Here's why we support the redevelopment:

- **Aging-in-Place with Dignity:** The proposed senior housing aligns with Upper Arlington's commitment to being a community where residents can age with dignity, close to family, services, and familiar surroundings.
- **Smart Density and Sustainability:** Increasing building height in targeted areas allows for more efficient land use, reducing sprawl and preserving green space. Thoughtful design can mitigate noise and light concerns while enhancing walkability and access.
- **Public Access and Equity:** Transferring lake ownership to the City and creating a public walkway invites broader community engagement. With proper stewardship, this can become a cherished public asset—not a burden.
- **Economic and Social Vitality:** NCR is a long-standing employer and community partner. Their investment in this campus signals confidence in Upper Arlington's future and will bring jobs, innovation, and intergenerational connection.
- **Vision, Not Just Reaction:** Let's not allow fear of change to prevent progress. This is a chance to shape a legacy project that reflects our values of inclusion, foresight, and community well-being.

We urge the City to continue working with NCR and residents to refine the plan, but not to stall or dilute its potential. Let's be the kind of community that says "Yes" to thoughtful growth, compassionate housing, and shared spaces.

Sincerely, Jeff and Dixie Biehl
2224 Adner Ct.



August 20, 2025

City Council Members
The City of Upper Arlington
3600 Tremont Road, Upper Arlington, OH 43221

RE: National Church Residences Campus Re-envisioning; Listening and Responding

The purpose of this correspondence is to provide further information regarding National Church Residences' re-envisioning of its corporate campus on North Bank Drive and our ongoing efforts to incorporate community input. National Church Residences has submitted for, and is seeking approval of, a Major Site Plan for the campus redevelopment. It's been a long-term goal to live out our mission by co-locating senior housing with our corporate office in order to create a campus where corporate employees can regularly interact with the seniors we serve.

OVERVIEW & HISTORY: The location of our existing campus is within an outdated suburban office park adjacent to a residential area. We have leaned into engaging with our neighbors and city staff in this re-envisioning process. We began listening to resident comments three years ago during the PMOD rezoning process. We participated in the Envision Henderson planning process listening to community feedback and the future desires for Henderson Road. We also reviewed the Upper Arlington Housing Market Detailed Analysis published earlier this year. The feedback received over the past several years, coupled with the facts of the housing study, provided the foundation of the campus masterplan.

INITIAL PLAN PROPOSAL: The re-envisioned campus plan provides a high-quality design addressing many community goals. The existing dated office buildings directly along the lake are to be demolished and the new buildings are to be located along North Bank Drive away from the lake. The sprawling existing asphalt parking lot(s) are to be largely replaced with structured parking, reducing the on-campus asphalt area by 85% from current conditions. This creates 2.8 acres of green space between the north edge of the lake and the proposed buildings. In addition, the designers have incorporated premium building materials on all rear facing facades in order to respect the sightlines for our neighbors south of the lake.

In June and July, we convened three public community meetings, one dedicated meeting for the members of the Concord Village Home Owners Association, and a meeting with individual homeowners in Concord Village who requested a private meeting with us. In addition, we have had multiple conversations, email exchanges and meetings with various neighbors.

In the spirit of transparency, we launched a landing page on our website dedicated to the campus re-envisioning where we published detailed responses to some of the most frequently asked questions about the project ([Campus Re-Envisioned | National Church Residences](#)). We established an email mailing list for publishing ongoing critical updates to subscribers; and responded to questions and comments submitted to us via the website. Our goal in these efforts was to be a "good neighbor" convening a transparent process for the redevelopment of our campus.

CONCORD VILLAGE RESIDENT CONCERNS AND CORRESPONDING DESIGN ELEMENTS & REVISIONS

During this outreach we received positive comments from neighbors in Concord Village and elsewhere appreciative of our community engagement, the thoughtful initial site plan and the proposed significant investment to improve the campus. We also received feedback from neighbors in Concord Village and elsewhere expressing concerns with the proposed redevelopment.

Below is a list of some of the questions and concerns raised at the City Council meeting on August 18th and how these have been addressed or how we are planning on addressing them.

Why is the corporate headquarters building located at the east end of the campus?

We selected the east side of the campus for the corporate headquarters for two key reasons:

- 1) To minimize traffic on North Bank Drive, benefiting future senior residents and community members accessing Northwest Kiwanis Park; and
- 2) To maintain the commercial character along Arlington Centre Blvd.

The proposed new office building is too close to the pond and too tall relative to its location.

The existing outdated office building (2233 North Bank Drive) at its easternmost point is only setback 30 feet from the lake. The community has expressed a desire for an increased setback when the new office building is constructed. Our proposal increases the setback to 42.5 feet, meaning the structured parking portion of the new building will be 12.5 feet farther back from the lake than the current building. In addition, we have “laddered” the new office building away from Concord Village with the third and fourth floors (office space) set back an additional 18 feet (placing the two floors of office 60.5 feet from the lake – twice as far from lake as the current structure).

We acknowledge that residents have requested the relocation of a utility easement (on the north side of the office building) to allow for the office building to be pulled back even further from the pond. While this decision ultimately rests with the city, National Church Residences has explored the option in consultation with city officials and determined that relocating the public utility presents significant challenges due to cost constraints and the extent of disruption it would cause.

Can the design of the new office building third and fourth floor balconies be changed to reduce their visual prominence?

In direct response to recent community feedback and meetings with Concord Village residents living on the eastern side of the lake, a revised design of the corporate headquarters building will be submitted to the city. This updated design will remove the roof structures over the south facing balconies therefore significantly reducing the visual prominence of the south facing balconies.

Can the balconies on the southern end of the middle residential building be excluded?

Concord Village residents have raised concerns that the existence of balconies on the southern end of the middle residential building would create privacy concerns for them. In direct response to this feedback, balconies on the south end of the middle residential building will be excluded.

What trees and landscaping will be provided between the lake and corporate headquarters building?

The existing mature trees (coniferous and deciduous) along the north side of the lake will be retained. As a direct result of the above-mentioned community meetings, National Church Residences will plant additional trees (in accordance with Upper Arlington Parks and Forestry) between the lake and corporate headquarters at the completion of construction.

Can National Church Residences provide offsite landscape screening to those neighbors directly south of the new office building?

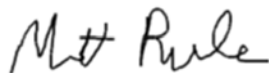
During the August 18th City Council meeting, a Concord Village neighbor living on the southeast portion of the lake, at its narrowest point and closest to the proposed new office building, requested National Church Residences provide an allowance of \$11,000 for offsite improvements on her property. We are open to reimbursing a reasonable amount of landscape screening on the lots of the current four homeowners (2230, 2240, 2250 and 2260 Concord Village Drive) on the eastern end of the lake closest to the office. We will reach out to them to discuss logistics and agreeable amount(s).

How will rooftop mechanical equipment noise and offsite light concerns be addressed?

All buildings will be constructed to comply with local and state codes. Rooftop mechanical equipment must be less than 60 db. Rooftop units will have variable frequency drives to reduce extra noise at start-up and shut-down. Rooftop equipment will be screened. Cut-off light fixtures will prevent off-site light spillage. South facing windows will be tinted to reduce glare and reflection off the lake. Occupancy sensors will be installed in the corporate headquarters to reduce nighttime interior lighting. The parking garages of the corporate headquarters and residential buildings will provide screening to mitigate light from cars shining to the south (Concord Village).

As a more than 40-year member of the Upper Arlington community, National Church Residences will continue to actively listen to community concerns. We are honored to be the first major development to bring the Envision Henderson project vision to life. We are looking forward to providing a new updated and functional office space for our employees while creating beautiful and dignified living spaces for our future senior residents.

Sincerely,



Matthew D. Rule, Esq.
Senior Vice President, Housing Development and Asset Management

CC: Upper Arlington City Council
Upper Arlington Board of Zoning and Planning (BZAP)

August 26, 2025

Upper Arlington City Council
3600 Tremont Road
Upper Arlington, OH 43221

Re: National Church Residences (NCR) Corporate Campus Redevelopment — Request for Conditions to Protect the Lake, Neighborhood Character, and UA’s Walkable Vision

Council Members,

Every morning, I wake up and look out over the lake behind our home at **2300 Concord Village Drive**. It’s where our kids play, where herons land and turtles sun themselves, and where neighbors gather to connect. That view — and the quiet, natural character it represents — is why we live here. Under NCR’s current plan, that view and character would be overshadowed by a wall of four- and five-story buildings along the narrowest stretch of shoreline. That’s not progress; that’s erasure.

Who I am & why I’m writing.

I’m **Nick Davis**, Chief Innovation Officer at the **Mid-Ohio Food Collective**. I’ve led large nonprofit capital projects — including a new **7-acre Smart Farm** on the Hilltop that just won a national design award — and I’ve learned that you can expand boldly and responsibly, if you center the community you serve. I’m asking you to hold NCR, a sophisticated, well-resourced nonprofit developer/operator, to that standard here in Upper Arlington.

What’s at risk without changes

- **Height & neighborhood character.** Along the lake, NCR’s plan doubles existing heights to 4–5 stories — looming over homes and replacing a natural edge with an urban wall. The City’s own **Envision Henderson** effort emphasizes safer, **complete-streets** design and a people-first public realm for this corridor — a vision inconsistent with overscaled, lake-edge massing. upperarlingtonoh.gov+1
- **Environmental impacts at the water’s edge.** Closer, taller buildings mean more **light spill**, mechanical noise, and hardscape. Research shows **artificial light at night** disrupts wildlife behavior and aquatic ecosystems; **best-practice riparian buffers** for lakes/streams are commonly **~100 feet** to protect habitat and water quality. USEPAScienceDirect
- **Traffic & parking vs. walkability.** UA is actively planning a more **walkable, connected Henderson Corridor** in coordination with Columbus. Building to a car-first standard against the lake undercuts that vision. upperarlingtonoh.gov+1

- **Construction disruption.** Years of demolition and heavy trucking require formal dust/noise containment, tree/road protection, and coordinated phasing to protect residents.

The parking-driven scale problem — and a fix

The biggest driver of this unnecessary height is **above-ground structured parking** on a tight site. Industry data place **median above-grade** garage costs around **\$29,900 per space (2024)**, while **below-grade** frequently runs **\$35,000–\$100,000 per space** (often roughly **double** above-grade), depending on soils, ventilation, and levels. [WG Inc. PublicationsWells + AssociatesWatry Design, Inc.](#)

Why go underground? Because it lets you **lower the building** and **pull back from the lake** without losing parking supply — protecting views, wildlife, and neighborhood character.

What would it cost — and can NCR afford it?

The proposed **414 lake-adjacent resident and corporate office spaces** are at issue. If above-grade costs **~\$30k/space** and below-grade averages **~\$70k/space**, the **increment** is about **\$40k/space**. For 414 spaces, that's **~\$16.5 million** in one-time incremental cost. [WG Inc. PublicationsWells + Associates](#)

Now consider the revenue side. A modest **205-unit** senior building in Columbus at current market rates generates gross rent in the **\$6,000–\$6,800+/month** range (varies by care level), or **~\$14.7–\$16.7 million/year** at stabilized occupancy — and **occupancy is rising nationally**. [AssistedLiving.orgNational Investment Center](#). Even using conservative assumptions and normal operating margins, **the underground premium for resident spaces (~\$10M)** is equivalent to **roughly a few months of gross rent** — a small, one-time investment that preserves the shoreline for the **next 50 years**.

NCR's capacity. NCR operates at national scale — **360+ communities across 25 states** — and reports substantial assets and fundraising capacity. Public nonprofit data place **National Church Residences (EIN 31-0651750)** at **~\$216 million in total assets** (most recent filing posted), separate from its many project-level affiliates. That scale and balance sheet are exactly why **this** site is the place to do the right (if slightly costlier) thing. [National Church ResidencesInstrumentl](#)

Demand is not the issue — responsible design is

America is aging fast. **NIC MAP** projects the U.S. will need **~806,000 additional senior housing units by 2030**; new construction starts remain historically low even as **occupancy climbs (Q2 2025: ~88%)**. In short: **demand tailwinds are strong**; the question is **how** we build. [National Investment Center+1](#)

What recent community experience says

When NCR built in **Oakville, MO**, neighbors objected to scale and fit; the County sent the project back to Planning; the controversy lasted months. The building ultimately opened **full**, but only after a bruising public fight that damaged trust. **Let's avoid repeating that story** by setting clear conditions now. [STLPR+2STLPR+2](#)

Specific conditions I urge Council to require

1. **Put lake-edge parking underground.** Bury the garage along the shoreline to lower massing and protect views and habitat. This aligns with best practice and long-term neighborhood value. [WG Inc. PublicationsWells + Associates](#)
2. **Greater setbacks + a three-story lakefront cap.** Pull buildings **back from the water** and cap heights at **three stories** on the lake side to align with **riparian buffer** guidance (~100 ft typical) and UA's people-first Henderson vision. [ScienceDirectupperarlingtonoh.gov](#)
3. **Eliminate the lobby bump-out.** That projection pushes bulk closer to neighbors; moving it inside yields **instant setback** without functional loss.
4. **Right-size parking.** Senior communities typically need **far fewer spaces per unit** than conventional apartments (ITE data show **~0.3–0.6 spaces/unit** for senior/affordable congregate housing). Over-parking near the lake harms the public realm; **build what's needed, not a default suburban ratio.** [Scribd](#)
5. **Green, resilient rooftops.** Require **rooftop gardens** for resident food and programming and **solar PV** where feasible. **Green roofs** can retain **~50% (or more) of stormwater**, cutting runoff into the lake and mitigating heat. [Ohio Department of Transportation](#)
6. **Construction & environmental management plan.** Require a detailed plan for **hazard abatement, dust/noise containment, and tree/road protection** throughout demolition and heavy trucking.
7. **Utilities: do the homework.** **Utility relocations are routine** in corridor and redevelopment projects (ODOT's utility coordination manuals and recent AEP work illustrate process and negotiability). Don't let "moving the easement is hard" be a reason to push a **giant building up against backyards** for 50 years. [WG Inc. PublicationsKimley-Horn](#)

8. **Public edge that respects privacy.** If a public path is required, **avoid gathering nodes** directly in front of homes on the narrow lake reach; design for safety, habitat, and neighbor privacy.
9. **Phase 3 as interim greenspace.** If future senior housing west of the first phase has no timeline, **make it greenspace** adjacent to the park until a vetted plan is ready.

Fiscal perspective for UA

I understand the **income tax** value of NCR employees working here. But a lake-friendly design doesn't diminish that revenue; it simply **pushes parking underground and adjusts massing**. Moreover, if (hypothetically) office users ever replaced part of the site, a smaller office building could host **more employees** (and higher wages) than a tall lake-edge senior building — with **more income tax** and less environmental impact. A good site plan protects **both** UA's fiscal base **and** neighborhood quality.

My specific asks

- **Require** underground parking on the lake edge, **maximum setbacks**, and a **3-story lakefront height cap**.
- **Eliminate** the lobby bump-out to gain buffer.
- **Mandate** rooftop gardens and solar, and a best-in-class **construction/environmental management plan**.
- **Right-size** parking supply for senior housing and UA's walkable Henderson vision.
- **Design the public edge** to preserve neighbor privacy and wildlife habitat.
- **Treat Phase 3** as interim greenspace until a detailed, community-vetted plan is advanced.
- And, as the owner of the largest residential lot on the lake, I respectfully request the City consider formally naming the lake "**Davis Lake**" during this process — a symbolic commitment to stewardship and place.

Closing. This lake is more than scenery — it's part of who we are and why people choose to raise families here. We do not have to choose between growth and community. We can have both — **if NCR builds with us, not just next to us**. Across **four public meetings** so far, I've seen little evidence of substantive change from NCR. That tells a story — and it's Council's role to write a better ending. Please help us get this right for the next 50 years.

Respectfully,
Nick Davis

2300 Concord Village Dr.
Columbus, OH 43220

Sources (selected)

- **UA Envision Henderson & Complete Streets direction.** City of Upper Arlington project pages describing a walkable, multimodal vision for West Henderson Rd. upperarlingtonoh.gov+2upperarlingtonoh.gov+2
- **Parking costs.** WGI's **2024 Parking Structure Cost Outlook** (median **\$29,900/space** above-grade); Wells & Associates synthesis (below-grade **\$35k–\$100k/space**, median **~\$70k**); industry guidance that below-grade is often **~2×** the cost of above-grade. [WG Inc. PublicationsWells + AssociatesWatry Design, Inc.](#)
- **Senior housing demand & occupancy.** **NIC MAP** projections (need **~806k units by 2030**); 2025 occupancy momentum (**~88%**). [National Investment Center+1](#)
- **Columbus assisted-living pricing (order-of-magnitude revenue).** AssistedLiving.org estimates (**~\$4,409/month** avg, with continued increases into 2024). [AssistedLiving.org](#)
- **Environmental buffers & light.** Cuyahoga County/NOACA riparian setback guidance (**~100-ft** buffers protect habitat & water quality); UF/IFAS synthesis on **light pollution** impacts on wildlife, including aquatic systems. [ScienceDirectUS EPA](#)
- **Green roofs.** U.S. EPA “Green Roofs” fact sheet (stormwater retention, heat-island mitigation, energy benefits). [Ohio Department of Transportation](#)
- **ITE right-sizing perspective for senior parking.** *Parking Generation Manual, 5th Ed.* (senior/congregate housing: **~0.3–0.6 spaces/unit** typical). [Scribd](#)
- **NCR scale & resources.** NCR's “About” page (360+ communities, 25 states); recent public filings indicating **~\$216M** in total assets (EIN **31-0651750**). [National Church ResidencesInstrumentl](#)
- **Oakville, MO precedent.** St. Louis Public Radio coverage of the prolonged public backlash and planning reconsiderations before opening. [STLPR+2STLPR+2](#)

Suggestions, after a site inspection this morning, related to:

1. East end of retention pond located west of Arlington Centre Blvd

National Church Residences (NCR) should pay for more trees behind the new office building and toward the pond to screen its building.

NCR and/or the City should pay for screening trees on properties on the south side pond.

2. Trail on north side of pond between NCR buildings and the pond

No trail should be done at this side. Concord Village residents do not need such access. Public access should remain through North Bank Drive.

Future NCR residents could access through North Bank or a walking path could be located directly behind residential buildings and linking with the walking loop on the east side of Northwest Park.

General observations.

I recognize that plans will be approved and construction will begin.

However, I am disappointed in the City's and Arlington Centre Blvd. property owners and businesses with what I often refer to as silo thinking and working collaboratively and thinking outside the box. I also recognize that for all businesses, whether for profit or non-profit, are interested in having sustaining sources of funds to meet their missions and considerations of future work.

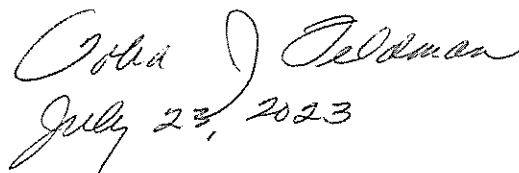
However, there was an opportunity, and still may be, for a collaboration creating a win-win for everyone.

From my observations there are four properties : NCR, Gosh, medical buildings, and a large office building. Each of these owners may not be where they should be. For, example, NCR may be working with too small a space while Gosh has too much space. Medical buildings might better be situated where the office building is with a smaller office building with amenities such as a restaurant, a bakery, and small shops.

I will take years to because of the various jurisdictions, property owners, and businesses to improve the West Henderson corridor.

There is a real opportunity to bring everyone of these major drivers in development to think about what can be in their best interests as well as for residents and the city instead of letting each to figure out what they want to do with no real direction.

Toba Jeanne Feldman
4830 Shackelford Court
Columbus, Ohio 43220


July 23, 2023

RECEIVED

August 27, 2025

Shannon Tolliver, Chair BZAP
City of Upper Arlington
3600 Tremont Road
Upper Arlington, OH 43221

Upper Arlington Community
Development Department

Re: National Church Residences

Dear Ms. Tolliver:

I am an eastside Concord Village (CV) resident and recently attended the July 22, 2025 meeting between CV residents, National Church Residences (NCR), and city employees. I also viewed the video of City Council's August 18 meeting on the NCR proposal.

While my experience is not in property development or construction, I was an employee of an entity and involved with its major building redevelopment in downtown Columbus before I retired.

The following are my observations and comments regarding the specific proposal as well as its context within Envision Henderson.

1. Envision Henderson

- a. Envision Henderson has begun. The NCR proposal is the first redevelopment related to EH. While it is not front on Henderson Road, it is part of the commercial properties east and west of Arlington Centre Boulevard and south of Henderson.
- b. Generally, there are four parcels of commercial property: NCR, Gosh, cluster of medical related buildings, and Hamilton Capital office building.
- c. Interested parties related to these parcels include land and/or building owners, and business owners. Developers also are interested in the area.
- d. The NCR proposal, including all three phases, occurs over an estimated 10 or more years period. During this time other redevelopment of Arlington Centre properties will occur with varying timelines sequentially or consecutively. Adding to this work will be Henderson corridor development which appears to be very similar concepts to the Lane Avenue renewal. In all development could be as long as 15, 20, or more years.
- e. CV residents expected and support redevelopment.
- f. **How the city deals with the NCR proposal and the issues raised will affect future Arlington Centre, and Henderson corridor redevelopments.**
 - i. The city needs to look at the big picture when dealing with concrete proposals.
 - ii. It must be transparent.

- RECEIVED
- Upper Arlington Community Development Department
- iii. It should be forward looking and develop a collaborative effort among all interested parties in EH, i.e., residents, property owners, developers, and businesses. Zoning and planning processes tend to be reactive, not proactive, processes and overlook more innovative solutions.
 - iv. City officials and employees must address issues, and, if not enough information is available at the time, the three hardest words in the English language should be said, "We don't know". There should be a good reason why that is the answer. This also should apply to property owners and developers.

2. NCR Proposal

- a. NCR is on its timeline in which it has spent several years in planning. This is a project is dictated by their needs business needs. What is being considered now is the monetary commitments of NCR and the city to keep NCR in Upper Arlington. I have no doubt the proposal, which I do not oppose in general, will be approved.
- b. There appears a disconnect in the space that NCR now occupies and whether it is appropriate for its growth. NCR's future growth may eventually cause it to relocate. However, viewing all the parcels mentioned earlier, the other businesses also may not be where they are now. For example, GOSH and NCR might have looked at an exchange benefitting both. I do not know if this was discussed by them or raised by the UA Development Department.
- c. At the meeting I attended there was a palpable tension. It was obvious that most of the residents attending had been to previous meetings and had made suggestions. NCR or city employees did not discuss any changes they did incorporated or could not.
- d. NCR office building
 - i. There was no adequate reason detailed why it was being moved from its current position to the east end of the property other than it will be easy for employees and visitors.
 - ii. Their reason for not moving the new building further north from the retention pond was that city's easement could not be moved. In other words, no improvements for North Bank Drive were on the table. North Bank it seems will eventually be improved with new infrastructure. This is a missed opportunity to engage facilities on the north side of North Bank on needs in fixing entries and parking. But then again this is the problem with one development moving forward faster than the city and others will react.
 - iii. The addition of more landscape screening on the south side of the building seems reasonable and affordable to NCR.
 - iv. Paying for additional landscape screening for the CV residents across the retention pond either by NCR or the city also seems reasonable and affordable.

e. Walking Path

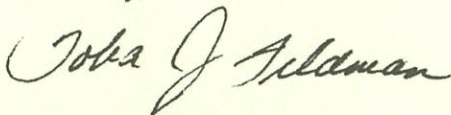
- i. This path, south of the proposed buildings, should not begin at Arlington Centre Boulevard. CV residents do not need this access. It is close to the retention ponds. These are retention ponds not recreational ponds.
- ii. Public access to Northwest Park should remain via North Bank Drive. NCR senior residents could use North Bank sidewalks, or a walking path could be built closer south of the residential buildings with a link to the park walking path.

f. Construction work

- i. There needs to be serious work done on how construction will occur to minimize disruption to CV residents, first responders, doctors' offices, and school buses with input from these parties.
- ii. The first driveway to Hamilton Capital building should be made inaccessible.
- iii. I oppose any temporary or permanent solution that involves opening entrances to Mackenzie Drive. This increases the disruption to more residents. I question whether these streets are sufficient to sustain the wear and tear of construction trucks especially they cross over the connector between the retention ponds. Engineering inspection maybe required.

If I have made incorrect assumptions in my comments, please excuse them. Thank you for your review and consideration.

Sincerely,



Toba Jeanne Feldman

4830 Shackelford Court
Upper Arlington, OH 43220

Cc: City Council President Ukeme Awakessian Jeter
City Council Vice President Brian Close
City Manager Steven Schoeny
✓ Community Development Director Chad Gibson
BZAP Committee Members

2502 5 0 938
Upper Arlington Community
Development Department

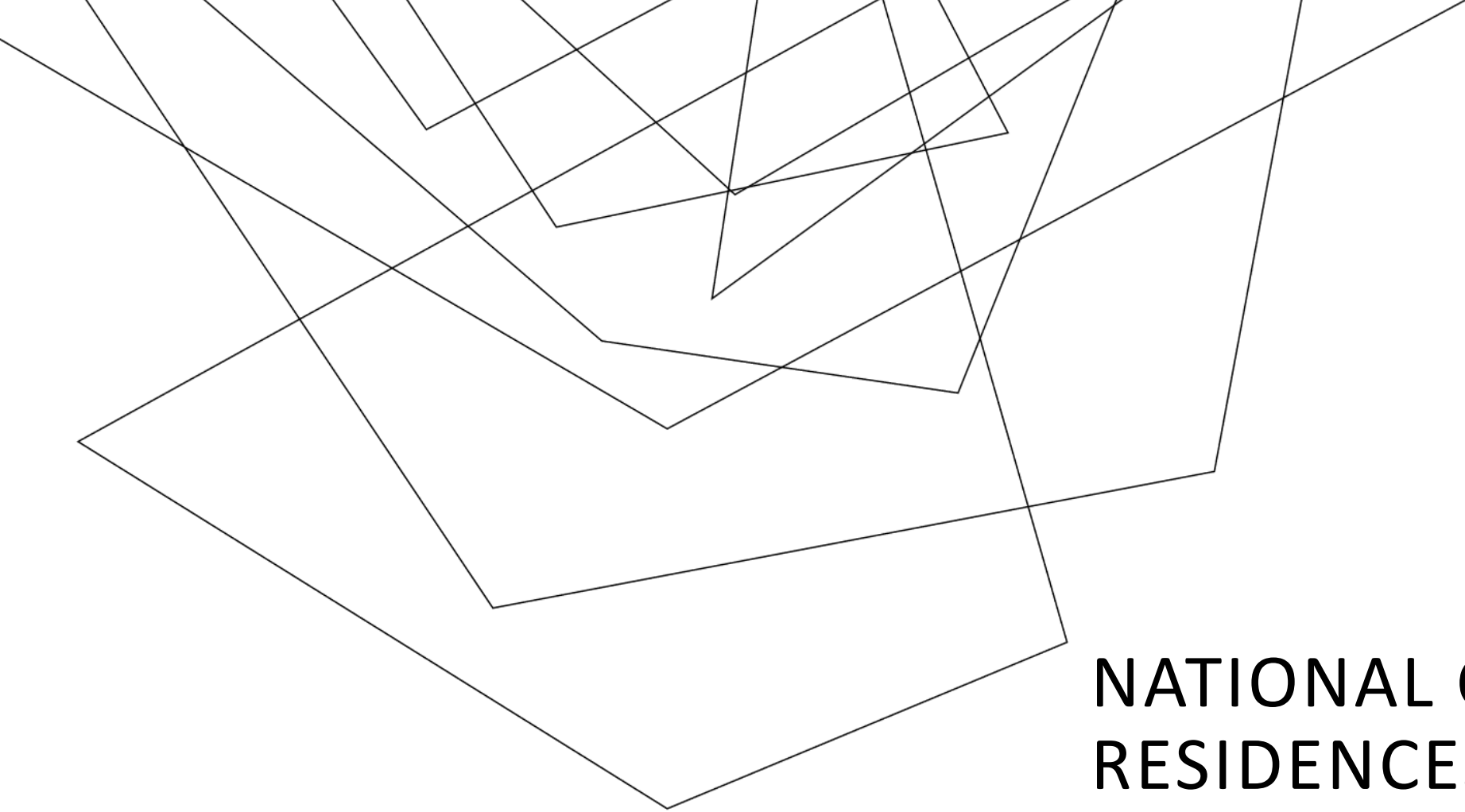
RECEIVED

SEP 02 2025

Upper Arlington Community
Development Department

**National Church Residence (NCR) – Proposed Project
Concord Village (CV) Concerns – Summary of Top 5 Issues**

- **Relocate the proposed NCR Headquarters Office Building closer to North Banks Drive**
 - **City to relocate sanitary sewer line**, to allow for the transfer of the 33 feet of available space in front of the proposed NCR Headquarters Building to the lake setback. NCR has stated that it would relocate the building closer to North Bank Drive if not for the presence of a sanitary sewer line running diagonally through the northeastern section of its parcel. The cost of making this change is minimal compared to the project's scope and the financial incentives being provided by the City. This is a significant opportunity to mitigate long-term harm to the adjacent residential neighborhood.
- **Confirm commitments to heights and feature redesign of all proposed NCR buildings**
 - NCR gave verbal commitments not to build additional height beyond the building plans presented in community meetings in June and July 2025 and to BZAP on July 2, 2025. Request that the commitment be made binding as a part of the Major Site Plan approval or Development Agreement.
 - In a meeting with CV residents on August 15, 2025, NCR agreed to revisit the height and aesthetic design of the balcony features of the Office Building to lower the roof height of the highest balcony by approximately 5 feet, and minimize the protruding design of balconies facing the residences.
- **Develop and implement an agreed-upon plan for traffic to avoid NCR construction**
 - **City to create a temporary route for CV as well as Public Storage traffic that avoids construction.** The plan must preserve emergency access as well as residential traffic flow, without requiring drivers to navigate through a construction zone and associated mud, nails, and other construction debris.
 - Multiple options include a temporary construction road through the park or directly North to Henderson Road from the NCR construction site on North Banks Drive, or temporarily closing Arlington Centre Boulevard at the lakes and opening access at the southern end.
- **Improve privacy and security for both CV and NCR residents**
 - **City to relocate the proposed shared walking/biking path** from along the narrowest part of the lake and instead reroute the path along North Banks Drive (North side of NCR buildings).
 - NCR to provide an enhanced softscape to improve privacy.
 - NCR to provide noise and light pollution reduction methods.
- **City to establish Lake maintenance agreement with CV**
 - **City to evaluate the status and “health” of the lakes** and proactively address any issues to avoid flooding or other lake management problems in the area.
 - City to confirm it did consult with the Soil & Water Conservation Department regarding the lakes as promised during the September 15, 2022, community meeting, and provide a report.
 - City and NCR to mitigate any construction impact on the lakes.

Abstract geometric lines in black on a white background, forming various overlapping polygons and shapes, primarily concentrated in the upper left and center of the page.

NATIONAL CHURCH RESIDENCES PROJECT

*“SETTLE THE DIFFERENCES AND
MOVE FORWARD”*

20-MINUTE CALL AGENDA

Objective

Current Status

5 Issues & Resolutions

Bonus Opportunities

Next Steps – CVAA & NCR

*Note: All information is my opinion
only.*

OBJECTIVE

Resolve the remaining differences between CVAA Residents vs the NCR Project.

Theory: Our differences aren't as significant as they seem.

CURRENT STATUS

We seem to have arrived at an impasse

- The City appears unwilling to listen to residents. The last two City Council Meetings have produced no change, or even a basic sense that issues are being studied.
- Residents are growing enraged by the ongoing disrespect from City Management. Every point raised by CV Residents is deflected, and in my opinion, City Management is making NCR and City Council look bad.
 - Not just a NIMBY reaction:
 - A sense of “bait and switch” related to building height, amenities for the community, etc., as stated in 2022 during rezoning versus the current proposed project.
 - A strong belief that the NCR project will reduce both property values and the quality of life/enjoyment of the community.
- Concord Village Residents are growing increasingly frustrated and starting to switch strategies.
- The only progress made to resolve differences has come from private, direct meetings between NCR and CVAA Residents. That’s why I contacted you.

5 KEY ISSUES – (SAME AS PROPOSED TO CITY COUNCIL)

- 1. Commitments to heights of all proposed NCR buildings, and reduction of south-facing architectural features of NCR HQ Building (verbally agreed)**
- 2. Move the proposed NCR Headquarters Office Building closer to North Banks Drive**
- 3. Improve privacy and security for both CV and NCR residents**
- 4. Develop and implement an agreed-upon plan for traffic to avoid NCR construction**
- 5. Establish a lake maintenance understanding and agreement**

5 KEY ISSUES

- 1. Commitments to heights of all proposed NCR buildings, and reduction of south-facing architectural features of NCR HQ Building (verbally agreed)**
 - a. I haven't seen anything in writing, but I suspect we will see these changes at the BZAP meeting

5 KEY ISSUES

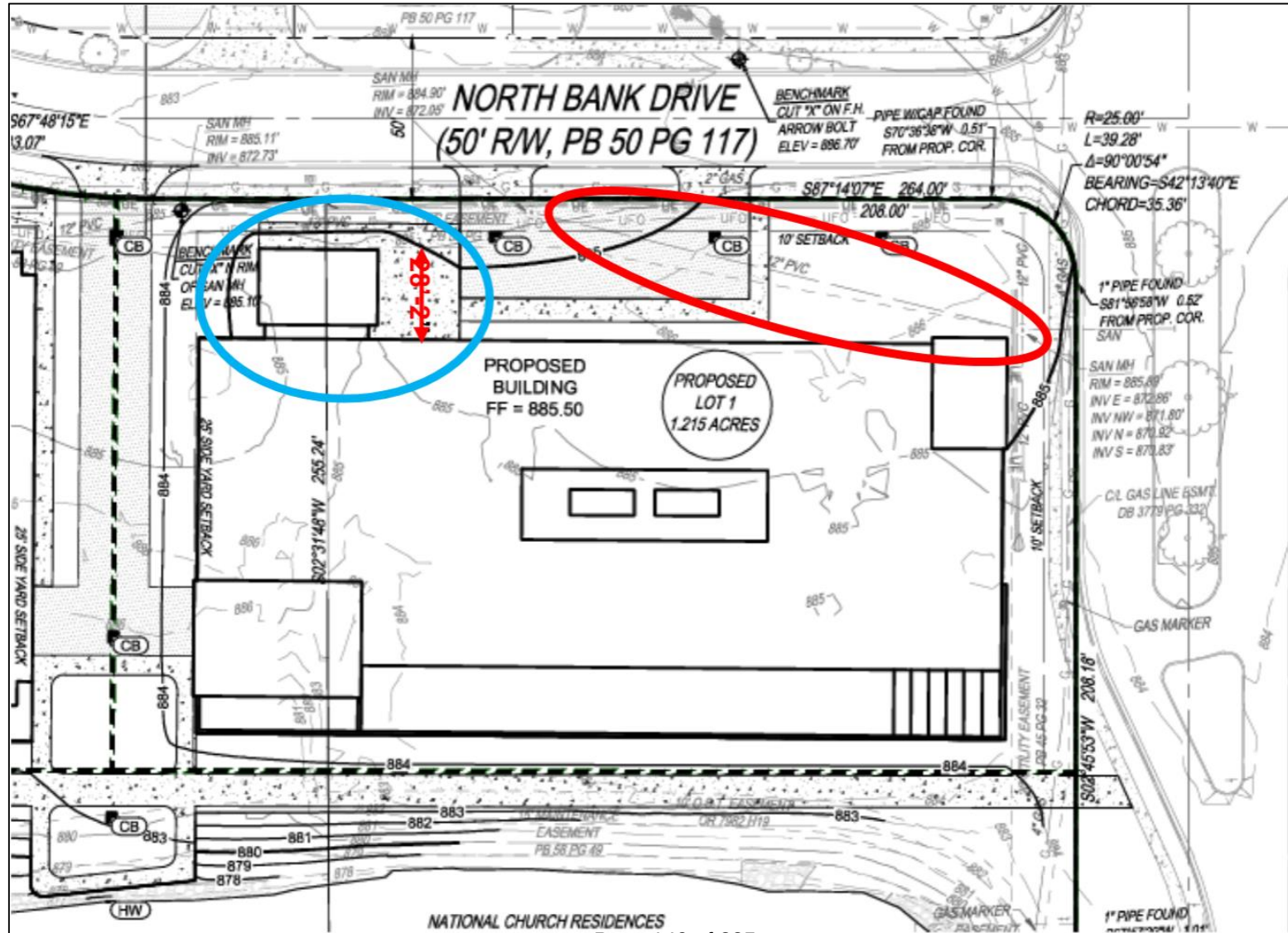
2. Move the proposed NCR Headquarters Office Building closer to North Banks Drive

Issue: The HQ Building will be very close to the residences across the lake. Moving the building to the north, even a small distance, will have a major impact on the HQ building “looming” over the residences.

Two options that we are aware of (there may be more):

- 1. City to move the utilities at the corner of North Banks Drive and Arlington Centre Boulevard.*
- 2. NCR to relocate or reduce the size of the lobby on the North side of the proposed HQ building*

2. Move the proposed NCR Headquarters Office Building closer to North Banks Drive (see commentary related to the map below on next page)



2. Move the proposed NCR Headquarters Office Building closer to North Banks Drive (commentary related to the map on previous page)

Option 1

At the City Council meeting on 8/17/2025, residents requested that the City investigate relocating a sanitary sewer line to make possible the relocation of the office building. Moving the building closer to North Banks Drive would provide significant relief to the encumbrance on their homes, which are in close proximity to the office building on the narrow side of the lake.

At the City Council meeting on 8/25/2025, the assistant city manager addressed the utilities running along North Banks Drive, instead of the sanitary line running diagonally along the northeast corner of the lot (circled in red).

Option 2

If National Church Residences were to consider redesigning their lobby (circled in blue) in coordination with relocating the sanitary line, there is a potential of up to 28 feet (measuring to the 15-foot utility easement), which could be reallocated to improve the setback between the 58-foot office building and the 2 story residences directly south and adjacent to the building site.

5 KEY ISSUES

3. Improve privacy and security for both CV and NCR residents

Issue: The proposed walking path further reduces privacy and security for residents On BOTH sides of the lake.

The City seems “wedded” to installing a walking path on the north side of the lake and the NCR buildings.

It is hard to understand why NCR would want this when other clear options are available.

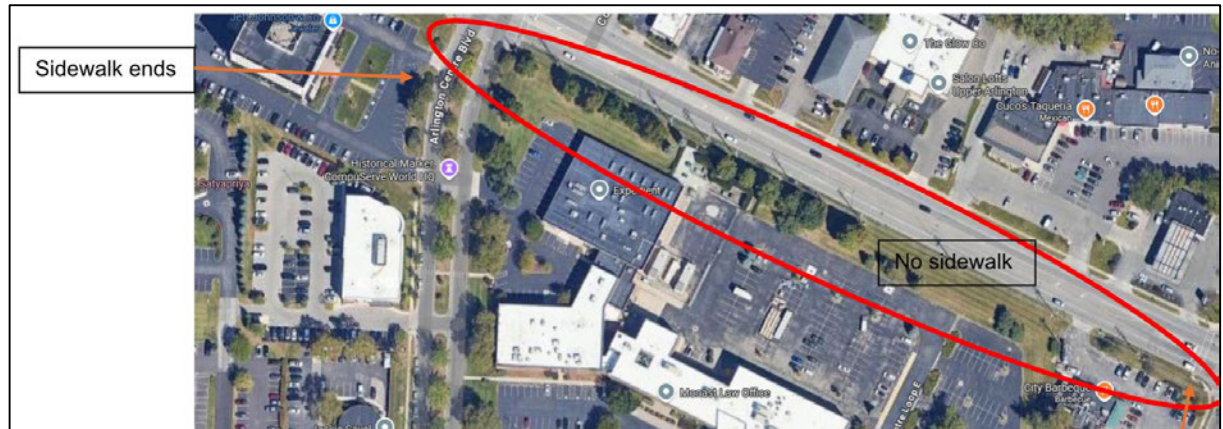
Do walking senior citizens and scooters mix well?

Do you want strangers walking past the NCR residences and HQ regularly?

3. Improve privacy and security for both CV and NCR residents

There is an existing sidewalk (which will be maintained) along North Bank Drive Connecting Arlington Centre, which eliminates the need for and cost of a shared path. The city would be better served by utilizing resources to create sidewalks along the northern portion of Arlington Centre Boulevard and along Henderson to connect to the sidewalk that ends abruptly on Dierker Road.

As an option, place a new walking path between the NCR buildings and the wide portion of the lake, but route it to the north on the west side of the HQ building (so it's not along the narrow portion of the lake)



5 KEY ISSUES

4. Develop and implement an agreed-upon plan for traffic to avoid NCR construction

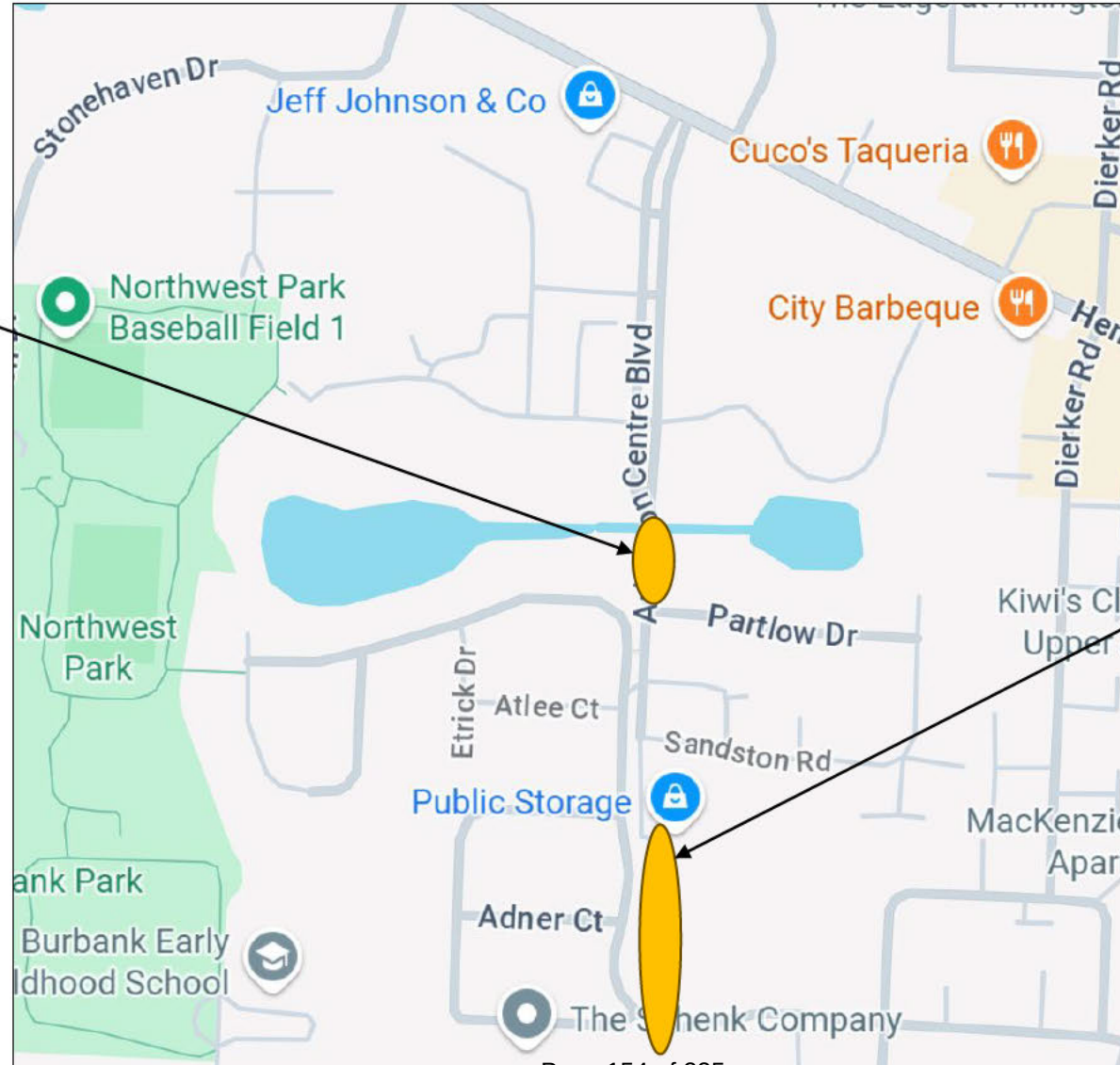
Issue: Residents on the east side of Concord Village (approximately 70 residences) want to ensure that Emergency access is not hindered by construction-related interruptions. Residents are also concerned with frequent traffic delays and driving through construction-related mud and debris.

City refers to the traffic study, which essentially states that there is no concern. However, the traffic study compared traffic volumes before and after the NCR project, and did not address the construction period.

The City refers to traffic volumes from the CompuServe (sold in 1998) and AOL (closed in 2007) era, when traffic on Henderson Road was significantly less than it is today.

4. Develop and implement an agreed-upon plan for traffic to avoid NCR construction

Close Arlington Centre Boulevard here. Provides space for Construction equipment to operate, and or workers cars to be parked.



Open Arlington Centre Boulevard to here. Extend road straight to MacKenzie Drive.

5 KEY ISSUES

5. Establish a lake maintenance understanding and agreement

Issue: A simple understanding of how the lake will be managed, with the City owning half of it.

The sense is that there is more than we, the residents, are aware of behind the transfer of the lake from NCR to the City. Transparency reduces anxiety, and this should be easy to address.

BONUS OPPORTUNITY

Include an amenity in your plan

- Coffee Shop, Flower Shop, Restaurant ... anything
- Benefit to your residents, employees, and CVAA Residents
- Will help to “blend” our area and create a stronger sense of community

Consistent with “Envision Henderson” thinking and seen as a “carrot” in the CV Community.

NEXT STEPS – CVAA & NCR

- **CVAA residents are giving up on collaboration and shifting towards resistance (the “clock” is running out)**
 - Planning to take the message across Upper Arlington
 - Speaking with the UA School Administration and Board
 - Weighing legal options
- **NCR – My ask ...**
 - The City obviously wants to keep NCR, and the City Management will listen to NCR (much more than residents) if you request their action on items under their responsibility.

A series of white, overlapping geometric lines and polygons on a black background, located on the left side of the slide.

THANK YOU FOR YOUR TIME

Jim Fisher

Two horizontal white lines with short vertical end caps, positioned below the name 'Jim Fisher'.

Fwd: Your proposed project on North Banks Drive

[REDACTED]
Date Thu 07/10/2025 7:04 AM

To Planning-Web <City.Planning@uaoh.net>

Please confirm receipt, and forward my feedback in the email below to the Board of Zoning & Planning for consideration related to the National Church Residences Corporate Campus Redevelopment project.

----- Forwarded message -----

[REDACTED]
Date: Fri, Jun 20, 2025 at 12:04 PM

Subject: Your proposed project on North Banks Drive

To: <campus@nationalchurchresidences.org>

My wife and I attended the In-Person Meeting at the UA Community Center on Wednesday, June 18th, 2025. We appreciate the opportunity to participate in the discussion about the proposed National Church Residences project on North Banks Road. We live in Concord Village at 2177 Partlow Drive, and as a result of what we learned at the meeting, we have some concerns as listed below.

- Issue #1 - The height of the buildings, especially as compared to what exists on the property today, is too tall.
 - While the height of the proposed buildings may be appropriate for directly along Henderson Road or another major road (like Lane Avenue), the proposed buildings are too tall for being so close to existing residences. Of course, the proposed buildings, which are designed for residences, are currently planned to maximize available space and thus revenue for NCR (I'm sure UA wants the additional tax revenue as well).
 - Even more concerning is the planned 5-story (plus HVAC on roof) Headquarters building. This proposed building is nearly twice the height of the existing building, and will loom over the residences directly to the south! What is the proposed overall height of the Headquarters building? We were surprised that an estimate wasn't available at the meeting, as the proposed height will reduce any sense of privacy on the back/lakeside of these properties, and very likely reduce property values.
 - It will be important to conduct a "light pollution" study for the homes located on the south side of the lake, across from the proposed taller buildings. We believe it is likely that at certain times of the day, sunlight will reflect off the glass windows in the south side of the proposed taller buildings, then off the water on the lake into the windows of the homes. The possibility of this is especially concerning in the winter months when the sun is lower in the southern sky.
 - We strongly believe that there needs to be a better balance drawn between the needs of revenue for NCR and minimizing the impact on the existing, well-established community of Concord Village. Certainly, lowering the height of the proposed buildings will be a big step in this direction.
- Issue #2 – The amount of parking space and where it is located are important aspects of this project. If insufficient parking is provided, then overflow parking will likely spill over into the

surrounding residential streets.

- It was stated in the meeting that there will be one parking space for every employee of NCS. Will the number of spaces for employee parking be based on current employment (225?) or the stated maximum capacity (300)?
- It was also stated that there will be .7 parking spaces for every residence. You certainly have data from your other properties to support this claim, and we would like to review it. From our perspective and since the residences will not be assisted living and will often have two occupants, .7 parking spaces per residence seems on the low side to us.

Regarding the location of parking space, how much of it will be surface parking, and how much will be located under the buildings, as the project is currently proposed?

- Issue #3 - The impact of the proposed project – Arlington Center Drive.
 - The road from Henderson to North Banks is narrow and nicely tree-lined now. Years of heavy construction traffic will likely ruin the existing roadway and may damage the trees along the way. What are your plans to maintain this section of roadway during and after the project?
 - How often do you expect that Arlington Centre Drive will be reduced to one lane for residents? As this project seems to have several phases and will span over as much as 5 years (does it need to be that long?), it seems there will be very significant delays and inconvenience to the residents who live in Concord Village on the east side of Arlington Centre Drive. Have you considered opening up Arlington Centre Drive on the south end of the road near the Public Storage facility to improve access for residents and ensure that fire and emergency vehicles can quickly service our area as needed?
 - Have you considered determining a location for a temporary construction road? It seems there may be enough space near the ball fields to the west (which are currently used less than half of the year).
 - The project will likely bring an increase in foot/scooter traffic and vehicle traffic into the east side of Concord Village.
 - The proposed path along the north side of the lake, which would connect Arlington Centre Drive and Stonehaven Drive, will bring increased foot/scooter traffic. A comment was made at the meeting that “there are materials that are not conducive to scooters, but that allow for wheelchairs and physically challenged people” can be utilized. Please provide more explanation of the surface materials being referred to.
 - NCS employees will, of course, know where their office/facilities are located, but people who are visiting the residents in the 200-plus residences of the facility may not be familiar with the area. Some signage was referred to for assisting these people, but undoubtedly, it will lead to people who have made wrong turns driving through Concord Village.
- Issue #4 – The impact of the proposed project – Hazardous Waste.
 - During the demo of the existing buildings, what will be done to contain the dust and debris? The wind often blows from the northwest, which will carry any dust produced over Concord Village.
 - Are there any hazardous wastes used in the construction of the building that need to be contained? Since the buildings were built in the mid-80s and late 90s, I believe that it was past the asbestos era, but I am less certain about lead pipes, etc. Will a hazardous waste study be made available to the local residents and the public, and an appropriate abatement plan implemented?
- Issue #5 – If the project proceeds, what benefits do the residents of Concord Village and the nearby area receive? There certainly has to be a good sense of balance if support from the community is expected.

- Has the question been asked by the UA City Management, “Is this the best and highest use of the limited land we have available”?

We appreciate your consideration and want to find a way to support your project and continued investment in the Upper Arlington community.



National Church Residence Proposed Project - Map of potential Access Road through park to the west of the NCR development.


Date Tue 08/19/2025 10:38 AM

To cityclerk@uaoh.net <cityclerk@uaoh.net>; Planning-Web <City.Planning@uaoh.net>

 1 attachment (5 MB)

NCR Project - Area Map with Proposed Construction Access Road.docx;

Please forward this email to the Mayor, City Council, and BZAP Members.

I have attached a map that further describes the potential for a temporary construction access road for the NCR project, which was discussed at the City Council Meeting on August 18th.

As you will see, there is a highlight color key at the top of the map. The yellow-highlighted area represents the east side of Concord Village, which is accessible exclusively via Arlington Centre Boulevard, also highlighted in yellow.

There are approximately 70 homes on the east side, and we, the residents, don't believe it is right to ask us to drive through a construction zone for 5 plus years, as long as there are other options. As stated at the meeting, we would encounter multiple issues, including;

1. Mud, nails, and debris will be tracked onto our roads and into our garages.
2. Frequent construction delays, as construction-related vehicles maneuver in and out of the rather narrow Arlington Centre Boulevard and the intersection at North Banks Drive.
3. Possible threat of delays for Police, Fire, and Emergency vehicles. Emergency services are frequently needed due to the high number of senior residents in this area.

When I last spoke with the NCR personnel, they thought that his path across the park was an interesting idea. There may be other options as well. I would certainly think that the management of the Public Storage facility will want assurances that their customers will have unrestricted access to their storage units.

In the Council Meeting last evening, it was also mentioned that an access cut across the median towards the south end between Concord Village Drive and Arlington Centre Boulevard would allow residents who live on the east side of Concord Village to avoid the construction zone. This "cut-through" approach does seem like a viable option, but the 3-minute speaking limit didn't allow me time to present more than one option.

Chad Gibson stated in the meeting that there was strong resistance to this approach, which may have been true in the past. However, I believe the majority of the people who live in Concord Village now would prefer it to driving through a construction zone for an extended period of time.

Frankly speaking, and no disrespect intended, it doesn't seem like the citizens on the east side of Concord Village should be the ones to figure out reasonable access to our homes if we are expected to support the NCR development project. Secondly, it seems clear that this issue should be figured out and finalized before any approvals for incentives and development plans are considered and approved.

Please let me know if you have any questions or require further explanation. I will make myself available to assist in any way needed.

Thank you,
Jim Fisher
2177 Partlow Drive

--



National Church Residence - property & proposed project area (violet highlight)

Arlington Centre Boulevard access to/from the east side of Concord Village (yellow highlight)

Possible temporary construction access road from NCR Project site to Stonehaven Drive (red-orange highlight)



To: UA City Council & All Parties Involved for Consideration (email sent 8/30/2025)

Having now attended three meetings addressing the NCR Redevelopment, I would like the City Council to consider the following:

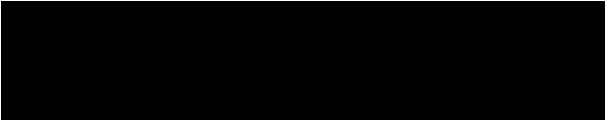
- **Safety issues for Residents for City Services**, i.e., police, fire, ambulance, to the Arlington Centre Blvd area residents with the NCR Redevelopment and commercial activity.
 1. No information can be accurately forecast for timely access of emergency services when needed, and how the timeframe can affect UA's safety standards.
 2. At the last City Council meeting the Fire Division had no indication of how this would affect the residents, leaving us feeling unsafe and vulnerable when emergencies happen.
 3. There is **NO alternative access or exit** for residents for "safety" or "buffer" from the commercial property activity.
 4. **Precedent has been set** previously for residents giving accommodations affected by the Lane Avenue "redevelopment" and we are **proposing the same accommodations**.
 5. **Precedent set and accommodations given for private access and closures for residents** with the Lane Avenue redevelopment, both behind Lane Avenue Shopping Center and access behind the Hudson 29 commercial buildings.
 6. **Insulation from the commercial property**, (one property now houses a rehabilitation facility) along North Bank and Arlington Centre Blvd. **(A rehab participant who appeared "dead" was sleeping on a picnic table in NW Park)** Ask the UA Police how much they patrol now due to these commercial changes along North Bank and Centre Lake Area.
- Consideration to **CLOSE the North access of Arlington Centre Blvd.** with similar metal posts as was done with the Lane Avenue project and allowing a "walking path environment" to the NCR property and similar to what was done behind Lane Avenue Shopping Center.
- Consideration to **OPEN South access to Concord Village Drive** as we are already considered part of the Concord Village entity divided by a minimal median strip.
- The Storage Facility that exists on Arlington Centre Blvd. can be easily accessed from Dierker Road to Concord Village Drive and safer for pedestrians. **There are limited or no sidewalks on Arlington Centre Blvd/median** strip as it connects to our residential area. We have to **walk in the street** to a "cut through" to **no sidewalk again, back into the street** (Concord Village Drive) to a sidewalk. Traffic moves fast and it's not a safe feeling. Children have to walk across this way to Concord Village Drive to access school transportation. This wasn't an issue 40 years ago, but population and commercial growth is much more significant. This is a real safety issue and opening up a South access with connecting sidewalks would address this.

Many residents have expressed concern about the safety issues due to an aging population as well as an increase in younger families with children accessing school transportation. There has been an obvious increase in ambulance and police activity in our neighborhood and making these changes would give a level of buffer/safety but still allow a "walking path" into the park setting that NCR and the city seem to be working to achieve.

Finally, I would like to say that I have been a Centre Lake resident for almost 38 years and when CompuServe existed, we were very isolated with minimal traffic. Many of you didn't even realize our development was behind there until this issue came forward. I found the characterization of "1,000 employees" by the spokesperson at the last council meeting very outdated and misleading. The traffic light at Henderson & Arlington Centre Blvd. was a "blinking light" and even at its full capacity CompuServe employees were much farther north of the residential property than the NCR development. CompuServe was closed on weekends, and the **surrounding commercial activity didn't exist**. Trying to compare CompuServe in today's surrounding commercial growth, makes this comparison not only inaccurate but misleading to the council. Former UA Mayor Yvonne Simon would be a good resource for council as she lived in a Centre Lake Area condo during this timeframe and could give a more accurate opinion.

Thank you for your consideration in making our neighborhood a safer residential area.

Daniela Hendrickson
4860 Shackelford Ct
Upper Arlington, OH 43220



National Church Residences Corporate Campus Redevelopment

Date Fri 07/18/2025 3:07 PM

To Planning Web <City.Planning@uaoh.net>

Cc Campus <campus@nationalchurchresidences.org>; Ed Marszal <edward.marszal@kenexis.com>

Please send the following feedback to the zoning board for consideration at their next meeting.

Hello,

We live at 4856 Chevy Chase Avenue, so our home is nearest to the western North Bank Drive side of the National Church Residence property. Ever since the zoning changes were made, we have been concerned about what the consequences would be. We were concerned about the possibility of increased traffic in the neighborhood, a large possible population increase in the neighborhood and safety issues that might present, and the presence of large/tall buildings, which would change the landscape of the neighborhood and the park area significantly. In addition, we were/are concerned about a resulting property value decline.

I listened to the zoom call and also attended the meeting at the Bob Crane center recently to hear about the proposed development.

While we recognize that the current NCR properties along North Bank Drive are outdated and underutilized, and understand the desire to improve/develop them, we do have some concerns about the proposed development.

Height of the buildings was a big concern of ours during the zoning changes, as well as setbacks/proximity of buildings to single family homes. 4 tall stories or 5 short stories close to single family homes is quite visually imposing and would significantly negatively impact the homeowners' enjoyment of their property, as well as property value.

For the buildings that will be on the eastern end of the development, where the lake is the narrowest, we feel that every effort should be made to alleviate the impact on the homeowners whose properties back up to the lake. It seems that those buildings could be moved a bit closer to North Bank Drive, thereby giving a larger setback on the backside, as well as more graduated heights on the back side. In addition, eliminating balconies, or relocation of balconies, to protect the privacy of those homeowners that back up to the lake, to the extent possible, would be helpful in mitigating the effect on those residents.

Regarding walking paths along the back of the development, we don't feel that it is necessary or appropriate to have a path that goes all the way through to Arlington center drive. The only pathways needed would be to allow the employees in the office building and the residents of the senior housing to access the park. Otherwise, I would not think that the concord village residents or the residents of the senior housing would want to encourage people walking through from the park to Arlington Center drive for privacy purposes. In addition, safety concerns near water would be another reason to not design the path in a way that would encourage non residents to utilize such a path.

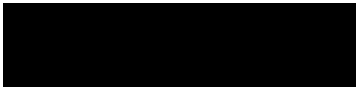
The building called "future senior housing", which would ultimately be the closest to our property, appears to be proposed to be 5 stories. In addition to that being quite tall for a building that is very close to our home, it seems to be very close to the street and park, with very little setback, thereby compounding our concern. This part of the development is not on the narrow part of the lake, so perhaps, there is more room for that one to sit back a bit further from the street and park. It sounds like that building is planned for a later phase, so perhaps there is

more flexibility in terms of the details for that building. Again, we would prefer no more than 4 short stories for the building that would ultimately face the side of our property and would prefer a larger setback to buffer us from the building more. Along with a larger setback, as much natural foliage/trees as possible would be preferable to us along the front side of the buildings, for aesthetic purposes and a bit of extra buffering.

One other issue that came up in the meeting that I'd like to mention is the commercial kitchen that is being considered and where that will be located. Commercial kitchens emit exhaust fumes that could produce ongoing odors. I assume this would be more of an issue for those on the lake/Concord Village side, because I assume the kitchen would be located on the back side of the buildings, but I would urge you to take that into consideration when deciding whether to do it and where.

While only a small number of homeowners are directly impacted by this development, their interests in preserving the enjoyment of their property and also preserving the value of their property for future sale, should not be sacrificed in the interest of the development, especially to the extent that design changes can mitigate that impact. Those residents would consist of those whose properties back up to the lake during the first phase and then those of us at the end of Chevy Chase Avenue during the second phase called "future senior housing".

Thank you for your consideration of these concerns and requests.



Strong Opposition to National Church Resident's Centre Lake Development – Please Protect Our Community

Date Wed 07/23/2025 7:17 AM

To Planning Web <City.Planning@uaoh.net>

Dear Members of City Council and Planning committee,

As a resident of the Concord Village Area Association (CVAA), I am writing to urge you to reject or reconsider National Church Resident's (NCR) proposed development around Centre Lake. This project, as currently designed, raises serious concerns for our community that must be addressed before moving forward.

1. Risk of Setting a Precedent for Overdevelopment

The plans approved for this phase—notably NCR's Corporate Headquarters and the first Senior Housing building—will strongly influence what is allowed in the next and much larger redevelopment phases. Approving taller, denser construction along the lake now will set a precedent for allowing similar or bigger projects directly adjacent to CVAA neighborhoods, with potentially irreversible impacts.

2. Major Negative Impact to Adjacent Residents

The residents who live next to the narrow eastern side of Centre Lake—arguably the most sensitive and visible edge of our neighborhood—will be the hardest hit by increased building height, population density, and the disruption of the community's quiet character. The attached "CVAA Resident Input NCR Project" document (previously sent) details these concerns, which have broad implications for all of us in CVAA, from traffic to quality of life.

3. Height, Noise, Light, Traffic, and Parking

The current proposal doubles the number of stories of buildings along the lake, jumping from 12 stories to 4, with minimal setback, fundamentally changing the visual and physical character of our neighborhood gateway. This will increase noise (e.g., HVAC equipment), population, and public access to the lake and its walkways, resulting in more litter, activity, and safety concerns. There are also valid worries about increased car traffic and parking overflow—especially given the area east of Arlington Centre Blvd has no outlet and is ill suited to absorb extra vehicles, especially from those unfamiliar with our streets.

4. Lake Maintenance Uncertainties & Public Use

Transferring NCR's lake portion to the City, as proposed, raises questions about future responsibility and costs for lake upkeep—an arrangement that could unfairly shift burdens onto the city or remaining residents. Plans for a public walkway and multiple gathering nodes (one right in front of a residence on the narrow lake end) risk inviting excessive activity or fishing in sensitive spots, threatening both resident privacy and ecosystem health.

5. Construction Impacts: Noise, Dust, Damage

There are unanswered questions about hazardous materials abatement, dust/debris management, and how the infrastructure—including the pavement and trees along Arlington Centre Drive—will be protected during a long construction period involving heavy equipment. Years of disruption are unacceptable without robust plans and accountability.

6. PMOD Rezoning Agreement Violations

The proposed project appears to contradict both the spirit and the letter of what was promised during the 2022 PMOD rezoning process. Residents were assured that building height would transition reasonably away from the lake, and that minimizing noise, light pollution, and traffic would be a priority. There is little evidence these commitments are reflected in the current plan.

In Summary—My Request:

We urge City Council to:

- Reject or require substantial revision to NCR's current proposal.
- Insist on scaled back building heights and increased setbacks along the lake.
- Protect residents from increased traffic, noise, and loss of neighborhood character.
- Demand clear, equitable plans for lake management and neighborhood impacts.
- Honor the promises made during the original rezoning process.

We hope you will defend the interests of current residents and preserve the unique character of Centre Lake and our community. Please oppose the current proposal until these significant concerns are fully addressed.

Thank you for your attention and advocacy.

David Schilling
4885 Shackelford Ct.
Columbus, OH. 43220

NCR campus redevelopment project

From Jenny Wang [REDACTED]

Date Fri 07/11/2025 11:46 AM

To [REDACTED]

CVAA is a thriving community with a unique neighborhood plan encompassing two lakes and strategically designed traffic access on either side of Arlington Centre Blvd. Our community is known for being quiet with limited car traffic and coveted homes with open lake views. These distinct features materially affect the property values of our homes.

The current plan does not embody the spirit of the 2022 Planned Mixed Office District (PMOD) rezoning, which now includes significantly taller buildings in close proximity to the lake that will clearly impact property values of Concord Village residents. This design is exactly opposite to promises made during the 2022 PMOD rezoning process. Besides threatening property value, the present design decreases both physical and visual open space with the introduction of imposing boxlike structures that change the character of the neighborhood and lake. While we support the overall spirit of redevelopment, it is important that building changes do not significantly impact current and future residents or the gateway to our charming community. We propose some changes to the redevelopment footprint that will create a more harmonious existence between CVAA residents and NCR.

The Goal of the CVAA complementary proposal is to preserve the current open views across both sides of the lake that is divided by Arlington Center Blvd, while providing near equivalent building footprints for NCR businesses.

The open view of CVAA properties that line the lake is determined by the elevation angle that becomes uncluttered with objects. Mathematically this is created by considering the current height of the two-story NCR buildings divided by the distance from the lake-front CVAA properties. This can be converted to an angle using Tanq tables. For several properties along the narrow section of the lake, the unobstructed view begins at an angle of approximately 25 degrees above the flat horizon. Most other CVAA properties are below that angle. Since NCR wishes to build 4-story Corporate Headquarters and Senior Housing Buildings on this site, the open view angle can be preserved by setting back the buildings from the lake (increasing the distance from CVAA properties by placing the buildings slightly closer to N Bank Dr road), combined with a tiered setback of the 3rd and 4th floors of south side of the Corporate Headquarter building and south end of the Senior Housing building with a 25-degree angle relative to the deck-to-floor height. Not only would this preserve most of the square-footage for both the Corporate Headquarters and Senior Housing Buildings, but it would be architecturally pleasing, as it appears less boxy. This would also create deck space for people to enjoy the lake and surrounding views. In addition, this design provides a visionary architectural consideration for future buildings around the lakes that might also impact CVAA property open views.

The more detailed information is below:

- **Building Footprint:** As respects the Corporate HQ building, we request NCR reconsider the features of the north façade to reallocate the approximate 33 feet of available space (in addition to the required setback) from N Bank Drive to the rear of the building along the lake. Moving the building location as close as possible to the front setback at N Bank Drive would reduce the encumbrance upon the CVAA residents residing on the narrowest portion of the lake. Additionally, we request the southernmost point of the Senior Housing Building to align with the revised location of the Corporate HQ south façade. The proposed location of the Corporate HQ and Senior Housing building is imposing to the CVAA residents adjacent to the easternmost narrow portion of the lake given the overall height and magnitude of the new buildings. The proposed design for the Corporate HQ building is increasing the footprint of the current building from roughly 7,500 sq ft to over 31,000 sq ft. This is a significantly larger building than what currently exists in that location today and we are asking for accommodation to soften the impact to our neighborhood as it currently stands. As respects the Corporate HQ, the initial plans appear to show available space in the front yard facing north (the proposed building is set approximately 33 feet away from the required setback). See Exhibit 1.
- **Height:** We request consideration be given to lowering the Corporate HQ building by decreasing the height of the parking garage or office level stories. The Senior Housing Building is currently designed for 47.5 feet at max height vs 58.5 feet for the Corporate HQ building. However, both building concepts are the same number of stories which lends reconsideration of the 10-foot difference between the two buildings. The proposed buildings sit at an elevation 9 feet above the lake which amplifies the impact of the proposed heights to the

residents across this narrow portion of the lake. In the 2022 rezoning survey, over 50% of respondents stated managing height and setbacks along the lake were critical considerations to maintaining the character of the area and preventing nuisance and property value diminution to the CVAA residents. This feedback was also given during various meetings held by the City of Upper Arlington's City Manager's Office/Community Development departments as a part of the rezoning efforts undertaken by the City of Upper Arlington in late 2022. Multiple residents cited 2-3 story heights be the max allowed along the lake. During these meetings, multiple assurances were made to residents that building design along the lake would be considerate and involve reasonable height transitions. Additional assurances were made to residents that they would have the opportunity to provide input during the design phase of the actual redevelopment project (where we are today - Major Site Plan application). *See Exhibit 2*

- **Building Design:** As respects the Corporate HQ building, we request two prominent balcony features along the southern façade (facing the CVAA properties) be recessed back to align with the rest of the façade which would restore the functionality of the setback and decrease the enclosing proximity to the narrow lake residents. The office level floors are setback, however the third and fourth stories are partially covered by awnings which minimizes the impact of any setback. As respects the Senior Housing Building, there appear to be balconies incorporated into the southernmost point of the building in the initial proposal. Due to the proximity and height of the current proposed building location, this would be intrusive to the CVAA residents on the lake. This is a material consideration for nuisance created by noise and light pollution both due to proximity and water amplification of sound, especially in the evening. We request consideration be given to redesigning this feature (i.e. replacing balconies with windows and/or relocating balconies to portion of building with increased setback).
- **Soft Scape:** We request the preservation of tall mature trees closest to the lake (and as much as possible accommodating the building plan). We request soft scape with full foliage be introduced at multiple levels to soften the building appearance on the south façade facing the CVAA residents. Additional consideration is requested for natural looking landscape and evergreen trees to be incorporated with the intent to maximize coverage throughout the seasons.
- **Light and noise pollution control:** What measures will be taken to mitigate light pollution from the Corporate HQ building in the evenings when the building is presumably unoccupied? What measures will be taken to mitigate noise pollution from Senior Housing residents and rooftop equipment (HVAC/RTUs)?
- **Public Walkway along Lake:** We request the Node currently located across from Lot 27 be removed as its current location is directly in front of Lot 27 on the narrow portion of the lake. Additionally, we request the proposed public walking path be rerouted away from the narrow part of the lake (consider starting the path from Northwest Park and ending it at the proposed lawn in front of the Senior Housing buildings which fronts the widest part of the lake). As stated previously, the distance between the CVAA residential homes along the lake and the Corporate HQ building site is very narrow. Residents have stated repeatedly that they can see into the current buildings from their backyards. Due to the grading of the CVAA lake residents' rear yards, there are no viable privacy measures available (e.g. a typical code compliant 6-foot privacy fence would be below the current 9-foot grade elevation at the building). This would create nuisance for the CVAA residents on the narrow portion of the lake. Additionally, there is concern for increased liability exposure to the City of Upper Arlington and hence its taxpayers by allowing a footpath where there is minimal distance from the lake and a steep slope. There is access currently to the Northwest Park via a sidewalk along N Bank Drive, rendering unnecessary an additional walking path in this narrow and arguably more hazardous portion of the lake.
- **Lake Ownership & Maintenance:** It is our request that a more definitive plan be agreed upon before the major site plan application and plat amendment is approved by BZAP and City Council. The individual plats for NCR and CVAA residents along the lake include a portion of the lake. The current proposal includes a plat amendment transferring NCR's current portion of the lake to the City of Upper Arlington. This could have significant impacts to all CVAA residents as respects maintenance since the HOA is responsible for the lake maintenance for its residents' portion. Is it the intent of the City of Upper Arlington to assume ownership or maintenance responsibility for the CVAA's portion of the lake? What is the plan for determining the current health and future maintenance of the lake? The lake was created over 40 years ago and is likely in need of maintenance.

- **Traffic:** The most eastern part of our community with access through Arlington Centre Blvd has expressed multiple concerns about parking and traffic affecting their community. Arlington Centre Blvd is the only ingress/egress road to this community. NCR has committed to posting signage to prevent excessive traffic from entering the community, however we believe more needs to be done as it can be reasonably anticipated that there will be an uptick in traffic (mostly from people unfamiliar with the area). There are also material concerns about road access during the construction phase of project.

- **Construction Phase – Managing the impact to the residents and the area.** Do any of the current buildings require hazardous material abatement? During the demo of the existing buildings, what will be done to contain the dust and debris? How will Arlington Center Drive's asphalt surface and trees be protected/maintained during multiple years of heavy construction truck traffic?

- **Are more senior housing rentals what UA needs?** What are the independent living occupancy rates at UA's most recent senior housing development, Coventry Senior Living? Most UA seniors own their homes, is a rental based option desirable to these seniors? Income tax is the biggest component of city revenues, however this project does not offer an expansion on income tax revenues. What is the proposed impact to property tax revenues with the plat amendment transferring a portion of land to the city?

Exhibit 1: Current vs Proposed Building Footprint

Exhibit 2: Building Height Comparison

Exhibit 3: Current Photos of Narrow Portion of Lake from CVAA Residents' Side

View from Lot 25 at lake waterline looking west:

View from Lot 25 at back of property looking west:

View from Lot 25 at back of property looking north:

NCR

From Brenda Boyd [REDACTED]
Date Wed 09/03/2025 12:39 PM
To Planning-Web <City.Planning@uaoh.net>
Cc Heidi Munc <hmunc@uaoh.net>; Todd Walter <twalter@uaoh.net>

Dear BZAP,

First, thank you for your time and service to our community. I am writing in support of the National Church Residence's (NCR's) proposed development for senior housing on Henderson Road.

As someone who has lived in Upper Arlington for 6 decades, graduated from UAHS, raised my family here, taught in the UA school system and now enjoys watching my grandchildren grow up in this community--I want to continue to live here as I grow old. I love UA — the neighborhoods, the schools, the sense of connection — and I would like to remain here, even if I can't live independently.

The proposed NCR development gives me, and others like me, a real possibility of staying near our families and the community we love, even as our housing needs change. I especially appreciate the way NCR has engaged with residents near the site, listening to concerns, sharing updates, and thoughtfully adjusting plans to be a good neighbor. Both my husband's parents (my husband and his mother are/were both born and raised in UA) and his step-mother were residents of First Community Village. It was wonderful to have them close so we could visit often.

This project meets a deeply felt need in Upper Arlington, and I urge you to approve it so that people like me can continue to call UA home as we age.

Sincerely,
Brenda Boyd, 1790 Bedford Rd.

NCR development

From Brooke Braunstein [REDACTED]
Date Wed 09/03/2025 2:15 PM
To Planning-Web <City.Planning@uaoh.net>
Cc Heidi Munc <hmunc@uaoh.net>; Todd Walter <twalter@uaoh.net>

Dear BZAP,

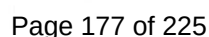
Thank you for the time and energy you give to our community in service of this board. I am writing in support of the National Church Residence's (NCR's) proposed development for senior housing on Henderson Road. I am writing in support of the NCR's proposed development for senior housing on Henderson Road.

My mom lives in UA and is beginning to need senior housing options. Her greatest wish is to remain near her grandchildren and the community she's invested in. NCR has listened carefully to neighbors and shown real responsiveness. This project ensures families like mine can keep loved ones close.

Sincerely,
Brooke Braunstein
2437 Lane Rd 43220

September 3, 2025

At the City Council meeting on 8/17/2025, residents requested the city to investigate relocating a sanitary sewer line to make possible the relocation of the office building. The residents cited that moving the building closer to North Bank would provide tremendous relief to the encumbrance on their homes which are in close proximity to the office building on the narrow side of the lake. At the City Council meeting on 8/25/2025, the assistant city manager addressed the utilities running along North Bank Drive, instead of the sanitary line running diagonally along the northeast corner of the lot (circled in red). If National Church Residences would consider redesigning their lobby (circled in blue) in coordination with relocating the sanitary line, there is a potential of up to 28 feet (measuring to the 15 foot utility easement) which could be reallocated to improve the setback between the 58 foot office building and the 2 story residences directly south and adjacent to the building site.



2. Shared Path

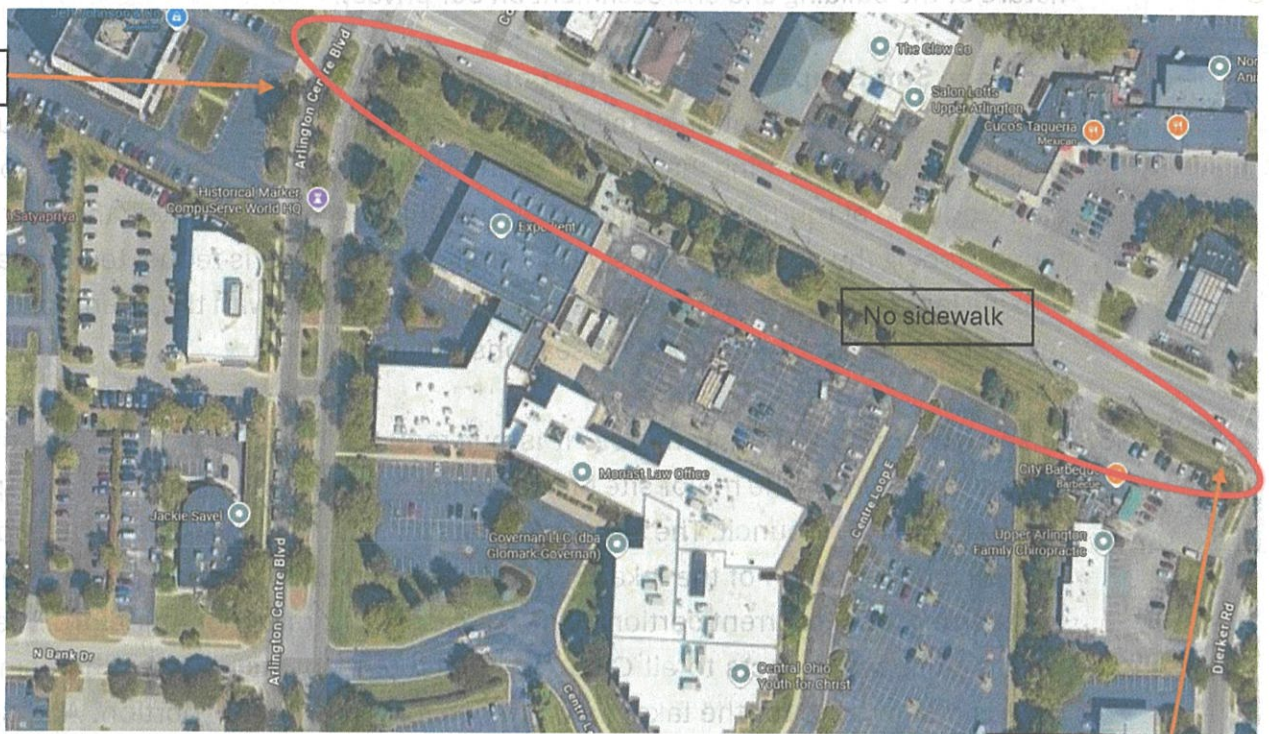
There is an existing sidewalk (which will be maintained) along North Bank Drive connecting Arlington Centre which eliminates the need for a shared path. The shared path and planned nodes (gathering points) create significant challenges for the residences along the narrow portion of the lake spanning 2230 to 2270 Concord Village Drive. The creation of this shared walking path will create harm to these residents by eliminating their privacy and inviting nuisance in close proximity to their homes. These residents will already be impacted by the magnitude of the office building (5 standard story building replacing the existing one story building) and the impact of persons congregating on balconies located on the 3rd and 4th floors of the office building looking directly into their homes. Due to the grading of the lake residents' rear yards and differences in elevation between the two sides of the lake, there are no viable privacy measures. Additionally, landscaping on the resident's side will have limited effect in terms of preserving privacy and would result in total diminishment of the lake amenity for these residents.

Landscaping has been discussed as a potential privacy shield, and we agree that would be beneficial for National Church Residences to introduce along their lake side to obscure the office building and soften the view of a parking deck from these residences.

Lastly, there are material considerations for the city in creating a shared path in close proximity to a waterway which the City will own as a part of this proposed redevelopment. There is also the maintenance of the lake and adjacent areas to consider. The obtainment of this area is unnecessary to improve connectivity to Henderson and really only serves to alleviate National Church Residences of the property taxes and maintenance costs associated with the lake.



The city would be better served utilizing resources to create sidewalks along the northern portion of Arlington Centre Blvd and along Henderson to connect to the sidewalk that ends abruptly on Dierker Road.



3. Remove Balconies

As respects the Office building, we request two prominent balcony features along the southern façade (facing the CVAA properties) be recessed back to align with the rest of the façade which would restore the functionality of the setback and decrease the enclosing proximity to the narrow lake residents. The office level floors are setback, however the third and fourth stories are partially covered by awnings which minimizes the

impact of any setback. National Church Residences committed to City Council in a letter that they would remove the balcony roof in the original design. This does not appear to have been completed. We request the balconies be eliminated entirely given the imposing nature of the building and encroachment on our privacy.

4. **Increase Soft Scape along Lake in front of Office Building:**

We request the preservation of tall mature trees closest to the lake (and as much as possible accommodating the building plan). We request soft scape with full foliage be introduced at multiple levels to soften the building appearance on the south façade facing the CVAA residents. Additional consideration is requested for natural looking landscape and evergreen trees to be incorporated with the intent to maximize coverage throughout the seasons.

5. **Lake Ownership & Maintenance:** It is our request that a more definitive plan be agreed upon before the major site plan application and plat amendment is approved by BZAP and City Council. The individual plats for NCR and CVAA residents along the lake include a portion of the lake. The current proposal includes a plat amendment transferring NCR's current portion of the lake to the City of Upper Arlington. This could have significant impacts to all CVAA residents as respects maintenance since the HOA is responsible for the lake maintenance for its residents' portion. Additionally, the homeowners along the lake own a portion of the lake. Our plats contain restrictions and covenants identical to the ones in the North Bank Office plat. You cannot amend the North Bank office plat without addressing our plats. This would create a liability nightmare.

Is it the intent of the City of Upper Arlington to assume ownership and/or maintenance responsibility for the CVAA's portion of the lake? What is the plan for determining the current health and future maintenance of the lake? The lake was created over 40 years ago and is likely in need of maintenance. In the PMOD Community meeting held on September 15, 2022, it was noted by the moderator that the city was consulting with the Soil & Water Conservation department. What was the outcome of that consultation?

Exhibit 1: Current vs Proposed Building Footprint

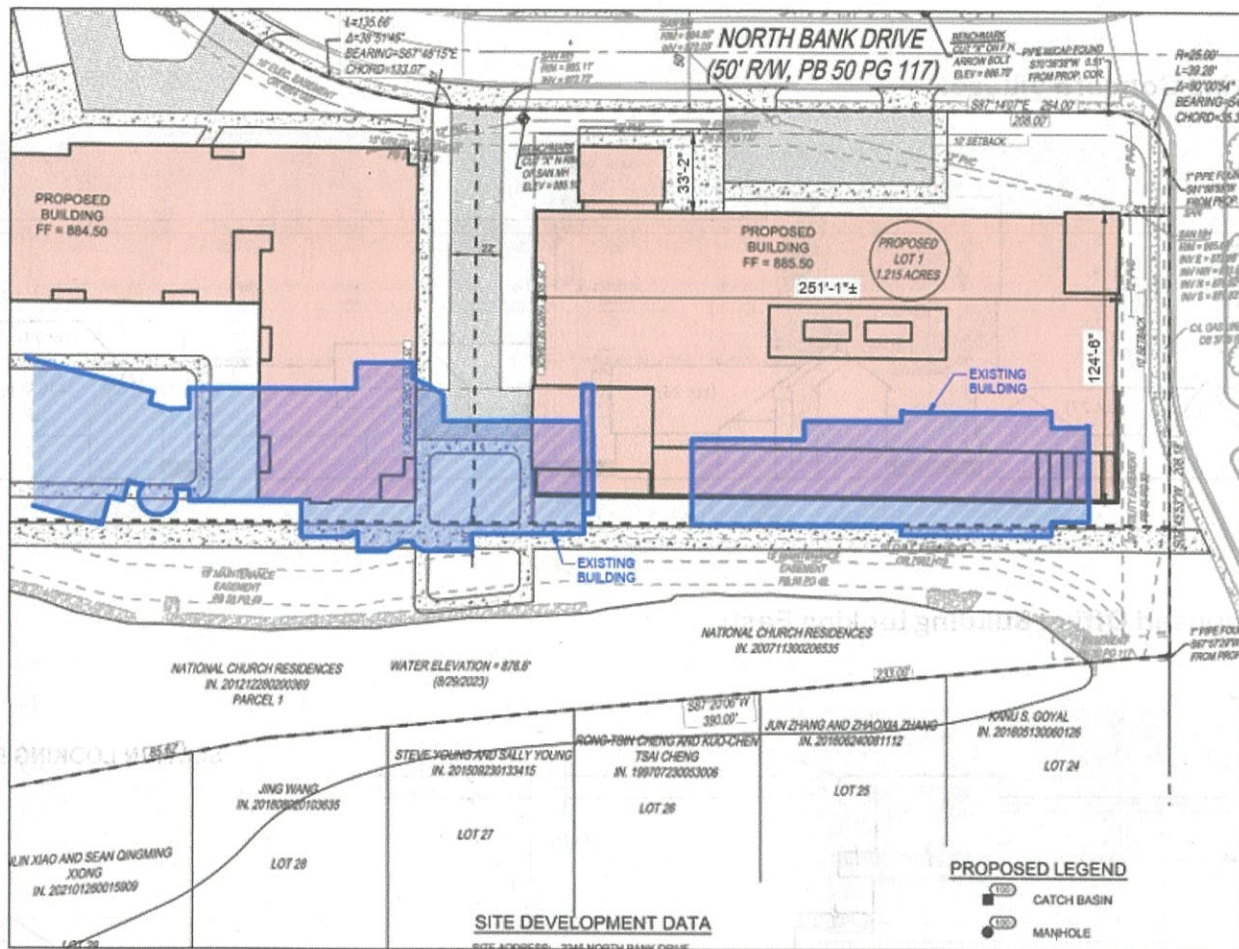
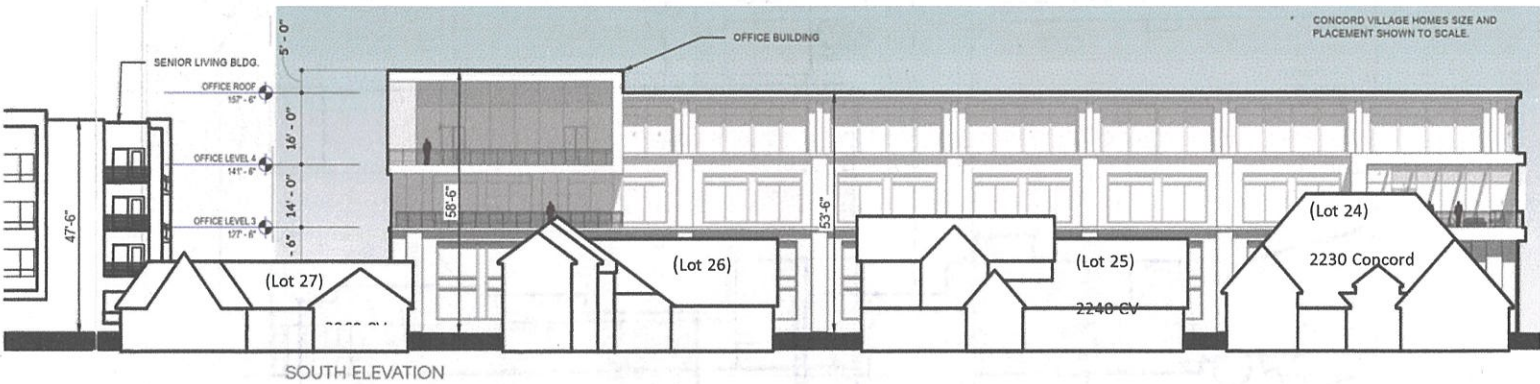


Exhibit 2: Building Height Comparison

View entering Concord Village:



View of proposed Office Building looking East:

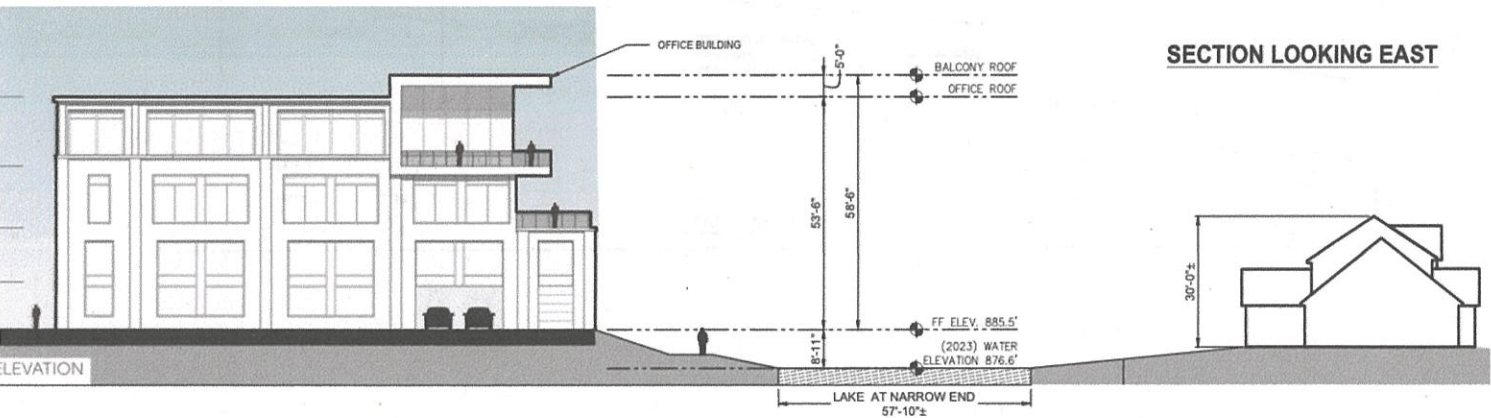


Exhibit 3: Current Photos of Narrow Portion of Lake from CVAA Residents' Side

All photos taken 1x zoom standard lens

View from Lot 25 looking northwest:



View from Lot 25 looking north:



View from Lot 25 looking northeast:

(note Lot 24 is east of Lot 25 – to further illustrate the narrowness and proximity)



RE: Support for NCR Senior Housing Proposal for Henderson Rd.

From Chad Gibson <cgibson@uaoh.net>

Date Wed 09/03/2025 2:37 PM

To Steven Heiser [REDACTED]

Cc Justin Milam <jmilam@uaoh.net>; Taylor Mullinax <tmullinax@uaoh.net>

Dear Steve –

Thanks for your email and for the kind words! Justin and Taylor from our planning team are copied and will make sure your message gets in the Board's 9/17 meeting packet.

Best Regards,

CHAD D. GIBSON, AICP

Community Development Director | Community Development Department

The City of Upper Arlington

3600 Tremont Road, Upper Arlington, OH 43221

o: 614-583-5074

e: cgibson@uaoh.net | upperarlingtonoh.gov



City of **Upper Arlington**

From: Steven Heiser <heiser1950@gmail.com>

Sent: Wednesday, September 3, 2025 12:18 PM

To: Chad Gibson <cgibson@uaoh.net>

Subject: Fwd: Support for NCR Senior Housing Proposal for Henderson Rd.

Chad, I could not find the correct email address to send this letter to the BZAP, so I am forwarding it to you with the hopes you will share it with the Board.

Thanks for all you do to make UA a warm and welcoming community,

Steve

----- Forwarded message -----

From: **Steven Heiser** <[REDACTED]@uaoh.net>

Date: Wed, Sep 3, 2025 at 12:01 PM

Subject: Support for NCR Senior Housing Proposal for Henderson Rd.

To: <city.planning@uaohio.net>

Cc: Todd Walter <twalter@uaoh.net>, <hmunc@uaoh.net>

Dear BZAP,

First, thank you for your time and service to our community. I am writing in support of the National Church Residence's (NCR's) proposed development for senior housing on Henderson Rd.

As someone who has lived in UA for decades and raised my family here, I think about what it will mean to age in place. UA is a special place--the neighborhoods, the schools, the sense of connection--and my wife and I would like to remain here as we plan for the life's next chapter.

The proposed NCR development gives me, and others like me, a real possibility of staying in the wonderful community, even as our housing needs change. I especially appreciate the way NCR has engaged with residents near the site, listening to concerns, sharing updates, and thoughtfully adjusting plans to be a good neighbor.

This project meets a deeply felt need in UA, and I urge you to approve it so that people like us can continue to call UA home as we age.

--



Steven L. Heiser, J.D., M.A.
Senior Advisor
SVN/Wilson Commercial

[REDACTED]

2964 Pickwick Dr.

UA, OH 43221-2926

[st \[REDACTED\]@ \[REDACTED\].com](#)

[h \[REDACTED\]@ \[REDACTED\].com](#)

www.svnwilson.com

District Governor, July 2020-June 2021
Rotary District 6690 (Central and Southeast Ohio)
Member of Columbus Rotary

Co-Founder and Board Member
Families Flourish

--



Steven L. Heiser, J.D., M.A.
Senior Advisor
SVN/Wilson Commercial

[REDACTED]

[\[REDACTED\]@ \[REDACTED\].com](#)

[\[REDACTED\]@ \[REDACTED\].com](#)

www.svnwilson.com

District Governor, July 2020-June 2021
Rotary District 6690 (Central and Southeast Ohio)
Member of Columbus Rotary

Co-Founder and Board Member
Families Flourish

City Planning

From Erika Jurrens [REDACTED]

Date Wed 09/03/2025 2:25 PM

To Heidi Munc <hmunc@uaoh.net>; Todd Walter <twalter@uaoh.net>; Planning-Web <City.Planning@uaoh.net>

Dear BZAP,

First, thank you for your time and service to our community. I am writing in support of the National Church Residences (NCR's) proposed development for senior housing on Henderson Road. I am writing in support of the National Church Residences (NCR's) proposed development for senior housing on Henderson Road.

□ I have lived in Upper Arlington for decades and hope to remain here as I age.

□ This facility would allow me to stay close to my children, grandchildren, and the community I love.

□ NCR has engaged respectfully with neighbors and made thoughtful adjustments.

□ This project fills a critical need for seniors who want to age in place in UA.

Sincerely,

--

Erika L. Jurrens-Hutchison

[REDACTED]

Senior housing development

From Deborah Lindsay <[REDACTED]>
Date Wed 09/03/2025 12:26 PM
To Planning-Web <City.Planning@uaoh.net>
Cc Heidi Munc <hmunc@uaoh.net>; Todd Walter <twalter@uaoh.net>

Dear Board of Zoning and Planning members,

First, thank you for your time and service to our community. I am writing in support of the National Church Residence's (NCR's) proposed development for senior housing on Henderson Road.

- I grew up in Upper Arlington, have lived here for decades and hope to remain here as I age.
- This facility would allow me to stay close to the people and community I love.
- NCR has engaged respectfully with neighbors and made thoughtful adjustments.
- This project fills a critical need for seniors who want to age in place in UA.

Sincerely,

Deborah Lindsay
1897 Stanford Road

Rev. Dr. Deborah Lindsay

Fw: Proposed Senior Housing Development

From Rebecca McClung <[REDACTED]>
Date Wed 09/03/2025 1:49 PM
To Planning-Web <City.Planning@uaoh.net>
Cc Heidi Munc <hmunc@uaoh.net>; Todd Walter <twalter@uaoh.net>

2nd try...

From: Rebecca McClung <[REDACTED]>
Sent: Wednesday, September 3, 2025 1:44 PM
To: City.planning@uaohio.net <City.planning@uaohio.net>
Cc: Chris McClung <chrismcclungmd@gmail.com>; hmunc@uaoh.net <hmunc@uaoh.net>; twalter@uaoh.net <twalter@uaoh.net>
Subject: Proposed Senior Housing Development

Dear BZAP,

I am appreciative of the work each of you do as volunteers serving our community. Thank you.

I am writing today in support of the National Church Residence's (NCR's) proposed development for senior housing on Henderson Road because:

- My parents (and my husband's) do not live here, but I want to bring them closer as they age. Their needs are increasing and we would love to be able to serve them from a closer proximity.
- Upper Arlington has few senior housing options, making it difficult for families like mine.
- NCR has engaged transparently and respectfully with neighbors. They are right across the park from my house.
- This project will strengthen Upper Arlington by keeping families together across generations, something that should be important to every community.

Please contact me directly if I can provide any further clarity.
Respectfully,

Rebecca



Rebecca McClung • Administrator

P . [REDACTED] a-docs.com

1020 Dennison Ave, Suite 200

Columbus, OH 43201

She/Her



Letter of Support for NCA Housing

From Mary Oronte <[REDACTED]>
Date Wed 09/03/2025 3:07 PM
To Planning-Web <City.Planning@uaoh.net>
Cc Todd Walter <twalter@uaoh.net>

Dear BZAP,

First, thank you for your time and service to our community. I am writing in support of the National Church Residence's (NCR's) proposed development for senior housing on Henderson Road.

As someone who has lived in Upper Arlington for several years, moved here with my family here, and enjoy watching my grandchildren grow up in this community, I think often about what it will mean to age in place. I love UA — the neighborhoods, the schools, the sense of connection — and I would like to remain here as I plan for the next chapter of my life.

The proposed NCR development gives me, and others like me, a real possibility of staying near our families and the community we love, even as our housing needs change. I especially appreciate the way NCR has engaged with residents near the site, listening to concerns, sharing updates, and thoughtfully adjusting plans to be a good neighbor.

This project meets a deeply felt need in Upper Arlington, and I urge you to approve it so that people like me can continue to call UA home as we age.

Thank you!
Mary Oronte
1978 Guilford Road

Sent from my iPhone

Fwd:

From Sara Smith <sm[REDACTED]>

Date Wed 09/03/2025 1:05 PM

To Planning-Web <City.Planning@uaoh.net>

----- Forwarded message -----

From: **Sara Smith** <[REDACTED]@il.com>

Date: Wed, Sep 3, 2025 at 12:03 PM

Subject:

To: <city.planning@uaohio.net>

Cc: <hmunc@uaoh.net>, <twalter@uaoh.net>

Dear BZAP,

Thank you very much for the time you give to our community in service of this board. I am writing in support of the National Church Residence's (NCR's) proposed development for senior housing on Henderson Road.

My parents have lived in Upper Arlington for many decades - both went to high school at UAHS in the 60s, and they raised four children here in UA - three of whom are now married and living here in UA with their own children. UA is proud to be the kind of place where people come to raise families, and like my own family, so many of us come back to the family, friends, neighbors, schools, and establishments that we grew up with when we look to place our forever roots. Like so many families here, we are beginning to think about what the next stage of life will look like for my parents; their greatest wish is to remain close to their grandchildren and to the community they have invested in for so long.

This development offers the kind of thoughtful senior housing solution that would allow them, and others like them, to age with dignity while staying near family. I value the effort NCR has made to engage with neighbors and hear community voices throughout this process. Their willingness to listen and adapt shows the care they bring to the project and to UA.

I hope you will see the importance of supporting this development — not only for families like mine, but for the strength and inclusivity of Upper Arlington as a whole.

Sincerely,

Sara (Boyd) Smith, 2251 Dorset Road

NCR Proposed Senior Housing

From Erin Souza <[REDACTED]>
Date Wed 09/03/2025 2:57 PM
To Planning-Web <City.Planning@uaoh.net>

Dear BZAP,

Thank you very much for the time you give to our community in service of this board. I am writing in support of the National Church Residence's (NCR's) proposed development for senior housing on Henderson Road.

My elderly mother has lived in Upper Arlington for many years, and like so many families here, we are beginning to think about what her next stage of life will look like. Her greatest wish is to remain close to her grandchildren and to the community she has invested in for so long.

This development offers the kind of thoughtful senior housing solution that would allow her, and others like her, to age with dignity while staying near family. I value the effort NCR has made to engage with neighbors and hear community voices throughout this process. Their willingness to listen and adapt shows the care they bring to the project and to UA.

I hope you will see the importance of supporting this development — not only for families like mine, but for the strength and inclusivity of Upper Arlington as a whole.

Sincerely,
Erin Souza
2084 Tremont Road

Support for NCR Development

From Tom Stewart <[REDACTED]>
Date Wed 09/03/2025 3:46 PM
To Planning-Web <City.Planning@uaoh.net>
Cc Heidi Munc <hmunc@uaoh.net>; Todd Walter <twalter@uaoh.net>

Dear BZAP,

I am writing in support of the National Church Residence's (NCR's) proposed development for senior housing on Henderson Road.

My wife Julie and I moved to Upper Arlington in 1976 and have lived in the same house since. We raised both our girls here and have had the immense pleasure of watching our grandchildren grow up here as well. We hope to stay in our house for a few years yet, but we are well aware that our needs may, and likely will, change. We are not certain we can afford a place at First Community Village or the Coventry and are thrilled about the proposal for senior housing on Henderson, which will allow us to stay connected to the community we love with the family we love.

I especially appreciate the way NCR has engaged with residents near the site, listening to concerns, sharing updates, and thoughtfully adjusting plans to be a good neighbor.

This project meets a deeply felt need in Upper Arlington, and I urge you to approve it so that people like me can continue to call UA home as we age.

Sincerely,

Tom (and Julie) Stewart, 1767 Bedford Rd

Edwina Thrush

2125 Sandston Road

Columbus, Ohio 43220

f[REDACTED]com

614-204-0326

September 7, 2025

Subject: Immediate Intervention Needed on National Church Residences Redevelopment Impacts

Dear Justin Milam:

My name is Edwina Thrush, and I have been a resident of Concord Village for nearly forty years

I write to you on behalf of concerned residents who are deeply affected by the proposed redevelopment of the National Church Residences site along North Bank Drive. We respectfully and urgently request your leadership in securing several key protections that, if implemented, would significantly reduce the harm this project would impose on the surrounding community.

1. Relocate and Redesign the Building Footprint

Residents have repeatedly asked the city to investigate relocating the sanitary sewer line running diagonally through the northeast corner of the lot to allow the office building to shift north, toward North Bank Drive. If National Church Residences redesigns their lobby and coordinates with the utility relocation, up to 28 feet could be added to the buffer between the 58-foot structure and adjacent homes—providing desperately needed relief to residents who currently face this imposing building across the most narrow part of the lake.

2. Eliminate Shared Path and Gathering Nodes

The proposed shared-use path and gathering nodes are unnecessary and harmful. A sidewalk already connects the area, and this path and nodes would strip residents of privacy, invite unwanted activity near homes with 24 hours per day, and further degrade the already compromised lake amenity. The differences in elevation and lack of viable screening mean this path would create irreversible harm to these properties. We are already contending with imposing heights in close proximity, increased building heights, size and density, prolonged construction and disruption, with nothing in return. Please do not strip our privacy completely.

3. Remove All Balconies Facing Residences

We ask that the prominent balconies on the southern façade be completely removed. These overlook the homes below and destroy any sense of privacy. The roof designs eliminate the effect of the setback and make the building more imposing by presenting a “wall” along the lake at the narrowest part of the lake. National Church Residences in a letter to City Council presented on 8/25/2025 committed to removing balcony awnings, however that commitment has not been honored according to the last drawings submitted to BZAP on 09/03/2025. Residents continue to face the specter of a five-story wall towering above their homes with elevated gathering spaces peering directly into their second story windows.

4. Implement a Construction Traffic and Cleanliness Plan

Arlington Centre Blvd is the only ingress/egress point for the eastern half of the Concord Village Area Association and the only road available for construction vehicles to access the site. There are material concerns about emergency services access and disruption to daily life. We ask the City to present and follow an enforceable plan to manage construction traffic, debris, and mud. Residents cannot bear the impact of years-long disruption without protections.

5. Resolve Lake Ownership, Maintenance, and Legal Liability

The proposal to transfer National Church Residences' portion of the lake to the City of Upper Arlington creates serious legal, maintenance, and liability concerns. The Concord Village Area Association is responsible to maintain the lake portion of residential properties. Additionally, these plats share the same covenants as National Church Residences' plats. Plat amendments cannot be made unilaterally without addressing their legal implications and coming to maintenance agreements with residents. How will the City co-maintain a lake with private residents when the city is subject to procurement processes and other regulations not applicable to private individuals? Residential plats state the City cannot maintain the lake. These are just some of the issues that are not being addressed. We ask the issues be addressed prior to finalization of a plat amendment.

This project has the potential to be a model of thoughtful development—but only if the City steps up to protect its residents. We are not opposing progress; we are asking for fairness, for dignity, and for basic coexistence. Please help us secure these protections before irreversible harm is done. Thank you for your consideration.

Sincerely,
Edwina Thrush

Nation Church Residence development

From Katie Winkel [REDACTED]
Date Wed 09/03/2025 2:56 PM
To Planning-Web <City.Planning@uaoh.net>

Dear BZAP,

Thank you very much for the time you give to our community in service of this board. I am writing in support of the National Church Residence's (NCR's) proposed development for senior housing on Henderson Road.

My parents have lived in Upper Arlington for many years, they are high school sweethearts who graduated from Upper Arlington, and like so many families here, we are beginning to think about what their next stage of life will look like. Their greatest wish is to remain close to their grandchildren and their 4 children who all live in Upper Arlington. They love Upper Arlington and the community they have invested in for so long.

This development offers the kind of thoughtful senior housing solution that would allow them, and others like them, to age with dignity while staying near family. I value the effort NCR has made to engage with neighbors and hear community voices throughout this process. Their willingness to listen and adapt shows the care they bring to the project and to UA.

I hope you will see the importance of supporting this development — not only for families like mine, but for the strength and inclusivity of Upper Arlington as a whole.

Sincerely,

Katie Winkel

3173 Brandon Rd

CV/NCR

From Karyl Witherspoon <[REDACTED]>
Date Thu 09/11/2025 12:14 PM
To Justin Milam <jmilam@uaoh.net>

Jim

I have been a resident of Concord Village for 41 years. Our community has been peaceful and quiet. Change is hard, I know. Our village just wants consideration of tall building looking into our dear neighbors' yards.....no balconies seem necessary to loom over our resident's properties privacy an issueand building should be as far back away from residences as possible.

NCR can afford to move utilities.

I personally feel the headquarter building should not be on the corner.....why not back where it is presently?

The lake is also an issue. The liability should be considered. We also do not want strangers and the public using a path near area so close to our neighborhood.

The road leading into our Village, Arlington Centre Blvd, on East side should be closed during the lengthy construction as there will be backed up traffic due to supplies , trucks, tear down, deliveries aside from nails, dust. and noise. (Also chance of Emergency vehicles being held up)

This project could take 3 to 5 years.
Please please consider a temporary exit out the other way and close off east side into villagejust while construction .
(We can show you a proposed new exit going out Concord Village Road)

Our Village has been peaceful and very private. We are concerned about the value of our property.

We hope you will modify plans and come to a pleasing agreement for the changes we are requesting.

My heart is breaking for my dear fellow villagers who have gorgeous homes near this project. Myself included.

I respectfully request your kind consideration.

Very Sincerely,

Karyl Witherspoon
2194 Sandston Rd
Concord Village

1 attachment (18 KB)

Sent 2025 | letter to City Council B7AP.docx:

Dear City Officials

I write to you on behalf of concerned residents who are deeply affected by the proposed redevelopment of the

1. Relocate and Redesign the Building Footprint

Residents have repeatedly asked the city to investigate relocating the sanitary sewer line running diagonally

Additionally, the south end of the I-shape senior building should be tied on at least the top two floors

2 Eliminate Shared Path and Gathering Nodes

The proposed shared-use path and gathering nodes are unnecessary and harmful. A sidewalk already connects

2. Remove All Balconies Facing Residences

We ask that the prominent balconies on the southern office facade be completely removed. These overlook the

Residents continue to face the specter of a five-story wall towering above their homes with elevated gathering

4. Implement a Construction Traffic and Cleanliness Plan

Arlington Centre Blvd is the only ingress/egress point for the eastern half of the Concord Village Area Association

5. Recreative Lake Ownership, Maintenance, and Legal Liability

The proposal to transfer the National Church Residences' portion of the lake to the City of Upper Arlington creates serious legal, maintenance, and liability concerns. The Concord Village Area Association is responsible to maintain the lake portion of residential properties. Additionally, these plats share the same covenants as National Church Residences' plats. Plat amendments cannot be made unilaterally without addressing their legal implications and coming to maintenance agreements with residents. How will the City co-maintain a lake with private residents when the city is subject to procurement processes and other regulations not applicable to private individuals? Residential plats state the City cannot maintain the lake. These are just some of the issues that are not being addressed. We ask the issues be addressed prior to finalization of a plat amendment.

This project has the potential to be a model of thoughtful development—but only if the City steps up to protect its residents. We are not opposing progress; we are asking for fairness, for dignity, and for basic coexistence. Please help us secure these protections before irreversible harm is done.

Sincerely,

Jenny Wang
2270 Concord Village Dr.
jw [REDACTED] m
412.261.8887

[EXTERNAL] Proposed Campus Renovations

From Paul Davis <[REDACTED]>
Date Sun 08/03/2025 8:02 PM
To Campus <Campus@nationalchurchresidences.org>
Cc Barb Davis <[REDACTED]>

You don't often get email from [REDACTED] [Learn why this is important](#)

To National Church Residences,

As members of Concord Village and homeowners of a house that sits on the lake, we would like to give our positive voice to the proposed plan of National Church Residence. We fully support the proposed plans. We live directly across the lake from the vacant building. This building is outdated and no longer used. We appreciate that the plan sets the proposed buildings as far back from the lake as possible, creating a park-like setting between the buildings and the lake. We feel that National Church Residence took the homeowners concerns into consideration and have designed buildings and grounds that will be attractive and well under the city's height allowable heights. We found the public meetings were enlightening and a gesture of willingness to work with Concord Village. We are thankful for the time and effort that National Church Residence employees gave to communicate with Concord Village residents. We believe this plan is good for the city of Upper Arlington as well as National Church Residence itself.

Sincerely,

Barbara and Paul Davis

2320 Concord Village Drive

Upper Arlington, Ohio 43220

National Church Residences Corporate Campus Redevelopment

From Vicci Jaffe <[REDACTED]>

Date Tue 09/16/2025 10:11 AM

To Planning-Web <City.Planning@uaoh.net>; cityclerk@uaoh.net <cityclerk@uaoh.net>; boe@uaschools.org <boe@uaschools.org>

***** Please send the following feedback to the zoning board / city council / board of education for consideration at their next meeting *****

Dear Sir or Madam,

I am a new property owner in the Centre Lake neighborhood of Upper Arlington. I am now in the process of trying to sell or in this case, UNLOAD, this home before this fiasco of a project begins. I have many issues with the plan as it now stands and have spoken up before but will attempt one last try.

I ask that every one of you to please take the time to visit the property that is being discussed and walk around the buildings and the area. I especially would like you to take a look at how close the proposed project is to the homes on the "lake". I put the word in quotation marks because it is hardly a lake. It is a holding pond and it is very, very small. Construction plans and illustrations do not capture the true proximity the houses have to NCR. Any construction at all will be disruptive to the residents on the water. This cannot be helped. What can be helped is how close it comes to the water and what the view will be should the project proceed as currently planned.

The homes in this area are all in the \$750,000 to \$1.1 million dollar range. They are worth that much not just because they are fine homes. Their value goes beyond the house. **They are worth that much because of WHERE they are located:** in Upper Arlington, in a beautiful and quiet subdivision, on a lake, near a park and in a neighborhood that promised a wonderful place to raise a family as well as a solid investment. All that will change should this project proceed as planned.

We are not asking that the project be scrapped. We are all smart enough to know that National Church Residences (NCR) needs to develop the property. We all know that the city of Upper Arlington has completed an economic analysis to justify the project. We all know the city and NCR have set meetings asking for community input. What has NOT been done is the due diligence of taking that input into account. What has NOT been done is making changes the community has requested.

Every request has been met with "that would be too expensive" or defensive statements such as "we (NCR) could have made the buildings six stories high, but we are only making it five stories". What this is telling us is that these plans are intransigent. NCR and/or the city of Upper Arlington had no intention of changing any part of the plan that they thought would be too expensive or time consuming or "impractical" just to take into consideration the neighborhood, the property values and the people who live there.

Our issues are:

- It is too big and too close to the neighborhood. Property values will plummet, the neighborhood will no longer be residential and peace and privacy will be non-existent. The five-story building needs to be moved farther from the lake, either by moving it back or moving it to the other end of the project (the park end). The planned walkway needs to be rerouted away from the lake. Remember, this is private property. It is not part of Northwest Park.
- The lake's maintenance and ownership is shared by both residents and NCR. There needs to be a clear plan on who will be responsible for any environmental damage due to construction.

I ask each of you to remember why you chose your home in your neighborhood. It was not just for the bricks and mortar. So much depends on what we see when we look out of our window. Location. Location. Location.

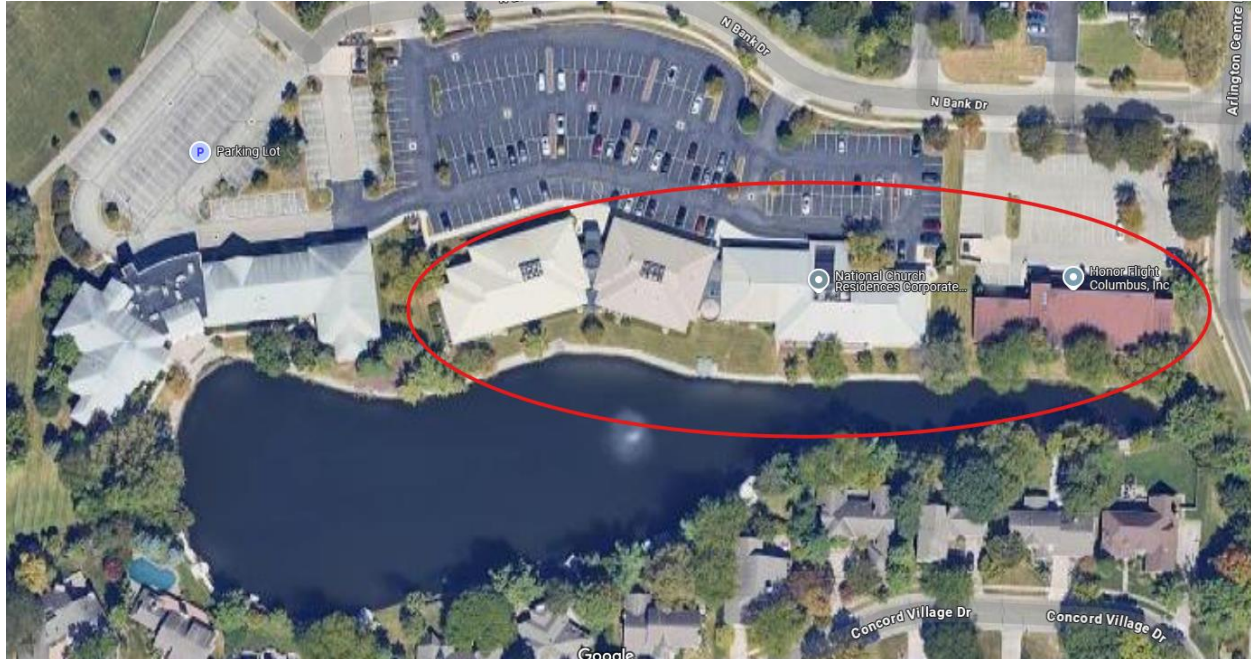
Thank you for your consideration of these issues when making your decision whether to approve the project as it stands.

Very Sincerely,

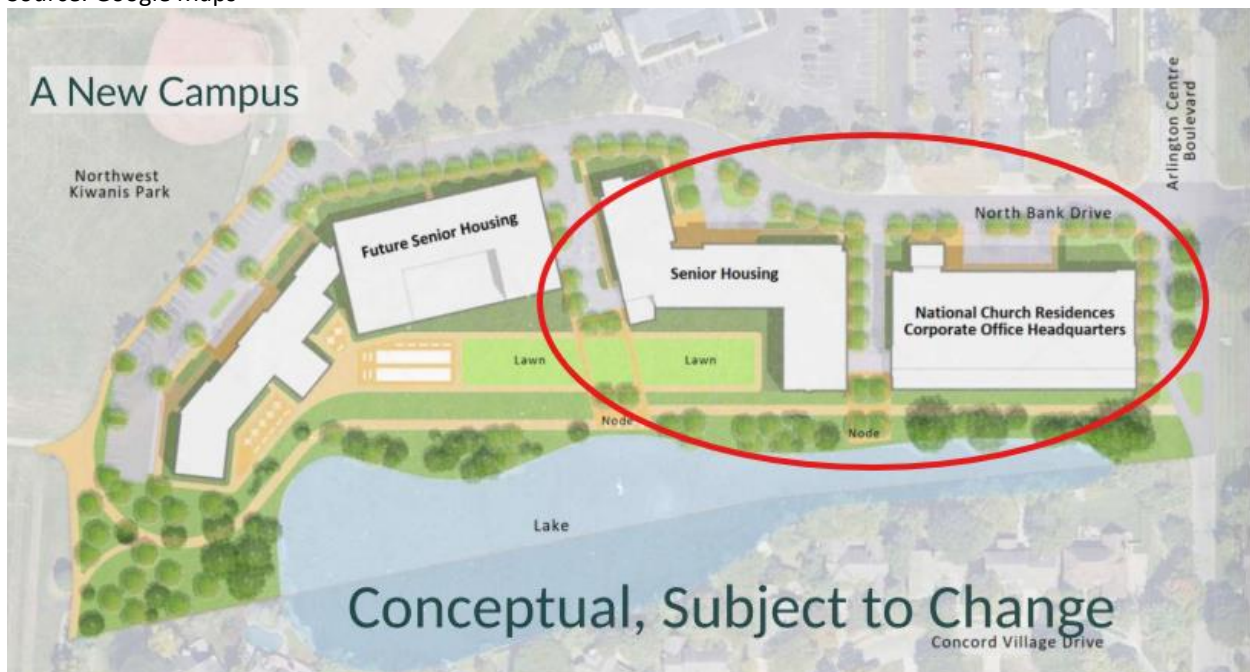
Vicci Jaffe
Homeowner, 2207 Partlow Drive

Dear Concord Village Residents,

National Church Residences (NCR) are ready to move forward with the first stage of their redevelopment project which includes razing their current 1-2 story buildings and replacing them with 4 story buildings.



Source: Google Maps



Source: National Church Residences Project Website <https://www.nationalchurchresidences.org/campus-re-envisioned/>
<https://www.flipsnack.com/87FCC977C6F/campus-redevelopment-comm-mtg-6-17-25-draft-4/full-view.html>

Why This Matters to Concord Village Area Association (CVAA):

- The plans that are approved in this phase will have a **MAJOR** influence on what could be proposed and allowed in the next phase of NCR's redevelopment project ("Future Senior Housing") and development along the lake east of Arlington Centre Drive. The current proposal is for the Corporate HQ and the first Senior Housing building only. The larger future senior housing concept to the west does not have a timeline and is subject to change.
- **Your fellow CVAA neighbors are asking for help.** The residents adjacent to the narrow eastern side of the lake are going to be most impacted by the current design. At the end of this document is a list of concerns impacting all of us. They are appealing to the CVAA community to advocate for them with both NCR and City of Upper Arlington's Board of Zoning & Planning and City Council. They are asking residents to send emails and attend/speak at important public meetings to voice these concerns.
- **Height? Noise and Light Pollution? Traffic? Parking? Preserving the Character of our Neighborhood.** The current design entails doubling the number of stories of existing buildings from 1-2 to 4 stories along the lake (with the least amount of setback on the narrow portion of the lake and gateway of our community). Residents have expressed concerns about noise from HVAC equipment and increased population/public access along the lake, as well as light pollution from the buildings/public walkway. The residents east of Arlington Centre Blvd have expressed numerous concerns about increased traffic (mostly from people unfamiliar with the area) entering their neighborhood with no outlet resulting in more traffic in their community.
- **Lake Maintenance and Public Walkway.** NCR is proposing transferring their portion of the lake to the City of Upper Arlington. Currently, NCR and CVAA share maintenance responsibility for the lake. The design calls for a public walking path with potentially two gathering areas (nodes) to invite fishing or other activities onto the lake. Notably, one node is positioned directly in front of a CVAA residence on the narrow end of the lake.
- **Construction Phase – Managing the impact to the residents and the area.** Do any of the current buildings require hazardous material abatement? During the demo of the existing buildings, what will be done to contain the dust and debris? How will Arlington Center Drive's asphalt surface and trees be protected/maintained during multiple years of heavy construction truck traffic?
- **Does this project conform to what was promised to residents during the 2022 PMOD rezoning?** During the public engagement, residents commented repeatedly that having reasonable building height transitions away from the lake was important, along with noise/light pollution, traffic and lake maintenance. See Important Links for more information regarding these meetings.

Where/When can you provide input?

- Attend the Special CVAA and NCR meeting scheduled for 07/22/2025 and/or email your concerns and feedback to the HOA board and ask that they be shared at that meeting:
- CVAA HOA Board Emails: Steve Chieffo [REDACTED] Brian Cheek [REDACTED]
[REDACTED] Patty Spangler [REDACTED]

- Submit feedback to NCR at campus@nationalchurchresidences.org
- Submit feedback to Upper Arlington's Board of Zoning and Planning (BZAP) at planning@uaoh.net. It's important to include the following items in your emails:
 - Subject line: National Church Residences Corporate Campus Redevelopment
 - State in your email: *"Please send the following feedback to the zoning board for consideration at their next meeting."*
 - Include your full name and address. Additional contact information at your discretion.
 - Alternatively, letters can be mailed to: Board of Zoning & Planning, City of Upper Arlington, 3600 Tremont Road, Upper Arlington, OH 43221
- Attend the zoning/city council meetings listed below. Note the highlighted ones are the most important meetings to attend.

How to be most impactful:

- It's important to send emails to planning@uaoh.net for the information to reach BZAP for consideration. Feedback should be specific. You can use the attached document to form your message.
- In-person attendance at the highlighted meetings below is most important way to provide feedback and have it made part of public record. Suggest coming with comments prepared as each speaker has 3 minutes. Comments should be concise and specific.
- While meetings are offered by livestream, you cannot participate/comment virtually and attendance is not recorded. In person attendance is the most impactful.

Important Dates

Note: Meeting dates are subject to change. Check UA's Project Website for most up-to-date info <https://www.upperarlingtonoh.gov/599/National-Church-Residences-Corporate-Cam>

- **Special Meeting for Concord Village Area Association and National Church Residences**
 - 6:30-7:30 pm, Tuesday, July 22, 2025: Bob Crane Community Center, 3200 Tremont Road. Important opportunity to give feedback directly to NCR.
- **Board of Zoning and Planning – Major Site Plan Review/Approval Process**
 - 6 pm, Wednesday, July 2 – Work Session 1: 3600 Tremont Road (not open for public comment)
 - 6 pm, Wednesday, August 6 – Work Session 2: 3600 Tremont Road (not open for public comment)
 - 6 pm, Wednesday, August 20 – Hearing/Vote: 3600 Tremont Road. Most critical meeting when public comment is allowed and recorded. Must attend in-person to enter public comment. Each speaker has 3 minutes. Comments should be concise and specific.
- **In Person Open House**
 - 4:30-6:30 pm, Wednesday, July 23, 2025: Bob Crane Community Center, 3200 Tremont Road. Important opportunity to give feedback directly to NCR and the City.
- **City Council Review Schedule – Proposed Development Agreement**

- 7 pm, Monday, August 18: 3600 Tremont Road. Important opportunity to give feedback directly to City.
- 7 pm, Monday, August 25: 3600 Tremont Road. Important opportunity to give feedback directly to City.
- **Upper Arlington School Board Review Schedule – Proposed Development Agreement**
 - 6 pm, Tuesday, August 12: 3600 Tremont Road
 - 6 pm, Tuesday, September 9: 3600 Tremont Road

Important Links:

- UA NCR Project Website: <https://www.upperarlingtonoh.gov/599/National-Church-Residences-Corporate-Cam> *(check for updates)*
- NCR's Project Website: <https://www.nationalchurchresidences.org/campus-re-envisioned/#FAQsection> *(check for updates)*
- Zoning Board and City Council Meeting Calendar & Agenda: <https://upperarlingtonoh.portal.civicclerk.com/>
- BZAP Work Session 1 – Major Site Plan presentation 07/02/2025: <https://upperarlingtonoh.portal.civicclerk.com/event/617/files/attachment/2610>
- 2022 PMOD Rezoning Project:
 - Recorded meetings, survey and other relevant documents can be found here: <https://www.upperarlingtonoh.gov/256/Planned-Mixed-Use-Office-District-Rezoni>
 - City Council and BZAP Meeting Minutes can be found here https://library.municode.com/oh/upper_arlington/munidocs/munidocs?nodeId=540479dbdf9bb (BZAP Meeting Dates: 10/5/2022 and 10/19/2022; City Council Meeting Dates: 11/7/2022, 11/14/2022, 11/21/2022 and 12/5/2022)

**Concord Village Area Association (CVAA) Residents Requests/Concerns/Questions
for
National Church Residences Campus Redevelopment Project**

We support the overall spirit of redevelopment, but do not believe it should be done at the expense of existing residents. We respectfully request the following requests/questions be presented to National Church Residences (NCR), the Upper Arlington Board of Zoning and Planning and City Council as respects the National Church Residences Campus Redevelopment Project. We think the items below create more balance and do not materially affect NCR's overall vision or use of their property.

See end of this document for more visuals and photos further illustrate the proximity and impact of this project.

- ◇ **Building Footprint:** Relocate the Corporate HQ office building as close as possible to N Bank Drive creating more distance at the narrowest portion of the lake and thus reducing the encumbrance on those residences. Additionally, we request consideration be given to a tiered setback of the 3rd and 4th floors of south side of the Corporate HQ office building and south end of the Senior Housing building with a 25-degree angle relative to the deck-to-floor height. Lastly, we request the southernmost point of the Senior Housing Building to align with the revised location of the Corporate HQ south façade. The proposed location of the Corporate HQ and Senior Housing building is imposing to the CVAA residents adjacent to the easternmost narrow portion of the lake given the overall height and magnitude of the new buildings (footprint increasing from roughly 7,500 sq ft to over 31,000 sq ft). This is a significantly larger building than what currently exists in that location today and we are asking for accommodation to soften the impact to our neighborhood as it currently stands.
- ◇ **Height:** We request consideration be given to lowering the buildings to under 48 feet or preferably 3-stories by decreasing the height of the parking garage or office level stories or moving parking underground. The proposed design for the Corporate HQ building is 10 feet higher (58.5ft) than the Senior Housing Building (47.5ft) despite being the same number of floors. The proposed buildings sit at an elevation 9 feet above the lake which amplifies the impact of the proposed heights to the residents across this narrow portion of the lake.

In the 2022 PMOD rezoning process, over half of the survey respondents stated managing height and setbacks along the lake were critical considerations to maintaining the character of the area and preventing nuisance and property value diminution to the CVAA community. In subsequent community meetings, multiple residents consistently cited 2-3 story heights be the max allowed along the lake. Unfortunately, only a small number of residents attended the BZAP and city council hearing/vote meetings. At that time, the City Manager and Community Development director provided multiple assurances to residents and City Council that the Major Site Plan process (where we are today) would

provide opportunity to ensure considerate building design along the lake and residents would have opportunity to provide input once actual plans were submitted.

- ◇ **Building Design:** As respects the Corporate HQ building, we request two prominent balcony features along the southern façade (facing the CVAA properties) be recessed back to align with the rest of the façade which would restore the functionality of the setback and decrease the enclosing proximity to the narrow lake residents. As respects the Senior Housing Building, there appear to be balconies incorporated into the southernmost point of the building closest to the lake and directly facing homes. This would be intrusive to the CVAA residents on the lake. This is a material consideration for nuisance created by noise and light pollution both due to proximity and water amplification of sound, especially in the evening.
- ◇ **Soft Scape:** We request the preservation of tall mature trees closest to the lake (and as much as possible accommodating the building plan). We request soft scape with full foliage be introduced at multiple levels to soften the building appearance on the south façade facing the CVAA residents. Additional consideration is requested for natural looking landscape and evergreen trees to be incorporated with the intent to maximize coverage throughout the seasons.
- ◇ **Light and noise pollution control:** What measures will be taken to mitigate light pollution from the Corporate HQ building in the evenings when the building is presumably unoccupied? What measures will be taken to mitigate noise pollution from Senior Housing residents and rooftop equipment (HVAC/RTUs)?
- ◇ **Public Walkway along Lake:** We request the proposed public walking path be rerouted away from the narrow part of the lake (consider starting the path from Northwest Park and rerouting it to N Bank Drive at the Senior Housing building which fronts the widest part of the lake). Additionally, we request the Node proposed directly in front of Lot 27 (2250 Concord Village Drive) be removed. As stated previously, the distance between the CVAA residential homes along the narrow part of the lake and the Corporate HQ building site is very narrow. Residents have stated repeatedly that they can see into the current buildings from their backyards. Due to the grading of the CVAA lake residents' rear yards, there are no viable privacy measures available (e.g. a typical code compliant 6-foot privacy fence would be below the current 9-foot grade elevation at the building). This would be intrusive to the CVAA residents. The foot path along the lake would also invite parking along and into the neighborhood east of Arlington Centre Drive since there will be no available surface parking lot. Additionally, there is concern for increased liability exposure to the City of Upper Arlington and hence its taxpayers by allowing a footpath where there is minimal distance from the lake and a steep slope. There is access currently to the Northwest Park via a sidewalk along N Bank Drive, rendering unnecessary an additional walking path in this narrow and arguably more hazardous section of the lake.

- ◇ **Lake Ownership & Maintenance:** It is our request that a more definitive plan be agreed upon before the major site plan application and plat amendment is approved by BZAP and City Council. The individual plats for NCR and CVAA residents along the lake include a portion of the lake. The current proposal includes a plat amendment transferring NCR's current portion of the lake to the City of Upper Arlington. This could have significant impacts to all CVAA residents as respects maintenance since the HOA is responsible for the lake maintenance for its residents' portion. Is it the intent of the City of Upper Arlington to assume ownership and/or maintenance responsibility for the CVAA's portion of the lake? What is the plan for determining the current health and future maintenance of the lake which provides important stormwater/flood management? The lake was created over 40 years ago and is likely in need of maintenance. In the PMOD Community meeting held on September 15, 2022, it was noted by the moderator that the city was consulting with the Soil & Water Conservation department. What was the outcome of that consultation?
- ◇ **Traffic:** The most eastern part of our community with access through Arlington Centre Blvd has expressed multiple concerns about parking and traffic affecting their community. Arlington Centre Blvd is the only ingress/egress road to this community. NCR has committed to posting signage to prevent excessive traffic from entering the community, however we believe more needs to be done as it can be reasonably anticipated that there will be an uptick in traffic (mostly from people unfamiliar with the area). There are also material concerns about road access during the construction phase of project.
- ◇ **Construction Phase – Managing the impact to the residents and the area.** This project could span from 3 to 5 years generating a lot of dust, noise and activity intrusive to our peace and quiet during an extended period of time. Do any of the current buildings require hazardous material abatement? During the demo of the existing buildings, what will be done to contain the dust and debris? How will Arlington Center Drive's asphalt surface and trees be protected/maintained during multiple years of heavy construction truck traffic? What safeguards are in place to ensure the project is managed efficiently and to schedule?
- ◇ **Other Considerations** – We want assurances that no variances will be requested/granted as requests height or setback. This has happened on other recent projects (most notably the Arlington Gateway project). Additionally, with the recent issues on the Golden Bear development project, what measures are being taken to ensure the project is financially viable as proposed?
- ◇ **What are the Project Benefits to the Community?**
This project is unique and distinct from other recent UA projects such as The Lane, Arlington Gateway and Golden Bear in that there are no additional amenities being created to offset the less desirable impact of much larger and densely populated buildings in such close proximity to a quiet single family style residential community. The argument

that other projects have enhanced property values is solely predicated on the amenities which those projects created for residents – amenities which do not exist in this case. Furthermore, we would like to understand the financial implications of this project for the City. Are any tax incentives being provided by the City? Is the senior housing a tax credit property with partners/owners other than NCR? How will the plat amendment transferring the lake to the City impact the current level of property taxes collected? In the 2022 PMOD rezoning process, as well as other UA redevelopment projects, it has been highlighted that the City of Upper Arlington has so little office/commercial space and that earned income tax is a critical component of the City's revenues. A large portion of this property is being redeveloped for rental senior housing which typically does not generate additional earned income tax. What are NCR's occupancy rates in the area (specify between affordable and market rate)? Has NCR divested property for not thriving or other reasons (which would convert use to standard housing)?

NORTH BANK DRIVE
(50' R/W, PB 50 PG 117)

PROPOSED BUILDING
FF = 884.50

PROPOSED BUILDING
FF = 885.50
251'-1"±
1.215 ACRES

EXISTING BUILDING

EXISTING BUILDING

NATIONAL CHURCH RESIDENCES
IN. 20071300206535

WATER ELEVATION = 876.8'
(8/29/2023)

PROPOSED LEGEND

- 100 CATCH BASIN
- 100 MANHOLE

SITE DEVELOPMENT DATA

DATE: 08/29/2023

BY: [Signature]

PROJECT: 2024 NORTH BANK DRIVE

LOT 24

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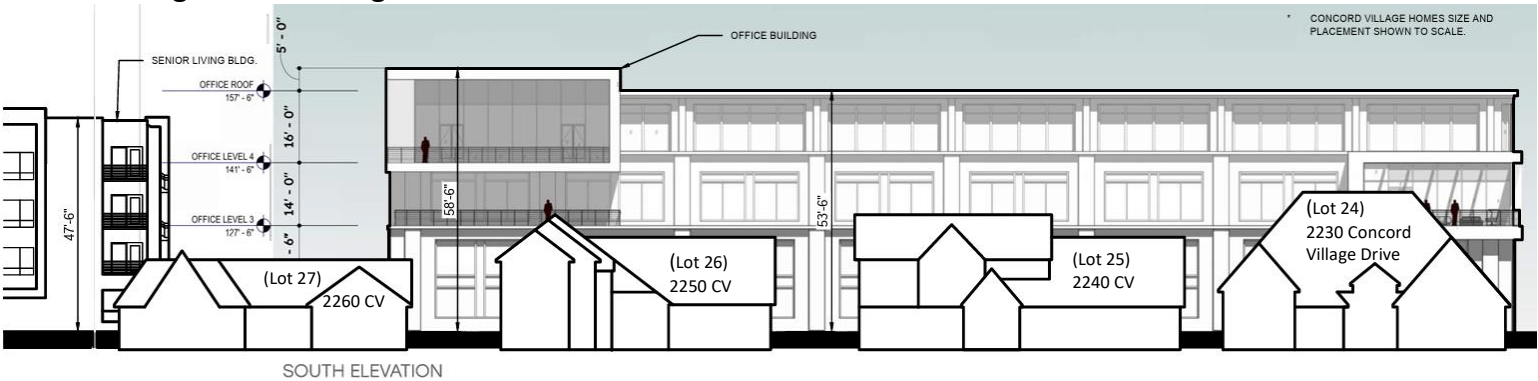
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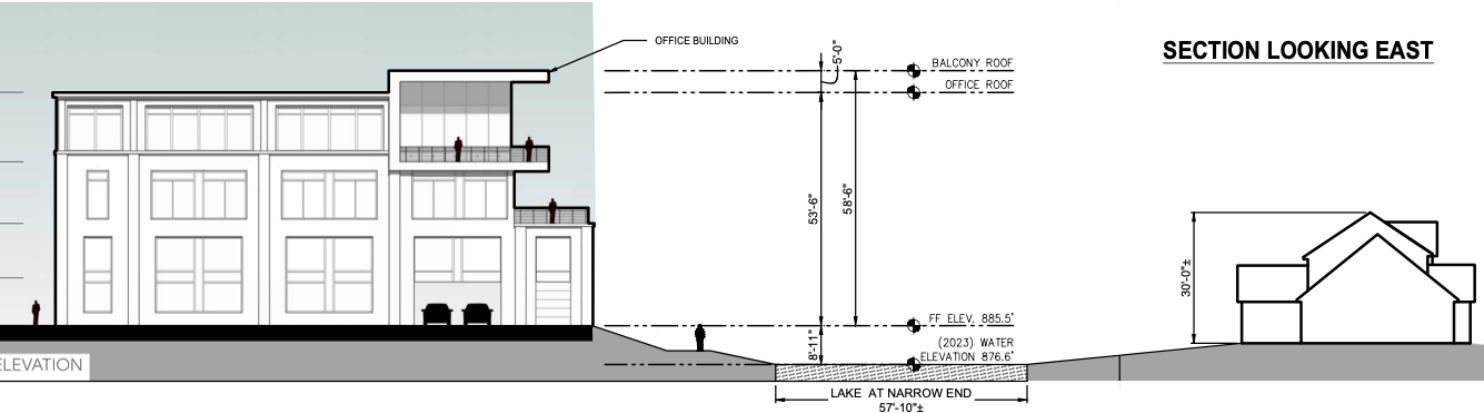
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Exhibit 2: Building Height Comparison

View entering Concord Village:



View of proposed Office Building looking East:



View of proposed Office Building looking West from Arlington Centre Blvd:



Exhibit 3: Current Photos of Narrow Portion of Lake from CVAA Residents' Side
All photos taken 1x zoom standard lens

View from Lot 25 looking northwest:



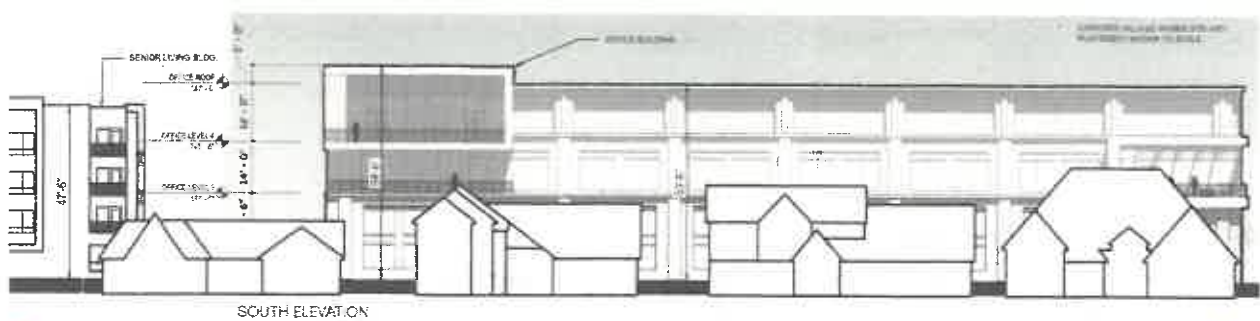
View from Lot 25 looking north:



View from Lot 25 looking northeast:

(note Lot 24 is east of Lot 25 – to further illustrate the narrowness and proximity)





YOUR VOICE MATTERS: Help Us Protect Concord Village!

Dear Neighbors,

A large redevelopment is being planned next to **Concord Village** – and it raises **serious concerns** for our neighborhood.

We need **your help** to speak up and ask the City and National Church Residences for thoughtful changes that protect our homes, privacy, safety, and quality of life.

A special meeting was requested with NCR for CVAA residents to be heard. In-person participation will make a difference. Please save these dates and stay tuned for emails/mailers for more information and any possible meeting date changes:

- ◇ **Special Meeting: July 22nd 6:30-7:30 pm - Bob Crane Community Center, 3200 Tremont**
- ◇ **Open House: July 23rd 4:30-6:30 pm - Bob Crane Community Center, 3200 Tremont Road**
- ◇ **BZAP Vote/Public Hearing: August 20th 6:00pm - UA Municipal, 3600 Tremont Road**

What's Happening?

The Proposed Headquarters Is Too Big and Too Close to the Lake

- **4x the size** of the current building
- **5 stories tall** + rooftop HVAC - built on the narrowest section and **closest to the lake** - those neighbors are heavily affected and need our support!
- Not on main road like other UA developments - it's **deep inside a quiet residential area**

 **Solution:** Reduce the height, improve the setback design of the upper floors and move the building closer to N Bank Drive and away from the lake.

Loss of Privacy and Quiet for Concord Village

- **Today:** estimated 200 employees weekdays only
- **Tomorrow:** potentially over 350 employees and residents with increased **24/7 activity**
- Overlooks our lakefront homes and yards

Partial Solutions:

- Dense natural looking landscape to shield views. Preserve existing mature trees.
- Reroute the walking path away from narrow section of the lake
- Reduce lighting on the lake side. How will office lighting be controlled during off hours?
- Create community spaces **between** buildings, not all on the lake. Avoid outdoor PA systems

A 5-Year Construction Zone

- Project runs in stages from as early as **2025 through 2030**
- Constant construction, noise, traffic, and disruption
- City streets and emergency access impacted

 **Solution:** Can the project be built more efficiently to decrease construction nuisance?

Other Key Questions

- **Traffic & Road Damage:** Will roads be repaired? Why not close Arlington Centre Blvd at Concord during construction?
 - **Dust & Runoff:** What protections are in place for **air quality and the lake**?
 - **Parking Shortage:** Only **0.7 spaces per unit** - where will guests and second residents park?
 - **Lake Ownership:** Why is only half the lake being given to UA? Will they take over 100% share of the lake maintenance? What are the risks to maintenance and liability?
 - **Lack of Community Benefit:** Can NCR add **retail or amenities** (like a coffee shop or bakery) that we can walk to and enjoy?
-

We Deserve Better

This project can be a **win-win** for NCR and our community – **but only if we speak up** and demand improvements.

 **Join your neighbors! Contact city leaders. Share your concerns. Let's protect the character of Concord Village.**

 **Need help drafting an email or comment?** We've got templates and contact information!

For future updates, send an email with your email address to:

CVNeighbors25@gmail.com

We recommend reaching out to the CVAA HOA board with your concerns/interest.

Let's work together to shape a better, more thoughtful development.

— Your Concerned Concord Village Neighbors

Upper Arlington NCR Project Website: <https://www.upperarlingtonoh.gov/599/National-Church-Residences-Corporate-Cam> (check for updates)

NCR's Project Website: <https://www.nationalchurchresidences.org/campus-re-envisioned/#FAQsection> (check for updates)

BUILDING FOOTPRINT

EXISTING
PROPOSED

PHASE 1

PROPOSED LOT 1
NUMBER OF ACRES: 1.215 AC
CLASSIFICATION: OFFICE
BUILDING FOOTPRINT: 0.730 AC
HARDSCAPE: 0.182 AC
LOT COVERAGE: 73%

PROPOSED LOT 2
NUMBER OF ACRES: 1.494 AC
CLASSIFICATION: MULTI-FAMILY
BUILDING FOOTPRINT: 0.607 AC
NUMBER OF DWELLING UNITS: 80
OVERALL DENSITY: 53.5 UNITS PER ACRE
HARDSCAPE: 0.344 AC
LOT COVERAGE: 64%

PROPOSED LOT 3
NUMBER OF ACRES: 2.268 AC
CLASSIFICATION: MULTI-FAMILY
BUILDING FOOTPRINT: 0.527 AC
NUMBER OF DWELLING UNITS: 130
OVERALL DENSITY: 52.4 UNITS PER ACRE
HARDSCAPE: 0.263 AC
LOT COVERAGE: 58%

PROPOSED LOT 4
NUMBER OF ACRES: 2.855 AC
WATER FOOTPRINT: 1.373 AC
HARDSCAPE: 0.274 AC
LOT COVERAGE: 64%

PROPOSED LEGEND

CATCH BASIN
MANHOLE
SANITARY SEWER MANHOLE
FIRE HYDRANT
WATER VALVE
ASPHALT PAVEMENT
CONCRETE WALK

NOTES

1. ALL RADI ARE 5' UNLESS OTHERWISE NOTED
2. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED

CODED NOTES

PARKING COUNT

What are the Issues?

- **No Upside for Us.** The 2022 rezoning initiative was presented to residents with promises of walkable amenities in exchange for increasing permitted uses and building density. There isn't one amenity in this project for us.
- **Too Big, Too Close.** The proposed headquarters is almost as tall as a 5-story building – on the narrowest part of the lake – in a quiet residential area.
- **Loss of Privacy and Quiet for Concord Village.** 24/7 Activity. From 200 weekday employees now to potentially 350+ employees and residents around the clock. Creation of public spaces adjacent to homes without viable privacy protections.
- **5 Years of Construction.** Arlington Centre only access to eastern CVAA neighborhood. Concerns about EMS access. Noise, dust, traffic hazards, and damage to trees and roads.
- **Lake at Risk.** Currently, the CVAA residents and National Church Residences share ownership and maintenance of the two lakes. City taking National Church Residences' half without a clear plan for maintenance or impact of construction.
- **Finances.** \$1M city grant + 30-year TIF, but how does this benefit Upper Arlington?

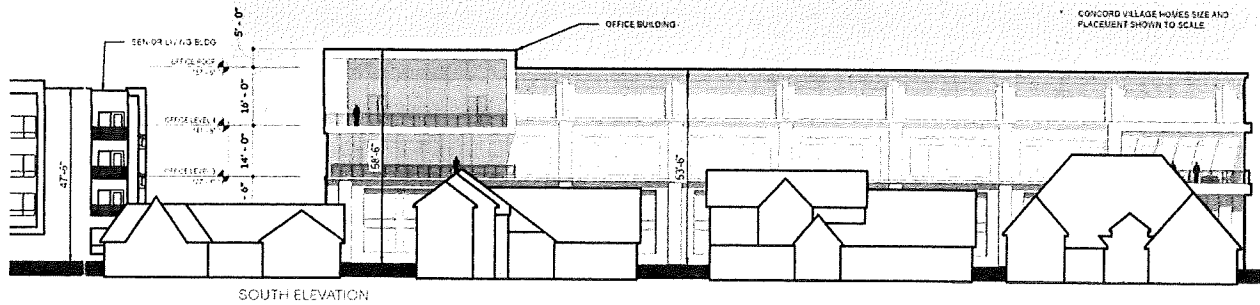
What We're Asking For & Key Questions

- 🔍 **Move office building farther from the lake** – We request the City to engage with their Engineering Division to vet moving a sanitary sewer line to make this possible (potential 30 feet of space which can be reallocated to improve lake setback). Minimize height where possible and reduce prominence of southern façade balcony features (portion facing CVAA area).
- 🔍 **Building Height** – National Church Residences committed to no height variances in the community meetings. We want that in writing! This community was clear in 2022 PMOD rezoning about height transitions starting at 2-3 stories along the lake. We are now starting at 4-5 stories. We don't want tall buildings next to our homes!
- 🔍 **Protect privacy** – reroute walking path away from narrow section of lake, add more natural softscape and trees, limit lighting near homes and ensure office lighting controlled off hours.
- 🔍 **Stronger construction impact controls** – evaluate a temporary construction road.
- 🔍 **Clear, written commitments for entire lake maintenance by the City.** In the PMOD Community meeting held on September 15, 2022, the City committed to consulting with the Soil & Water Conservation department. What was the outcome of that consultation?
- 🔍 **Financial transparency** – What are the projected revenues to Upper Arlington and how much is Upper Arlington and Upper Arlington Schools giving to National Church Residences to build this project (in grants and Tax Incremental Financing)?
- 🔍 **Best Use** How does creating senior housing rentals benefit UA? Most UA seniors own their homes, are rentals going to materially improve the available housing stock utilization (e.g. giving seniors downsize options while making larger homes available to new families)? Does this offset the potential earned income tax revenue if the redevelopment had included more commercial space? The City has limited commercial space and income taxes drive revenue for the city.

We Deserve Better

This project can be a **win-win** for National Church Residences and our community – **but only if we speak up** and demand improvements. Let's work together to shape a better, more thoughtful development.

— Your Concerned Concord Village Neighbors



YOUR VOICE MATTERS: Help Us Protect Concord Village!

Dear Neighbors,

A large redevelopment is being planned next to **Concord Village** – and it raises **serious concerns** for our property values, privacy and quality of life. We need **your help** to speak up!

Update: Were you aware the City is **providing incentives** to help offset the building costs? City Council and the Upper Arlington School Board will vote on a TIF spanning 30 years (estimated 45% of property tax for parcels) along with an additional \$1m grant from the City.

In-person participation will make a difference. Please attend these meetings and stay tuned for emails/mailers for more information and any possible meeting date changes:

- ◊ City Council Meeting -- First Reading: Aug 18th 7:00pm - UA Muni Services Center, 3600 Tremont Road
- ◊ City Council Meeting -- Possible Vote: Aug 25th 7:00pm - UA Muni Services Center, 3600 Tremont Road
- ◊ UA Schools Meeting Vote: Sept 9th 6:00pm - UA Muni Services Center, 3600 Tremont Road
- ◊ BZAP Vote/Public Hearing: Sept 17th 6:00pm - UA Muni Services Center, 3600 Tremont Road

Tips for Speaking – 3 minute cap per speaker.

- State your name & address for the record.
- Prepare remarks in advance. Be specific – use points from this flyer.

If You Can't Attend:

Email your comments:

- **BZAP:** planning@uaoh.net
- **City Council:** cityclerk@uaoh.net
- **School Board:** boe@uaschools.org

Subject: National Church Residences Corporate Campus Redevelopment

Include: "Please send the following feedback to the zoning board / city council for consideration at their next meeting." Add your full name & address.

 Or mail to: Board of Zoning & Planning and City Council, 3600 Tremont Road
Upper Arlington, OH 43221

 Join your neighbors! This is our chance to speak up and protect Concord Village! 

 Need help drafting an email or comment? We've got templates! Send an email with your email address to: CVNeighbors25@gmail.com

NCR Corporate Campus Redevelopment

From Abby Davis <abby.v.davis8@gmail.com>

Date Mon 09/22/2025 11:10 AM

To Planning-Web <City.Planning@uaoh.net>; Cityclerk@uaoh.net <Cityclerk@uaoh.net>

****Please send the following feedback to the zoning board / City Council for consideration at their next meeting. Thank you!****

Dear Members of the City Council and Planning Board,

Thank you for the time, thoughtfulness, and dedication you continue to bring to the discussions around National Church Residences' proposed redevelopment across our shared lake. My neighbors and I are especially grateful for the questions raised at last week's BZAP meeting regarding the utility easement for NCR's corporate building. Your willingness to examine these details shows how deeply you consider the long-term impact of development on our community.

As you know, these plans will shape the character and value of our neighborhood for the next 50+ years. **We fully support the spirit of this project which will bring more senior housing to UA and we believe there are still opportunities for NCR to take a more innovative and creative approach so that the new corporate building can be positioned further from the lake.**

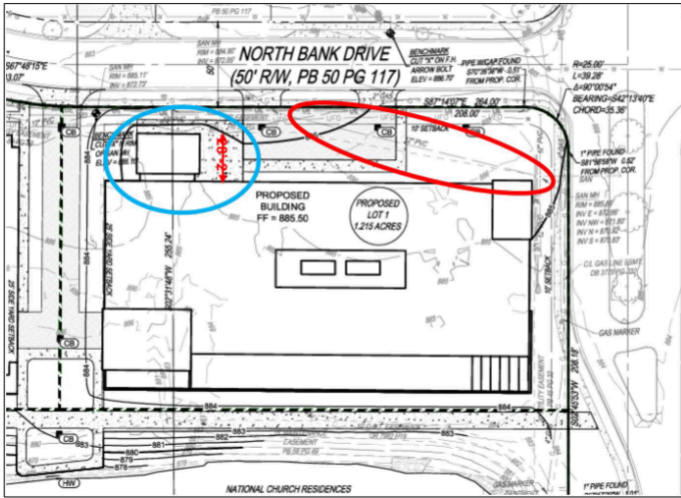
For example, the city sewer easement can be relocated, as NCR has done with past projects, and at a reasonable cost relative to a \$50 million redevelopment (*please see red circle on diagram*). Additionally, design adjustments, such as removing the lobby bump-out (*please see blue circle on diagram*), elongating the building westward, or modifying the delivery loop, would allow the building to shift north toward North Bank Drive without encroaching on neighboring homes. If combined, these changes could move the office building approximately 28 feet further north, which would create a far more balanced outcome for Concord Village residents.

We respectfully encourage the board to continue pressing NCR to find solutions rather than reasons why adjustments cannot be made even if this requires additional effort or cost on their part. **Your decisions have a direct and lasting impact on our neighborhood.** We ask that you **hold NCR accountable for pursuing options that better protect the lakefront and surrounding homes.**

We are grateful for your service and for the lasting legacy your decisions will create for our community.

Diagram:

2. Move the proposed NCR Headquarters Office Building closer to North Banks Drive (see commentary related to the map below on next page)



2. Move the proposed NCR Headquarters Office Building closer to North Banks Drive (commentary related to the map on previous page)

Option 1

At the City Council meeting on 8/17/2025, residents requested that the City investigate relocating a sanitary sewer line to make possible the relocation of the office building. Moving the building closer to North Banks Drive would provide significant relief to the encumbrance on their homes, which are in close proximity to the office building on the narrow side of the lake. At the City Council meeting on 8/25/2025, the assistant city manager addressed the utilities running along North Banks Drive, instead of the sanitary line running diagonally along the northeast corner of the lot (circled in red).

Option 2

If National Church Residences were to consider redesigning their lobby (circled in blue) in coordination with relocating the sanitary line, there is a potential of up to 28 feet (measuring to the 15-foot utility easement), which could be reallocated to improve the setback between the 58-foot office building and the 2 story residences directly south and adjacent to the building site.

Sincerely,

Abby Davis
2300 Concord Village Dr