



CITY OF SPRINGDALE, OHIO | progress place business park
CONCEPT PLAN AND REDEVELOPMENT ALTERNATIVES

Existing Conditions

- Total Potential Site Area: 99 +/- Acres
- Existing Buildings on Sites: 1,136,000 square feet
- High visibility with 2,300 feet of frontage directly adjacent to I-275, which carries over 128 thousand cars per day.
- Direct access to two recently upgraded I-275 interchanges.
- Area controlled by three property owners who are, or will be marketing the properties for redevelopment.
- Direct access to active rail line on-site.
- Currently zoned "GI" General Industry and "PUD" Planned Unit Development with potential for zoning modifications.
- Close proximity to regional transportation, employment bases, shopping and recreational opportunities.
- Site characteristics include generally level topography, mature tree cover, existing open spaces, well maintained adjacent developments and viable redevelopment opportunities.



0 200 400 800 Feet

Characteristics of Progress Place Business Park





Goals & Objectives

GOAL 1:

Coordinated redevelopment of the Progress Place Business Park with a high-density employment center that will benefit from a high visibility location, access to the interstate highways and proximity to other regional office and retail centers.

To support successful redevelopment the City of Springdale will:

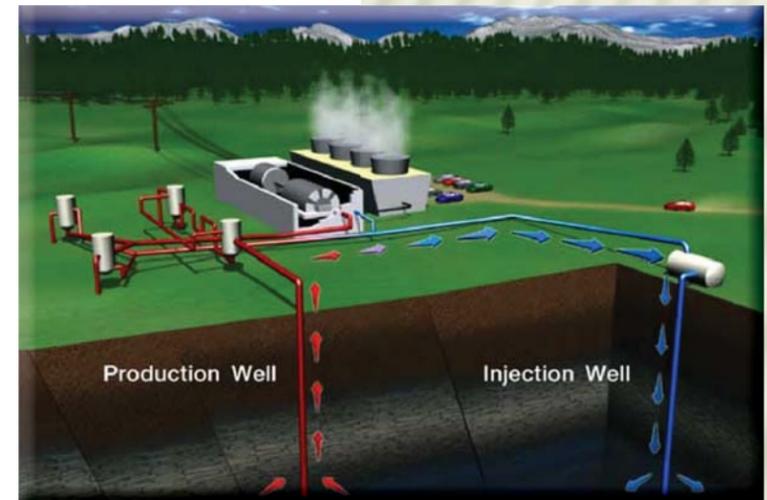
- OBJECTIVE 1:** Coordinate partnership with property owners, potential developers, and other governmental agencies to facilitate the redevelopment and reuse of the site.
- OBJECTIVE 2:** Work with state and county agencies and departments to secure any available designations to allow for reductions in taxes and costs.
- OBJECTIVE 3:** Identify and facilitate the use of available development incentives available from local, state and federal governmental agencies.
- OBJECTIVE 4:** Establish preferred road connections to improve access to central properties, and provide alternative routes for traffic within the Progress Place Business Park.
- OBJECTIVE 5:** Establish an identity and design theme for the Progress Place Business Park through coordinated thoroughfare design, gateway features, streetscaping, and signage.
- OBJECTIVE 6:** Consider the potential of creating a zoning district specific to the site to allow for decreased parking requirements and increased floor area ratios utilizing structured parking maximizing efficient development.
- OBJECTIVE 7:** Consider rethinking traditional parking requirements to reduce the number of spaces required, encourage structured parking and provide for different types of parking/storage requirements.

GOAL 2:

Create an environmentally and economically sustainable development that can serve as an example for the region.

To support sustainable development the City of Springdale will:

- OBJECTIVE 1:** Encourage the use of sustainable and durable building materials and design including:
 - Innovative, new, and sustainable structural and cladding materials.
 - Greenroofs.
 - Alternative heating and cooling systems using geo-thermal systems or solar arrays.
- OBJECTIVE 2:** Promote water conservation through methods including:
 - On site stormwater management systems including: rain gardens and bioswales within surface parking areas.
 - Rainwater harvest and storage for landscaping irrigation, and other non-potable uses such as flushing toilets or industrial processes.
 - Gray water collection and reuse systems on site or with adjacent uses.
- OBJECTIVE 3:** Promote alternative forms of energy capture or production including:
 - Solar arrays
 - Geothermal infrastructure
 - Symbiotic energy capture from industrial processes i.e. steam capture with turbines.
 - Wind turbines on buildings or freestanding structures.
- OBJECTIVE 4:** Promote symbiotic industry where the waste product from one process can be used in the manufacture of a product at a nearby company.
- OBJECTIVE 5:** Require landscaping to consist of low maintenance native plant materials.
- OBJECTIVE 6:** Protect mature and specimen trees to the greatest extent possible.
- OBJECTIVE 7:** Provide for recycling locations within the development.



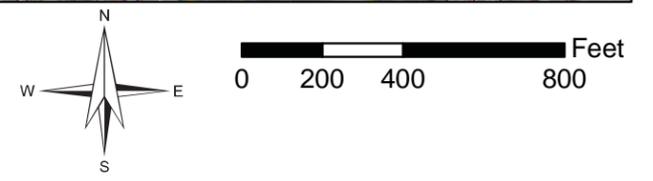
Alternative 1: Avon Building Reuse Concept

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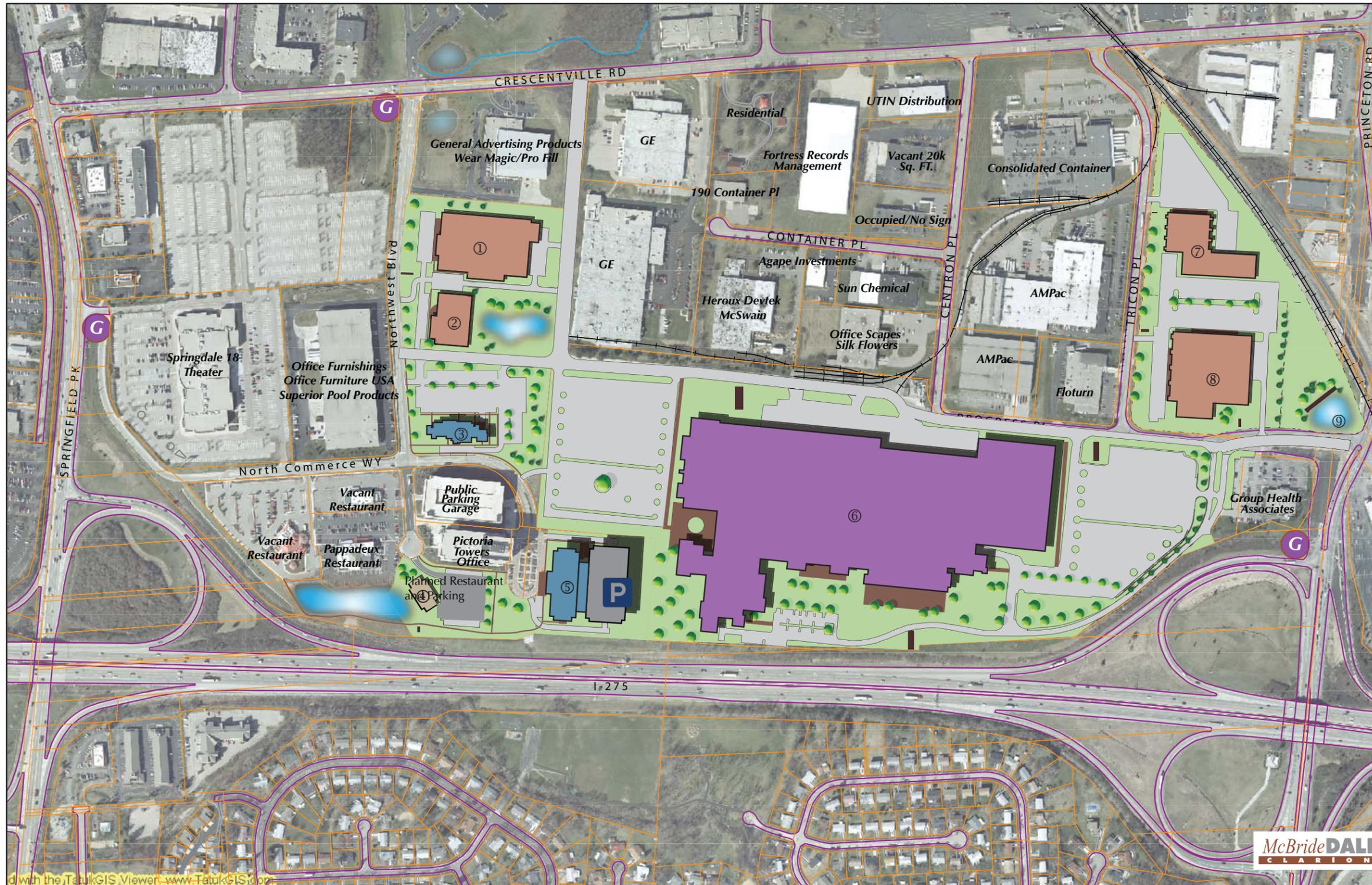
- Creation of gateway elements at four key points to identify the Progress Place Business Park.
- Reuse with modifications to the existing 893,000 square foot Avon facility for office and/or business incubator uses.
- Addition of hospitality/high density office uses to the north and east of existing Pictoria Tower and garage. Density and design to complement Pictoria Island with inclusion of structured parking.
- Lower intensity office, light industrial, warehousing/distribution center development for the northwest and northeast portion of the area. Uses and design complementary to surrounding uses on Northwest Boulevard and Tricon Place with single or two story buildings and surface parking.



G Indicates Gateway Landscaping and Landmark Features

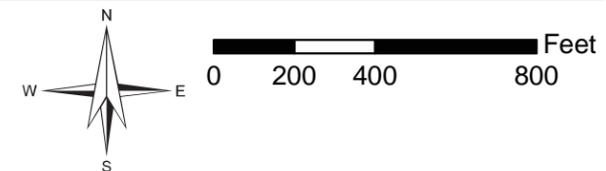


Alternative 1: Avon Building Reuse Detail Plan



NOTES:

- ① 99,000 SF. Floorplate-(1-2 stories)
Office/Distribution
 - ② 33,000 SF. Floorplate-(1-2 stories)
Office/Distribution
 - ③ 18,000 SF. Floorplate-(6 stories)
Hotel (126 rooms)
 - ④ 9,000 SF. Floorplate (1 story)
Restaurant
 - ⑤ 34,000 SF. Floorplate (4-7 stories)
Office or Hotel with attached
structured parking (59,000 SF.
Floorplate 1,200 spaces appx.)
 - ⑥ 863,000 SF. Floorplate (1 story)
Mixed Office/Manufacturing/
Warehousing/Distribution. Reuse
of existing structure for business
incubator or new tenant.
 - ⑦ 59,000 SF. Floorplate-(1-2 stories)
Office/Distribution
 - ⑧ 108,000 SF. Floorplate-
(1-2 stories)
Office/Distribution
 - ⑨ Progress Place Gateway
Monument Signage, lighting, and
landscaping. Serve as template
for other gateways.
- G Other Gateways to be enhanced.
 - P Parking Deck



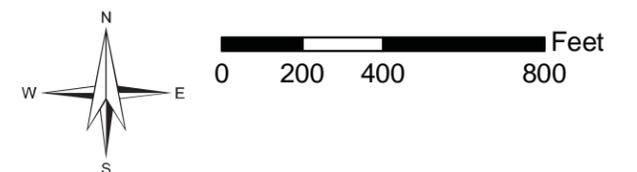
Alternative 2: Mixed Use High Density Concept

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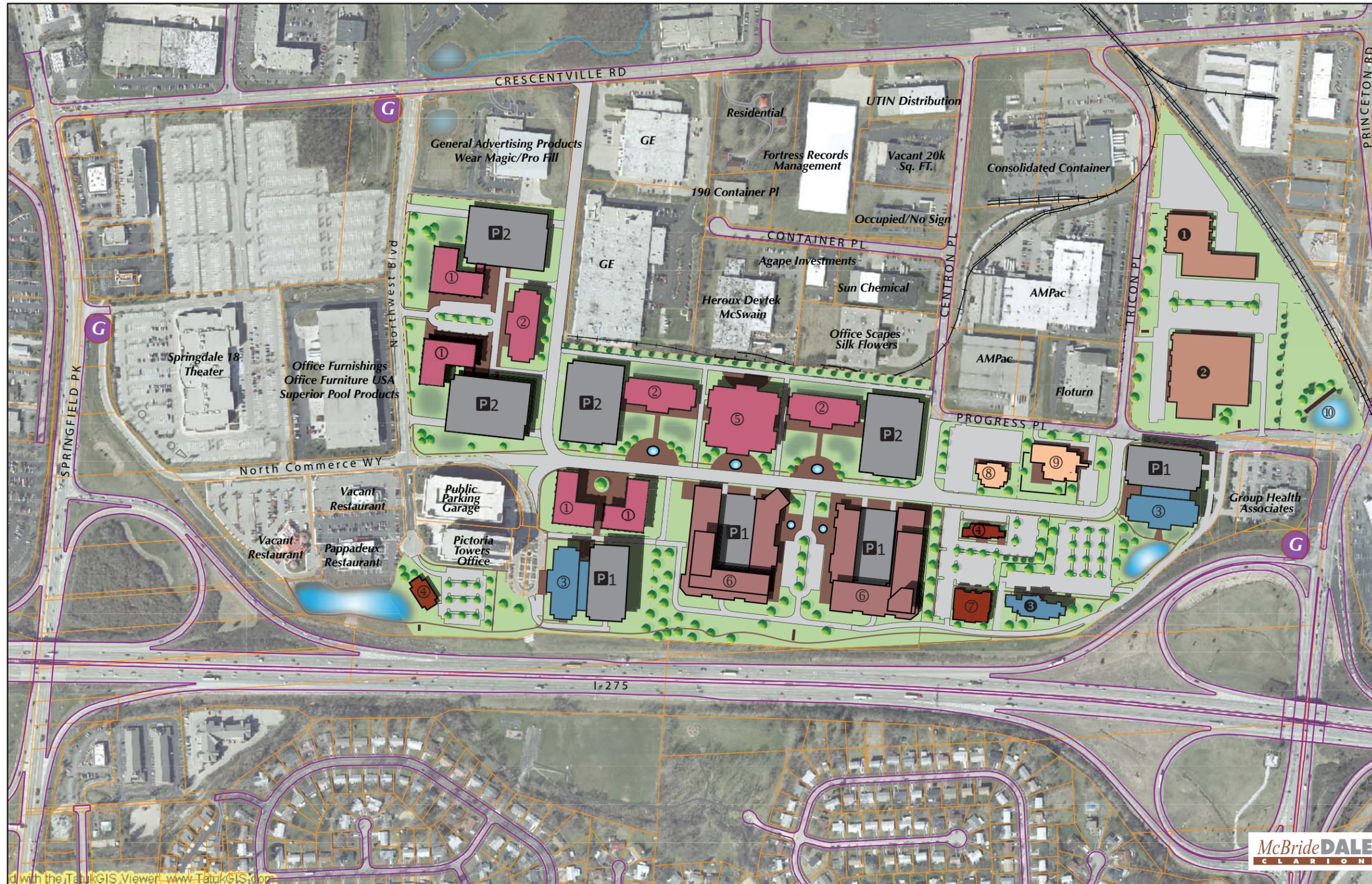
- Creation of gateway elements at four key points to identify the Progress Place Business Park.
- I-275 frontage anchored to the east and west with high density development that could include uses such as offices, hospitality, health/fitness, or personal services with structured parking. Buildings anticipated to be 5 to 7 stories in height.
- Additional I-275 frontage to include high density office/research development in 5 to 7 story building. Parking to be provided in structures.
- Areas to the northwest and north would include mixed use office research development. The 2 to 4 story buildings would be serviced by structured parking.
- The northeast portion of the business park is designated for office/light industrial/warehouse and distribution use.
- To complement the Business Park uses and provide services to those working in and around the area, a small portion of the site is designated for service type uses such as day care/personal services/restaurants.



G Indicates Gateway Landscaping and Landmark Features



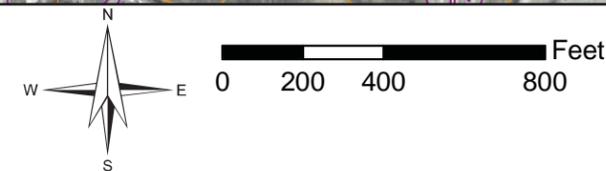
Alternative 2: Mixed Use High Density Detail Plan



NOTES:

- ① 32,000 SF. Floorplate-(2-4 stories) Office/Research
- ② 34,000 SF. Floorplate-(2-4 stories) Office/Research
- ③ 34,000 SF. Floorplate (4-7 stories) Office or Hotel with attached structured parking (59,000 SF. Floorplate 1,200 spaces appx.)
- ④ 9,000 SF. Floorplate (1 story) Restaurant
- ⑤ 44,000 SF. Floorplate-(2-6 stories) Office/Research with lower level parking decks
- ⑥ 115,000 SF. Floorplate (4-8 stories) Mixed Office/Service wrapped around 1,500 space parking decks
- ⑦ 20,000 SF. Floorplate-(2 stories) Fitness Center
- ⑧ 12,000 SF. Floorplate-(1 story) Medical Office/Services
- ⑨ 24,000 SF. Floorplate-(1 story) Day Care/Medical Office
- ⑩ Progress Place Gateway Monument Signage, lighting, and landscaping. Serve as template for other gateways.
- ❶ 59,000 Floorplate-(1-2 stories) Office/Light Industrial/Distribution
- ❷ 108,000 SF. Floorplate-(1-2 stories) Office/Light Industrial/Distribution
- ❸ 18,000 SF. Floorplate-(6 stories) Hotel (126 rooms)
- G Other Gateways to be enhanced.
- P Parking Deck (1) 1,200 spaces on 6 decks, (2) 1,570 spaces on 6 decks

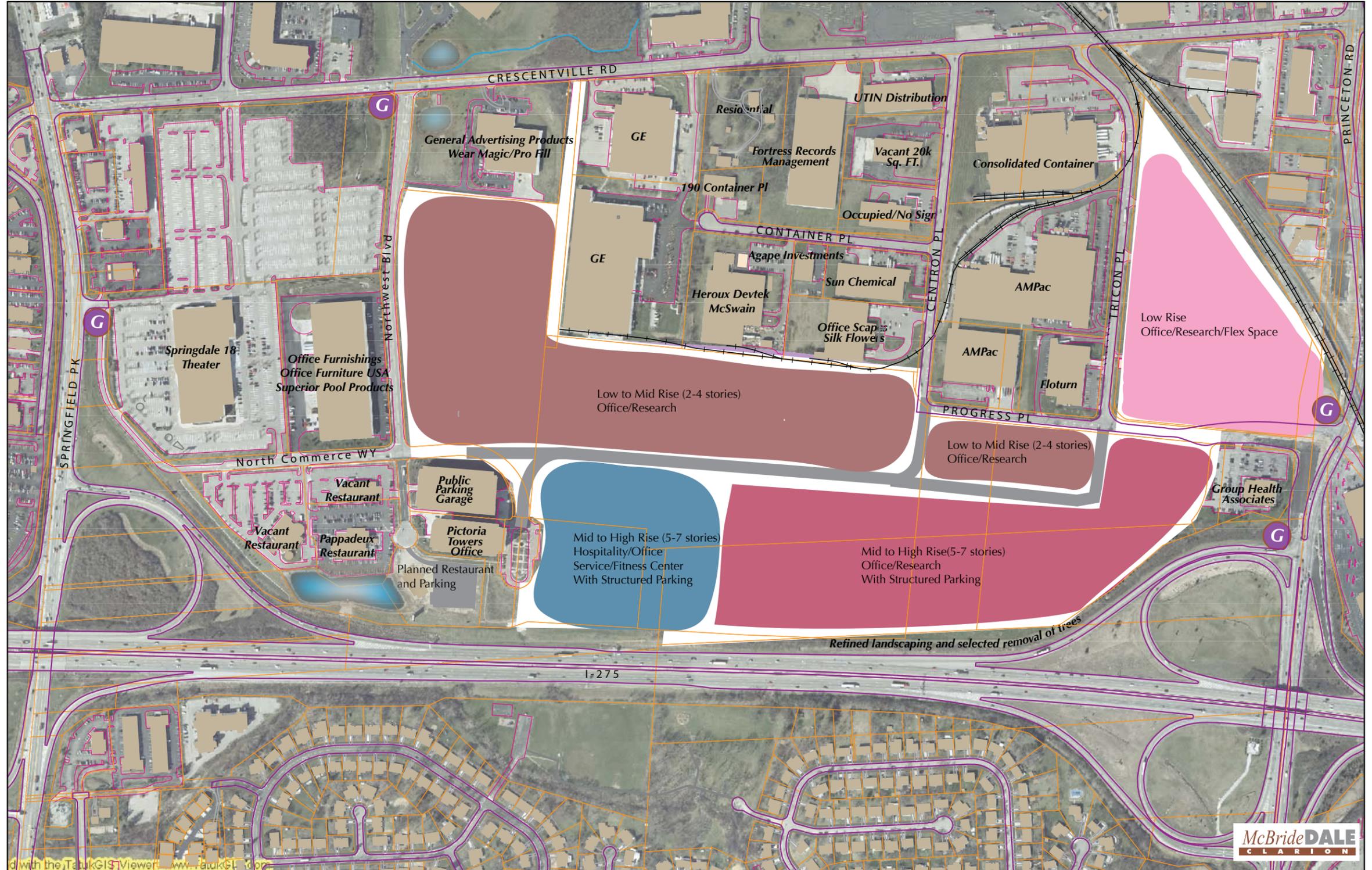
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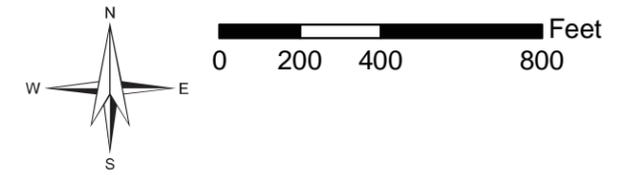
Alternative 3: Business Center Concept

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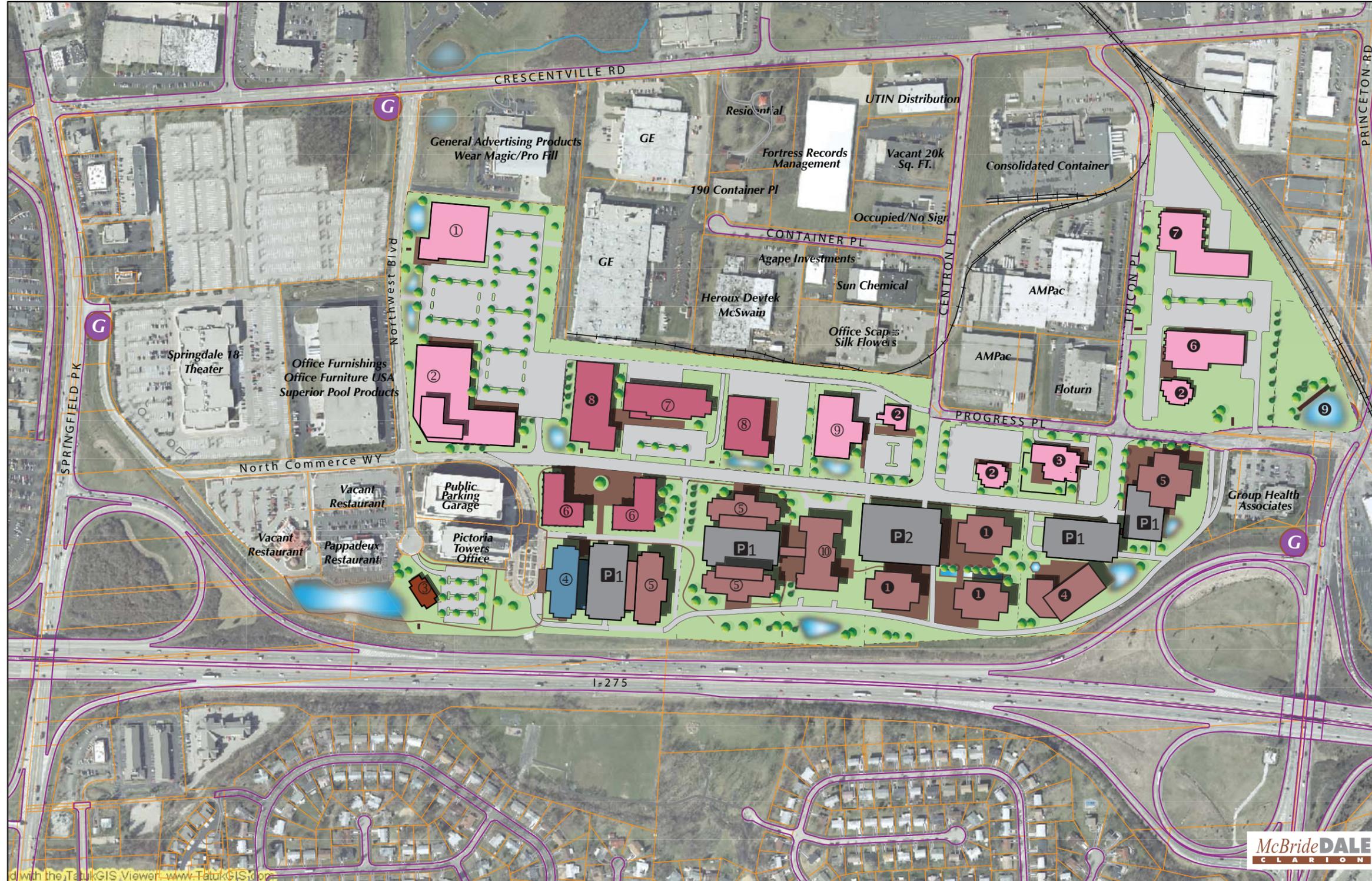
- Creation of gateway elements at four key points to identify the Progress Place Business Park.
- I-275 frontage anchored to the east and west with high density development that could include uses such as offices, hospitality, health/fitness, or personal services with structured parking. Buildings anticipated to be 5 to 7 stories in height.
- Majority of I-275 frontage to include mid to high density office/research development in 5 to 7 story buildings with structured parking.
- The northeast portion of the Park would include low rise development suited for offices and flex space.
- Low to mid rise office research uses would be located on the northern part of the Park. Uses would be located in 2 to 4 story buildings with a combination of surface and/or structured parking.



G Indicates Gateway Landscaping and Landmark Features



Alternative 3: Business Center Detail Plan



NOTES:

- ① 60,000 SF. Floorplate-(1 story) Office/Research
- ② 119,000 SF. Floorplate-(1 story) Office/Research/Flex
- ③ 9,000 SF. Floorplate-(1 story) Restaurant
- ④ 34,000 SF. Floorplate (5 stories) Office/Hotel/Fitness Center
- ⑤ 34,000 SF. Floorplate (5 stories) Office/Research (possible fitness center in lower levels of western building).
- ⑥ 32,000 SF. Floorplate-(5 stories) Office/Research
- ⑦ 40,000 SF. Floorplate-(5 stories) Office/Research/Flex
- ⑧ 40,000 SF. Floorplate-(3 stories) Office/Research/Flex
- ⑨ 42,000 SF. Floorplate-(1 story) Office/Research/Flex
- ⑩ 44,000 SF. Floorplate-(5 stories) Office/Research/Services
- ① 30,000 SF. Floorplate-(5 stories) Office/Research/Services
- ② 10-12,000 SF Floorplate-(1 story) Office/Service
- ③ 24,000 SF. Floorplate-(1 story) Office/Research/Services
- ④ 40,000 SF. Floorplate-(5 stories) Office/Research/Medical
- ⑤ 30,000 SF. Floorplate-(5 stories) Office/Research/Medical Center with structured parking in lower levels
- ⑥ 46,000 SF. Floorplate-(1 story) Office/Research
- ⑦ 59,000 SF. Floorplate-(1 story) Office/Research
- ⑧ 44,000 SF. Floorplate-(3 stories) Office/Research/Flex
- ⑨ Progress Place Gateway Monument Signage, lighting, and landscaping. Serve as template for other gateways.
- G Other Gateways to be enhanced.
- P Parking Deck (1) 1,200 spaces on 6 decks, (2) 1,570 spaces on 6 decks

