



National Church Residences

Premier Campus Re-envisioned

Serve Work Live Neighborhood

Community Meetings, July 22 & 23, 2025



National Church Residences

The Need to Re-envision

National Church Residences in Upper Arlington

Existing campus is
outdated and no
longer meets our
needs

Goals:

1. Good neighbor
2. Fulfill mission
3. Top tier work environment

Our proposal is well
within the zoning
limit of 6-stories

No Variances

Existing Campus

Mostly Asphalt Parking

Limited Green Space

Northwest
Kiwanis Park

Lake

Arlington Centre
Boulevard

North Bank Drive

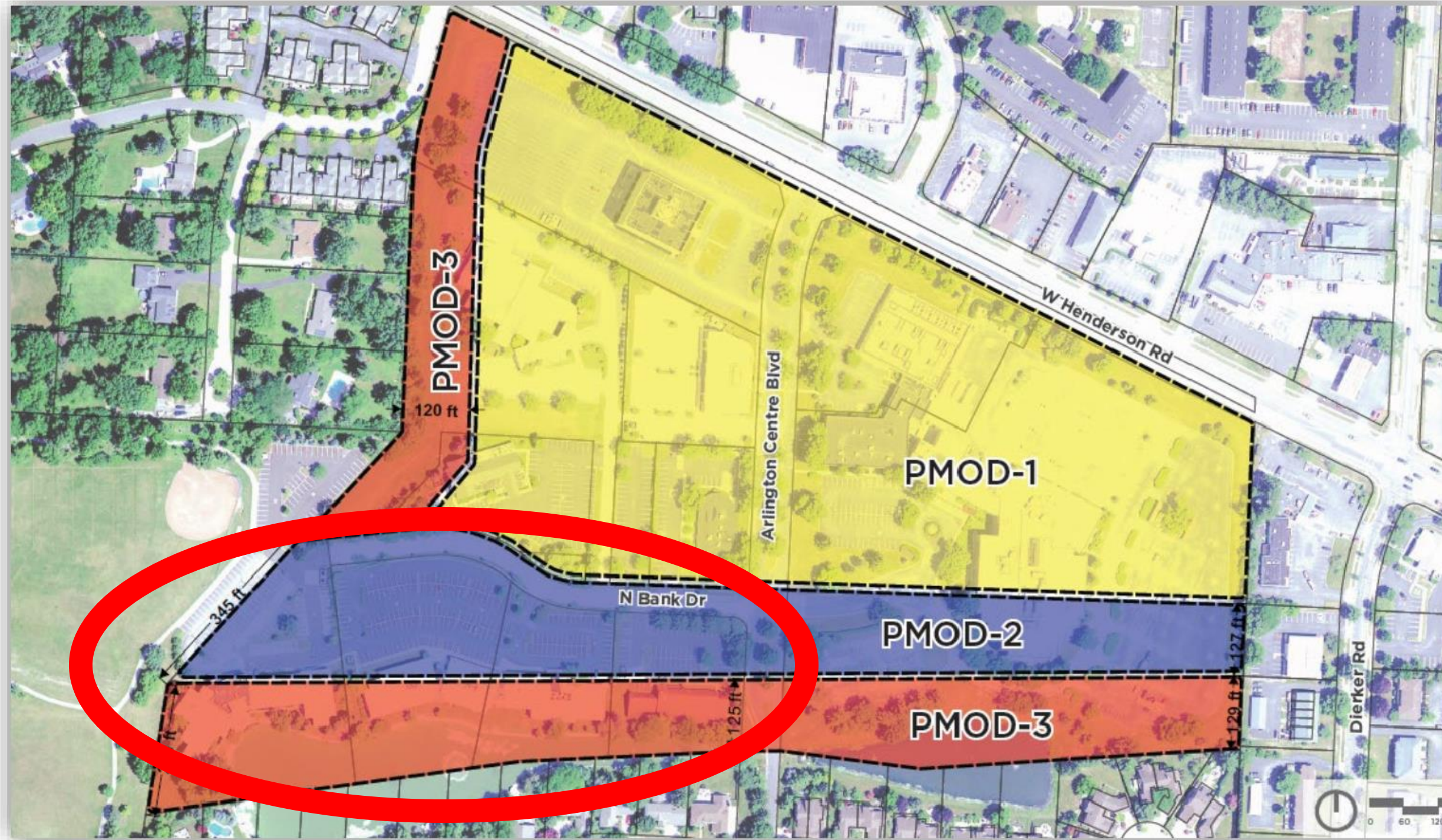
Concord Village Drive

Multiple Constituents

- **Current neighbors**
- **Future residents**
- **Our employees**
- **City of Upper Arlington**



Building Height Limits



PMOD 1 – 76'
(existing)

PMOD 2 – 64'

**PMOD 3 – 56' (for
res. only)**



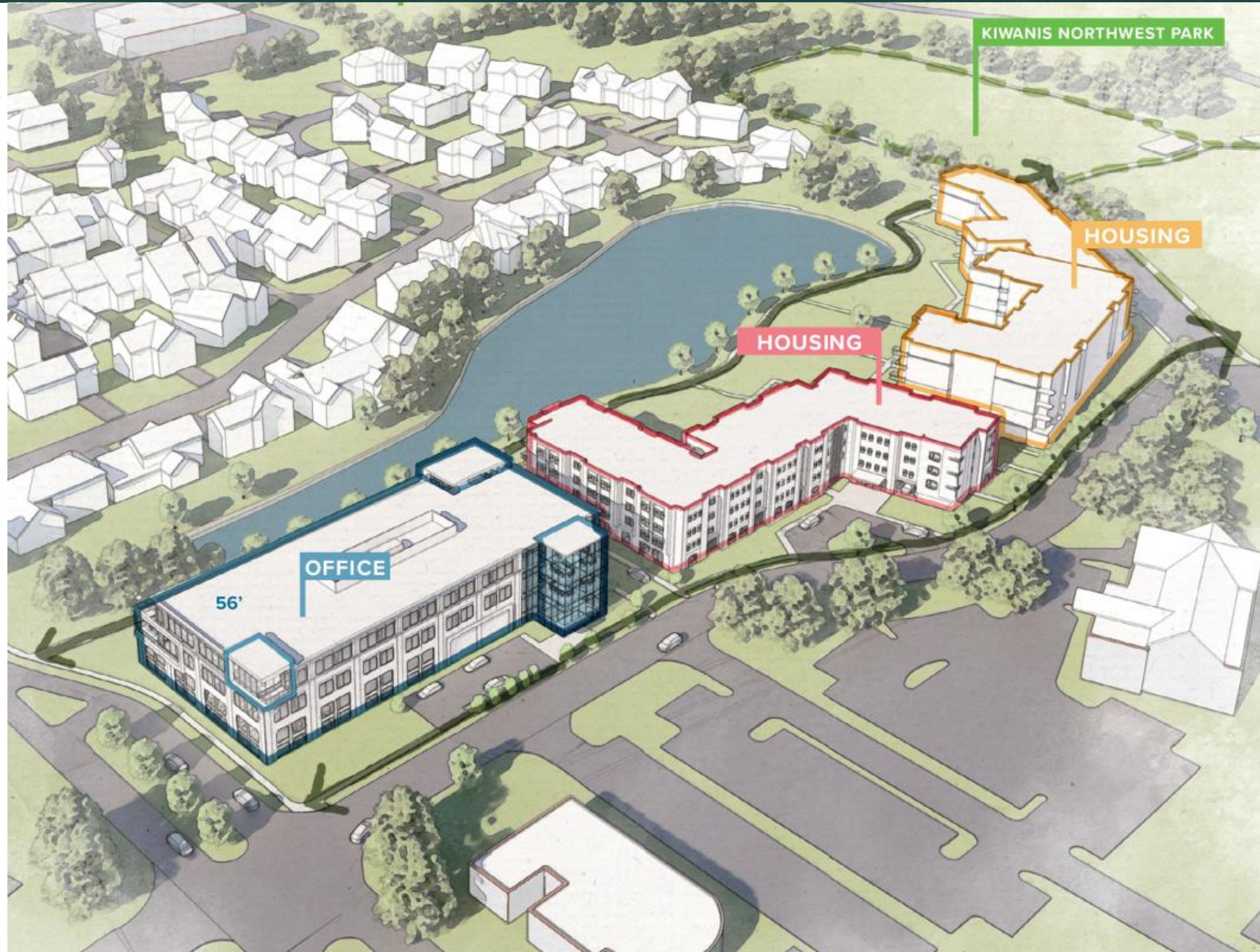


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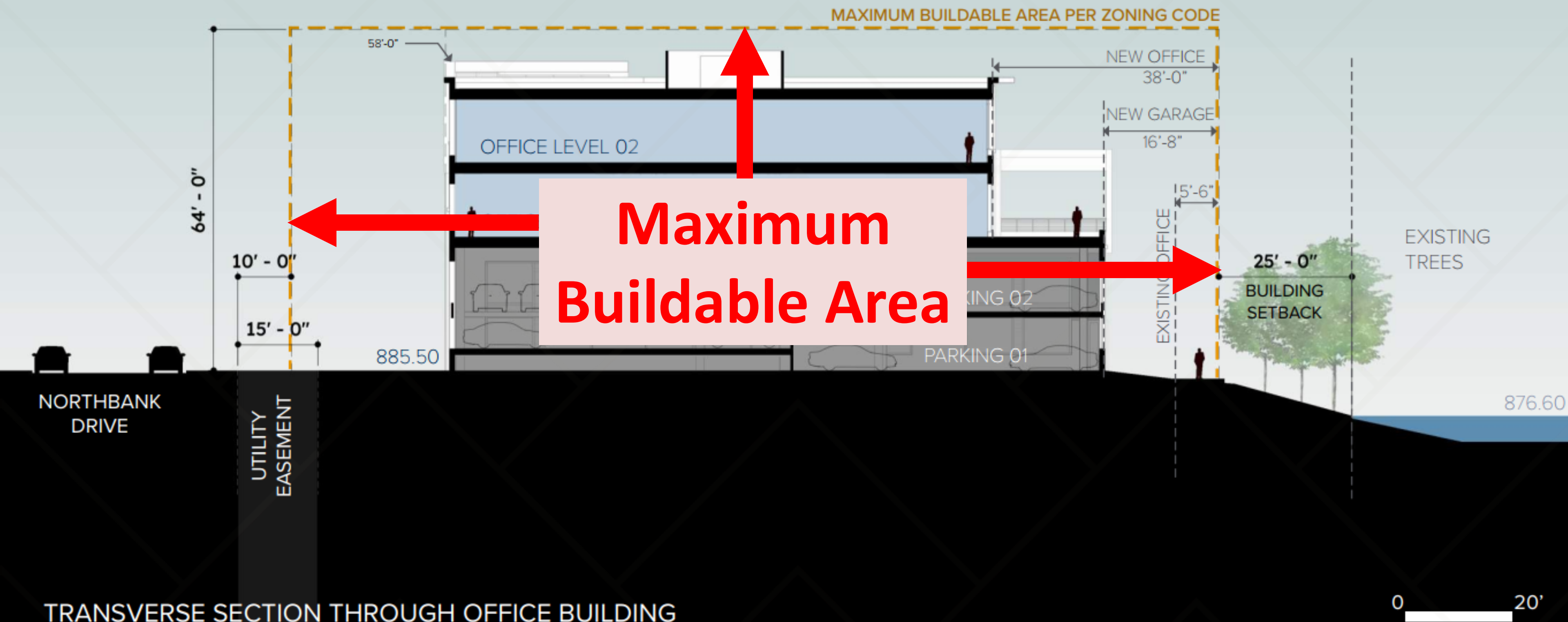
The Re-envisioned Campus

Proposed Campus Plan

- **Transparent and thoughtful process**
- **Not maximizing buildable area**
- **High quality design**
 - Creates 2.8 acres of green space
 - Reduces surface parking by 85%
 - Uses premium building materials on all facades
 - Sets high bar for future Envision Henderson work

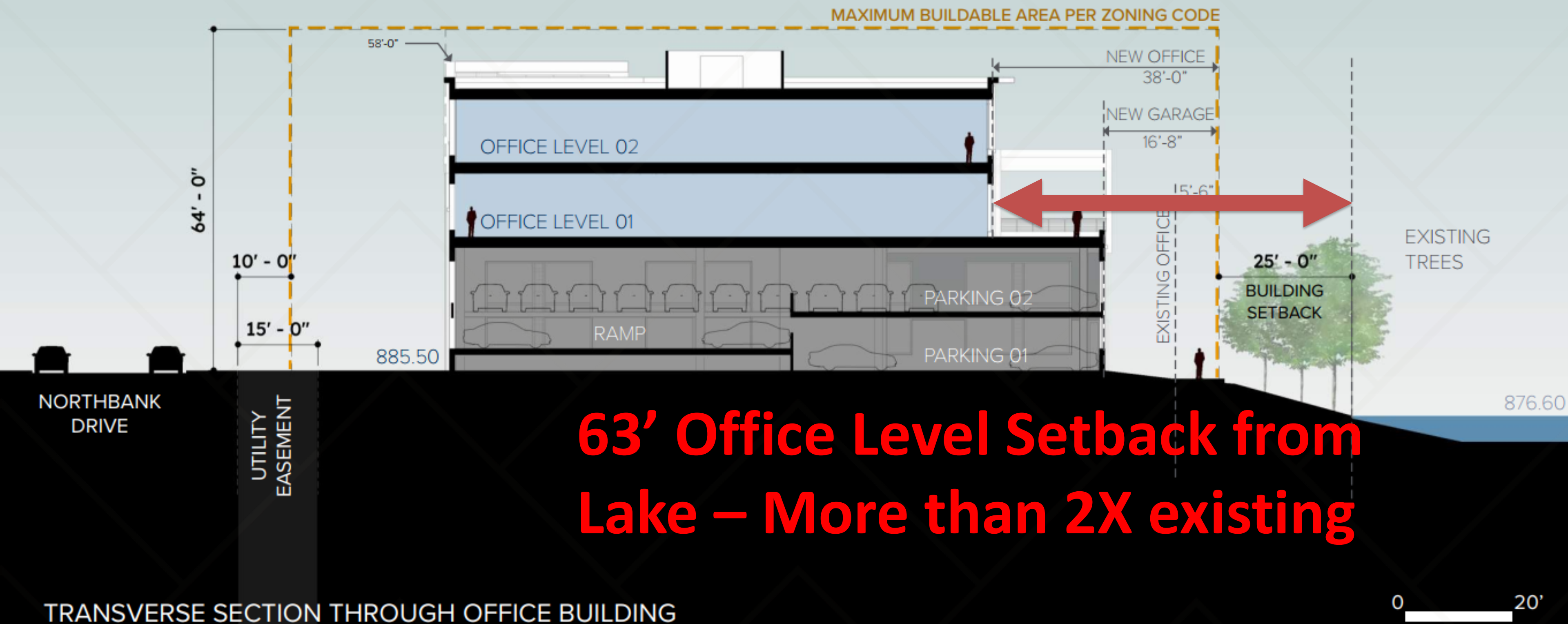


Proposed Corporate Headquarters



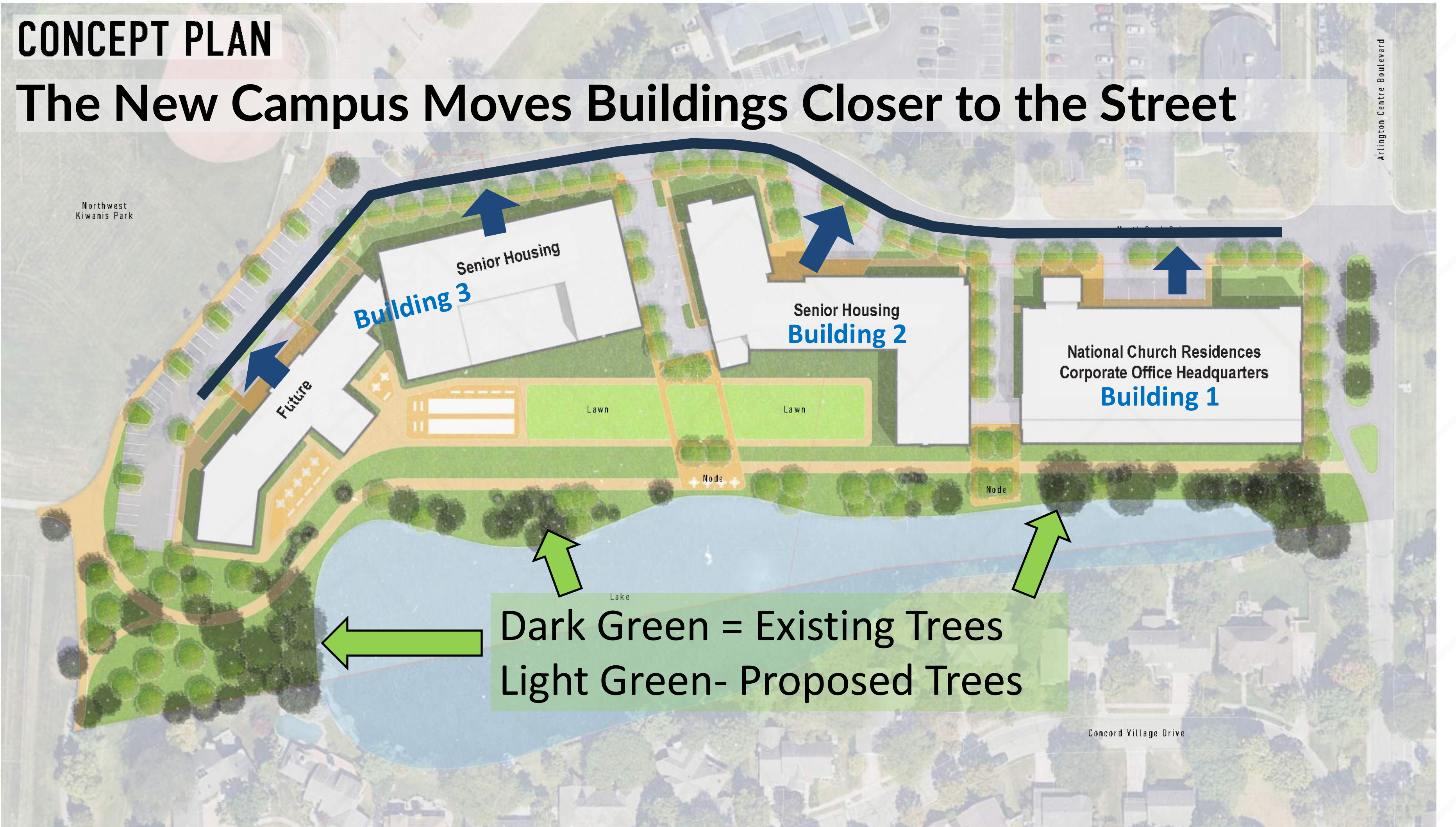
TRANSVERSE SECTION THROUGH OFFICE BUILDING

Proposed Corporate Headquarters



CONCEPT PLAN

The New Campus Moves Buildings Closer to the Street



Northwest
Kiwanis Park

Arlington Centre Boulevard

Future

Building 3

Senior Housing

Senior Housing
Building 2

National Church Residences
Corporate Office Headquarters
Building 1

Lawn

Lawn

Node

Node

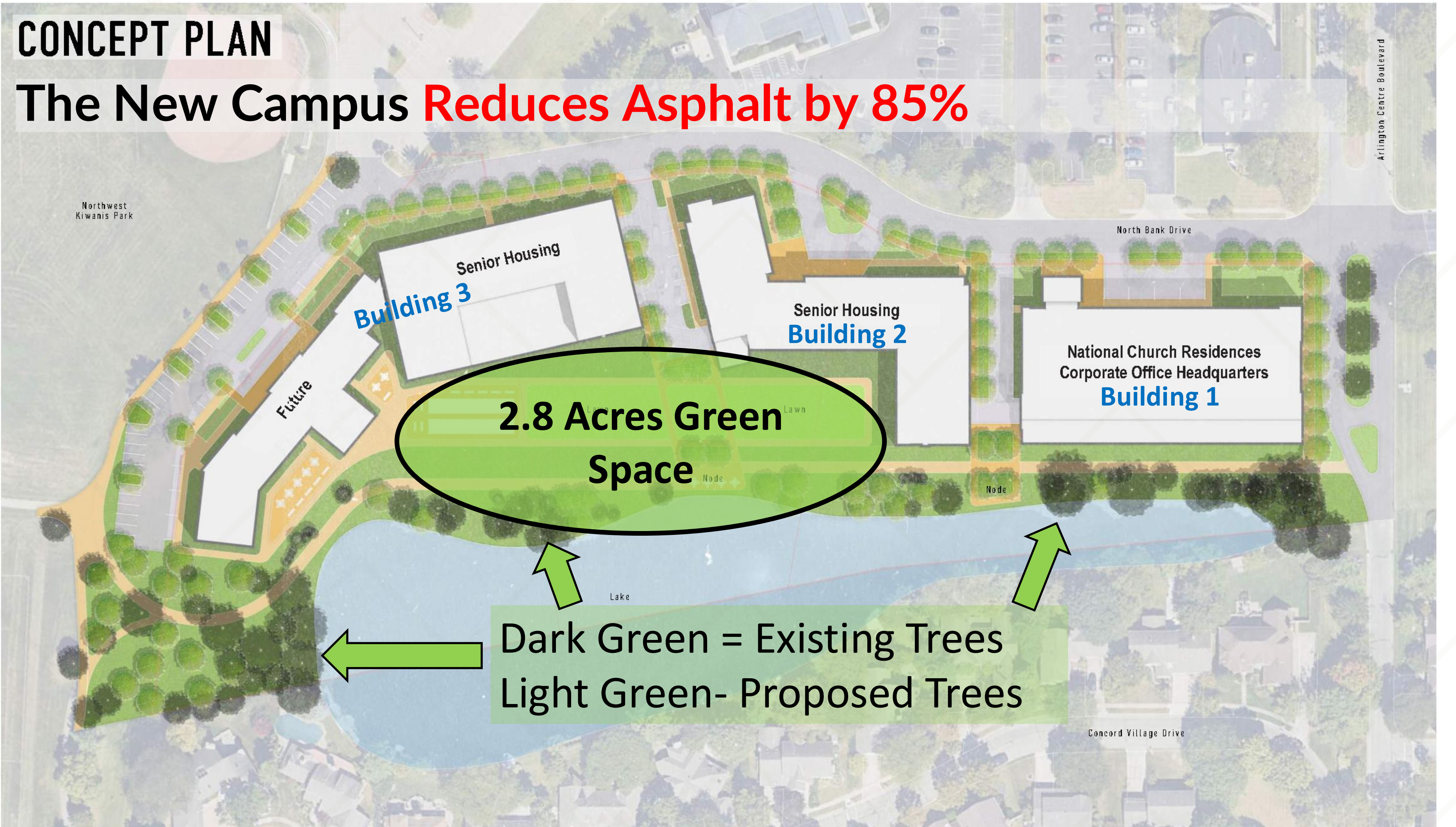
Lake

Dark Green = Existing Trees
Light Green- Proposed Trees

Concord Village Drive

CONCEPT PLAN

The New Campus Reduces Asphalt by 85%



Campus Gateway



North Bank Drive View



Premium Building Materials on all Building Facades



Northwest Kiwanis Park View

SENIOR HOUSING

SENIOR HOUSING

NATIONAL CHURCH
RESIDENCES HQ

**Premium Building Materials
on all Building Facades**



Implementation Plan

- Community meetings & feedback
- BZAP review and approval
- Development Agreement approval
- Building demolition
- Construction of corporate HQ
- Construction of senior communities
- Completion of other enhancements





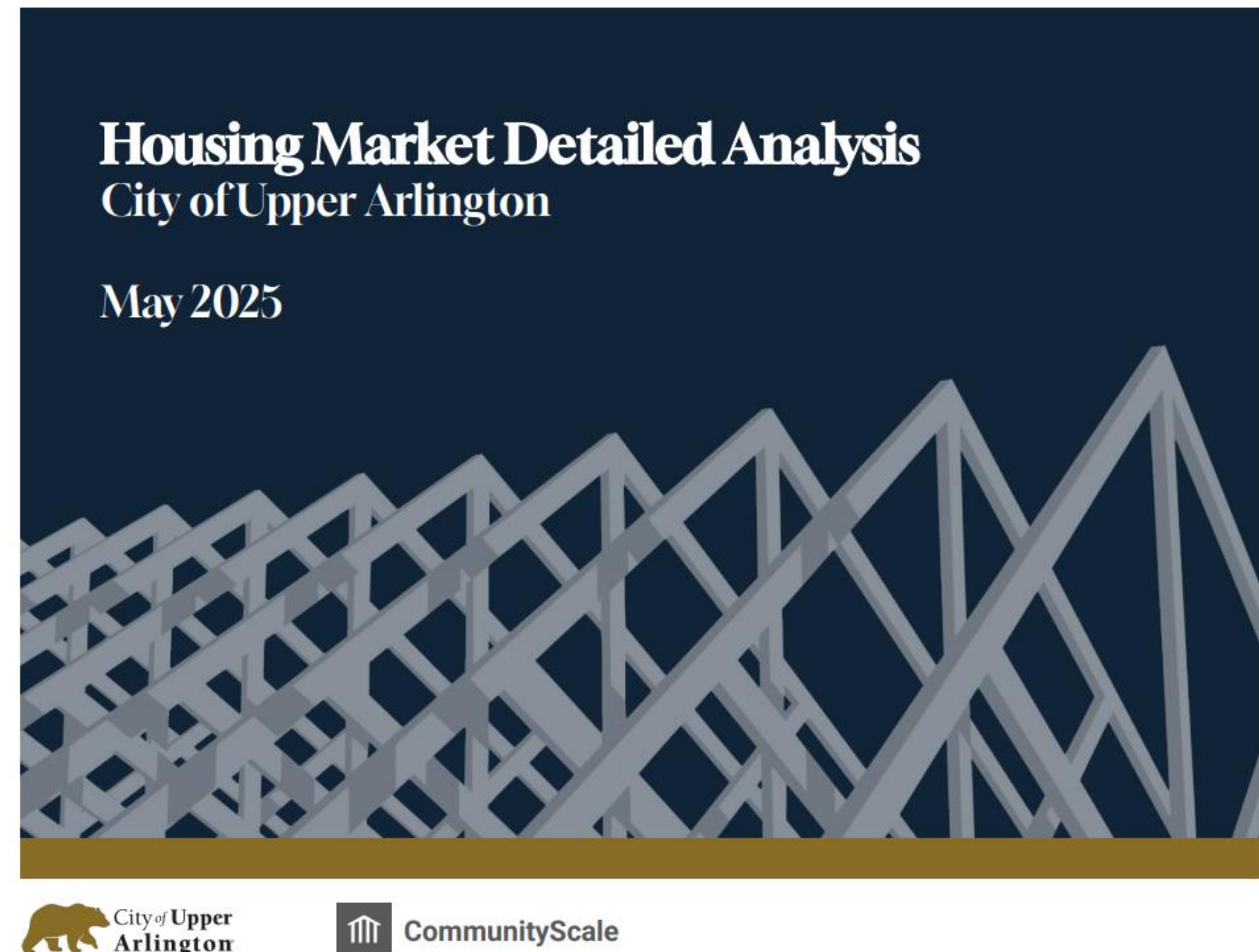
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Responses to What We've Heard from You

Is There a Need for Senior Housing?

A recent City study re-confirmed the need for additional senior housing

- Adding more senior housing options would help with attracting and retaining “empty nesters”.
- The percentage of householders over 65 in UA grew from 27% in 2013 to **34% in 2023**.
- The study estimates that 145 new senior living units could easily be absorbed by growth in the market without addressing pent up demand from existing residents.



Can You Address Noise and Light Concerns?

We will meet and exceed UA requirements, including:

- Code requirement: Less than 60db
- Roof top units will have variable frequency drives
- Screened roof top units
- Cut-off light fixtures will prevent off-site light spillage
- Window tinting to reduce glare
- Reduced nighttime interior lighting through occupancy sensors



How Can You Minimize Traffic in Our Neighborhood?

We will meet and exceed UA requirements, including:

- Traffic study completed and reviewed by the City, no impact
- Wayfinding signage
- Employee and resident education on how to navigate
- Reduced traffic during construction phase due to the relocation of employees



Can You Address Construction Concerns?

We will meet the requirements of all city and state regulations and use best practices to minimize the impact of construction:

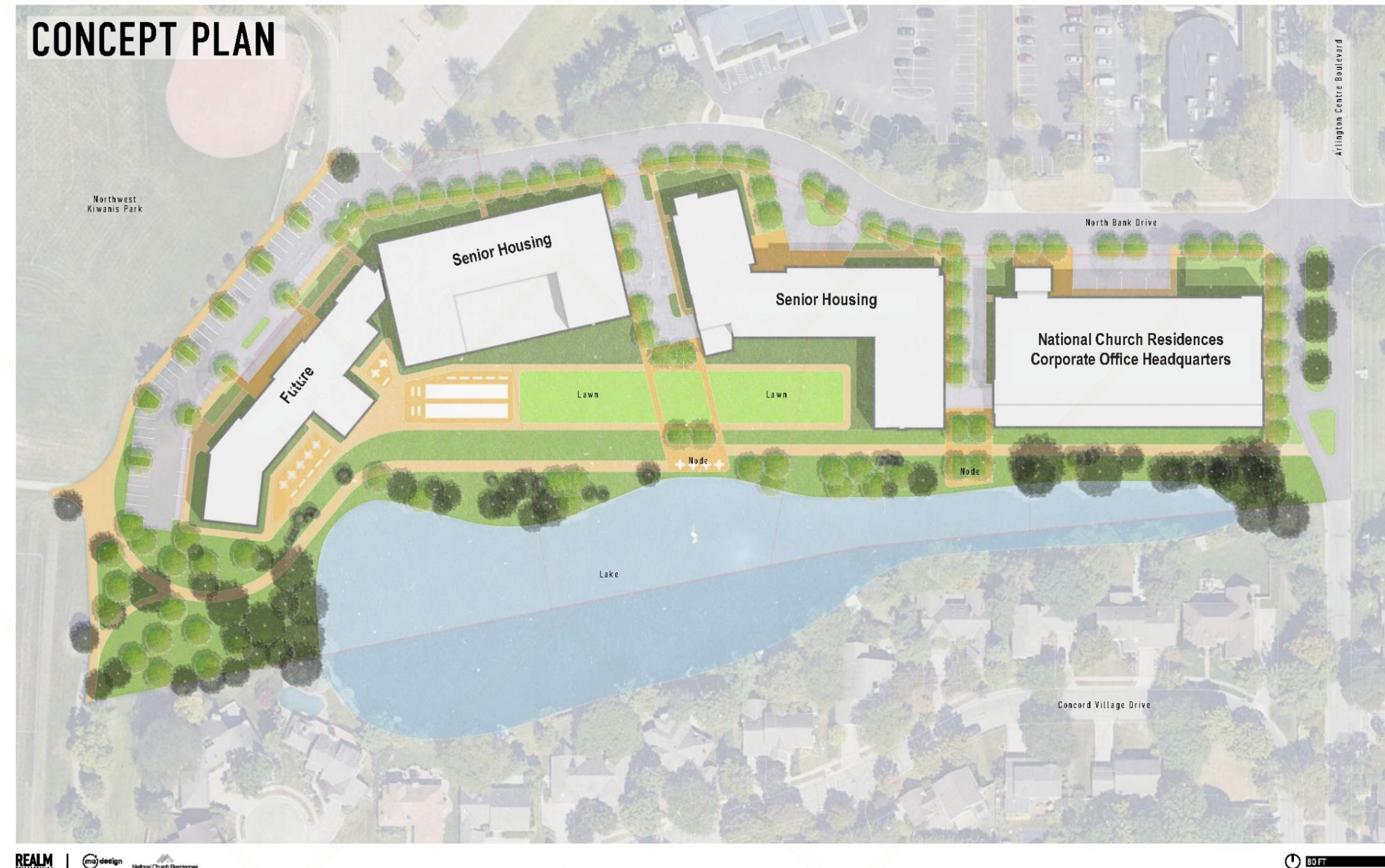
- Keep the public right-of-way clear of mud, debris, and construction materials
- Prevent sediment runoff into storm drains
- Restore any damage to streets, sidewalks, or curbs caused by construction activity
- Use construction fencing and barriers to contain debris and ensure public safety



Can You Rethink the Proposed Shared-Use Path?

The goal is to help realize Envision Henderson goals to make the area attractive and walkable

- The design and location are at the discretion of the City
- Increased soft scape





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We welcome your feedback. Please email any questions or comments to:

Campus@nationalchurchresidences.org