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Title Residential Preferences

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Description If you are looking for a new residence today, what types of features are you looking for?

Feature

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Tags residential options, Visioning UMCH, UMCH, residence

Votes

2

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Discussion

Idea Details



Michael Plunkett 6 points

Accessible units first floor master bedrooms in the range of 1400-1600 sq feet. Probably a larger shower instead of a tub. Parking a must, underground would be super. I don't want a yard. I would be open to renting but probably would want to the owner.

Jan 24, 2014 4:46 PM | Flag as Inappropriate

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LAST MODIFIED by Worthington Ohio on 2/19/2014

ADDED by Worthington Ohio on 1/24/2014

ACTIVITY 2 votes 39 comments 119 views



Jennifer Prescott 6 points

First floor master and laundry, at least one covered parking space. Two bedroom, two full bath, At least one bath should have a tub. Yard not necessary, but adequate greenspace for walking the dog and getting some outdoor exercise. Small outdoor area for grilling in the summer. Would also prefer to own rather than rent.

Jan 25, 2014 11:11 AM | Flag as Inappropriate

Reply

Flag as Inappropriate



Dorothy David 28 points

One level, 1-2 bedroom, patio, attached garage w/storage space. Quiet area, preferably seniors, adult green space.

Jan 25, 2014 11:41 AM | Flag as Inappropriate

Reply



Sandy Ann 2 points

A Senior community for those 55 & older with one level, single family condominium homes that are handicap accessible with maintenance free exteriors, 2 bedrooms, (optional loft), 2 baths, great room, laundry room, small den, all season room with small patio, small basement and 2 car garage with storage. A reasonable association fee for lawn and landscape care as well as snow and leaf removal. Something similar to the Cobblestone at the Preserve, Villas at Glenealy or Village at North Falls. (see: http://epconrealty.com/homes-for-sale/). Small Shops & restaurants along High streets with green space for a small park and playground between the two. The remaining east side of the property could be used for larger single family homes similar to the existing home is the area. The UMCH property would then be at least 80% residential in keeping with the existing essence and culture of Worthington.

Jan 25, 2014 2:40 PM | Flag as Inappropriate

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SJ 8 points

One level, nice finishes. Patio home type living, limited yard but not too dense. No high rises

Jan 26, 2014 4:53 PM | Flag as Inappropriate

Reply



AVPL 8 points

Prefer units that allow for downsizing for current residents or young professionals, with mix of housing materials and styles (flats, smaller patio or town homes) and mix of housing prices. Prefer more dense flats to allow more housing. Ownership, not rental apartments. In the mix, prefer smaller 1-2 bedroom flats, master downstairs, patio or balcony, one car garage and no garage options to keep pricing affordable for retirees. Square footage can range based on housing style, but include ample number of smaller units (900-1200 sq ft with 1 1/2 to 2 baths). Perhaps more economical units as buffer to commercial/retail. Tie look with Old Worthington, no more than 3 story, prefer two story buildings. Make appealing to all age groups for such diversity will make more vibrant community. Do not need big yards or mansions.

Jan 27, 2014 2:59 PM | Flag as Inappropriate

Reply



MMR456 21 points

Single family condo-type unit, to own, with in-unit laundry. Two-three bedrooms, with two bathrooms. Small yard, with access to community/shared space. Patio or balcony. Covered parking, at the very least, but a garage might be preferred. Within walking distance of a couple of bars, nice restaurants, some shops, grocery.

**Sarah Johnston** 39 points

If I were looking (I am 56 and don't plan to move out of my house any time soon, though), I would want a really well-designed, attractive condo with upscale amenities and interesting places to hang out nearby, such as a coffee shop, a book shop and a park designed to please all ages, so that I could take visiting grandchildren there but also enjoy it myself. I wouldn't want to be trapped in a residence situation that was so clearly marked for 55 and over that I felt ghettoized from other age groups. I like the idea of lots of ages mixing together--it keeps life interesting.

Jan 27, 2014 5:52 PM | [Flag as Inappropriate](#)

Reply

**Anne Fouss** 20 points

I am not looking today but I would say looking towards tomorrow I would agree a lot with AVPL and Sarah Johnston.
Medium density

Jan 28, 2014 6:54 AM | [Flag as Inappropriate](#)

Reply

**Lisa Staggborg** 6 points

I am looking for a home in a walkable community. In particular I want "daily use" things that I can easily walk or bike to - especially restaurants and good produce. I also want access to public transportation. Within such a community I would look for housing with a good view of green space.

Jan 28, 2014 5:51 PM | [Flag as Inappropriate](#)

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**Heather Monroe** 6 points

I am looking for a patio style or townhome to buy, not rent. 2 - 3 bedrooms, 1 - 2 car garage, upscale amenities, medium patio or deck, no yard, in a medium density community with a mixture of housing sizes and prices (from small flats to larger townhomes). I would like to have ample green space designed for multiple uses by all age groups. I would like to walk to small store and to have a bike trail connecting community to existing Olentangy trail.

Jan 28, 2014 8:00 PM | [Flag as Inappropriate](#)

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**Bev Rva** 9 points

A 2-3 bedroom well-constructed one-floor home or detached condo with open floor plan; small outdoor area/patio or yard to plant flowers or bushes; some privacy, two car attached garage, basement or good storage. Walkable to some shops, restaurants with outdoor seating, small grocery store. Nearby green space for community gatherings, walking, biking, fountains. Sense of "community".

Jan 29, 2014 12:49 PM | [Flag as Inappropriate](#)

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**bcm** 31 points

One level, single family condominium homes that are handicap accessible, maintenance free exteriors, 2-3 bedrooms, 2 baths, great room, laundry room, small den, all season room with small patio, small basement and 2 car garage with storage. No high rises or shared walls. A reasonable association fee for lawn and landscape care as well as snow and leaf removal. Something similar style as Villas at Glenealy. Should be surrounded by green space to be used by entire community, not restricted to residents only. UMCH property should include small, interesting retail and park area that creates a destination for all Worthington residents.

Feb 2, 2014 11:13 AM | [Flag as Inappropriate](#)

Reply

**WEResident** 6 points

If I were looking for a new residence I would want a home in the 350k to 450k range with room for my 3 kids and their friends. Too many families with young children who want a bigger, nicer home are leaving Worthington for Powell. We need them to stay for the sake of our schools.

Feb 4, 2014 7:38 AM | [Flag as Inappropriate](#)

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**Bill** 6 points

Patio home or ranch home, single story with attached garage. Medium to low density. Given the size of this property and it's location, we could really have a state of the art subdivision in which people would want to leave other communities in order to live there.

Feb 5, 2014 1:55 PM | [Flag as Inappropriate](#)

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**Pamela Fair** 16 points

I agree with WEResident that larger homes on larger lots with features like mud rooms, open floor plan, 1st or 2nd floor laundry, walk in pantries are hard if not impossible to find in Worthington. You either move to Powell, Dublin or New Albany, or ultimately end up compromising to stay in WOR. I had to give up having a back yard to get a more updated house.

There also seems to be a large demand for empty nester housing, which I picture as single level, quaint patio homes with attached garages ... not 3 & 4 story townhomes or flats or any of the higher density housing shown in the 5 scenarios.

Overall, nothing under \$200K, and a blend of empty nester & higher end single family housing.

Feb 8, 2014 3:52 PM | [Flag as Inappropriate](#)

Reply

**Fred Yaeger** 48 points

I prefer a home with everything on a single level, but would settle for a home with master bedroom on the main living floor. Ideally, washer-dryer on that floor too. A single level apartment or condo in a multi-story



building would be fine. Ideal size - 1,500-1,700 sf. Lots of windows looking out onto a tree area. Location is key - should be within easy walking distance of 1) a grocery with organic, local produce and bulk foods and 2) many important "daily needs" businesses. Location must be surrounded with good sidewalks and safe bikeways.

Feb 8, 2014 10:40 PM | [Flag as Inappropriate](#)

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Joanne 6 points

I am an empty nester so need occasional space for visiting children and grandchildren. A single story 1200 sq' with 3 small bedrooms, 2-3 small bathrooms and livable basement is perfect. My neighborhood would have good sidewalks, bike lanes and public transportation so I could walk/ride safely for exercise and to do errands. It would have a vibrant (small) shopping district with a grocery store and space for community gatherings - park/a center square. My home would be built with energy conservation in mind - double thick walls and maximum insulation in the ceiling - and oriented south for passive solar or solar panels. I'd like to live in a mixed age community of single and 2-3 story units with first floor no barrier units designed for seniors. A community vegetable garden would be in close walking distance. Housing units would be close to each other with alleys behind for garages - or underground parking for the multistory units.

Feb 9, 2014 7:37 AM | [Flag as Inappropriate](#)

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Faith Leibowitz 7 points

As a single active empty nester, I'm looking for a one level open plan with high ceilings lots of light in living area including kitchen-open eating area, great-room. Possible bi-level 1200-1600sq ft space, condo. There should be a small private patio area, with underground garage space to save "plastering" the visible land mass with blacktop, private entrances from garage to units w private storage lockers. Must have 2 bedrm, 2 full baths, separate laundry room, and another space off the master or great-room for office. There should be common grassy garden areas and a choice of mixed units 1&2 levels with 1-2&3 bedrooms creating a more diverse community of young and mature residents. Along Tucker Creek should be the bike path, the community stage and other features already discussed with more standard homes. The High St. corridor should definitely have a mix of stores, restaurants and a local grocery store that we have been missing since Jubilee closed.

Feb 9, 2014 1:31 PM | [Flag as Inappropriate](#)

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Justin Fields 6 points

Residential with greenspace in back (no rentals). Decent buffer to existing back yards along Evening/Longfellow.

Feb 9, 2014 4:49 PM | [Flag as Inappropriate](#)

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cardinal 11 points

Residential, high-end, single homes. No rentals. Low density.

Feb 10, 2014 6:11 AM | [Flag as Inappropriate](#)

[Reply](#)



Thomas Hamer 6 points

As comments repeatedly made by Worthington residents indicate, there are many seniors or soon to be seniors in our community who like Worthington and want to remain here. They are ready to sell their two story, four bedroom homes, thus making way for younger people that the city wants. But they have nowhere to go in our community UMCH would be perfect for this. The main thrust of my comments is that the details can be worked out later in terms of what specific features the empty nester housing would have, but the point is TO HAVE IT.

Feb 10, 2014 11:30 AM | [Flag as Inappropriate](#)

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Steve P 6 points

Single story Epcon-style home. Small yard, but some space for a small garden. Large master, with one or two smaller bedroom/office rooms. Ample storage and two car garage. One story.

Feb 10, 2014 3:29 PM | [Flag as Inappropriate](#)

[Reply](#)



Ryan Johnson 10 points

I cannot answer the question "what types of features are you looking for [in a new residence today.]" As a relatively new resident to Worthington, I CAN tell you why our family already chose Worthington. We were looking for a sense of community that most suburbs no longer have. We were looking for a city with a commitment to good schools, safe neighborhoods, local businesses, and civic pride. We were looking for a city that was walkable and bikeable, rather than simply drivable. We found all these things in Worthington, and we knew it.

Feb 11, 2014 9:29 AM | [Flag as Inappropriate](#)

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Ryan Johnson 10 points

With the potential redevelopment of the UMCH property, the city should not be asking what can we do to attract new/different/young residents; that is the wrong question. It should be asking what can we do to strengthen the foundations that make current residents so proud of our community. No matter how many alluring schemes are drawn up to attract a specific demographic, it will be seen for what it is...a scheme. The type of housing proposed in these scenarios arose in areas that were walkable, with nearby attractions and conveniences. Young professionals will move to Worthington if they like what Worthington offers its residents, not if it has a particular type of housing. Create a strong community foundation, and your community will grow.

Feb 11, 2014 9:29 AM | [Flag as Inappropriate](#)

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Ryan Johnson 10 points

This brings me to the retail/commercial space issue. We understand the tax advantages of bringing more employees into the city, again, you must separate a desire from a reality. The current lack of demand for Worthington office space argues fairly strongly that an enormous addition to available square footage is not called for. Admittedly, new infrastructure in a more central location will likely be attractive to commercial tenants. At best, however, that will be a fleeting boom if there are no community amenities to make the higher rents likely associated with this project sustainable. Retail may not offer the financial windfall the city is looking for from the future UMCH property, but ensuring a presence of local businesses, including more diverse restaurant options for those in central Worthington, will be critical to making any scenario viable over the long-term. It engages the residents, which in turn, justifies any residential and/or commercial space that is incorporated.

Feb 11, 2014 9:31 AM | [Flag as Inappropriate](#)

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Ryan Johnson 10 points

Lastly, I wanted to mention the use of green space. The green space proposed in the current scenarios are useless, and utterly lacking in creativity. This city has enough generic green space, as has been noted. The sort of green space the city needs should be distinct. If the property is going to cede some use to "unproductive" means, then those means should be more than a prettier view from the office/apartment. Yes, there is consensus that the Tucker Creek border can be preserved for park-like use. However, if the city desires to really engage the community beyond shopping & dining, something more will need proposed. The key is creating something that will bring people together, something a patch of grass, some trees, and even a playground will not do. A true use for the space. Or something outside the box, that moves beyond just use, and creates a destination...a rooftop park & interactive garden, an amphitheater with full summer programming, etc.

Feb 11, 2014 9:32 AM | [Flag as Inappropriate](#)

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Ryan Johnson 10 points

In conclusion, strategies to strengthen and feed the existing community are greatly preferable than the proposed scenarios to capitalize on today's housing & commercial trends. Those trends (and their economics) ebb and flow, while community endures. A scenario to be proud of, speaking as a current Worthington resident, is one that will embrace an enduring community & economy.

Feb 11, 2014 9:32 AM | [Flag as Inappropriate](#)

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Faith Leibowitz 7 points

I think Ryan has done a great job pulling together all the various aspects of what the entire property means to the community and how we'd like to see it as a whole for ourselves today and for future generations to come. And I completely agree that building for temporary gain is not the answer we are looking for.

Feb 19, 2014 10:33 AM | [Flag as Inappropriate](#)



sanibel1 6 points

1st floor master, fireplace, large eat-in kitchen, 2 large master bedrooms with large bathrooms, to include glass shower and soaking tubs. Large patio, with privacy, common area for pool and party house.

Feb 11, 2014 11:13 AM | [Flag as Inappropriate](#)

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TSmith 21 points

New construction single family home with modern layout, may be densely situated with other units but if it does not have separate backyard, at least as a decent size common area with grass to socialize, barbecue, play catch, host a gathering of 20-30 people, etc. Garage parking. Open format interior. Tall ceilings. Maybe a townhome style similar to Neighborhood Launch project in downtown Columbus, walk up front steps like Chicago or Boston, nice quality finish exterior with brick, stone, iron fencing, etc. You could also have flats for seniors or those just graduating from college who want smaller units. Should feel walkable to downtown Worthington.

Feb 11, 2014 9:40 PM | [Flag as Inappropriate](#)

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Michael O'Donnell 4 points

I would want a medium density neighborhood, single family homes with parking in the rear accessed by alley's. Not too large only up to 1800 sf. but I would also prefer a 2.5-3 story house with a full basement. The lots should be narrow but deeper to allow for the detached garages while still maintaining a small yard. At least 3 bedroom, second floor master with second floor laundry. I would want the neighborhood to be very walkable with curb bumpouts at crosswalks to assist in pedestrian safety. I would also want there to be someplace to go walk to, there should be a mixture of medium rise apartments/condos up to 5 stories with underground parking and ideally fronted by shops and restaurants. Small pocket parks in the neighborhood.

Feb 13, 2014 11:39 AM | [Flag as Inappropriate](#)

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Rob Schmidt 6 points

I would prefer larger single family homes (2,500 sq ft or larger) with larger lots (1/3 acre or more). Modern amenities and layout preferred.

Feb 13, 2014 12:33 PM | [Flag as Inappropriate](#)

[Reply](#)



Kathryn Burris 6 points

My next "move" will be to downsize to a condo, probably a flat with private outdoor space such as a patio or screened porch. A two car garage is also a must. Community green space is very important with "play areas" for all ages. The property should be close enough to "downtown" to be able to walk or bicycle. When I look around the heart of Worthington, I see nothing that fits that description....and I have come to believe I will



have to leave Worthington to find it. I envision the UMCH development being attractive to residents of all ages with a design that is creative, interesting and as far from "cookie-cutter" as possible.

Feb 13, 2014 7:04 PM

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resident 3 points

No dense rental units. Housing in keeping with the character of the neighborhood. A mix of standard two story and perhaps some empty nest single floor patio homes. NO parking deck.

Feb 15, 2014 7:22 AM

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[Reply](#)



ann 12 points

Walkable, green. Access to walking and bike trails. Safe for kids . Mixed age neighborhood. Connected to community with excellent library, schools, places to safely walk and ride a bike. Connected to public transportation, sidewalks (the reason we chose to live here in the first place). Visually pretty- tree lined streets, well maintained infrastructure and homes. People outside and engaged. Any housing on our next list would include a first floor master, full bath on first floor, with shared green space that we don't have to maintain. It would also need the above characteristics so we can resell it and it will keep or improve in value and want to live there!

Feb 15, 2014 11:21 AM

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Gail Walter 6 points

If I would want to downsize, I would be looking for a single floor, two bathroom two bedroom residence with a porch or sunroom and adjacent small garden space for planting flowers and herbs. The site provides a great opportunity for Worthington to offer some rental, condo, and townhome housing which are not currently part of the residential mix in Worthington. As the consultant pointed out in the presentation, compared to other comparable suburbs, Worthington is way behind in offering this type of housing. Consequently Worthington is not yet able to attract the 18 to 35 year old demographic. Town home and condo opportunities would also be very attractive for residents who want to downsize, as well as single professionals of any age. This would provide a residential mix attractive to a variety of age groups, the more so since it is within walking distance to downtown.

Feb 17, 2014 8:59 AM

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Laura Ball 6 points

New. High-end finishes. Higher density, but walkable to open space(s). Near a natural area.

Feb 18, 2014 8:08 PM

[Flag as Inappropriate](#)

[Reply](#)



Fred Yaeger 48 points

I strongly encourage EVERY resident who has an opinion about the land use of UMCH to take the tour defined by the City in its recent (mid-Feb) posting on this site. The map provided on this site and the pics make it VERY easy to take a self-guided tour, especially with some of your Worthington neighbors. If one actually saw alternative use examples "in the flesh" by taking a tour, I think one's opinion carries more weight.

Feb 19, 2014 9:45 AM

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Anne Brown 5 points

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