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Title Retail or Commercial Preferences

Mark as Duplicate

Description What types of retail or other commercial uses would you like to see on the site?

Feature

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Tags Visioning UMCH, umch, retail, commercial

Votes

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Discussion

Idea Details



Chad Wulf 4 points

Additional restaurant options....not fast food, but either upscale causal/with alcohol permit or fine dining.

Jan 24, 2014 3:20 PM | Flag as Inappropriate

Reply



smagill15 31 points

Very small grocery store- small Whole Foods, Trader Joe's, Weiland's, etc. Also more restaurants. Nice casual places with outside seating would be a nice addition. 'Eating out' usually means going outside of Worthington right now for my family, so more options would be nice.

Jan 24, 2014 3:42 PM | Flag as Inappropriate

Reply



Michael Plunkett 6 points

I am thinking a for real coffee shop would be nice Caribou and Scotties are gone. Starbucks doesn't count, It is too small and uncomfortable especially in the winter. I think we have to be concerned if there is enough close purchasing to support a trader joe's or whole foods. Especially with Krogers so close. I am guessing it will be more offices than retail The stuff I want hardly exist anymore (A little professor type bookstore or cookstore).. I try to shop as much as I can in Worthington supporting the small shops and the mall. I guess this is long term enough that the new apartments and offices by the mall will absorbed by the time this would start, Both projects would boost density so I should look outside the box a little. Target is trying out a 20,000 sq ft urban store concept that would fit. Walgreens has wanted build store in town for a long time maybe this is the place given that we older folks use a lot drugs.

Jan 24, 2014 5:01 PM | Flag as Inappropriate

Reply

Flag as Inappropriate



Jennifer Prescott 6 points

Yoga or pilates studio. While the community center is nice, I would like a more calm adult centered venue. A smaller more high end grocery. Currently I go to either Whole Food or The Fresh Market off of Henderson. I prefer quality ingredients and a smaller footprint. Quicker and easier to shop. A nicer coffee shop/deli/bakery with some outdoor seating maybe off of high street to avoid the traffic noise.

Jan 25, 2014 11:21 AM | Flag as Inappropriate

Reply



Dorothy David 28 points

Mini,self-directed postal machines, UPS, Fed Ex., ice cream parlor, mini-mart for essentials (milk, coffee, bread, eggs,cereal), coffee/tea shop, a bookshop would be wonderful but not financially viable, upscale restaurant.

Jan 25, 2014 11:54 AM | Flag as Inappropriate

Reply



Dorothy David 28 points

Commercial use: I would prefer business offices vs. a medical office park where in and out traffic is held to a minimum. Weekends would be quiet for residents. The City of Worthington would benefit tax-wise and services-wise having a balanced commercial development which would help to control residents' taxes

Jan 25, 2014 12:03 PM | Flag as Inappropriate

Reply



Brian 4 points

This will need some serious thought as we unfortunately already have a lot of vacant commercial property in town. This may be because of the strict rules for renovating, small lot sizes, and lack of parking. Many of the suggestions above are great - coffee shop, yoga studio, and a healthy whole foods type market. If there will be restaurants PLEASE allow for outdoor dining with liquor permits. That's a big mistake currently in Old Worthington. When the weather is nice people want to be outside! Old Dublin and Powell both are nice examples of how this can be done with class.

Jan 25, 2014 1:17 PM | Flag as Inappropriate

Reply

**SJ** 3 points

Nothing that brings delivery semis and dumpster trucks into the neighborhood at all hours of the day and night

Jan 26, 2014 5:15 PM

[Flag as Inappropriate](#)[Reply](#)**AVPL** 8 points

Focus on residential (80%). On other 20%, agree with commercial use would be business offices vs medical offices or others with a lot of in/out traffic. Restaurants and small shops, not retail chain stores/restaurants. Have commercial parking serve both business offices and retail. If grocery, only small and unique like The Hills Market at Worthington Hills (with caution, at it will generate a lot of traffic). Unify to Old Worthington in look, signage, name of space.

Jan 27, 2014 3:07 PM

[Flag as Inappropriate](#)[Reply](#)**Sarah Johnston** 39 points

1) small grocery store--either national chain such as Trader Joe's, New Leaf (the best!) or Fresh Express or small locally owned. 2) non-chain restaurants that would bring more diversity of food into our area (no more pizza, no more pubs!) I would love outdoor dining with liquor permits! 3) a coffee shop like Stauf's, or if not that, like Peet's in Clintonville I also love True Foods, which I think is a chain, but a really nice, healthy, delicious one. 4) BOOKSHOP! We no longer have one at the mall or anywhere else that is close, other than Half-Price books. 5) sewing store (like Sew To Speak). Small shops that sell merchandise that isn't already everywhere (somewhat like Short North or newer places in Clintonville--shops that encourage one to stroll and spend time, not just do an errand and go home as fast as possible. I try to shop as much as I can in Worthington, but the stuff I need to buy often isn't available here so I end up in Grandview or Short North or Clintonville.

Jan 27, 2014 5:46 PM

[Flag as Inappropriate](#)[Reply](#)**Anne Fouss** 20 points

Retail: Combination of what Sarah Johnston and Jennifer Prescott said
Want to be cognizant of the retail in Old Worthington and Shops at Worthington Place. Want to make sure they all compliment each other.

Commercial: Educational, Companies related to the arts or technology - adding more variety to Worthington's corporate make-up

Jan 28, 2014 7:21 AM

[Flag as Inappropriate](#)[Reply](#)**Lisa Staggenborg** 6 points

Grocery with excellent fresh produce and ethnic restaurants. I would love to see more medical options - including physical therapy and outpatient testing/procedures.

Jan 28, 2014 5:53 PM

[Flag as Inappropriate](#)[Reply](#)**Heather Monroe** 6 points

Limit the retail and commercial use on the site to no more than 30% total. Perhaps a mini - mart where residents can grab milk, bread, produce and a couple of small, unique shops (similar to the great additions in the Shops at Worthington Place). I also like the suggestion of the urban Target store. I don't think adding more empty office space is a good idea.

Jan 28, 2014 8:14 PM

[Flag as Inappropriate](#)[Reply](#)**Bev Rva** 9 points

Small, unique shops not found elsewhere in Worthington (bookstore, gift shops, frozen yogurt store, small grocery or convenience store), very little office space - locate on High St. Perhaps develop a small "Town Square", to include shops and restaurants with outdoor seating around a green space or fountain, more central to the property or at least set back away from High Street. Keep it nice and not over-developed!

Jan 29, 2014 1:16 PM

[Flag as Inappropriate](#)[Reply](#)**bcm** 31 points

I am opposed to retail that will generate a loading dock and semi-trucks and a parking lot with lights that remain on all night. These are features that I image are standard with any "grocery" type, no matter the size. I agree with some of the other suggestions above that include: Small, unique shops not found elsewhere in Worthington (bookstore, gift shops, frozen yogurt store, Hallmark card store), unique restaurants with outdoor seating and a liquor license. The outdoor seating areas should be around a green space or fountain, more central to the property or at least set back away from High Street. As I said in my comments about green space: "We only have one opportunity to develop this property and maintain the heritage of it. It is mostly green space now. A substantial acreage of the 41 acres should be preserved as green space". The space should not be over-developed for commercial and/or retail.

Feb 2, 2014 11:51 AM

[Flag as Inappropriate](#)[Reply](#)**WEResident** 6 points

I assume the city and planners are aware of all of the vacant office space already existing in Worthington? There is also retail space that is empty in both the downtown area and at the mall. We're seeing the building of apartments and retail on West Wilson Bridge Road as well as development on East Wilson Bridge Road. Why do we need more of the same? Keep the UMCH property single family residential with green space.

Feb 4, 2014 7:47 AM

[Flag as Inappropriate](#)[Reply](#)

**Bill** 6 points

None!!! There is so much vacant retail and commercial property available in Worthington. Absolutely no need for additional space in these categories!

Feb 5, 2014 1:59 PM | [Flag as Inappropriate](#)[Reply](#)**Pamela Fair** 16 points

I am not a fan of building more commercial space when we have a huge glut of it available. With all the focus on going "green" and "reduce, reuse, recycle" it seems the effort should be to revamp the existing vacant office space to make it Class A and leave the UMCH site as a more pastoral setting. As the song lyrics go, "You don't know what you've got till it's gone. Paved paradise & put up a parking lot." It would be shameful for that to happen.

Feb 8, 2014 3:43 PM | [Flag as Inappropriate](#)[Reply](#)**christie thomas** 9 points

I agree with Pamela's above statement completely. Many spaces already here to be used. Now I have that song stuck in my head. ;-) But seriously, if something retail must go in, a health food (organic) market, a nice sit down coffee shop, or cool food oriented shops: specialty cheese, olive oil, etc.

Feb 8, 2014 10:56 PM | [Flag as Inappropriate](#)[Reply](#)**Fred Yaeger** 48 points

A corporate headquarters w multi-level parking, prefer underground, but not at the expense of a multi-acre community destination park, in addition to leaving Tucker Ravine natural. Or, a medical complex, maybe like Stoneridge in Dublin, but also including a family general medical office like the one leaving the front of the Harding property. Yeah, that'd be LOTS more class A space, but we don't currently have such big employers in WOR. Barring those, professional businesses in 3-story bldgs on High St. Limited retail on some of first floor (no drive-thru retail or food). Old WOR Inn is 3 stories & is widely accepted. Front area similar to downtown WOR sidewalks and sitting areas (eg, in front of La Chat, Graeters, Old Bag, WOR Hardware). No "pocket park" like at Dewey's. 2-3 restaurants, including one in a city-owned bldg overlooking Tucker Ravine (city-owned so that it will remain a restaurant even if an initial restaurant fails). And, public restrooms a la Creekside in Gahanna.

Feb 8, 2014 11:20 PM | [Flag as Inappropriate](#)[Reply](#)**Sandy** 2 points

It would be nice to have this as a family oriented restaurant and shopping area with nourishing, moderately priced restaurants, like First Watch, Mimi's cafe, etc. where parent's can take their families for dinner during the week without breaking their budgets. A frozen Yogurt (or maybe Dairy Queen would be up to moving), a coffee shop, pet store, toy store, card/gift shop, Cheryl's cookies, Bath and Body, etc. Also a small, convenient grocery store like Trader Joe's, New Leaf, Carfagnas, etc. Parking in the front with connecting patio's in the back where families can gather, eat outdoors and watch their children play in a small park with playground equipment and water features. Behind this could be patio homes and larger family homes.

Feb 9, 2014 11:41 AM | [Flag as Inappropriate](#)[Reply](#)**MMR456** 21 points

Ethnic restaurants, or at least restaurants that aren't pizza or pubs, with outdoor seating and liquor licenses. Ice cream/frozen yogurt parlor, coffee shop similar to Peet's or Stauf's. Small grocery store. I envision something a bit like the Shops on Lane: a mix of restaurants, clothing stores, a lovely salon, a card shop, a great toy store, and a Bed, Bath and Beyond and smaller Whole Foods as anchors.

Feb 9, 2014 3:49 PM | [Flag as Inappropriate](#)[Reply](#)**Justin Fields** 6 points

Small businesses that encourage walking on the front (coffee, bicycle shop, etc), multi-story with businesses on top OK. Trader Joes OK. Provide for plenty of outdoor seating and liquor license (currently drive to Grandview or the like for dining when not visiting Worthington Inn). No large grocer or wide scale 24 hour lighting in back.

Feb 9, 2014 4:48 PM | [Flag as Inappropriate](#)[Reply](#)**cardinal** 11 points

Medical offices to serve the need in our community. Most people I know, including myself, travel to UA, Dublin, Westerville or Columbus for primary care, specialists, and physical therapy. Although it would nice to have a small, mom-and-pop grocery store in town, I am very weary of such a thing, for we've been burned with that already in the form of Jubilee/CVS. Besides, today's economy makes it almost impossible for independently owned businesses, including grocery stores and book sellers. UMCH is not the site for any kind of retail beyond coffee-shop-sized venue that cannot be expanded by a chain.

Feb 10, 2014 6:19 AM | [Flag as Inappropriate](#)[Reply](#)**Thomas Hamer** 6 points

We should think very seriously about adding more office space to UMCH, given the fact that there already exists much unused office space in Worthington. Two needs, however, are: a) the city does need revenue from income tax on higher paying salaries b) WOR needs Class A office space. Solution: upgrade existing ofc on west Wilson Bridge to Class A, or build Class A on east WB - WB being more commercial in character, and have the city derive revenue from that. Fallback: if ofc must go into UMCH, I favor medical which would serve WOR's aging demographic. Re: retail: family friendly or upscale restaurants with outdoor seating, tasteful coffee shop, health food/ healthy eating store which would feature actual food vs. racks of supplements. See Town Square comment above.

Feb 10, 2014 11:58 AM | [Flag as Inappropriate](#)[Reply](#)

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Anne Help

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**Steve P** 6 points

High quality (Class A) office space above, with eateries and gathering retail (coffee, ethnic restaurant) below. Local businesses would be a dream, and help to make Worthington stand out amidst Columbus' homogenized suburbs. Limited retail, and definitely no large stores. Medical office to meet community needs and support tax revenue.

Feb 10, 2014 3:33 PM | [Flag as Inappropriate](#)[Reply](#)**sanibel1** 6 points

grocery, restaurants, small shops and office space

Feb 11, 2014 11:14 AM | [Flag as Inappropriate](#)[Reply](#)**James Pryde** 2 points

I am in favor of the Giant Eagle that has been proposed OR something similar to Whole Foods. If we can put up with a CVS, why not? We sure do not need any more empty office space.

Feb 11, 2014 2:57 PM | [Flag as Inappropriate](#)[Reply](#)**Susie Kneeder** 15 points

1. Gardens: community, tree, flower, rain—even an arboretum. Worthington has too little useable park space, too many empty buildings, + too much pavement (unhelpful for people + environment). We need more greenery, less cement—a place people can relax + exercise outside, yet feel safe. (Before we moved here 21 years ago, real estate agents warned against running alone on the Olentangy trail or taking our toddler to Whitney + Highbanks Park alone on deserted weekday morns. We need safer park space—one that's more than a speedway for bikes, a skate park*, or a sports' field. *The skate park's enjoyed by many kids, but it should have been put in a less-hazardous place, away from the Olentangy path + somewhere that didn't obstruct the pretty view of the meadow-like soccer fields as one heads north.)(The Mac's great for music, so we don't yearn for an amphitheater.)

2. A shaded path around the perimeter for running + walking, with trees for comfort during hot weather Spring-Fall.)

Feb 11, 2014 5:58 PM | [Flag as Inappropriate](#)[Reply](#)**Susie Kneeder** 15 points

3. A small grocery store like Trader Joe's, selling local, organic produce.
4. A bookshop: everyone misses the old one.
5. Outlets ONLY onto High Street.

Feb 11, 2014 5:59 PM | [Flag as Inappropriate](#)[Reply](#)**TSmith** 21 points

Retail:

1. A small grocery store comparable to The North Market in scale and feel with more specialty foods but also some basics for everyday needs. Often hear Lucky's, Whole Foods, Trader Joe's, Fresh Market, etc.
2. A bookshop would be nice but who builds them anymore?
3. A few restaurants, hopefully non-chain if possible. Sushi, Bistro, Italian, Turkish, Mexican, Live Music restaurant/bar - anything we don't have right now.
4. A small movie theater wouldn't be terrible, but i doubt anyone would offer to build
5. Boutique retail - maybe a custom clothier, tailor, dry cleaner, casual apparel, etc.

Commercial:

1. Specialty hospital and medical offices - we have so many seniors and youth in sports who need orthopedic treatment (hips, knees, ankles, broken arms, etc.) and good for economy
2. Professional offices above retail - law firms, architecture, realtors, dentist, family physician, engineering, etc. you name it. 2-story buildings look good and offices support city

Feb 11, 2014 9:57 PM | [Flag as Inappropriate](#)[Reply](#)**Joanne** 6 points

Even though we may have more "parkland" than average, we don't have a real park in Worthington. The UMCH property is perfect for a space that is close to the heart of Worthington and big enough to feel you can enjoy nature and to serve as a gathering place for our community - picnics, weddings, outdoor concerts. The space along High Street could be developed with restaurants and offices with apartments above that abut a much widened sidewalk. The park space could be to the west with walking paths from Evening and Longfellow and along Tucker Run that pass through the new parkland. Higher density housing along Longfellow accessed by an alley behind and a community garden could be included. As others have mentioned we already have unoccupied office space. Property owners could be motivated to upgrade their offices if this appealing parkland served as a draw for people (and therefore businesses). How to purchase and pay for these changes to this land is, of course, the issue.

Feb 11, 2014 10:50 PM | [Flag as Inappropriate](#)[Reply](#)**Michael O'Donnell** 4 points

I would like to see a continuation of downtown Worthington with 2-3 story buildings built up to the sidewalk. I would also like to have an enhanced sidewalk through that area like downtown Worthington. First floor uses



should be restaurants with patio access and small boutique shops. On the upper floors of the buildings would be good spots for individual offices ie. lawyers etc. Those floors would also work for small medical like an optician. They could also be used as apartments for the young professional who wants an urban setting but would also want the amenities of Worthington. A underground parking garage underneath the buildings and directly behind them. A garage like the Columbus Commons where there would be parkspace on top of it behind the shops to provide a buffer in between the retail and commercial before heading to the mainly residential towards the west side of the site.

Feb 13, 2014 12:26 PM | [Flag as Inappropriate](#)

[Reply](#)



kc12 2 points

I agree with Ryan, that we should not be doing something that changes the character of our neighbor-friendly city. As someone else pointed out, why does there need to be access to the adjoining neighborhood - most of High Street business is NOT connected to neighborhoods, and the Josephenium neighborhood has only one entrance to High Street and the land area is much larger than the UMCH land area. As Susie said, a small grocery would be wonderful. Businesses must have a reason to be here, and as someone also pointed out, the land needs to be purchased and businesses have to believe they will profit by locating here. Well-planned residential with green space would fit well with surrounding uses. An outdoor performing area needs well thought out - how much asphalt parking? noise levels permitted? traffic generated? used only in warm weather - is this the best use?

Feb 13, 2014 12:30 PM | [Flag as Inappropriate](#)

[Reply](#)



Rob Schmidt 6 points

In general, I do not think that retail is the best option for the property, although I suspect that it could support some. I would be more interested in supporting commercial development (in particular high wage positions). I am generally not in favor of "big box" retail, primarily because I do not believe that the infrastructure supports that type of development. I am also much more interested in making sure that any "plan" has sufficient flexibility to support as many development options as possible. I would not encourage the City to adopt a plan that forecloses any retail or commercial option, including big boxes and gas stations.

More acceptable retail options would include restaurants and small businesses options generally consistent with current offerings in Old Worthington.

Feb 13, 2014 12:43 PM | [Flag as Inappropriate](#)

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Kathryn Burris 6 points

The town square suggestion is intriguing. I see no advantage to more office space...maybe Worthington should be more creative in attracting businesses to the current vacant offices. Family restaurants and possibly a "mini" Easton Square look with fountains and play area.

Feb 13, 2014 7:21 PM | [Flag as Inappropriate](#)

[Reply](#)



resident 3 points

Nothing that takes business away from downtown or will cause traffic or conflict with existing neighborhood. Small office or medical complex. No fast food, no gas stations.

Feb 15, 2014 7:26 AM | [Flag as Inappropriate](#)

[Reply](#)



FH2 2 points

I envision some quality residential condo development- maybe with single family housing- on the west side of the parcel, with a small-scale mixed retail area of shops and some restaurants, and on the east-High Street side, a buffer zone of smaller offices, perhaps mixed with retail on the 1st floor. IF such could be developed with a park-like landscaped area, it might be more unique than, say Grandview Yard, and attract both residents to the condos, and support for the businesses located there. Overall, a development that could provide housing for people who are either downsizing, or want the convenience of a condo in the first place, coupled with the ability to walk to some dining and shopping options. Something as has been done in Arlington with the old Kingsdale shopping center, now revitalized, with new condos built nearby. If the integrated parkland concept could be pulled-off, the development would probably do very well.

Feb 16, 2014 2:04 PM | [Flag as Inappropriate](#)

[Reply](#)



Gail Walter 6 points

As the consultant pointed out, the frontage on High Street would be very appropriate for some mixed use office and small retail development. This type of development would bring needed revenue to the city, and (as the consultant study pointed out) and would be of lower "cost" in terms of city services. This development would be in character with the other development along this part of high street. Although there is unused office space in Worthington, it is older space, and therefore not as potentially viable (without major renovation) as new space, which could be designed to be flexible and attract a variety of tenants. The space away from High Street would more appropriately be zoned for mid-density residential (apartment, town home and condo residences).

Feb 17, 2014 9:06 AM | [Flag as Inappropriate](#)

[Reply](#)



Laura Ball 6 points

Weilands/Hill's/Trader Joes grocery store. Yoga/fitness studio. Coffee shop. Book store. Cameron's or Cap City Diner. Boutique stores, not chain.

Feb 18, 2014 8:12 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.

Feb 19, 2014 9:42 AM | [Flag as Inappropriate](#)

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Anne

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Anne Brown 5 points

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