VISION UMCH
CITY OF WORTHINGTON

Public Meeting – March 26, 2014

Presenters:
Chris Hermann, Principal, MKSK
Darren Meyer, Principal, MKSK
AGENDA

1. Review Process
2. UMCH Existing Condition
3. Recap Since Public Mtg. #1
4. Parks & Green Space
5. Connectivity
6. Development & Density
7. Comprehensive Plan Update
8. Potential Vision
9. Next Steps
10. Questions and Comments
PROCESS

Task I: Opportunity Analysis (Sept. – Oct. 2013)
- Site Walking Tour
- UMCH, WARD, Business Stakeholder Mtgs.

Task II: Conceptual Site Plan Analysis (Oct. – Dec. 2013)
- Design Charrette
- Public Meeting #1
- Feedback – online, e-mail, letters

Task III: Preferred Redevelopment Plan Generation (Jan. – March 2014)
- Worthington Young Professionals
- Worthington College Students
- Developer Interviews
- Park & Recreation Commission
- Development Tour
- Feedback – online, e-mail, letters
- Public Meeting #2

Task IV: Comprehensive Plan Update for UMCH Site (April – May 2014)
- Municipal Planning Commission (public mtg.)
- Worthington City Council (public mtg.)
UMCH EXISTING CONDITIONS
UMCH SITE – PRIVATELY OWNED

United Methodist Children’s Home

42+/- acres
CURRENT ZONING

S-1: Special – Institutional
S-C: Senior Citizen
C-2: Community Commercial
C-3: Office

Permitted Uses:
S-1: Special – Institutional:
Preschool, nursery school, child daycare centers, Public uses, Semipublic uses: “churches, Sunday schools, parochial schools, colleges, hospitals and other institutions of an educational, religious, charitable or philanthropic nature”
S-C: Senior Citizen:
“Higher density multi-family dwellings” for 55+

C-2: Community Commercial:
supermarkets, department stores, specialty stores, hardware stores, apparel and shoe stores, jewelry stores, appliance and furniture stores, drugstores, personal and business service outlets and discount markets

C-3: Institutions & Office:
medical centers, fraternal and social organizations, instructional, real estate and insurance offices, legal offices, investment firms and various establishments housing only administrative offices
Under existing zoning for this site, this is one example of what could be developed:

- Commercial Uses (blue)
- Institutional Uses (purple)
- Parking (grey): 1,900+ spaces
- Green Space: 7 acre Tucker Creek reserve
WHY DOES THE COMPREHENSIVE PLAN MATTER?

Redevelopment Process for a Site

A. If following the existing zoning:
   1. Submit development application to City
   2. Proposed architecture & site plans reviewed and approved by Architectural Review Board
   3. Building permits

B. If desiring different zoning (i.e. “rezone”):
   1. Request rezoning from Municipal Planning Commission (MPC).
      a. MPC references adopted Comprehensive Plan for guidance
      b. MPC reviews zoning plans
      c. MPC makes recommendation to City Council.
   2. Council decides on zoning change request
      a. Council references Comprehensive Plan and MPC recommendations
      b. Council approves or denies zoning change
   3. Developer follows procedures of A above.
Comprehensive Plan update will:

- Generally locate desired land uses
- Generally define desired land uses
- Indicate desired natural features / open space protection
- Indicate expected road connectivity
- Generally describe desired development

Example of a Future Land Use Map (shows land uses and road connections)
SINCE OUR LAST PUBLIC MEETING

Meetings with:

• Young Professionals of Worthington companies / organizations
• Worthington High School graduates now in College
• UMCH
• WARD
• Central Ohio developers
• Worthington Park & Recreation Commission

Reviewed community feedback

• Online & E-mail

Conducted:

• Development Tour
Central Ohio Developer Interviews:

- Represents a great opportunity for an interwoven, walkable mixed-use development on this site.

- Agree with the importance of integrating green space into the development to make it more attractive.

- Great value in the High Street frontage for neighborhood commercial, retail, and/or denser residential development.

- Office uses and parking structures will likely require City incentives.
1. **Parks and Open Space**
   The desire for park space as part of any development

2. **Connections**
   Input about how connectivity will affect the neighborhood

3. **Development**
   Input about the type of development, the quality of development, the density of development, and impacts on adjacent properties, like storm water.
PARKS – WHAT WE HEARD

• Park space is important to the community at this location.

• The City should work with any developer to create a park(s) of appropriate size for desired amenities.

• Suggested park amenities include:
  • Expanded natural area off of run
  • Community gathering space
  • Pavilion/Three Season Shelter
  • Nature Trails/Walking Paths
  • Natural playground or play areas
  • Amphitheater/performance space
  • Nature education opportunities
  • Water feature for water play and exploration
  • Community garden
  • Ice skating
PARK COMPARISON

- 0.12 Acres
- 1.5 Acres
- 2 Acres
- 3.5 Acres
- 6.7 Acres

Worthington Estates Back Yard (Typical)
Football Field
Selby Park
Worthington Village Green
Thomas Worthington High School Front Lawn
PARK EVENT SIZE

Park User Capacity Standards

One (1) acre fits:

- Standing: 4,500 - 5,000 people
- In Seats: 3,000 - 3,500 people
- On Blankets: 2,000 - 2,500 people
PLANNING TEAM RECOMMENDATIONS

Parks and Open Space:

1. Expect Developer to dedicate Tucker Creek ravine natural area.

2. Work with Developer(s) at time of rezoning to dedicate additional parkland integrated into the site with community desired amenities.

3. Identify funding options for parks and open space.
RESIDENTIAL DEVELOPMENT
RESIDENTIAL – WHAT WE HEARD

- More information and examples of housing types being mentioned.
- Desire to see housing geared toward “aging in place”, including one-story homes and flats.
- Options for young professionals that are not single-family homes.
- Concern about relationship of development on the site with the adjacent neighborhood.
- Strong desire for residential development that has high quality character and materials and is not “cookie cutter.”
RESIDENTIAL TRENDS

National Housing Trends

Source: Arthur Nelson & Atlantic Cities
RESIDENTIAL TRENDS

Central Ohio Housing Trends

Source: Arthur Nelson
RESIDENTIAL DEVELOPMENT TYPES
POTENTIAL HIGH STREET FRONTAGE

Existing Condition

UMCH

High Street

Worthington City Hall

NORTH
POTENTIAL HIGH STREET FRONTAGE

Example #1 – Match Setbacks

High Street

Worthington City Hall

NORTH
POTENTIAL HIGH STREET FRONTAGE

Example #2 – Parking Row in Front

High Street

Worthington City Hall
POTENTIAL HIGH STREET FRONTAGE

Example #3 – Buildings Along Sidewalks

High Street

Worthington
City Hall
PLANNING TEAM RECOMMENDATIONS

Development:

1. Provide a mix of housing types not well represented in Worthington.

2. Incorporate housing types that provide the opportunity to “age in place” within Worthington.

3. Transition residential density from the west and north sides of the site to High Street (lower to higher).

4. Attract as much office development to High Street as possible (to improve city revenue base).

5. Allow for neighborhood service retail uses along High Street that are incorporated into the development.
CONNECTIVITY
CONNECTIVITY – WHAT WE HEARD

• Provide pedestrian and bike connectivity within the development and along Tucker Creek.

• Concern about cut-through traffic and any impact to local streets.

• Better understanding of the relationship between potential High Street development and any development that occurs on the rest of the site.

• Desire for a traffic study related to any proposed development on the site.

• Importance of screening parking from existing neighborhood and streets.
CONNECTIVITY

• Important difference between connectivity and cut-through traffic

• Goals:
  • Prevent heavy amounts of commercial traffic and non-local traffic access
  • Create an interactive neighborhood, rather than isolated pockets
  • Connect residential to residential neighborhoods
  • Connect new neighborhood to neighborhood amenities
  • Connect existing neighborhoods to new, desirable uses along High Street

• The connectivity is important for all modes of travel: walking, biking, and driving.
STREET CONNECTIVITY

Existing
STREET CONNECTIVITY

No Interior Connection
STREET CONNECTIVITY

With One-way Interior Connection
STREET CONNECTIVITY

With Two-way Interior Connection
STREET CONNECTIVITY

Designed with More Direct Connection (AVOID)
STREET CONNECTIVITY

Designed with Circuitous Connection
STREET CONNECTIVITY

Worthington Galena Realignment Option
Connectivity:

1. Provide multiple pedestrian, bicycle, and vehicular connections.

2. Design must discourage cut-through, non-local, and commercial traffic from High Street to connected residential streets.

3. A Traffic Study must be conducted as part of any development of this site.
COMPREHENSIVE PLAN UPDATE
a) Recognize the financial goals of UMCH to enable it to continue its mission in the region.

b) Create redevelopment scenarios that recognize the critical resource and opportunity that a 41-acre site represents within the city.

c) Preserve and integrate existing natural features that are found on the site.

d) Provide a mix of desirable uses and green space that is compatible with surrounding neighborhoods and is currently underserved in Worthington.

e) Expand the City of Worthington’s current tax base by incorporating uses that allow for new or enhanced sources of revenue.

f) Address housing needs for current and future residents by providing new housing options that are underrepresented in the market and complement Worthington’s current offerings.

g) Plan a vibrant, walkable place including development that is integrated into a complete street system.
Comprehensive Plan Land Use Recommendations:

- High Street Mixed Use
- Worthington Estates Edge
- Neighborhood Core
- Tucker Creek Preserve
COMPREHENSIVE PLAN UPDATE

General Land Use Recommendation
Natural preserve with sensitive multi-use path, possibly amphitheater
Single-family residential, similar density to Worthington Estates and Old Worthington Estates Edge.
Residential neighborhood, integrated site design, similar density to Ville Charmante and Harrison Park, three-story height limit
Mixed-use commercial/residential, tax base focus, two-to-five stories, shared parking
COMPREHENSIVE PLAN UPDATE

Example of One Possible Layout within Land Use Plan
POTENTIAL VISION

BIRDSEYE VIEW OF ONE POSSIBLE EXAMPLE

POTENTIAL CHARACTER ON HIGH STREET
POTENTIAL VISION

BIRDSEYE VIEW OF ONE POSSIBLE EXAMPLE

POTENTIAL CHARACTER OF TOWNHOMES ON CENTRAL GREEN
POTENTIAL VISION

BIRDSEYE VIEW OF ONE POSSIBLE EXAMPLE

POTENTIAL CHARACTER OF RESIDENTIAL HOMES
POTENTIAL VISION

BIRDSEYE VIEW OF ONE POSSIBLE EXAMPLE

POTENTIAL CHARACTER OF SHELTERHOUSE
POTENTIAL VISION

BIRDSEYE VIEW OF ONE POSSIBLE EXAMPLE

POTENTIAL CHARACTER OF AMPHITHEATER
OTHER POTENTIAL EXAMPLES
COMPREHENSIVE PLAN UPDATE

General Land Use Recommendation
POTENTIAL PARKS & CONNECTIVITY

Existing Street Network
POTENTIAL PARK SPACE

Tucker Creek Reserve
POTENTIAL PARKS & CONNECTIVITY

Example #1 – Linear Park & Expanded Tucker Creek

Central Spine and Expanded Tucker Creek
POTENTIAL PARKS & CONNECTIVITY

Example #2 – Central Community Park & Expanded Tucker Creek

Realigned Worthington-Galena Road
Central Community Green and Expanded Tucker Creek
POTENTIAL PARKS & CONNECTIVITY

Example #3 – Multiple Parks

Center Neighborhood Park, High St. Oval, & Tucker Creek
Example #4 – Multiple Neighborhood Parks

Crescent Park, Center Green, High St. Square & Tucker Creek
POTENTIAL PARKS & CONNECTIVITY

Example #5 – Multiple Parks & Expanded Tucker Creek

Center Park, High St. Square, & Expanded Tucker Creek
NEXT STEPS

1. Discussion and **Your Input** (tonight)

**Parks and Open Space:**
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NEXT STEPS

1. Discussion and **Your Input** (tonight)
2. Post Presentation Materials on Web for Further Discussion
3. Create Draft Update (March/April)
4. Planning Commission Review (April/May)
5. Public Adoption Process (Following MPC review)
CONTACTS

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PROJECT ONLINE

Go to the city website for project updates

WWW.WORTHINGTON.ORG/VisioningUMCH

E-mail us your questions or comments

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