

VISIONING UMCH

PUBLIC WORKSHOP COMMENTS

General
Comments

General (61 Comments)

A public meeting was held on December 4, 2013 at Thomas Worthington High School, in which over 120 community members learned about the development capacity of the UMCH site. Participants contributed close to 190 comments, some of which are included in this document. Please note that duplicate comments, or those similar in intent, were synthesized and summarized.

Traffic:

- Traffic may be a problem if access to the site is allowed from Evening Street, since traffic is already heavy here. Consider a pedestrian entrance that does not allow cars.
- Worthington-Galena, Crandall Street, and High Street is a dangerous intersection that should be improved
- I would not like to cross Evening Street on the southern part of the site.
- Egress on Larrimer becomes a choke point under developments
- Is it possible to add parking meters to High Street?
- Make Larrimer a four-lane boulevard
- I am concerned about traffic on Larrimer – would there be a median to separate traffic?
- All UMCH streets should empty only to High Street; a one-way entrance to UMCH site from Evening Street would be ok

Green space:

- Please keep Tucker Creek as a natural area with native plants and a hiking trail
- Should be a destination area like Whetstone Park and Park of Roses, with gardens, bike trails, and a gazebo
- Quality green space is an amenity for office uses and can attract higher rents
- Consider adding a trail with a bike path around the entire property, dotted with small gathering areas, benches, and fountains
- Include a performance space, public restrooms, walkways, community garden space, and gathering spaces
- The value of green space on the UMCH site is that it would be centrally located, unlike Worthington's other parks
- The bike and walking path is very important when considering younger and older (65+) groups
- I would like to see a central square with retail and high density housing; a place people want to go to. Open



space doesn't have to be green.

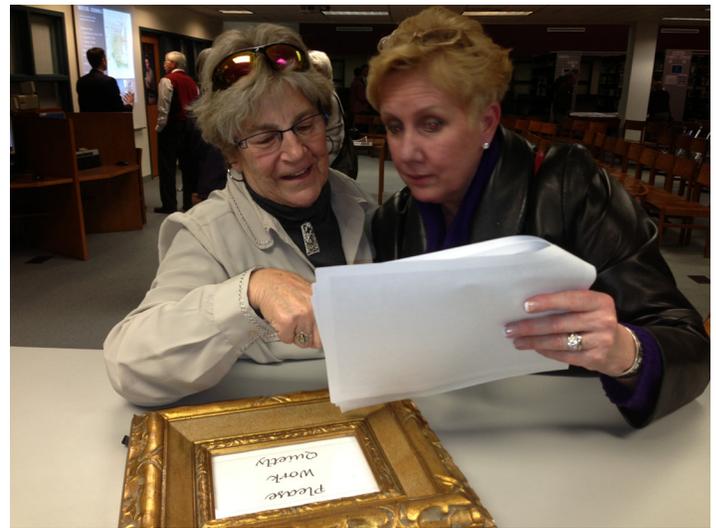
- Yes, amphitheater! But it must be integrated and very natural
- This is a bad place for an amphitheater; keep this land natural!
- We need an outdoor performance space, please
- I don't agree that we have a lot of green space. The bike path is dangerous for joggers, let alone people with children because of speeding bikes. We need paths with trees where people can run and stroll. We need green space that will attract the young grads and all people – say, an arboretum or other peaceful park. Then we could build something along High Street.

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Housing:

- Single Family Homes with first-floor masters
- Can the market support so many new apartments in addition to those at Worthington Place?
- Will there be building design standards?
- Look at Neighborhood Launch as a local example of a development that incorporates pocket parks and an association that maintains medians and landscaping
- Make some apartments for people with modest incomes, such as retirees and young professionals
- How will housing development impact attendance at nearby schools? Any need for school expansion?
- Consider an independent living facility



Miscellaneous:

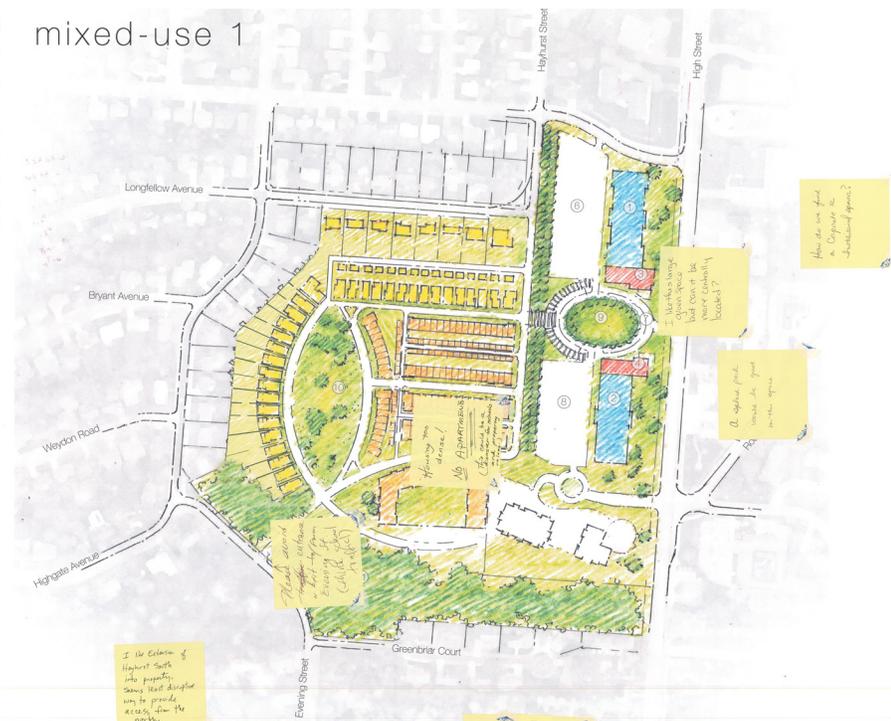
- How do we find a corporate sponsor?
- Please bury power lines
- Please look into having a small grocery store like Lucky's Market in Clintonville into any of the plans
- Can art be incorporated, perhaps requiring a percentage of the total project?
- Please incorporate the two isolated houses on Larrimer in overall plan
- Is underground parking a possibility?
- All of the plans will not create a vibrant area; too business as usual given current housing trends
- Another public meeting is needed before this goes to the planning commission



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Mixed-Use 1

mixed-use 1



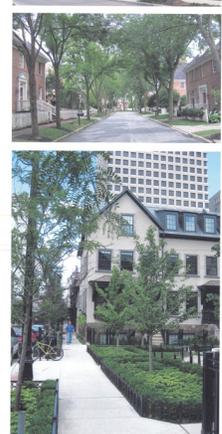
green space



residential



office + retail



legend

- Office
Area: 30,000 SF/Story
Stories: 2
Total Area: 60,000 SF
Parking: 200 Spaces (4/1000 SF)
- Office
Area: 20,000 SF/Story
Stories: 2
Total Area: 40,000 SF
Parking: 200 Spaces (4/1000 SF)
- Retail
Stories: 1
Total Area: 7,500 SF
- Retail
Stories: 1
Total Area: 5,000 SF
- Falls
Parking: 150 Spaces (1.54/1k - structured)
- Other Residential
Single Family, Zero Lot Line: 33 Units (w/over garage)
Single Family, 1/2 Units (w/over garage)
Townhomes: 88 Units (w/over garage)
- Surface Parking Lot
- Open Green
Parking: 30 Spaces (public)
- Surface Parking Lot
- Town Green
Area: 0.5 Acres
- Neighborhood Park
Area: 3 Acres
- Tucker Creek Natural Area
Area: 7 Acres

totals

- Residential
Single Family, Zero Lot Line: 33 Units
Single Family: 8 Units
Townhomes: 88 Units
Falls: 130 Units
- Office Development: 110,000 SF
- Retail Development: 13,000 SF
- Parking: 650+/- Spaces & On-street Public Parking
- Green Space: 10.5 Acres

Mixed-Use 1 (19 Comments)

- Connection to Larrimer is problematic, already many accidents here
- Central Oval: Needs access roads, could be more centrally located, could fit a splash feature
- Too much office competing with the Wilson Bridge Road Corridor, and too far from highway
- This is the most appealing option, good mix of office and retail with residential and greenspace
- Extension of Hayhurst into the site as shown is the least disruptive way to provide access from the north
- Housing is too dense; apartments will hurt schools and property values
- Green space seems to be more for resident use rather than for the larger community
- Residential along Longfellow makes sense
- The new road network segregates residential from busy streets, and remains connected for walkability