

REFLECTIONS ON PUBLIC DISCONTENT WITH PLANNING IN CENTRAL OHIO

CENTRAL OHIO PLANNING & ZONING WORKSHOP

TODAY'S PANEL

City of Powell

David Betz, Director of Development

Rocky Kambo, Planner

City of Worthington

Lee Brown, Planning & Building Director

City of Columbus

Mark Dravillas, Assistant Administrator

City of Upper Arlington

Chad Gibson, Senior Planning Officer

City of Dublin

Claudia Husak, Senior Planner – City of Dublin

MKSK

Chris Hermann, Principal – MKSK

PANEL AGENDA

Public Discontent with Planning in Central Ohio

- + **Opening Thoughts**, Chris Hermann
- + **City Case Studies**, Panel Presentations
- + **Panel Discussions**, Panel
- + **Discussion with you** - What to do?

OPENING THOUGHTS

PUBLIC DISCONTENT WITH PLANNING IN CENTRAL OHIO

RESIDENTS ARE VERY SATISFIED

City Satisfaction Surveys

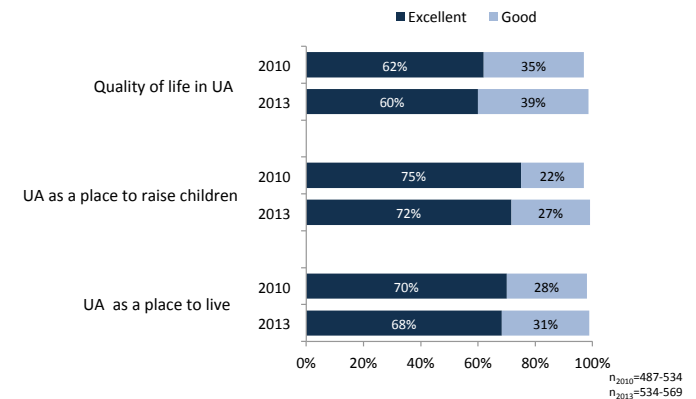
+ **Upper Arlington**
99% Good to Excellent

OVERALL OPINIONS ABOUT UPPER ARLINGTON

The survey first asked residents how they felt about their City overall. Residents rated the quality of life in Upper Arlington as "excellent," "good," "fair" or "poor."³ They also rated Upper Arlington as a place to live and a place to raise children. As shown in Figure 2, Upper Arlington residents hold their City in high regard, just as they did in 2010. Almost all (99%) residents said Upper Arlington was an "excellent" or "good" place to live and to raise children. They said the same about the overall quality of life.

*"I just think it's a very peaceful place to be."
"It's home."^{3b}*

Figure 2: Overall ratings of Upper Arlington



When polling the public on their mood or attitude toward the current state of affairs in the nation, state, or city, researchers often ask citizens whether they are satisfied or dissatisfied with the way things are

RESIDENTS ARE VERY SATISFIED

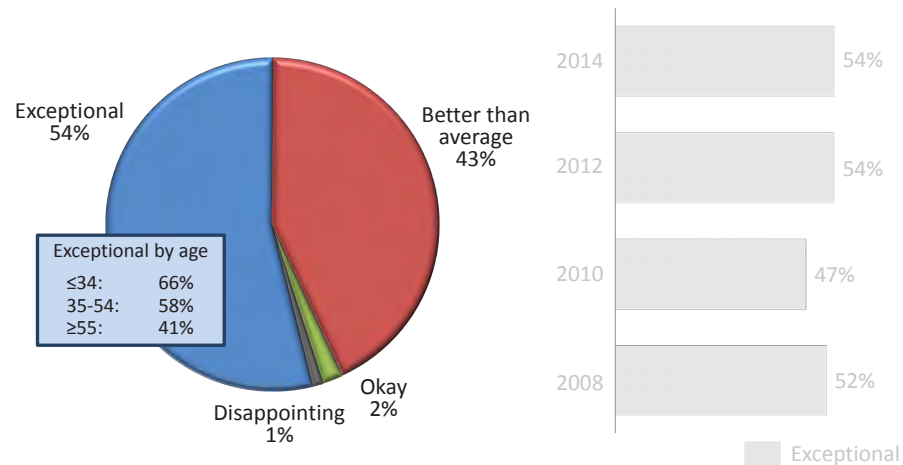
City Satisfaction Surveys

- + **Upper Arlington**
99% Good to Excellent
- + **Powell**
96% Above Average to Exceptional

OVERALL OPINIONS ABOUT UPPER ARLINGTON

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More than half the residents (54%) consider Powell exceptional as a place to live. Almost everyone else (43%) considers the city better than average.



Q6: All things considered, as a place to live, would you rate Powell ...?

RESIDENTS ARE VERY SATISFIED

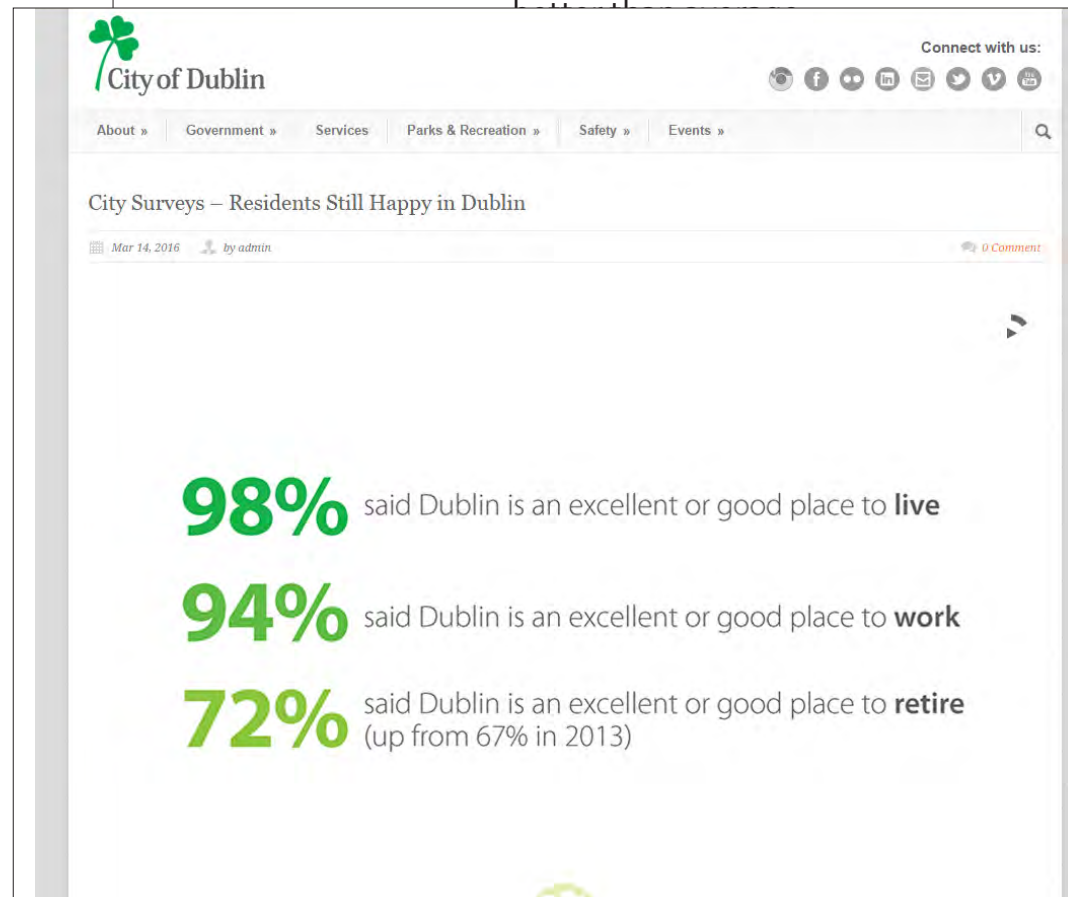
City Satisfaction Surveys

- + **Upper Arlington**
99% Good to Excellent
- + **Powell**
96% Above Average to Exceptional
- + **Dublin**
98% Good to Excellent

OVERALL OPINIONS ABOUT UPPER ARLINGTON

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RESIDENTS ARE VERY SATISFIED

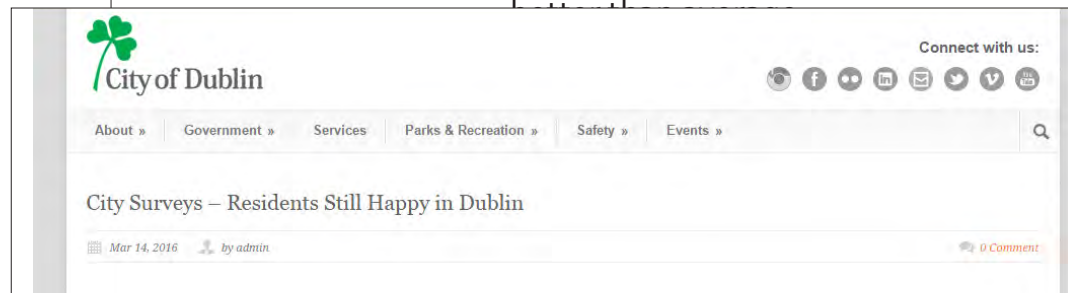
City Satisfaction Surveys

- + **Upper Arlington**
99% Good to Excellent
- + **Powell**
96% Above Average to Exceptional
- + **Dublin**
98% Good to Excellent
- + **Worthington**
97% Satisfied to Very Satisfied

OVERALL OPINIONS ABOUT UPPER ARLINGTON

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COMMUNITIES ARE CHANGING

Growth And Change Can Be Difficult

TRADITIONAL COMMUNITY CONCERNS

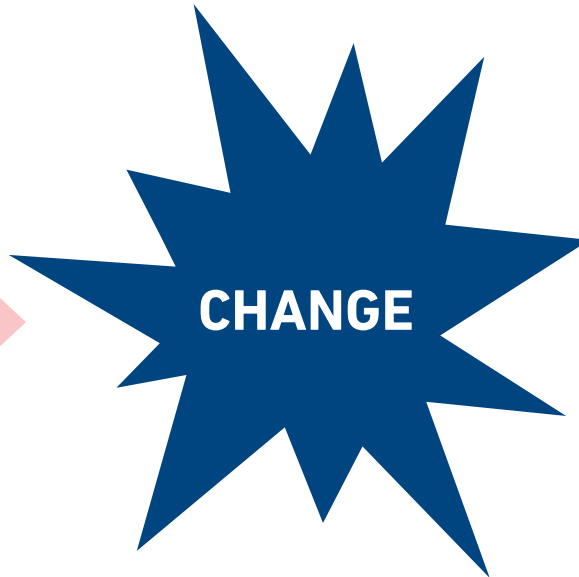
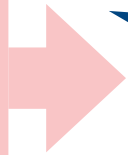
- + Property Values
- + Schools
- + Traffic
- + Density
- + Renters

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Growth And Change Can Be Difficult

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COMMUNITIES ARE CHANGING

Growth And Change Can Be Difficult

TRADITIONAL COMMUNITY CONCERNS

- + Property Values
- + Schools
- + Traffic
- + Density
- + Renters

CHANGE

“NIMBY!”

NOT IN MY
BACK YARD

“BANANA!”

BUILD ABSOLUTELY
NOTHING ANYWHERE
NEAR ANYTHING

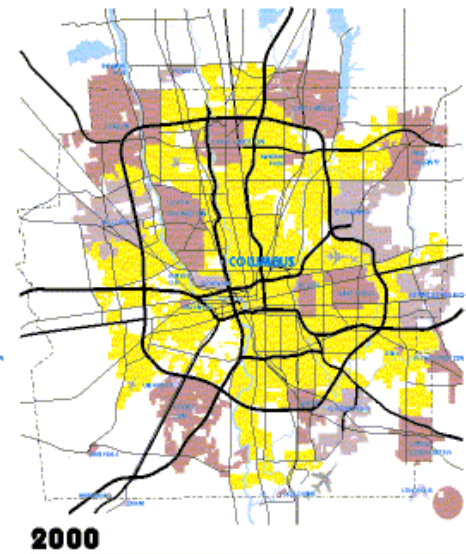
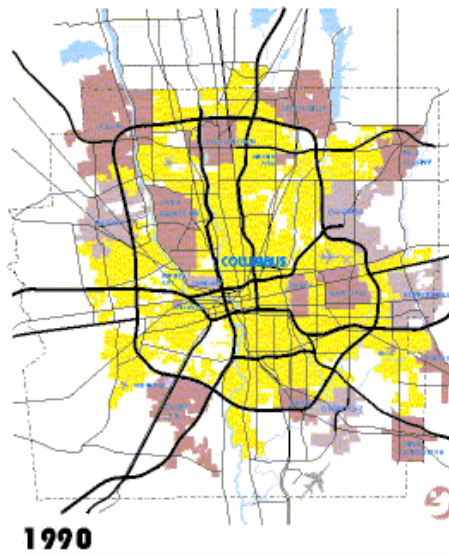
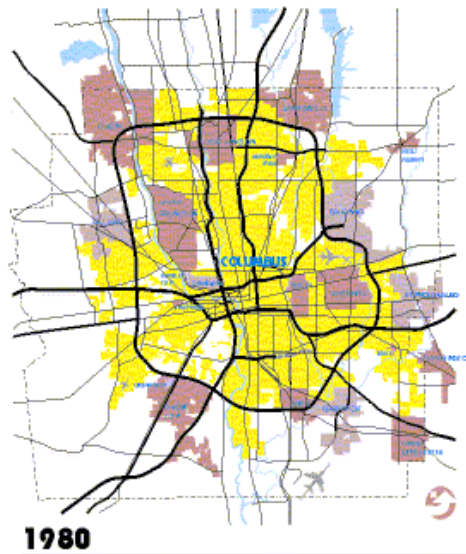
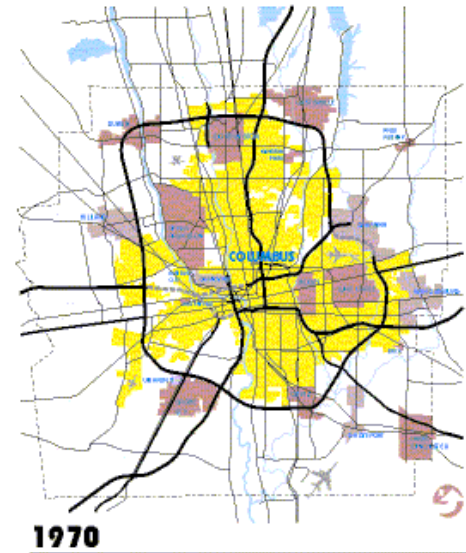
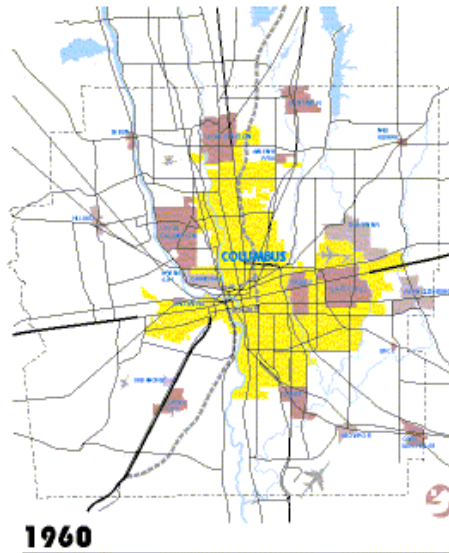
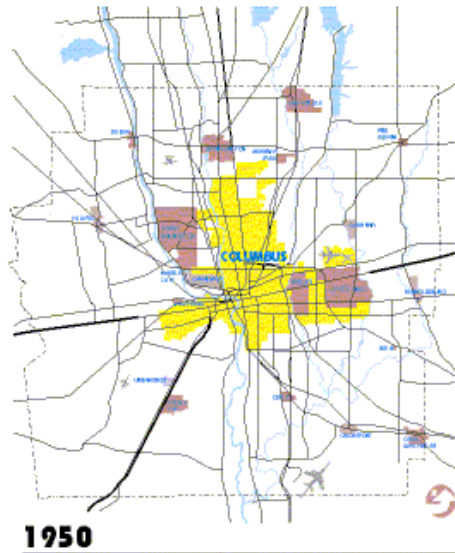
“FRUIT!”

FEAR OF
REVITALIZATION, URBAN
INFILL AND TOWERS

CENTRAL OHIO IS GROWING

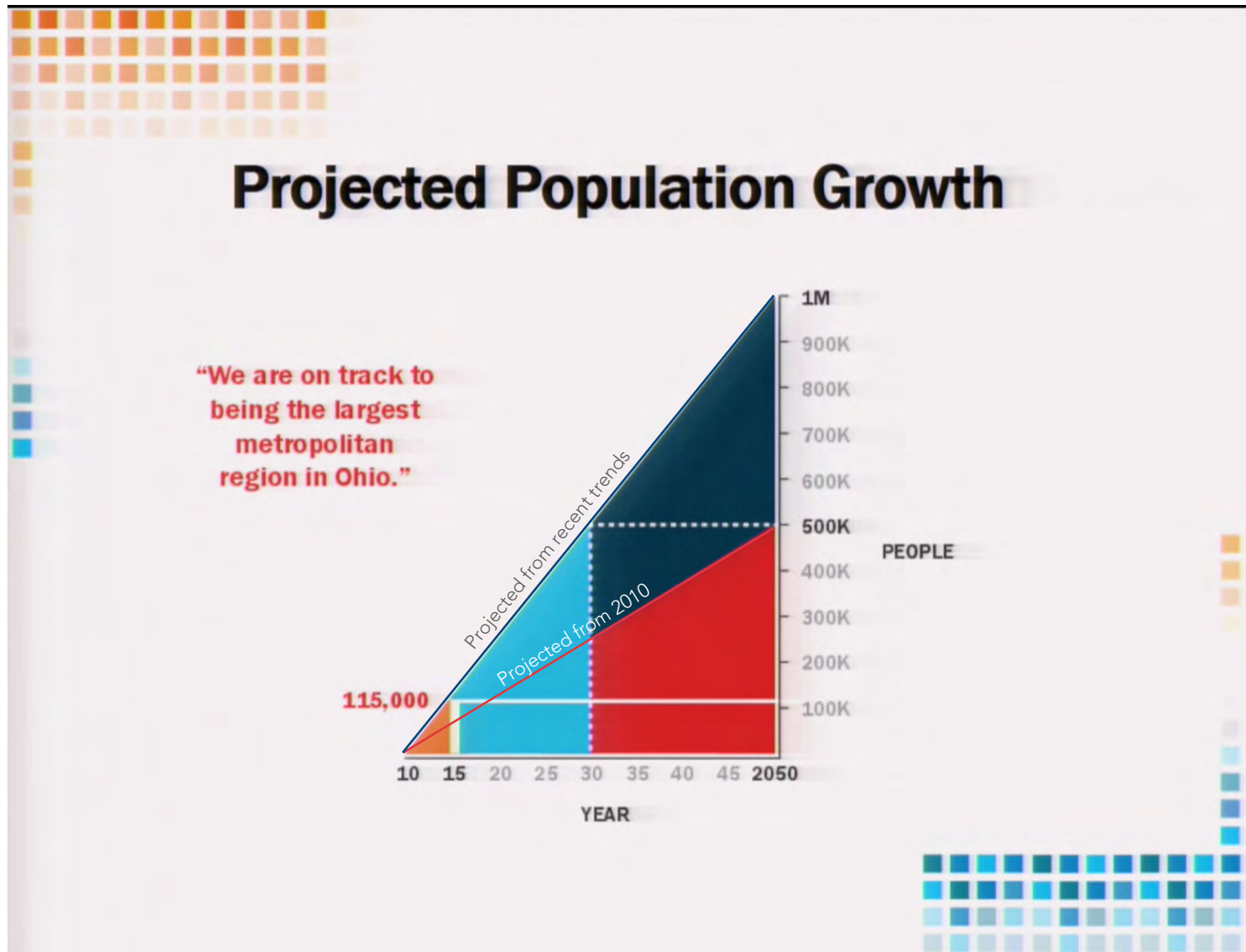
Central Ohio Growth By Decade

- City of Columbus
- Surrounding Cities



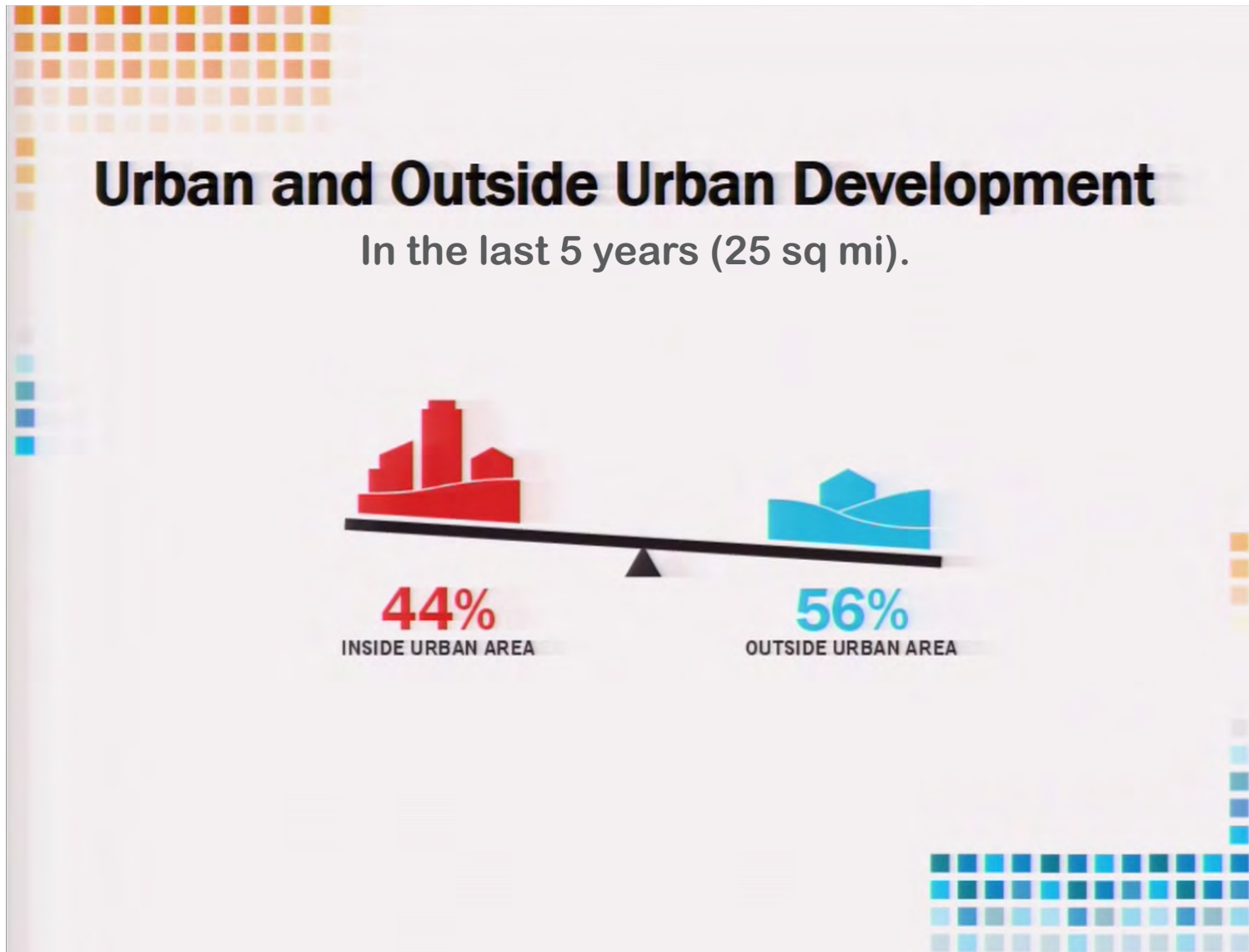
GROWTH IS ACCELERATING

Central Ohio Growth Projections



REDEVELOPMENT IS OCCURRING

This Growth Is Occurring In Built Areas As Well.



INFILL DEVELOPMENT ENCOURAGED

We Are Encouraging Focused Inward Growth

insight2050 Scenarios Overview

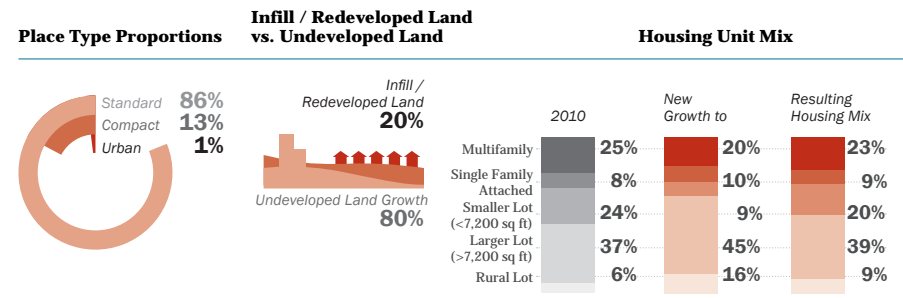
Each of the insight2050 scenarios represents a different way of accommodating projected housing and job growth in Central Ohio to the year 2050. Each includes the same total number of people, homes, and jobs, but varies in where and how they are located across the region. The scenarios

also vary in terms of the types of homes that will be built in the coming decades, and the extent to which their mix of housing types meet the demands of Central Ohio's current and future residents.



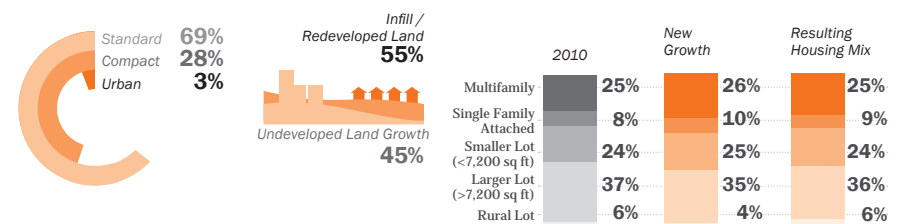
scenario A Past Trends

This scenario extends the land use and transportation investment decisions of the past decades forward to 2050. A majority of growth is accommodated on previously undeveloped land, with most growth (85%) tending towards suburban and rural, auto-oriented development. New development is composed primarily of larger-lot single family homes and suburban office parks and commercial centers.



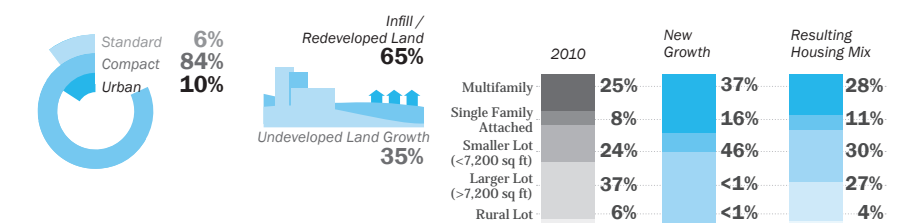
scenario B Planned Future

The housing and job distribution of this scenario reflects the direction of local plans and policies from the cities and townships across the Central Ohio region. There is more Compact growth than in the Past Trends scenario, and more smaller-lot single family and attached homes, though the majority of growth is still auto-oriented and to be located at the periphery of cities and towns. About half of new growth is accommodated as infill or redevelopment; the rest occurs on previously undeveloped land.



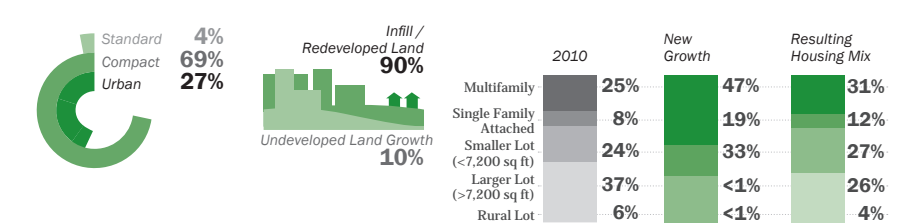
scenario C Focused Growth

This scenario seeks to accommodate more growth in infill and redevelopment locations in and around existing cities and towns. Land patterns and housing mix are informed by housing demand forecasts, with significantly more smaller-lot single family, attached single family, and multifamily homes than the Planned Future or Past Trends scenarios. A large majority (84%) of growth takes the form of Compact development in walkable, moderate intensity mixed-use areas. There is also significant Urban development (10% of new growth) in Downtown Columbus. There is very little Standard growth or new larger-lot single family housing development in this scenario, as the majority of demand for this product is met through the existing supply.



scenario D Maximum Infill

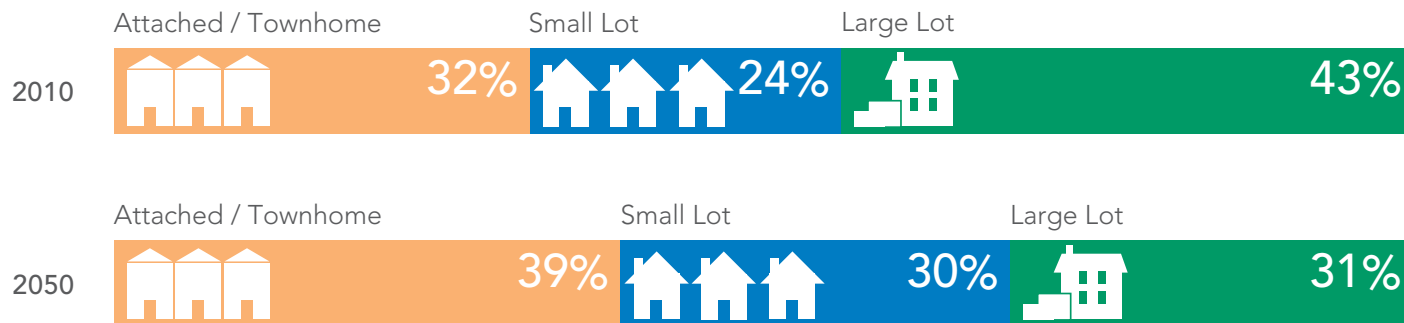
This scenario strives to maximize growth accommodated through infill on previously developed lands and within existing urban areas. The Urban place type assumes nearly 30% of growth in existing city centers and commercial corridors where significant redevelopment opportunities exist. An additional 70% takes the form of moderate intensity and walkable Compact development. Like the Focused Future scenario, the residential mix is informed by housing demand forecasts, with significantly higher proportions of multifamily, attached single family/townhomes, and smaller-lot single family homes. There is very little new larger-lot single family housing development in this scenario, as the majority of demand for this product is met through the existing supply.



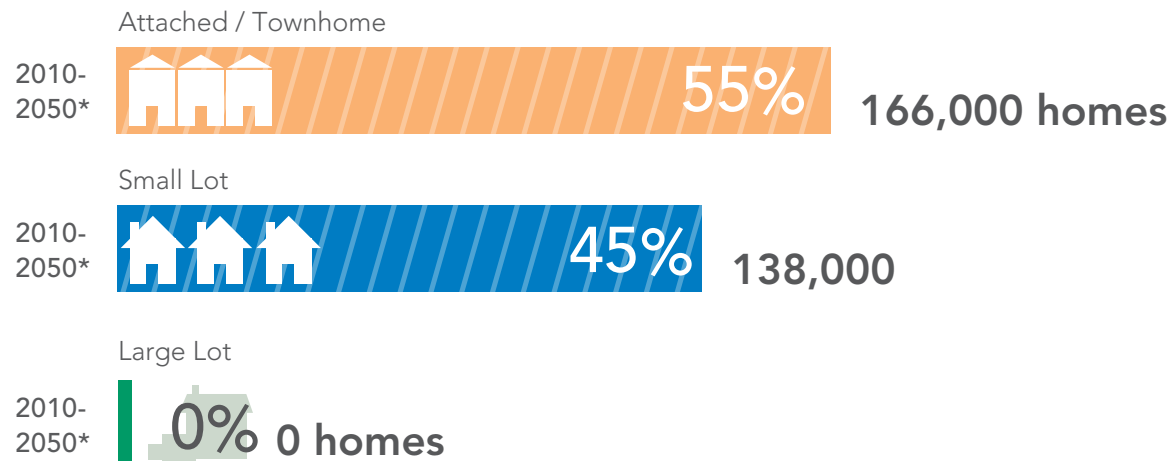
PREFERENCES ARE CHANGING

Projected Demand by Housing Type

Projected Share of Housing Type by Demand, Columbus MSA (2010-2050)



Projected Demand for NEW Units by Type, Columbus MSA (2010-2050)



*Refers to households from 2010-2050, excluding households that existed prior to 2010.

Data Source: Arthur C. Nelson, Columbus, Ohio Metropolitan Area Trends, Preferences, and Opportunities: 2010-2030 and to 2040 (NRDC)

INFILL DEVELOPMENT IS INCREASING

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Home values rising

Some central Ohio areas have fared better than others since recession decimated market

Map and focus to a sampling of urban neighborhoods



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Percentage of home value recovered since housing peak of 2005-07



View Larger

Peak, crash and current values

City of Columbus

By **Jim Weiker**

The Columbus Dispatch • Sunday May 25, 2014 11:55 AM

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Columbus-area home values have risen for more than two years, but the recovery is full of mountains and valleys.

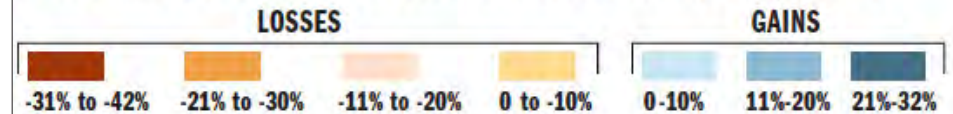
While homes in many affluent areas of central Ohio have regained all the value lost during the recession, poorer areas remain well below the peaks reached in 2006 and 2007, according to data from the real-estate listing website Zillow.com analyzed by *The Dispatch*.

At the high end, median home values in Upper Arlington, Grandview Heights, German Village and parts of Clintonville are up more than 10 percent above their previous peak.

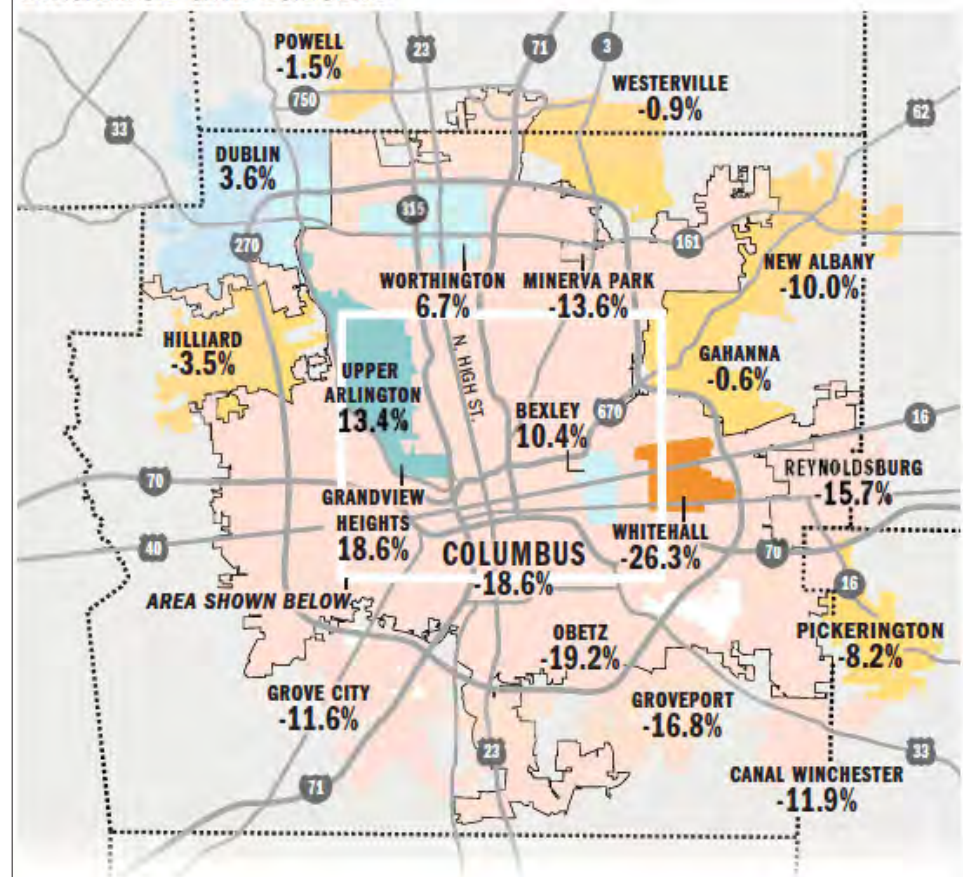
But on the other end, values in parts of the Hilltop, Linden and the Near East Side are more than 40 percent below their peak and are gaining ground at a snail's pace.

Svenja Gudell, Zillow's director of economic research, said the pattern seen in Columbus is repeated throughout the nation: Affluent areas

PERCENTAGE OF HOME VALUE RECOVERED SINCE HOUSING PEAK OF 2005-07



Columbus and suburbs



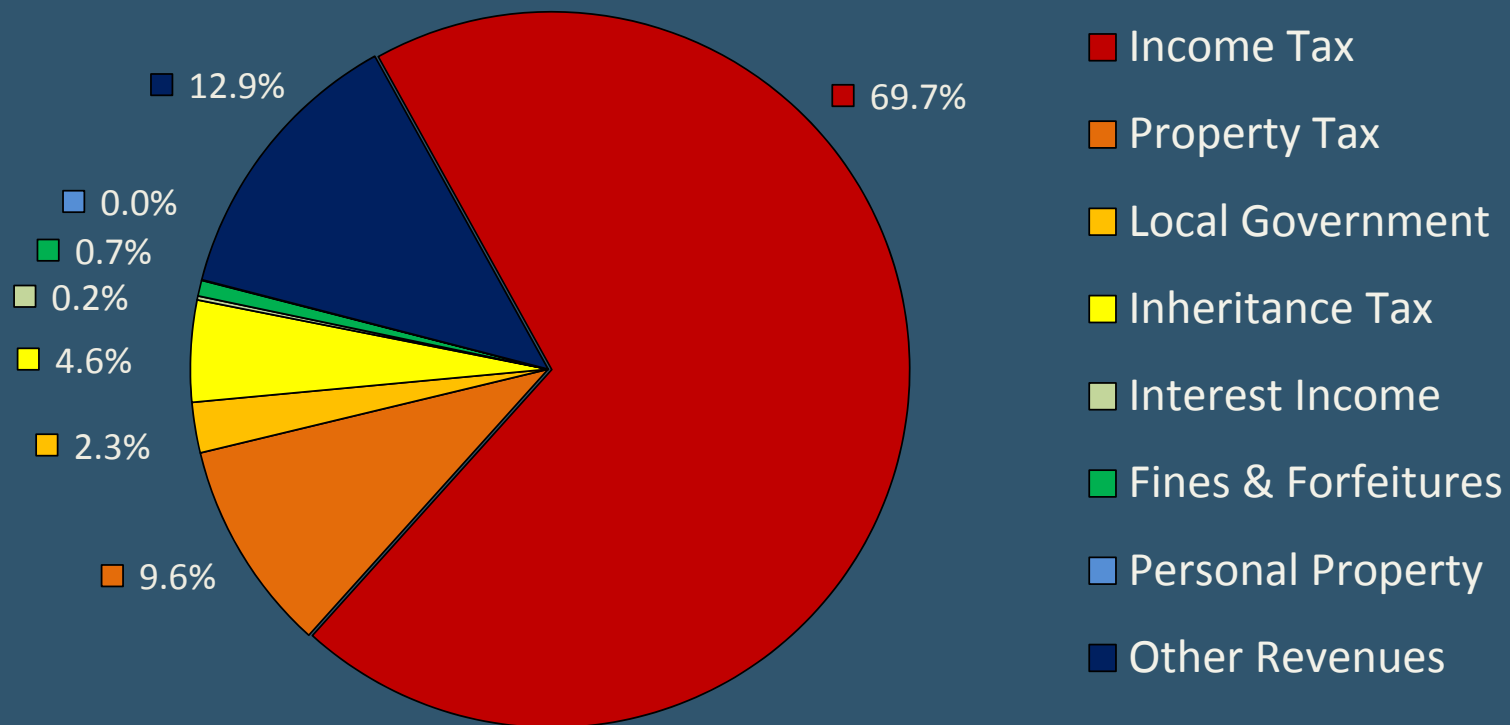
Source: Jim Weiker, Columbus Dispatch. "Home Values Rising." May 25, 2014.

INCOME TAX IS THE CITY LIFE BLOOD

Ohio Cities Are Reliant On Income Tax

CITY OF WORTHINGTON REVENUE

City of Worthington Major Revenue Sources 2012



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And Communities Are Reacting...

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Powell says 'no' to housing development

Plans for 47 condo units nixed via referendum; developer 'not walking away' from Powder Room site



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A computer rendering shows the planned Harper's Pointe development, featuring 47 detached condominium units on the former site of the Powder Room gun range between Grace and Beech Ridge drives in downtown Powell.

By THOMAS GALLICK

Wednesday November 4, 2015 12:59 AM

Powell voters Tuesday, Nov. 3, reversed City Council's decision to approve the development of a high-end condominium complex on the former site of the Powder Room shooting range.

Plans for Harper's Pointe called for 47 single-family, detached condo units on about 9 acres between Beech Ridge and Grace drives. The developers previously said prices for the units would start about \$400,000.

Residents voted 2,242 to 1,870 to block the development, according to unofficial results from the Delaware County Board of Elections.

"We are very disappointed with the outcome, to say the least, as well as with the misinformation and untruths that were spread by a small group of individuals who continue to oppose common-sense ideas like Harper's Pointe," Arlington Homes President and Powell resident Len Pivar said in a statement.

Powell City Council approved a final development plan and rezoned the site in May ahead of the project. Opponents of the plan responded by collecting enough signatures of city residents to challenge council's vote on the ballot.

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Columbus, Ohio • Apr 22, 2016 • 63° Broken Clouds

The Columbus Dispatch

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Worthington residents slam plans for site of Methodist children's home

Developer's proposal

United Methodist Children's Home site in Worthington sits on 41 acres in a residential neighborhood. The site is currently zoned for residential use, but the developer is seeking to change it to commercial use. The site is currently zoned for residential use, but the developer is seeking to change it to commercial use.



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CRAIG HOLMAN | DISPATCH FILE PHOTO

The former United Methodist Children's Home sits on 41 acres in Worthington. This aerial view displays the property from the west, with High Street at the top of the photograph and Evening Street at the bottom.

By [Earl Rinehart](#)

The Columbus Dispatch • Tuesday June 30, 2015 2:19 AM

868

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A United Methodist Church official told more than 300 people who gathered on Monday night at the Worthington Education Center on Wilson Bridge Road that "we're all in this together" when it comes to developing the former children's home in Worthington.

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Upper Arlington residents worry about Northam Park plan



Junior Explorer Club participants practice yoga in Northam Park. City officials plan to make over the park, but residents worry about some of the proposed changes.



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By [Earl Rinehart](#)

The Columbus Dispatch • Wednesday June 17, 2015 5:10 AM

331

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1208

"Northam Park — From Good to Great" is how Upper Arlington is promoting its master plan to make over what has been dubbed the city's "central park."

One resident at a public meeting last Wednesday to discuss the plan suggested her own label: " Good is Fine," as in, leave it alone.

LOCAL

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Dublin's Bridge Park plans advance, but concerns raised

Bridge Park development
The Columbus Dispatch has obtained a copy of the Bridge Park development plan, which shows a mix of residential, commercial, and recreational uses. The plan includes a map of the development area, which is located in the heart of Dublin, Ohio. The map shows the proposed development area, which is bounded by Riverside Drive to the north, Bridge Street to the east, and the existing highway to the south. The plan includes a mix of residential, commercial, and recreational uses. The residential portion of the development is planned to be a mix of single-family homes and multi-family units. The commercial portion is planned to be a mix of retail and office space. The recreational portion is planned to be a mix of parks and trails. The plan also includes a map of the surrounding area, which shows the location of the development relative to other landmarks in the area.



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CRAWFORD HOYING

Sky bridges are part of the project's proposed design.

By [Earl Rinehart](#)

The Columbus Dispatch • Thursday January 22, 2015 5:55 AM

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The designers touted the project's urban, walkable neighborhood with amenities that would keep baby boomers in Dublin and attract young workers to the city.

But Dublin City Council members and residents had concerns about the [Bridge Park development](#), planned for the area of Riverside Drive and Bridge Street/Rt. 161, during a 3 1/2-hour meeting on Tuesday.

At the end, council members approved the basic development and site plans — with conditions — and sent them on to the city's planning and zoning commission.

RELATED ITEMS

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» Dublin planners quit over Bridge St. policy change

» Project to bring downtown vibe to Dublin

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» Novel all too real for trafficking victims

By [Lucas Sullivan](#)

The Columbus Dispatch • Friday March 25, 2016 2:19 PM

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A federal judge has ruled that a voter-approved charter amendment in Powell to prohibit high-density housing is unconstitutional and must be removed from the charter.

The lawsuit, filed in 2014 by the developer Powell Crossing, alleged that the charter amendment violated its right to build on an approved site.

U.S. District Court Judge James L. Graham issued his ruling Friday and said Powell Crossing is entitled to damages and attorney's fees from the city of Powell.

"...Citizens of a municipality may not exercise the power of referendum, by means of a charter amendment so as to nullify City Council's administrative action of approving Powell Crossing's development plan," James stated in his ruling.

Powell Crossing owners filed suit against the city a voter-led initiative meant to derail plans for an apartment complex in Downtown Powell was approved by voters.

Voters passed the initiative after city officials issued the permits and approved the plan.

The Powell City Council refused to submit the proposed charter initiative to the Delaware County Board of Elections in 2014 but was ordered to by the Ohio Supreme Court, and, if it passed, then could be addressed in court.

Powell Crossing owner Charlie Vince immediately protested the charter initiative and vowed a fight in court. Vince said the charter change violated his right to build on an approved site.

"We did everything we needed to get the project approved," he said around the time the suit was filed. "We don't think it's constitutional."

The applicants spent "hundreds of thousands of dollars on planning, designing, surveying, and performing

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Buckeye Forum Podcast



The Dispatch public affairs team talks politics and tackles state and federal government issues in the Buckeye Forum podcast.



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JONATHAN QUILTER | DISPATCH

Upper Arlington city council members (from left) David DeCapua, Deborah Johnson, Donald Leach Jr. and Erik Yassenoff listen to city manager Theodore Staton discuss details of the proposed Northam Park renovation plan at their council meeting on Aug. 24, 2015.

By Earl Rinehart

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Issue 38 on Worthington ballot would extend waiting period for rezonings

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The Dispatch public affairs team talks politics and tackles state and federal government issues in the Buckeye Forum podcast.

YOUR RIGHT TO KNOW

» What to know about

Buckeye Forum podcast.

By [Earl Rinehart](#)

The Columbus Dispatch • Sunday October 25, 2015 9:15 AM

The video shows Worthington folks enjoying their yards and single-family homes in established neighborhoods surrounded by lots of trees and green space.

A female narrator, backed by a soothing, upbeat melody, talks about the “special place” that is the suburb.

So special, she says, “you don’t want to lose what you can’t get back.”

Vote for Issue 38 on Nov. 3 “to keep Worthington beautiful,” she tells viewers of the Facebook video.

Issue 38 would change the city charter so that property rezonings would not take effect for 60 days, an increase from the current 20. The waiting period would give



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Dublin P&Z members resign in dispute with council over Bridge Street

Dec 12, 2014, 12:27pm EST Updated Dec 15, 2014, 7:55am EST

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Brian R. Ball
Staff reporter
Columbus Business First

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FIRST LOOK: Bridge Park West goes before Dublin architecture panel


Riviera plan fails to clear Dublin P&Z, despite revisions

HOME OF THE DAY


SOLD! North Arlington Home on Burbank Park

Four members of the Dublin Planning & Zoning Commission have resigned in a power struggle with Dublin City Council over the review of projects in the Bridge Street District.

The four members, led by Chairwoman [Chris Amorose Groomes](#), released a joint letter after the panel's meeting Thursday protesting new legislation they say gives council exclusive control of development decisions within the 1,100 acres the city has pegged for urban, mixed-use redevelopment.



Dublin Planning & Zoning Commission Chairwoman Chris Amorose Groomes and three other... more
DOUG BUCHANAN

"(T)he current elected members of City Council have given themselves the first word, last word, and sometimes only word in deciding what should and should not be built in the heart of our city," they said. "With this new law City

limits

high-density

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WHY THE INCREASED DISCONTENT?

POSSIBLE REASONS...

- + Generational Shift?
- + National Political Discourse Filtering Down?
- + Distrust of Gov't Motives and Influence?
- + Increased Social Media Platforms?
- + Sound-Bite 24-Hour Media?
- + The Complexity of Planning Issues?
- + Lack of Understanding?
- + Increased Development as a Result of Recovering from the Recession?
- + City Resources Spread Thin?
- + People Don't Feel Heard?
- + Are we in the Developer's Pocket?
- + We are wrong - our profession doesn't know what we are talking about?



IT'S IMPORTANT TO REMEMBER...

THE AICP CODE OF ETHICS

- + Conscious of the rights of others.
- + Special concern for the long-range consequences of present actions.
- + Give people the opportunity to have a meaningful impact on the development of plans...
- + Seek social justice by working to expand choice and opportunity for all persons...
- + Promote excellence of design...
- + Deal fairly with all participants in the planning process...

A: Principles to Which We Aspire

1. Our Overall Responsibility to the Public

Our primary obligation is to serve the public interest and we, therefore, owe our allegiance to a conscientiously attained concept of the public interest that is formulated through continuous and open debate. We shall achieve high standards of professional integrity, proficiency, and knowledge. To comply with our obligation to the public, we aspire to the following principles:

- a) We shall always be conscious of the rights of others.
- b) We shall have special concern for the long-range consequences of present actions.
- c) We shall pay special attention to the interrelatedness of decisions.
- d) We shall provide timely, adequate, clear, and accurate information on planning issues to all affected persons and to governmental decision makers.
- e) We shall give people the opportunity to have a meaningful impact on the development of plans and programs that may affect them. Participation should be broad enough to include those who lack formal organization or influence.
- f) We shall seek social justice by working to expand choice and opportunity for all persons, recognizing a special responsibility to plan for the needs of the disadvantaged and to promote racial and economic integration. We shall urge the alteration of policies, institutions, and decisions that oppose such needs.
- g) We shall promote excellence of design and endeavor to conserve and preserve the integrity and heritage of the natural and built environment.
- h) We shall deal fairly with all participants in the planning process. Those of us who are public officials or employees shall also deal evenhandedly with all planning process participants.

CITY CASE STUDIES

PUBLIC DISCONTENT WITH PLANNING IN CENTRAL OHIO

CITY OF POWELL

City of Powell

Referendums & Charter Amendments



CITY OF POWELL



ILLUSTRATIVE FINAL DEVELOPMENT PLAN

POWELL CROSSING

PREPARED FOR THE CENTER AT POWELL CROSSING, LLC.

DATE: 1.3.2014

CITY OF POWELL



CITY OF POWELL

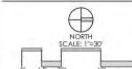


ILLUSTRATIVE PLAN

HARPER'S POINTE
PREPARED FOR ARLINGTON HOMES
DATE: 04.24.18

SITE DATA

TOTAL ACRES	~6.875 ACRES
TOTAL UNITS	48
DENSITY	~7.0 UNITS/ACRE
TREE PRESERVE / SCENIC / OPEN SPACES	2.00 ACRES (29.3%)



Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
4000 Glenview Avenue • Suite 200 • Columbus, OH 43215
614.461.1700 • FAX: 614.461.1701

CITY OF POWELL



Harpers Point, Streetscape Rendering

CITY OF WORTHINGTON

United Methodist Children's Home

OVERVIEW

- + 42 acre highly visible site in the heart of Worthington
- + Identified in the 2005 Comprehensive Plan as a key site for potential development in our land-locked city
- + Opportunity to update the UMCH Focus Area of the City's Comprehensive Plan
- + Provide strategic guidance to City Staff, Boards and Commissions, residents, businesses, land owners, and potential developers for the reuse, rezoning, and development of land and necessary supporting infrastructure within the City.



2005



2014

CITY OF WORTHINGTON

UMCH - Proposed Development

PROPOSED CONCEPT

- + 42 acre highly visible site in the heart of Worthington
- + 571 Total Residential Units
 - 350 Apartments
 - 220 Townhomes & Flats
 - 21 Estate Homes
- + Medical Office
- + Mixed-Use Retail
- + Office Space
- + Park Space



CITY OF WORTHINGTON

Forum on UMCH site slated for end of this month

By **ANDREW KING**

Wednesday June 10, 2015 2:34 PM



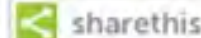
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New

Worthington is giving residents a chance to see the potential plans that developer [Lifestyle Communities](#) has for the former United Methodist Children's Home site.

The city will host a special public forum at 6:30 p.m. June 29 at the Worthington Education Center, 200 E. Wilson Bridge Road. Worthington's Municipal Planning Commission and Architectural Review Board will hear a presentation by LC representatives on an upcoming proposal for the site.

The UMCH site is a 42-acre tract that has been the subject of intense interest [since the](#)



REQUEST TO BUY THIS PHOTO

DISPATCH FILE PHOTO | CRAIG HOLMAN

The UMCH site is a 42-acre tract of land and buildings which was a children's home that was closed in 2010.

CITY OF WORTHINGTON

UMCH site plans still getting mixed reviews from public

By **CANDY BROOKS**

Wednesday June 4, 2014 8:33 PM



The community continues to give a mixed review to the mixed-use development plan being recommended for the 42-acre United Methodist Children's Home site.

"Is anybody listening?" Stenten Street resident Richard Lamprey asked during a special meeting of the Municipal Planning Commission on May 29.

The public hearing was the latest of several held over the past nine months to gather input of residents on how the UMCH land should be developed. At the next meeting, set for June 26, the commission is expected to vote on the recommendation, which then would move on to City Council for final approval.

Commission and Architectural Review Board will hear a presentation by LC representatives on an upcoming proposal for the site.

The UMCH site is a 42-acre tract that has been the subject of intense interest since the



REQUEST TO BUY THIS PHOTO

DISPATCH FILE PHOTO | CRAIG HOLMAN

The UMCH site is a 42-acre tract of land and buildings which was a children's home that was closed in 2010.

CITY OF WORTHINGTON

Sale of UMCH site still subject of concern

City officials say plenty of input will be sought, residents still see process moving too fast

By **ANDREW KING**

Wednesday May 20, 2015 4:27 PM

 Share 0  Tweet 0  Pinterest 1  sharethis 99

After years of discussion, planning and searching, it seems that [Worthington](#) is close to a buyer for the United Methodist Children's Home site.

During Worthington City Council's regular meeting May 18, city officials acknowledged talks between [Lifestyle Communities](#) and the United Methodist Church, owner of the site.

The 42-acre site at 1033 High St. has been a subject of controversy since it was abandoned in 2010.



REQUEST TO BUY THIS PHOTO

DISPATCH FILE PHOTO | CRAIG HOLMAN

The UMCH site is a 42-acre tract that has been the subject of intense interest since the

The UMCH site is a 42-acre tract of land and buildings which was a children's home that was closed in 2010.

CITY OF WORTHINGTON

Masonic Lodge Redevelopment

OVERVIEW

- + Convert the existing Masonic Lodge to 3 residential condominium units
 - 1820 Building - Masonic Lodge Museum & Office Space
 - 1955 Building 3 units
 - 2-4 bedrooms
 - Units range from 1,944 sq ft - 6,173 sq ft in size
- + Construct 2 townhomes and a single unit along East New England Avenue
 - 2 townhomes on the west of the access drive
 - 1 unit east of the access drive
 - 2 bedroom units
 - Approximately 2,204 sq ft in size



CITY OF WORTHINGTON

ThisWeek
COMMUNITY NEWS

FRIENDSHIP
AT HOME
Central Ohio's first program to
LIFETIME CARE IN YOUR OWN
[LEARN MORE](#) 614.734
FRIENDSHIPAT

WORTHINGTON NEWS

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Citizens group pitches pocket park to public



REQUEST TO BUY THIS PHOTO

This drawing was submitted to the city by Citizens for Historic Worthington. The design, as drawn by landscape architect Jennifer Bartley, is considered "one possible design concept" for a proposed pocket park on East New England Avenue

CITY OF WORTHINGTON

ThisWeek COMMUNITY NEWS

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WORTHINGTON

City should show vision, buy site for pocket park

Wednesday March 11, 2015 1:26 PM

[Share](#) 0 [Tweet](#) 0 [Pinterest](#) 0 [sharethis](#) [New](#)

To the Editor:

Those of us favoring the pocket park on East New England Avenue have been busy contacting Worthington residents. We are finding a lot of support for the idea, both in the immediate neighborhood and in neighborhoods outside our historic downtown.

This is why it is so troubling to hear a City Council member who is against this park make the argument that buying the green space on New England deprives other neighborhoods of improvements to their

proposed pocket park on East New England Avenue

CITY OF WORTHINGTON

WORTHINGTON NEWS

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[JARIES](#)[IES](#)

SHOWE PROPERTY

May 11, 20

Council says no to pocket-park purchase

By [ANDREW KING](#)
Wednesday April 15, 2015 1:07 PM

After months of discussion, arguments, letters and public forums, Worthington City Council on April 13 decided not to purchase part of the development known as the Showe property for what has come to be known as a pocket park.

"I'm a strong believer in green space, but I feel this park is not going to serve the needs of our residents," council president Bonnie Michael said as about 20 vocally disappointed residents filed out of the council chambers shortly after the 5-2 vote to forgo purchasing the property. "The city has a long history of supporting parks."



Most Po

Worthington residents. We are finding a lot of support for the idea, both in the immediate neighborhood and in neighborhoods outside our historic downtown.

This is why it is so troubling to hear a City Council member who is against this park make the argument that buying the green space on New England deprives other neighborhoods of improvements to their

proposed pocket park on East New England Avenue

CITY OF WORTHINGTON



HOME | JOIN WARD | NEWS & COMMENTS | VALUES & HISTORY | CONTACT US | PHOTOS

UMCH DEVELOPMENT PLANS, INFORMATION AND FEEDBACK

SEARCH

Response From The Worthington Alliance For Responsible Development (WARD) On Scenarios For UMCH Property

NEWS & COMMENTS INDEX

WARD Community Survey



Worthington Northern Gateway Residents' Group

Northern Gateway Residents

Public Group

Join Group

Discussion | Members | Photos

Search this group

Join this group to post and comment.

+ Join Group

MEMBERS 82 Members



Worthington Alliance for Responsible Development

Public Group

Discussion | Members | Events | Photos | Files

Join this group to post and comment.

+ Join Group

RECENT ACTIVITY

Michael Gates
May 6 at 12:35pm
Short video explaining the results of the WARD Community Survey


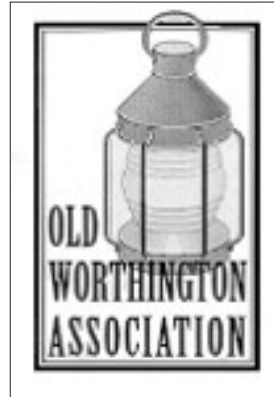
Recording #11
Recorded with http://screencast-o-matic.com

CREATE NEW GROUPS

Groups make it easier than ever to share with friends, family and teammates.

CREATE GROUP

RECENT GROUP PHOTOS



Citizens For Historic Worthington

Public Group

Join Group

Discussion | Members | Photos | Files

Search this group



KEEP Worthington BEAUTIFUL

"The heart and soul of the Keep Worthington Beautiful initiative is the simple proposition that we the residents should have a meaningful voice in rezoning decisions that impact us all."

YES on 38 = A Stronger Voice for Residents = Responsible Development

CITY OF WORTHINGTON

PETITION RELATED TO REFERENDUMS

Group aims to provide more time in process

By **ANDREW KING**

Thursday July 16, 2015 5:59 PM



88



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1



140

After a series of controversial developments in Worthington, a citizens group has submitted a petition that aims to change the city's charter to allow a longer period of time for residents to gather the required signatures for a referendum on zoning decisions made by [Worthington City Council](#).

The group, [Keep Worthington Beautiful](#), submitted the petition to the Franklin County Board of Elections with 781 signatures, more than double the required 351 to make it onto the ballot.

Keep Worthington Beautiful follows in the footsteps of Citizens for Historic Worthington and the Worthington Alliance for Responsible Development, groups that were largely opposed to developments on High Street.



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PHOTO

CITY OF WORTHINGTON

WORTHINGTON

Initiative is tool for giving city residents a meaningful voice

Wednesday August 12, 2015 4:48 PM

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To the Editor:

As a high school social studies teacher, I have the privilege of telling young people the story of how our nation was formed.

I'll often quote John Adams, who penned the following words for the Massachusetts Constitution (1780), which became a model for our nation's Constitution a few years later: "Government is instituted for the

Keep Worthington Beautiful follows in the footsteps of Citizens for Historic Worthington and the Worthington Alliance for Responsible Development, groups that were largely opposed to developments on High Street.

CITY OF WORTHINGTON

WORTHINGTON

Council tried to reach out, seek compromise on referendum

Wednesday September 2, 2015 3:55 PM

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To the Editor:

In a recent letter to *ThisWeek Worthington News* it was suggested that Councilwoman Bonnie Michael and I should reach out to Keep Worthington Beautiful and negotiate.

We did -- and our offer was rejected.

I'll often quote John Adams, who penned the following words for the Massachusetts Constitution (1780), which became a model for our nation's Constitution a few years later: "Government is instituted for the

Keep Worthington Beautiful follows in the footsteps of Citizens for Historic Worthington and the Worthington Alliance for Responsible Development, groups that were largely opposed to developments on High Street.

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CITY OF WORTHINGTON

Issue 38

OVERVIEW

- + 60-day waiting period before any ordinances go into effect that:
 - Any language change to the City's Planning & Zoning Code
 - Any rezoning of property within the City
- + Prohibits either of those two types of ordinances outlined above from being passed on an emergency.
- + Referendum period changed from 20 days to a 60-day waiting period.



WORTHINGTON

Issue 38 reaches finish as narrow winner

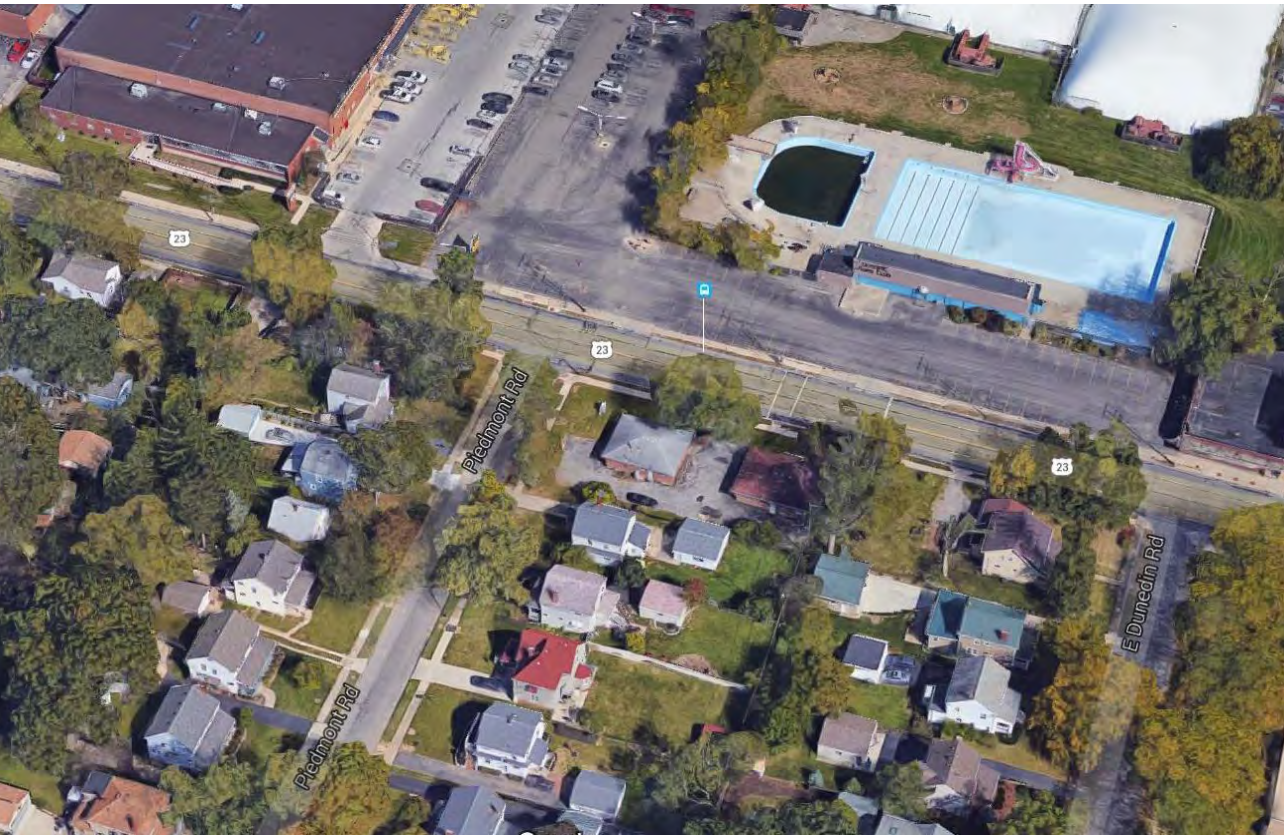


BUY THIS PHOTO

LORRIE CECIL | THISWEEKNEWS

CITY OF COLUMBUS

Background/Site



OLYMPIC POOL SITE



OLYMPIC POOL

CITY OF COLUMBUS

Proposal



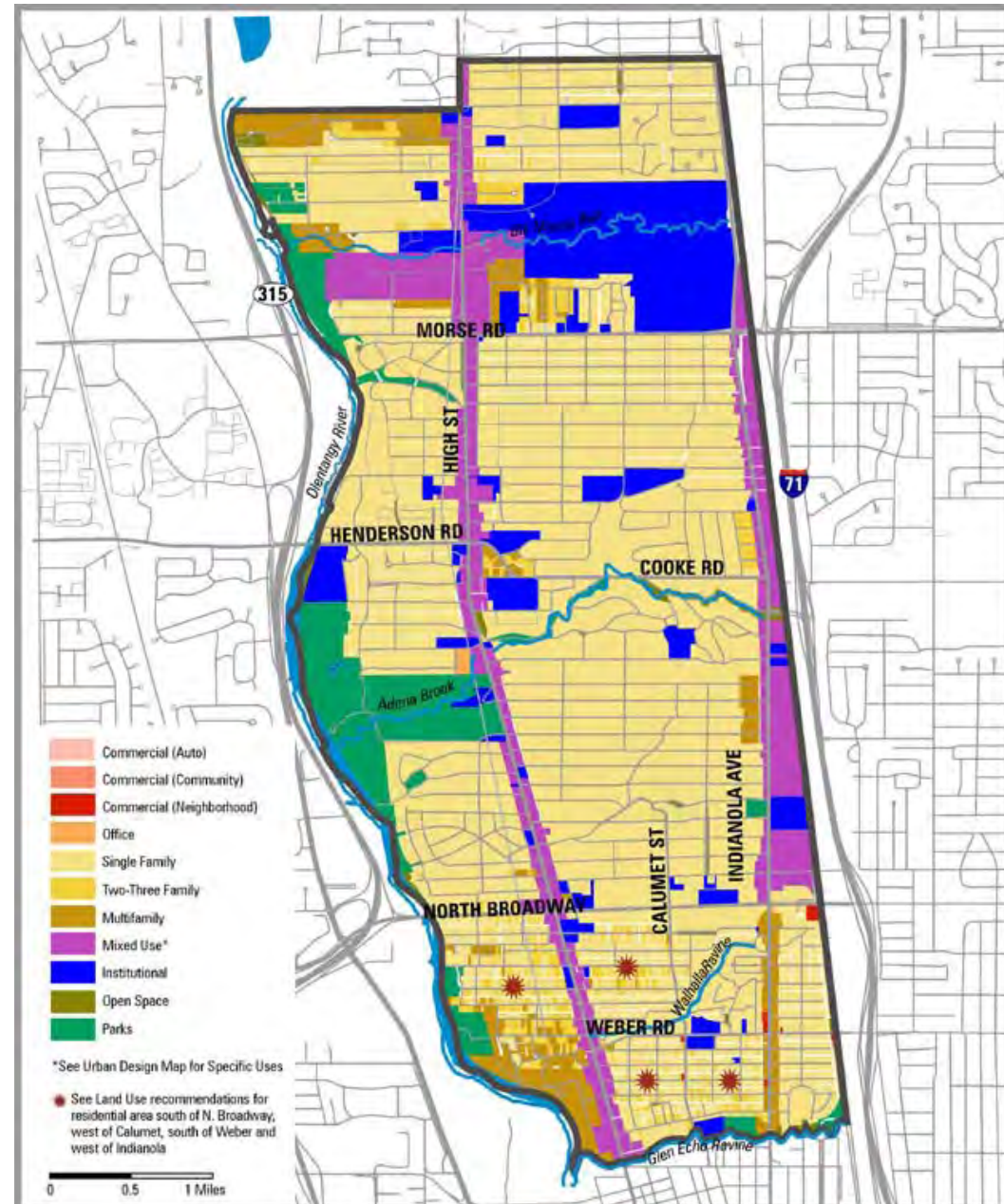
ma architects
ma-architects.com

THE OLYMPIC
columbus, ohio

massing model study
4.16.2015

CITY OF COLUMBUS

Plan Recommendation



CITY OF COLUMBUS

Public Input & Approval Process

! ATTENTION !

**WE NEED YOUR HELP TO
SAVE THE OLYMPIC
POOL AND STOP
OVER-DEVELOPMENT ON
INDIANOLA AVENUE.**

- Attend the Clintonville Area Commission zoning meeting
Tues. 9/2 7:30 at Clinton Heights Lutheran Church
- Attend CAC meeting **Thurs 9/4 7:00pm** at Whetstone Library

-Email concerns to:
**commissioners@clintonvillearea
commisioners.org**

For more information visit
www.clintonvillecommunity.com

Garage-Dated Sales

SAVE

OLYMPIC POOL

SaveOlympicPool@gmail.com

 Find us on
Facebook

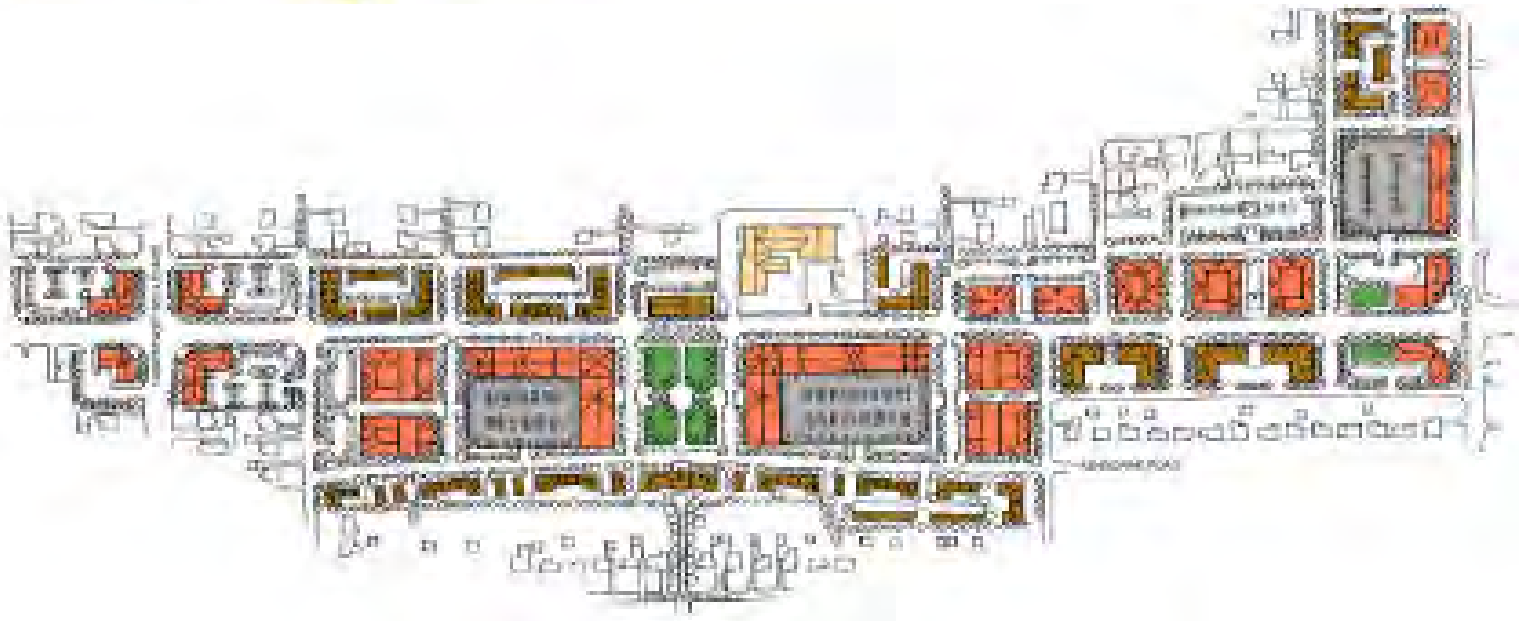
Save Olympic Pool

CITY OF UPPER ARLINGTON

Master Plan set the stage!



- Three-year visioning process (1999-2001)
- Recommended creation of UDO and PMUDs
- Recognized fiscal challenges and lack of revenue-producing ground



CITY OF UPPER ARLINGTON

Lane Avenue Zoning Boundaries

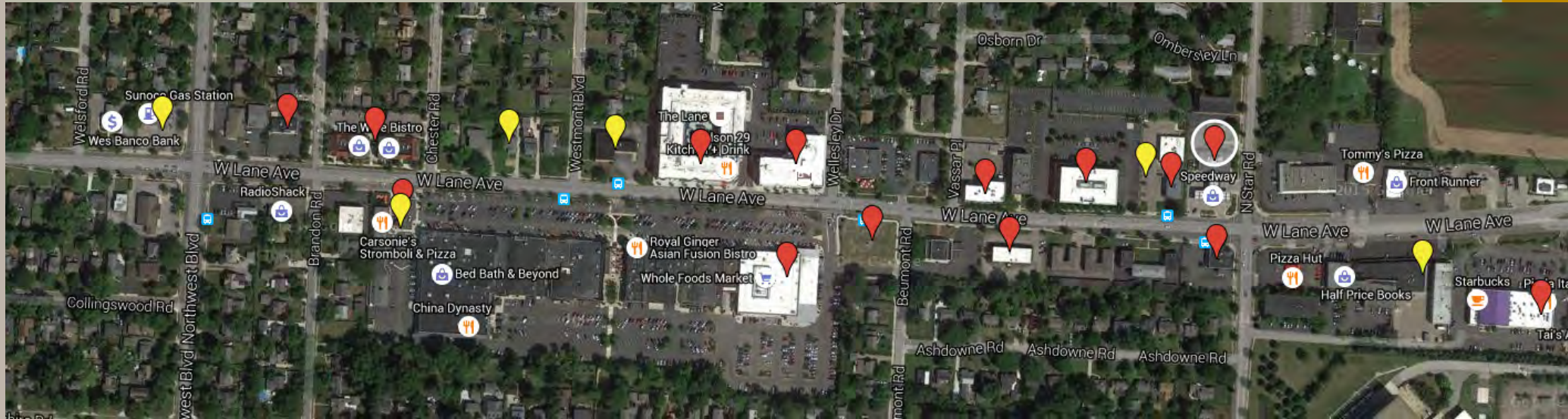


- 2/3 mile long stretch, generally between Northwest Blvd. and North Star Rd
- West of SR 315 and OSU campus



CITY OF UPPER ARLINGTON

Lane Avenue Projects (2006-today)



- 13 approved/completed projects (red)
- 7 in process or “in the works” (yellow)
- Successful “road diet”, TIFs and Ent. District



CITY OF UPPER ARLINGTON

OSU Development Department



CITY OF UPPER ARLINGTON

:roll/Keller Williams Realty



CITY OF UPPER ARLINGTON

Arlington Commons



CITY OF UPPER ARLINGTON

Lane Avenue Mixed Use (Before)



CITY OF UPPER ARLINGTON

Lane Avenue Mixed Use (After)



CITY OF UPPER
ARLINGTON

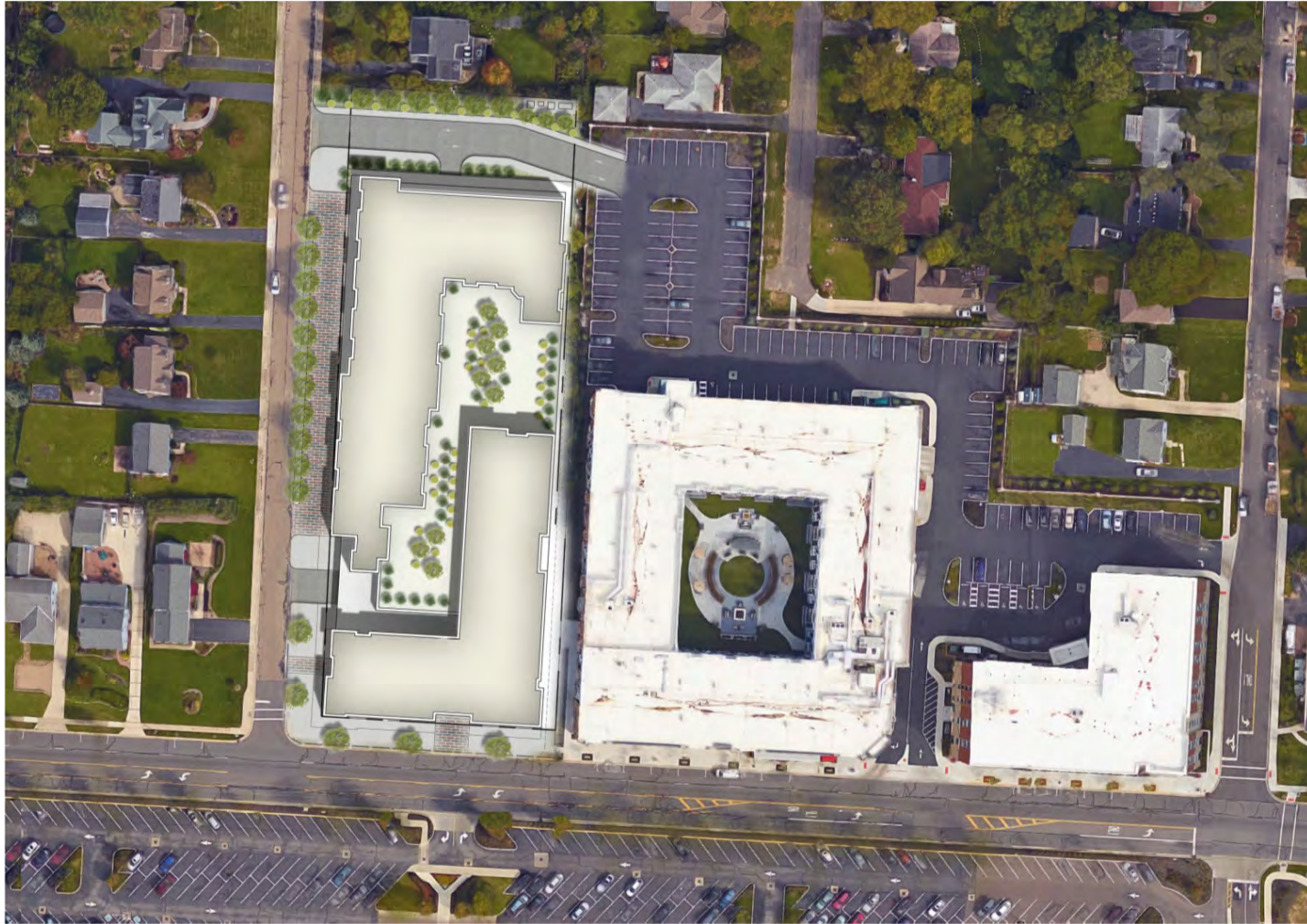
CITY OF UPPER ARLINGTON

Lane Avenue Gateway



CITY OF UPPER ARLINGTON

J. Liu (Phase 1)



CITY OF DUBLIN



City of Dublin

New to Infill Development



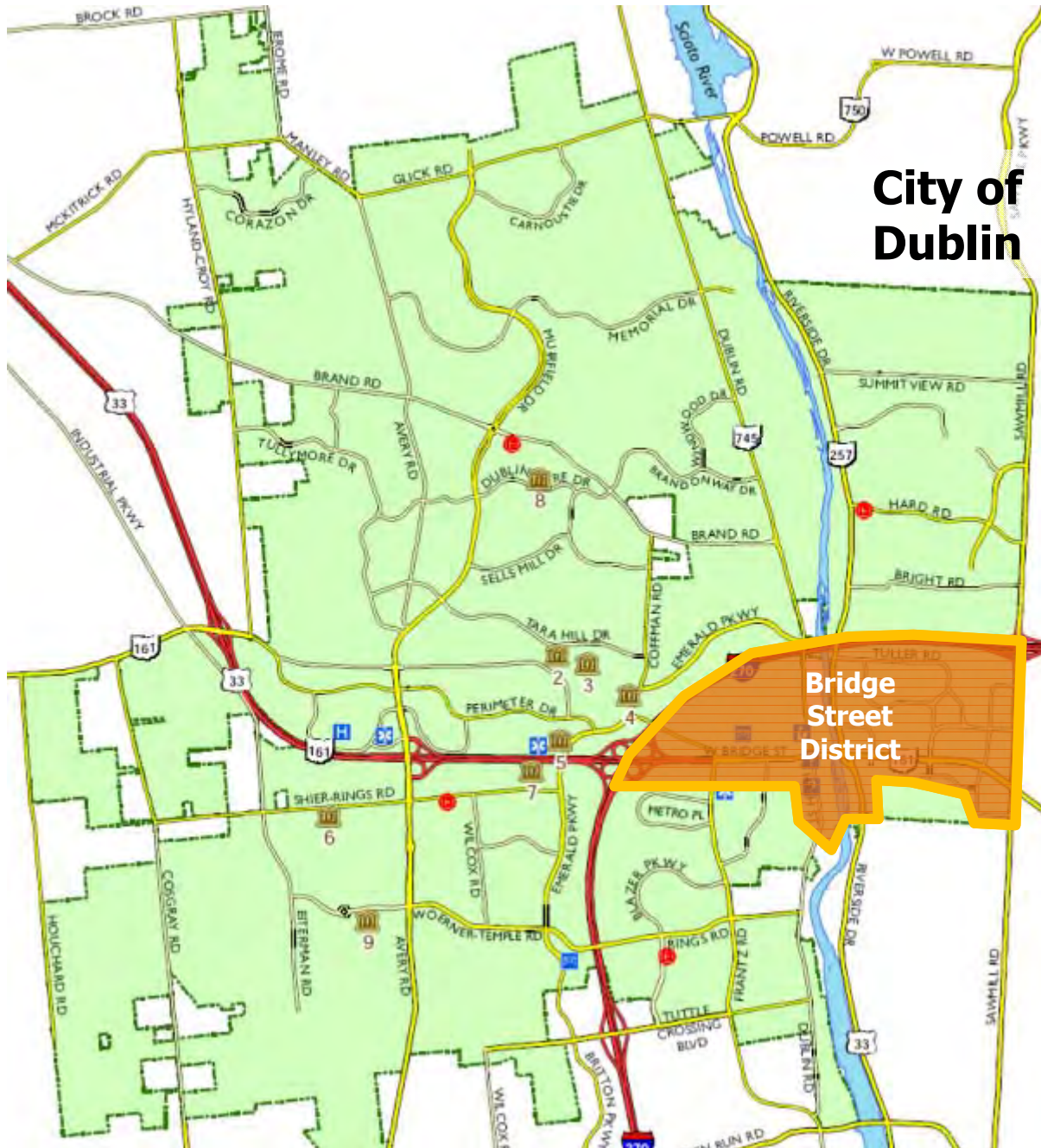
CITY OF DUBLIN



CITY OF DUBLIN



CITY OF DUBLIN

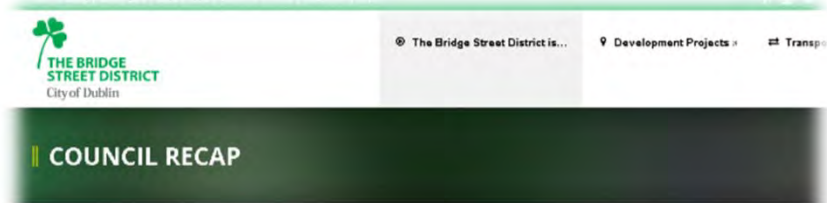


Bridge Street District

Fall 2008 - Ongoing

- 6% of Dublin's Land Area – No Creep!
- Rental Housing Focus
- Retaining Empty-Nesters
- Attracting Young Talent
- High Density – Mixed Use

CITY OF DUBLIN



Dublin City Council Approves Plans for AC Hotel by Marriott



Dublin City Council has approved the basic development plan and basic site plan for a proposed AC Hotel by Marriott, as well as three additional structures for inclusion in the Bridge Park neighborhood. The plans were presented by representatives of Crawford Harty Development and architect Mosely Nolan at Dublin City Council's regular business meeting on Monday, November 5, 2016.

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Type keywords...

Latest News

City coming to Dublin as Cameron Mitchell commits to Bridge Park
04 May 2016

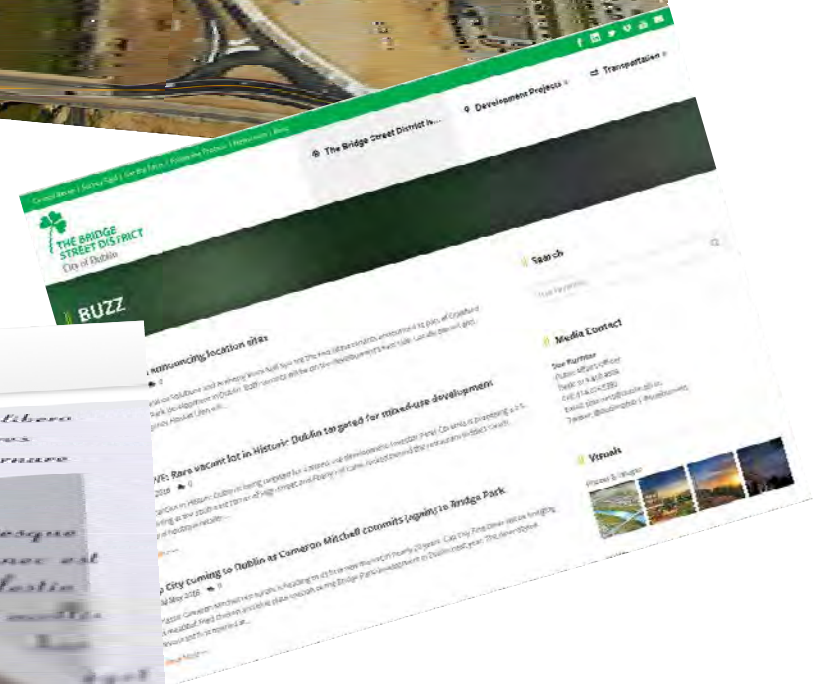


Council approves application for three Community Enterprise Districts
25 Apr 2016

Dublin city leaders grant development of entertainment districts
26 Apr 2016

Get the latest on Bridge Street

Small Address



Open Letter - Second Edition

Dublin Planning and Zoning Commission members publish an Open Letter to residents of the city of Dublin describing the reasons behind their mass resignation and what the future of the City holds.

Read the Letter



CITY OF DUBLIN



CITY OF DUBLIN



CITY OF DUBLIN



CITY OF DUBLIN

9 out of 10
have **positive**
impressions
of the
Bridge Street
District

9 out of 10
agree the
Bridge Street
District
will **strengthen**
local economy

Survey Data

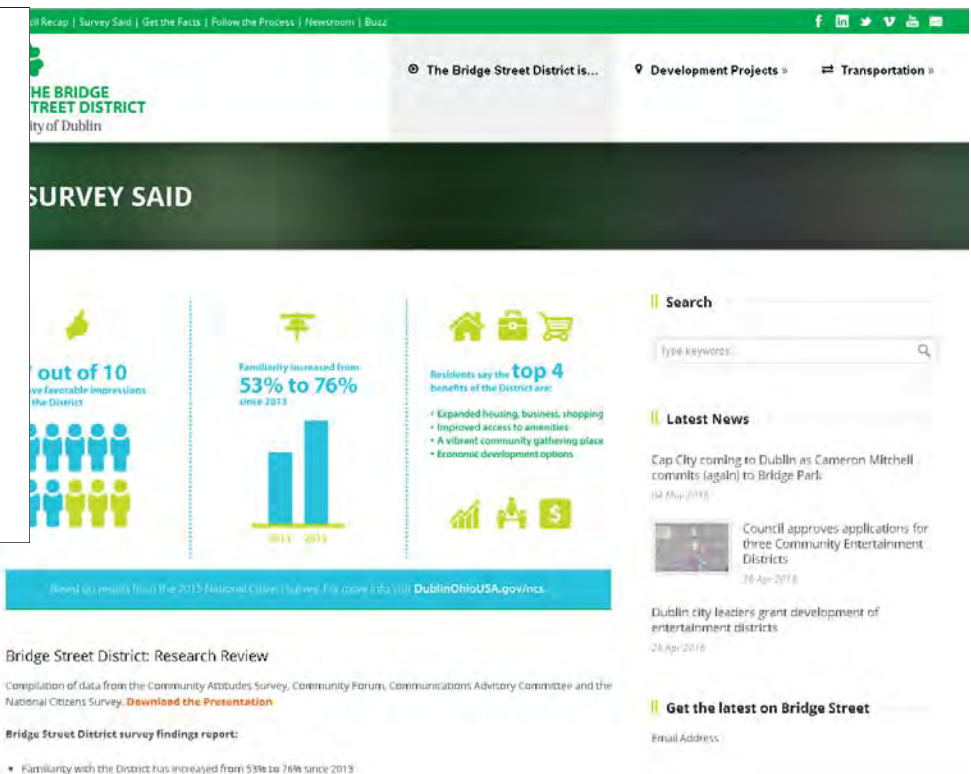
In the Community Attitudes Survey and the National Citizen Survey, 98 percent of respondents said Dublin is an excellent or good place to live. In addition, 94 percent consider Dublin an excellent or good place to work. Our surveys are designed to gauge residents' perceptions of our community and local government. The City uses the data in guiding policy decisions to enhance our quality of life and continue high-quality service delivery.

*In the 2013 survey, **half the community (48%) considers the Bridge Street District a "high priority" for the City of Dublin.***

Interest in this initiative is strongest in high-income households (58%), among residents younger than 35 (56%), and in Ward 1 (56%). Only one resident in eight (13%) considers the BSD a low priority.

Nearly four residents in ten (37%) ranked the Bridge Street District among the top two priorities among the nine items tested.

Only one of the nine – improving the flow of traffic on the city's streets and roads – received a similar ranking by more residents (45%).



CITY OF DUBLIN

54%
get **Dublin news** from
City digital, website, social media
More than doubled since 2013



CITY OF DUBLIN



CITY OF DUBLIN



Riviera Golf Club

introducing

Keep It Green



CITY OF DUBLIN



Riviera Country Club



introducing
Friends of Dublin
Keep It Green



CITY OF DUBLIN



PANEL DISCUSSION

PUBLIC DISCONTENT WITH PLANNING IN CENTRAL OHIO

DISCUSSION

Questions for Group Discussion

- + **WHY IS THIS OCCURRING?** Is there something fundamental that needs to be addressed?
- + **IS THIS AN ANOMALY OR IS THIS A TREND?**
- + **WHAT IS DRIVING THIS DISCONTENT?** Is it resistance to change? Does it reflect national polarization? Is it due to changes in the way people connect and share information? Is it population growth and resulting development pressures?

DISCUSSION

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- + **WHAT CAN/SHOULD BE DONE?** Are there new steps, processes, or strategies planners and cities should be following? What has worked for you and what has not?
- + **IS BROADER COMMUNITY EDUCATION NEEDED?** How could public discourse be designed to be more successful? How do communicate complex issues? Can we shape our message better? How do we help people feel heard?
- + **WHAT IS THE ROLE OF PLANNING IN ADDRESSING GREATER COMMUNITY NEEDS?** Is direction determined by the most vocal, the most passionate, or the most affected? What about the underrepresented or marginalized? Should expertise be weighted more?

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- + **ARE WE WRONG?** What is our responsibility as a profession?
- + **WHAT CAN/SHOULD WE DO AS NEXT STEPS?** Are there actions we should take as a profession?

YOUR THOUGHTS & QUESTIONS

PUBLIC DISCONTENT WITH PLANNING IN CENTRAL OHIO

DISCUSSION

Questions for Discussion

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