

# Planned Mixed Office District

September 14, 2022 – Council Chamber  
September 15, 2022 – via Zoom

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# WELCOME

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Steven R. Schoeny  
City Manager

# Introductions

- Steven R. Schoeny, City Manager – [sschoeny@uaoh.net](mailto:sschoeny@uaoh.net)
- Marie Keister, Murphy Epton – [marie.keister@murphyepson.com](mailto:marie.keister@murphyepson.com)
- Chad Gibson, Community Development Director – [cgibson@uaoh.net](mailto:cgibson@uaoh.net)
- Jackie Thiel, Assistant City Manager – [jthiel@uaoh.net](mailto:jthiel@uaoh.net)
- Joe Henderson, Economic Development Director – [jhenderson@uaoh.net](mailto:jhenderson@uaoh.net)
- Emma Speight, Community Affairs Director – [espeight@uaoh.net](mailto:espeight@uaoh.net)
- Justin Milam, Senior Planner – [jmilam@uaoh.net](mailto:jmilam@uaoh.net)



# Meeting Purpose and Format

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- To seek your input on possible zoning rules for future redevelopment
- Brief presentation followed by informal discussion
- Raise your (digital) hand or place a comment in the chat box
- Ground rules: be courteous, kind and concise!



# Timeline + Outreach and Engagement

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- Letters, blogs, City Insight e-Newsletter, social media
- Public meeting #1a – September 14 at Council Chambers, MSC
- Public meeting #1b – September 15 via Zoom
- BZAP Work Session introduction – October 5
- Public meetings #2/#3 – October 3 and October 17 via Zoom
- BZAP recommendation vote – October 19
- City Council Meetings (3) – November 7, 14 and 21



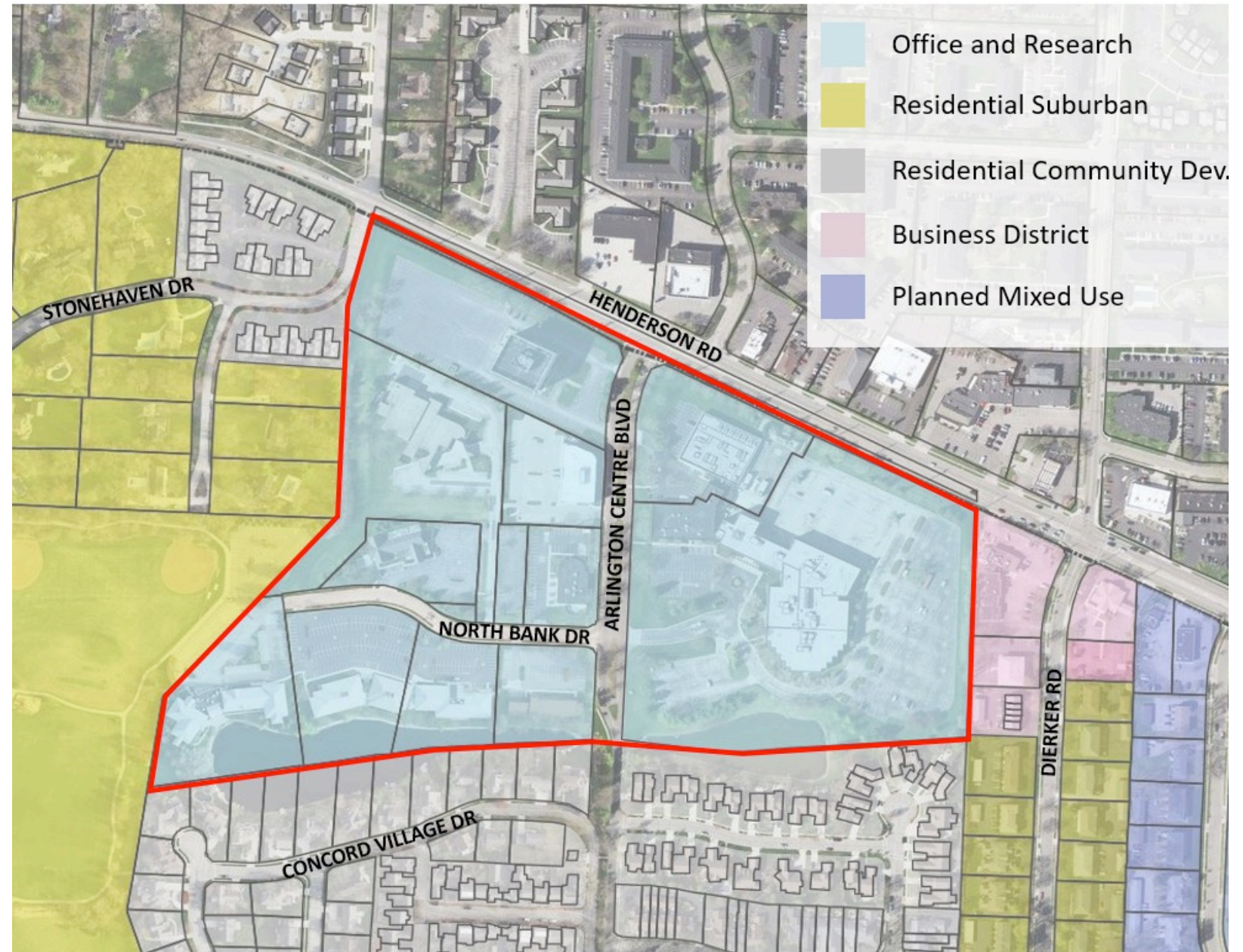
**Chad Gibson, AICP**

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Community Development Director

# Subject Area *Blue Only*

- 34.2 acres
- 13 parcels
- 451,000 SF of existing office
- Arlington Centre Boulevard
- North Bank Drive
- W. Henderson Road
- Zoned Office and Research Commercial (ORC)



# Existing Businesses

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National Church Residences



COLUMBUS AESTHETIC  
& PLASTIC SURGERY

Look Better. Feel Better. *Live Better!*<sup>™</sup>





# Select Site Photos

Hamilton Capital



National Church Residences



Gosh Enterprises

Columbus Aesthetic & Plastic Surgery



# Key Considerations

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- Large, single-use office complexes are outdated, especially if not in prime locations with direct highway access
- Office use is critical to the City for income tax revenue – only a small fraction of the City zoned is commercial
- Zoning updates are needed to align with market conditions and help it remain viable
- Two major property owners are considering redevelopment options on their sites: National Church Residences and GOSH Enterprises



# Objectives and Ideas

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- **Objective:** Maintain a vibrant office district that supports a desirable, attractive community
- **Ideas:**
  - Allow mixed-use rather than only single-use
  - Align zoning with current market conditions while preserving the City's key fiscal goals – seek 10,000 SF office per acre (13,176 SF today)
  - Change the zoning district to Planned Mixed Office District (PMOD)
  - Consider how redevelopment relates to neighborhoods across the lake
- Understand your priorities



# Comparable Developments and Density: What 10,000 SF Looks Like



## **Grandview Crossing**

4,545 SF office/acre (across from Sheetz)



## **Grandview Yard**

9,600 SF office/acre (Hofbrauhaus)



## **Bridge Park**

24,252 SF office/acre (Riverside and SR 161)

***What are your thoughts?***

# Building Height Context: Current Zoning 76 Ft.

<u>Building</u>	<u>Address</u>	<u>Height</u>
Arlington Gateway (under const.)	1325-97 W. Lane Avenue	152'-10"
The Lane (5 stories)	1600 W. Lane Avenue	55'
Kingsdale Senior Housing	3240 Tremont Rd.	84'
Arlington Crossing	3175 Tremont Road	69'
Hamilton Capital (5 stories)	5025 Arlington Centre Blvd.	74'
CAPS (2 stories)	5005 Arlington Centre Blvd.	32'-2"
OSU Wexner Medical Center	1800 Zollinger Road	75'

***What are your thoughts?***

***Keep the same or go higher? A transition between areas?***

# Lake Considerations



**What are your thoughts?**

*Minimum building setbacks? Maximum building heights within a certain distance? Other uses?*

**Other Comments or  
Questions?**

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# Timeline + Engagement

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- Public meeting #1b – September 15 via Zoom
- BZAP Work Session introduction – October 5
- Public meetings #2/#3 – October 3 and October 17 via Zoom
- BZAP recommendation vote – October 19 (*we will share your feedback*)
- City Council Meetings (3) – November 7, 14 and 21





# Closing Remarks and Questions

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- Thank you for participating!
- Your input makes the code better
- Complete our survey on tonight's presentation:  
<https://www.surveymonkey.com/r/UAORCSURVEY>
- For updates, bookmark the City's project webpage:  
<https://upperarlingtonoh.gov/community-development/orc-pmod/>
- Email us at [planning@uaoh.net](mailto:planning@uaoh.net)



**Thank You!**

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