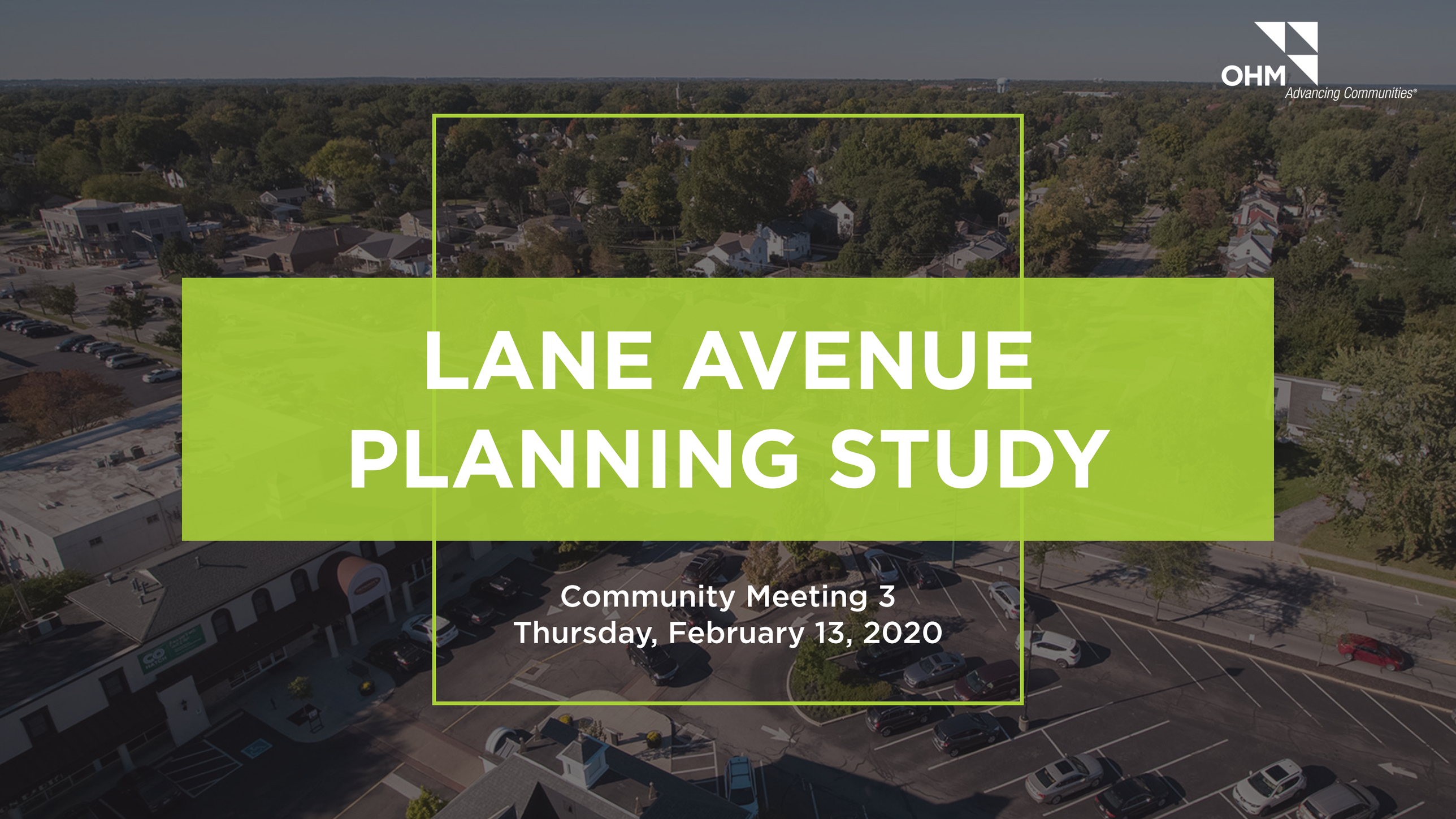

OHM
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LANE AVENUE PLANNING STUDY

Community Meeting 3
Thursday, February 13, 2020

AGENDA
Community Meeting 3

01 Introductions

02 Project Update

03 Traffic Study Update

04 Community Engagement
- Outreach
- Engagement Activities
- Summary Results

05 Meeting Today!
- Gateways & Neighborhood Thresholds
- Streetscape
- PMUD Code Review

06 Next Steps

01
INTRODUCTION

CITY OF UA

City of Upper Arlington®

THE PLANNING TEAM

OHM Advancing Communities®

Gibbs Planning Group

Lanham ENGINEERING LLC

OHM Advancing Communities®

We are the community advancement firm.

We believe in the power of multidisciplinary teamwork to find ideas that aren't just different - they're better.

01 Meeting Purpose

Project Updates

Opportunity to:

- Share final gateway and neighborhood threshold concepts
- Share final draft streetscape plan and VR viewpoints
- Review major elements of the draft PMUD Code
- Share results of traffic study

02
PROJECT UPDATES

Project Goals

There is a need to...

Align **market** opportunities with **community perspectives**.

Grow the local economy.

Create and define the **character**.

Plan for a dynamic **streetscape**.

Consider traffic **impacts**.

Refine the **Unified Development Ordinance**.

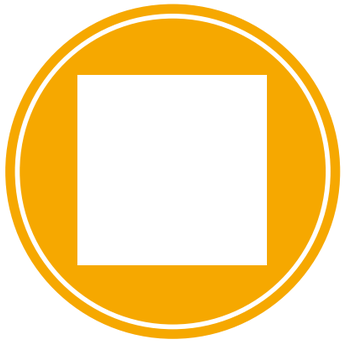
Determine the **role** of the corridor.

02 Approach
Project Overview

PHASE 1
Launch

PHASE 2
Discover

PHASE 3
Create



PHASE 4
Test and Refine

PHASE 5
Finalize

02 Schedule

Project Update

KICK OFF MEETING	*July 26*
STEERING COMMITTEE 1	*August 21*
COMMUNITY MEETING 1	*September 18*
FOCUS GROUPS ROUND 1	*September 25*
COMMUNITY POP-UPS	*September 26*
STEERING COMMITTEE 2	*October 16*
STEERING COMMITTEE 3	*November 21*
COMMUNITY MEETING 2	*December 12*
STEERING COMMITTEE 4	*January 16*
COMMUNITY MEETING 3	***February 13***
FOCUS GROUPS ROUND 2	*February 27*
STEERING COMMITTEE 5	*March 12*
ELECTED/APPOINTED OFFICIALS MEETING	*April*

02 Where have we been?

Project Updates

- Completed engagement round 1 and 2 and analyzed feedback
- Finalized gateway and neighborhood threshold concepts
- Finalized draft streetscape plan
- Developed draft PMUD code and have started revision process with City.
- Draft transportation study

03
TRAFFIC STUDY

03 Traffic Study - Tasks

Finished Tasks

- Traffic Data Collection
- Future Trip Generation/ Distribution
- No Build Capacity Analysis
- Safety Analysis
- Multi-modal Analysis
- Future Parking Needs Analysis

Ongoing Tasks

- Future Build Capacity Analysis
- Multi-Modal Analysis

Future Tasks – Finish in Spring

- Present Recommended Improvements
- Report Finalization

03 Traffic Study - On Street Parking

2030 PM No Build - WB 2 Through Lanes

2030 PM No Build - WB 1 Through Lane

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03 Traffic Study - Comings and Goings

03 Traffic Study - Data Collection

Future Trip Generation/Distribution

- Future development will add 400 trips in AM, 1430 in PM

Capacity Analysis

- Current lane configuration is minimum needed for future volumes including development
- Problem areas with development are same that exist today, most are outside UA limits
- Improvements being analyzed include adding side street turn lanes, restriping on Lane Ave, signal phasing changes

03 Traffic Study Applied to Streetscape and Code

- Pedestrian zone to work with existing curb locations
- Pedestrian improvements should include saftey strategies at street crossings (signal timing, striping)
- District will need to address design solutions for structured parking and shared parking

03

ENGAGEMENT REVIEW - ROUND 2!

03 Round Two
Engagement Review

41 People	**Public Meeting 2**	(12/12)
1,160 Respondents	**Online Survey**	(12/30 - 1/12)

Round One

2,080

Touch Points

Round Two

1,201

Touch Points

03 Engagement Activities

Engagement - Round 2

Gateway Concepts

Neighborhood Threshold Concepts

Streetscape Concepts

PMUD Code Rec's

Activities were available at the public meeting and online.

WHAT DID WE HEAR?

03

Gateway Locations

Engagement - Round 2

03

Gateway Results

Engagement - Round 2

Which of the following gateway options do you like best?

82%

OPTION ONE

18%

OPTION TWO

03 Neighborhood Threshold Location

Engagement - Round 2

03 Neighborhood Threshold Results

Engagement - Round 2

Which of the following neighborhood threshold options do you like best?

56%

OPTION ONE

14%

OPTION TWO

31%

OPTION THREE

03 Streetscape - Light poles

Engagement - Round 2

Do you prefer green or black light poles?

40%

GREEN

60%

BLACK

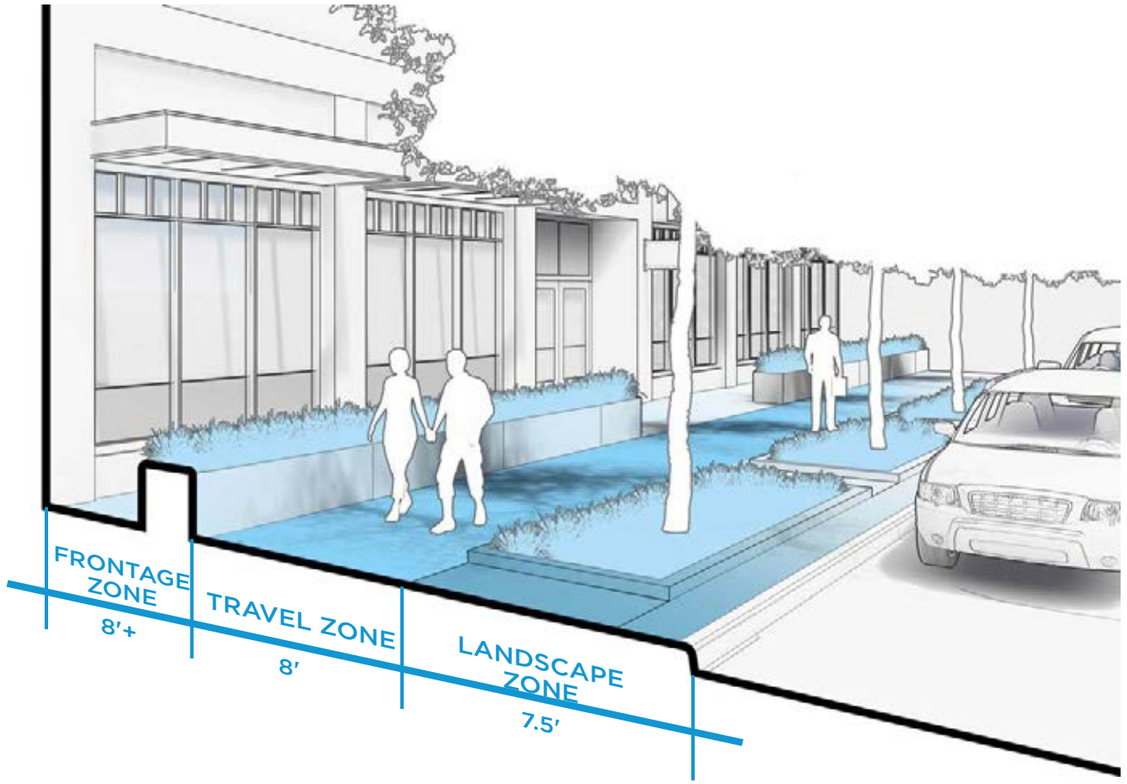
03 Streetscape - Sub-Districts

Engagement - Round 2

03 Streetscape - East Gateway

Engagement - Round 2

Share your thoughts with us.

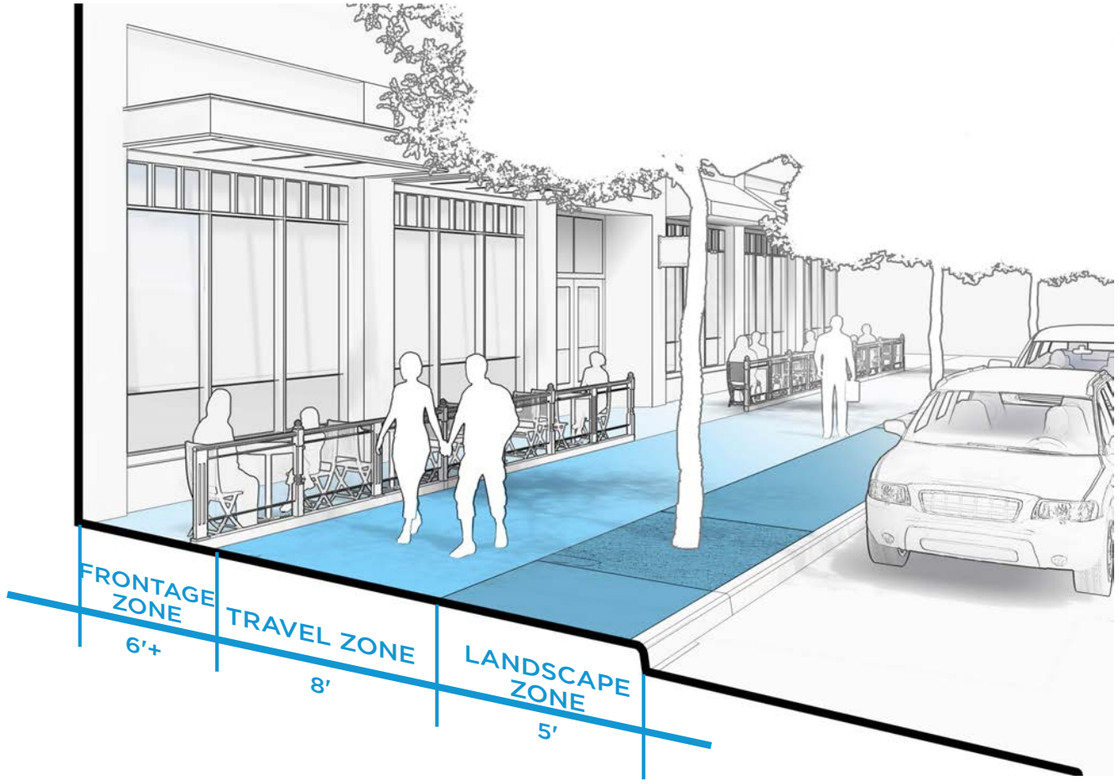


- Looks appealing for pedestrians
- Appreciate the landscaping
- Like the frontage zone for space for potential outdoor dining
- Generally pleased, some concern for narrow pedestrian travel zone
- What about bicycles?

03 Streetscape - Corridor

Engagement - Round 2

Share your thoughts with us.

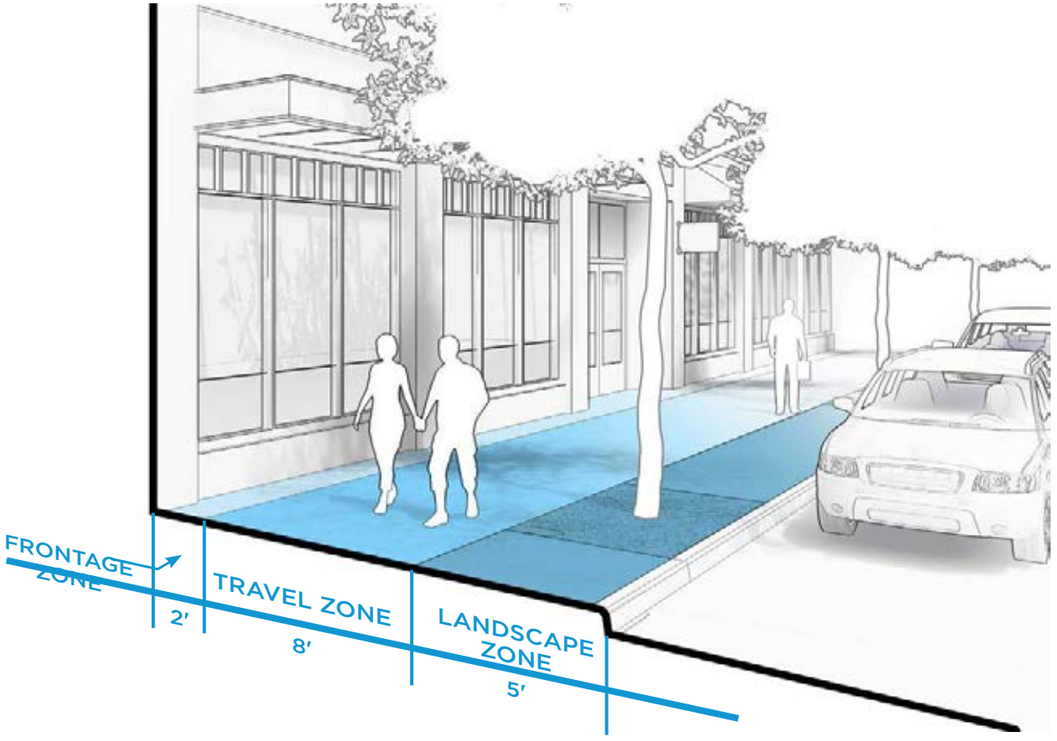


- LOVE the frontage zone for dining
- Very appealing
- Would like more buffer between pedestrians and street to make dining and walking more pleasant and safe
- Especially concerned about room for bicyclists here

03 Streetscape - West Gateway

Engagement - Round 2

Share your thoughts with us.

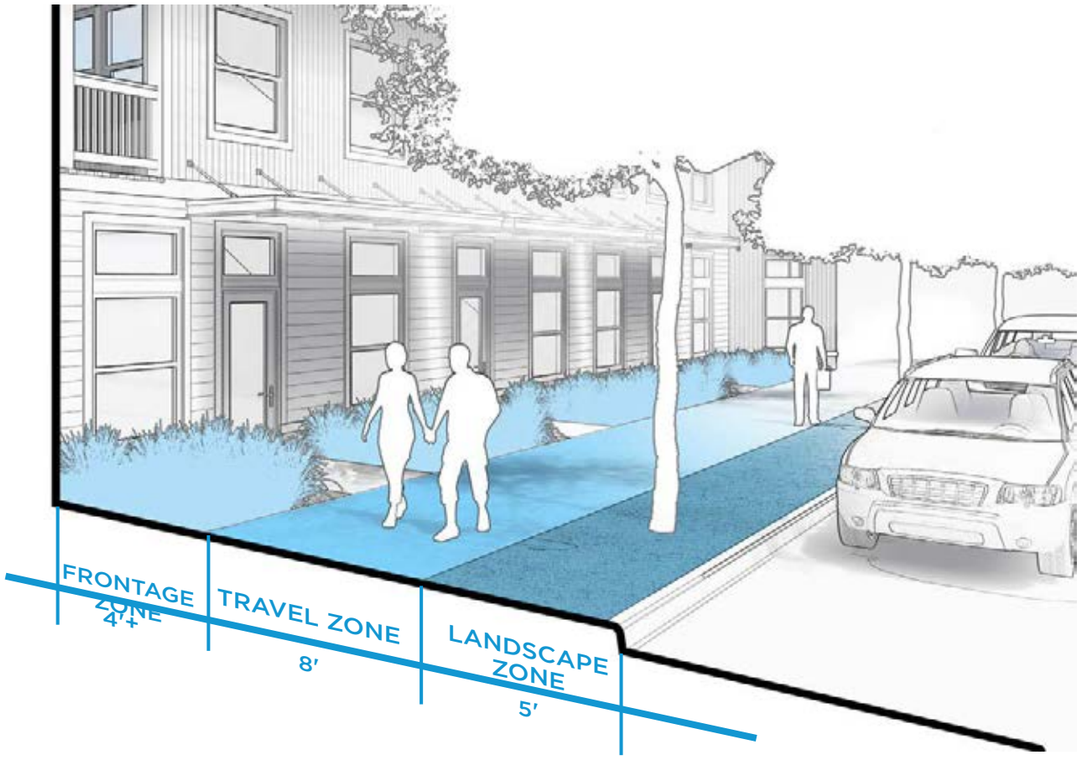


- Less aesthetically pleasing
- Plain and simple
- Prefer other options that allow for space for outdoor seating. Landscaping area not sufficient.
- Mixed appreciation of natural landscaping VS boxed planters
- Thoughtful connection to East and nearby residences

03 Streetscape - Neighborhood

Engagement - Round 2

Share your thoughts with us.



- Big improvement over current
- Supports residential feel and transition into neighborhood
- Concern there is no space for outdoor seating or dining
- Concern for how close the homes are to the road (safety/ noise)
- Concern for maintenance of turf falling on private owners

03 Engagement Summary

Engagement Round 2

- Residents prefer a contemporary design that incorporates traditional elements, with integrated lighting feature.
- Most residents preferred the stone neighborhood threshold
- Integrate landscaping and soft elements in the streetscape, where appropriate
- Updating lighting poles within the district (from green to black) may be supported in a cohesive streetscape installation.
- Generally, the public is supportive of the direction for the Lane PMUD code, although we may need to provide clarity on some topics in the future.

05
MEETING TODAY!

05

Stations

Meeting Today!

Gateway & Neighborhood Threshold Concepts

PMUD Code Review

Streetscape Plan and VR

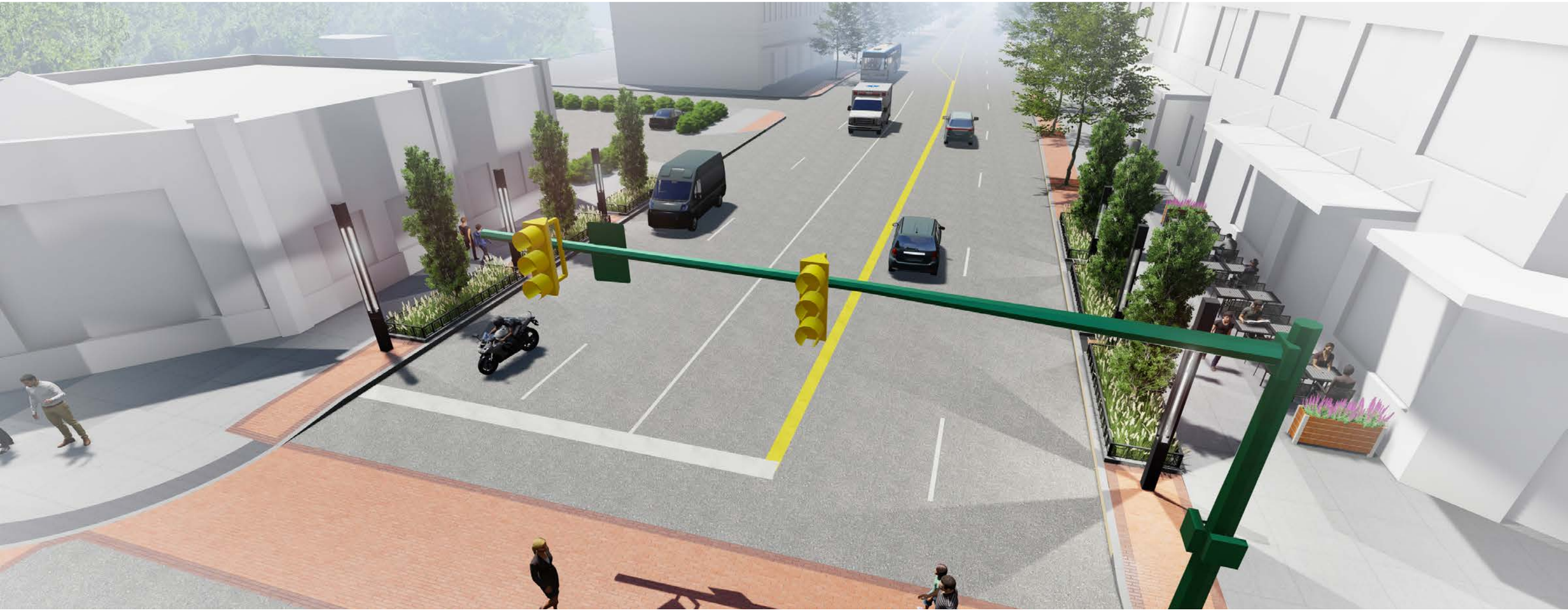
GATEWAY & THRESHOLD CONCEPTS

05 Gateway & Threshold - Locations

05 Existing - Lane and North Star

EXISTING CONDITION

05 Gateway - Looking West on Lane



05 Gateway - Looking East on Lane

05 Gateway - Day/Night

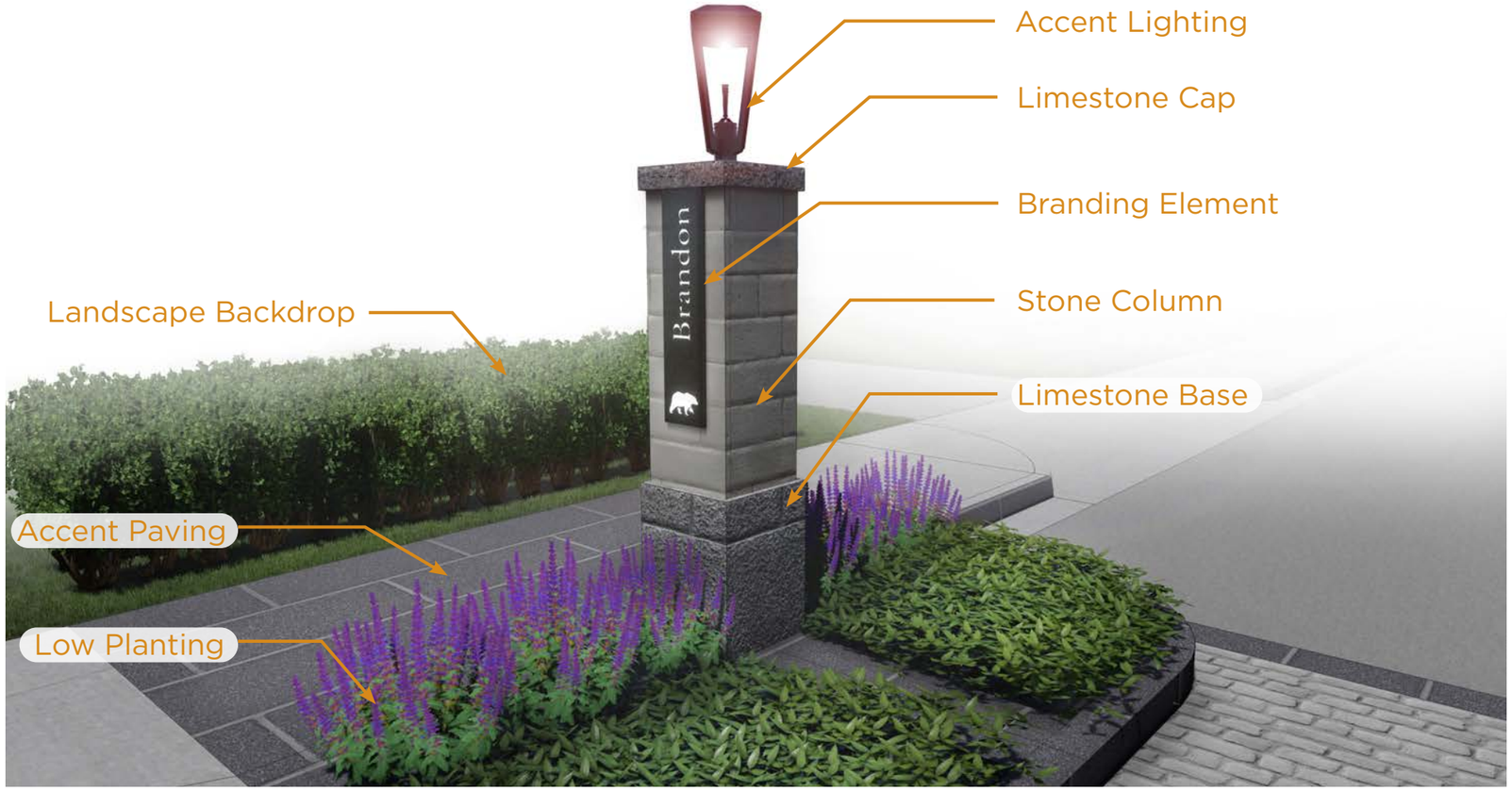
05 Gateway & Threshold - Locations

05 Existing - Brandon Road

EXISTING CONDITION

05 Neighborhood Threshold

05 Neighborhood Threshold - Elements



PMUD CODE REVIEW

05 Lane Avenue PMUD

Why revise the Lane Avenue PMUD?

- Changing regional development dynamic
- Mixed results with UDO/PMUD Design Guidelines
- Little attention to regulating development form within the *private realm*
- Lack of standards for creating a viable streetscape within the *public realm*
- Opportunity to apply Lane Avenue framework to remaining PMUD areas

05 PMUD Major Changes

Lane Avenue Planned Mixed Use District will require future development to:

1 Consider the relationship of new projects to each Context Area's (sub-district) unique development pattern (e.g. lot size, block size, proximity to neighborhood, access, etc.).

05 PMUD Major Changes

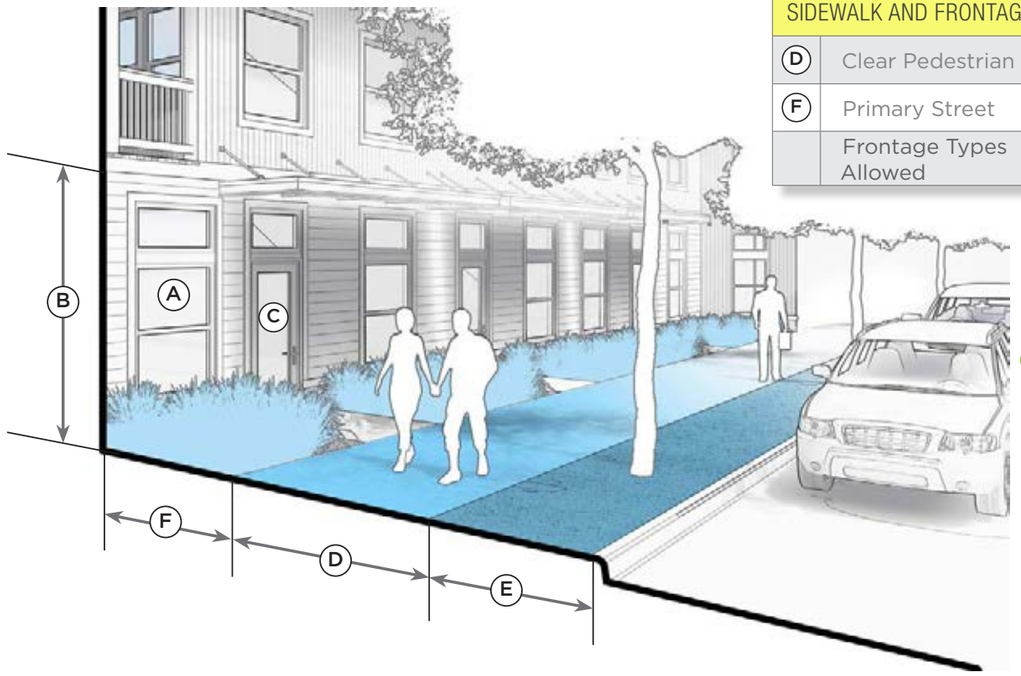
Lane Avenue Planned Mixed Use District will require future development to:

2 Locate primary pedestrian entrances to buildings on Primary Streets and vehicular entrances on Secondary Streets.

05 PMUD Major Changes

Lane Avenue Planned Mixed Use District will require future development to:

3 Incorporate streetscape design standards to assure each project enhances how people that walk experience the corridor.



SIDEWALK AND FRONTAGE ZONE		
D	Clear Pedestrian Zone	2 sides, 8’
F	Primary Street	8’ min, xx’ preferred
	Frontage Types Allowed	See Section ____

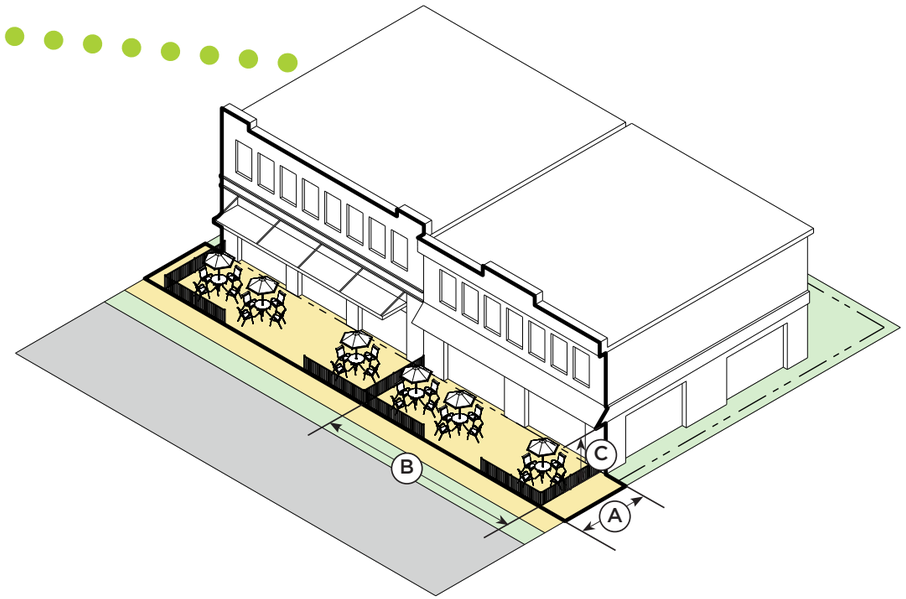
05 PMUD Major Changes

Lane Avenue Planned Mixed Use District will require future development to:

4 Specify how the fronts of buildings, particularly at street level, encourage people to browse and gather (e.g. transparency of glass, spacing of door openings, reduction of blank wall space, outdoor seating/patio).

PATIO SIZE		
A	Depth	20’ max
B	Width	Patios may extend the full width of a building or individual storefront tenant space, except that access to the main building or storefront must be unobstructed with a direct connection to the public sidewalk.
C	Clearance	8’ min

PATIO



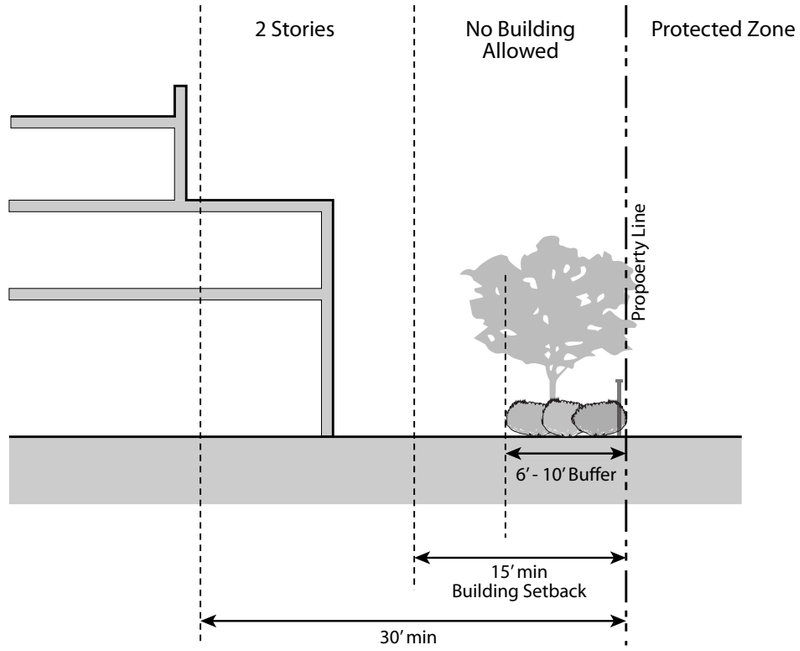
05 PMUD Major Changes

Lane Avenue Planned Mixed Use District will require future development to:

5 Adequately buffer adjacent neighborhoods through adjustments in building height, setback, and landscaping.

LANE AVENUE PMUD...

"The maximum height of any portion of a building or structure, except single-family detached, within 30 feet of a common lot line abutting a Protected Zone is two stories or 24 feet. Property separated by a street or alley is not considered abutting."



05 PMUD Major Changes

Lane Avenue Planned Mixed Use District will require future development to:

6 Present proposals to neighborhood prior to the formal application process.

LANE AVENUE PMUD...

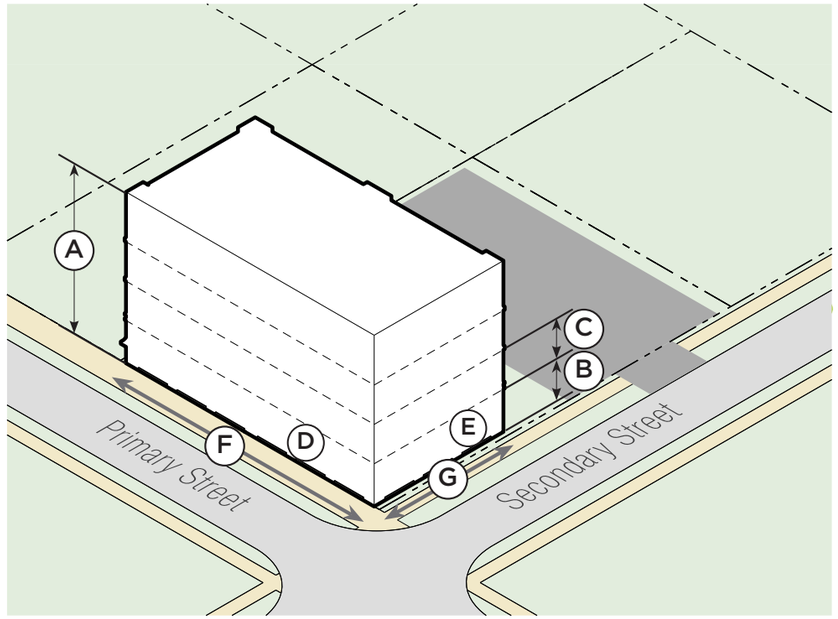
"Before submitting an application, an applicant must meet with the appropriate neighborhood group, association, property owners or residents within 300 feet of the proposed development site."

05 PMUD Major Changes

Lane Avenue Planned Mixed Use District will require future development to:

7 Specify maximum building height, width, and length to avoid over-imposing structures.

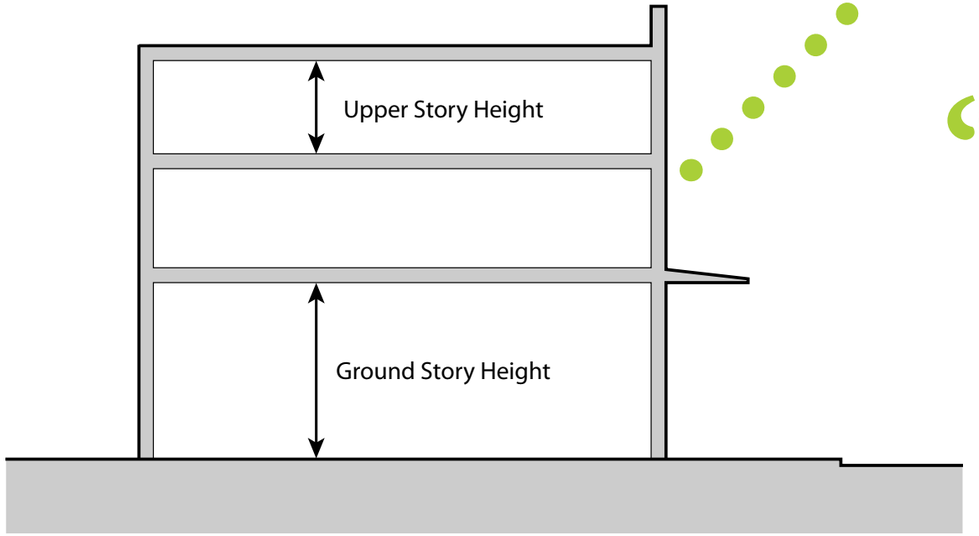
BUILDING HEIGHT		
A	Principal Building Height	2 stories min, 4 stories max
	Accessory Structure Height	2 stories max
	Finished Ground Floor Level*	0’ min / 0.50’ max
B	Ground Floor Story Height	14’ min
C	Upper Floors Story Height	9’ min
BUILDING MASS AND FRONTAGES		
	Primary Street Build-to Percentage	80% min
	Secondary Street Build-to Percentage	80% min
F	Building Width	250’ max
G	Building Depth	150’ max
	Depth, Ground Floor Space	30’ min



05 PMUD Major Changes

Lane Avenue Planned Mixed Use District will require future development to:

8 Measure building height in stories to avoid specific minimum and maximum floor heights.



LANE AVENUE PMUD...

"Story height is the height of each story of building and it is measured from the top of the finished floor to the top of the finished floor above. When there is no floor above, upper story height is measured from the top of the finished floor to the top of the wall plate above."

05 PMUD Major Changes

Lane Avenue Planned Mixed Use District will require future development to:

9 **Use high quality, durable building materials.**

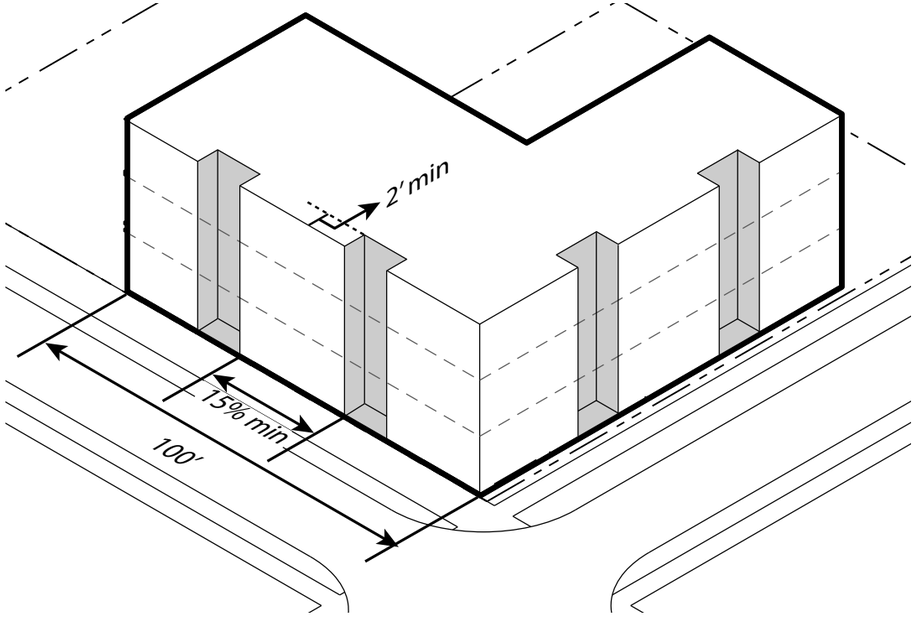
LANE AVENUE PMUD...

"Building walls should reflect and complement the traditional materials and techniques of Central Ohio's regional architecture. They should express the construction techniques and structural constraints of traditional, long-lasting, building materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details. All building materials to be used shall express their specific properties. For example, heavier more permanent materials (masonry) support lighter materials (wood)."

05 PMUD Major Changes

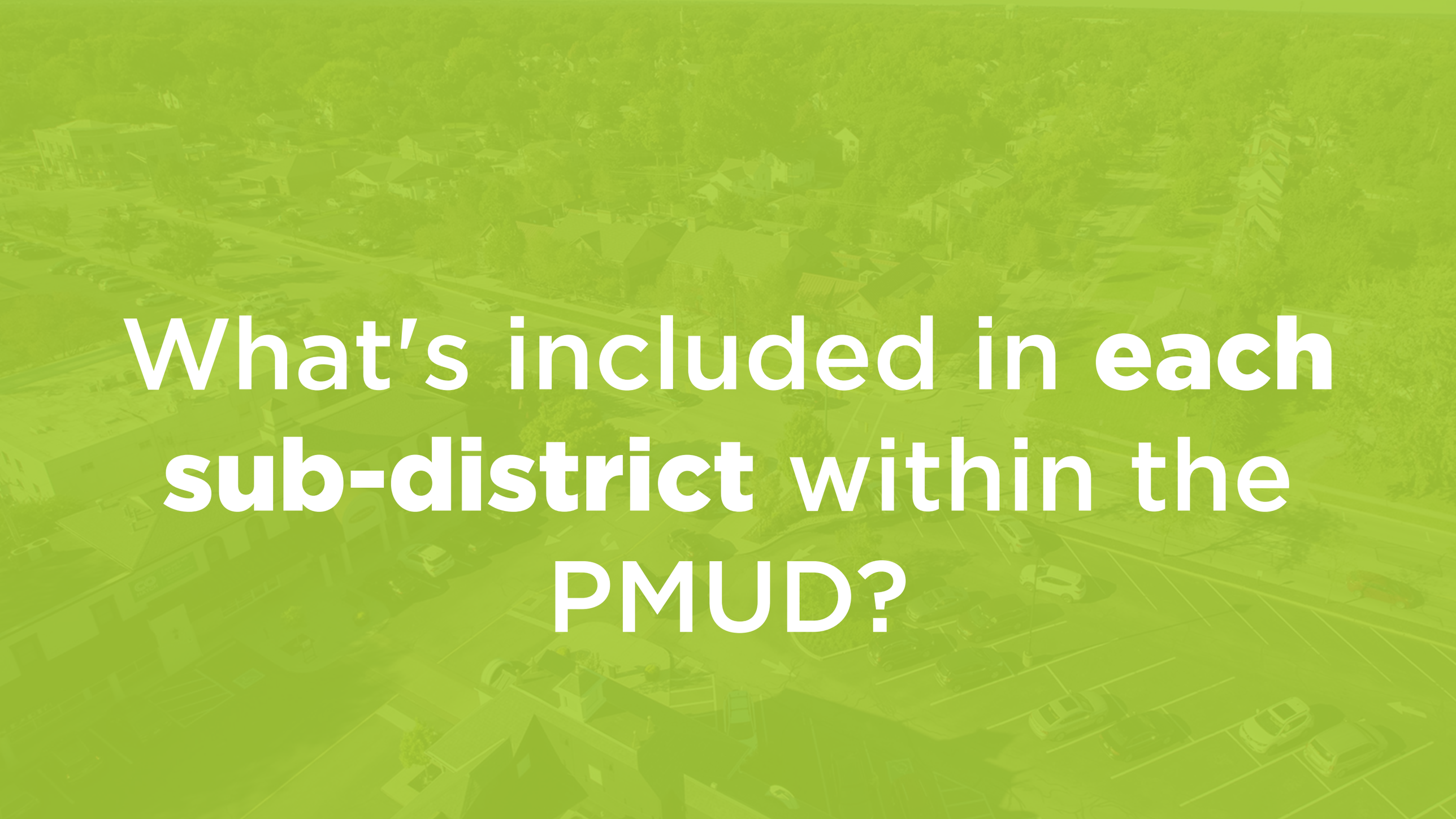
Lane Avenue Planned Mixed Use District will require future development to:

10 Articulate variation in depth and width of building facades.



LANE AVENUE PMUD...

"Articulation in Building Facade: For buildings 100 feet or more in length, at least two portions of the street-facing building facade must have a variation in setback of at least two feet. The combination of the required variations in setback must total no less than 15% of the length of the building."



What's included in **each sub-district** within the PMUD?

05 Example - Corridor

CORRIDOR

Intent and General Uses

The Intent: *To enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types. This zone also supports public transportation hubs.*

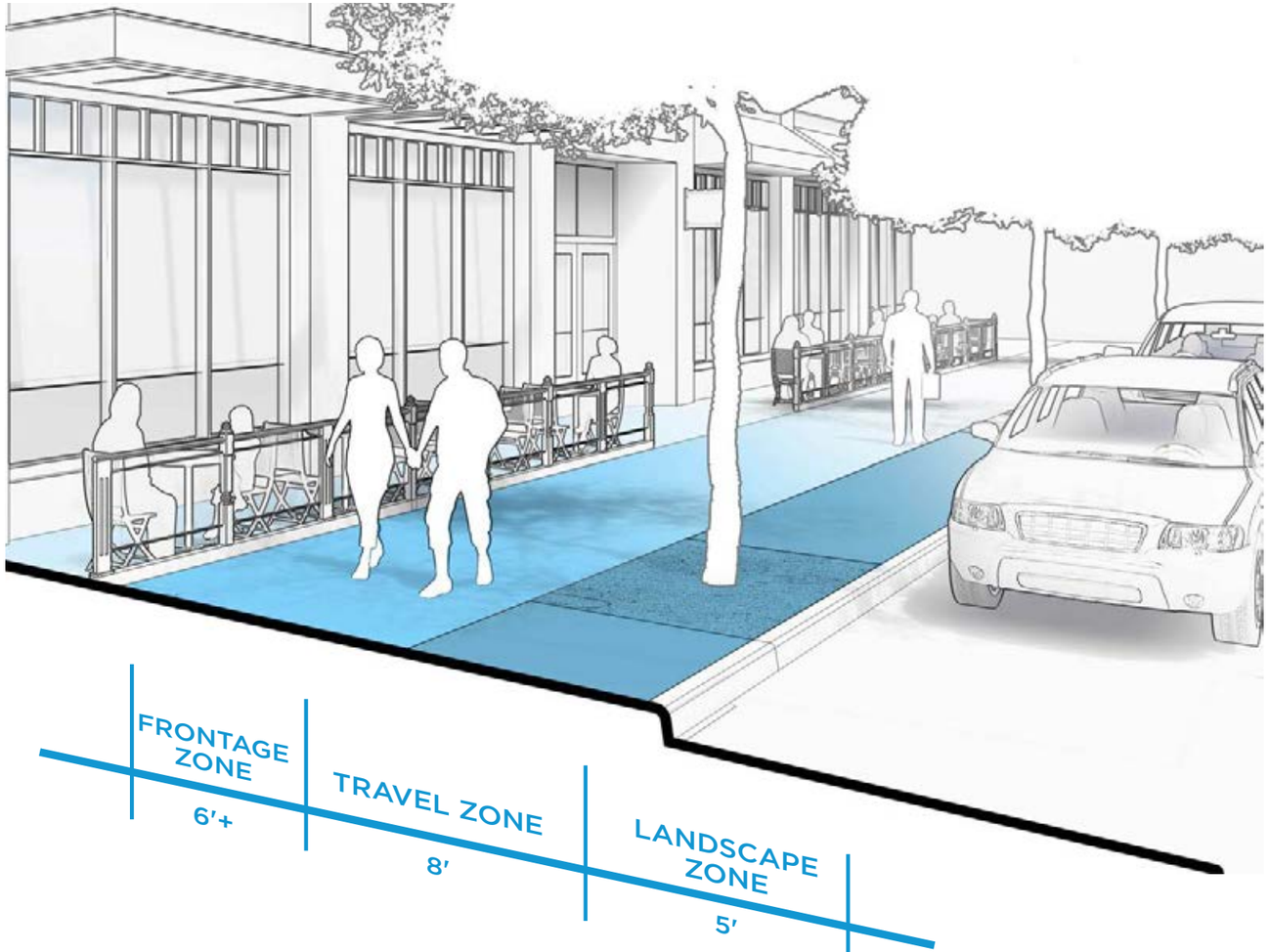
General Uses: Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses.

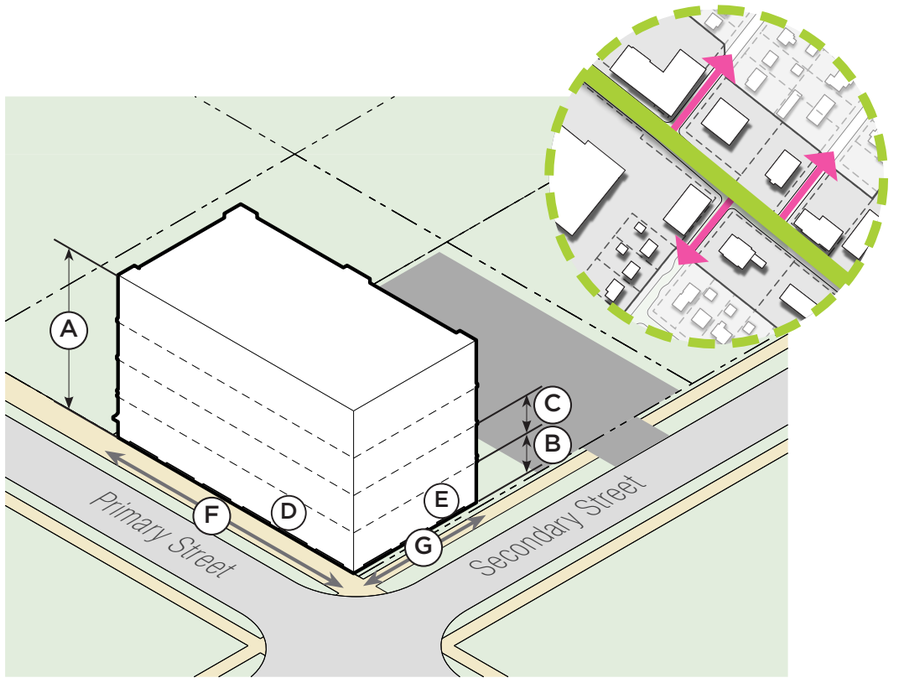
05 Example - Corridor

Location Map

05 Example - Corridor

Desired Built Form



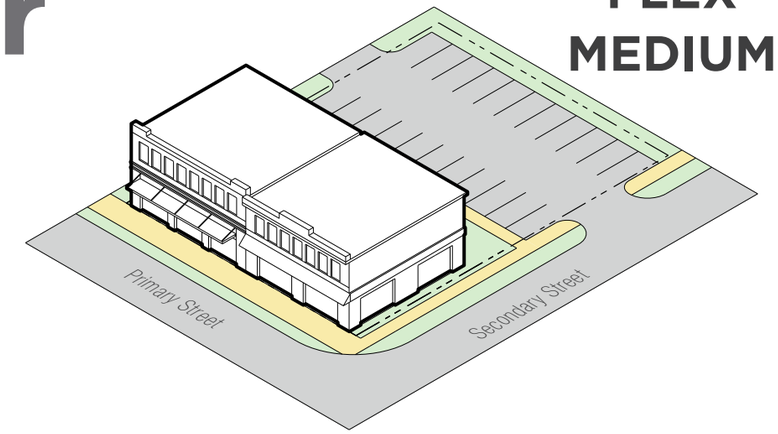


Public Realm

05 Example - Corridor

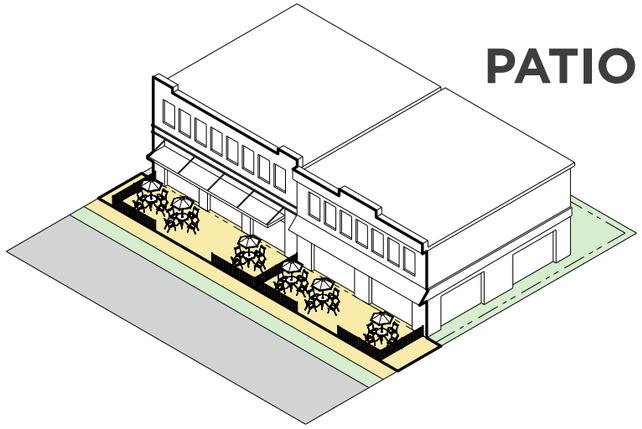
Building Typologies

FLEX
MEDIUM

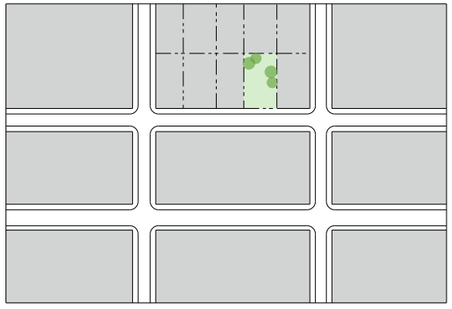


Frontage Typologies

PATIO



Open Space Typologies



POCKET
PARK

DRAFT STREETSCAPE PLAN

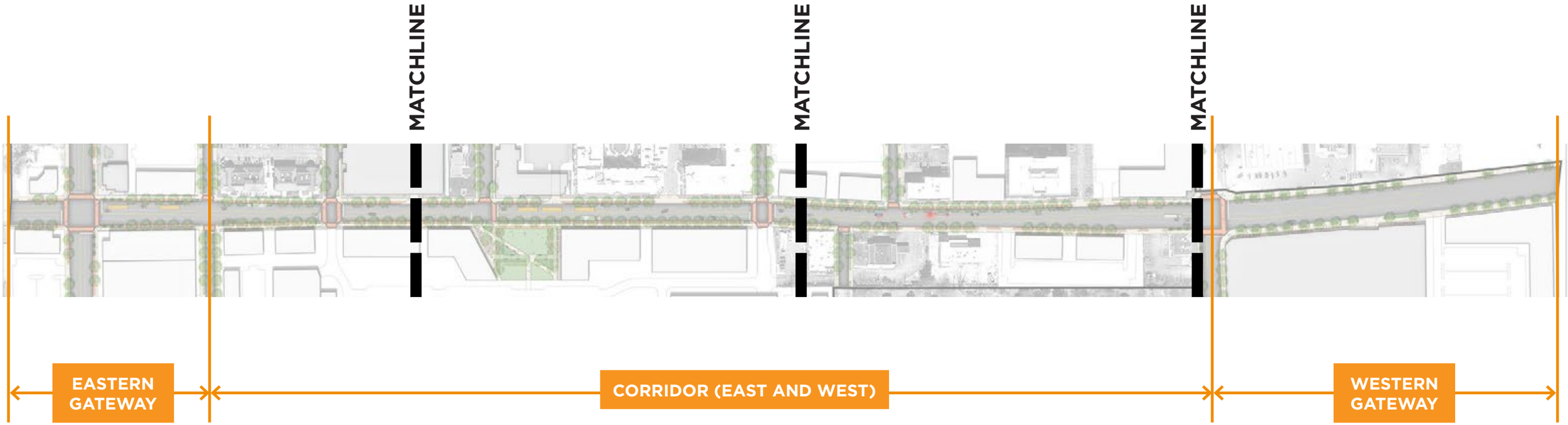
05 Streetscape

What are we achieving?

- Creating consistency
- Gaining space in the pedestrian zone
- Green infrastructure
- Hierarchy of pedestrian streets
- Unique district through a coordinated aesthetic

05 Draft Streetscape Plan

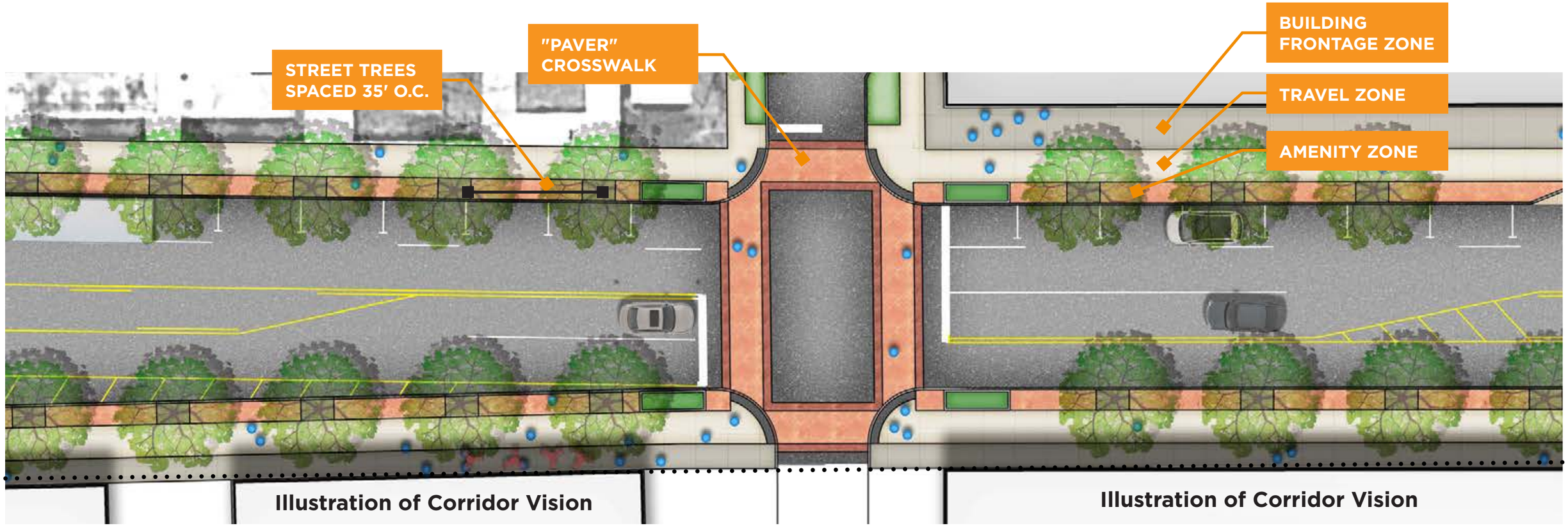
Streetscape Model



Plan View of Streetscape Plan

05 Streetscape Design

Typical Plan

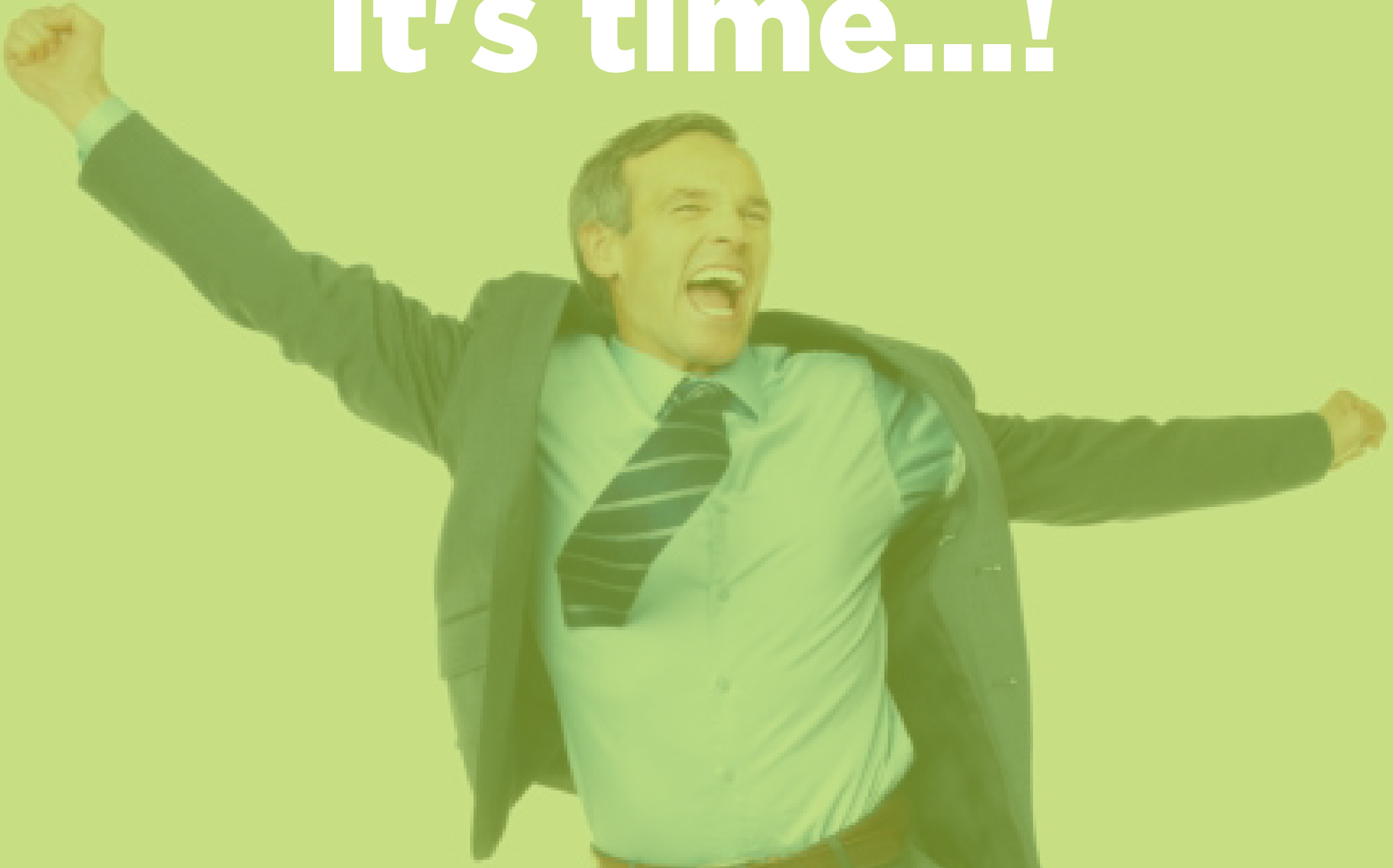


06
NEXT STEPS

06 Next Steps

- Finalize streetscape plan and Lane Avenue PMUD code based on staff and public comment
- Complete final traffic analyses and create final report
- Create final vision plan for the corridor

It’s time…!



Stations
Meeting Today!

Gateway & Neighborhood Threshold Concepts

PMUD Code Review

Streetscape Plan and VR

Streetscape Station: How to!

SCAN ME

Streetscape Station: What you'll need

1

2

3

4

OPEN SPACE

Streetscape Station: How to!

1. Use your phone's camera to scan the QR code on the board.
2. Press the "goggle" icon in the upper right hand corner.
3. Grab a pair of VR goggles. Put your phone inside the goggles, and then close the top flap.
4. Find an open space to look through the goggles.
5. Enjoy and repeat!

HAVE A QUESTION?

WE'RE HERE TO HELP!

OHM
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Thank you!