

Q1 The current zoning just south of Henderson Rd. allows about 13,176 square feet of office space per acre. We are considering changing it to 10,000 square feet per acre. The examples above show nearby office and residential developments. What do you think is reasonable here?

Answered: 26 Skipped: 4

#	RESPONSES	DATE
1	32-2	9/24/2022 12:11 PM
2	I think the 10,000 is reasonable. The mixed use should be broken down to specific residential and commercial ratios so the area is balanced so the neighbors are not subject nuisance.	9/23/2022 9:37 PM
3	Grandview Yard example seems reasonable	9/23/2022 3:05 PM
4	I live directly along the lake and Arlington center blvd and my backyard is currently a lake and quiet kind of desolate office space of the company Honor Flight (next to NCR). I don't know what I would want looking across from my by back yard but very tall office space adjacent seems off putting. If the lake could be expanded north in diameter (both lakes are currently increasingly shallow and relatively small, makes it harder to maintain, in poor shape needing dredged with more aeration) and some landscaping distancing it further from the houses and then maintaining 2 stories for directly across the lake with it increasing to 5-10 stories near Henderson gradually I think that would be fine. Something should def be done with the area so glad it's getting some attention as it looks like a ghost town now. I think bridgepark like mixed space is great but hopefully city will be really protective of the lake adjacent space for the sake of the residents so leaving that more for senior housing, quiet office space than bars and restaurants. In bridge park there is good distance between retail and the residential townhome community.	9/23/2022 12:51 PM
5	The Grandview yard is somewhat reasonable. I do not think there should be apartments or condos. UA is getting too densely populated. It will impact the character of UA if we add more apartments.	9/22/2022 11:05 AM
6	Any of the above are fine with me. Whatever is best for the entire city and supports the neighborhood to the south.	9/21/2022 9:23 AM
7	The area doesn't seem dense now- I'm more concerned about more residents in UA and more dense housing since we are already losing some of the key features of our community with an increase in mixed use. Keep the district just office space- we don't want or need more apartments and condos in UA.	9/20/2022 10:09 PM
8	My first thought is that these developments are not directly adjacent to a residential neighborhood.	9/20/2022 3:54 PM
9	10,000 seems reasonable!	9/20/2022 2:08 PM
10	Anything between 10k'-13k' SFPA seems fine in this area.	9/20/2022 1:46 PM
11	Sounds reasonable as proposed	9/19/2022 9:05 PM
12	Grandview Crossing-Bridge Park at night is LOUD, and allowing that density will negatively impact the homeowners in the surrounding neighborhood	9/19/2022 9:05 PM
13	Bridge Park would make this area fantastic to attract more business that want the live, work balance.	9/19/2022 5:27 PM
14	That sounds like would still emphasize Office/Professional/Medical. Is this true? I haven't been to Grandview Yard, so I don't really have a sense of it. Please see my comment on #4. There should be a Sq. Ft. per Acre for all the uses.	9/19/2022 3:46 PM
15	Great. Would like high end living and resturants	9/19/2022 3:33 PM

Review of Office and Research District Zoning Revisions

16	Redevelopment of this area would be fantastic.	9/19/2022 3:29 PM
17	I prefer the Bridge Park Approach	9/19/2022 3:12 PM
18	Less than 10,000 if possible. More retail and restaurants like old Hilliard or Uptown Westerville.	9/19/2022 9:49 AM
19	All are reasonable	9/18/2022 9:08 AM
20	I think 10,000 sf/acre is totally reasonable, but would prefer 13,176 or more per acre. Bridge Park is an incredible success story that we need to consider if we want to be competitive for businesses and residents to come to or stay in UA.	9/18/2022 7:59 AM
21	10,000 square feet per acre for office space is a reasonable density. Upper Arlington is greatly lacking office space and the income it provides for the city. We would be fine with a higher density for office space at 13,000 per acre if it meant removing any apartments from the potential uses.	9/16/2022 10:27 PM
22	Fine	9/16/2022 9:21 PM
23	Bridge Park is a nightmare and not at all what Upper Arlington needs.	9/16/2022 12:10 PM
24	I believe that we need to build up & dense to maximize UA's viability & growth. I'd love to see new development that replicates or improves upon any of the local new builds in the examples.	9/16/2022 11:35 AM
25	10,000sf/acre seems reasonable upto the current, but definitely not more than existing.	9/16/2022 10:52 AM
26	We think this is reasonable.	9/16/2022 10:23 AM

Q2 After reviewing the examples of building heights for other developments in UA, what are your thoughts on the 76 ft. building height allowed in the current zoning code? Keep the same or go higher? Should there be a transition between office and residential areas?

Answered: 30 Skipped: 0

#	RESPONSES	DATE
1	Lower with transitin	9/24/2022 12:11 PM
2	Keep the same. There needs to be a transition between office & residential areas; that should be obvious to any developer.	9/24/2022 10:31 AM
3	Having listened to the zoom meeting I agreed with the idea of maximum 84 with a tiered allowance back to the Concord Village area and near residential areas that are pre existing.	9/23/2022 9:37 PM
4	I would not go higher than 76'	9/23/2022 3:05 PM
5	Transition for sure with adjacent to lake being only 2 stories with more space between lake and offices.	9/23/2022 12:51 PM
6	There is no way you should go higher than 76 feet. That is absurd. Seeing the new Community Center and its height, there is no way we should have anything that tall anywhere else. It ruins the rest of the neighborhood.	9/22/2022 11:05 AM
7	Keep the same	9/21/2022 12:27 PM
8	Keep the same have a transition between office and residential area heights like on Lane Ave	9/21/2022 9:23 AM
9	I'd go lower. That Hamilton building sticks out like a sore thumb because it is too tall.	9/20/2022 10:09 PM
10	The Hamilton Building (itself)is not directly adjacent to a residential area therefore the height is not an issue. Any building built higher then what is already there on the ponds will destroy the Concord Village neighborhoods.	9/20/2022 3:54 PM
11	76' should remain	9/20/2022 2:08 PM
12	I agree with the comment about the tiered building model with increased building height closer to Henderson and then scaling it back to 76' closer to the lake. This model could be replicated for when the planning commences for Reed/Henderson area.	9/20/2022 1:46 PM
13	No higher	9/19/2022 9:05 PM
14	It should cap out at existing, with transitions between the office and residential spaces	9/19/2022 9:05 PM
15	Go higher. I love Arlington Gateway height. I lived at The Lane and would love to see that higher.	9/19/2022 5:27 PM
16	76' doesn't seem excessive. Not sure what you mean by "transition between office and residential areas". Office and residence in the same building? That seems fine.	9/19/2022 3:46 PM
17	Good	9/19/2022 3:33 PM
18	Go higher. Make something unique to UA.	9/19/2022 3:29 PM
19	building height on Henderson Rd should be no higher than the existing 76' limitation. There should be a height transition to a maximum of 2 stories for buildings built next to the existing ponds.	9/19/2022 3:13 PM
20	Definitely not go higher, and lower it to 55' if feasible	9/19/2022 3:12 PM
21	I would prefer lower than 76 feet, 4 stories max. Think downtown Bexley or old Worthington.	9/19/2022 9:49 AM
22	Could go higher	9/18/2022 9:08 AM

Review of Office and Research District Zoning Revisions

23	I like having a bit of a transition. I would favor going higher closer to Henderson to allow that transition and not have 76' right by the lake.	9/18/2022 7:59 AM
24	Too many "high rises" being built in UA. The community center buildings stick out like a sore thumb. Not attractive at all! Anything over 55' is ridiculous here.	9/17/2022 2:43 PM
25	The maximum height along the "lake" should not be more than 3 stories or 45' height or any other adjacent residential use. The overall site closer to Henderson Rd can accommodate a height no taller than 76' to match the Hamilton Capital building.	9/16/2022 10:27 PM
26	Absolutely no higher. Yes, transition between office and residential.	9/16/2022 9:21 PM
27	Same height or lower. Protect our community and keep high buildings out of UA!	9/16/2022 12:10 PM
28	I like the height & transition of the Arlington Gateway project.	9/16/2022 11:35 AM
29	Keep 76ft. Yes, preferably a transition.	9/16/2022 10:52 AM
30	Maybe 4 stories should be the max... or at least located more away from residents on the lake. Residential should be condos only. No more apartments... there are so many people who want to downsize but still be able to live in Upper Arlington. That is a real problem in UA. No place for retirees to go and OWN their own property!	9/16/2022 10:23 AM

Q3 What are your thoughts on development occurring on the north side of the lakes? Should there be minimum building setbacks? Maximum heights within a certain distance? Other uses?

Answered: 25 Skipped: 5

#	RESPONSES	DATE
1	No Yes 2 story	9/24/2022 12:11 PM
2	There definitely needs to be setback requirements. Keep the design attractive & not as cookie cutter as recent development has been including all of the examples shown in the photos at the beginning of the survey. These boxes essentially are similar in their look. Big box design is boring.	9/24/2022 10:31 AM
3	I think that area should not be more than 3 stories. I'd liked the idea of a bikeway and walk path to the new mixed use area. I also think it should be landscaped with a large buffer and also lined the idea of a barrier to traffic in the Concord Village.	9/23/2022 9:37 PM
4	There should be some setback from the lake and a step up in height at different distances from the edge of water	9/23/2022 3:05 PM
5	Definitely further back than it is, 2 stories only adjacent, and in the mixed use piece more of the residential/office and no retail/restaurant directly adjacent to lakes. Towards Henderson it could get tall as it is now.	9/23/2022 12:51 PM
6	There should be minimum setbacks. There shouldn't be restaurants backing up to the lake. You must think about the privacy for those who sit on the Lake.	9/22/2022 11:05 AM
7	There's a lake there? Huh. I'd say that setbacks and green space, along with height restrictions are all good ideas. And parking considerations. I know that baseball parking often overflows into the parking lots of the businesses.	9/20/2022 10:09 PM
8	Any development should be as minimal as possible so as not to create more obtrusive night lighting, traffic in and out, noise from patrons and employees, dumpsters that attract more rodents, loss of privacy and traffic bottlenecks at the light from the one and only exit from Arlington Center Blvd.	9/20/2022 3:54 PM
9	That's fine but minimum setbacks and heights should be considered.	9/20/2022 2:08 PM
10	Create setback to allow ample space for multiuse trail for walking/cycling and connect path(s) to existing NW/Burbank Parks. Increasing the height reg closer to Henderson and then scaling it back to 76' closer to the lake.	9/20/2022 1:46 PM
11	Setback with mounded landscaping for green space and privacy giving it a park like quality	9/19/2022 9:05 PM
12	I have lived by this development since 1998 and had no idea there was a lake! Yes, it should be developed with an eye toward blending in with the area	9/19/2022 9:05 PM
13	Incorporate the ponds into the development. Westerville has the Altair development that works for both.	9/19/2022 5:27 PM
14	Maintain some "view" of the lakes for both sides. Currently the West/NCR side only has a view from the NCR offices' south-facing windows. The East/GOSH side has unlimited "view". So a set-back might provide this.	9/19/2022 3:46 PM
15	City need to take over the upkeep of the pond. Please make it beautiful. It's stinky now.	9/19/2022 3:33 PM
16	Add park area, tables, paddle boats, maybe small beach, walking track, connection to Northwest Park, foliage, bike path.	9/19/2022 3:29 PM
17	I would prefer to have tyhe laks generally acce3ssible by all with as much green space around them as possible. Even several settings of arbors with benches underneath as they did on the scioto mile near the Federal Courthouse	9/19/2022 3:12 PM

Review of Office and Research District Zoning Revisions

18	Yes, have setbacks and also push any tall buildings closer to Henderson.	9/19/2022 9:49 AM
19	I think there should be minimum setbacks to allow for a path and some places with picnic tables, basically a strip of public park. During weekdays this could be really nice for people in those office buildings to get out, stretch their legs, and eat lunch. And on evenings and weekends it will be a nice multi-use area for residents. The buildings closest to the lake should not be as tall so it doesn't feel closed in along the north bank. Compensate for this by greater allowable max height closest to Henderson.	9/18/2022 7:59 AM
20	The building height should not be higher than 45' or 3 stories similar to the current building on the west side of the property. There should be 50' setback from the lake. There should be a 250' setback from the Northwest park perimeter. Single family residence would be an appropriate use back the lake or park with 50' building setbacks from the lake and 100' setback from the Northwest park perimeter. Absolutely no apartments to be developed in this development area.	9/16/2022 10:27 PM
21	Maintain setbacks from lake	9/16/2022 9:21 PM
22	Yes, minimum heights and definitely a minimum number of buildings. If you care about UA, you will keep it a neighborhood community.	9/16/2022 12:10 PM
23	I'd like to see a greenway along the lakes, but no opinion on setbacks. Maximum height is fine.	9/16/2022 11:35 AM
24	This is the main transition between commercial and residential so I believe there should be minimum building setbacks and maximum heights within a certain distance.	9/16/2022 10:52 AM
25	Yes there should be minimum setbacks for buildings and height on the lake side. There should be a residential or community private gate for existing residents that are in Concord Village now. No one able to pass the lake unless you live there.	9/16/2022 10:23 AM

Q4 Is there anything else you would like to share with us about possible zoning revisions to this portion of the Office and Research District?

Answered: 24 Skipped: 6

#	RESPONSES	DATE
1	Look at developing the corner of Cambridge and 33 to make access to the park	9/24/2022 12:11 PM
2	No. Just make the development's appearance appear as if it's always been there. Make it interesting	9/24/2022 10:31 AM
3	I think maybe you should reconfigure traffic to close off Concord Village and allow public storage to access through Concord Village Dr? I'm concerned about traffic possibly be dumped on to Dierker Rd. ? I also think if the public storage area should be zoned residential and allow senior condos to be built in this area.	9/23/2022 9:37 PM
4	It would be good for the businesses and local residents to have some retail and restaurants that are walkable.	9/23/2022 3:05 PM
5	Currently all the concord village residents (lake adjacent or not) chip in for the lake maintenance and only the adjacent businesses chip in. We don't have enough money to properly maintain it and it is providing storm water retention for a lot of the adjacent properties. It needs dredged and proper aeration (I was on the board in the past and did a lot of work with Franklin soil and water conservation). If there are more contributors towards lake costs perhaps it could be made better or changes for a better long term solution could be made (it will need dredged every 15-20 years which is expensive to keep it healthy). With more retail it will get more polluted. I think the lakes need to be thought through very well or alternatives for storm water retention need to be made with less onus on the residents. No other community in UA has to pay for its storm water system in the same exact way. It's unique and strange and is currently out of shape. I have a PowerPoint I prepared with Franklin soil and water for the residents 5 years ago if you would like to see it.	9/23/2022 12:51 PM
6	You must think about the amount of traffic on Arlington Centre Blvd. There is only one way out for the people on Partlow Drive. Currently it is easy to get out onto Henderson. If you cram the property with retail, work and apartments; it will be almost impossible to leave.	9/22/2022 11:05 AM
7	Mixed use will also become outdated at some point- so why add more to UA?	9/20/2022 10:09 PM
8	I would like to stay informed.	9/20/2022 3:54 PM
9	As you know HendersonRd traffic is no picnic, how much thought will be given to the impact a large project will have on Henderson Rd and the surrounding neighborhoods?	9/20/2022 2:08 PM
10	Yes. Close off Arlington Cntr at the ponds with cul-de-sac/turnaround north of ponds. Connect ponds (Make one continuous lake), conjoin the two East/West neighborhoods south of lake via "Olde" Arlington Center (Remove existing barriers) then provide access to Public Storage via Concord Village Dr on the south side of the Public Storage's west parking lot.	9/20/2022 1:46 PM
11	Consider closing off Arlington Centre Blvd at the lakes and giving access to homeowners and the storage facility through a south entrance. Maybe even a priority before construction traffic begins. Creates a natural barrier from commercial traffic but allows a walking friendly connection.	9/19/2022 9:05 PM
12	I am VERY concerned about the traffic and noise that this will bring into my quiet neighborhood. My mom lives at bridge park and hearing the loud dumpsters get collected at 6am is horrible. People leaving restaurants at night are LOUD. The businesses produce a lot of waste. I'm worried this will crater my property values.	9/19/2022 9:05 PM
13	Thanks for continuing to improve UA with this dialogue.	9/19/2022 5:27 PM
14	Specify in the zoning the permitted percentage (square footage or number of units) of each use in the mixed-use zoning. You guys figure out what makes sense for this rezoning that keeps Upper Arlington a great place to live and do the math. Here is an example to illustrate:	9/19/2022 3:46 PM

Review of Office and Research District Zoning Revisions

Office/Professional/Medical = 50% Retail = 15% Food Service (no Liquor License) = 15%
 Owned Residential = 10% Rental Residential = 5% Food Service (can have Liquor License) =
 5% Bars/Liquor/Gambling Establishments = 0% Strip Clubs, Massage Parlors, Gun Stores,
 Gas Stations = 0% Schools = 0%

15	Nice restaurants	9/19/2022 3:33 PM
16	Arlington Center Blvd deadends to a public storage company. Consider adding a road connection to Concord Village Drive. This could help with potential traffic problems for residents and visitors to the new development.	9/19/2022 3:29 PM
17	The will need ot be traffic light added at Stonehaven and Henderson, also there should be no egress from the development onto Stonehaven or Sandover	9/19/2022 3:12 PM
18	I'm not understanding why our community has to be filled with ugly skyscrapers. Maybe consult with city planners in Westerville, Worthington, Bexley, Grandview to see how they preserve attractive streetscapes and provide shops and restaurants for their residents instead of just banks and apartment high rises.	9/19/2022 9:49 AM
19	Absolutely no apartments to be developed on the land. The city is in drastic need of office space to generate income and should be the primary objective for this land and any other future development. We are at a great disadvantage on large scale available land for this and any other future development so we need to continue to focus on bringing office or buisness uses into the city. The addition of apartments would also contribute to an increase in the school enrollment which the local Greensview school could not accommodate as they are already currently filled to capacity at each grade with larger class sizes. Northwest Park has seen a steady increase over the last 2-3 years in use by non residents of the community. As a resident of the local community and frequent user of the park for our family it is increasingly frustrating to see our ability to use and enjoy the park due to non residents using fields, shelter houses, etc. The addition of apartments would further increase the use and over crowding of the park. If residential is to be a consider use it must be either single family homes or townhomes starting @ \$500,000 per home. A residential development similar to the adjacent Concord Village would be an appropriate development with higher density and mix of patio homes and townhomes. This would fit the cities need for senior housing and provide the ideal location next to the park and close to grocery and service needs.	9/16/2022 10:27 PM
20	If residential is included in the mixed use the nighttime occupant density should be consistent with existing neighbors. No more than two or three families per acre, which can be inclusive of land used for parking.	9/16/2022 9:21 PM
21	We do not support over development of UA. Keep listening to your people in the community.	9/16/2022 12:10 PM
22	Kudos for being forward-thinking on this land use. We need to add high-density, multi-use areas to stay competitive with other vibrant local communities.	9/16/2022 11:35 AM
23	This area could definitely be used more efficiently with some redevelopment. Denser and tall buildings along Henderson Rd will also help shield adjacent residential areas from commercial corridor on Henderson.	9/16/2022 10:52 AM
24	Include restaurants in the plan.	9/16/2022 10:23 AM