OHM
Advancing Communities®

LANE AVENUE PLANNING STUDY

Community Meeting 2
Thursday, December 12, 2019

AGENDA
Community Meeting 2

01 Introductions

02 Project Update

03 Community Engagement
- Outreach
- Engagement Activities
- Summary Results

04 Market & Traffic Studies

05 Meeting Today!
- Gateways
- Neighborhood Thresholds
- Streetscape
- PMUD Code Recommendations

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:

- Check-in following the open house in September
- Share initial concepts
- Gather feedback on work so far
- Next community meeting in February!

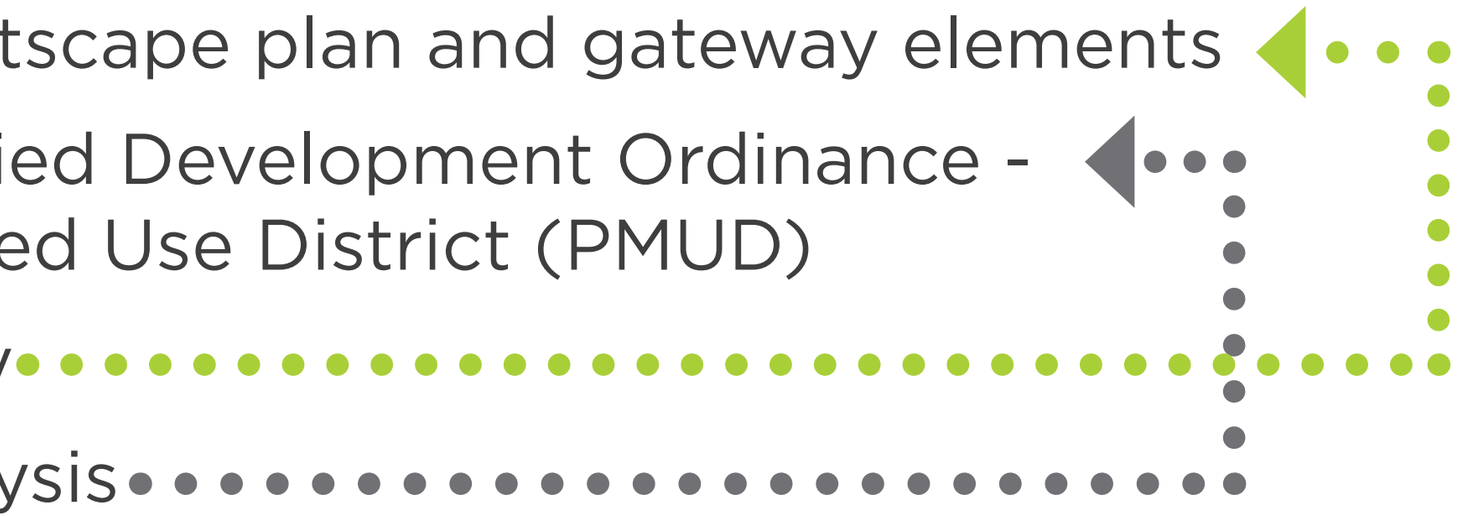
02
PROJECT UPDATES

Project Goals

02 Project Elements

Project Updates

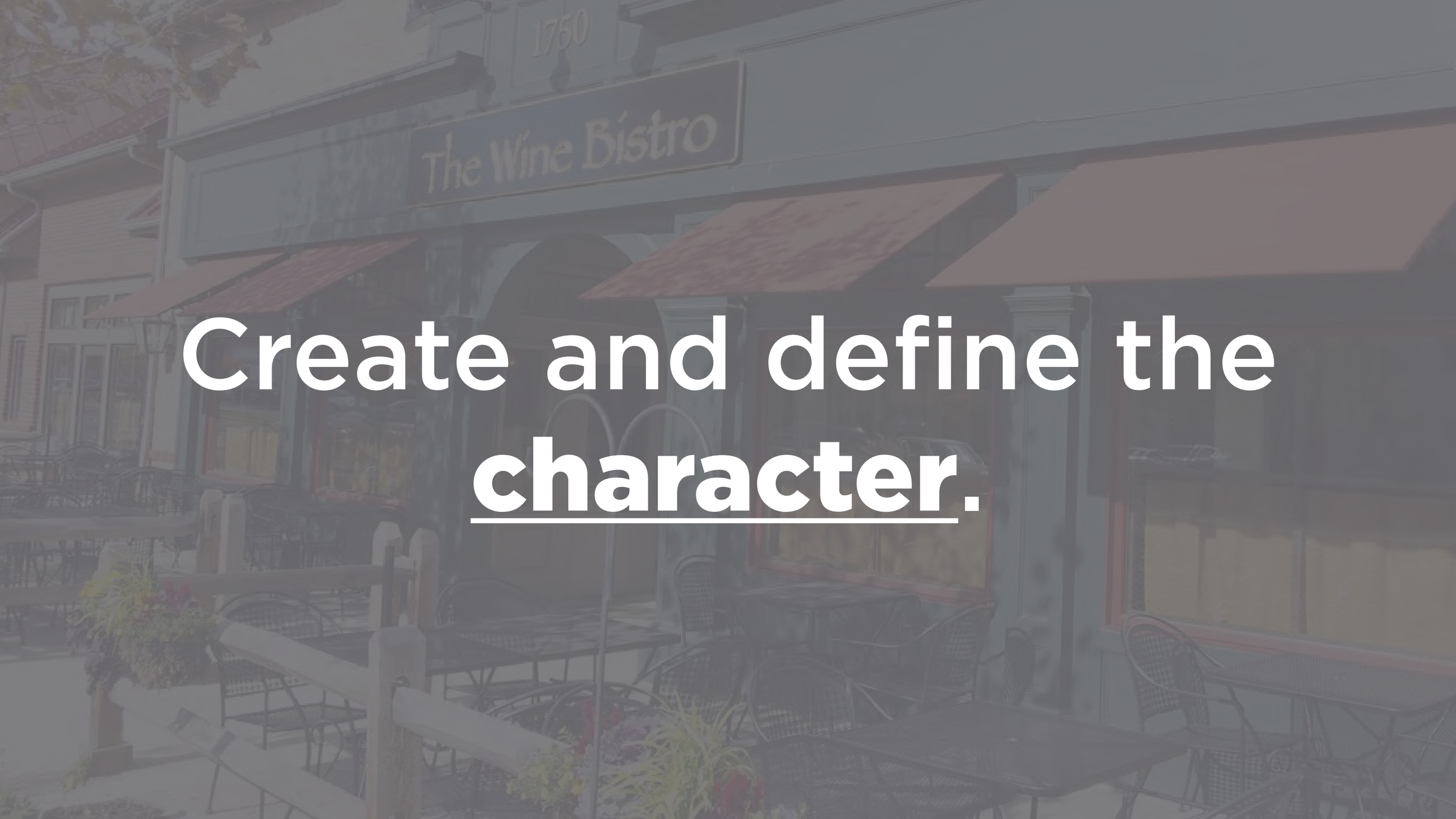
- Create streetscape plan and gateway elements
- Update Unified Development Ordinance - Planned Mixed Use District (PMUD)
- Traffic Study
- Market Analysis



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*
FOCUS GROUPS ROUND 2	*February*
STEERING COMMITTEE 5	*March 12*
ELECTED/APPOINTED OFFICIALS MEETING	*April*

02 Where have we been?

Project Updates

- Completed engagement round 1 and analyzed feedback
- Developed initial streetscape, gateway, and neighborhood threshold concepts
- Identified key changes to the zoning code
- Completed market study and case studies
- Traffic study

02 What's next?

Project Overview

- Refine concepts based on community and staff input
- Create draft PMUD zoning code
- Continue to align concepts and code with the traffic and market study

03
COMMUNITY ENGAGEMENT

03 Round 1 Events

Community Engagement

- Community Open House 9/18
- Focus groups with local stakeholders: 9/25
- Community Pop-Ups
  - Crimson Cup: 9/26 from 7:30-9AM
  - Whole Foods: 9/26 from 5:30-7PM
- Online Survey 10/1 - 10/13

03 Engagement by the Numbers

Community Engagement

60+ People	**Open House**	(9/18)
6 Meetings	**Focus Group Meetings**	(9/25)
70+ People	**Pop-Up Meetings**	(9/26)
1,887 Respondents	**Online Survey**	(10/1-10/13)

2,080+
People reached

03 Engagement Activities

Community Engagement

1. Future Wall

2. Big Map Table

3. Rating Station

4. "This or That?" Station

Green activities were available at the Open House only.

Pink activities were duplicated at the Pop-ups and Online.

03 Engagement Activities

Community Engagement

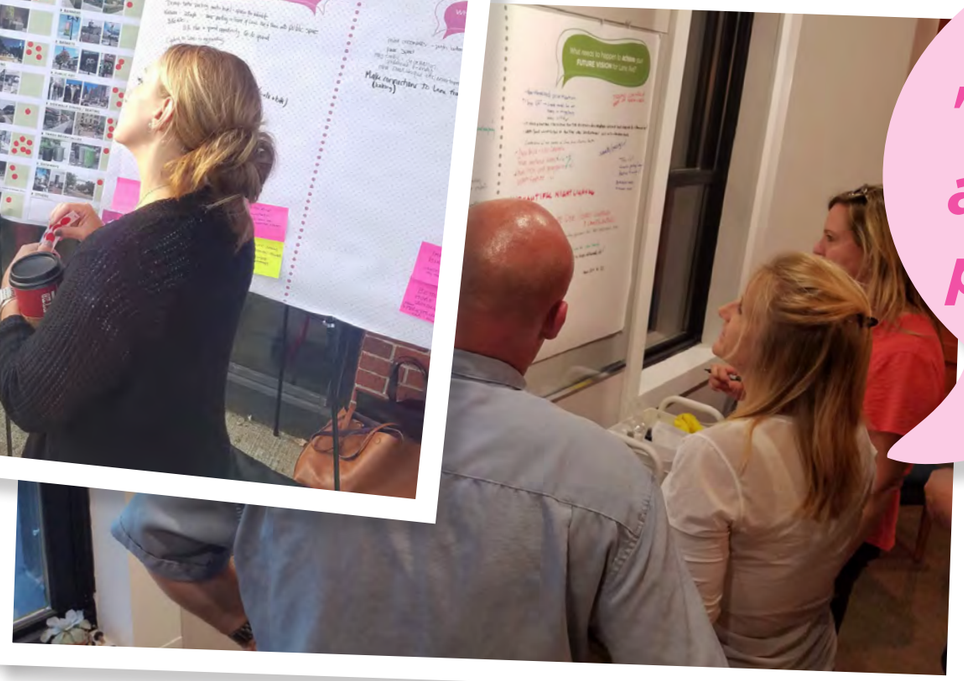
5. Streetscape Elements Wall

6. Branding and Wayfinding Preference

7. Building Character Preference

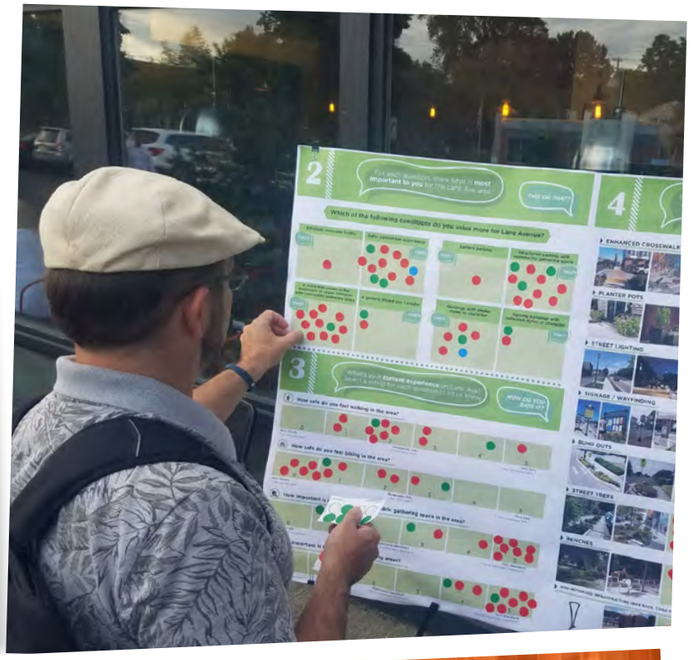
Green activities were available at the Open House only.

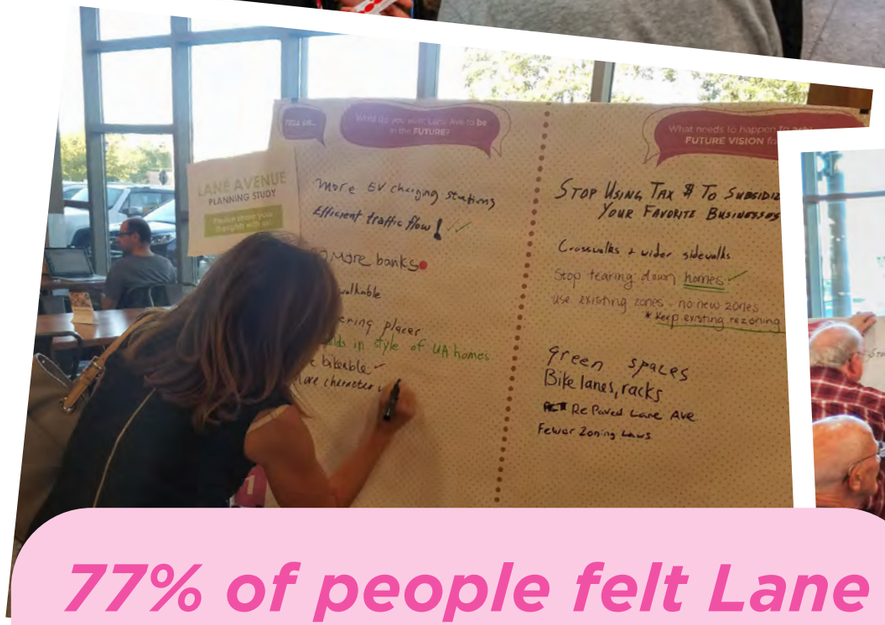
Pink activities were duplicated at the Pop-ups and Online.



"A place to be around other people."

--Participant's vision for Lane Ave





77% of people felt Lane Avenue should serve as UA's downtown.

03 Engagement Key Findings

Community Engagement

- **Identity/Character.** While participants were conflicted on the identity of Lane Avenue (old vs. new), there was a consensus for traditional, timeless, and durable building materials.
- **Outdoor Dining/Gathering Spaces.** People desire places along Lane Avenue for outdoor dining and informal gathering.
- **Walkability.** The community is aligned on the need to improve the walkability and safety of Lane Avenue.
- **Traffic/Congestion.** Traffic flow along Lane Avenue is a major concern, especially as redevelopment continues.
- **Bikeability.** Although bicycle safety is a concern now, there is support for bike amenities and connections.

03 Engagement Key Findings

Community Engagement

- **Downtown.** Many view Lane Avenue as the downtown of Upper Arlington and/or a significant mixed use district that offers a live, work, play environment.
- **Boundaries and Buffers.** There is a need to clearly define the perimeter of the commercial district and adequately buffer development and traffic from residential neighborhoods.
- **Consistent Building Character.** Building architecture and design should be consistent and complementary throughout the corridor, with distinct massing and timeless character.
- **Signage with Natural Materials.** Traditional signage with stone, brick, metal, and other natural materials is preferred.

03 Focus Groups Summary

Community Engagement

- Extensive amount of office and R&D space projected for OSU West Campus.
- Major infrastructure improvements (City of Columbus, OSU, ODOT) needed in proximity of West Campus.
- Described UA's unique character and emphasized need to help community visualize Lane Avenue's future.

West Campus Long-term Development Plan

1 Waterman Lab
2 Mixed-Use Development
3 Research and Innovation Corridor
4 Rev 1 Ventures

03 Focus Groups Summary Cont.

Community Engagement

- Regional demand for office with UA having a smaller footprint, non-corporate niche product.
- Difficulty with existing tenants making short- term improvements to The Shops on Lane but recognize long term need to redevelop.
- Constraints to PMUD related to setback, height, and use regulations.
- Need to engage community early in development review process.

03

MARKET & TRAFFIC STUDIES

MARKET STUDY

Lane Avenue

Real Estate Market Analysis

2 Hotels: 250-420 Keys

Office: 260,000 sf

Residential: 420 Dwellings

Retail: 154,400 sf

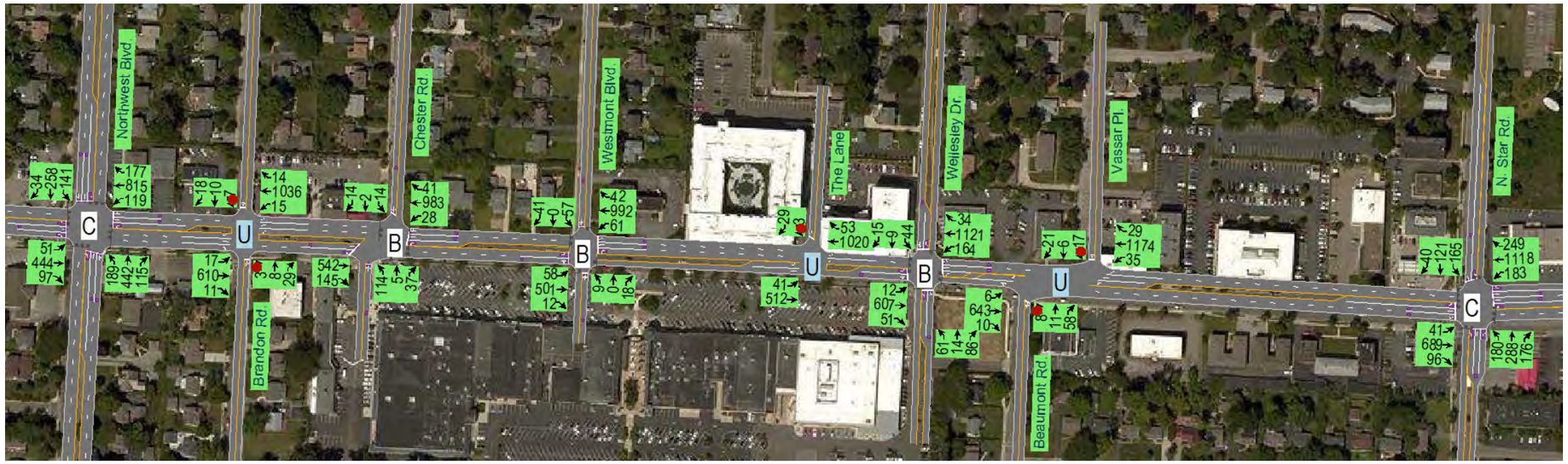
Restaurants: 35,000 sf

Gibbs Planning Group

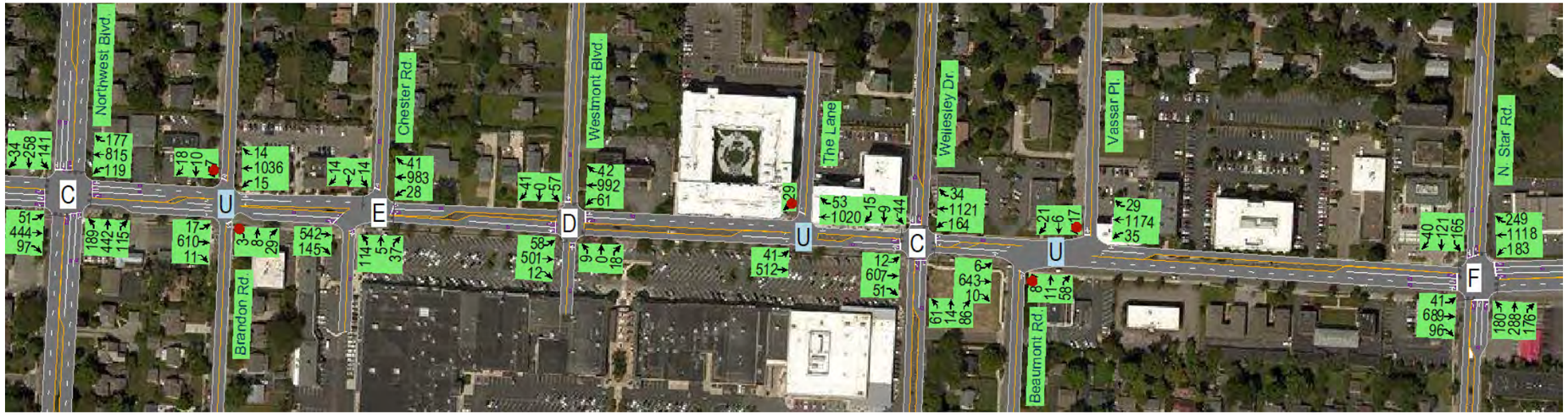
TRAFFIC STUDY

02 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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02 Traffic Study - Comings and Goings

05
MEETING
TODAY!

05 Meeting - Purpose

Meeting Today!

Opportunity to:

- Check-in following the open house in September
- Share initial concepts and gather feedback

05 Stations
Meeting Today!

Gateway Concepts

Neighborhood Threshold Concepts

Streetscape Concepts

PMUD Code Rec's

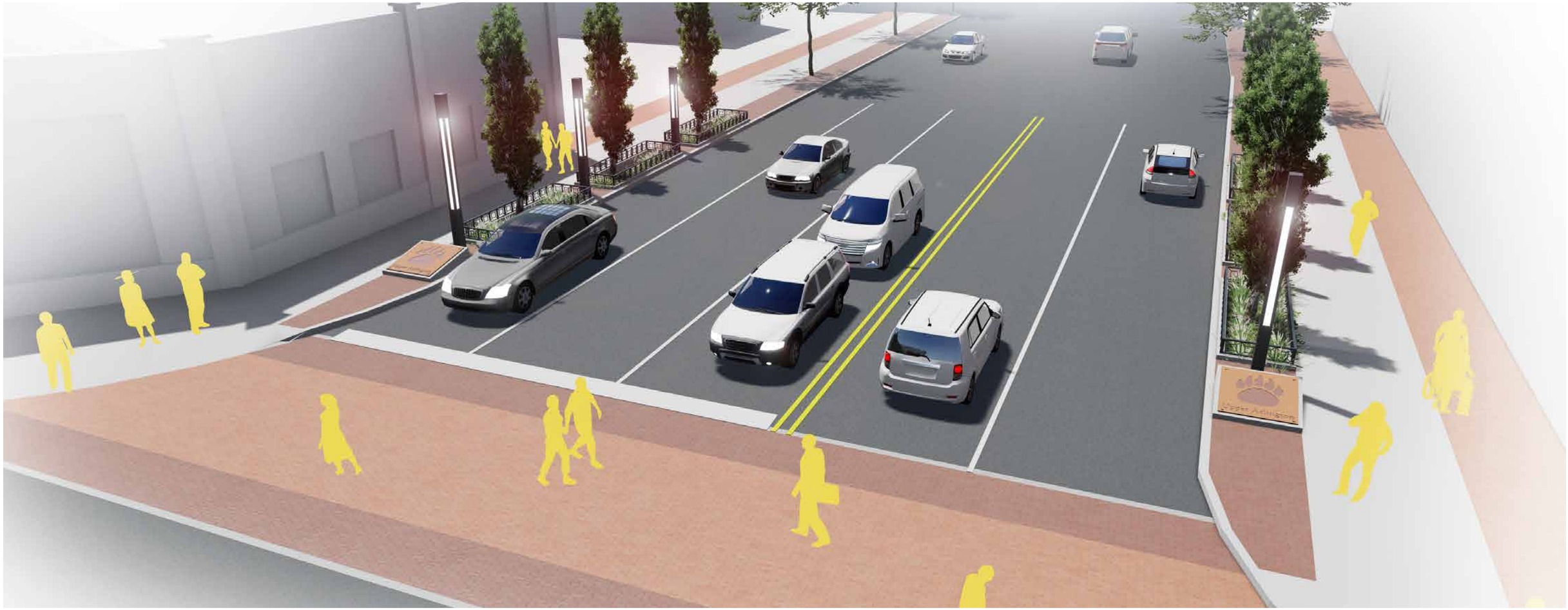
GATEWAY CONCEPTS

05 Gateway - Purpose

- Create unique district and define limits
- Improve circulation and pedestrian safety
- Work within confines of existing conditions

05 Gateway - Locations

05 Option 1 - Looking West on Lane



OPTION ONE

05 Option 1 - Looking West on Lane

OPTION ONE

05 Option 1 - Looking East on Lane

OPTION ONE

05 Option 1 - Day/Night

05 Option 2 - Looking West on Lane

OPTION TWO

05 Option 2 - Looking West on Lane

OPTION TWO

05 Option 2 - Looking East on Lane

OPTION TWO

05 Option 2 - Day/Night

OPTION TWO

NEIGHBORHOOD THRESHOLD CONCEPTS

05 Neighborhood Thresholds - Purpose

- Create unique district and define limits
- Improve circulation and pedestrian safety
- Work within confines of existing conditions

05 Neighborhood Thresholds - Location

05 Existing Condition

EXISTING CONDITION

05 Option 1

OPTION ONE

05 Neighborhood Thresholds

OPTION ONE

OPTION TWO

STREETSCAPE CONCEPTS

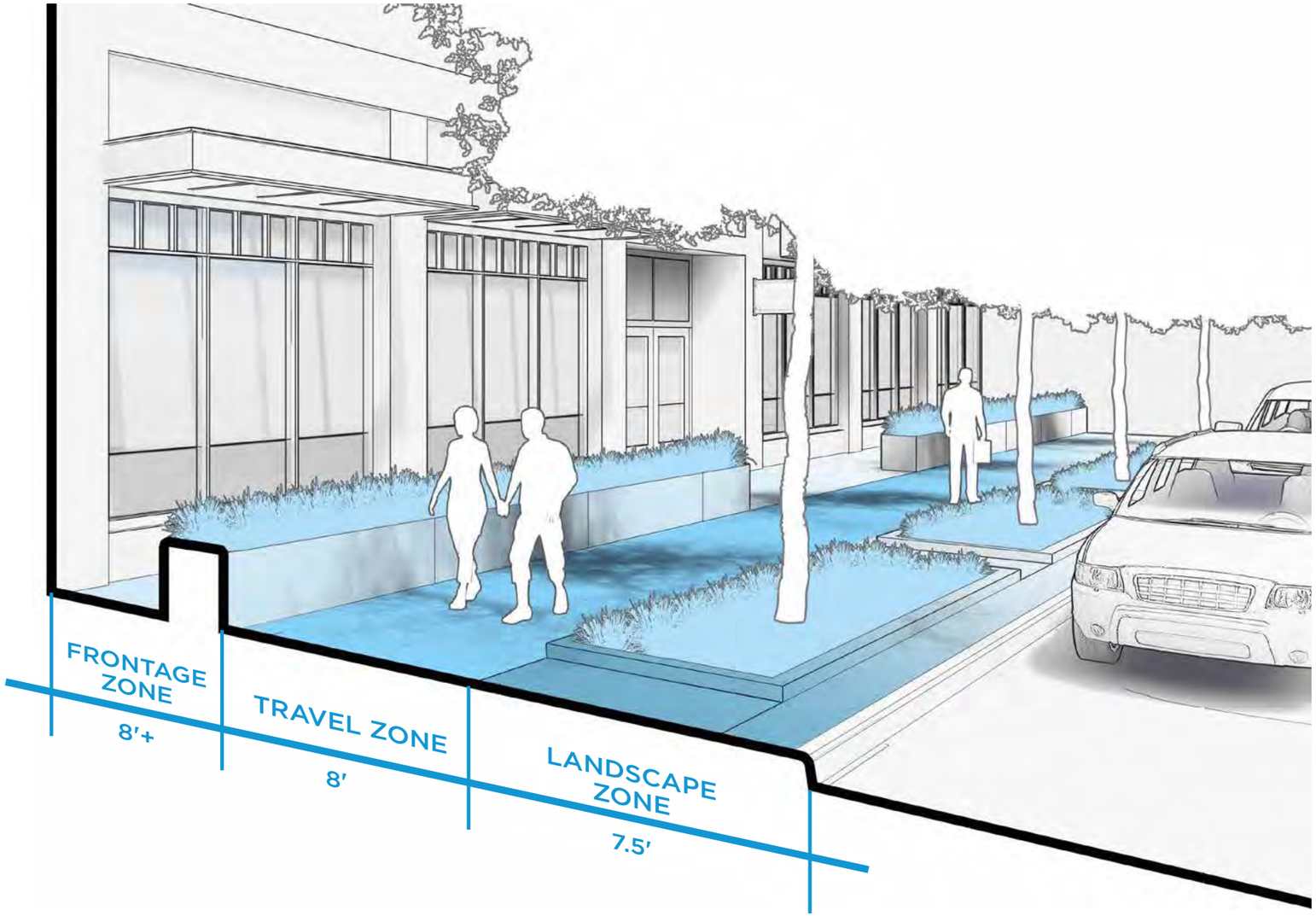
05 Streetscape

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 Streetscape - Sub-Districts

05 East Gateway



- Proposed streetscape model by Gateway project
- Frontage zone allows for outdoor dining
- Enlarged landscape zone to buffer from high volume traffic

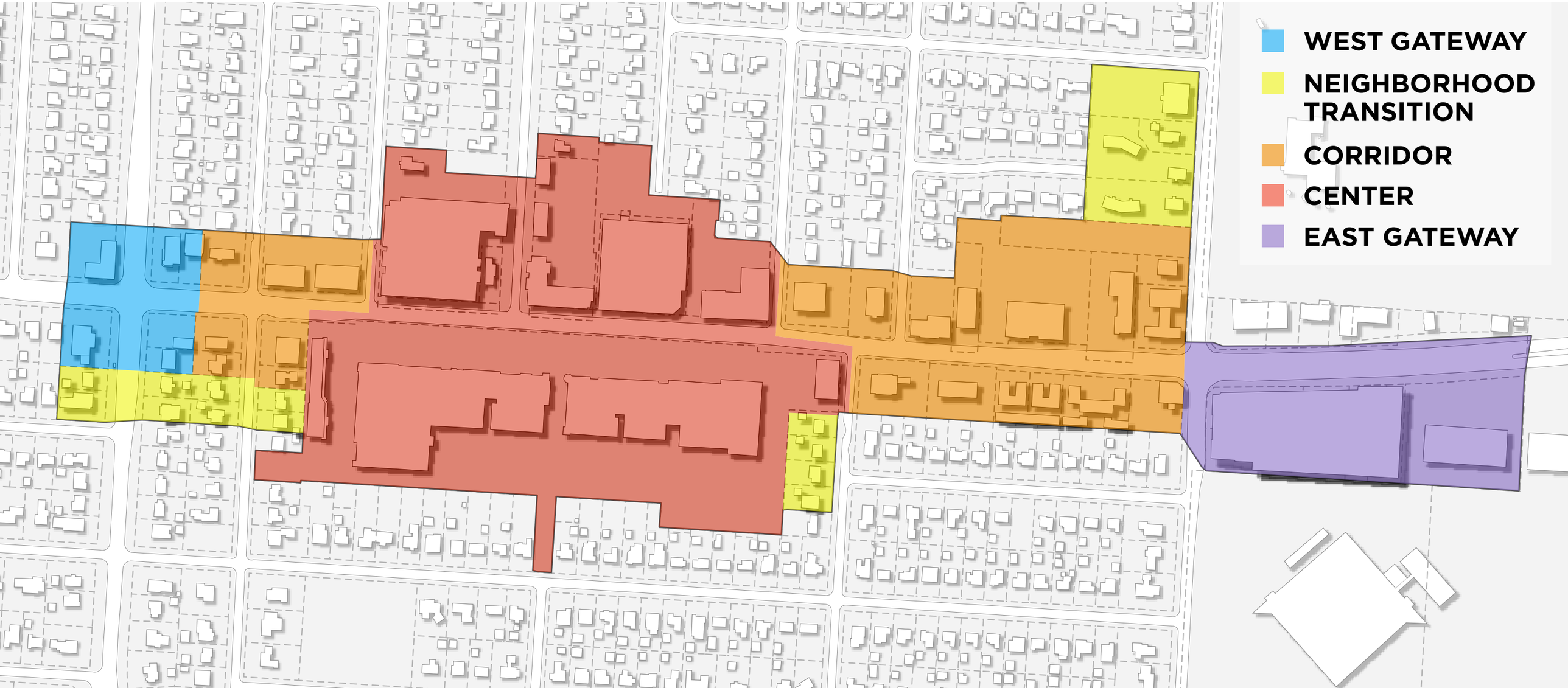
PMUD CODE RECOMMENDATIONS

05 Lane Avenue PMUD

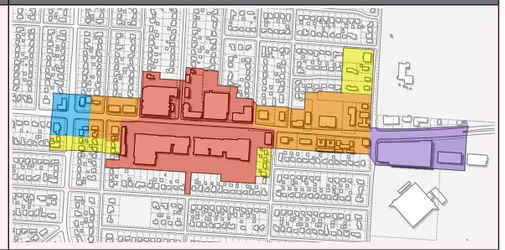
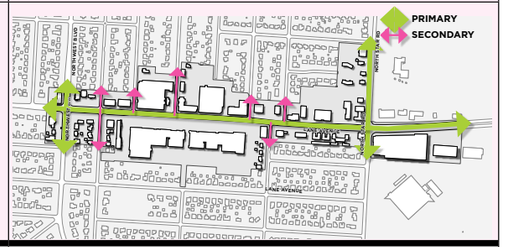
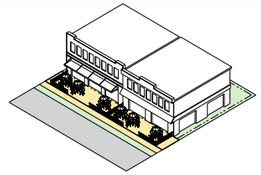
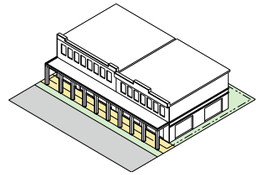
Why revise the Lane Avenue PMUD?

- 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 Context Areas



05 Major Code Recommendations

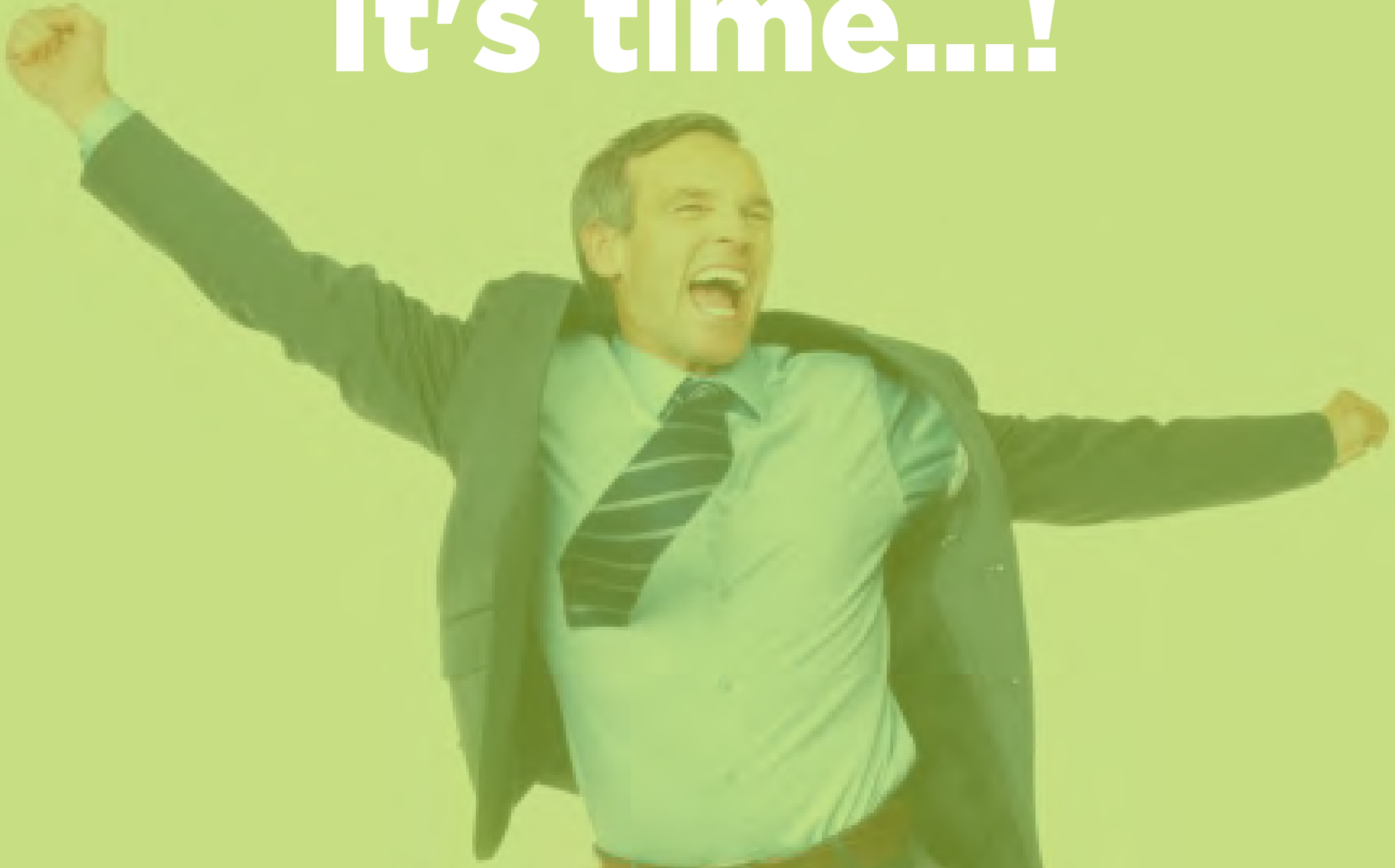
	What we learned.	What we recommend.	What it looks like.
Lot, Block, and Street Pattern	Lane Avenue is Upper Arlington's "Downtown."	Create sub-districts within Lane Avenue that recognize existing development patterns (block and lot size) as well as building and parking placement in creating development standards.	
		Identify the Primary, pedestrian oriented streets from the Secondary access streets.	
Frontage	Frontage treatment "outdoor dining" and "informal gathering" are desired	Emphasize the front area of buildings as the place to accommodate public gathering.	
		Specify the types of frontages permitted in different areas.	
		Require both ingress and egress access from Primary Street, at a minimum.	

06
NEXT STEPS

06 Next Steps

- Draft PMUD Code
- Create streetscape master plan
- Refine gateway/threshold elements
- Public Meeting February -
  See you then!

It's time...!



Stations
Meeting Today!

Gateway Concepts

Neighborhood Threshold Concepts

Streetscape Concepts

PMUD Code Rec's

Rules of Engagement

Meeting Today!

- Try to visit all the stations
- Move at your own pace
- Project team is available for additional questions
- Please make sure you sign-in before you leave
- **Let your family, friends, and neighbors know about future engagement opportunities!**

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Thank you!