



# **2013 Master Plan**

## **Chapter 2. Land Use**

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### **A. Goal**

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Recognize the City's residential character while enhancing community redevelopment and revitalization, including community gathering places and focal points, mixed housing, open/green space and quality commercial development that serves the community's needs.

### **B. Overview**

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This chapter of the Master Plan addresses the role of the City in shaping land use in Upper Arlington. It provides general guidance for developing, revitalizing and managing land in a way that meets community needs and enhances community character.

Land use and fiscal viability are closely linked in Upper Arlington. The City's land use profile is largely residential, with a small amount in retail use, and even less in the more financially desirable office use. Increasing office use offers a way to enhance revenues, so that services and facilities can be maintained and enhanced. However, since the community is fully developed and virtually land-locked, new development can only occur in the form of redevelopment and intensification of land use in existing areas.

This chapter recommends shaping land use in a way that enhances revenues and enhances community character. This includes implementing economic development strategies, undertaking appropriate market-driven redevelopment, and encouraging businesses that offer high-paying professional jobs. Concurrently, residential neighborhoods should be preserved through conservation guidelines, property maintenance and traffic calming measures. The City should accommodate residents' needs by encouraging appropriate neighborhood- and community-level retail and enhancing the connectivity of streets and walkways. The City should facilitate an appropriate mix of uses in all Study Areas.

Important land use tools for achieving these objectives include an updated zoning code and other development regulations, property maintenance regulations, residential conservation guidelines,

commercial design standards, parking standards, strict enforcement of all codes and regulations and an enhanced development approval process.

Throughout this document, the term “Study Areas” is used. The Study Areas are existing commercial centers and the areas surrounding them. These areas offer the potential for increased long-term development capacity integrating the following qualities: mixed-use centers, higher land-use density, more office use and enhanced physical character. These qualities establish the approach to creating a development framework for each of the Study Areas. An essential consideration in the viability of redevelopment is market demand in the City for these desired uses.

## C. Key Findings

Outlined below are the key findings related to the City's land use.

- **Fully Developed:** The City is essentially a fully developed community with little opportunity to develop internally except through redevelopment. As such, Upper Arlington is a stable community that lacks the pressures that new growth and development can bring.
- **Land Locked:** There are virtually no opportunities for the City to expand land area through annexation. There are only small pockets of unincorporated land adjacent to the City. To the extent the City may desire increased development, the focus will need to be redevelopment and intensifying existing areas.
- **Residential Character:** The City's dominant land use is residential. Nearly 70 percent of the City's land is in residential use – 61.5 percent single family and 6.1 percent multi-family. The original vision for Upper Arlington was to create a “residential community” and it remains a core community value.
- **Commercial-Residential Relationship:** Due to the high percentage of residential development, only a small amount of land is in commercial use (4.7 percent). Retail accounts for the majority of commercial use leaving only a small portion of commercial land in office use (1.1 percent). The fiscal analysis indicates office use provides significantly more revenue to the City than any other land use. The implication is clear: increasing office use is the best way to enhance revenues to the City so that services and facilities can be maintained and enhanced.
- **Streets and Utilities:** About 14.7 percent of the City is occupied by rights-of-way for streets and utilities.
- **Parks, Recreation and Open Space:** A small percentage of land within the City is maintained for public and/or institutional uses. The amount of land dedicated to parks, recreation and open space falls below generally accepted standards. However, there are facilities adjacent to the City

that are available to City residents: City of Columbus parkland along the Scioto River and north of the City, as well as the recreation fields and open space at The Ohio State University's West Campus.

- **External Land Use:** Upper Arlington is primarily surrounded by the City of Columbus and small pockets of unincorporated land. The majority of this land is residential in character with concentrations of commercial development and parkland along major corridors.

## D. Objectives and Strategies

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### Objective 1. Preserve residential neighborhoods.

A major component of Upper Arlington's identity and attractiveness is its residential neighborhoods. Outstanding residential neighborhoods will continue to be a hallmark of the community. This includes ensuring that new homes are compatible with their surroundings, properties are well-maintained, and commercial development is balanced with the needs of adjacent neighborhoods.

#### Strategies

##### a. Maintain current residential conservation guidelines for unique neighborhoods.

Upper Arlington has several unique neighborhoods that are cherished for their character, but are not of historic caliber. Conservation guidelines will continue to encourage new or remodeled single-family homes that are appropriate to their neighborhood – relative to size, height, massing, exterior materials and other similar qualities. These guidelines will continue to be integrated within updates of the zoning code. The City will also continue to monitor other residential neighborhoods to determine whether or not they fall within historical guidelines.

*Implementation:* City Council, Board of Zoning & Planning, **Community & Economic Development Department**

*Timeframe:* Ongoing

##### b. Continue to enforce property maintenance requirements and related zoning codes.

Property maintenance requirements and other related code provisions will continue to be enforced to ensure that residential properties are well-maintained. A proactive enforcement may be reinstituted, similar to the Property Assessment Monitoring Program (PAMP) that was in place from 2004 to 2010, in addition to the current reactive “complaint-driven” system. This may entail adding staff to the Community & Economic Development Department as budgets allow.

*Implementation:* **Community & Economic Development Department**, Board of Zoning & Planning

*Timeframe:* Ongoing

**c. Implement traffic calming techniques on key neighborhood collectors and other local streets that are affected by unusually heavy traffic volumes, as certified by the City Engineer and/or Public Services Director. The City should take a realistic approach to evaluating traffic volumes in neighborhoods.**

*See Transportation, Objective 4, Strategy b.*

*Implementation:* **Public Services Department**, Police Division

*Timeframe:* Ongoing

**d. Focus commercial redevelopment within the Study Areas.**

The existing land use in the Study Areas is primarily commercial with some multi-family residential. It is a priority to redevelop and maintain commercial uses within the Study Areas.

*Implementation:* Board of Zoning & Planning, **Community & Economic Development Department**, Community Improvement Corporation

*Timeframe:* Ongoing

## **Objective 2. Enhance revenues.**

The City must continue to enhance revenues if Upper Arlington is to maintain its quality of life and attractiveness as a residential community. It is critical that new revenue streams be created through commercial redevelopment and other means, because the City cannot expand – it can only grow inwardly. Without enhanced revenues, the City cannot meet its current capital needs and support its current level of services, much less fund future needs.

## **Strategies**

**a. Implement the economic development strategies and Study Area Plans.**

The Master Plan contains many development strategies that lay the groundwork for enhancing the City's revenues. These will be implemented in a comprehensive fashion. Likewise, the Study Area Plans provide the framework for redeveloping the City's key commercial areas and surrounding multi-family areas. These plans should be implemented as well.

*Implementation:* Board of Zoning & Planning, **Community & Economic Development Department**

*Timeframe:* Ongoing

**b. Emphasize high-paying professional jobs.**

As detailed in the Economy chapter, the City's efforts to enhance revenues will focus on attracting high-paying professional jobs, as these will have the largest effect in terms of income tax revenues to

the City. The City cannot continue to depend upon low-paying service and retail jobs as the core of its employment base.

*Implementation:* **Community & Economic Development Department**, Community Improvement Corporation

*Timeframe:* Ongoing

### **Objective 3. Enhance redevelopment and revitalization that is appropriate to Upper Arlington.**

An environment will be created that attracts and enhances opportunities for redevelopment and revitalization. This is necessary for the City to provide the revenues to support itself and to create a stronger sense of identity, which is desired by the community. Redevelopment and revitalization will come about through implementation of Study Area Plans, other actions throughout the City and by creating a positive investment climate.

#### **Strategies**

##### **a. Support the Community Improvement Corporation in undertaking projects.**

The Community Improvement Corporation will oversee the implementation of the Study Area Plans, once they are adopted by City Council, along with other redevelopment activities associated with the Master Plan. The economic development staff will work with other departments, as well as with the Board of Zoning & Planning and City Council. Staff will work closely with property owners, businesses and the development community to ensure successful implementation through coordination and communication. This includes promoting redevelopment opportunities to the private sector. The Community Improvement Corporation will ensure that public involvement is strategically tied into redevelopment activities.

*Implementation:* City Council, **Community & Economic Development Department**, City Manager

*Timeframe:* Ongoing

##### **b. Monitor and update the zoning code.**

An update of the zoning code and subdivision regulations has been completed and will be monitored to remain consistent with recommendations of the Master Plan and Study Area Plans. This update includes overlay zoning districts for the study areas. The zoning code shall also be updated as needed to reflect market conditions and the development environment.

*See Land Use Strategy 9a.*

*Implementation:* Board of Zoning & Planning, **Community & Economic Development Department**, City Attorney

*Timeframe:* Ongoing

**c. Adopt targeted economic and zoning incentives packages.**

With guidance from the Community Improvement Corporation, incentive packages will be tailored to maximize redevelopment and reinvestment consistent with the Study Area Plans and to address opportunities throughout the City. The incentive package should address tax abatement, tax increment financing, public investment, reduced development fees, and other similar tools. The City will work with local financial institutions to support projects and will locate innovative funding sources (such as foundations). Strategic public infrastructure investments will be considered, as appropriate. In applying these incentives, new non-commercial development should not displace either additional commercial and office development or sites considered appropriate for such uses.

*Implementation:* Community Improvement Corporation, **Community & Economic Development Department**, Finance & Administrative Services Department

*Timeframe:* Ongoing

**Objective 4. Establish mixed-use areas/community gathering places.**

Mixed-use areas/community gathering places will be established to serve Upper Arlington. Mixed-use areas contain civic, retail, office and residential uses with a strong pedestrian orientation. It will integrate with the surrounding neighborhoods. These areas will create a positive image for the City and serve as gathering places for the community.

**Strategies**

**a. Implement a mixed-use area/community gathering place as part of the Kingsdale Study Area Plan.**

The Kingsdale area will be supported as a priority location for creating a community mixed-use area/gathering place. This is because that area is centrally located in the community and contains sufficient acreage to create a host of synergistic activities. While much of the Kingsdale site has been redeveloped, efforts will continue to facilitate new office space on the site set aside for such use.

*Implementation:* City Council, Board of Zoning & Planning, **Community & Economic Development Department**, City Attorney

*Timeframe:* Ongoing

**Objective 5. Facilitate mixed-use development.**

Mixed-use development will be facilitated in the Study Areas per the Study Area Plans. Mixed-use development is beneficial to the City in that it creates true neighborhoods of residential, office, retail and civic uses. These neighborhoods will provide the City with a competitive advantage in attracting

office tenants. The mix of retail, office and residential uses must be flexible enough to respond to market changes.

## Strategies

### a. Implement and monitor the Study Area Plans.

The Study Area Plans will be adopted and implemented as the guiding policy document to facilitate mixed-use development. Planned Mixed-Use District zoning standards have been adopted as the regulatory means to implement Study Area Plans. The Board of Zoning & Planning has been successful in implementing the goals and objectives of the study areas in spite of the many challenges associated with each site. The zoning code must now be monitored to facilitate continued mixed-use development.

*Implementation:* Board of Zoning & Planning, **Community & Economic Development Department**, City Attorney

*Timeframe:* Ongoing

### b. Revise development regulations to permit and encourage mixed-use development.

The City's development regulations permit and encourage mixed-use development and are considered as the primary regulatory tool to encourage mixed-use development. Ongoing review of development regulations will occur to identify and remove potential obstacles to mixed-use development and implementation of the Study Area Plans.

*Implementation:* Board of Zoning & Planning, **Community & Economic Development Department**, City Attorney

*Timeframe:* Ongoing

### c. Allow a minimum amount of housing as an incentive to be incorporated into office developments in targeted areas.

Higher density housing is allowed within the Planned Mixed-Use District areas as an incentive to attracting office development in targeted areas, per the Study Area Plans. In these cases, housing will serve as a secondary use to office uses. The value of promoting residents to live within walking or biking distance of their place of employment is ever increasing (see Housing section). Updated and diversified housing within the City will facilitate residents to "age in place" and strengthens the community's fiscal core. Office and residential uses should be integrated into the same structure or adjacent structures to create a true mixed-use environment. The residential floor area of live/work units should be adjusted to meet market demands.

*Implementation:* Board of Zoning & Planning, **Community & Economic Development Department**

*Timeframe:* Complete

**d. Allow a minimum amount of retail to be incorporated into residential developments in targeted areas.**

A minimum amount of retail and specific uses are permitted within residential developments within targeted areas, per the Study Area Plans. Most residential projects rely upon the proximity of existing nearby retail instead of specifically incorporating retail uses and residential areas. Building designs should be flexible and accommodate the changing needs of the community as uses change over time.

*Implementation:* Board of Zoning & Planning, **Community & Economic Development Department**

*Timeframe:* Complete

**e. Allow retail to be incorporated into office developments in targeted areas.**

High demand for retail to serve the Upper Arlington market has been realized, and retail uses are permitted within office developments in targeted areas in accordance to the Study Area Plans. However, most recent office projects have relied upon the proximity of existing nearby retail uses instead of incorporating them. In these cases, retail will serve as a secondary use to office and should be located on the ground level of these structures. The appropriate amount of retail will be defined by the particular Study Area Plan.

*Implementation:* Board of Zoning & Planning, **Community & Economic Development Department**

*Timeframe:* Complete

**Objective 6. Encourage neighborhood and community level retail.**

Relative to retail development, neighborhood- and community-scale retail will be encouraged at appropriate locations consistent with Study Area Plans. The retail needs of the Upper Arlington population can best be served by this scaled level of service within the City limits. Furthermore, retail is not considered a major revenue generator for the City. Upper Arlington will discourage further regional-scale retail (such as “big box” stores), but it will support existing regional scale retail and unique national retail chains. The City will evaluate any opportunity to see if development is appropriate.

**Strategies**

**a. Evaluate development regulations to determine whether regional scale retail developments are appropriate.**

The zoning code supports neighborhood and community-scale retail and discourages regional-scale retail, which should be considered on an individual basis. The following definitions shall apply:



- **Neighborhood-Scale Retail:** Retail that meets local, convenient retail and personal service needs, typically in a walkable distance from nearby homes. Store sizes range from 1,000-5,000 square feet and include convenience stores and markets, bakeries, shoe repair, dry cleaners, florists, etc.
- **Community-Scale Retail:** Retail that meets community-wide retail and personal service needs, typically with off-street parking. Store sizes should range from 5,000 to 20,000 square feet. Uses include grocery stores, drug stores, furniture stores, smaller department stores, etc. Store sizes between 20,000 and 60,000 square feet should only be supported if they are located within a retail or mixed-use development and are not freestanding.
- **Regional-Scale Retail:** Any retail uses that exceed 60,000 square feet.

*Implementation:* Board of Zoning & Planning, **Community & Economic Development Department**

*Timeframe:* Ongoing

**b. Require street and walkway connectivity between retail, office and adjacent neighborhoods to encourage pedestrian access and better distribution of traffic.**

Connectivity standards will be established in design standards and guidelines to ensure that residents can safely and easily walk or bike between their neighborhoods and commercial areas.

*Implementation:* **Public Services Department**, Community & Economic Development Department, Parks & Recreation Department

*Timeframe:* Ongoing

**Objective 7. Expand the City physically where appropriate through annexation.**

When opportunities arise to support the annexation of attractive unincorporated parcels that are beneficial to the City, such support should be extended when the annexation is consistent with the Master Plan.

**Strategies**

**a. Support annexation of unincorporated areas where it is in the best economic interests of the City.**

Small portions of unincorporated area exist adjacent to the City boundaries. When it is in the best economic interests of the City, annexation of those areas should be supported. Appropriate zoning is placed on the annexed property to maximize benefits to the City.

*Implementation:* Community & Economic Development Department, **City Attorney**, Finance & Administrative Services Department

*Timeframe:* Ongoing

## **Objective 8. Maximize the opportunities between the City and The Ohio State University relative to development of west campus.**

The City will continue to work with The Ohio State University concerning areas of mutual interest, especially relative to the development of West Campus. These opportunities should be maximized to the benefit of both the City and the University.

### **Strategies**

#### **a. Work with The Ohio State University through a joint committee to co-plan development of the area.**

The City and The Ohio State University should formalize the joint planning committee that is working on issues of mutual interest. This would include future development activities on North Star Road. The City will continue to support agricultural uses on the Waterman Farm and encourage The Ohio State University to continue good stewardship of the land and environmentally responsible agricultural practices. Enhanced connectivity will continue to be supported.

*Implementation:* **Public Services Department**, City Manager, Parks & Recreation Department

*Timeframe:* Immediate and Ongoing

## **Objective 9. Improve land use management within City government.**

Community standards for land use management of residential neighborhoods, public buildings and parks have been consistently high. However, standards for commercial areas have been less adequate. A host of strategies are recommended that will enhance the City's ongoing land use management practices.

### **Strategies**

#### **a. Adopt the Master Plan Update and Study Area Plans.**

The Board of Zoning & Planning and City Council should adopt the Master Plan Update, including the Study Area Plans. These documents will outline a comprehensive set of land use strategies intended to fulfill the policy direction established by the Community Vision Partnership in line with input from the general public.

*Implementation:* City Council, **Board of Zoning & Planning**

*Timeframe:* Immediate

#### **b. Update the zoning code in line with plan recommendations, including adopting overlay zoning districts.**

The zoning code will be updated as appropriate to implement the Master Plan and Study Area Plans. This may include updates to one or more overlay zoning districts to implement the standards of each Study Area Plan. As part of this update, the role of administrative approvals will be considered for expansion to facilitate the development process.

*See Land Use Strategy 3b.*

*Implementation:* Board of Zoning & Planning, **Community & Economic Development Department**, City Attorney

*Timeframe:* Ongoing

**c. Adopt commercial design standards and guidelines.**

The adopted comprehensive commercial design standards and accompanying guidelines will continue to be evaluated and recommended changes brought forward for adoption. These regulations will be used to improve the physical appearance and functionality of the City's commercial districts and uses and will remain consistent with the Study Area Plans. In adopting these regulations, the City will decide upon the most appropriate administrative mechanism to guide compliance.

*Implementation:* Board of Zoning & Planning, **Community & Economic Development Department**, City Attorney

*Timeframe:* Ongoing

**d. Study the efficiency of the development approval process.**

The Board of Zoning & Planning and Community & Economic Development Director will periodically review the development approval process and identify any changes in regulations and administrative procedures that will make the process more efficient without compromising its integrity.

*Implementation:* Board of Zoning & Planning, **Community & Economic Development Department**

*Timeframe:* Ongoing

**FOOTNOTE:** Departments/agencies marked in **bold** within the strategies are designated as lead implementation departments/agencies.

## **E. Land Use Plan**

### **1. Overview**

Upper Arlington will remain a predominantly residential community over the planning period, as recommended by the Master Plan. The City will continue to offer outstanding neighborhoods supported by park facilities and public schools.

Major change is recommended to occur in the City's commercial centers, where the high standards established for residential neighborhoods is less reflected and where the opportunity for redevelopment is greatest. The Master Plan recommends that these existing centers be redeveloped at a higher density with mixed-uses and an emphasis on office uses (with high-paying jobs to enhance revenues) and a quality physical environment in order to improve the quality of life.

It is this mix of outstanding residential neighborhoods and revitalized business areas that are the essence of the Master Plan.

### **2. Principles**

Principles are statements of purpose intended to describe the direction of future development and redevelopment. They serve as a further elaboration of the goals, translated into specifics regarding the physical environment. The principles are the following:

#### **a. Redevelopment and reinvestment will be encouraged in order to strengthen the City's tax base.**

The City is facing increasing pressure to raise revenues to meet current and forecasted demands for services, capital investments and maintenance costs. Infrastructure continues to age. In order to meet the City's financial needs, four options are available: reduce service levels, raise taxes, intensify commercial development, or a combination thereof.

Less than two percent of the City's land area is in commercial office use – which offers the most significant net revenue benefits to the City. The Master Plan strongly encourages an intensification of commercial development at key existing commercial locations. These are locations that are currently underdeveloped and dominated by retail uses. Retail uses do not generate sufficient personal income taxes to support the City's revenue needs.

#### **b. Key commercial centers will be redeveloped at a higher density and with a mix of uses.**

In order to enhance the revenue potential and appearance of key commercial centers, redevelopment will have a higher quality and density than current patterns. These areas will have a mix of uses – office, retail, residential, public and perhaps institutional with an emphasis on office uses. Greater intensity and mixing of land uses can be achieved in ways that enhance the character of the City's physical environment and overall quality of life.

Proposing only commercial development at the Study Areas limits the City's possibilities in reinvigorating the community. While it is paramount to expand the tax base, it is also important to address other community defined needs, such as civic gathering places, senior housing, outstanding schools and local retail opportunities. At the same time, mixing uses creates a synergistic effect that increases the attractiveness and value of these sites. It also improves the City's regional competitiveness by creating unique development opportunities.

**c. Market realities must inform the City's land use preferences.**

Intentions to redevelop existing commercial areas must be informed by the realities of market conditions. The existing supply of office space in the City is characterized by older, class C space and does not meet current market expectations for higher end product. The City must facilitate the development of class A and B office space if it is to meet fiscal revenue needs. The regional retail market is competitive and the City will have a difficult time contending with newer regional retail centers. Efforts to intensify existing commercial centers must be based on sound and detailed market information.

**d. Community appearance will be enhanced in commercial and residential areas.**

The City has a very strong tradition of quality residential neighborhoods. This is not necessarily true for its commercial areas. The Master Plan will ensure that the appearance of all parts of the community is improved. Creation of mixed-use centers must be of the highest quality. Architectural design and treatment should add to the City's physical character and not detract from it, as evidenced by much of the current commercial development in the City.

**e. Outstanding residential neighborhoods will continue to be a hallmark of the community.**

Upper Arlington was founded as a premier residential community and continues to be in demand as a place for raising a family and owning a home. The quality of residential neighborhoods must be maintained, from the quality of individual houses to the street trees and flavor of individual neighborhoods.

At the same time, addressing the City's fiscal condition through redevelopment of commercial areas will help to ensure that residential neighborhoods maintain their quality – by ensuring that sufficient tax revenues are generated to support services and infrastructure.

Implementation of the Master Plan will strengthen the residential neighborhoods, including integrating them with high quality mixed-use centers.

**f. Pedestrian access will be improved.**

The community currently lacks strong pedestrian and bicycle connections, making it difficult for people to move about the City except by automobile. Providing these connections will enhance the City's transportation network (perhaps easing congestion), but more importantly will greatly improve the City's livability. Walking and biking are healthy activities and bring about an enhanced sense of community. Likewise, the City's major activity centers should have stronger links to its neighborhoods. This strengthens the bonds between institutions and residents.

**g. Physical environment will encourage community gathering.**

Major redevelopment efforts will provide greater opportunities for formal and informal public gatherings. The mixed-use centers will include dedicated public spaces, improved connections to existing public places, and streetscape designs that contribute to community interaction. These centers must be nodes of activity, where residents can walk to shop, conduct personal business, drop off a child at day care, and take advantage of cultural opportunities. Pedestrian-and-bicyclist-friendly environments are essential. These developments must integrate with the City's current road and sidewalk fabric. They must be fully integrated and not become islands in the landscape, as current shopping centers that are surrounded by surface parking lots have.

A local activity area, where neighborhood residents come together to recreate, learn and interact will define neighborhoods. These activity areas are likely to be unique to each neighborhood. They should be organized by a branch of the Upper Arlington library, neighborhood or community park, school, wellness center, or other public facility. They should be designed to encourage interaction and should be integrated into the surrounding neighborhood so that residents can safely walk or bike to the activity area.

**h. Changes in the physical environment will consider the needs of an aging population – including housing and community facilities.**

The average age of the City's residents is forecast to increase over the next 20 years, and those 60 years and older are expected to reach 34.8 percent of the total population. It is clear that not all older residents will be able or will choose to continue living in single-family detached housing, yet many will wish to remain in the City. New housing opportunities must be found to provide older residents with more choices, with or without supporting services. This can entail "empty nester" products, higher-density upscale housing, assisted living facilities, accessory units, and other alternative arrangements. Upper Arlington must continue to be a welcoming community for all age groups.

**i. Opportunities to enhance park and recreation amenities will be sought.**

Park and recreation amenities are very important to the City's quality of life. Unfortunately, the City cannot expand physically, allowing the opportunity to acquire additional space. Given current and future unforeseen needs, the community will strive to maximize its current inventory of land and facilities. Through redevelopment, opportunities for creating public open space, recreation, and general community facility amenities should be sought.

**j. A balanced and stable population will be maintained.**

Population forecasts indicate that the City will maintain a fairly stable population over the next 20 years. At the same time, the City's population is forecasted to continue its present aging trend.

While the City must respect the needs of all residents and the current demographic trends, the community will strive to maintain a balance of all age groups. This will ensure a strong school system and help maintain an historic perspective. Maintaining a balance will mean enhancing the community's attractiveness for all household types.

### 3. Land Use Plan

The focus of the Land Use Plan is ensuring that Upper Arlington's neighborhoods maintain their viability as outstanding residential places, with a focus on reinventing the commercial areas to be complimentary and to add to the City's quality of life.

The integrity of the residential neighborhoods will be secured well into the future. They will continue to be comprised of single-family homes, with parks and schools in walking distance. Small nodes of two-family and multi-family homes will continue as components of the City's neighborhoods, providing an affordable option for new and established residents.

Commercial areas will be the focus of redevelopment efforts to create exciting, well-designed and appropriate activity centers. The intent is to provide residents with new alternatives to shop, play, work and live, while encouraging new office development that compliments the City's rich heritage. Ultimately the City's tax base will be strengthened.

This new development should seamlessly connect with existing, nearby neighborhoods. Sidewalks and bike routes should connect. People should be able to walk and bike safely throughout the City. The architectural character of new mixed-use and business areas should reflect the design character of the City's best residential areas.

Open space features, including parks, school sites and adjacent green corridors, will continue to provide residents with recreational options. These sites will continue to be conserved and maintained for future generations.

### 4. Standards

The following general standards apply Citywide and seek to define the characteristics of the built environment into the future. They are supplemented by the specific Study Area Plans that recommend future land use.

#### a. Residential

- Single-family homes will continue to be the dominant land use in the City's residential neighborhoods.
- Two-family and multi-family structures will continue to serve as transitional uses between single-family neighborhoods and commercial areas. Multi-family developments – especially owner-occupied condominiums – will continue as contained developments.
- The Study Areas will continue to focus on redevelopment, where residential, office and retail uses will mix within the Study Area and within individual structures.
- New construction in single-family neighborhoods will be compatible with the character, height, density, materials and building styles of the immediate block.
- The continuation of rental two-family and multi-family properties will be supported – where appropriate – to provide for affordable housing options.

- The development of housing options attractive to seniors will be supported if it ensures that aging residents can continue to live in Upper Arlington.

#### **b. Retail**

- Retail uses should continue to meet local community and neighborhood needs for goods and services.
- Neighborhood-scale retail that meets local, convenient retail and personal service needs (typically in a walkable distance from nearby homes) will be encouraged. Store sizes should range from 1,000 – 5,000 square feet and should include bakeries, convenience stores, shoe repair, florists, etc.
- Community-scale retail that meets community-wide retail and personal service needs, typically with off-street parking will be encouraged. Store sizes should range from 5,000 to 20,000 square feet. Uses would include smaller grocery stores, drug stores, furniture stores, smaller department stores, etc. Store sizes between 20,000 and 60,000 square feet should only be supported if located within a retail or mixed-use development and not freestanding.
- New regional-scale retail uses, especially single-use tenant buildings that exceed 60,000 square feet, should only be considered on an individual basis.
- Retail areas will be well designed, with strong pedestrian orientation and facilities, well-landscaped, residential in character, and with parking well-screened and landscaped.
- Architectural character will complement adjacent and nearby residential neighborhoods, as demonstrated by the City's oldest public buildings which provide outstanding design character.

#### **c. Office**

- Preferred office uses include administrative, finance, insurance and real estate (FIRE), technology companies, research and development facilities, general corporate offices, and medical and other professional offices.
- Office uses are an appropriate transition between residential neighborhoods and retail/commercial areas.
- Office uses should be a significant land use in the Study Areas.
- Where appropriate, office uses should be directly linked to the sidewalk system and off-street parking should be located to the side or rear of the structures.
- Architecture will be of high quality and residential in character as demonstrated by the City's landmark, distinctive public buildings.

#### **d. Public**

- Public uses should continue to serve as the focus of neighborhoods – especially schools and parks.
- Future public facilities should play an important role in extending the City's quality of life and should be physically integrated into the community.
- Emphasis should be placed on walking and bicycling, not driving to such facilities.
- Architectural character will be sensitive to adjacent and nearby residential neighborhoods, drawing on the design attributes of the City's oldest public buildings.



## **F. Study Area Plans**

A series of plans are presented in the second volume of the Master Plan which address the Study Areas that are a component of this endeavor. The Study Area planning effort focused on the City's existing commercial areas, and in some cases, the multifamily residential areas.

Outlined below is a brief summary of each area. Refer to Volume 2 of the 2001 Master Plan document for detailed recommendations.

The way land is used in a community has a significant effect on the character and economic health. In thinking about these areas, the focus is on building a community, as opposed to building a development project.

### **Kingsdale Area**

*Focus:* Mixed-use area/community gathering places — office, retail, residential and civic.

*Area:* The triangle bound by Northwest Boulevard, Tremont Road and Zollinger Road contains 38 acres and is the primary focus of this area. Recommendations will address the commercial area around Five Points and the large multifamily area west of Tremont Road, east of Northwest Boulevard and the single-family area south of Zollinger (the Housing Committee is recommending that this area be rezoned to multi-family).

*Summary:* This is one of the City's central gathering places – home to major community events and traditions. Civic uses can enhance vitality and provide stability. This area also represents one of the best locations to maximize potential revenues to the City from additional income tax generated by office uses.

### **Henderson Road Corridor**

*Focus:* Regional office corridor with other supporting mixes of uses.

*Area:* The principal area of investigation is the 50 acres along the south side of Henderson Road.

*Summary:* This location has the greatest opportunity for intense office use. Other uses (retail, hotel and residential) should be included to help create a vital area. This corridor enhances the community's identity through an improved and unifying edge and gateway treatments.

### **Lane Avenue**

*Focus:* Mixed-use corridor with office emphasis and improved streetscape and gateway.

*Area:* The corridor includes both sides of Lane Avenue from east of North Star Road to Northwest Boulevard.

*Summary:* Office uses could capitalize on the proximity to SR 315, The Ohio State University and the Science and Technology Park. Other uses should be included to improve the vitality of the area and enhance the market potential of the office uses. This corridor enhances the community's identity through improved streetscape and gateway treatments.

## **Tremont Center Area**

*Focus:* Neighborhood center with retail, office and residential uses.

*Area:* Includes the seven-acre commercial center as well as consideration of the 18-acre multi-family area directly north of the center.

*Summary:* This area is larger in scale than the Mallway and has better accessibility and visibility. Therefore, it serves a larger portion of the community. There is opportunity to significantly enhance the office use in the multi-family area and still have multi-family uses. (This general area is a potential location for a community center, given other nearby civic and recreational uses, but is secondary to Kingsdale.)

## **Northwest Boulevard**

*Focus:* Mixed-use corridor with retail, office and residential.

*Area:* Includes 13 acres along Northwest Boulevard – from Zollinger Road to Ridgeview Road.

*Summary:* The focus is on a mix of uses with higher-than-current density residential as a component, given the proximity of existing single-family residential.

## **Other Commercial Areas:**

Recommendations for development standards for the Mallway and the commercial areas along US 33 focus on design considerations. The potential for significant redevelopment is limited in these areas, but there is a need to ensure an improved physical appearance of these areas.

## **US 33**

*Focus:* Improve design character, especially at key intersections.

*Summary:* Prime locations for improvements are at the Fishinger Road and Trabue Road intersections. Fishinger Road would have a mix of uses, improved connections to the residential areas and serve as a gateway to the community. The Trabue area would primarily have office uses. Improvements to the corridor will enhance the community's identity through a unified edge and gateway treatment.

## **Mallway**

*Focus:* Neighborhood center with retail, office and civic uses.

*Summary:* The primary emphasis will be to provide a mix of uses that will better serve the daily needs of the south Arlington area. This area will also include retail uses (i.e. restaurants, home furnishings, etc.) that attract the larger community. Any changes will be compatible with the existing historic character of the area. The existing open space area and other pedestrian spaces should continue to be improved.

## **Southeast Arlington**

*Focus:* Maintain existing character and land use.

*Summary:* The residential character and scale of the area will be maintained. Commercial uses (office and retail) should be restricted to existing sites for the foreseeable future. This is an area that may offer long-term redevelopment potential. Future improvements should recognize the area's gateway location at the commercial corners.

