UMCH Site Proposal

Informal Meeting

June 29th 2015
“Redevelopment of this site must create a high-quality, mixed-use development that is walkable, connected, and integrated within the site and with the City. This mix of uses should contain a range of residential types together with commercial office and neighborhood retail uses integrated with contributing and shared green space and amenities – all of which complement each other to create an active, vibrant place.”
Objectives:

1. Consideration of the redevelopment potential of this site recognizing the critical resource and opportunity this 40+ acre site represents within the City.

2. Provision of a mix of desirable uses and green space that are compatible with surrounding neighborhoods and are currently underserved in Worthington.

3. Addressing the needs of current and future residents by providing new housing types/options that are underrepresented in the market and complement Worthington’s current offerings.

4. Recognition of the financial goals of UMCH to enable it to continue its mission within the region.
Continued:

5. Expansion of the City of Worthington’s tax base by incorporating uses that allow for new or enhanced sources of revenue.

6. Preservation and integration of the existing natural features found on the site related to Tucker Creek.

7. Creation of a well-planned, vibrant, walkable, and integrated development of the highest quality that meets or exceeds current best practices for mixed use development, including the provision of communal space and complete streets.
Looney Ricks Kiss is a full-service architecture, planning, and design firm with an unrivaled ambition to create memorable, functional, and social spaces.
Future land use zones for the UMCH focus area.

Comprehensive Plan Zones
Proposed Plan Zones

- ESTATE HOME BUFFER
- HIGH STREET CORRIDOR
- TRANSITION ZONE
- PRESERVED ZONE

Legend:
- Multi-family Mixed-use
- Office
- Estate
- Cottage
- Village
- Townhouse

Development Concepts
LC Worthington Mixed Use
April 15, 2015

Proposed Plan Zones
Future land use zones for the UMCH focus area.

Worthington Comprehensive Plan

Comparison of Zones
Conceptual Site Plan
Estate Home Buffer Architecture

GEORGIAN STYLE HOME

WILLIAMSBURG, VA

WORTHINGTON, OH
Estate Home Buffer Architecture
COTTAGE

SCHOOL ST. - LIBERTYVILLE, IL

WILLIAMSBURG, VA

SCHOOL ST. - LIBERTYVILLE, IL

Transition Zone Architecture
Improving City's Housing Balance. Another significant issue facing the City is the imbalance in the types of housing available within the City limits — assuming one of the goals of Worthington is to be a life-span community. As discussed in Section II, there is a shortage of housing options that allow a resident to live his or her entire life within Worthington. This requires a diversity of housing that targets college graduates ("young professionals") and maturing adults ("empty nesters"). Approximately 79% of the residential housing stock in Worthington is single-family detached homes. Often young professionals are looking for lower entry costs, more of an active community environment, less maintenance, and more amenities than the small starter-home offers. This type of development is lacking within the City. At the other end of the spectrum, the newer housing types that appeal to the empty nester are also fewer in number in Worthington proper. As a result, many Worthington residents stay in the detached, single-family home they have been living in for years, or they move out of the community. There is an opportunity to encourage the provision of these housing types within Worthington.
The successful housing product to meet this need in Worthington is one that takes advantage of the "urban village" living environment the city offers. This is not the typical suburban housing model found throughout the surrounding area (which is usually repetitive, disconnected, of a single house type, and reliant on the automobile to go anywhere). Connectivity and social interaction are critical to urban village living so these residential developments will connect into the pedestrian and street fabric and have a higher density that encourages contact and communication with neighbors. This product, both in condominium and apartment form, will target those Worthington residents whose children have left their single-family home ("empty nesters") and those former children, newly on their own, who wish to come back to the City ("young professionals"). It will place people in close proximity to Worthington activity centers and encourage them to be involved in the City.
COLUMBUS, OHIO
Metropolitan Area Trends, Preferences, and Opportunities: 2010 to 2030 and to 2040

AUTHOR
Arthur C. Nelson, Ph.D., FAICP

Figure B: Growth share by householder age, 1990–2010 and projected for 2010–2030

Growth Share 1990–2010
- 3%
- 78%
- 19%

Growth Share 2010–2030
- 22%
- 22%
- 56%

Source: Arthur C. Nelson.
HIGH STREET CORRIDOR

COMPREHENSIVE PLAN RENDERING

RETAIL

MARKET ST. RETAIL - NEW ALBANY, OH

CHILTERN ST. - LONDON, ENGLAND
High Street Character Sketches
Open Space and Parks Character

MACKENZIE GARDENS - FINSBURY PARK, LONDON, ENGLAND

LONGWOOD GARDENS - KENNET SQ., PA

GOVERNOR’S MANSION - WILLIAMSBURG, VA
WHAT MAKES A GREAT PLACE?

PROJECT FOR PUBLIC SPACES