

Planned Mixed Office District

October 3, 2022 – via Zoom



City of **Upper
Arlington**

Introductions

- Steven R. Schoeny, City Manager – sschoeny@uaoh.net
- Marie Keister, Murphy Epton – marie.keister@murphyepson.com
- Chad Gibson, Community Development Director – cgibson@uaoh.net
- Jackie Thiel, Assistant City Manager – jthiel@uaoh.net
- Joe Henderson, Economic Development Director – jhenderson@uaoh.net
- Emma Speight, Community Affairs Director – espeight@uaoh.net
- Justin Milam, Senior Planner – jmilam@uaoh.net



Meeting Purpose and Format

- To seek your input on possible zoning rules for future redevelopment
- To provide a summary of input received thus far
- Brief presentation followed by informal discussion
- Raise your (digital) hand or place a comment in the chat box
- Ground rules: be courteous, kind and concise!



Timeline + Outreach and Engagement

- Letters, blogs, City Insight e-Newsletter, social media
- Public meeting #1a – September 14 at Council Chambers, MSC
- Public meeting #1b – September 15 via Zoom
- BZAP Work Session introduction – October 5
- Public meetings #2/#3 – October 3 and October 17 via Zoom
- BZAP recommendation vote – October 19
- City Council meetings (3) – November 7, 14 and 21

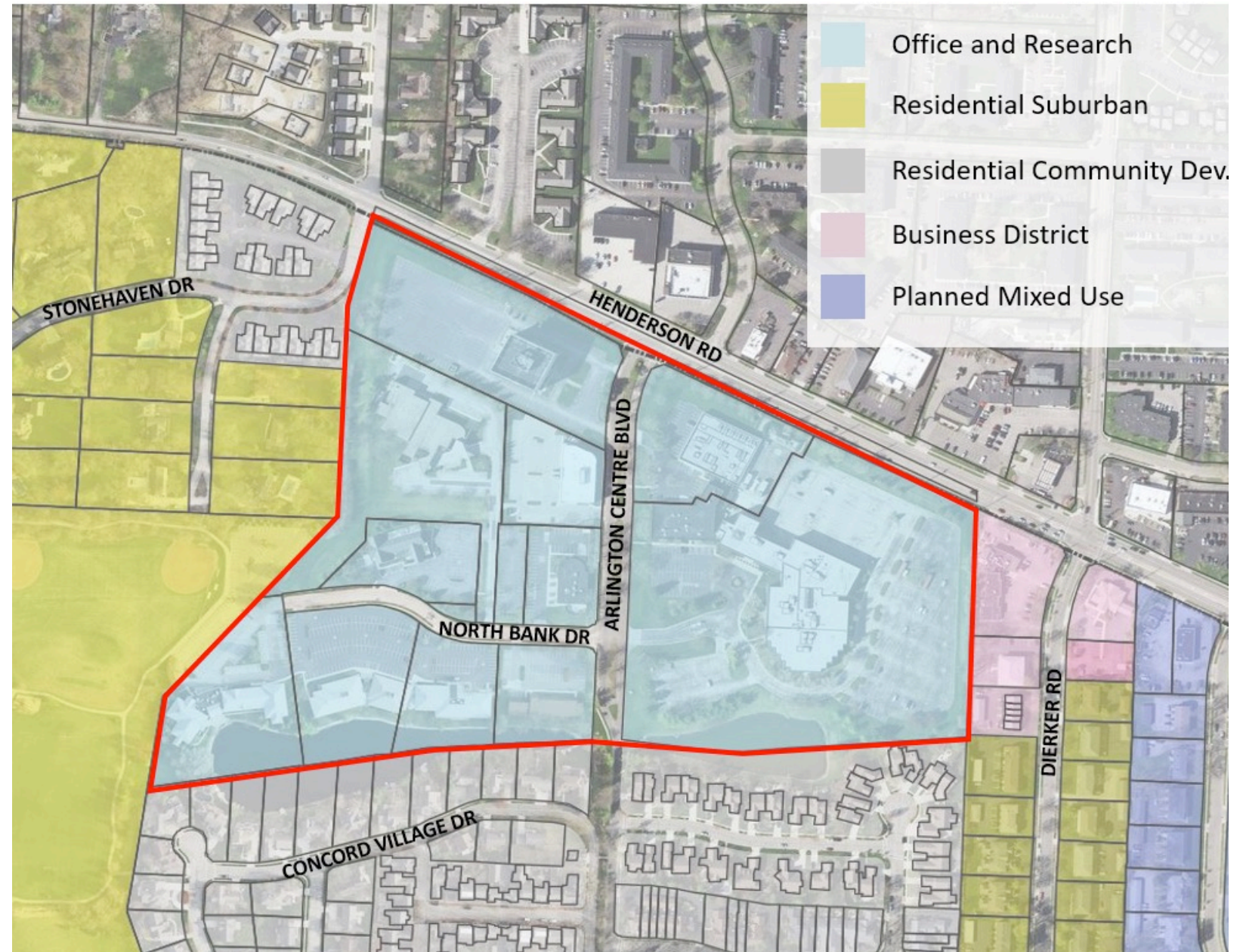


Chad Gibson, AICP

Community Development Director

Subject Area *Blue Only*

- 34.2 acres
- 13 parcels
- 451,000 SF of existing office
- Arlington Centre Boulevard
- North Bank Drive
- W. Henderson Road
- Zoned Office and Research Commercial (ORC)



Existing Businesses



National Church Residences



COLUMBUS AESTHETIC
& PLASTIC SURGERY

Look Better. Feel Better. *Live Better!*[™]



Select Site Photos

Hamilton Capital



National Church Residences



Gosh Enterprises

Columbus Aesthetic & Plastic Surgery



Key Considerations

- Large, single-use office complexes are outdated, especially if not in prime locations with direct highway access
- Office use is critical to the City for income tax revenue – only a small fraction of the City zoned is commercial
- Zoning updates are needed to align with market conditions and help it remain viable
- Two major property owners are considering redevelopment options on their sites: National Church Residences and GOSH Enterprises



Objectives and Ideas

- **Objective:** Maintain a vibrant office district that supports a desirable, attractive community
- **Ideas:**
 - Allow mixed-use rather than only single-use
 - Align zoning with current market conditions while preserving the City's key fiscal goals – seek 10,000 SF office per acre (13,176 SF today)
 - Change the zoning district to Planned Mixed Office District (PMOD)
 - Consider how redevelopment relates to neighborhoods across the lake
- Understand your priorities



Comparable Developments and Density: What 10,000 SF Looks Like



Grandview Crossing

4,545 SF office/acre (near Sheetz)

55 acres

+/- 24 units per acre (*limited due to former landfill)



Grandview Yard

9,600 SF office/acre (Hofbrauhaus)

85 acres (Grandview portion)

+/- 24 units per acre



Bridge Park

24,252 SF office/acre (Riverside/161)

25 acres

+/- 39 units per acre

What are your thoughts?

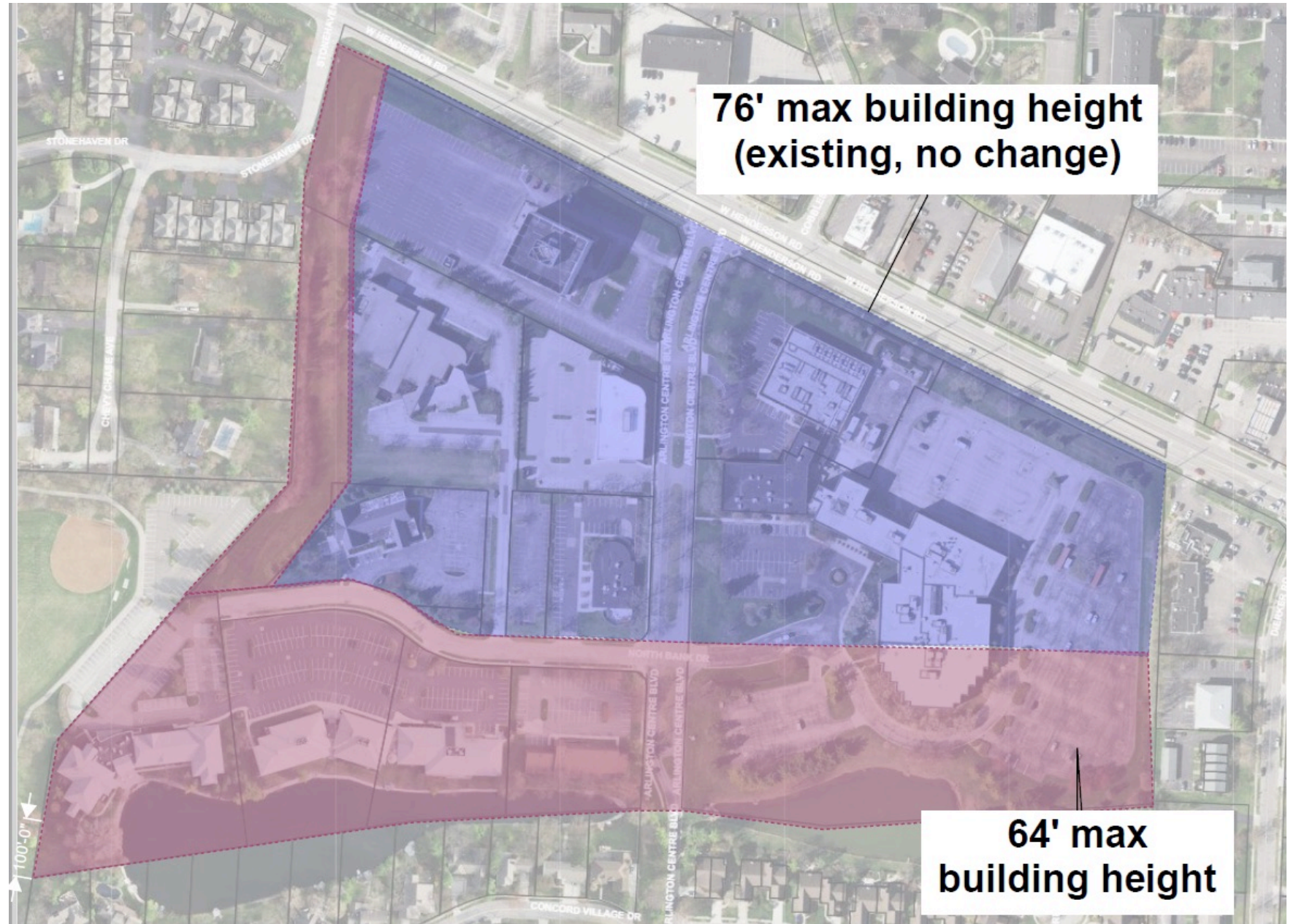
Building Height Context: Current Zoning 76 Ft.

<u>Building</u>	<u>Address</u>	<u>Height</u>
Arlington Gateway (under const.)	1325-97 W. Lane Avenue	152'-10"
The Lane (5 stories)	1600 W. Lane Avenue	55'
Kingsdale Senior Housing	3240 Tremont Rd.	84'
Arlington Crossing	3175 Tremont Road	69'
Hamilton Capital (5 stories)	5025 Arlington Centre Blvd.	74'
CAPS (2 stories)	5005 Arlington Centre Blvd.	32'-2"
OSU Wexner Medical Center	1800 Zollinger Road	75'

What are your thoughts?

Keep the same or go higher? A transition between areas?

Draft Building Height Map



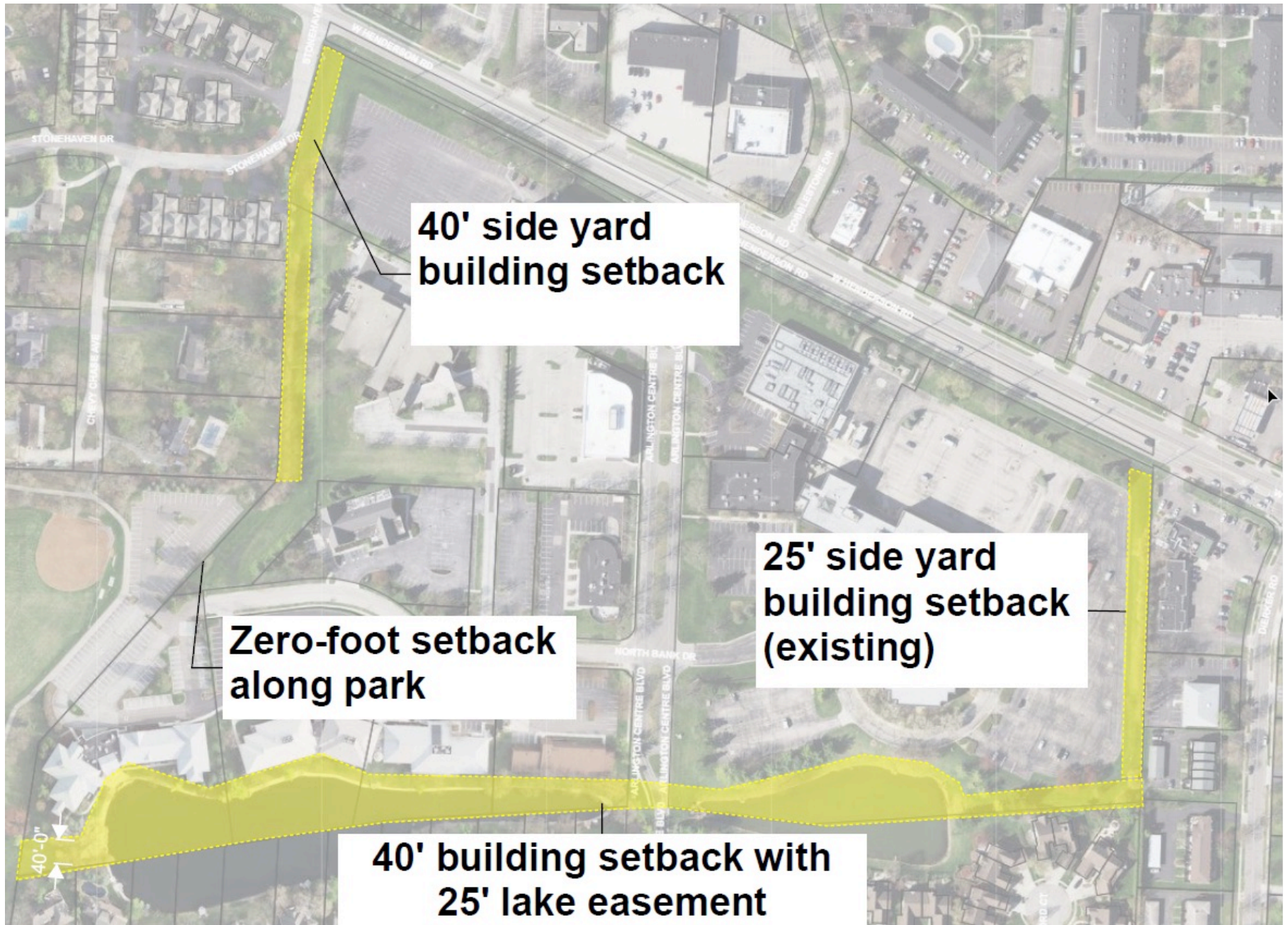
Lake Considerations



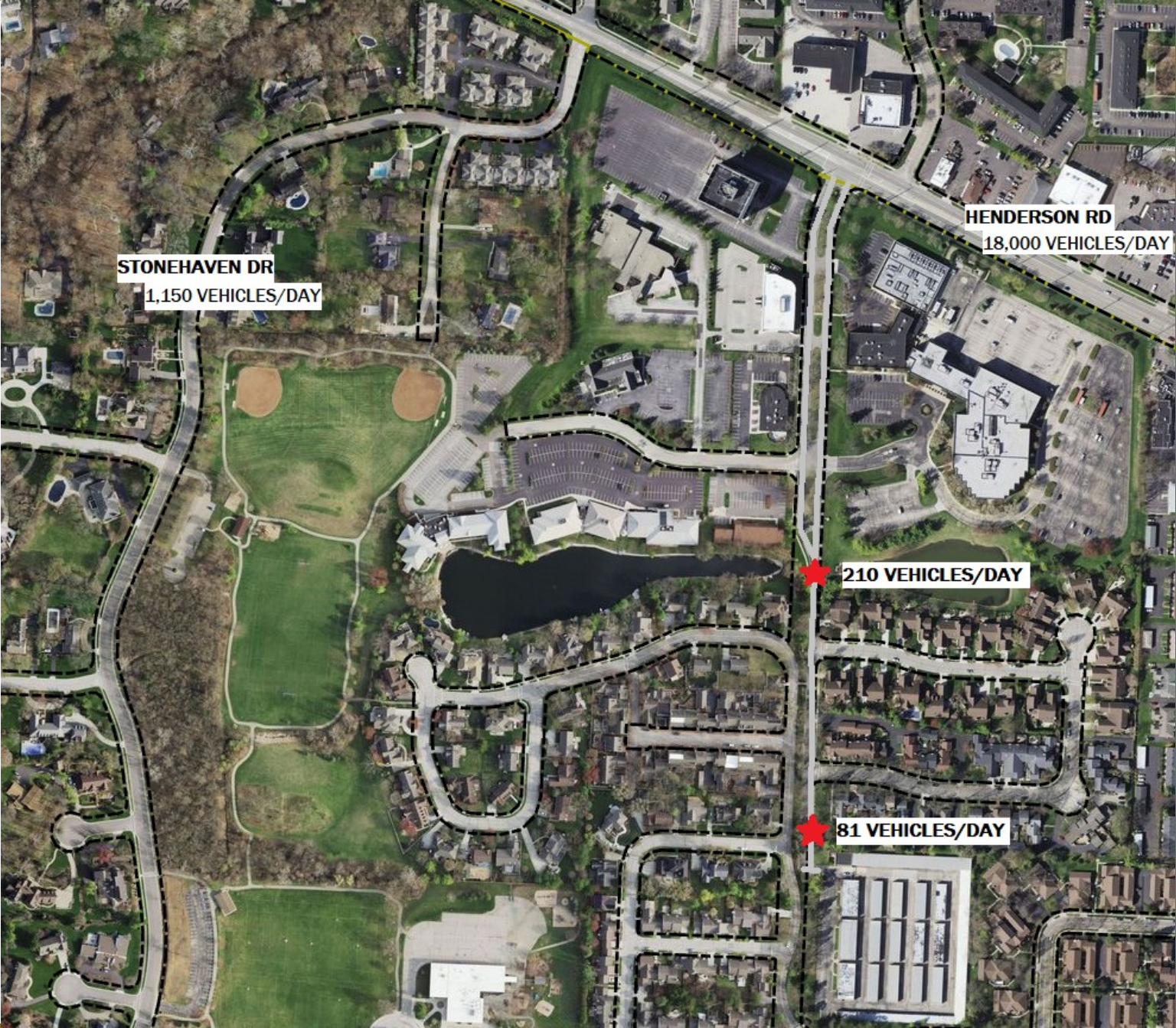
What are your thoughts?

Minimum building setbacks? Maximum building heights within a certain distance? Other uses?

Draft Setback Map



Traffic Considerations



Public Input to Date (Meetings, Survey)

- 10,000 SF per acre of office is reasonable
- Concern about apartments
- Walkability to restaurants desired
- Do not increase existing 76' height limit (e.g., Hamilton bldg.); lower by the lakes (include building height transition)
- Concerns about noise from uses on the lakes, especially restaurants; protect lakes with adequate setbacks
- Consider closing off Arlington Centre Blvd. at the lakes
- Lakes need maintenance



Proposed Use Summary

- Permitted
 - Office, outpatient surgery centers, surface and structured parking, technological research
- Secondary permitted (in addition to 10K per acre of office)
 - Retail, barber shops/beauty parlors, child day care, coffee shops, dry goods/apparel, senior housing, multi-family residential
- Conditional
 - Hotels, hospitals, restaurants, fast food, drive-thrus, churches, breweries



Development Standards

- Minimum 20% greenspace (same)
- Minimum parking standards (same)
- Maximum residential density 35 units/acre
- Increased side yard and rear yard setbacks along periphery
- Limits on restaurant hours (10 p.m.) and service area location
- Max. height 76' (same); reduced to 64' south of N. Bank Drive

**Major Site Plan review (BZAP) process still applies*



Timeline + Future Engagement

- BZAP Work Session introduction – October 5
- Public meeting #3 – 5 pm, October 17 via Zoom
- BZAP recommendation vote – October 19 (*we will share your feedback*)
- City Council Meetings (3) – November 7, 14 and 21



**Other Comments or
Questions?**

Closing Remarks and Questions

- Thank you to our residents for participating!
- Your input makes the code better
- For updates, bookmark the City's project webpage:
<https://upperarlingtonoh.gov/community-development/orc-pmod/>
- Email us at planning@uaoh.net

Thank you!

