April 10, 2024

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West Henderson Road Vision Plan

COMMUNITY KICKOFF

City of
Upper Arlington

Steve Schoeny
City Manager, City of Upper Arlington

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Chad Gibson
Community Development Direction, City of Upper Arlington

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Introductions & background
Kyle May, Associate Principal, MKSK Studios

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Agenda & purpose

Welcome to the Kickoff Workshop in support of the West Henderson Road Vision Plan. We're all excited to have this opportunity to talk about the future of the community.

- » **Welcome and Introductions**   6:30 p.m.

- » **Overview of Envision Henderson** - process overview   6:45

- » **Ten things to know** - quick dive into the research   6:55

- » **Impressions & opportunities** - smartphone polling   7:05

- » **Break-out activities**   7:25

SOURCE: CITY OF UPPER ARLINGTON

April 10, 2024

Project team

PEOPLE OF THE CITY OF UPPER ARLINGTON

City of UA Departments
Board of Zoning & Planning
City Council

Stakeholders
Neighborhoods
Business owners
Property owners

MKSK

Christopher Hermann, AICP
Planning Principal

Kyle May, AICP
Project Manager

Sarah Lilly, AICP
Planner / Public Engagement

AMY ROSEPILER. PE
ENGINEERING LEAD

**BURGESS & NIPLE
TRANSPORTATION PLANNING**

**JONES
ARCHITECTURAL CHARACTER**

BRIAN JONES
ARCHITECTURE LEAD

Why now?

» The **Central Ohio region is growing rapidly**, and every community – Upper Arlington included – is feeling the impacts and pressures of this growth. How communities prepare for what's to come, will be key to their longterm health, identity and vibrancy.

» West Henderson Road is the **last major business district within the City** with the potential for significant change.

» Henderson Road serves as the **boundary between Upper Arlington and the City of Columbus**. With multiple property owners, and different zoning and design standards for each jurisdiction, the resulting **developments over the years have created an inconsistent look and feel**.

» The district is located at the northern edge of the community instead of a more central location, with **diminished access to the region's network of highways, and lacks a defined sense of place within Upper Arlington**.

» The current roadway configuration **does not reflect contemporary safety, access, streetscape and aesthetic expectations**.

» Other initiatives, like **LinkUS and Zone In Columbus**, will impact this district and **now is the time to be proactive** about the changes that occur.

SOURCE: CITY OF UPPER ARLINGTON

Outcomes

» **Another, great community conversation** - broad engagement that combines education, brainstorming, and idea-building.

» **Clarity, connection, better understanding**

» **A bold vision** - A statement of intention, on behalf of citizens of Upper Arlington, focused on the rich opportunities along the Henderson Road corridor. A community-written, data-informed plan that is inspiring, clear, and connected to a sequence of actions and investments.

» **Clear objectives** - what are the needles we're trying to move? How do we know we're making progress? Measurable, achievable, important, tight connection to the vision.

» **Stacked and sorted actions** - community investments and policies that support one or more objectives.

SOURCE: MKSK

Project Goals

1
Facilitate a consistent, safe, and attractive corridor

2
Add community value by creating a welcoming, open corridor

3
Maximize economic development opportunities

4
Enhance the vibrancy and walkability of the corridor

5
Identify opportunities for additional housing

6
Define a transitional edge to Upper Arlington

Study Area

Northcrest Park

Northwest Park

Henderson Rd

Gettysburg Rd

Reed Rd

Dierker Rd

Nugent Dr

MacKenzie Dr.

Project Schedule

Initial Stakeholder Engagement

City Council 2x2 Meetings

Community Meeting #1: Kickoff

Community Meeting #2: Choices

Follow-up Stakeholder Engagement

Community Meeting #3: Priorities

COMMUNITY ENGAGEMENT
FEBRUARY - OCTOBER '24

Community Meeting #3:
Open House

Preferred Corridor Concepts

Policy Recommendations & Implementation Matrix

Final Corridor Vision Plan

City Council Hearings

PLAN SYNTHESIS & FINALIZATION
JUNE - OCTOBER '24

| Component 1 | Component 2 | Component 3 | Component 4 |

PROCESS PREPARATION
JANUARY - FEBRUARY '24

Project Kick-off Meeting

Review Existing Data, Reports, & Gather Base Mapping

Conduct a Corridor "Walk-Through"

Basemapping

Communications & Engagement Brief

CONCEPTS & ALTERNATIVES
APRIL - JUNE '24

Corridor Improvement Opportunities & Challenges

Transportation and Infrastructure Review / Assessment

Conceptual Design Options

Catalytic Site Concepts

Community Meeting #2: Choices

Tonight's activities

» The Kickoff is the first in a three-meeting series in support of the Envision Henderson planning process. Tonight we want to generate a mountain of comments, thoughts, and **ideas**!

» **Experiences, impressions, challenges, and opportunities** - Start with group reaction polling through your smartphone, led from the podium. Check your agenda now to get logged in!

» Four workshop activities located in the lobby:

  » **Strong place, weak place, opportunity place**
  » **Building a more complete street**
  » **BIG idea board**
  » **What's missing? Typologies and uses**

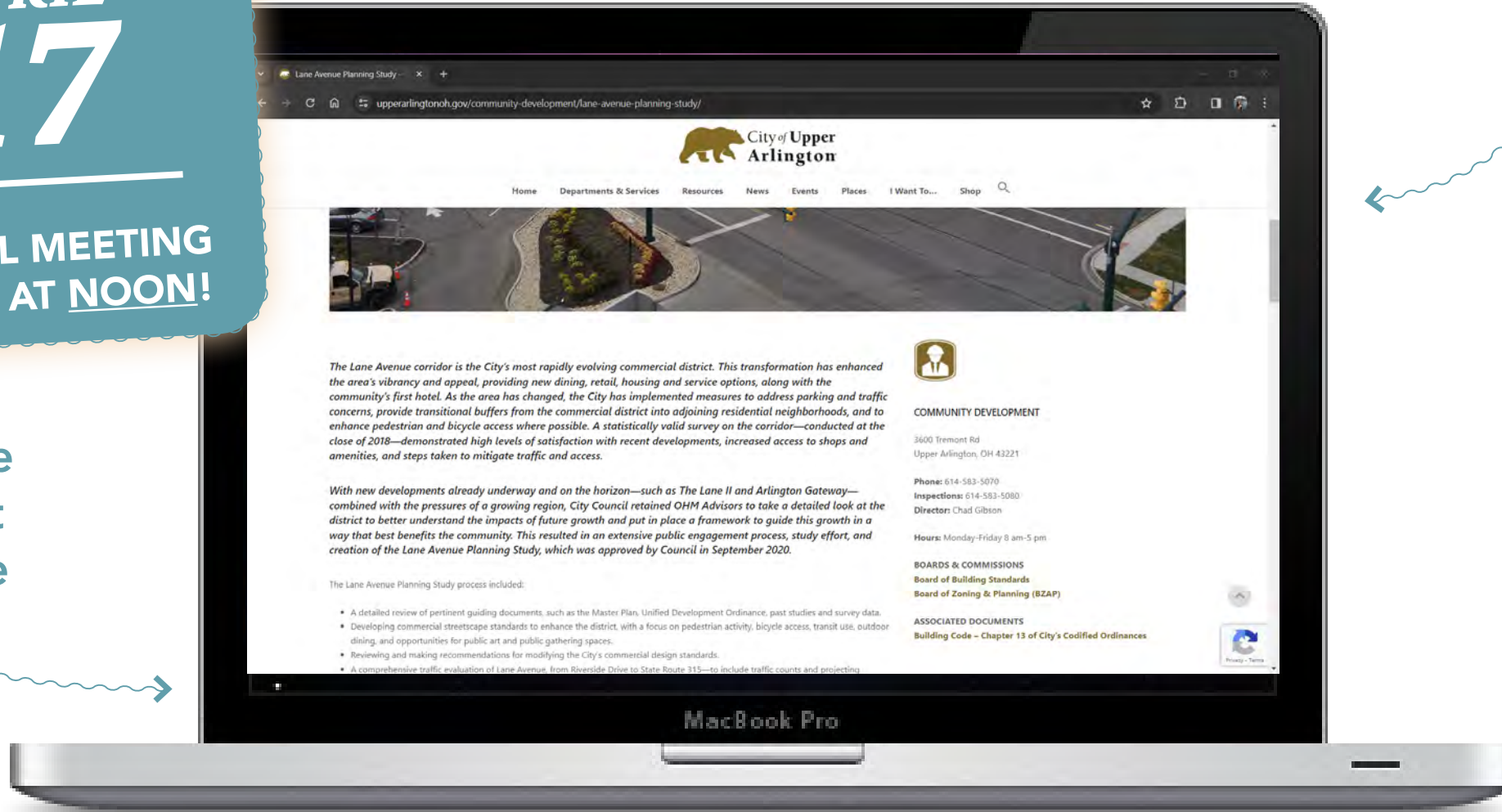» Last, don't forget to detach and share your **exit questionnaire!**
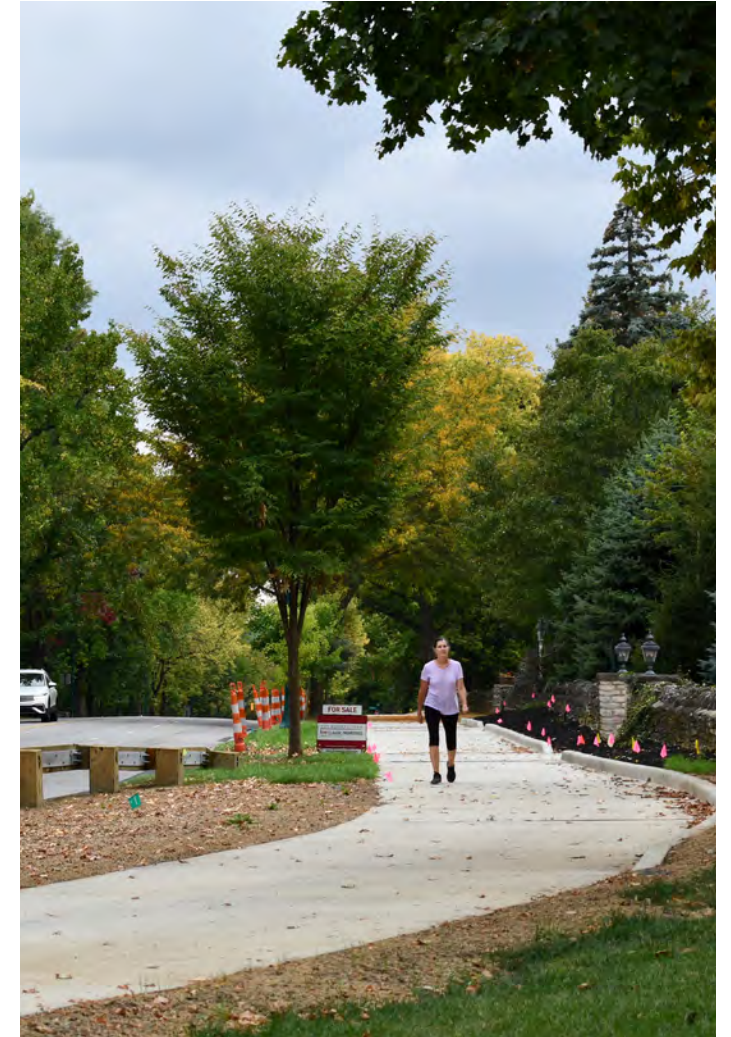
SOURCE: CITY OF UPPER ARLINGTON

Other ways to participate

APRIL
17

VIRTUAL MEETING STARTS AT <u>NOON</u>!

Project webpage on City's website

Link to online engagement landing page

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Other ways to participate

Interactive Map

Online Survey
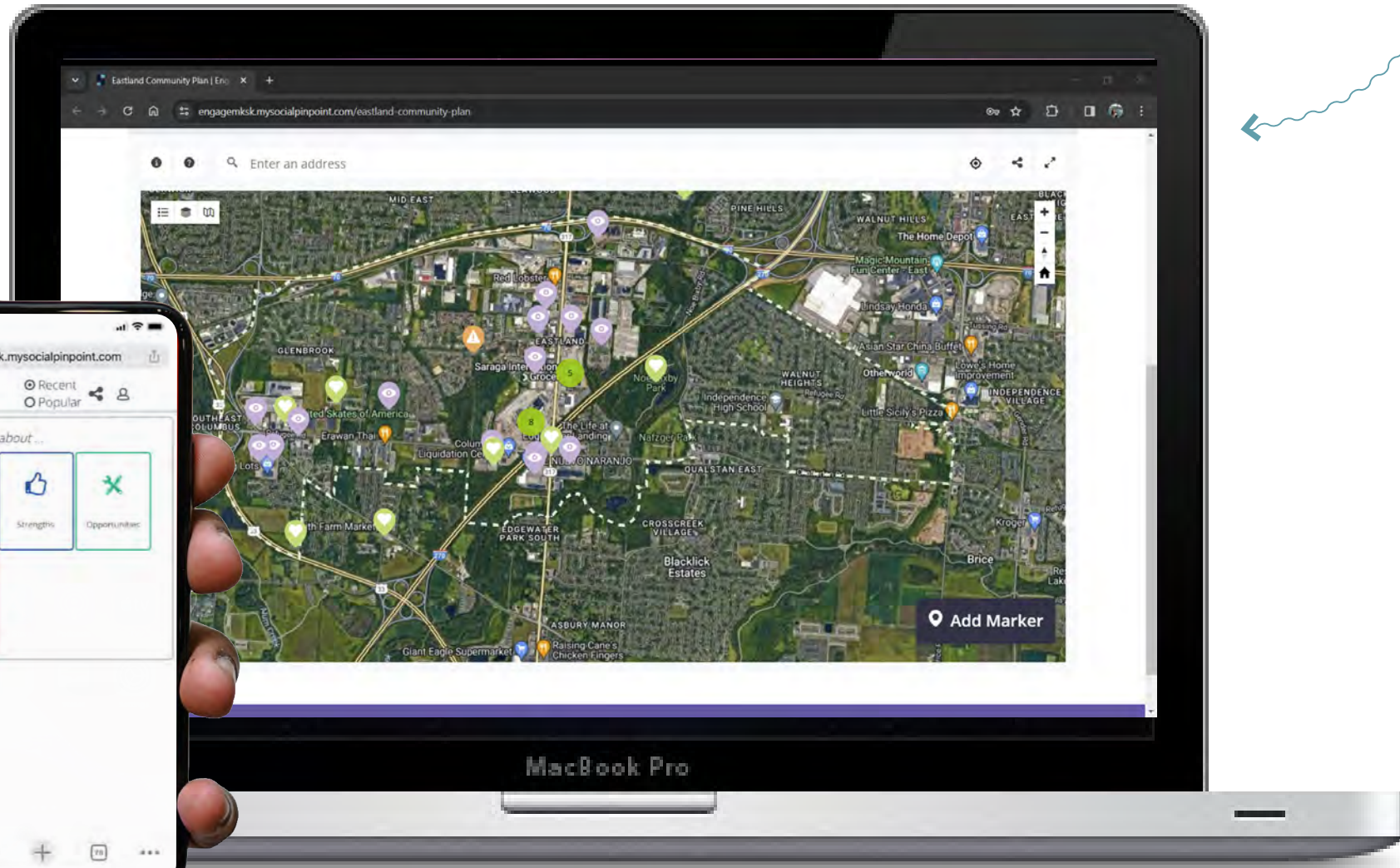
Ten things to know!
Kyle May, Associate Principal, MKSK Studios

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Data and analysis

» Process and plan are informed by a layers of data-driven research and analysis.

» The planning team will use the latest, best data available to **build a compendium of conditions and trends**.

» These findings will expose key challenges or emerging opportunities. The plan's recommendations will either seek to mitigate issues or take advantage of potential.

» Topics and focus are wide ranging and include **demographics, economics, land use, transportation, and others**.

» Unless notes, the geography of data pertains to the planning area, a half-square mile area straddling Henderson Road and shared between the cities of Upper Arlington (south) and Columbus (north).

» Let's explore a few, relevant findings from a national to local scale.

SOURCE: CITY OF UPPER ARLINGTON

National headwinds and trends

» E-commerce continues to drive major shifts in demand for retail and commercial space. This is especially acute in overbuilt or saturated markets. **The most vulnerable spaces are medium sized, 40 to 70k square feet**.

» The work-from-home permissions granted through the 2020 COVID-19 Pandemic, have been slow to fully reverse for many companies and institutions. **The suburban products are not immune. In some cases, the vacancies in the traditional, single-use office parks are higher than downtown areas**, with one exception, newer mixed-use centers have seen a boon in leasing.

» Housing prices shot up through the pandemic and have only recently – with major increases to interest rates – stabilized. Most markets experienced **between 10 and 30 percent increases in year-to-year sales prices**. The demand for more diverse housing products is growing in line with changing national demographics.

SOURCE: SHUTTERSTOCK

Regional growth and change

(2)

» The **Central Ohio region is growing rapidly**, and every community – Upper Arlington included – is feeling the impacts and pressures of this growth. **650k new residents in the 15-county region by 2050.**

» Last ten years, home grown unicorns (Root, Cover my Meds, Olive) and rising venture capital awareness / investment. Venture capitalists injected over **$3 billion into the region over the past 20 years**, particularly in healthcare and insurance startups.

» Major regional logistics advantages. Just in time economy and the need for space / access, triggering **Amazon effect in full effect**.

» Relative housing affordability but with markets are changing monthly.

» And then there's Intel … **$20B, largest single economic event in the state's history**. 3,000 full-time high-tech jobs, ~10k construction.

   » Secondary effects in terms of jobs / people unknown

   » Ex. Chandler, AZ – Intel initial hub from 30k to 280k, 1980 to 2020

(3)

SOURCE: INTEL CORPORATION

(4)

Ratio of Jobs to Housing Unit Growth

2.5 : 1

Regional housing development is not keeping pace with jobs, accelerating housing costs across all markets

Looking locally

» West Henderson Road is the **last major business district within the City** with the potential for significant change.

» The corridor serves as the **boundary between Upper Arlington and the City of Columbus**. With multiple property owners, and different zoning and design standards for each jurisdiction, the resulting **developments over the years have created an inconsistent look and feel.**

» The district is located at the northern edge of the community instead of a more central location, with **diminished access to the region's network of highways, and lacks a defined sense of place within Upper Arlington**.

» Nexus of a several major initiatives with the potential to impact the corridor. **COTA's LinkUS** transit and alternative transportation planning, **Columbus' ZoneIn** re-haul of the city's zoning code focusing on major corridors including the north side of Henderson.
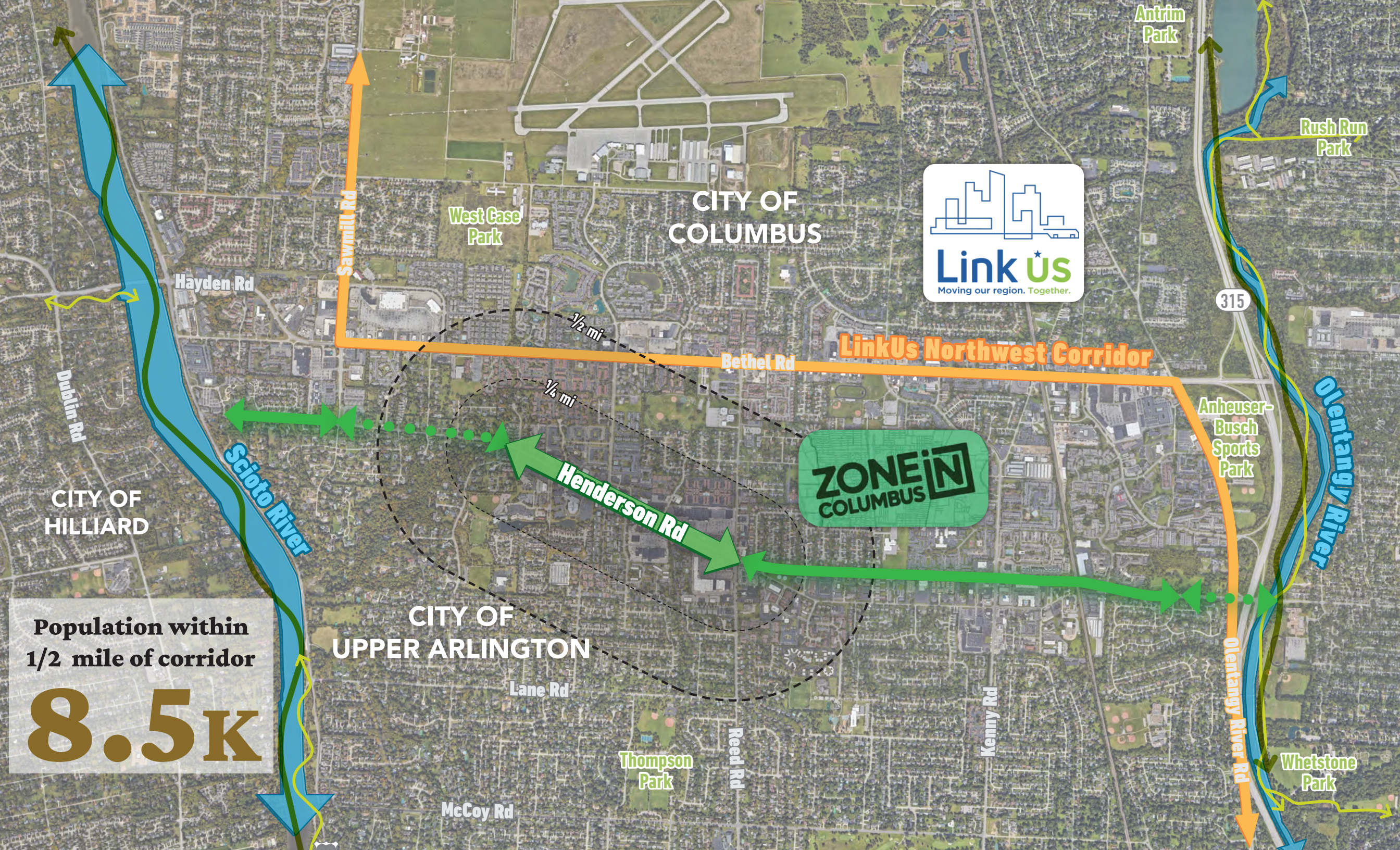
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SOURCE: CENTRAL OHIO TRANSIT AGENCY

SOURCE: CITY OF COLUMBUS

CITY OF COLUMBUS

Antrim Park

Rush Run Park

West Case Park

Link Us
Moving our region. Together.

Sawmill Rd

Hayden Rd

½ mi

Bethel Rd

LinkUs Northwest Corridor

Anheuser-Busch Sports Park

315

Olentangy River

Dublin Rd

Scioto River

¼ mi

ZONE IN COLUMBUS

Henderson Rd

CITY OF HILLIARD

CITY OF UPPER ARLINGTON

Kenny Rd

Olentangy River Rd

Whetstone Park

Lane Rd

Reed Rd

Population within 1/2 mile of corridor

8.5k

Thompson Park

McCoy Rd

Zooming in on Henderson Road

» The resident population in the planning area - ~1,500 residents, within ~800 households – **has remained very stable through the last decade, with little to no growth in overall housing units**.

(6) » The **housing stock in the area is very diverse** when compared to the city overall: 14% duplex, 11% 3-unit, 26% quad, 49% 5+ units. There are no single-family detached units.

» There are **~2,100 jobs** along the corridor split across Retail Trade, Healthcare, Accommodation and Food Service, Professional Services, and Management. Total jobs has remained relatively static.

» **Large retail footprint, but under-performing** for the city and especially compared to the region overall. 70% of the businesses in the area have visitor counts below the 50th percentile.

(8) » Office product is older than regional average. **There are 20 buildings that are valued at less than the land they sit on**.

2023 Population of the Planning Area

~1.5K

Spread across ~800 households, no change in either from 2023

Under-performing Retail or restaurant establishments

(7)

>70%

Businesses with visitor counts below the "apples-to-apples" 50th percentile. 45% of businesses have decreased in visitors since 2022

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Checking in on the right-of-way

9

» The Henderson Road corridor is currently owned by the city of Columbus. The curb-to-curb **right of way averages ~70 feet,** not including areas for landscaping and/or sidewalks, both occur sporadically across 1 mile stretch of the corridor.

» Traffic volumes increase approaching Reed Road and toward SR 315, but overall averages **~18,000 daily cars compared to ~30,000** along Bethel Road.

» Sporadic, commercial development along the corridor led to uncoordinated site access management. There are 38 drive or access curb cuts along less than one mile of roadway, not including roadways. **Roughly one curb cut every 100 feet.**

» General lack of non-motorized infrastructure including sidewalks, multi-use trails, mid-block crossings, or internal site connections.

10

» Between 2018-2022 there were 139 crashes along the corridor, these tightly cluster at the Reed - Henderson Road intersection.
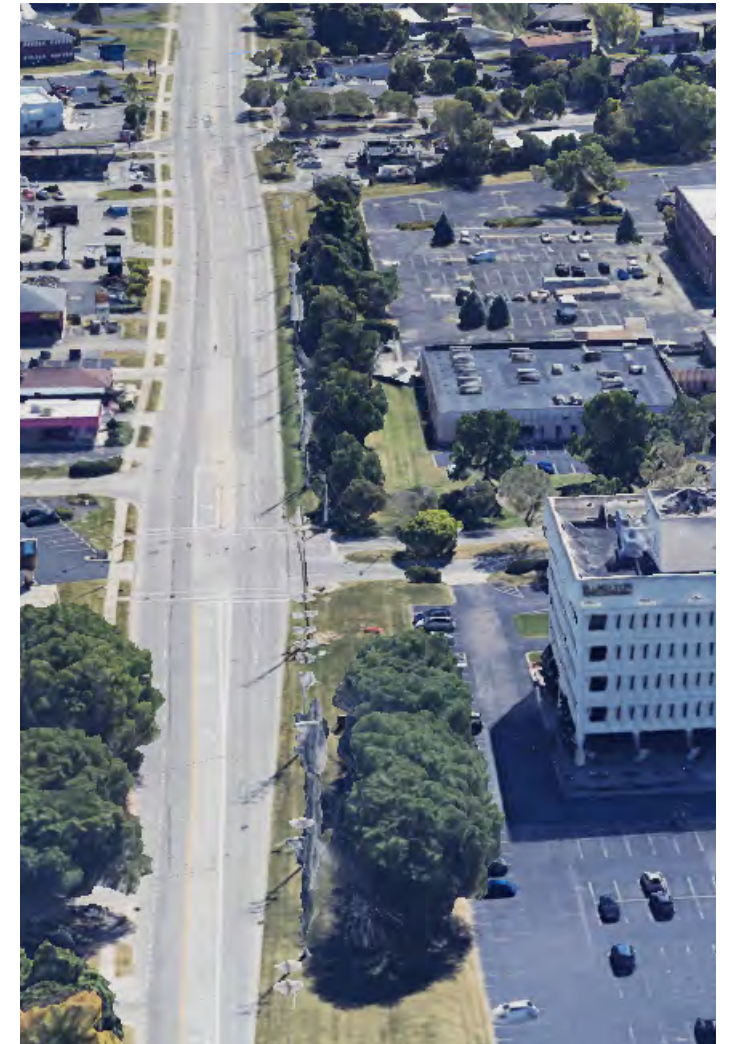
SOURCE: CENTRAL OHIO TRANSIT AGENCY (COTA)
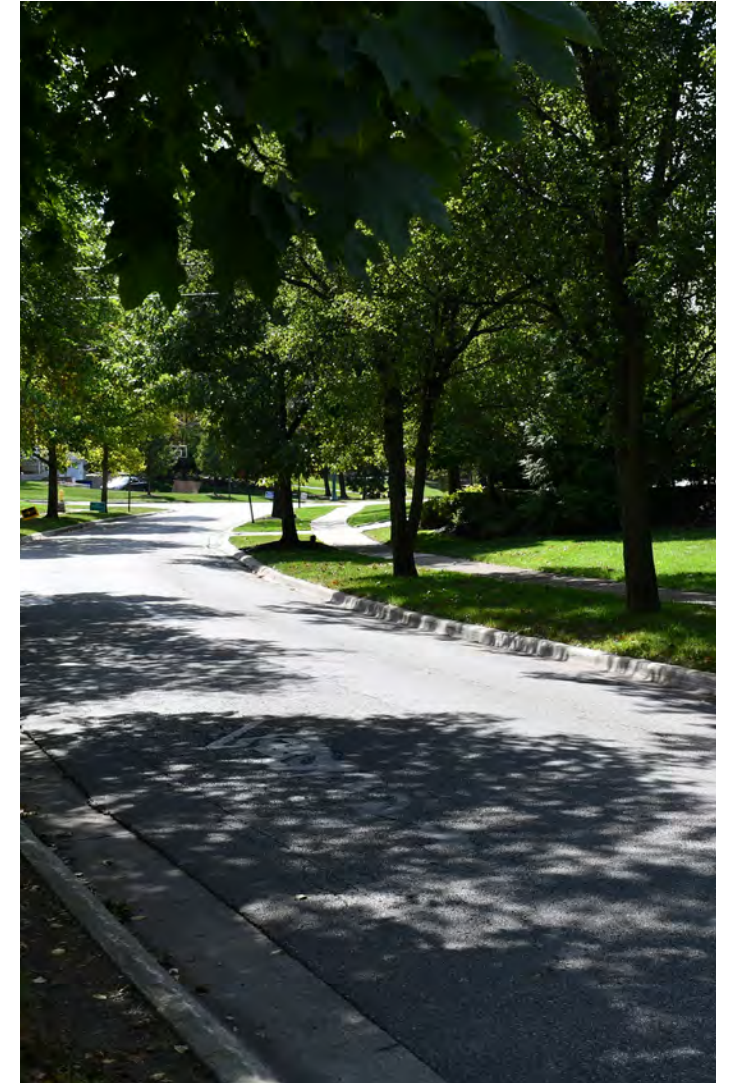
Crash Frequency

What's in a *right-of-way?*

What's in a *right-of-way?*

Ready to learn more?

» The planning team will **publish their full conditions and trends compendium** as an initial report to the community.

» Look for summaries from stakeholders interviews with local business owners, neighborhood representatives, property owners, and the City Council.

» The team will also **present major findings and themes** from this round (and all future rounds) of community engagement. Check back in a month to read the results!

» This plan will also leverage pertinent plans and studies from the city and regional partners. For a full list of these plans check out the project website.

SOURCE: CITY OF UPPER ARLINGTON