



For much of 2024, the City will be focusing on its northern edge, as it works to develop its “*Envision Henderson*” West Henderson Road Vision Plan. This study is the next logical step for the corridor, following recent zoning updates within the office district centered around Arlington Centre Boulevard, a process that was finalized at the close of 2022.

MKSK, a local community planning and urban design firm, is heading up the process on behalf of the City, with support from Burgess & Niple, Jones Architectural Studio, and Toole Design.

The study area will run from Stonehaven Drive/Chevy Chase Court on the west, to Reed Road on the east. The planning process will include an evaluation of prior studies and plans for the corridor, a review of existing regulations, meaningful public involvement to gather community input about the corridor, consideration of

prospective regulations for future redevelopment opportunities, and an exploration of complete streetscape concepts to safely accommodate all users. The final plan will highlight an aspirational, yet achievable vision for the corridor that will be supported by policy recommendations, recommended roadway and streetscape improvements, potential site concepts, and guidance for funding and implementation.

Why the Study is Happening

The Henderson Road commercial corridor is important to the City for several reasons.

The Central Ohio region is growing rapidly, and every community – Upper Arlington included – is feeling the impacts and pressures of this change. How communities prepare 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, similar to what has been occurring along Lane Avenue and at Kingsdale.

However, unlike Lane Avenue and Kingsdale, a combination of factors make the district a more complex proposition for prospective developers, with no significant projects emerging to date under the City’s existing Planned Mixed-Use District framework:

- 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 and lacks a defined sense of place within UA.
- The current roadway configuration

does not reflect contemporary safety, access, streetscape and aesthetic expectations, and lacks the walkable feel of the adjacent neighborhoods.

- The retail environment is very competitive and some areas along the corridor are outdated.

As a result, the district is aging and at risk of decline or inconsequential reinvestment on a parcel by parcel basis - a future that fails to solve some of the big picture issues that could ultimately transform this district into a vibrant community gateway that features new housing options, businesses and amenities, within an attractive, accessible environment.

Study Goals

The study will set out to:

- Facilitate a consistent, safe, and attractive corridor.
- Add community value by creating a welcoming, open corridor.
- Maximize economic development opportunities.
- Enhance the vibrancy and walkability of the corridor.
- Identify opportunities for additional housing.
- Define a transitional edge to Upper Arlington.

Community Engagement Opportunities

Throughout the study process, a series of community engagement opportunities will be provided, so that residents and businesses within the district, as well as our neighbors to the immediate north in Columbus, have an opportunity to share their ideas and concerns, and provide feedback as the visioning plan is developed.

Spring Activities

As part of the initial fact-finding process, starting in early March the planning team will conduct its first round of community engagement. This will include a series of stakeholder interviews and focus groups with community leaders, major property owners, business owners, area residents and employees within the district, as well as City of Columbus and Northwest Civic Association representatives.

The first of three community meetings will also be held at this time.

Also watch for pop up displays staffed by City employees, to be scheduled at different times and locations within the district, and providing another means for community members to share their thoughts and ideas for improving the district.

Stay Informed

For full details and updates on the Henderson Road Visioning Study, use the QR code provided here to access our West Henderson Road Vision Plan webpage, available at upperarlingtonoh.gov.



Construction Updates

Our Engineering Division has lined up another busy season of construction projects or UA. For the latest updates on Fishingier Road, street reconstruction and maintenance projects, waterline replacements, sidewalk repairs and more, use the QR code to access our construction webpage and "storymap," which includes real time project updates.



Northam Park Improvements



Work has begun for the next phase of improvements at Northam Park, which include a new service building, nine new clay tennis courts, six new pickleball courts, additional shade/shelter structures, and expanded green space surrounding the project area. Replacement of the service building and construction of the new pickleball courts has already begun and will continue throughout the summer. Work on the tennis courts will begin in August, following an abridged Northam Tennis season. Full details of this project can be found on the Parks & Rec section of our website, at upperarlingtonoh.gov.



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