

West Gahanna Development Study

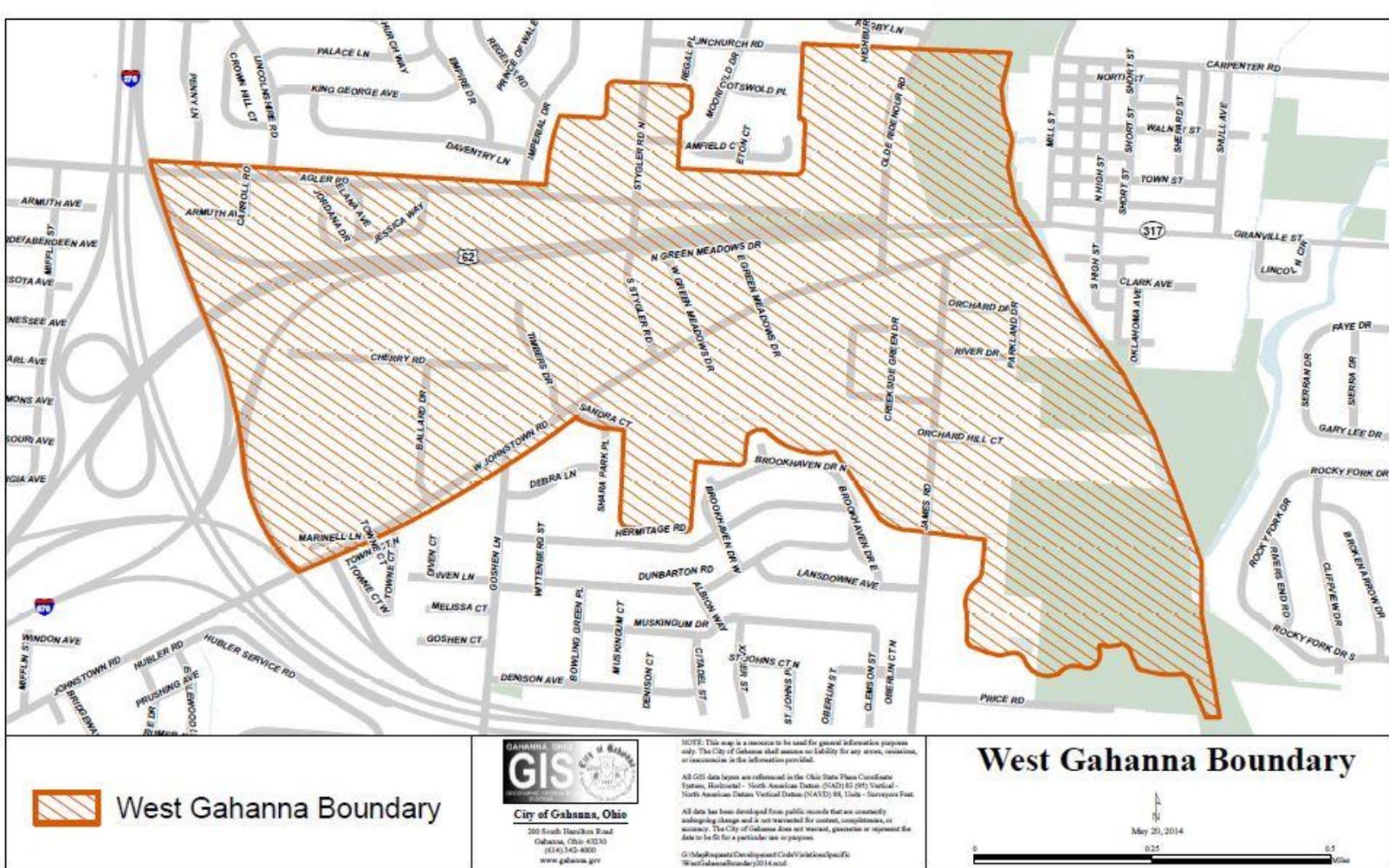
Goal of Presentation

- Educate Planning Commission to the details of the study
- Review accomplishments
 - Zoning applications
 - Private investments
 - Public infrastructure
 - Code Enforcement
 - Incentives
- Make recommendations on next steps
 - Develop and implement strategy

Presentation Outline

- Study area
- Study goals
- Study recommendations
- Study accomplishments since 1997
 - Not yet to accomplished
- Next steps

Study Area



Goal of Study

- To ensure proposed development is orderly, aesthetically appealing, and beneficial to residents and business of West Gahanna
- How?
 - Land Use
 - Infrastructure/Access
 - Landscape/Open Space
 - Market Study
 - Recommendations
 - Implementation

Land Use

- Target Land Uses
 - Residential
 - Commercial
 - Office
 - Recreation/Open Space
 - Zoning and Code Enforcement
 - Redevelopment
- Land use principles meant to guide development

Land Use Principles

- Residential
 - Single family and upscale multifamily desirable with varying price ranges within same development
 - Buffer residential from more intense uses through buffering and screening
 - Protection of existing residential from effects of new development

Land Use Principles

- Commercial
 - City make use of vacant, commercially zoned land along Johnstown Rd
 - Redevelop intersection of Stygler Rd and Route 62 with attractive commercial uses
 - Two existing shopping centers need to be rehabilitated or demolished
 - Need retail and sit down restaurants

Land Use Principles

- Office
 - High demand
 - More professional office space is needed
 - Destination office uses such as medical and financial
 - Uses that don't require high degree of visibility

Land Use Principles

- Recreation/Open Space
 - Friendship Park should be extended to west side of Big Walnut Creek
 - Preserve natural elements (e.g., trees, creek bed)
 - Bike and walking paths extended throughout study area
 - Restrict development in Big Walnut floodplain
 - Appropriate for park or nature preserve

Land Use Principles

- Zoning and Code Enforcement
 - More stringent landscaping and signage standards
 - Aggregate smaller parcels of land as condition of rezoning/redevelopment
 - Additional code enforcement needed to clean up area
 - Redevelopment theme should be developed for study area

Land Use Principles

- Redevelopment
 - Pedestrian scale/oriented development encouraged
 - Pleasing transition from study area to Old Gahanna
 - New development should be aesthetically pleasing and beneficial to existing residents
 - City should make known its priorities for study area

Infrastructure/Access

- Infrastructure needs
 - Sidewalks
 - Water and sewer availability
 - Left hand turn lane at Johnstown Rd/Stygler Rd intersection
 - One way exit ramp to Agler Rd from westbound Route 62
 - Sidewalks, curbs, and gutters needed along major corridors

Landscape/Open Space

- Requirements in addition to Chapters 913 & 1163
 - Street trees required for new development and redevelopment
 - Interior landscaping for new development and redevelopment
 - Buffers between uses

Market Study

- Goal of study to determine what uses will be most beneficial
 - Analyzed economy, demographics, development trends, residential market, commercial/office market
 - Market for senior living facility
 - Replat land to allow for larger office development opportunities
 - Industrial not appropriate

Study Recommendations

- Top priorities
 - Landscaped boulevard along Route 62 corridor
 - Provide positive first impression into City
 - Redevelop Stygler Rd/Route 62 intersection
 - Pedestrian scale
 - Create new office/commercial area along Route 62 and Johnstown Rd
 - Requires new roadway construction
 - Parcel aggregation
 - West Gahanna Study Area Land Use Map
 - General in nature
 - Recommended land uses

Study Recommendations

- Develop and codify overlay
 - Land use, parcel aggregation, landscaping, signage
- Land aggregation outside of zoning regulations
 - Establish a private or public nonprofit
- Landscaping
 - Street trees, flexible perimeter screening, list of recommended plantings
 - Standards intended to be in addition to existing Code, not replacement
 - Standards intended to be codified in overlay Code

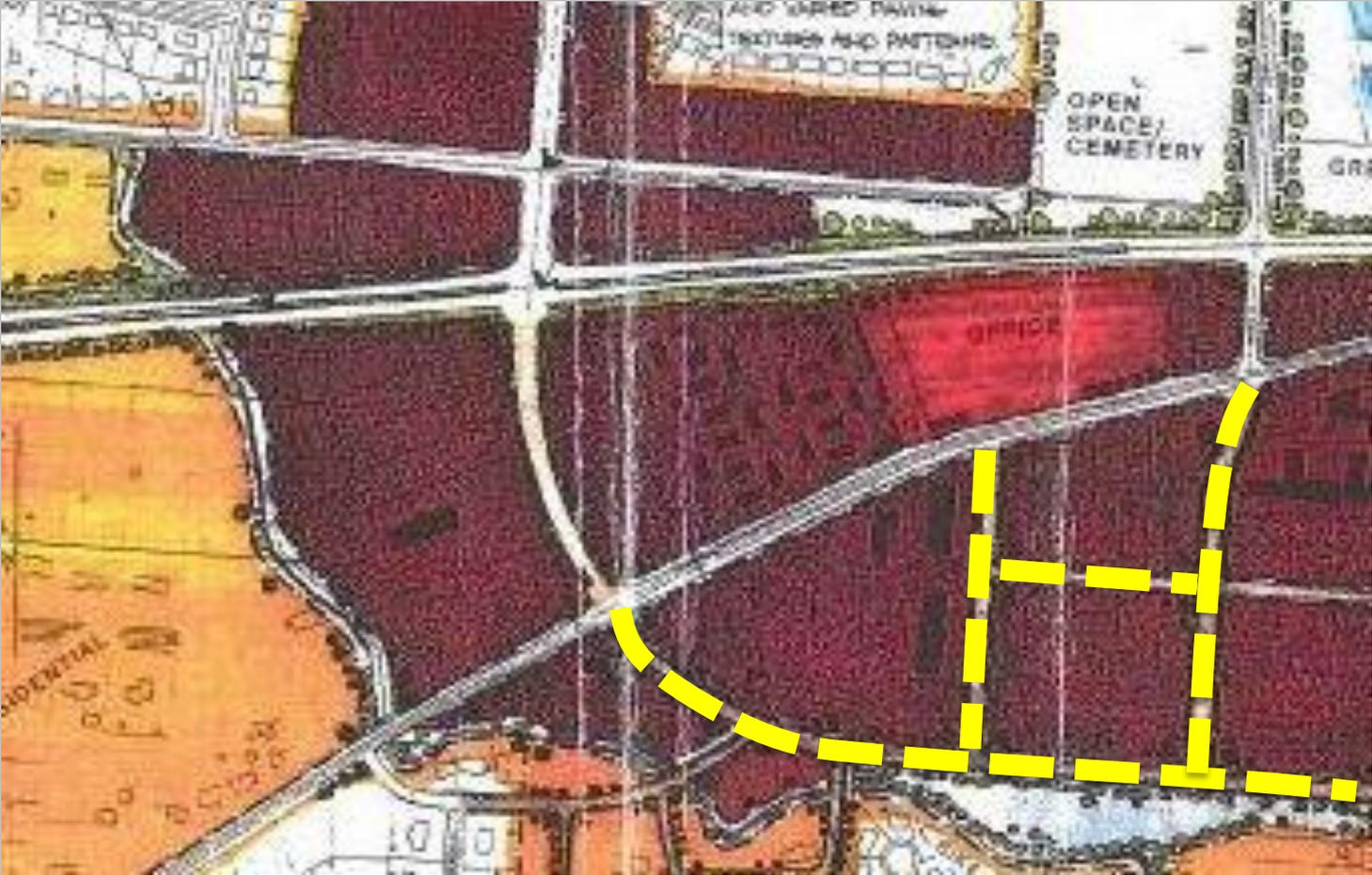
Study Recommendations

- Signage
 - More stringent standards designed to encourage fewer and less intrusive signs
 - Limit types of signs
 - Limit number of signs
 - Location of signs
 - Require comprehensive signage plan for all new development
 - Standards intended to be codified in overlay Code and to be in addition to current regulations

Study Recommendations

- Public Improvements
 - Restrict development within Big Walnut Creek floodplain
 - Sidewalks, curbs, and gutters along major roadways
 - Route 62 landscaped median, streetscape along bridge
 - New east-west connector from Johnstown Rd to James Rd and extend Ridenour Rd
 - Bike/walking paths along Big Walnut Creek
 - Bike/pedestrian bridge across Big Walnut Creek

Proposed Roadway Construction



Study Recommendations

- Market/Finance
 - Various media sources to promote West Gahanna Development Study
 - Pursue public-private economic partnerships to market West Gahanna Development Study
 - Create Community Reinvestment Areas (CRA), Tax Increment Financing (TIF) district
 - CRA #5 recently expanded to encompass majority of study area
 - TIF created in 2005

Development Since Approval

- What development activity has occurred since study approval (April 5, 1997)
 - Zoning Applications (1998-2013)
 - Private Investments (2007-2013)
 - Public Infrastructure (1998-2013)
 - Code Violations (2007-2013)
 - Incentives

Zoning Application



53 Parcels

-  CU (10)
-  FDP (10)
-  V (15)

87 Applications

-  ZC (6)
-  Other (46)



City of Gahanna, Ohio
 200 South Hamilton Road
 Gahanna, Ohio 43230
 (614) 343-4900
www.gahanna.gov

NOTE: This map is a reference to be used for general information purposes only. The City of Gahanna shall assume no liability for any errors, omissions, or inaccuracies in the information provided.

All GIS data layers are referenced in the Ohio State Plane Coordinate System, Horizontal - North American Datum (NAD) 83 (95) Vertical - North American Datum Vertical Datum (NADVD) 88, Units - Surveyor Feet.

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GIS/MapRequest/Development/Cadastral/Investment/Zoning/MapGahanna.mxd

Zoning Applications 1998-2013



May 12, 2014



Private Investments



19 Parcels

33 Permits

- COM-ADD (3)
- COM-NEW (8)
- COM-ALT (21)
- RES-ALT (3)



City of Gahanna, Ohio
 200 South Hutchins Road
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GIS/MapRequest/Development/Cadastral/Information Specific
 Published as of 12/21/2014 @specific.aesd

Private Investments 2007-2013

May 12, 2014



Public Infrastructure



-  Fiber Infrastructure
-  Public Infrastructure Projects
-  West Gahanna Boundary



City of Gahanna, Ohio
 200 South Thelwell Road
 Gahanna, Ohio 43029
 (614) 343-4000
www.gahanna.gov

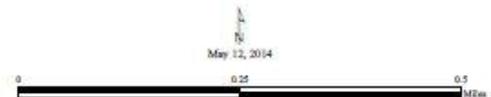
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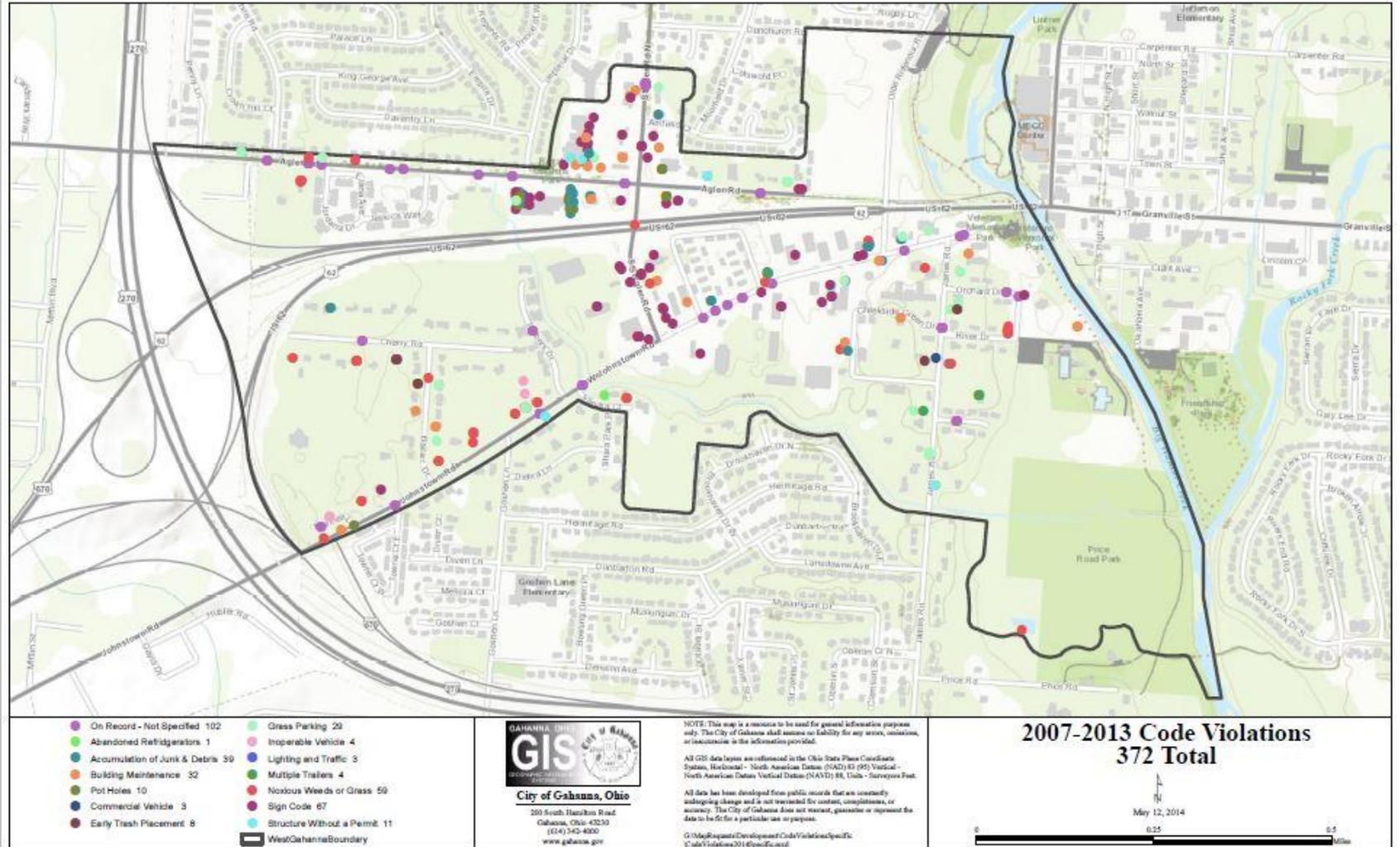
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GIS/Map/Reports/Development/Code/Viewer/GeoSpecific/Projects/WestGahanna.mxd

Public Infrastructure



Code Violations



Incentives

CRA



TIF



Not Yet Accomplished

Investments

- Royal Plaza redevelopment
- Agler Rd redevelopment
 - w/exception of Family Dollar

City Obligations

- Codify overlay
- Create redevelopment theme

Not Yet Accomplished

Infrastructure

- East-west connector from Johnstown Rd to James Rd not constructed
 - No longer feasible with Creekside Green development
- Sidewalks not constructed on Johnstown Rd
- Friendship park not expanded

Next Steps

- Planning Commission review Study and analysis
 - Link to Study and PPT
- Staff compile responses
 - Staff and Planning Commission to discuss results
- Staff and Planning Commission determine next steps
 - Keep Study in entirety
 - Modify Study
 - New Study
 - Phase out Study



CITY OF GAHANNA