



Hamilton Road Corridor Plan

Presentation Outline

- Go Forward Gahanna
- Review details of plan
 - Architecture
 - Signage
- Review accomplishments
 - Private investments
 - Incentives
- Make recommendations on relevancy and next steps

Go Forward Gahanna

- Two strategic priorities identified a need to review and update our area plans
 - Business and Job Development
 - Character of the City
- Determine what parts are relevant
 - Carry relevant sections forward to new land use plan
- Determine desired architectural standards
 - Modify code to reflect updated land use plan

Go Forward Gahanna

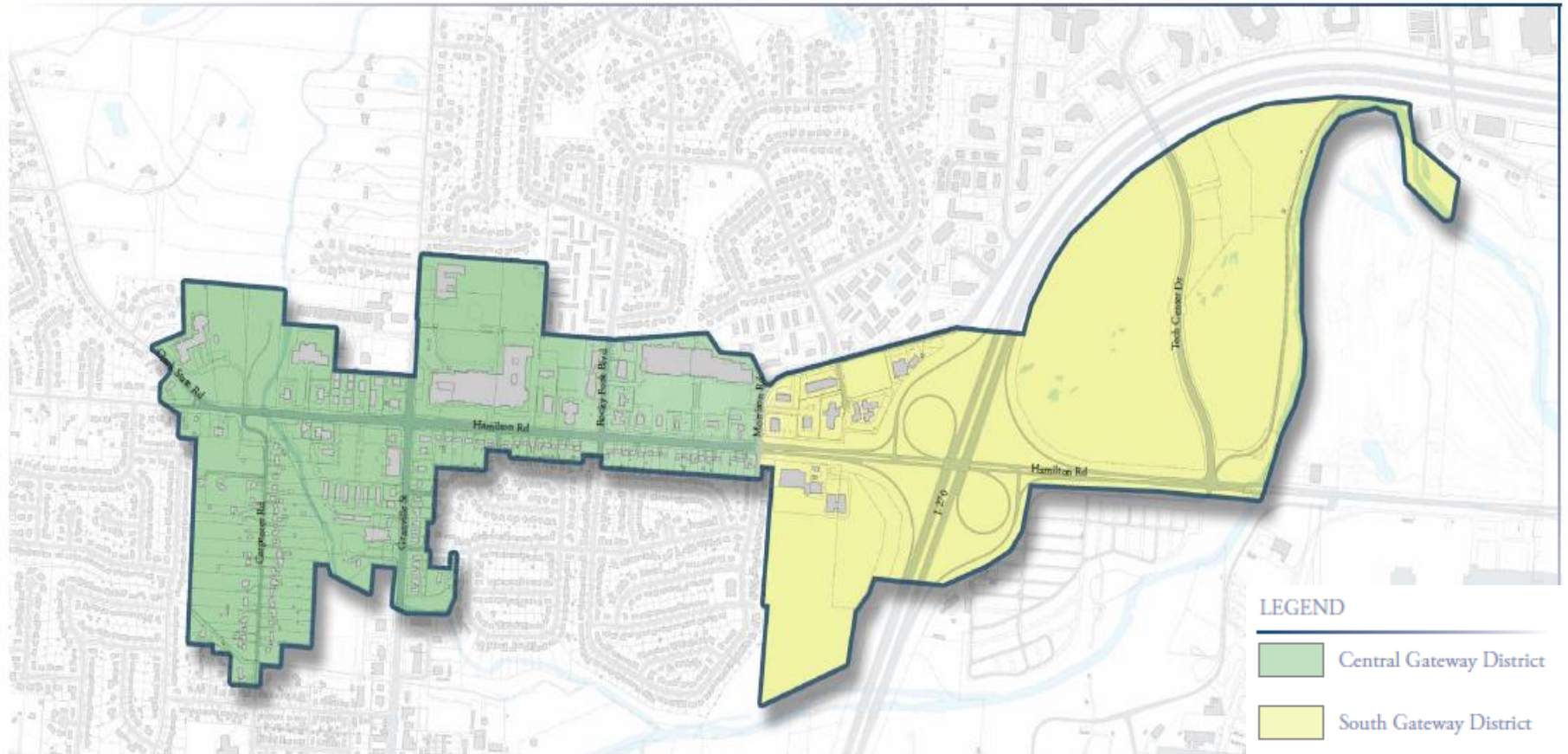
- Go Forward Gahanna webpage
 - <http://www.gahanna.gov/departments/finance/goforwardgahanna.aspx>

Hamilton Road Plan Purpose

- Develop a guide for the City to create and evaluate future development opportunities
 - Decisions by the Planning Commission and City Council should reference the Plan
- Create new vision for corridor that includes higher density development, integrated land uses, create high quality developments
- Meant as a guide, plan is intended to be flexible and fluid and periodically updated

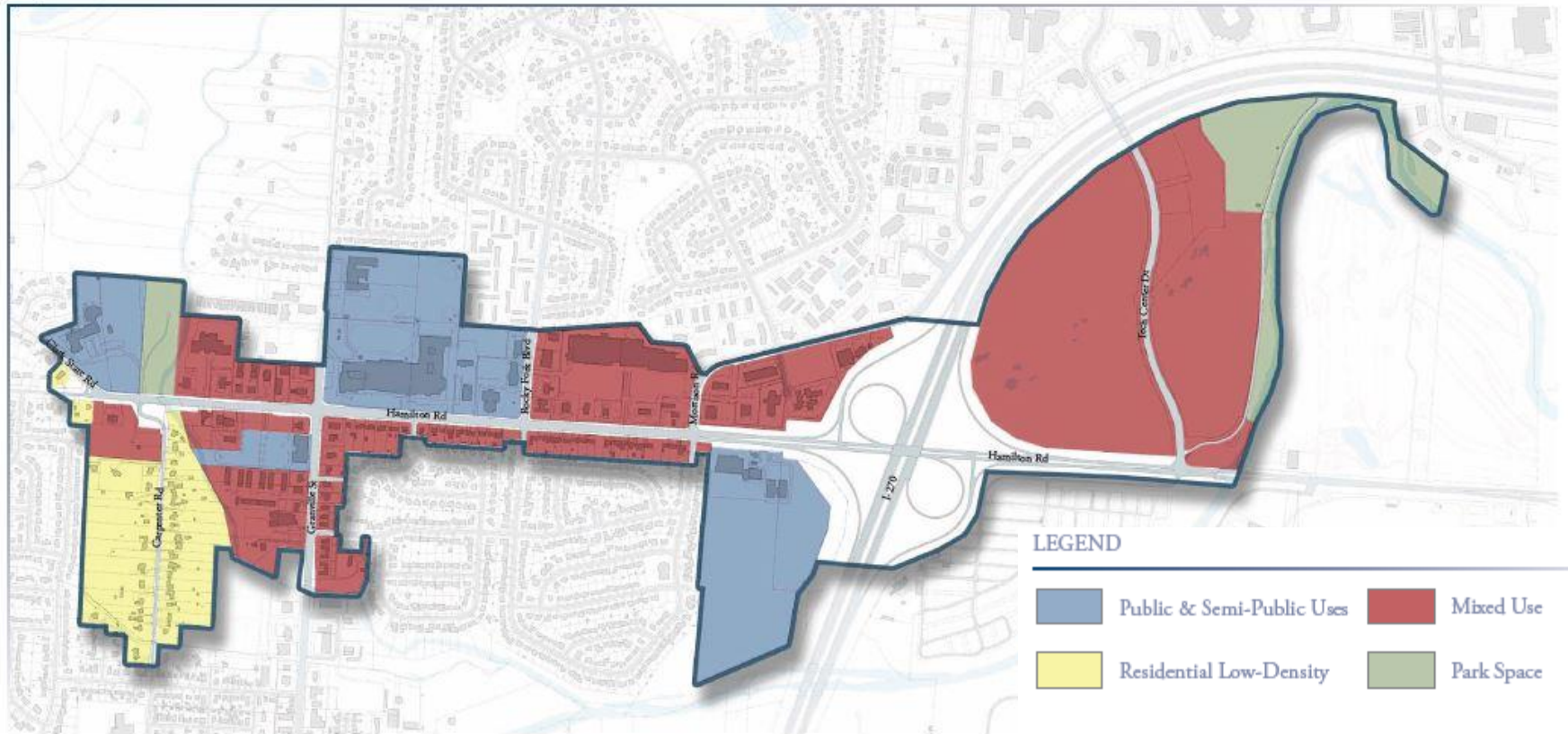
Plan Boundaries

Map 7: Corridor Districts



Future Land Use

Map 6: Land Use Plan



Central Gateway Future Land Use

Land Use Type	Development Intent	Uses (P=Preferred, O=Optional)								
		Max . Height (Stories)	SF	MF	OFF	CIV	RTL	INS	HTL	REC
Public & Semi-Public	This area is planned for public and semi-public uses such as churches, schools, and civic buildings.	3				P		P		O
Residential Low-Density	This area is planned for residential uses supported by public and green spaces within or adjacent to the development. Smaller residential lots should be permitted to promote a range of housing choices and respond to changing market demand. Residential streets should include sidewalks, street trees, and connections within and outside of the development.	3	O	O						
Mixed Use	This area is planned for a mix of small to medium sized retail and office uses both vertically and horizontally. Office uses should be encouraged on the second floor while retail uses should be reserved for the first floor and have a strong street presence. Residential uses may be incorporated within this area. These areas should be carefully planned to complement the streetscape and help to create and define the public realm. Development should be connected via a pedestrian network and include carefully integrated public spaces.	4		O	P	O	P	O	P	O

South Gateway Future Land Use

Land Use Type	Development Intent	Uses (P=Preferred, O=Optional)								
		Max . Height (Stories)	SF	MF	OFF	CIV	RTL	INS	HTL	REC
Public & Semi-Public	This area is planned for public and semi-public uses such as churches, schools, and civic buildings.	3				P		P		O
Mixed Use	This area should incorporate a mix of small to medium-sized, and large-scale retail and office uses. Residential uses may also be incorporated in this area. These uses intend to serve tenants from the local level to regional and national markets. This district can include highway-oriented businesses. Uses in this area should be well connected via auto and pedestrian connections. It is expected that growth in these areas should incorporate low-impact development practices, enhance the streetscape, and incorporate well-planned interior public and green spaces visible from the public realm.	7		O	P	O	P	O	P	O

Central Gateway

- Architecture
 - Hamilton Road lacks consistent architectural theme
 - Stakeholders identified need for diversity of architectural styles but preferred simple facades and details designed to human scale
 - Building massing, shape, and materials should complement pedestrian activity
 - Timeless design
 - Sustainable materials
 - Pedestrian scale
 - Building facades should be varied to provide visual interest

Central Gateway

Likes



Dislikes



Central Gateway



Central Gateway

- Signage
 - Signage can set the tone for the character and image of the corridor
 - Simple, understated signage is preferable
 - Signage should be uniform, eclectic, and unique
 - Exterior indirect lighting preferred

Likes



Central Gateway



South Gateway



Central Gateway

- Landscaping
 - Reinforce character of the district, create unifying image
- Streetscape
- Lighting
- Public Space
- Site Design
 - Hamilton Road lacks consistent architectural theme
 - Stakeholders identified need for diversity of architectural styles but preferred simple facades and details designed to human scale

Private Investments

Hamilton Road Land Use Permits (2013-2016)



Permit_Type

- ADD (3)

Commercial Permits

Permit_Type

- ADD (1)
- ALT (40)
- NEW (4)
- Sign (20)

 Gahanna Parcels

 Permit Boundary

 Main Roadways

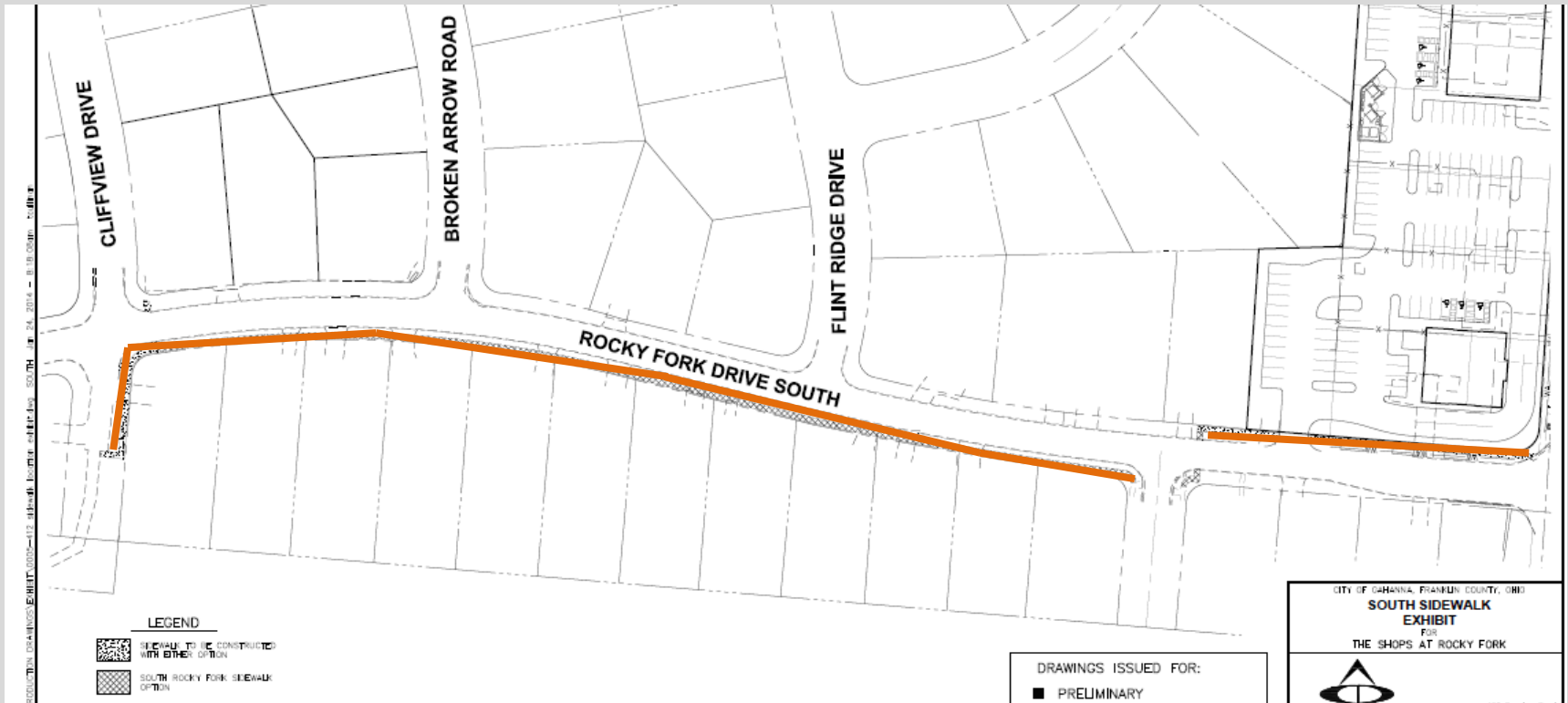


Hamilton Road TIF

- Adopted just prior to Hamilton Rd Plan
- Financial mechanism to fund public infrastructure needs
 - Same financial tool used in West Gahanna, Downtown, Central Park, and North Triangle
- Eligible Improvements
 - Intersection improvements including Clark State roundabout
 - Utilities
 - Sidewalk extension

Hamilton Road TIF

- Completed as part of Shops at Rocky Fork



Recommendation

- Staff finds that the plan components are still relevant to the City's development efforts
- Goal is to carry relevant sections forward
 - Integrate into a comprehensive land use plan
 - Dollars for consultant
 - 2019 target completion date
 - Revise code for consistency



CITY OF GAHANNA