

Overview of Existing Plans

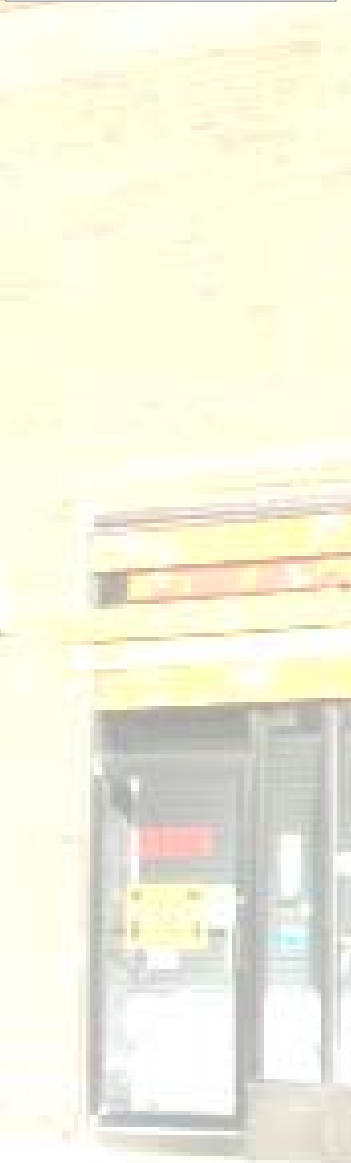
Greater Hilltop Plan (2001)

Land Use

- ❖ Stormwater runoff into the Big Run Creek from surrounding development is a concern.
- ❖ There are isolated parcels with intense commercial zoning located in residential districts that should be rezoned to an appropriate neighborhood commercial classification.
- ❖ The current 1-4 family and apartment zoning in older Hilltop neighborhoods (north, south central, southwest and south) is not reflective of existing single family and duplex residential structures.
- ❖ Maintain the existing character of the residential areas from inappropriate commercial and industrial development.
- ❖ Revitalize the West Broad St and Sullivant Ave corridors - promote appropriate land uses.
- ❖ Create community assets, such as parks, new residential/commercial infill development or side yards for adjacent development, as appropriate, on currently vacant lots.
- ❖ Develop the Hilltop State Lands property in a comprehensive manner. Protect the existing natural landscape and develop in a manner that is compatible with the surrounding area.
- ❖ Rezone the south side of West Broad St, from Glenwood Park west to Highland Ave to maintain multi-family residential as the desired land use and allow office use, where appropriate.
- ❖ Rezone both sides of Sullivant Ave from Wheatland Ave east to the Conrail Railroad to maintain residential as the desired land use and allow, where appropriate, higher density residential.
- ❖ Support the development of commercial nodes at major intersections along Sullivant Ave.

Urban Design

- ❖ Major intersections and community gateways lack landscaping.
- ❖ Where appropriate examine the possibility of using the Traditional Neighborhood Development (TND) Code for new development.
- ❖ Establish guidelines for new development or changes to existing structures. These guidelines should include the following guidance:
 - ❖ Avoid removing or altering distinguishing characteristics of properties.
 - ❖ New construction/additions should be compatible with the size, scale, mass, materials and general built characteristics of the property and surrounding built environment.
- ❖ Provide appropriate buffering between land uses, particularly between residential and commercial or industrial uses.
- ❖ Provide a variety of housing opportunities suitable and attractive to people at different stages in their life, including senior citizens.
- ❖ Older commercial districts (eastern portions of West Broad St and Sullivant Ave): Provide adequate and attractive lighting; Enhance and/or develop parking opportunities.
- ❖ In newer commercial districts (Georgesville Rd and the western most portion of West Broad St): establish landscape and design guidelines for commercial development with standards for parking and building setbacks/orientation, parking lot landscaping, pedestrian access, and signage.



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West Broad Street Economic Development Strategy (2005)

Land Use

- ❖ Recommended businesses: Restaurants, Coffee shops, Ethnic businesses, After work gathering place, Daycare, Medical uses, Service oriented businesses.
- ❖ Mixed Use "Wow" project.

Urban Design

- ❖ Streetscape - Create a distinct streetscape with the use of elements such as:
 - ❖ Mast arms at signalized intersections along West Broad Street.
 - ❖ Clearly marked pedestrian crossings at key points along West Broad Street. Pedestrian crossings can be marked by a change in pavement or striping.
 - ❖ Distinct street signs within the district.
 - ❖ Banners installed along West Broad Street. These banners could display the district name and logo and could change with the time of year. Seek funding through organizations such as the Columbus Foundation.
 - ❖ Work with the city to prioritize street and alley improvements within the district. This should include alley lighting to help increase safety in the area.
- ❖ On-Street Parking - Restore on-street parking between Highland and Clarendon avenues.
- ❖ 24-Hour Parking - Permit on-street parking along West Broad Street at all times.
- ❖ Off Street Parking - Allow parking two lots deep north or south of existing alleyways for developments that strictly adhere to the commercial overlay district requirements. However, do not allow alleyway to be vacated for parking or development.

West Broad Street Streetscape Improvement Plan: A joint planning study between the city of Columbus and Prairie Township (2007)

Land Use & Urban Design



Section of West Broad Street at Wilson Road.

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Highland West Visioning Charette (2006)

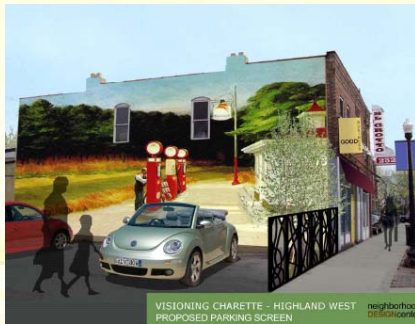
Land Use & Urban Design



Crosswalk Improvements and bumpouts



Bus stop improvements



Banners on light poles
Wall Murals



Pocket Park



Cafe



Live-work



Senior Housing by Health Center



Plaza



Gateway