

# VISION FOR THE FUTURE

PUBLIC MEETING #2 FEEDBACK FORM



**URBANCREST**  
*COMMUNITY PLAN*

# POLICY RECOMMENDATIONS

## Instructions:

1. Review the statements on the following pages. The **bold** text is a goal to achieve. Statements with a dot • represent how to achieve the goal.
2. If you want to keep the action statement the way it is, check **Keep it**. If you think we should change it, check **Change it**. Then tell us in the space provided how it should be changed.

**Watch the presentation on the current version of the community plan on Youtube: ([https://youtu.be/gLfIHrd\\_JEc](https://youtu.be/gLfIHrd_JEc)). Then, attend the virtual meeting and complete the feedback form.**

**Completed forms can be dropped off at Urbancrest's Village Hall at 3492 First Avenue; Urbancrest, Ohio 43123.**

**Thank you for completing this feedback form! This form can also be completed online at: <https://tinyurl.com/urbancrestsurvey>.**

**If you have questions about anything on the following pages, please e-mail Michael Burris, project planner, at [mburris@franklincountyohio.gov](mailto:mburris@franklincountyohio.gov).**

Want more details? The Urbancrest Community Plan's online project portal can be accessed at the following URL: <https://tinyurl.com/urbancrestcommunityplan>.

The portal contains documents produced as a part of the planning process, recorded presentations, and meetings with the project's working committee.

# LAND USE: GUIDING FUTURE DEVELOPMENT



### Maintain small-town character:

- Develop regulations to enhance the village’s character.  
 Keep it \_\_\_\_\_  
 Change it \_\_\_\_\_
  
- Adopt commercial and residential design standards.  
 Keep it \_\_\_\_\_  
 Change it \_\_\_\_\_



### Revitalize existing structures and vacant properties:

- Implement a rental housing inspection program.  
 Keep it \_\_\_\_\_  
 Change it \_\_\_\_\_
  
- Expand the regulations of the property maintenance code.  
 Keep it \_\_\_\_\_  
 Change it \_\_\_\_\_



### Ensure high-quality new development:

- Require pedestrian-oriented development.  
 Keep it \_\_\_\_\_  
 Change it \_\_\_\_\_
  
- Support the establishment of local businesses.  
 Keep it \_\_\_\_\_  
 Change it \_\_\_\_\_
  
- Encourage the use of green and accessible-for-all design techniques.  
 Keep it \_\_\_\_\_  
 Change it \_\_\_\_\_

# COMMUNITY: CREATING SENSE OF PLACE



**Celebrate the Village's history:**

- Inventory and commemorate historic places.
  - Keep it \_\_\_\_\_
  - Change it \_\_\_\_\_
- Commission public art projects influenced by local themes.
  - Keep it \_\_\_\_\_
  - Change it \_\_\_\_\_



**Improve the Village's overall appearance:**

- Initiate a vacant lot improvement program.
  - Keep it \_\_\_\_\_
  - Change it \_\_\_\_\_
- Enhance high visibility locations with landscaping.
  - Keep it \_\_\_\_\_
  - Change it \_\_\_\_\_



**Support a local, sustainable food system:**

- Establish community gardens on vacant properties.
  - Keep it \_\_\_\_\_
  - Change it \_\_\_\_\_
- Allow farm stands throughout the Village.
  - Keep it \_\_\_\_\_
  - Change it \_\_\_\_\_
- Allow raising of small livestock (chickens, rabbits & ducks).
  - Keep it \_\_\_\_\_
  - Change it \_\_\_\_\_
- Permit food trucks in commercial areas.
  - Keep it \_\_\_\_\_
  - Change it \_\_\_\_\_



# HOUSING: GROWING THE COMMUNITY



### Support land use and building policies that encourage aging in place in sustainable housing:

- Enable the construction of a variety of types of housing for all ages.

Keep it \_\_\_\_\_  
 Change it \_\_\_\_\_

- Support the use of renewable energy, particularly solar panels.

Keep it \_\_\_\_\_  
 Change it \_\_\_\_\_



### Encourage infill housing on vacant land zoned residential.

- Expand the creation of owner-occupied homes.

Keep it \_\_\_\_\_  
 Change it \_\_\_\_\_

- Allow residential development on smaller lots.

Keep it \_\_\_\_\_  
 Change it \_\_\_\_\_



### Expand the amount of housing that is attainable by all incomes.

- Permit accessory dwelling units.

Keep it \_\_\_\_\_  
 Change it \_\_\_\_\_

- Consider incentive programs for the development of housing for all incomes.

Keep it \_\_\_\_\_  
 Change it \_\_\_\_\_

# TRANSPORTATION: GETTING AROUND



## Improve pedestrian safety.

- Expand sidewalk and shared-use path infrastructure.

Keep it \_\_\_\_\_  
 Change it \_\_\_\_\_

- Require that sidewalks are components to new or substantially modified development.

Keep it \_\_\_\_\_  
 Change it \_\_\_\_\_



## Make transit more accessible and attractive.

- Initiate improvements, such as benches, shelters, and shade trees, at the bus stops located at Central Avenue and Broadway.

Keep it \_\_\_\_\_  
 Change it \_\_\_\_\_



## Ensure that roadways promote safety for all transportation modes.

- Install roadway infrastructure that encourages motorists to reduce speeds.

Keep it \_\_\_\_\_  
 Change it \_\_\_\_\_

- Explore the possibility of installing a stoplight along the Broadway corridor between 1st and 4th Avenues.

Keep it \_\_\_\_\_  
 Change it \_\_\_\_\_

# PARKS: OUTDOOR RECREATION



### Preserve some of the Village's undeveloped land as parks and green space:

- Preserve the large, forested parcel in southwest Urbancrest as a natural space.

Keep it \_\_\_\_\_

Change it \_\_\_\_\_

- Establish park space on the vacant parcels along Augustus street, next to the railroad tracks.

Keep it \_\_\_\_\_

Change it \_\_\_\_\_



### Create more opportunities for walking and biking:

- Install bikeway infrastructure, including shared-use trails and shared signed roadways.

Keep it \_\_\_\_\_

Change it \_\_\_\_\_

- Install bike racks at public locations.

Keep it \_\_\_\_\_

Change it \_\_\_\_\_

- Require installation of bike racks with new or substantially modified development.

Keep it \_\_\_\_\_

Change it \_\_\_\_\_

# LAND USE RECOMMENDATIONS

## Instructions:

1. Review the land use categories and map on the following pages (pg. 9-10). The colors correspond with the categories.
2. If you think we should change something in the categories or map, write on the map or tell us in the comment box below.
3. Review the main differences between the proposed land use map and Urbancrest's zoning map. Let us know if the changes should be kept or revised. Please provide further explanation in the section's comment box if needed.

## Comments:

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# LAND USE CATEGORY DESCRIPTIONS



**Low Density Residential**   
**Single-Family Residential**  
 Restricted to detached single-family homes.



**Medium Density Residential**   
**Two-Family Residential**  
 Permits detached single-family homes on smaller lots than R-1 and duplexes.



**Medium Density Residential**   
**Medium Density Multi-Family**  
 Permits single-family, duplexes, townhomes.



**High Density Residential**   
**High Density Multi-Family**  
 Permits townhomes, condominiums and apartment complexes.



**Broadway Residential & Commercial**   
**Single-Use Commercial & Residential**  
 Accommodates retail/offices, or a full range of residential development.



**Broadway Commercial**   
**Single-Use Commercial**  
 Accommodates retail and offices.



**Commercial**   
**General Commercial**  
 Permits large-scale commercial developments.

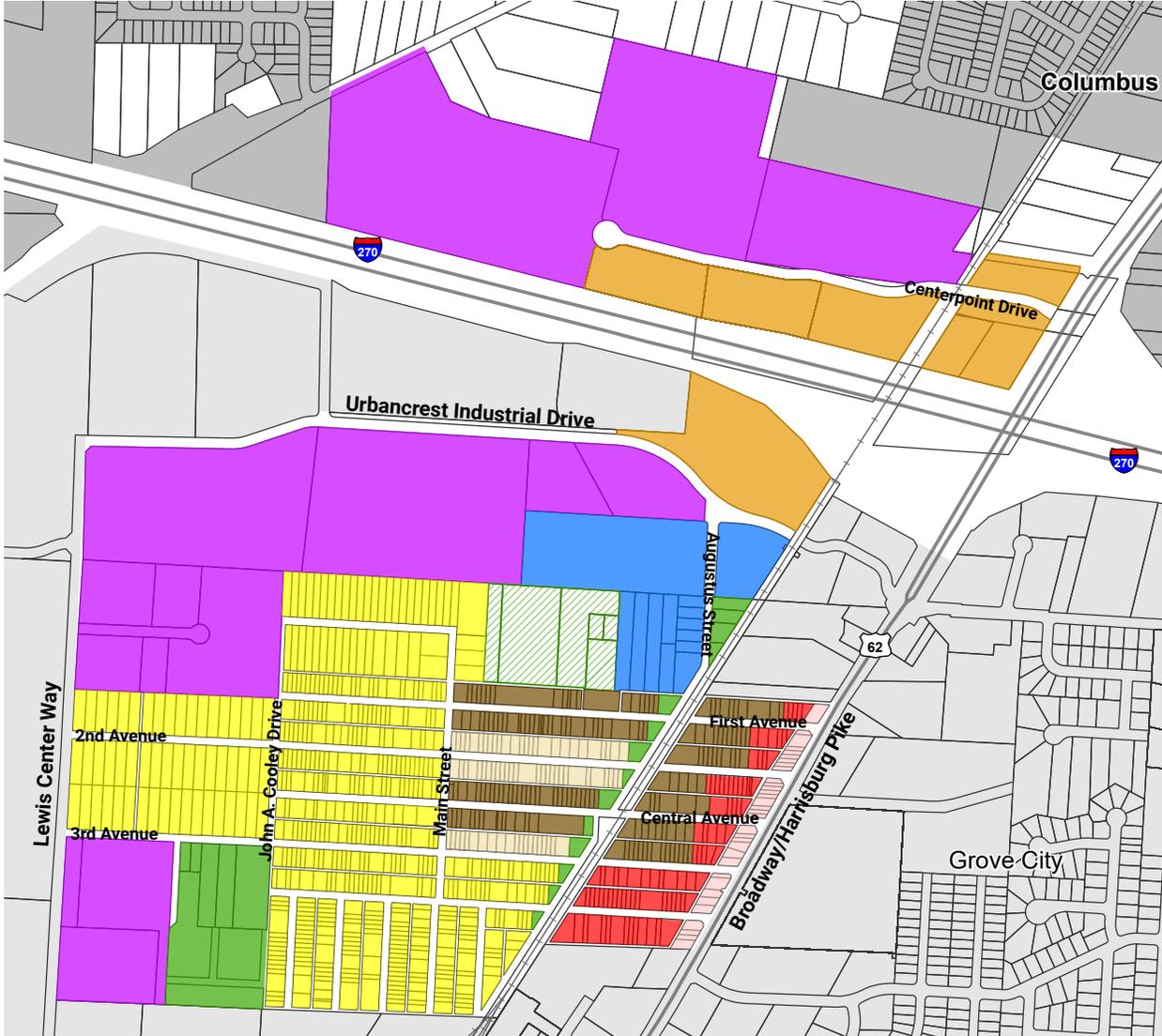


**Industrial**   
**General Industrial**  
 Permits large-scale industrial uses.



**Parks and Recreation**    
 Restricted to green space and recreational uses.

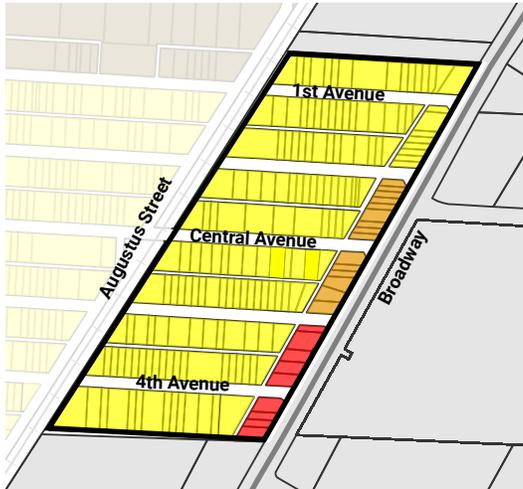
# FUTURE LAND USE MAP



- |   |   |
|---|---|
|  Single-Family Residential         |  Broadway Commercial |
|  Single & Two-Family Residential   |  General Commercial  |
|  Medium Density Residential        |  General Industrial  |
|  High Density Residential          |  Parks               |
|  Broadway Residential & Commercial |  Recreation          |

# LAND USE: FUTURE CHANGES

Current Zoning District



- Single-Family Residential
- Commercial and Office
- General Commercial

Proposed Future Land Use



- Medium Density Residential
- Broadway Residential and Commercial
- Broadway Commercial

## Broadway Corridor Land Use

- Reserve Urbancrest’s Broadway frontage for commercial purposes (highlighted in the future land use map in pink), such as offices and retail.

Keep it \_\_\_\_\_

Change it \_\_\_\_\_

- Permit interspersed commercial and residential uses on separate parcels (no mixed-use) leading away from the Broadway corridor. This is the area in red on the proposed future land use map.

Keep it \_\_\_\_\_

Change it \_\_\_\_\_

- Scale use intensity down as the village interior is approached, permitting only townhomes, duplexes, and detached single-family homes (highlighted in brown).

Keep it \_\_\_\_\_

Change it \_\_\_\_\_

## Comments:

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# LAND USE: FUTURE CHANGES

Current Zoning District

Proposed Future Land Use



- Single-Family Residential
- Two-Family Residential
- Medium Density Multifamily Residential

- Single-Family Residential
- Single & Two-Family Residential
- Medium Density Residential
- Parks

## Interior Village Residential Land Use

- Coordinate development of more dense land uses in concentrated corridors instead of spread across the village interior (highlighted in tan and dark brown in both maps).

Keep it \_\_\_\_\_

Change it \_\_\_\_\_

- Preserve single-family home character of the Village west of Main Street (highlighted in yellow in the future land use map)

Keep it \_\_\_\_\_

Change it \_\_\_\_\_

## Comments:

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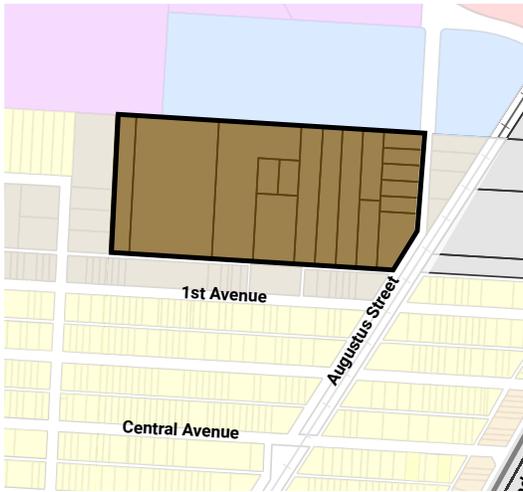


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# LAND USE: FUTURE CHANGES

Current Zoning District

Proposed Future Land Use



 Medium Density Multifamily Residential

 High Density Residential  
 Recreation

## Village Hall Area Land Use

- Reserve the land where the YMCA, Village Hall, and Union Baptist Church are sited for recreational or community-based uses (hatched green area).

Keep it \_\_\_\_\_

Change it \_\_\_\_\_

- Increase the amount of land dedicated to multi-unit and/or senior housing (highlighted in blue in the proposed future land use map) south of the Bending Brook complex.

Keep it \_\_\_\_\_

Change it \_\_\_\_\_

## Comments:

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# LAND USE: FUTURE CHANGES

Current Zoning District

Proposed Future Land Use



- Single-Family Residential
- Two-Family Residential
- Medium Density Multifamily Residential
- Light Industrial

- Parks

## New Park Land Use

- Preserve the large, undeveloped forested parcel of land in southwest Urbancrest (highlighted in purple in the current zoning map) as a natural space.

Keep it \_\_\_\_\_

Change it \_\_\_\_\_

- Extend the planned park space northward from the vacant industrial lot to the adjacent residential lots, doubling the size of the potential park.

Keep it \_\_\_\_\_

Change it \_\_\_\_\_

- Create a 'greenbelt' of park spaces on the corner parcels of Augustus Street, along the rail road tracks, to screen the railroad tracks and more intensive land uses planned to the east.

Keep it \_\_\_\_\_

Change it \_\_\_\_\_

## Comments:

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# TRANSPORTATION RECOMMENDATIONS

**Instructions:**

- 1. Review the transportation recommendation maps on the following pages (pg. 12-14).
- 2. If you think we should change something in the maps, write on the map or tell us in the comment box below.

**Comments:**

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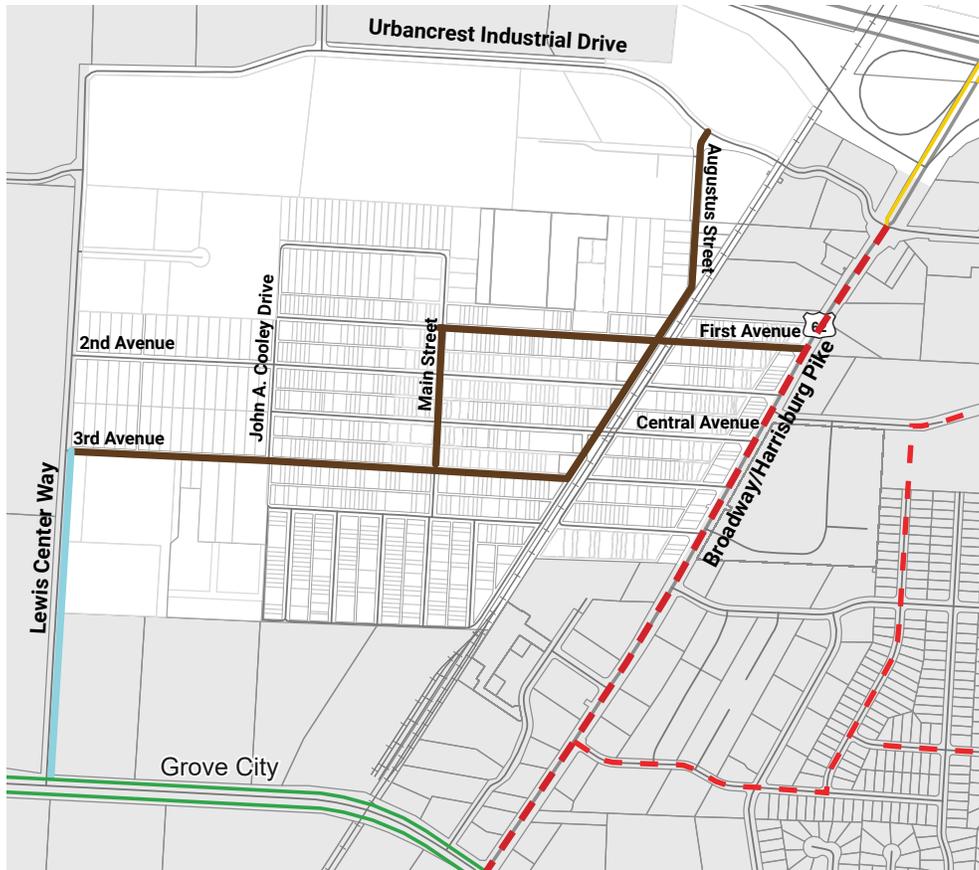
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# FUTURE BIKEWAYS MAP



## Planned Bicycle Infrastructure



Grove City is planning to install bikeway infrastructure in various locations within the municipality.

## Proposed Shared-Use Path



A pathway separate from roadways that accommodates bicyclists and other non-motorized modes of transportation.

## Existing Bicycle Lanes



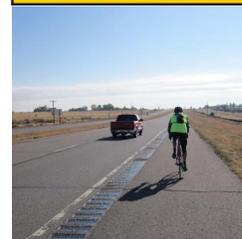
An on-street lane that accommodates bicyclists. Designated with painted lines and signage.

## Proposed Signed Shared Roadway



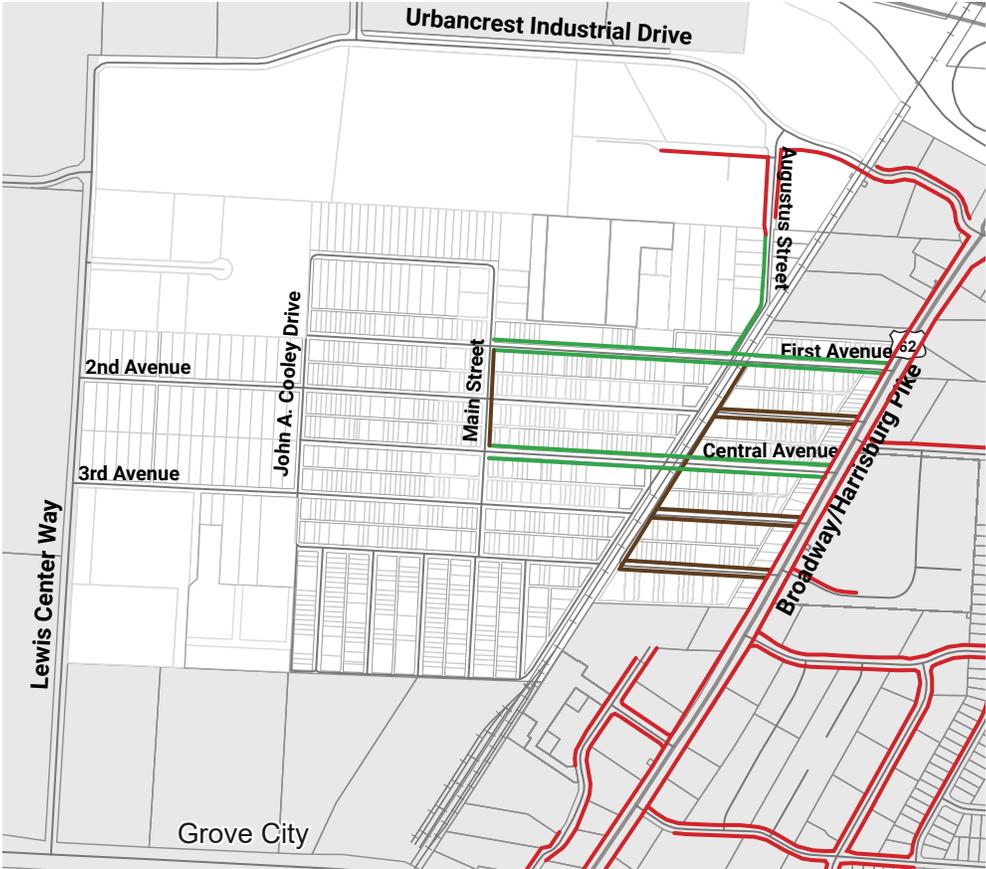
Routes for bicyclists that are shared with motorists. Designated with 'sharrows' and signage.

## Existing Paved Shoulders



A paved extension of the road's shoulder outside of the motorized vehicle travel lanes.

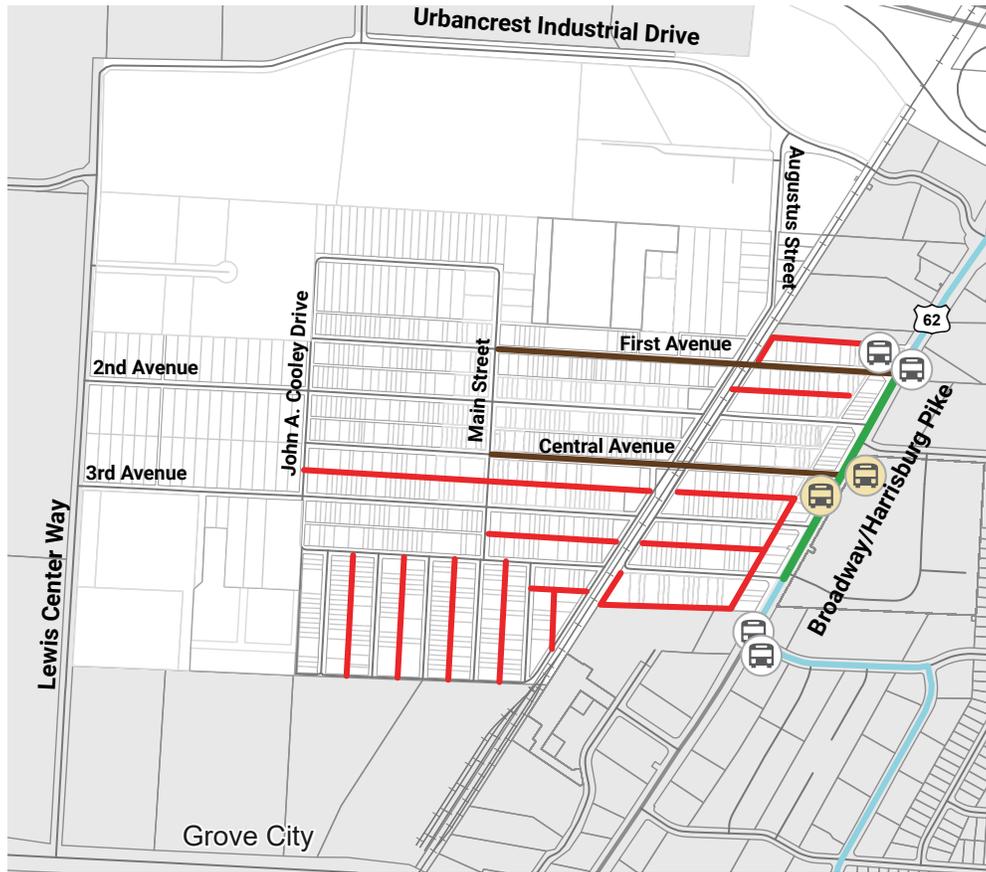
# FUTURE SIDEWALKS MAP



**Sidewalk Installation Priorities**

- Existing Sidewalk
- Primary Priority Streets
  - First Avenue
  - Central Avenue
  - Augustus Street: west side only
- Secondary Priority Streets
  - Second Avenue
  - Third Avenue
  - Fourth Avenue
  - Wallace Lane: east side only
  - Main Street: east side only

# FUTURE ROADWAYS MAP



## Corridor for Stoplight Installation

A stoplight would create safer vehicle access to and from the Village and allow for a pedestrian-safe place to cross this section of road.

## Traffic Calming Mechanisms

Traffic calming, such as curb extensions, shade trees, and speed humps, can reduce speeding.

## Alleyway Improvements

Alleys provide increased access to property and locating of municipal services like garbage collection. New alleys should have green design standards.



## Bus Stop Improvements

Improvements to the existing bus stops at Broadway and Central, like shelters, shade trees, benches, etc., will improve the experience of waiting for the bus.



## Existing Bus Stop

## Existing Bus Route

**Additional comments:**

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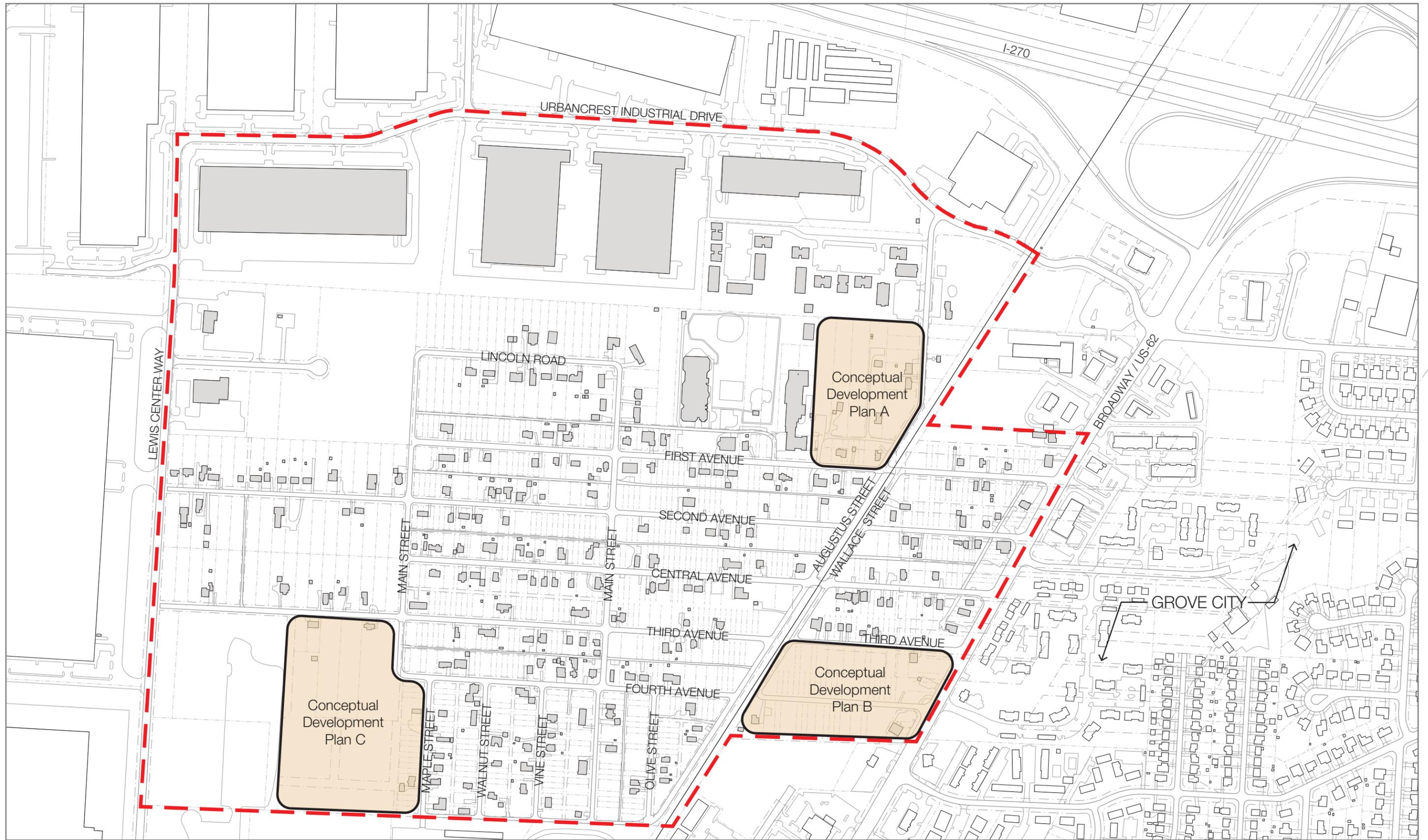
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**Please take a moment to view the community plan presentation here: [https://youtu.be/gLfIHrd\\_JEc](https://youtu.be/gLfIHrd_JEc), and we hope to see you at the virtual public meeting feedback session on September 3, 2020 at 3:30 p.m.!**



# URBANCREST INFILL DEVELOPMENT

Conceptual Development Plan A1

## LEGEND

- SINGLE FAMILY
- DUPLEX



# URBANCREST INFILL DEVELOPMENT

Conceptual Development Plan A2

neighborhood  
**DESIGN**center

## LEGEND

- SENIOR HOUSING +/- 75 UNITS
- TOWN HOME



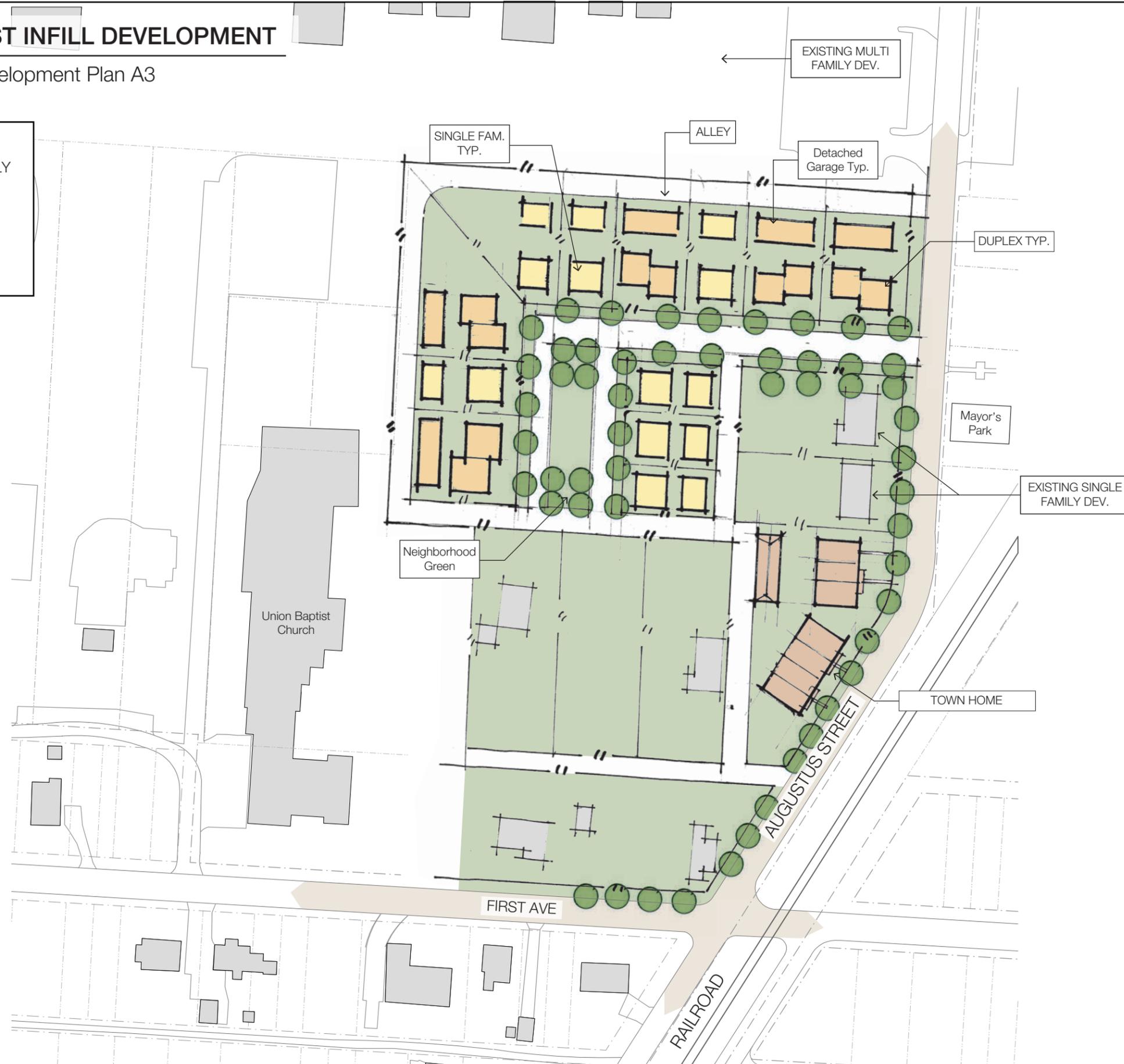
# URBANCREST INFILL DEVELOPMENT

Conceptual Development Plan A3

neighborhood  
**DESIGN**center

## LEGEND

-  SINGLE FAMILY
-  DUPLEX
-  TOWN HOME



Scale 1" : 100'

# URBANCREST INFILL DEVELOPMENT

Conceptual Development Plan B1

neighborhood  
**DESIGN**center

## LEGEND

- RETAIL  
11,400 SQFT
- OFFICE  
8,000 SQFT
- SINGLE FAMILY
- TOWN HOME



Scale 1" : 100'

# URBANCREST INFILL DEVELOPMENT

Conceptual Development Plan B

neighborhood  
**DESIGN**center

## LEGEND

-  RETAIL  
14,400 SQFT
-  OFFICE  
8,000 SQFT
-  DUPLEX
-  TOWN HOME



Scale 1" : 100'

# URBANCREST INFILL DEVELOPMENT

Conceptual Development Plan C

neighborhood  
**DESIGN**center









A



B



C



D



E



F



A



B



C



D



A



B



C



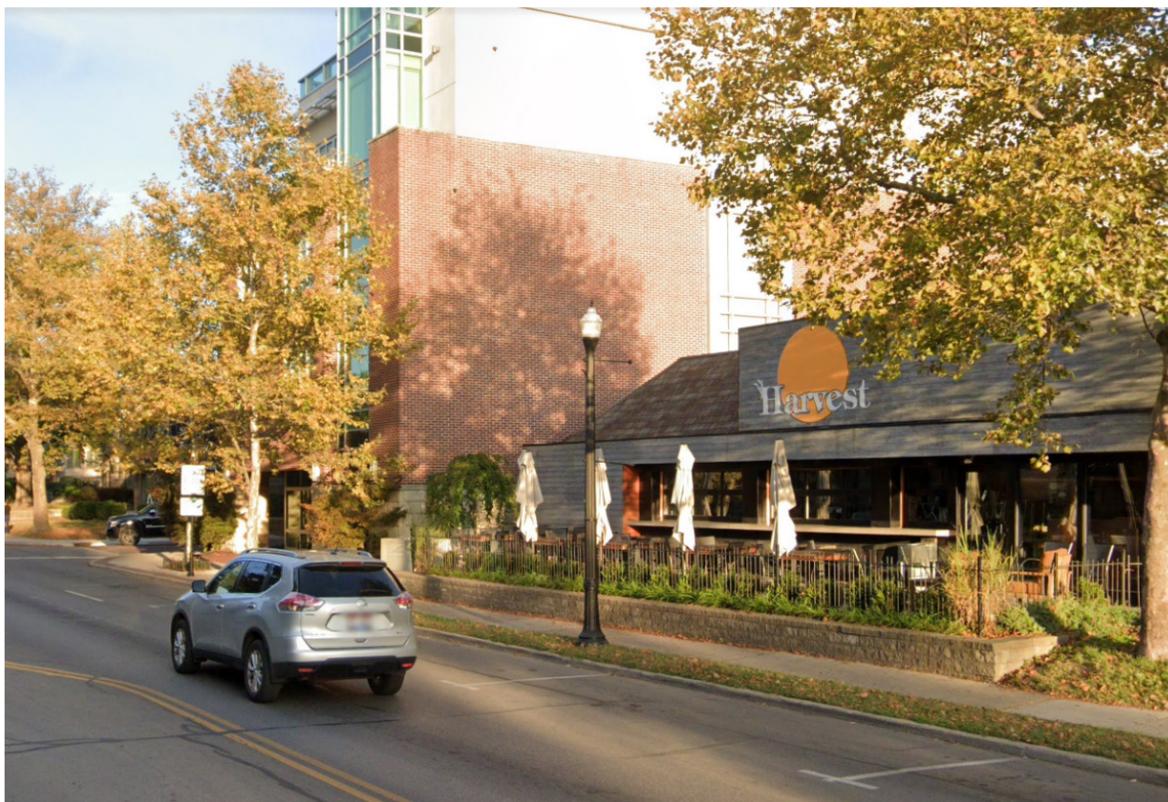
D



A - Brick Pier and evergreen hedge



B - Brick Wall with special plantings



C - Stone wall with decorative fence



D - Stone wall with extensive landscaping



A - Metal post and rail



B - Steel Pipe with wood posts



C - Traditional four rail wood



D - two rail low



A - Residential scale street lighting



B - Residential street scale lighting



C - Commercial scale lighting along Broadway



D - Commercial scale lighting along Broadway