

GRANDVIEW HEIGHTS

COMMUNITY PLAN

November 4, 2019



GRANDVIEW HEIGHTS
GROWING ON TRADITION

Prepared by:

McBrideDALE
CLARION

Acknowledgments

Thanks are extended to all those who dedicated time and effort toward the completion of this Community Plan for the City of Grandview Heights. Thanks to all residents and community stakeholders who actively participated in the planning process. The following people volunteered their time and served in an official capacity during this process:

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*There is a separate **Community Plan Appendix** that provides supportive documentation for the findings and data presented in this plan.*

1.0 Plan Summary

Grandview Heights is an increasingly desirable community in the Columbus area due to its accessible location and its unique blend of urban life and neighborhood quiet. In 2018, City Officials decided that an updated Community Plan was needed to provide further guidance on how to manage its fiscal growth with the desire to preserve and enhance its well established community character.

The process of creating the Grandview Heights Community Plan involved a variety of interests and collaborative efforts to ensure it evolved into a plan that was championed by the community. Below is the process and approach taken to develop the Grandview Heights Community Plan. Each step is briefly explained on the following pages.

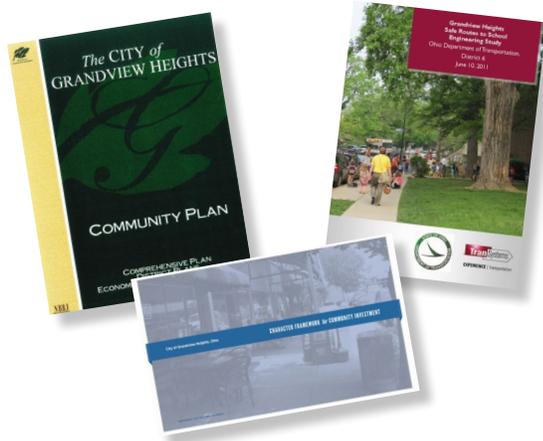


Plan Process

Plan Process and Approach Details

Review of Past Efforts

Review of previous planning efforts to evaluate recommendations that are still relevant today and which need updating. Previous efforts should coherently work together to provide cohesive guidance for future planning and development decision making for the community.



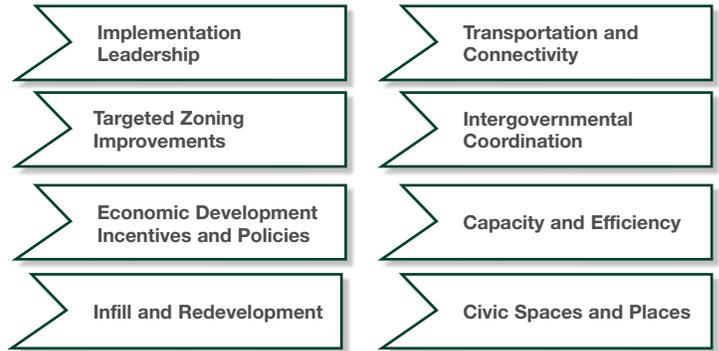
Forces and Trends

Review of the changing demographics, housing demands, lifestyle choices, shifts in retail preferences and demands, and technology advancement to inform the planning process.



Action Steps

Strategies for how the city should move forward with implementing the plan's vision and recommendations. Implementation should begin with the below themes.

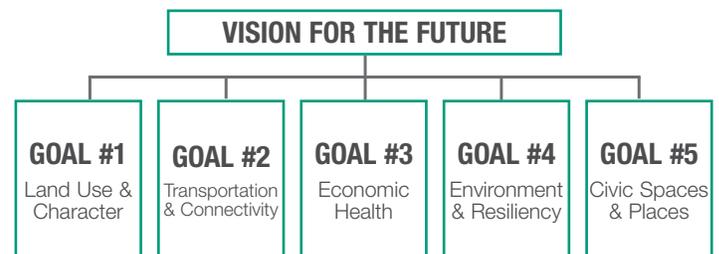


Community Plan Recommendations

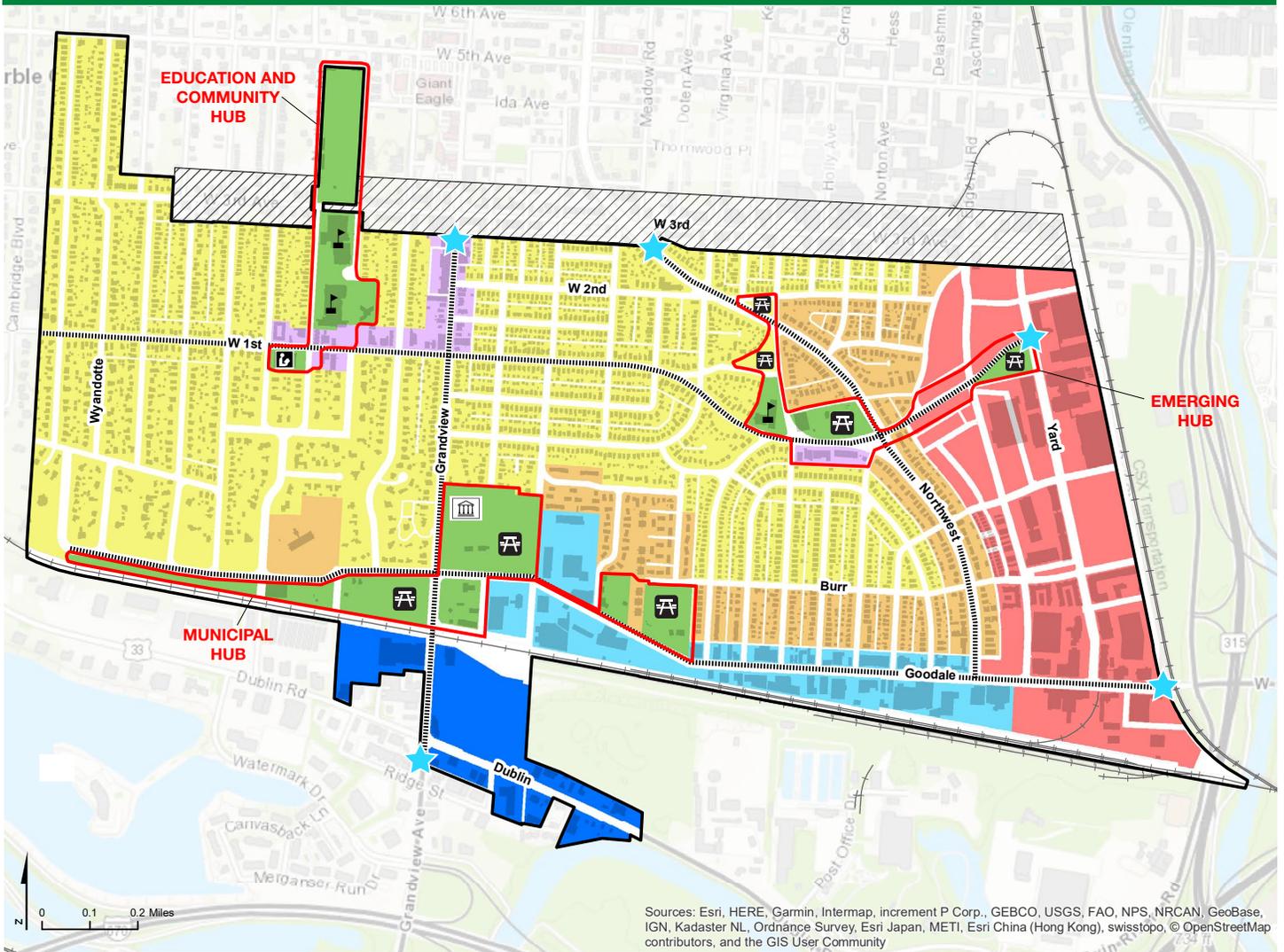
Each goal statement is further explained with recommendations and initiatives. Each goal is explored further in its own chapter in the plan. The Planning Framework Map (shown on page 4) is an overall look at the planning recommendations made throughout this plan.

Vision and Guiding Principles

Vision of the desired future for the overall community and general goal statements concerning an aspect of the city's desired future. Developed through visioning and values survey and community input.



MAP 1-1: COMMUNITY PLAN FRAMEWORK MAP



The final step in the planning process consists of final approval by the city's Planning Commission and City Council through the public hearing process. Implementation efforts are crucial after adoption of the plan and will take continuous collaboration between local government, businesses, and citizens.

MAP LEGEND

- Municipal Building
- City Parks
- Public Library
- City Schools
- Civic Spaces and Places Hub
- Community Gateways
- Major Corridor
- Neighborhood Business Influence Area

LAND USE CHARACTER AREAS

- Traditional Neighborhood
- Mixed Neighborhood
- Neighborhood Business
- Mixed Use Corridor
- Southern Gateway
- Mixed Use Commerce
- Civic and Institutional

2.0 Introduction

The Grandview Heights Community Plan represents an aspirational vision for our community. It should be used as a guide for making development decisions and as a basis for implementation tools.

The Community Plan for the City of Grandview Heights reflects on our community's strengths and provides a vision for future growth and development strategies. It is a dynamic document that is grounded in community input and framed by past planning efforts. It reflects a vision for the community and is a statement of goals and intent, but it is not enforceable law. It should be used as a guide for making development decisions and as a basis for implementation tools including zoning amendments, public facility plans, capital improvement plans and investments, and other similar opportunities.

2.1 PAST PLANNING EFFORTS

The City of Grandview Heights has a robust planning history which has resulted in numerous successful plans and studies over the years. These have ranged from citywide comprehensive planning efforts to area plans and transportation studies. These plans, summarized below, have served the city well and the relevant data and recommendations of those plans are referenced and incorporated into this plan.

- » **1971 Comprehensive Plan** - The city's first Comprehensive Plan, it established the framework for the city's robust planning history.
- » **1997 Comprehensive Plan** - An updated overall vision for the community in addition to providing specific recommendations for areas within the city and implementation strategies.
- » **2005 Grandview Commerce District Plan** - An in-depth analysis of the 100 acre area that is now known as Grandview Yard and which included recommendations for the redevelopment of the site.
- » **Grandview Avenue District Plan** - An update to the 1997 Community Plan and which provides development recommendations for the district, to serve as the foundation for zoning code amendments and design guidelines.
- » **2009 Southeast Area Residential Neighborhood Plan** - An updated vision and plan for the residential area adjacent to Grandview Yard, which includes recommendations for how to strengthen the district while protecting existing residents.
- » **2011 Safe Routes to School Study** - Identifies recommendations for how to improve children's safety to and from school, while promoting alternative transportation methods.
- » **2013 Character Framework for Community Investment** - Provides recommendations for infrastructure improvements throughout the community including streets, pedestrian connectivity, greenspace, and public amenities.
- » **2016 Bikeway Pilot Plan** - Provides a detailed road map towards an enhanced bikeway network in Grandview Heights and integration to surrounding trail systems. It includes specific recommendations and a Bicycle Toolkit.
- » **2016 Traffic Advisory Plan** - Addresses near-term roadway updates to mitigate current issues as well as protocol for managing future issues that might arise.

2.2 WHAT WE HEARD

The planning process for the Community Plan spanned 13 months (April 2018 - April 2019). This process ran concurrently with the Civic Spaces and Places planning process, to ensure that the recommendations contained within both plans align. The initial phases of the Community Plan and the Civic Spaces and Places Plan were seamlessly integrated to ensure that the recommendations related to the civic realm complemented the overall plan of the community and a common set of vision and goals have been crafted that will guide both planning efforts.

The planning process was guided by a series of public engagement opportunities. These opportunities were varied in terms of design, type, and size to ensure interaction and feedback from a wide range of residents and business owners of the community. Public engagement opportunities included the following:

- » Three community/public meetings
- » Four steering committee meetings
- » Online visioning survey
- » Comment boards at the Grandview Center, City Hall, and community pool
- » Focus Group Interviews (Goodale Boulevard property owners, Downtown property owners, Schools, Library, and staff)



Image from Public Kick-Off Event, April 2018

A variety of themes and common elements emerged throughout the public engagement process. Here is what we heard:

In our neighborhoods we should...



- » Maintain socioeconomic diversity
- » Encourage property maintenance
- » Better maintain our public ways
- » Protect the existing tree canopy
- » Maintain our community's character
- » Review methods to improve traffic flow and reduce congestion
- » Limit density

In our business districts we should...



- » Encourage local businesses
- » Provide more parking opportunities in and around Grandview Ave.
- » Beautify our streetscapes
- » Encourage redevelopment along Goodale Boulevard
- » Make them accessible and comfortable for pedestrians and bicyclists

In our civic spaces and places we should...



- » Better maintain our school playgrounds
- » Continue to promote the library and surrounding greenspace
- » Provide a dog park
- » Have a preschool and/or day care
- » Better utilize First Avenue Park
- » Consider additional multi-use facilities and event spaces
- » Have an expanded recreation center
- » Provide a better space for City Council and other city functions.

2.3 WHAT WE LEARNED

In addition to listening and learning from the city's stakeholders, the planning process included a review of relevant trends and forces that are influencing the future of Grandview Heights, the region, and the nation.

Changing Demographics

The demographic makeup of our country has been shifting and evolving over the past decades. Many of these trends are evident in the central Ohio region and specifically in Grandview Heights.

Household Makeup is Changing

- » Nationally, the percentage of historically traditional households (married couples with children) is shrinking and historically non-traditional households (households without kids, non-relatives living together, etc.) are growing.
- » Grandview Heights is comprised of almost half non-traditional households, which is much higher when compared to other central Ohio communities, the state, and the nation (see Table 2-1).

Household Sizes are Shrinking

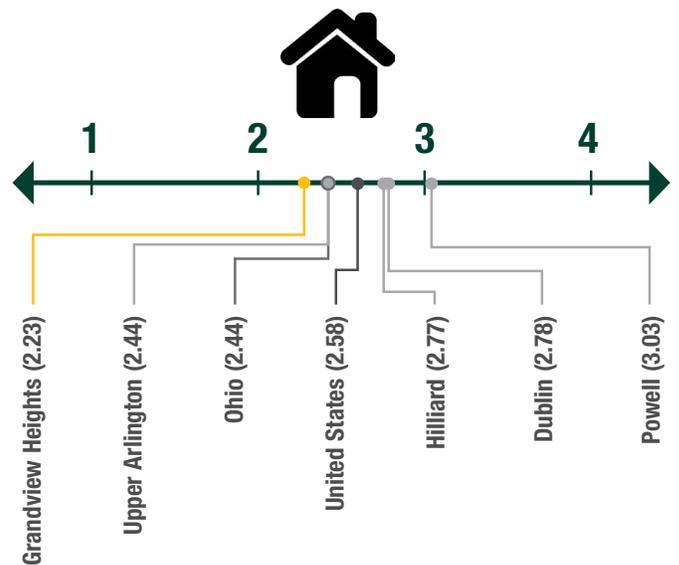
- » The average size of households in the United States has decreased by 1.12 people over the last 64 years (3.67 average size in 1948 and 2.55 in 2012).
- » Grandview Heights has an especially small household size when compared to other central Ohio communities, the state, and the nation (see Table 2-2).

Table 2-1: Percentage of Non-Traditional Households

Powell	15.05%
Dublin	21.96%
Hilliard	26.15%
Upper Arlington	29.00%
Grandview Heights	43.45%
Ohio	36.10%
United States	34.10%

Source: U.S. Census Bureau, 2015 American Community Survey

Table 2-2: Average Household Size



Source: U.S. Census Bureau, 2015 American Community Survey

Overall Population is Aging, but Grandview Heights Has a Young Population

- » The number of people in the United States ages 65+ will increase from 40.2 million in 2010 to 88.5 million in 2050.
- » Grandview Heights, though, has an overall young population. The median age is 34 in Grandview and 39.3 for the State of Ohio and the City of Columbus (see Table 2-3).

The Population is Growing

- » Franklin County has added 1,000,000 people between 1900 and 2010 and is expected to add an additional 300,000 people by 2040 for an estimated total of 1,483,160.
- » From 2010, Grandview Heights is forecasted to grow by an additional 5,000 people by 2050.

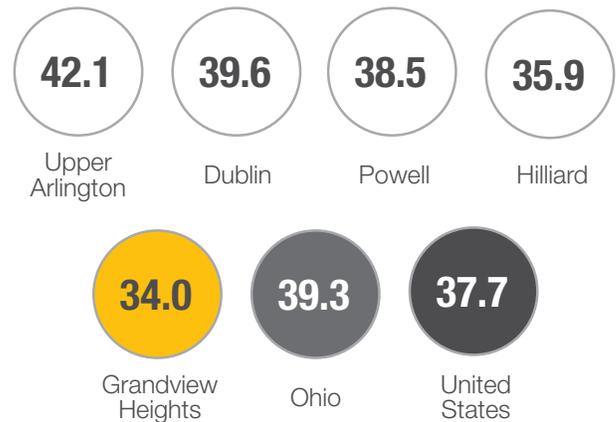
Housing Demand and Lifestyle Choices

Preferences in housing and lifestyle choices have been evolving over the past decades due to the rise of the millennial and baby boomer generations, the surge in online retailers, and other similar elements that have shaped the current landscape of our country.

What Does the Housing Market Want?

- » Walkable areas with accessible amenities including retail, business, and cultural destinations.
- » Access to a variety transportation options including public transit options, bicycle friendly areas, and car share options.
- » Affordable housing opportunities.
- » Communities with an authentic sense of place and a diverse population.

Table 2-3: Median Age



Source: U.S. Census Bureau, 2015 American Community Survey



Multifamily Residential in Grandview Yard



Single Family Homes in Grandview Yard Under Construction

How is the Online Economy Affecting Retail Demands and Preferences?

- » There is a strong demand now for an experience with retail shopping, especially for the “wants” not the “needs.”
- » Desire for personalization and customization of items.
- » Increases in the use of robotics/machines for ordering and interaction.
- » Surges in social media presence and interaction.
- » Focus on healthy and environment-friendly lifestyles.
- » High demand for in-home services/delivery.

What Does This Mean For Grandview Heights?

The Columbus metro housing market has been steadily growing, which has increased demand for housing not just in Grandview Heights, but the overall region. This demand has affected availability and property values in the city as the average home values in Grandview Heights far exceed the state and national averages. According to 2018 Zillow Home Value Index the average home value in Grandview Heights is \$403,000, while the average in Columbus is \$151,000 and the Ohio average is \$134,000. Grandview Heights is a highly

desirable community as existing residents want to stay and new residents want in. It is attracting young professionals, families, and retirees that want to live in a walkable, dynamic city with desirable destinations.

This demand will result in continued pressure for new residential developments in and around the city. The city’s existing housing stock is aging - 88% of the city's current housing units were built before 1970 and 54% before 1940 – making much of the housing stock vulnerable to tear downs, renovations, and infill development. Additionally, developers may propose new residential projects in areas that have not been historically zoned or used for residential purposes. This plan addresses areas of the city where additional housing may be appropriate and under what circumstances.

The city’s business districts should continue to thrive despite the changes in the retail market due to their unique, local offerings and authentic environment. The city should continue to monitor and improve these areas to ensure continued success including beautification, traffic and circulation, business makeup, events and publicity, and similar elements. This plan addresses these items and provides recommendations for how the city can continue to improve on its already solid foundation of successful business districts.



Grandview Avenue Business District

2.4 WHAT WE CONCLUDE

The following findings summarize the major themes that emerged from the numerous Community Plan public engagement activities. They serve as a foundation for the overall vision, goals, and recommendations set forth in this plan.

- 1** Grandview Heights citizens are highly engaged and proud of their unique and authentic community. They are generally satisfied with its quality and character, and it is important to preserve and protect the character of the community in the face of change.
- 2** While there are pressures for change, the basic community development values have remained consistent over the years. Based on historic and recent Grandview Heights planning documents and recent public input, citizens of today appear to want the same things out of their community that they wanted 20 years ago:
 - A high quality of neighborhood life
 - Responsive and proactive leadership
 - Small town community scale
 - Diverse and affordable neighborhoods
 - Preserved heritage
 - Continued investment in homes and businesses
 - A rich civic life
 - High quality public services
 - A strong and safe pedestrian environment
 - A well connected bike trail network

- 3** Grandview Heights, like many high-quality inner ring suburbs, has recently become very popular as a place to live and work. Since the city is largely built-out, the community is experiencing pressure for redevelopment and infill development.



Wyman Woods Park



Grandview Heights Residential Street

4 An influx of new residents and pressure for new development, creates a need for discussion around the integration of old and new ideas and common values for Grandview Heights, especially as they relate to what people want from a community.

5 There is concern about changes in the physical environment of the community due to increased pressure for larger, more modern homes. The community is struggling with how to balance individual preferences with stricter regulations that serve to preserve existing character.

6 Increased demand for housing continues to drive up costs and property values, decreasing the amount of available affordable housing options. There is a strong sense among citizens that Grandview Heights should provide a range of residential building types, sizes, and price points that cater to a range of preferences and lifestyles including young professionals, families, and empty nesters. Residents should be able to age in place within Grandview Heights.

7 Grandview Heights' residential neighborhoods are authentic and desirable places to live. Neighborhoods reflect what has been called a "porch culture" – a place where people sit on front porches and socialize with their neighbors and passersby. As new development, infill, and renovations take place they should be respectful of the culture of the community and the scale of the surrounding area.



First Avenue Business District

8 Grandview Avenue is the heart of the business community and should remain a historic hub of successful and local businesses and restaurants. It's unique mix of uses and human scale should be preserved and celebrated.

9 Goodale Boulevard is the last location in Grandview Heights that could accommodate substantial change and growth. Any development in this area needs to be respectful to and compatible with the adjacent residential neighborhoods.

10 Even though Grandview Yard is still in development, it is considered to be an economic success for the city. The full impact of the project is yet to be determined. As the project continues to develop, it is important to refine how it will connect and be integrated into the greater community.

11 Grandview Heights has done an admirable job of planning for and managing change in the past, but it lacks many tools that other communities have. For example, it is working with land use regulations from a previous era and it has no full-time or regular planning and zoning staff.

12 The city has historically placed a high priority on economic development and has often used incentives to attract new businesses. Given the recent success and thriving nature of the community, the city should further refine its incentive policies.

13 Residents love the parks and recreation amenities and appreciate recent investments, but still desire improvements including the following:

- Redesign of Wallace Gardens or better use of the land
- Improvement to the McKinley Field Park
- Better use of the open land to the east of McKinley Field Park
- Better use and programming of the First Avenue Park
- Desire for a dog park

- Desire for an outdoor amphitheater
- An expanded Community Center / Recreation Center.

14 There is an overwhelming consensus that the current municipal building is not adequate and needs to be updated or replaced. There is desire for the municipal building to be a civic center and a facility (or campus) that expresses civic pride.

15 City and school recreational and athletic fields are shared on a regular basis. Such continued sharing of amenities should be fostered and sustained.

16 The Grandview Public Library is seen as important civic amenity that is cherished by residents and serves as a gathering place for students and residents.

17 Walkability and accessibility to civic spaces and facilities is important to residents and should continue to be a priority of the city.

18 The intersection of Grandview Avenue and Goodale Boulevard is a critical gateway into the city and should be enhanced to reflect its importance.



Grandview Heights Municipal Building

2.5 WHAT'S NEXT

The vision and goals on the following page represent general statements concerning an aspect of the city's desired future. The goals for this Community Plan are focused on the five major themes of this document, each of which is further explored in its respective Chapter within the plan. The plan hierarchy is illustrated below.

Plan Organization & Terminology





Memorial Park

Vision for the Future

Grandview Heights is a dynamic urban community that is rich in civic and pedestrian life, committed to multi-modal connectivity, well-maintained, and provides quality public services. Our residential neighborhoods are affordable and diverse. Our businesses are physically and socially a part of the community, and the city, School District, and Library are partners in providing the community with civic amenities and lifelong learning opportunities.

Goal #1: Land Use and Character

Enhance the quality of life and sense of community enjoyed by the people who live, work, and play in Grandview Heights.

Goal #2: Transportation and Connectivity

Provide for the safe and efficient movement of people and cars throughout the community.

Goal #3: Economic Health

Maintain an expanded and diverse tax base that positions the city for long-term economic health and resiliency.

Goal #4: Environment and Resiliency

Promote environmental stewardship in the city's built environment and operations.

Goal #5: Civic Spaces and Places

Provide the community with quality civic spaces, places, amenities, and services reflective of the residents' civic pride.

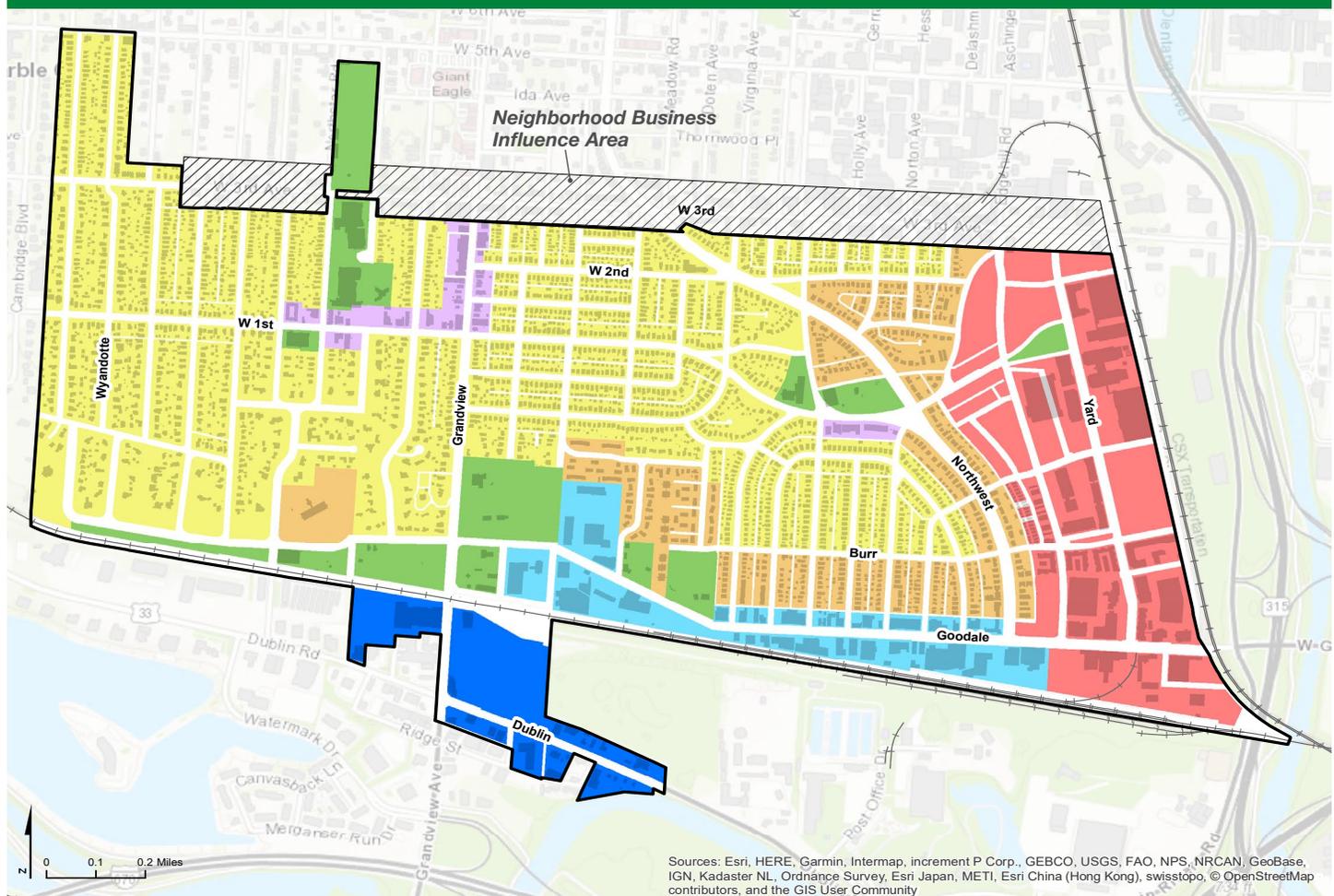
3.0 Land Use and Character

The Land Use and Character Chapter is organized around seven character areas that have similar development characteristics and goals for how each area should develop in the years to come, as well as one influence focus area. Each area's existing conditions are described along with future land use and development recommendations.

LAND USE CHARACTER AREAS

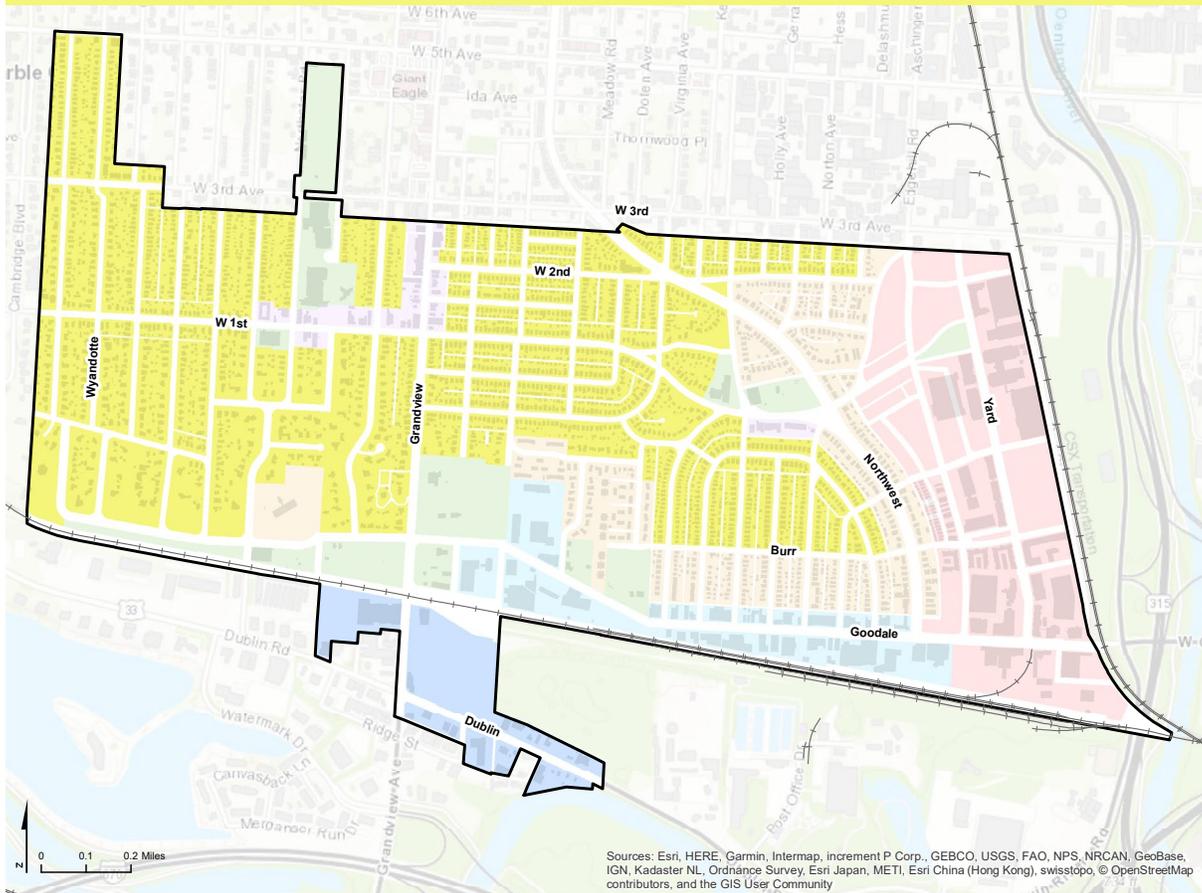
Traditional Neighborhood	pg 19	Mixed Use Corridor	pg 31	Civic and Institutional	pg 63
Mixed Neighborhood	pg 23	Southern Gateway	pg 37	<i>Please note the Civic and Institutional character area is addressed in the Civic Spaces chapter of this plan (Chapter 7.0).</i>	
Neighborhood Business	pg 27	Mixed Use Commerce	pg 41	Neighborhood Business Influence Area	pg 45

MAP 3-1: LAND USE CHARACTER AREAS MAP



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

TRADITIONAL RESIDENTIAL NEIGHBORHOOD



Map 3-2:
Traditional Residential Neighborhood Location Map



Single Family Residential Homes in Grandview Heights

3.1 TRADITIONAL RESIDENTIAL NEIGHBORHOOD CHARACTER AREA

This area is mostly comprised of single family detached residential homes and encompasses more than half of the geographic area of the city. It also includes two-family homes, multi-family structures, and neighborhood-scale parks and facilities. The size, scale, and design of these residences vary throughout the city, but many have similar defining characteristics including:

- » Front porches
- » Alley loaded or rear detached garages
- » Prominent street presence
- » Sidewalks

The character and style of the residential neighborhoods within Grandview makes the city appealing to many residents from a variety of backgrounds and family types. Additionally, many of the residential structures within the area are older and some are in need of modernization or expansion. This makes this area, and the Mixed Residential Neighborhood, susceptible to

redevelopment and infill, especially due to the popularity and demand for residential uses within the city.

The future vision for this character area is for residential neighborhoods that embrace the form and scale of the past, while allowing for appropriate modernization to ensure continued neighborhood prosperity. Focus should be placed on preserving and protecting the defining elements of these neighborhoods, while ensuring that Grandview Heights is inclusive to a diversity of residents.

To achieve this desired vision, future development should adhere to the following recommendations and implementation initiatives to ensure that new and redevelopment projects within the area complement and enhance the district, while still protecting existing residents and development patterns.

Table 3-1: Traditional Residential Existing Land Use Distribution



Source: Franklin County Auditor Existing Land Use Database

TRADITIONAL RESIDENTIAL NEIGHBORHOOD

Overall Recommendations

- a. Encourage the preservation of the existing character of the traditional residential neighborhoods.
- b. Promote investment in and modernization of residential units while ensuring that new development and redevelopment is compatible with adjacent land uses – the existing pattern of single and multi-family land uses should remain mostly unchanged.
- c. Encourage universal design elements in existing or new housing units to allow older adults to age in place within the community such as first floor masters, handicap accessibility, zero-step entries and transitions.
- d. Restrict surrounding commercial uses from encroaching into the current boundaries of the residential neighborhoods.

Land Use Recommendations

- a. The area should be comprised primarily of single family detached residential land uses.
- b. Additional uses that may be appropriate, depending on location, design, size, and scale, includes two-family residential uses and attached single family uses, civic and public facilities, and parks and open spaces.



Images of Single Family Residential Homes in Grandview Heights

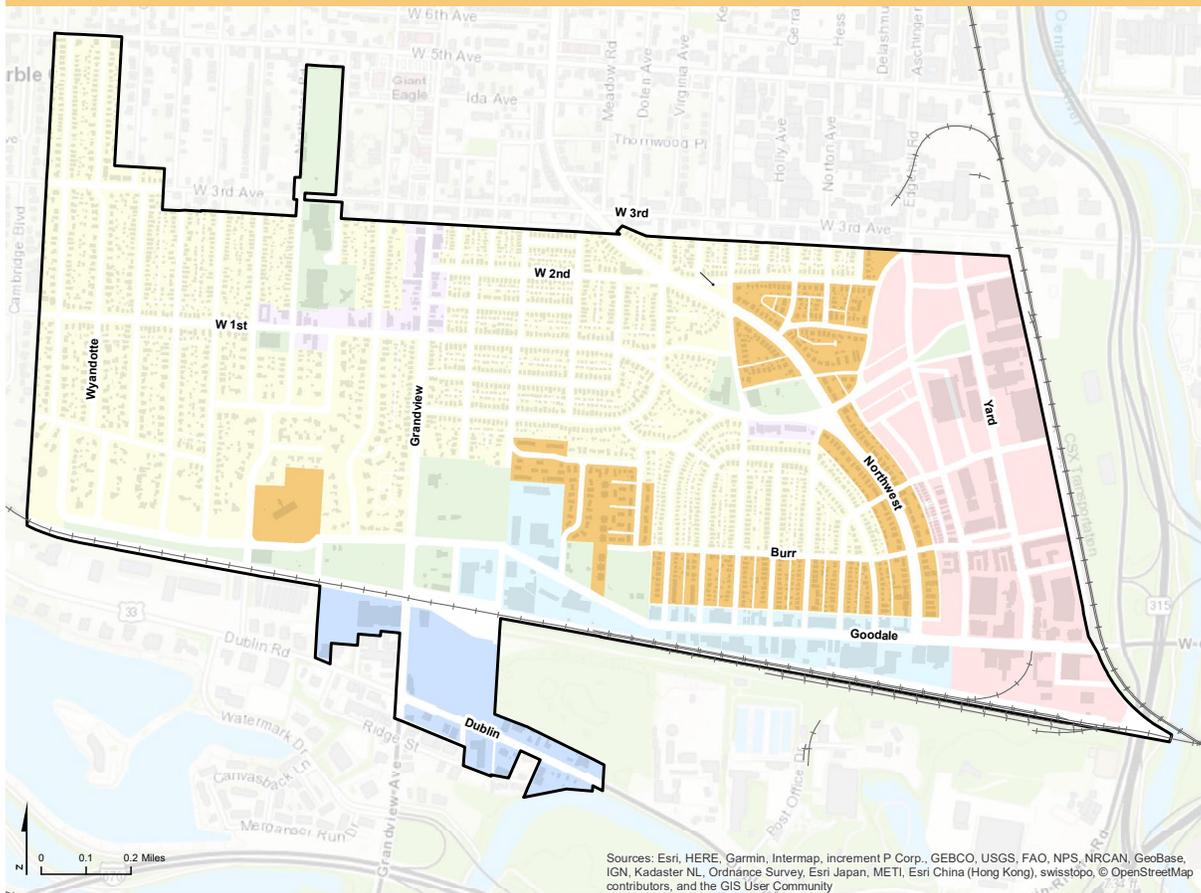
Building Recommendations

- a. New construction should complement existing buildings within the vicinity in terms of building heights, setbacks, design, massing, form and scale.
- b. New development should generally maintain the current densities of the existing neighborhoods in which it is to be located.
- c. The demolition of existing structures for the development of non-compatible housing structures should be discouraged. New construction may be appropriate if it retains a similar scale and design to adjacent uses.
- d. Additions to existing homes should occur at the rear of the property to ensure the streetscape retains its current form and scale. Additions that are taller or significantly wider than the existing structure are discouraged.
- e. New buildings should retain the character of the existing neighborhood in which they are located including prominent front porches, alley loaded or detached garages, and pedestrian amenities such as sidewalks and paths. These characteristics may vary throughout the city based on where the development is located.

Implementation Initiatives

- a. Study and evaluate different strategies, processes, and tools to address historic preservation and the review of major additions/remodels, demolitions, and new construction within the city.
- b. Update, monitor, and continue to enforce property maintenance codes throughout the city's residential neighborhoods.
- c. Identify ways to improve pedestrian and multi-modal amenities within the district including sidewalks, crosswalks, and bicycle facilities that can improve the safety and connectivity of the community.

MIXED RESIDENTIAL NEIGHBORHOOD



Map 3-3: Mixed Residential Location Map



Small Scale Multi-Family Building along Northwest Boulevard

3.2 MIXED RESIDENTIAL NEIGHBORHOOD CHARACTER AREA

This area is made up a variety of residential development types ranging from single family homes to high-density multi-family developments. The character, form, and scale of this area varies throughout the city depending on the location and context.

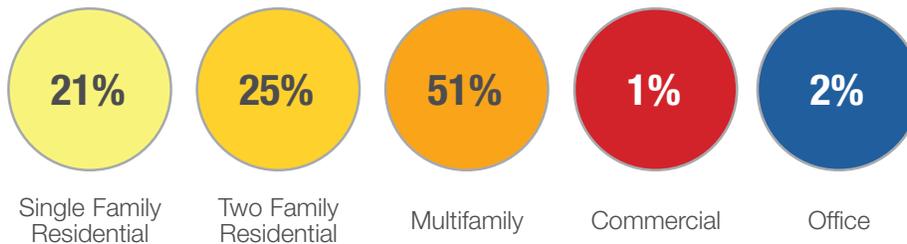
Many of the residential uses within this area are older and are in need of major repair or replacement. This makes this area susceptible to redevelopment and infill, especially due to the popularity and demand for residential uses within the city.

The majority of the residential units - whether single family, two-family, or small scale multi-family - have some form of individual outdoor space. This is an important element that the community values and wishes to preserve within these neighborhoods.

The future vision for this character area is for residential neighborhoods that provide a variety of housing types, allowing for a diversity in living preferences within the city including entry level housing options, rental and ownership opportunities, and a variety of unit sizes and types. These neighborhoods should retain the high-quality standards expected in Grandview Heights and shall continue to respect the form and scale of adjacent neighborhoods.

To achieve this desired vision, future development should adhere to the following recommendations and implementation initiatives to ensure that new and redevelopment projects within the area complement and enhance the district, while still protecting existing residents and development patterns.

Table 3-2: Mixed Residential Existing Land Use Distribution



Source: Franklin County Auditor Existing Land Use Database

MIXED RESIDENTIAL NEIGHBORHOOD

Overall Recommendations

- a. The residential makeup of units within this district should vary in size, price, and design to cater to a variety of preferences.
- b. Promote investment in and modernization of residential units while ensuring that new development and redevelopment is compatible with adjacent land uses – the existing pattern of single and multi-family land uses should remain mostly unchanged.
- c. Encourage universal design elements in existing or new housing units to allow older adults to age in place within the community such as first floor masters, handicap accessibility, zero-step entries and transitions.
- d. Restrict surrounding commercial uses from encroaching into the current boundaries of the residential neighborhoods.



Land Use Recommendations

- a. The area should be comprised primarily of single family, two family, and small scale multifamily (8 units or less) residential land uses.
- b. Additional uses that may be appropriate, depending on location, design, size, and scale, includes multifamily residential land uses greater than 8 units, older adult living facilities, civic and public facilities, and parks and open spaces.
- c. New multifamily residential land uses should be restricted to primary roadways and intersections and areas abutting commercial districts.



Images of Two Family and Multifamily Residential Homes in Grandview Heights

Building Recommendations

- a. New construction should complement existing buildings within the vicinity in terms of building heights, setbacks, design, massing, form and scale.
- b. New development should generally maintain the current densities of the existing neighborhoods in which it is located, while allowing for gradual densification in appropriate locations.
- c. Densification should be particularly considered for properties currently zoned Residential Apartment (RA) and only when such developments specifically enhance economic, age, cultural, and/or other forms of diversity.
- d. The demolition of existing structures for the development of significantly denser projects should be discouraged.
- e. New buildings should retain the character of the existing neighborhood in which they are located. These characteristics will vary throughout the city based on where the development is located.

Implementation Initiatives

- a. Study and evaluate different strategies, processes, and tools to review of major additions/remodels, demolitions, and new construction within the city.
- b. Update, monitor, and enforce property maintenance codes throughout the city's residential neighborhoods.
- c. Identify ways to improve pedestrian and multi-modal amenities within the district including sidewalks, crosswalks, and bicycle facilities that can improve the safety and connectivity of the community.

Summit Chase

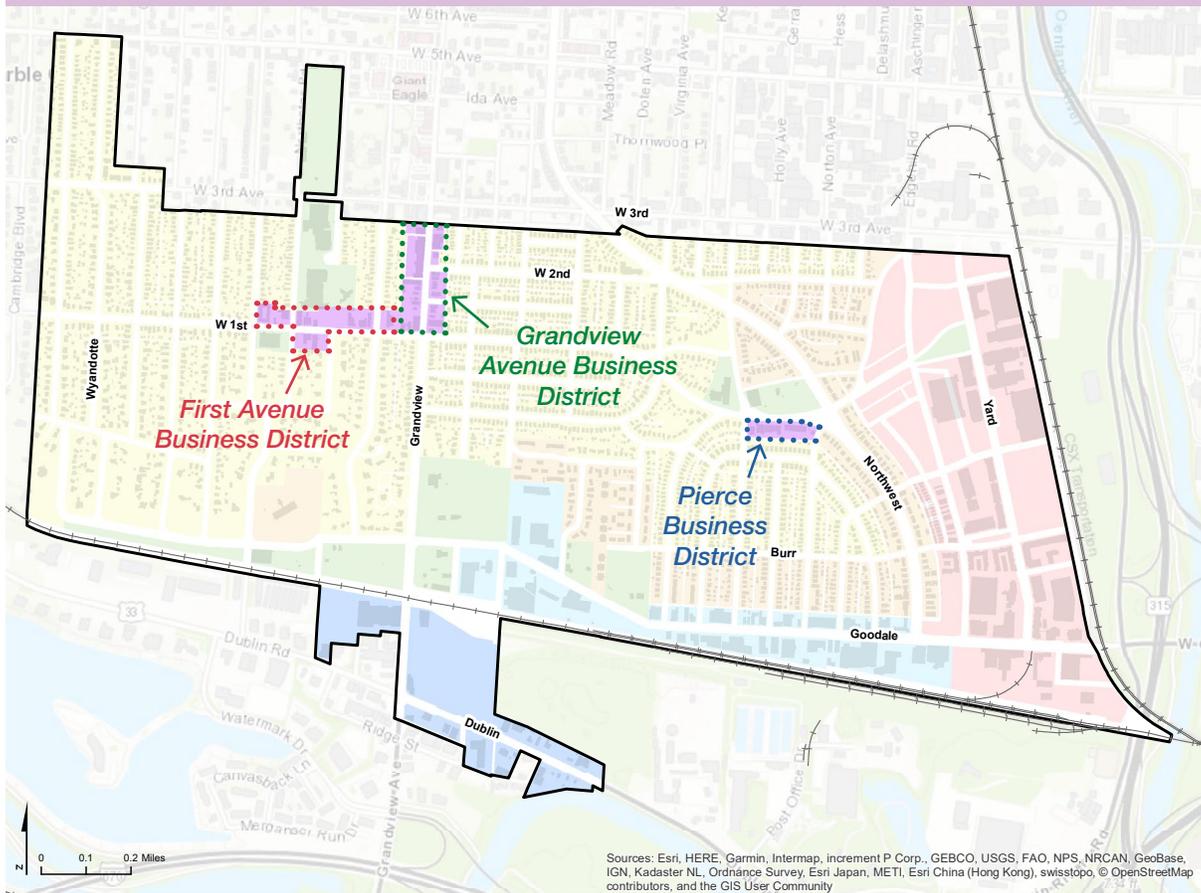
Summit Chase is a unique development within the city as it is the only 20+ story structure within city limits. The city supports the continued retention and maintenance of this use but does not support the construction of any additional residential structures of a similar density and height to be constructed within the city.



Top image source: www.summitchasecondo.com

Bottom image source: Google Earth imagery

NEIGHBORHOOD BUSINESS



Map 3-4:
Neighborhood Business Location Map



Left: Grandview Avenue Business District

Right: Pierce Business District

3.3 NEIGHBORHOOD BUSINESS CHARACTER AREA

This area is comprised of the city's three neighborhood business districts. Each of which is comprised primarily of unique, non-chain commercial uses including office, retail, restaurant, bars, and service uses. These businesses make these districts destinations within the community and the region.

The **Grandview Avenue Business District** is one of the city's most notable amenities and thriving commercial areas. Buildings are located at the back of sidewalk, creating a dynamic street wall. Pedestrian amenities include sidewalks along both sides of the road, outdoor seating/dining/display areas, crosswalks, and bicycle racks. On and off-street parking is available behind the buildings on the west side of the road. Parking availability is the number one complaint in this business district.

The **First Avenue Business District** is located around the corner from the Grandview Avenue Business District. It is an extension of this area, but it has a unique character and development pattern. West First Avenue is more residential in nature as the majority of the uses on the south side of the road are single family homes. The commercial uses on the north side of the road vary in form, scale, and design. They are generally located close to the road but setback some from the sidewalk. Parking is located on-street and in parking lots that are generally located to the side and rear of the commercial uses. This area terminates at the civic campus comprised of the Library and the school campus.

It serves as a conduit between the Grandview Avenue Business District and the civic campus. This corridor attracts many pedestrians and should be a safe environment for students and families that bike, walk, or scooter to school or the library.

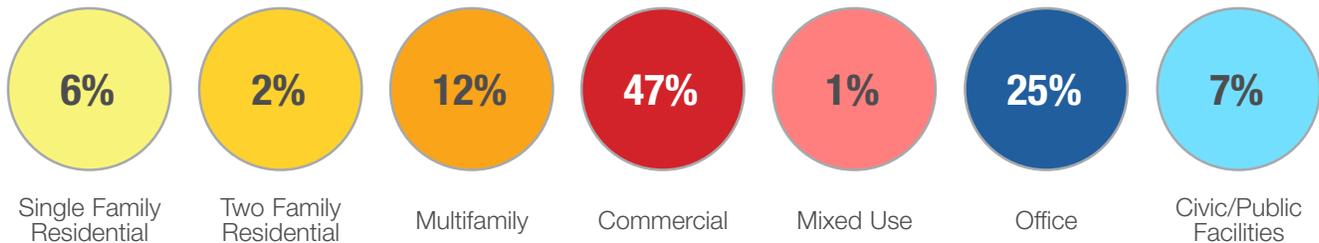
The **Pierce Business District** is a small mixed use area in the eastern part of the city. Buildings are located near the street with the majority of the parking located behind the buildings. There is one row of off-street parking located in front of the commercial strip center, along with on-street parking on the north side of West First Avenue, adjacent to the park. Pedestrian amenities within this district include sidewalks and outdoor dining areas.

The future vision for this character area is for the city to have multiple walkable, pedestrian-oriented business districts that provide a mix of small-scale, locally-owned, unique retailers, restaurants, services, and offices that are exclusive destinations in the region. Emphasis should be placed on the sustained success of these districts by continuously exploring ways to improve the patron's experience.

To achieve this desired vision, future development should adhere to the following recommendations and implementation initiatives to ensure that new and redevelopment projects within the area complement and enhance the district, promoting their continued success within the community.

NEIGHBORHOOD BUSINESS

Table 3-3: Neighborhood Business Existing Land Use Distribution



Source: Franklin County Auditor Existing Land Use Database

Overall Recommendations

- a. Utilize growth and change to increase vitality and a critical mass of activity.
- b. Recognize and plan for the differences between the mix of uses on Grandview Avenue and First Avenue. Retain and recruit local non-chain businesses.
- c. Evaluate the parking impacts associated with new and redevelopment projects and consider opportunities for ways to mitigate existing parking issues.
- d. Ensure adequate and effective communication and management of special events.
- e. Emphasis should be placed on ground level uses that enliven the street and private/public spaces.
- f. Coordinate signage, entries, streetscape improvements, landscaping, and other improvements to improve the quality of the physical setting.
- g. Encourage the installation of unique public art exhibits.
- h. Usable outdoor spaces should be incorporated throughout the districts.
- i. Additional curb cuts on Grandview Avenue and First Avenue should be minimized.

Land Use Recommendations

- a. All three of the city's business districts should be comprised primarily of office, medical office, restaurant, retail, service uses, and parking facilities.
- b. Additional uses that may be appropriate, depending on location, design, size, and scale, includes outdoor gathering spaces, fitness, and multifamily residential.
- c. Multifamily residential land uses should be incorporated into vertical mixed use developments, occupying the second or third stories of a building while preserving the ground floor for commercial land uses.

Building Recommendations

- a. New construction should continue to emphasize the existing development form of the district in terms of building form, scale, and massing, building materials, and amenities.
- b. Building heights should be planned very carefully. Taller buildings may be appropriate in certain circumstances including at the intersections of primary streets or if designed to include step-backs or other elements that minimize the impacts of a taller building.
- c. New and redevelopment projects along Grandview Avenue should continue to adhere to the use and development standards established in the Grandview Avenue Overlay District (Section 1151.07 of the City Code of Ordinances). These regulations were adopted in 2007 with the purpose of promoting the business district as a compact, pedestrian-oriented district with a diverse mix of residential, office, and commercial uses. Specifically, the regulations address the following:
 - Setbacks and build-to lines
 - Building standards
 - Public realm space
 - Signage
 - Parking and circulation
 - Screening
 - Lighting

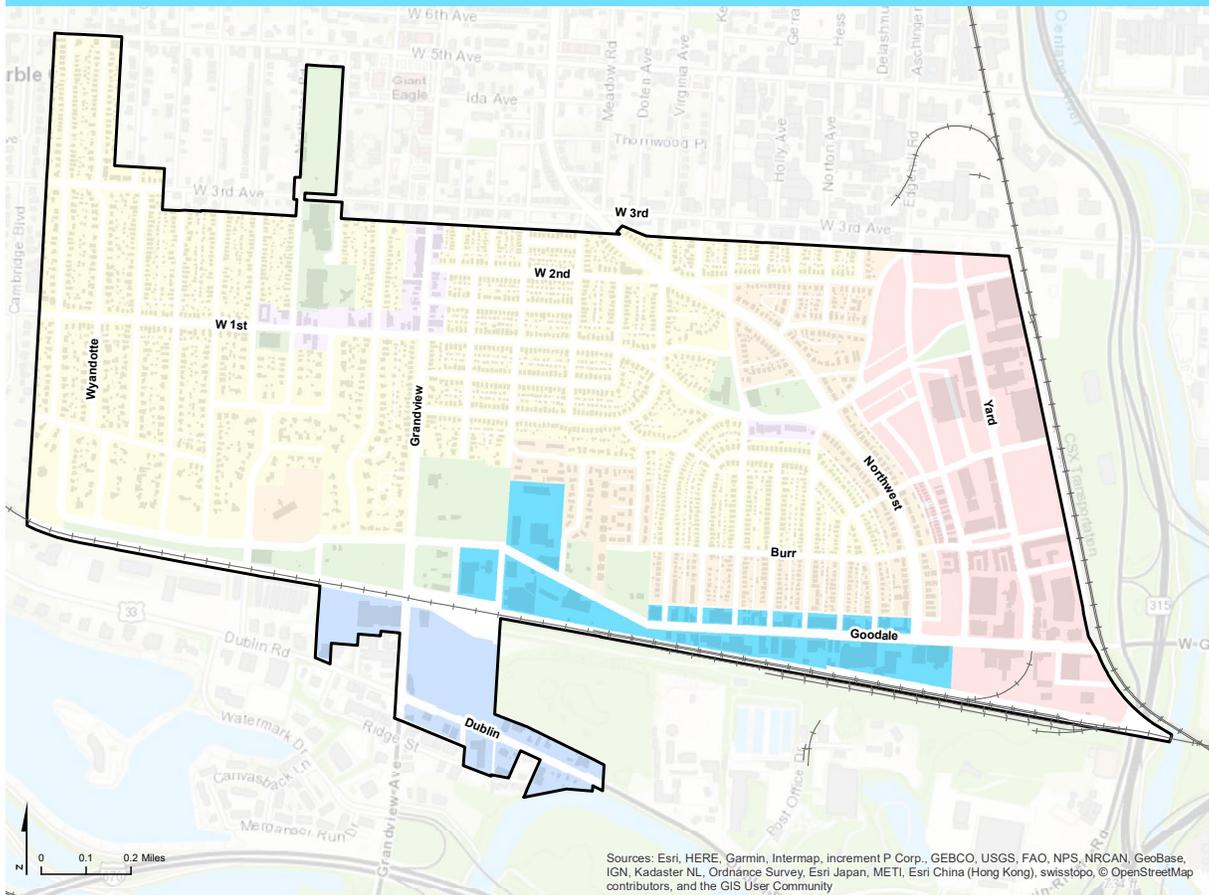
Implementation Initiatives

- a. Research and evaluate the possibility of cross-parking and shared parking options within the Grandview Avenue business district.
- b. Explore partnership opportunities with Columbus, Upper Arlington, and Marble Cliff and other private-public partnership opportunities to overall improve the city's commercial areas.
- c. Review and update the Grandview Avenue Overlay District standards and expand the boundaries to include the First Avenue corridor between Grandview Avenue and the school campus.
- d. Explore the possibility of mid-block crossings to improve pedestrian safety across Grandview Avenue and First Avenue.
- e. Incorporate streetscape improvements along First Avenue, between Grandview Avenue and the civic campus, especially on the commercially-oriented north side of the street.



First Avenue Business District

MIXED USE CORRIDOR



Map 3-5: Mixed Use Corridor Location Map



Goodale Boulevard, looking East

3.4 MIXED USE CORRIDOR CHARACTER AREA

This area is primarily comprised of commercial, office, and light industrial uses including wholesaling, manufacturing, distribution, and storage. The legacy users along the corridor are more industrial-centered while many of the newer uses are commercial or office in nature. New developments include a distillery and a four-story self-storage and office development.

The majority of the buildings are single story in height, set close to the street, and with parking located at the side or rear of the building. The area abuts residential neighborhoods to the north and railroad tracks to the south. Due to this, many of the properties on both sides of the road are very limited in depth, which constrains existing and potential developments.

Goodale Boulevard is a primary transportation route for local employees and residents coming in and out of the city. Sidewalks are located on both sides of the street. On the southern side of the corridor the sidewalks are regularly interrupted by driveways for the existing users. There is also regular truck traffic coming in and out of these driveways which diminishes the perceived safety and comfort for pedestrians along the corridor.

The south side and parts of the north side of the corridor are comprised of floodplain. This restricts the redevelopment potential and usability of these lots in the future.

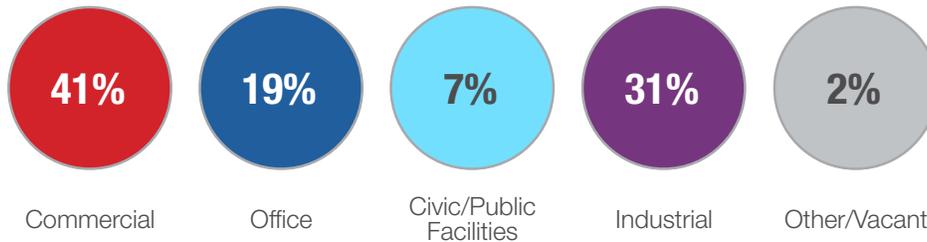
Recent development projects in this area have caused some negative repercussions in the adjacent residential neighborhoods. These include commercial patrons parking on residential streets, increased activity and noise, and glare from new lighting and signs.

The future vision for this character area is a unique and distinct district within Grandview Heights that provides a mix of commercial and light industrial uses providing employment, service, and wholesale opportunities for the community. As the district continues to redevelop and become more dense there should be a strong focus to ensure that future development and redevelopment within this area is sensitive to the adjacent residential neighborhoods and maintains a smooth flow of traffic.

To achieve this desired vision, future development should adhere to the following recommendations and implementation initiatives to ensure that new and redevelopment projects within the area complement and enhance the district, while still protecting the adjacent residential neighborhoods, maintaining necessary traffic flows, and providing opportunities for economic development within the city.

MIXED USE CORRIDOR

Table 3-4: Mixed Use Corridor Existing Land Use Distribution



Source: Franklin County Auditor Existing Land Use Database

Overall Recommendations

- a. Existing buildings along the corridor should be remodeled and reused, where feasible, rather than be demolished and new buildings constructed in their place.
- b. The city encourages the retention and expansion of light and high-tech industrial, wholesale, storage, and distribution uses within this area.
- c. New development on the northern side of the corridor should incorporate necessary buffering elements to improve the relationship between the commercial corridor and the adjacent residential neighborhoods. Existing developments should consider incorporating buffering elements to improve this relationship including dumpster enclosures, privacy fences, and other similar elements where possible.
- d. Developments should seamlessly integrate pedestrian and bicycle amenities to promote walkability and multi-modal transportation options along the corridor.
- e. Developments should consolidate curb cuts or reduce the width of curb cuts when possible to improve the circulation along the corridor.
- f. New development should provide for realistic expectations of parking capacity and should avoid negatively impacting parking within the adjacent residential neighborhoods.

Land Use Recommendations

- a. The area should be comprised primarily of office, medical office, warehouses, distribution facilities, manufacturing, high-tech industrial uses including research and development and laboratories, co-working and makerspace uses, and parking facilities.
- b. Additional uses that may be appropriate, depending on the location, design, size, and scale of the project, includes health and fitness, retail, and service uses.

Building Recommendations

- a. New and redevelopment projects should respect the adjacent residential neighborhoods to the north of the district in terms of building form, scale, massing, building materials, signage, parking availability, lighting, and other similar features.
- b. New buildings and building expansions on the north side of the corridor should be limited in height similar to current building forms. Buildings on the south side of the corridor may be permitted to be taller in height than the existing building form if the proposed height is necessary to achieve a critical density for a desired land use, while still mitigating any negative impacts of a denser development.
- c. Buildings may be a variety of sizes and shapes to accommodate the environmental and physical constraints of the existing lot configurations.
- d. New construction should promote the existing development pattern of having buildings close to the road with parking to the side or rear of the structure.
- e. Buildings should include a delineated pedestrian entrance along the front façade of the building.
- f. Dock doors and service entries should be located on the side or rear of buildings, where feasible, and should be screened from view from the right-of-way.
- g. Buildings should utilize a mix of high-quality building materials including brick, stone, stucco, EIFS, and architectural metal panels. Metal tilt up panels are discouraged from being used within this district.
- h. Buildings should be designed with architectural breaks to avoid monotony in design. Breaks can be achieved with changes in materials, color changes, windows, pilasters, projections, or other similar treatments.



Elm & Iron Warehouse



Open Door Art Studio & Gallery



Brexton Construction, LLC

MIXED USE CORRIDOR

Implementation Initiatives

- a. Establish incentive policies for the renovation and reuse of existing buildings along Goodale Boulevard.
- b. Update the FEMA Flood Maps in the southern area of the city to accurately reflect the current floodplain limits within the district.
- c. Evaluate the parking and traffic, floodplain, pedestrian, multi-modal, fiscal, economic, and other similar impacts associated with every new development and redevelopment proposal along the corridor to determine if the proposed development is compatible with the existing framework.
- d. Establish recommendations for incorporating bicycle and multi-modal transportation elements into the corridor including the possibility of bike paths or lanes, bike racks, and similar elements.
- e. Develop a street treatment of consistent use of lighting, signage, and landscaping to provide a unique business environment.
- f. Strengthen buffering standards between the corridor and the adjacent residential neighborhoods.
- g. Explore opportunities for public parking lots and parking garages within the area to ensure there is adequate parking as the area densifies. Restrict commercial users from using the adjacent residential neighborhoods for overflow parking.

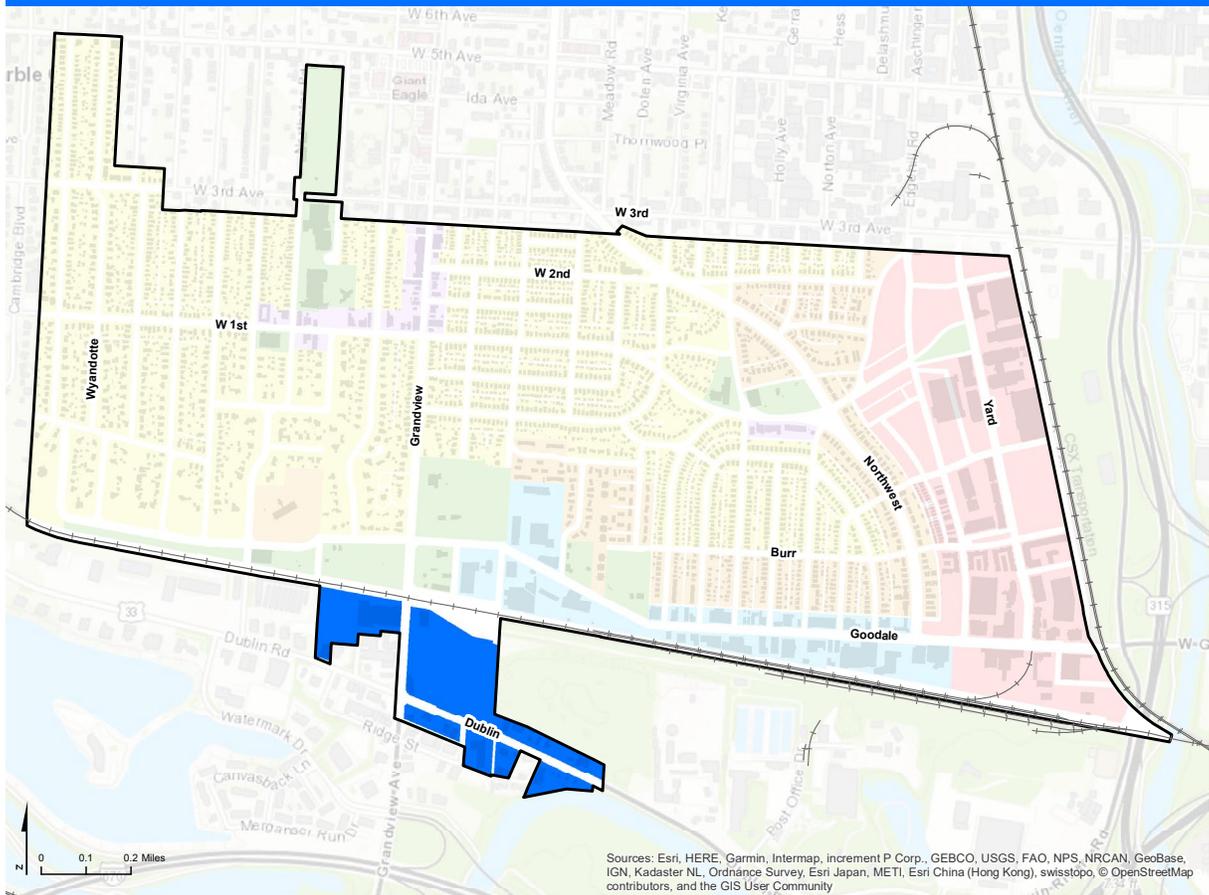


Open Sky Day Spa



High Bank Distillery

SOUTHERN GATEWAY



Map 3-6:
Southern
Gateway
Location Map



Northeast intersection of Grandview Avenue and Dublin Road/US 33
Image source: Google Street View

3.5 SOUTHERN GATEWAY CHARACTER AREA

This area is the city’s primary southern gateway, centered around the intersection of Dublin Road (US 33) and Grandview Avenue. It is currently an auto-oriented commercial and service-centered area that is comprised of commercial uses including office, retail, service, and light industrial.

The developments within this area vary in size, shape, and design, but they are typically single or multi-tenant commercial structures with associated parking lots on individual parcels.

The area caters to travelers along Dublin Road and people coming in and out of the city. The uses within this district reflect this. The city boundaries in this area are complicated making it unclear to the average citizen what is within the city boundaries and what is not.

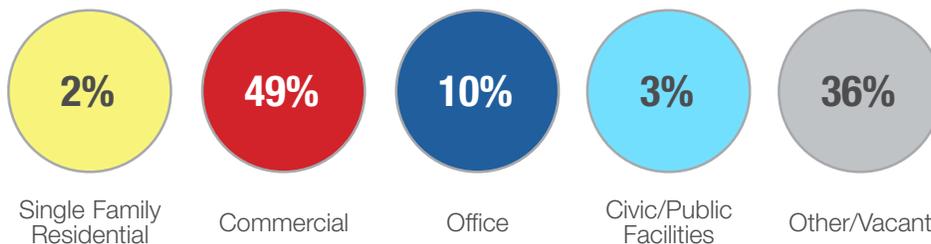
This area is and will continue to be under development for the next few years as it includes a large undeveloped piece of property that is located partly within Grandview Heights and partly within the City of Columbus. The property is mostly under single ownership, though, and there is a development proposal for the entire property.

This potential development, referred to as Grandview Crossing, will drastically change the appearance and use of this area of the city. The development is anticipated to be a walkable, mixed use project with commercial, office, service, residential, and older adult living uses. It also provides an opportunity for the city to implement aesthetic changes including streetscaping, gateway signage, and other elements that would highlight this area as the city's southern gateway.

The future vision for this character area is a commercial district that accommodates automobiles, pedestrians, bicycles, and multi-modal accommodations. It caters to a variety of office, service, and retail uses and serves as an attractive southern entrance to the city of Grandview Heights. This area should incorporate coordinated messaging, streetscaping, and signage elements with other areas of the community.

To achieve this desired vision, future development should adhere to the following recommendations and implementation initiatives to ensure that new and redevelopment projects within the area enhance and highlight this area as the city's attractive southern gateway.

Table 3-5: Southern Gateway Existing Land Use Distribution



Source: Franklin County Auditor Existing Land Use Database

SOUTHERN GATEWAY

Overall Recommendations

- a. Coordinate signage, entries, streetscape improvements, landscaping, and other improvements to improve the quality of the physical setting.
- b. Encourage a mix of uses that provide a unique service or use within the area to promote this area as a destination, not just an area to pass-through.

Land Use Recommendations

- a. This area should be comprised primarily of office, medical office, co-working and makerspace uses, restaurants, retail, and service uses.
- b. Additional uses that may be appropriate, depending on the location, design, size, and scale of the project, includes parks and open spaces, hotels, conference centers, event space, fitness, multifamily residential, and older adult living facilities.

Building Recommendations

- a. Building form and scale should vary throughout this area due to the different lot sizes, development patterns, and building forms that currently exist within the area.
- b. Parking lots should be located on the side or the rear of buildings, where feasible.
- c. New developments should incorporate pedestrian amenities such as outdoor dining areas, pocket parks, pedestrian pathways, and complete street elements.
- d. Buildings should include a delineated pedestrian entrance along the front façade of the building.
- e. Dock doors and service entries should be located on the side or rear of buildings, where feasible, and should be screened from view from the right-of-way.
- f. Buildings should utilize a mix of high-quality materials including brick, stone, stucco, glass, and wood.
- g. Buildings should be designed with architectural breaks to avoid monotony in design. Breaks can be achieved with changes in materials, color changes, pilasters, projections, or other similar treatments.
- h. New buildings should not be modeled or designed after franchise or formula-based architecture unless they satisfy the city's desired quality of building materials and architectural design.

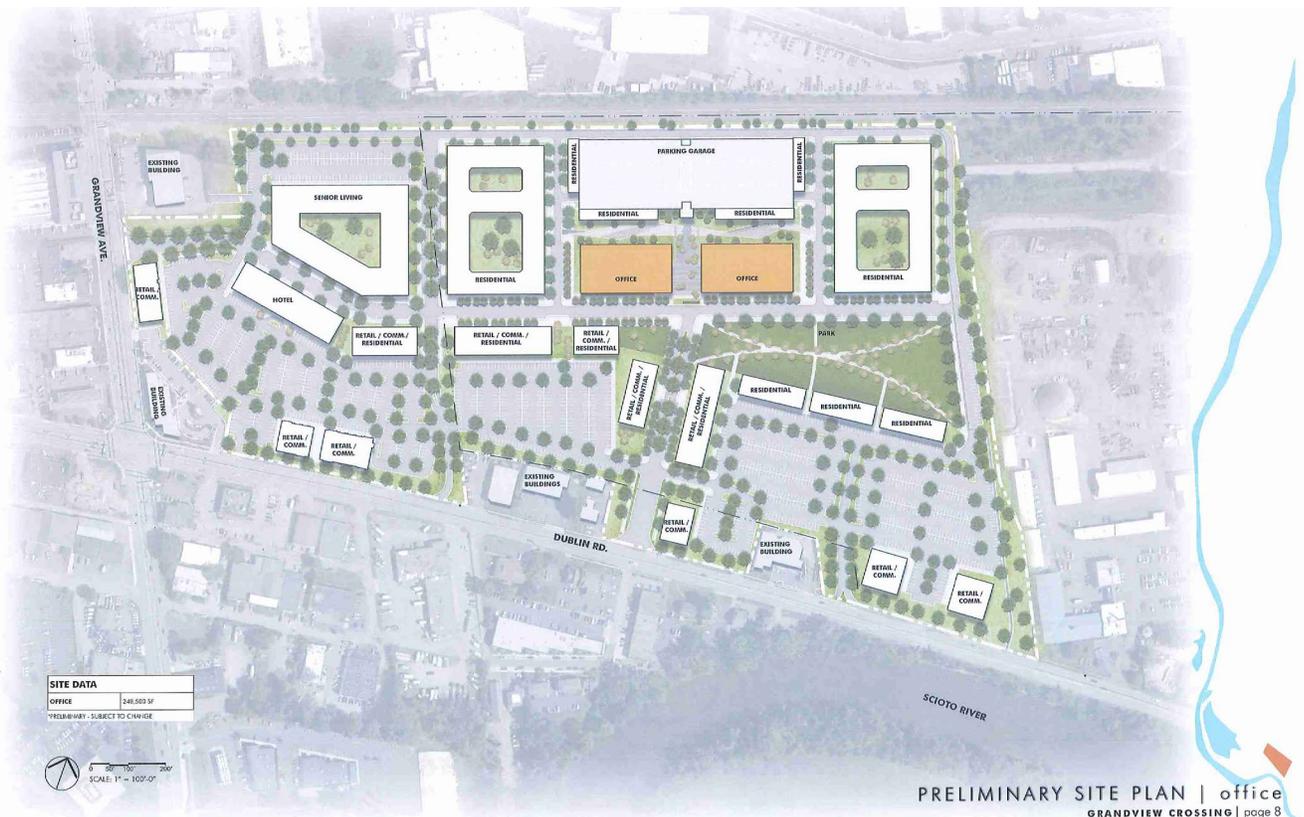


LOTH Inc.

Image source: www.lothinc.com

Implementation Initiatives

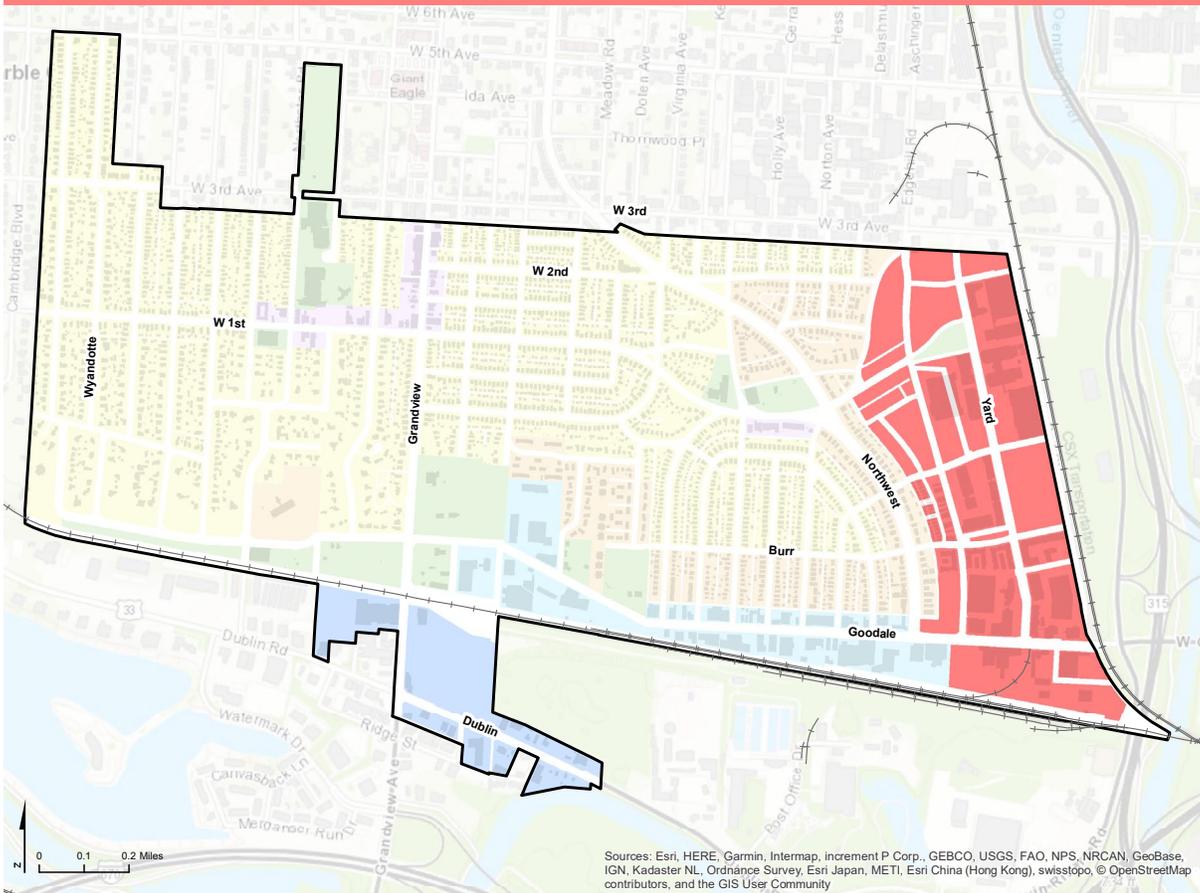
- Coordinate with the City of Columbus on the development of the vacant land within the area to ensure consistency in design elements, access and circulation, parking, uses, and other similar elements.
- Identify opportunities for recreational connections to the Scioto River.
- Establish recommendations for incorporating bicycle and multi-modal transportation elements into the corridor including the possibility of bike paths or lanes, bike racks, and similar elements.
- Develop a street treatment of consistent use of lighting, signage, and landscaping to provide a unique business environment.



Preliminary Site Plan and Renderings for Grandview Crossing

Image source: Wagenbrenner Development

MIXED USE COMMERCE



Map 3-7: Mixed Use Commerce Location Map



Grandview Yard Streetscape

3.6 MIXED USE COMMERCE CHARACTER AREA

This area is located along the eastern border of Grandview Heights. It encompasses the entirety of the current limits and planned expansion areas of the Grandview Yard development. This area was originally developed as an industrial/warehouse district in the years following World War II. For many years it was a successful economic generator for the city, but experienced vacancies in early 2000s which spurred the area's redevelopment.

The plans for Grandview Yard were unveiled in 2009 and the project began construction in 2010. Since then there has been continuous construction as new office, commercial, and residential buildings have come to fruition.

These new buildings create a strong street presence with parking provided on-street, within parking garages, and in surface lots located throughout the district. The district generally operates on a shared parking system and does not have individual parking lots for each building.

The city is installing parking meters to manage short term parking. Once the meters are installed the city should monitor all parking to ensure that general parking availability and short-term parking needs are achieving city goals.

This district is primarily comprised of commercial and mixed use buildings that include office, hotels, fitness, restaurants, multifamily residential units, and other similar uses; and a mix of residential building types including multifamily buildings, townhomes, and small lot detached single-family residences.

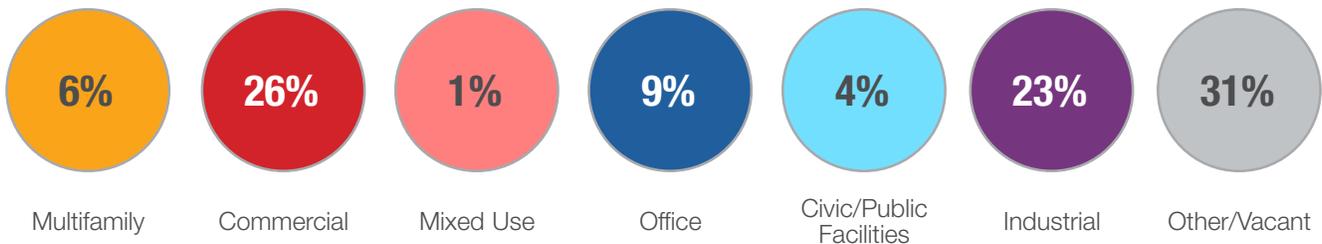
The district is still under development as there are still a number of existing vacant lots. The full build-out of the district is still to be determined. The current plans expect the development of more single family residences along the western boundary of the district. The area south of Goodale Boulevard is also planned to be an expansion of the Yard development. Grandview Heights City Council approved the first phase of this development in February 2019. It is expected to be a mixed use district, similar in nature to Grandview Yard.

The future vision for this character area is a walkable mixed use and employment center that promotes active streets and a variety of uses catering to the district's residents, employees, and the greater community. As this district is still under development, there is determination to finish strong and complete the build out in a way that maximizes the economic benefits to the city while seamlessly integrating into the surrounding neighborhoods.

To achieve this desired vision, future development should adhere to the following recommendations and implementation initiatives to ensure that future development within the area continues to enforce the established development patterns of the area, while continuing to promote development opportunities that complement and enhance the area.

MIXED USE COMMERCE

Table 3-6: Mixed Use Commerce Existing Land Use Distribution



Source: Franklin County Auditor Existing Land Use Database

Overall Recommendations

- a. Yard Street will serve as the primary centerpiece street for orienting buildings, spaces, pedestrian connections, activity, and graphics.
- b. Bobcat Avenue and Rail Street will provide access to the parking reservoir areas and back of house operations and be attractively landscaped and accommodate pedestrians.

Land Use Recommendations

- a. This area should be comprised primarily of office, medical office, research and development uses, restaurants, residential uses (multifamily, townhomes, and small lot single family), and parking facilities.
- b. Additional uses that may be appropriate, depending on the location, design, size, and scale of the project, includes parks and open spaces, hotels, conference centers, event spaces, health and fitness, retail, and service uses.

Building Recommendations

New and redevelopment projects within the Mixed Use Commerce Character Area should comply with the use and development standards established in the Grandview Commerce Mixed Use Zoning District (Chapter 1157 of the City Code of Ordinances). These regulations were adopted with the purpose of attracting a large employment base for the community while at the same time building a vibrant neighborhood that will complement the balance of the city.

As the existing boundaries of Grandview Yard expands, the zoning boundaries and regulations should be updated as necessary to reflect any unique or distinguishing features of the new development area.

The Grandview Commerce Mixed Use Zoning District regulations address the following elements:

- a. Overall goals and purpose of the district
- b. Permitted and conditional uses
- c. Development standards which include:
 - General principles addressing street design
 - Building placement and frontage
 - Building form and massing
 - Building architecture
 - Parking
 - Lighting
 - Landscaping

Implementation Initiatives

- a. Update the Grandview Commerce Mixed Use Zoning District to reflect the expected expansion of Grandview Yard. The development standards should be reviewed and updated as necessary to reflect the lessons learned through the first phase of development.
- b. Evaluate opportunities to connect the district to the Olentangy trail.
- c. Continue to monitor and evaluate the balance of uses within the development to ensure longevity and continued success.
- d. Review and evaluate expansions of this district carefully to identify and address the effects on the community including economic benefits, traffic concerns, and housing impacts.
- e. Consider opportunities for programming the parks and open spaces within the district.



Grandview Yard Apartment Building



First Avenue Park in Grandview Yard



Single Family Residential Units in Grandview Yard

NEIGHBORHOOD BUSINESS INFLUENCE AREA

3.7 NEIGHBORHOOD BUSINESS INFLUENCE AREA

Third Avenue is a primarily commercial corridor that is located directly adjacent to the city's northern limits and is mistaken by many to be a part of Grandview Heights. Despite the fact that the city does not have control over development along this corridor, the development that does occur in this area directly affects property owners within the city. Therefore, the city has a strong interest in how development will either negatively or positively effect Grandview Heights, especially in terms of parking, access, and circulation for cars, bicycles, and pedestrians. As Third Avenue continues to develop and improve, Grandview Heights should take advantage of this "rising tide" by promoting the city's own unique mix of businesses and restaurants.

The city should monitor Columbus' progress on implementing the Fifth by Northwest Neighborhood Plan. Some of the recommendations of this plan are now out of date, but the stated physical development recommendations for W. Third Avenue are still pertinent. These recommendations include:

- a. Higher density residential along Third Avenue
- b. Design guidelines for new development
- c. Bicycle and pedestrian related improvements
- d. New retail uses are not supported along Third Avenue
- e. Seek opportunities for parks and other passive open spaces

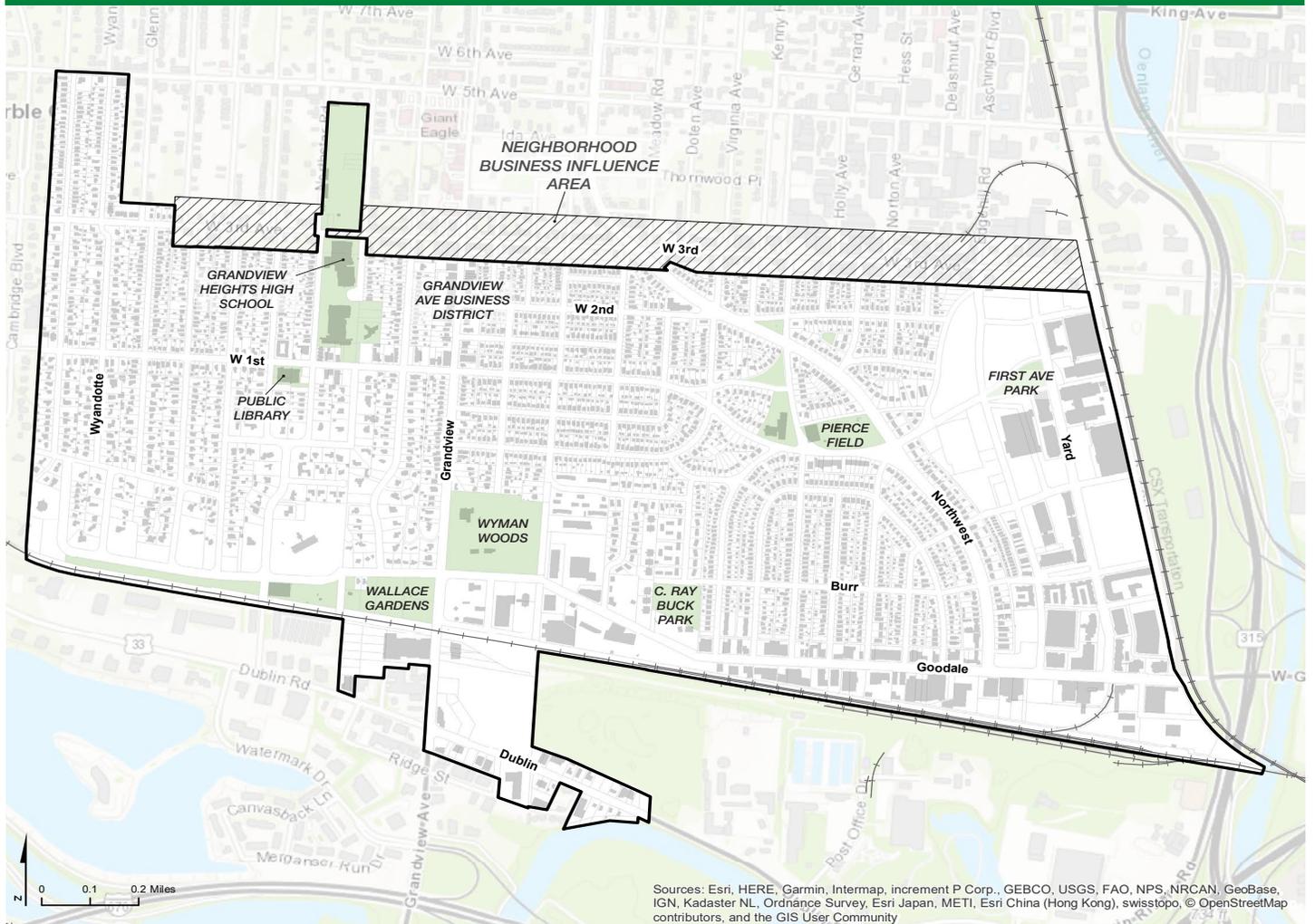
The plan is available on www.columbus.gov/planning/documentlibrary



Third and Hollywood Restaurant, 1433 West Third Avenue

Image source: www.thirdandhollywood.com

MAP 3-8: NEIGHBORHOOD BUSINESS INFLUENCE AREA



4.0 Transportation and Connectivity

Grandview Heights strives to provide for the safe and efficient movement of people throughout the community. This chapter includes recommendations for transportation and connectivity improvements throughout the city.

4.1 TRANSPORTATION PLANNING HISTORY

Over the years the city has been proactive in planning for future transportation needs including pedestrian connections, bicycle amenities, mass transit, and automotive needs. This planning has served the city well in the past and the recent planning transportation planning efforts provide good direction for how the city should proceed in the future. Transportation plans from the last 20 years include the following:

- » 2016 Bikeway Pilot Plan
- » 2016 Traffic Advisory Plan
- » 2013 Character Framework for Community Investment
- » 2011 Grandview Heights Safe Routes to School Engineering Study
- » 1997 Community Plan - A Plan for Streets and Pedestrian Ways

The city's roadway network is established and not expected to drastically change or expand. New connections may occur in future development areas around Grandview Yard and Grandview Crossing. The city administration has been utilizing a citizen advisory committee to aid in developing transportation recommendations that serve to improve safety, and establish better bicycle and pedestrian amenities and connections throughout the city. For more information on the specific plan recommendations or terminology please reference the transportation plans listed above.

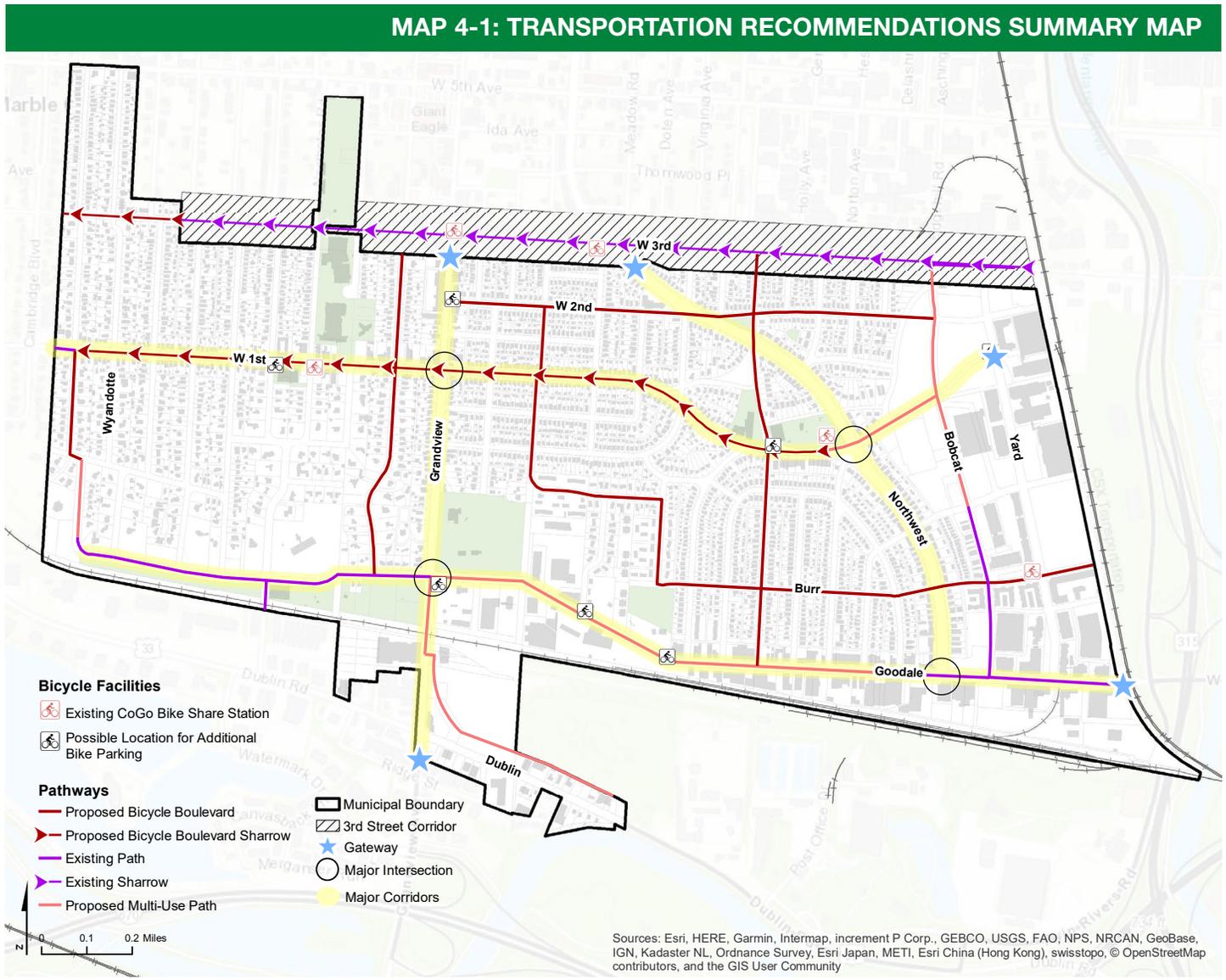


West First Avenue adjacent to Pierce Field



Multi-modal transportation options along Grandview Avenue

Map 4-1: Transportation Recommendations Summary Map represents an overview of the transportation recommendations found within these plans including recommendations for bicycle improvements and facilities, existing and proposed pedestrian pathways, major corridors, and primary gateways.



4.2 TRANSPORTATION ADVANCEMENTS AND PREFERENCES

Transportation related technologies and preferences are evolving at a rapid pace. Communities across the country are struggling with how to prepare for these changes, while still maintaining safe and effective transportation systems for today. Grandview Heights needs to be prepared to address these technological advancements, while not really knowing the specifics of how they will affect our current transportation network.

Within our region, there are currently numerous projects in place aimed at advancing the future of smart mobility. In 2016, the City of Columbus won the U.S. Department of Transportation's Smart City Challenge. This designation came with a \$50 million in grant funding to jump start "Smart Columbus", a regional initiative led by the City of Columbus and the Columbus Partnership.

A number of pilot projects are already occurring in the Columbus area including the 33 Smart Mobility Corridor, the I-670/270 SmartLane, and self-driving shuttles along the Scioto Mile and in the Linden neighborhood. Statewide, a number of roads are being designated for testing of autonomous and connected vehicles in addition to other various programs and test projects. Due to the amount of resources and efforts currently underway on this topic, Grandview Heights should determine how the city can benefit and take advantage of these resources.

Additional considerations should be made regarding social preferences in transportation choices to determine how they may affect the city's current road network. Over the past years our nation has seen a boom in ride-share options including Uber and Lyft which has created a need for designated pick-up/drop-off areas in busy areas including business and entertainment districts. This is especially prevalent in the Grandview Avenue business district and Grandview Yard where there is the highest concentration of bars, restaurants, entertainment venues, and multi-family residential dwellings in the city.

What is a Bike Sharrow?

Shared lane markings, or sharrows, are in-lane markings indicating the proper positioning of bicyclists in the lane. The markings typically include a bike symbol topped with chevrons.



Image source: sdotblog.seattle.gov

What is a Bicycle Boulevard?

A bicycle boulevard is a residential street with low speeds and traffic volumes, designed to give priority to bicyclists. They typically utilize quiet streets that parallel major roads and commercial corridors.



Image source: wikipedia.org

What is a Multi-Use Path?

A multi-use path accommodates bicyclists, pedestrians, and other active modes of transportation in the same space. A path's surface is typically asphalt or concrete. Signage and markings are used to designate directions of travel.



Image source: sepiengineering.com

Shared mobility devices such as scooters and bicycles are also experiencing a dramatic increase in popularity. The city currently participates in the CoGo Bike Share program and has five stations located in and directly adjacent to city limits. The 2016 Bikeway Pilot Plan identifies specific recommendations for how the city can become more accommodating to bicycles and that document should be used as a guide for bicycle improvements moving forward.

4.3 TRANSPORTATION INITIATIVES

The following initiatives will provide guidance when establishing regulations, policies, procedures, and allocating budget to transportation projects.

- a. Strengthen connections for pedestrians and bicycles between residential neighborhoods and business districts – make Grandview Heights a first class walking and biking community.
- b. Promote the incorporation of more bike lanes and bike facilities into the city to improve the safety and ease of mobility around the city.
- c. Establish locations for ride-share drop-off and pick-up locations in the city’s business and high-density residential areas.
- d. Continue to coordinate with COTA and MORPC to ensure that Grandview Heights maintains its current level of transit and seeks opportunities to enhance and increase service to the community.
- e. Enact city policy for motorized scooters within the city including designating clear parking areas for scooters in high-traffic areas.
- f. Participate in regional transportation initiatives including DriveOhio and Smart Columbus.



Lime Scooter parked on Grandview Avenue



CoGo Bike Docking Station

Image source: www.columbusunderground.com



Tree-lined residential street in Grandview Heights

5.0 Economic Health

Grandview Heights has an expanded and diverse tax base that positions the city for long-term economic health and resiliency. This chapter includes ways the city can ensure continued economic health for many years to come.

5.1 ECONOMIC HEALTH

Maintaining the city’s economic health is imperative to ensuring the continuation of the city’s high level of services and facilities that residents have come to expect from Grandview Heights. It is also critical that city decisions are based on sound fiscal practices, which are made possible by a strong local economy. Sustained economic health comes from ensuring that the city has a balanced tax base and a variety of revenue sources. This is needed to fund the full range of municipal services that Grandview Heights provides including police and fire protection, parks, recreation, street maintenance, refuse removal, planning, zoning, and other general government services.

The city’s primary revenue source is the earnings tax on residents and on Grandview Heights-based employees working in the city. As of July 1, 2010 the city’s income tax rate is 2.5%. Income taxes make up approximately 64% of the city’s revenues. The remaining revenue sources are divided upon other taxes including property taxes, charges for services, licenses and permits, intergovernmental agreements, and investments. The city’s economy has continued to grow over the years as the city and surrounding Columbus region remains a very strong market for commercial and residential development.

The city’s major economic development focus has been on redeveloping a 100-acre aging industrial area into what is now Grandview Yard. In 2009 the city and the developer of the Yard, Nationwide Realty Investors (NRI), agreed upon the establishment of a Tax Increment Financing (TIF) district for the area.



Nationwide offices in Grandview Yard



Hyatt Place Hotel in Grandview Yard

TIF districts are an economic development mechanism available to local governments in Ohio to finance public infrastructure improvements. By the end of 2017 nearly all of the public improvements slated to be funded by the TIF were completed ahead of schedule. The development is still under construction, but the economic benefits of it have been substantial thus far and will continue to deliver for the city.

Businesses along Goodale Boulevard and Grandview Avenue are also major contributors to the city's economic development progress. Grandview Avenue continues to be a thriving neighborhood business district that attracts patrons locally and regionally by providing unique commercial destinations. Goodale Boulevard is an evolving corridor with a mix of light industrial, wholesale, office, and retail uses. The city should continue to support creative and unique businesses along the Boulevard that support the city's economic base.

There are also additional agencies outside of the city government that are supporting economic development efforts in and around Grandview Heights. These organizations are identified herein and provide good resources for new and existing businesses in the city.



Mixed Use Building at the intersection of Grandview Ave and West First Avenue

Columbus 2020

Columbus 2020 serves as the economic development organization for the 11-county Columbus region, working in collaboration with state and local partners to generate opportunity and build capacity for economic growth.

www.columbusregion.com/columbus-2020

Tri-Village Chamber Partnership

The Tri-Village Chamber Partnership covers businesses in Grandview Heights, Marble Cliff, and Upper Arlington. Its mission is to promote and support an environment for the development, growth, and success of the area's business community.

www.chamberpartnership.org

Destination Grandview

Destination Grandview is an organization aimed at showcasing the best of the Greater Grandview area to residents and visitors. It helps to create and grow new and existing events in the community, promote services, attractions, and facilities to visitors, and works with merchants, restaurants, and attractions to create packages and itineraries for travelers.

www.destinationgrandview.org

Fifth by Northwest Area Commission (5XNW)

The 5XNW Area Commission is an arm of the City of Columbus government, made up of resident volunteers that serve as local representatives who provide input and leadership for community development, especially in areas of zoning and planning. Their purpose is to promote the unique identity of this area.

www.5xnw.com

5.2 ECONOMIC DEVELOPMENT INCENTIVES

Grandview Heights will, on a case by case basis, consider granting incentives as stimulation for economic development within the city. Incentives should only be granted in specific circumstances, though, where there is a clear fiscal, community, or employment benefit for the city. Any request for incentives shall be evaluated upon a review of the following cost/benefit guidelines.

Net Fiscal Impact

- a. How much real and personal property value will be added to the tax roll?
- b. How much direct income and property taxes will be generated?
- c. How will this project affect existing businesses within the city?
- d. What infrastructure construction would be required?
- e. What is the total projected annual operating budget of this facility?
- f. What additional service demands will be placed on the city as a result of the project?

Community Impact

- a. What effect would the project have on the local housing market?
- b. What environmental impact, if any, will be created by the project?
- c. How compatible is the project with the Community Plan vision?
- d. Does the project align with the city's established physical development desires?
- e. What effect would the project have on other taxing entities?

Employment Impact

- a. How many jobs will be brought to the city?
- b. What types of jobs will be created?
- c. What will be the total annual payroll?

The guidelines will be used in determining whether it is in the best interest of the city that an incentive is offered to a particular applicant. Specific considerations will include the degree to which the individual project furthers the goals and objectives of the community, as well as the relative impact of the project. Additional policies will need to be established to identify what kind of incentives the city may consider granting. Potential incentives may include tax abatements, fee waivers, infrastructure improvements, loans and grants, and fast tracking review processes.



The Avenue Restaurant on Grandview Avenue



The Sprawl Library Warehouse on Goodale Blvd

5.3 ECONOMIC HEALTH INITIATIVES

The following initiatives will provide guidance when establishing regulations, policies, procedures, and allocating budget to economic development activities and projects.

- a. Maintain a solid economic base on which to finance schools and future public improvements by ensuring a mix of both residential and business land uses.
- b. Be an active participant in the region's various economic development organizations.
- c. Develop and implement an economic development plan that includes supporting existing businesses, growing small local businesses, and identifying factors for when and how incentives will be used to promote new development opportunities.
- d. Review and revise internal policies and procedures to make the development review process clearer and more efficient.
- e. Invest in physical improvements that make the city more attractive.
- f. Ensure new development occurs in a way that uses services, facilities, infrastructure, and utilities in an efficient manner that lessens the burden on the city, taking into consideration connectivity, environmental concerns, compatibility, overall costs, and density.
- g. Promote local entrepreneurship including new business startups especially for residents of Grandview Heights.
- h. Identify and log potential locations for redevelopment and infill of commercial and industrial uses.
- i. Create and maintain a data base inventory of all businesses, contacts, type of business, number of employees, products and services.



Open Door Art Studio and Gallery on Goodale Blvd.



First Avenue Park and Grandview Yard

6.0 Environment and Resiliency

Grandview Heights supports environmental stewardship in the city’s built environment and operations. This chapter includes recommendations on how to enhance and encourage environmentally friendly policies throughout the community.

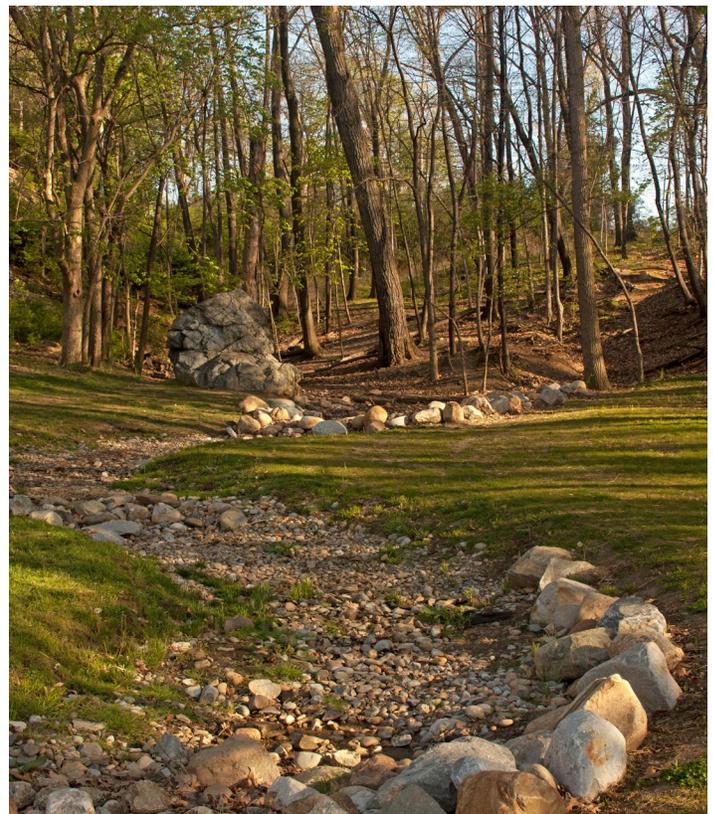
6.1 ENVIRONMENT AND RESILIENCY EFFORTS

The Grandview Heights community is, by virtue of its compact walkable development form, already extremely well positioned to implement other sustainability practices that may be monitored, evaluated and measured. There are numerous definitions of what it means to be sustainable. What it really boils down to, though, is having the community take measures to live within its means, and at a minimum strive to leave what we currently have to future generations.

This chapter of the community plan is intended to map out the actions necessary to make sustainable practices an ongoing function and priority of city government. In addition to being a compact walkable city, Grandview Heights has other attributes and existing programs that lend it towards sustainability. The city has a traffic and bicycle plan to promote all forms of mobility. An advisory committee meets regularly to review and improve the plans. The City’s Community Garden offers residents an opportunity to grow fresh food. A rigorous street tree program is in place and the streets are cleaned on a regular basis.

The City of Grandview Heights has a storm water management plan that has been updated over the last number of years. It is on file with the Ohio EPA and a copy of the plan may be found on the city’s web site at <http://www.grandviewheights.org/81/Documents>. The plan identifies management strategies and programs targeted to control measures established by the EPA. Implementation of the storm water plan must be a community wide effort that will serve to improve the water quality of the Scioto and Olentangy Rivers.

The city’s yard waste pick-up service not only serves an aesthetic purpose, but it also serves to keep yard waste, especially grass clippings, out of the rivers. The yard waste is brought to composting sites that are designed to keep debris and pollutants from washing off site. Leaves are not normally considered pollutants but when raked to the street will often be discharged to the river through the storm water system after a rain. The city’s “hands on” refuse service delivery has the potential of assisting the regional Solid Waste Authority in continually examining the waste stream to determine better means of reducing the city’s and region’s waste stream.



Wyman Woods

The city's Parks and Recreation Department maintains over 45 acres of park land and green spaces. The department also provides recreational, educational and fitness programming for residents of all ages. This department also is in charge of the city's street tree program. The street tree program has been strengthened over the last few years with better inventory, maintenance, and planning for new trees. This is a very important service to the community because street trees are clearly part of the visual image of the community.

The Civic Places and Spaces Plan that was prepared along with the community plan recommends enhanced and promoted walking and biking facilities to connect to existing and future amenities and open spaces. The plan identifies potential locations for new buildings to replace the old. These new facilities should have as many "green" characteristics as possible.

City vehicles will also be a sustainable best practice focus in seeking cost effective cleaner and more renewable energy sources.

Overall the strong social network of the Grandview Heights community will be very conducive in spreading city-wide understanding of the scope of sustainable practices and position all residents and businesses with a general direction on how the city may be organized to develop and implement an action plan.

The Mid-Ohio Regional Planning Commission (MORPC) has commenced a program that is directed toward assisting regional jurisdictions to collectively address issues of environment and resiliency. Active participation in this program is a recommended starting point for the City to begin its pursuit of its goals.

6.2 ENVIRONMENT AND RESILIENCY INITIATIVES

The following initiatives will provide guidance when establishing regulations, policies, procedures, and allocating budget to environmental and sustainability projects and incentives.

- a. Utilize the regional resources that are available as part of the Mid-Ohio Regional Planning Commission (MORPC) Regional Sustainability Agenda.
- b. Incorporate green infrastructure and sustainability elements into new city facilities and projects and retrofit facilities to improve energy and efficiency.
- c. As part of a zoning code amendment process identify environmentally friendly development practices that reduce the impact on local government through "green" initiatives such as Leadership in Energy and Environmental Design (LEED) building and neighborhood design regulations, as well as updating the code to provide better guidance for the inclusion of alternative energy solutions within existing and new structures.
- d. Enhance and maintain a robust street tree program
- e. Work with Solid Waste Authority of Central Ohio (SWACO) to educate and implement ways to increase recycling and to reduce the waste stream.
- f. Use native plants and plants for pollinators at city facilities and seek opportunities to educate the public on the value of these plant on the environment.
- g. Plan the installation of alternative fuel stations and charging stations.

Regional Sustainability Initiatives

MORPC's Regional Sustainability Agenda 2017-2020 seeks to accomplish five goals. The goals are to:

1. Reduce per capita energy consumption and promote alternative fuel resources to increase affordability and resilience of regional energy supplies.
2. Protect natural resources and mitigate infrastructure vulnerabilities to maintain a healthy ecosystem and community.
3. Position Central Ohio to attract and retain economic opportunity to prosper as a region and compete globally through sustainable practices and solutions.
4. Create sustainable neighborhoods to improve resident's quality of life.
5. Increase regional collaboration and educational opportunities to advance innovative sustainability solutions.

MORPC has identified specific objectives and targets for obtainment of each goal. The regional Sustainability 2050 Program is easily adaptable to the needs of individual cities and is supported by MORPC through direct technical assistance, collaboration, and recognition. www.morpc.org/program-service/sustainable2050/



Wyman Woods playground and park building

7.0 Civic Spaces and Places

Grandview Heights strives to provide the community with quality civic spaces, places, amenities, and services reflective of the residents' civic pride. This chapter identifies how the city is addressing this in the Civic Spaces and Places Plan.

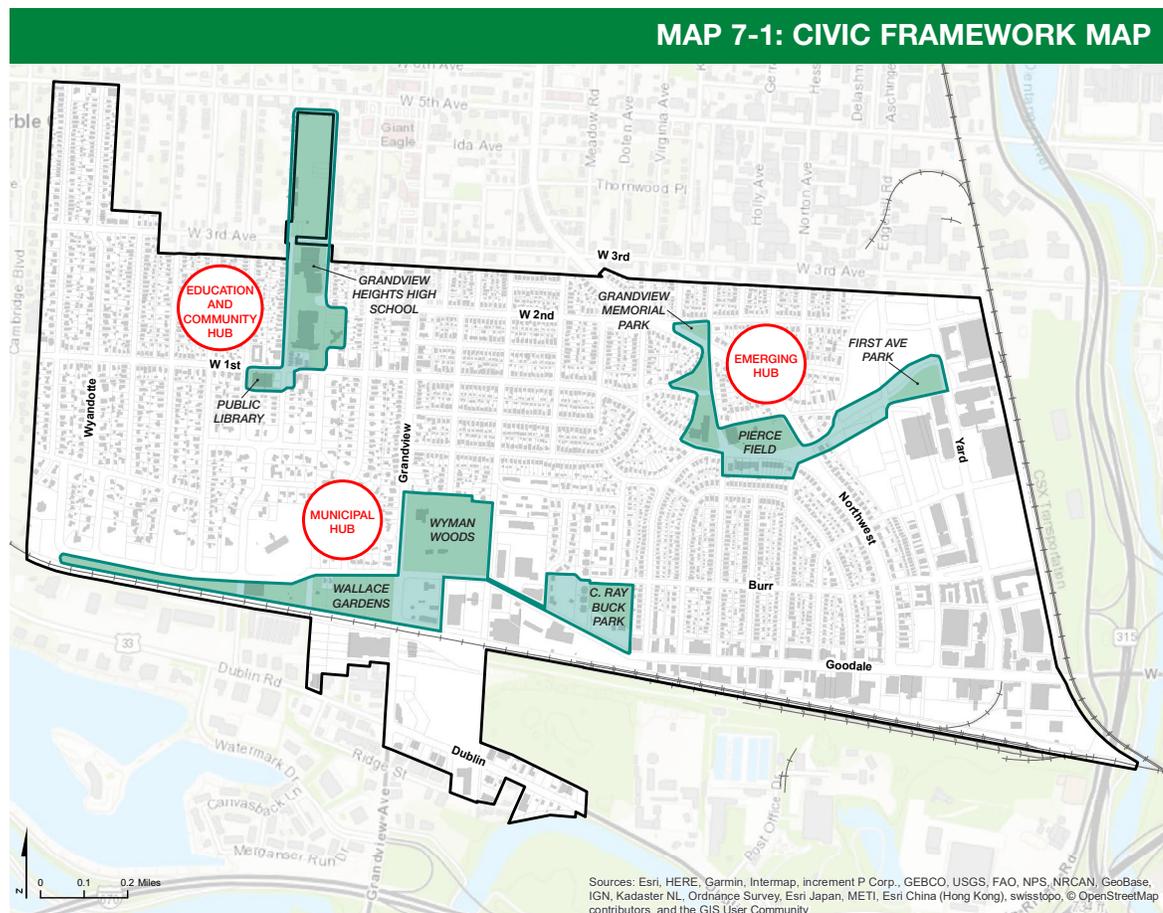
7.1 CIVIC SPACES AND PLACES PLAN

As described in the Introduction, the city concurrently worked on developing a Community Plan and a Civic Spaces and Places Plan. The Civic Spaces and Places Plan will assist the city in planning for municipal facilities (police, fire, administration, meeting spaces), recreation and open space amenities, and to identify opportunities for continued enhancement of the city’s civic realm.

The Civic Spaces and Places Plan identifies three primary “civic hubs” within the community. Each of these hubs are uniquely addressed in the plan, highlighting their assets, urban characteristics, and potential opportunity areas.

The plan also recommends urban design principles (related to land use, civic spaces/places/programs, walkability, urban design, parking, and street typology) and development options to provide guidance and recommendations on future development opportunities. The details of these development options and specific recommendations can be referenced in the Civic Spaces and Places Plan, which has been incorporated in to this plan by reference.

Map 7-1: Civic Framework Map identifies the locations of these hubs in addition to the city’s parks and open spaces.



8.0 Action Steps

This concluding chapter identifies the major themes from the Community Plan and provides strategies for how the city should move forward in implementing the plan’s vision and recommendations. These strategies will guide City Council and Administration as they prioritize finite financial and human resources. It calls for an annual work program to be developed, monitored, and updated to implement this plan.

8.1 PRIORITIZING IMPLEMENTATION INITIATIVES

Implementation initiatives are located throughout this document with potential specific actions that the city should consider to accomplish the vision and goals in the plan. These initiatives are extensive and need to be evaluated to prioritize what should occur in the short-term and what initiatives should be addressed at a future date.

To address this prioritization challenge, the city should create an annual strategic work plan that identifies the specific implementation initiatives to be completed within the year, while also identifying longer term actions (2-5 years). This work plan should be reviewed and updated on a yearly basis to reflect on what items have been completed, what are no longer applicable, and what actions have not yet been started. Reviewing and updating this work plan on a yearly basis will require the city to continuously be working to implement the vision and goals of this plan.

The city's first implementation step, though, should be to have a facilitated prioritization workshop centered around the eight themes highlighted on the following pages. The workshop should be attended by members of the city's various boards and commissions, administration, and City Council. This workshop will provide city leadership with the insight and information needed to develop the first annual strategic work plan.



Grandview Heights Public Library



Homes and business on Grandview Avenue

8.2 THEMES

To assist with framing the first strategic work plan, the plan’s “big ideas” are highlighted below. This a framework for the city to address in the work plan and which should be started, if not completed, within the first three years following the adoption of the Community Plan.

Capacity and Efficiency

Conduct a comprehensive review of the city’s organizational structure including city staff, boards, and commissions. This review should provide recommendations on how to improve the overall structure including roles and responsibilities for existing and potential new staff members and boards or commissions. This review should consider how the city may better integrate design (architectural) review into the zoning administration process.

Targeted Zoning Improvements

Strategically update the city’s Zoning Regulations, focusing first on priority amendments that will simplify or improve the city’s development review process.

Implementation Leadership

Establish a Community Plan implementation committee to oversee the yearly work plan review and to ensure that the city is staying on track with achieving the desired vision set forth in the plan.

Economic Development Incentives and Policies

Conduct planning and design studies of the Goodale, Grandview and First Avenue commercial corridors with the purpose of establishing a regulatory framework that matches public physical development and land use preferences with an expedient review process. The study should also focus on establishing policies for economic development and incentives that may be necessary to implement the city’s’ vision.

Infill and Redevelopment

Hold an annual strategic planning session to review development trends, building permits, zoning applications, property transfers, building and dwelling vacancies, school district enrollments, property listings, public fiscal conditions and other physical environmental conditions in order to assess the city's capacity to respond to physical development opportunities or otherwise manage particular circumstances.

Civic Spaces and Places

Implement the recommendations of the Civic Spaces and Places Plan.

Environment and Resilience

Form a small, in house committee to develop a city action plan that will work to achieve the goals and objectives of the Mid-Ohio Regional Sustainability Agenda.

Transportation and Connectivity

Make mobility a sustained planning function within city government as a means of implementing the recommendations of the 2016 Bikeway Pilot Plan and the 2016 Traffic Advisory Plan. The charge will be to promote and encourage all mobility options as well as to improve safety throughout the community.

Intergovernmental Coordination

Coordinate and engage with the region's governmental agencies and organizations related to future land development in areas adjacent to the city's boundaries, economic development, and sustainability.

