

UPTOWN WESTERVILLE MASTER PLAN

Public Meeting #2 – February 25, 2013

plan
UPTOWN
WESTERVILLE



MKSK

Photo by: Mike Doel

AGENDA

1. Welcome
2. Schedule and Public Input Review
3. Initial Concepts and Alternatives
4. Next Steps
5. Table Discussions



SCHEDULE

plan UPTOWN WESTERVILLE




Photo by: Mike Doel

PUBLIC INPUT

plan UPTOWN WESTERVILLE



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Reviewed Ideas >

PROJECT DETAILS


- >> About the Project
- >> How It Works
- >> Rewards Store
- >> Uptown Existing Conditions

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TOPICS ★

- Civic Space - Public Gathering Space
- Parking
- Streetscape Improvements
- Mid-Block Alleys**
- Uptown Opportunities
- Bike Accomodations




Mid-Block Alleys

JAN 10 - FEB 11, 2013 [IDEA SUBMISSION](#)

2 IDEAS [JOIN NOW](#) 

Hidden Gems

JAN 10, 2013 [Meredith J](#)

2 SECONDS [NEXT](#) 

I didn't even know that Mid-Block Alleys were a "thing" until last night's meeting, and then it was like my eyes were open to a whole new part of Uptown I didn't know could exist. Mid-block alleys are a fantastic idea! Anywhere that can be turned into an experience, rather than just an alley, gets my vote for sure!

[Report Abuse](#)

[Second This Idea](#) [What's Your Idea?](#)


COMMENTS **4** COMMENTS


How would you improve this idea?

969

I would improve this idea by...

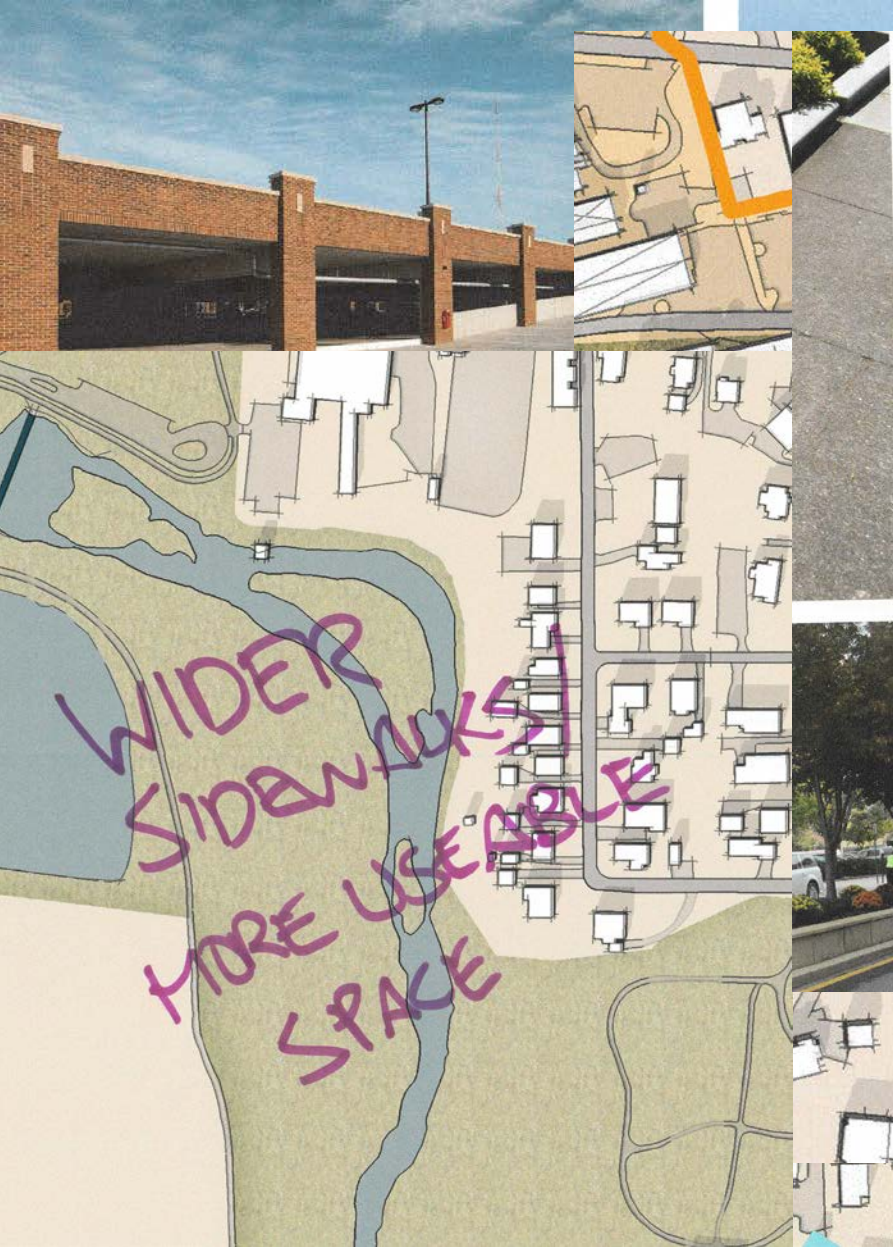
[SUBMIT COMMENT](#)

 by [Sam R](#) Maybe some light resurfacing work on the ground? Some consistency with charm.....brick, stone, etc.
Jan 10, 2013 at 10:48 AM [Flag](#) | [REPLY](#)

 by [Meredith J](#) Yeah, the walkways are pretty uneven so they would need to be redone I imagine.
Jan 10, 2013 at 10:51 AM [Flag](#)

Go to the Plan Uptown Website!

PUBLIC INPUT



INITIAL CONCEPTS

plan **UPTOWN** WESTERVILLE



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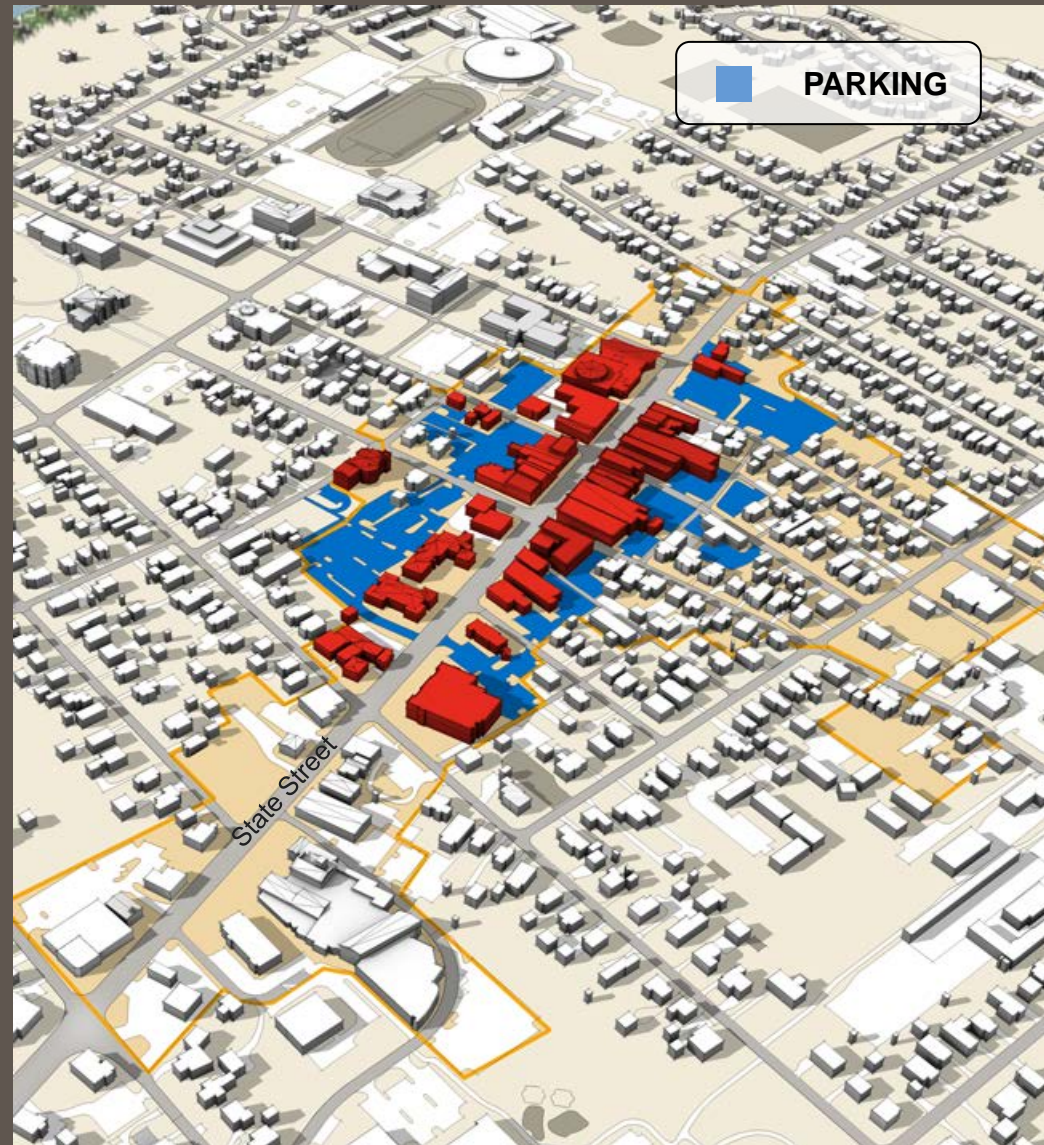
PARKING

- Concerns:
 - Do we have enough parking in Uptown?
 - How do we improve the perception & function of parking in Uptown?



DO WE HAVE ENOUGH PARKING?

- The typical urban mixed-use parking need is 3 spaces per 1000 sq. ft. of building space
- There is 325,000 sf. ft. of existing mixed use space in Uptown CBD (Includes vacant 2nd and 3rd stories)
- Based on 3 spaces per 1000 sf. ft., Uptown needs 977 parking spaces
- There are currently over 1,100 parking spaces in Uptown and almost 900 in the CBD



PARKING STRATEGIES

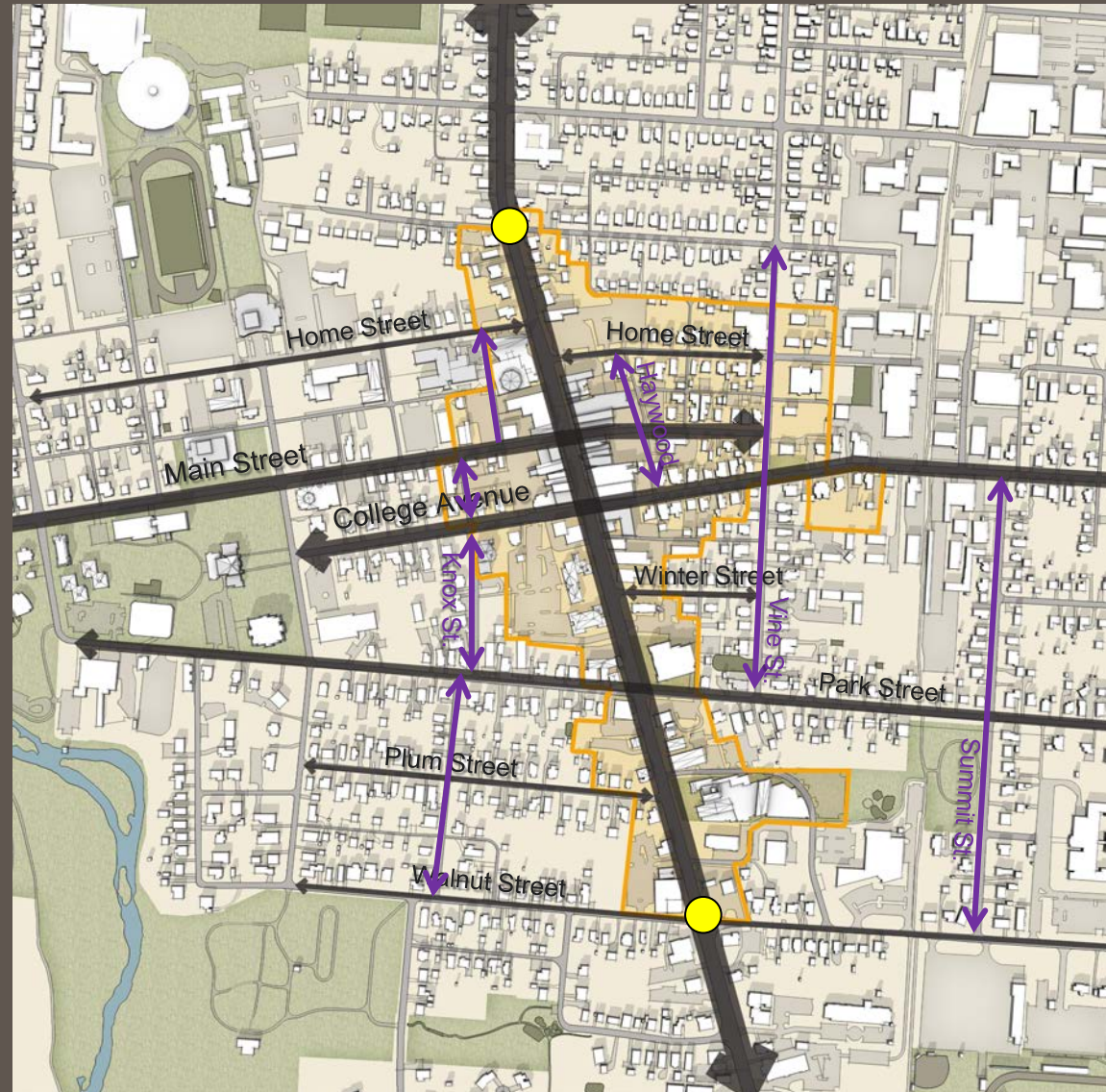
- Concerns:
 - Ease of Access/Navigation
 - Proximity
 - Public vs. Private ("Can I park there?")
 - Connectivity to State St. ("How to I get to the shop?")
- Strategies:
 - Simplify the layout and operation
 - Consider parking nodes
 - Enhance the connections



ROAD SYSTEM

- State Street Artery
- Main Street Connector
- College Avenue Gateway
- Crossing Streets

- Concerns:
 - State Street Traffic Volumes
 - North-South Road System



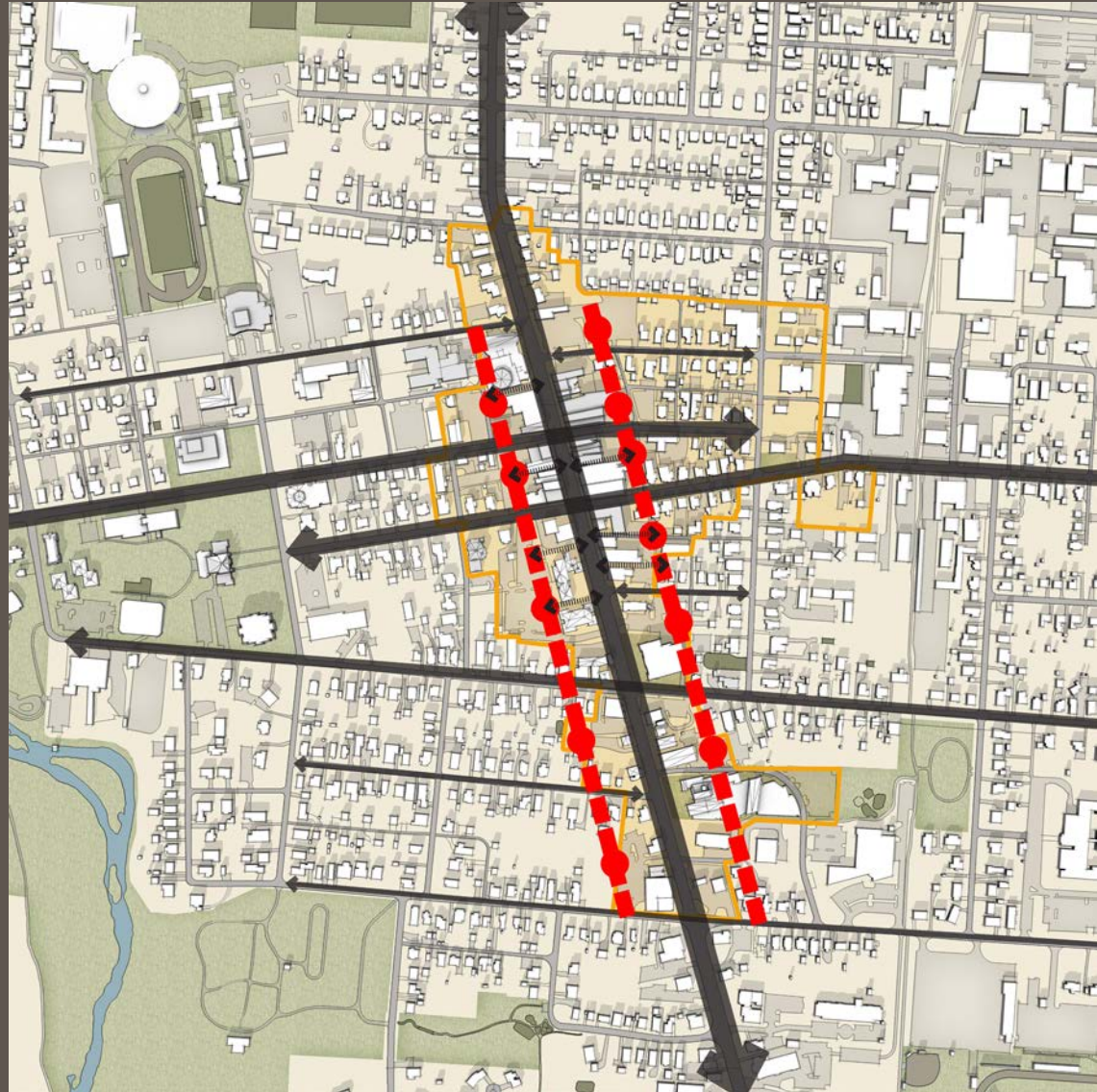
HOW TO IMPROVE NAVIGATION?

- Concerns:
 - How to improve intuitive ease of navigation to parking areas?
 - How to help identify where people should park?
- Strategies:
 - Develop a circulation system
 - Move traffic searching for parking off streets
 - Create intuitive parking locations and operation



REAR ACCESS ALLEYS

- Create a parallel, rear access alley system
 - Connect the parking fields with rear access alleys
 - Run length of Uptown
 - Achieve linear flow between blocks
 - Create access loops
 - Consolidate curb cuts on cross streets
- This simplifies the layout and makes wayfinding more intuitive



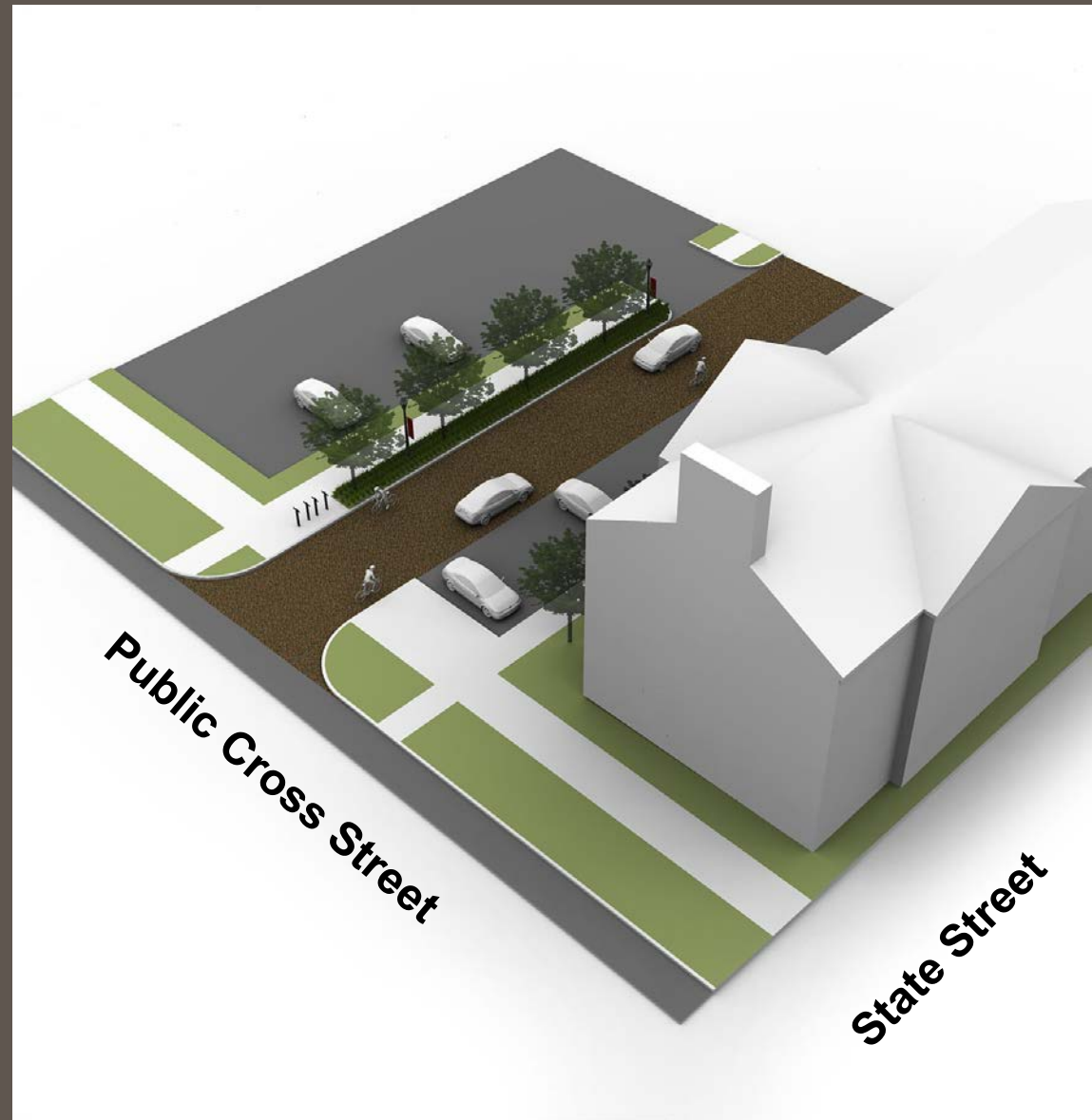
REAR ACCESS ALLEYS

- Elements:
 - Wayfinding
 - Specialty pavers
 - Bike ways/access
 - Service access
 - Pedestrian connections
 - Additional seating/dining
 - Protective bollards
 - Landscape
 - Storm water opportunities



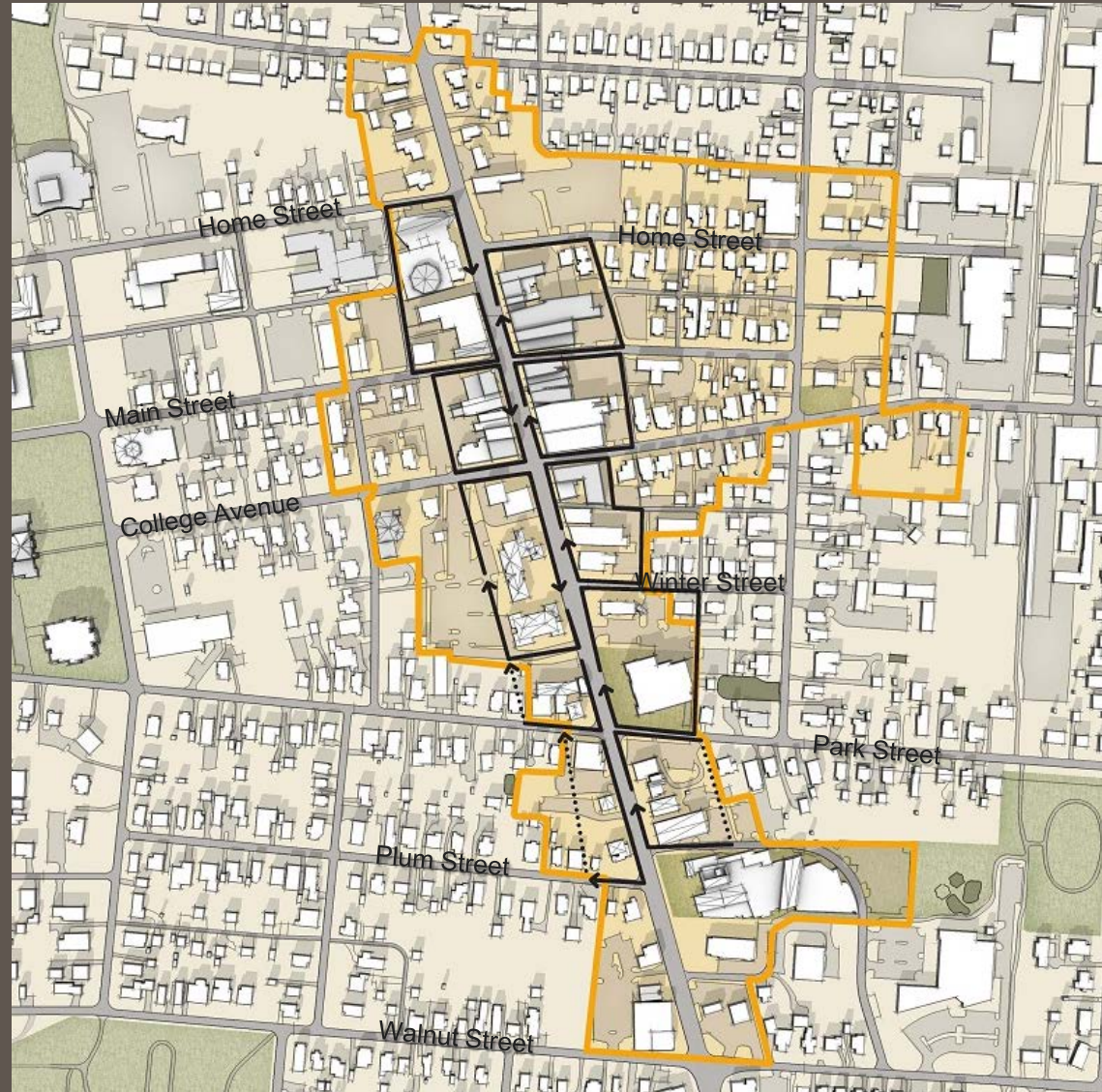
REAR ACCESS ALLEYS

- Opportunities:
 - First curb cut gains access to alley & parking system
 - Materials & design invite public
 - Close proximity to rear of buildings
 - Provides service access
 - Access to parking areas
 - Bike routing (off State St.) and accommodations
 - Pedestrian connections
 - Potential for permeable pavers & bio swales



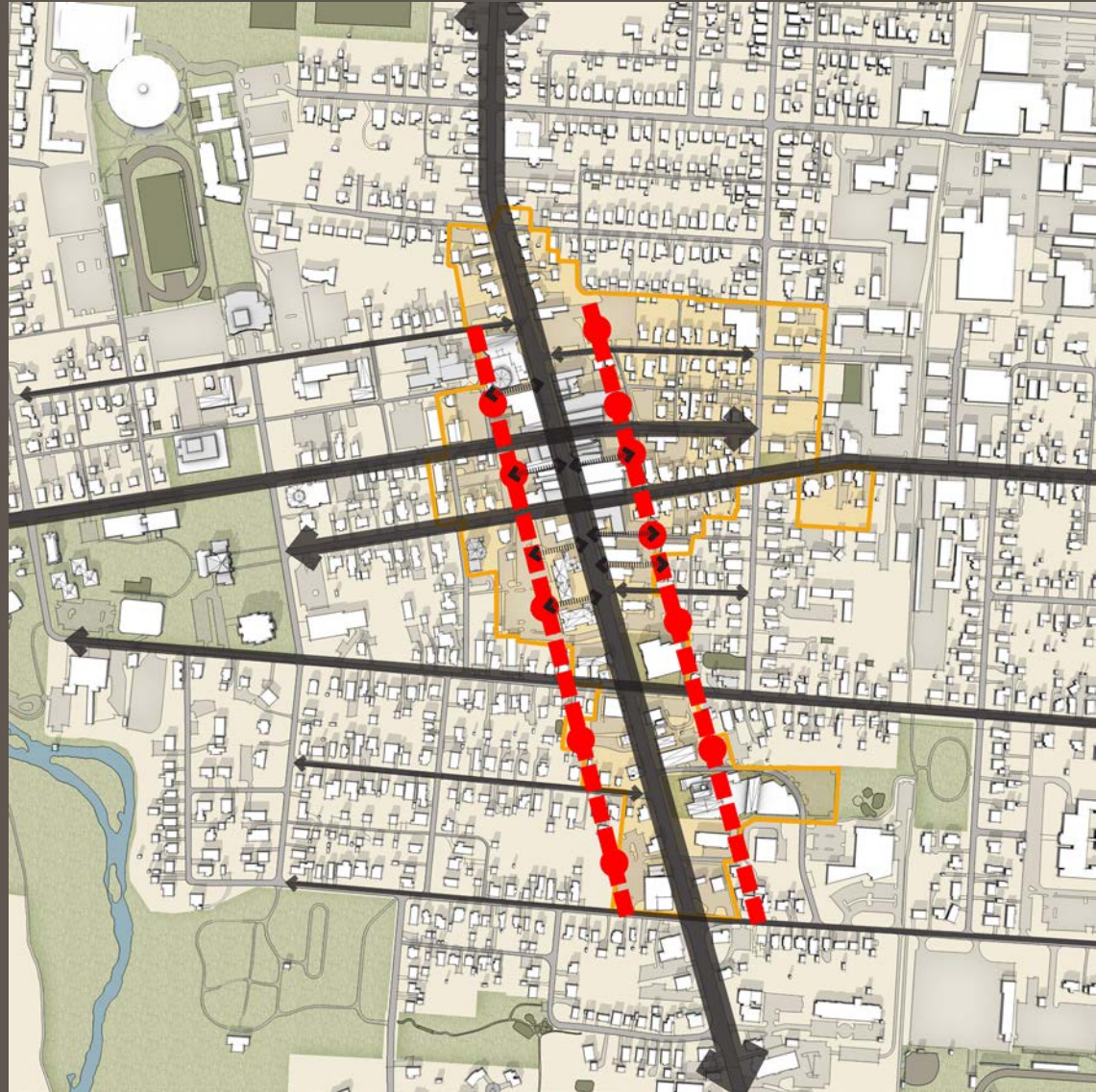
ACCESS LOOPS

- Strategies:
 - Create intuitive circulation system for vehicles looking to park
 - Use Rear Access Alleys to shorten search loop
 - Keep parking traffic from drifting into neighborhoods



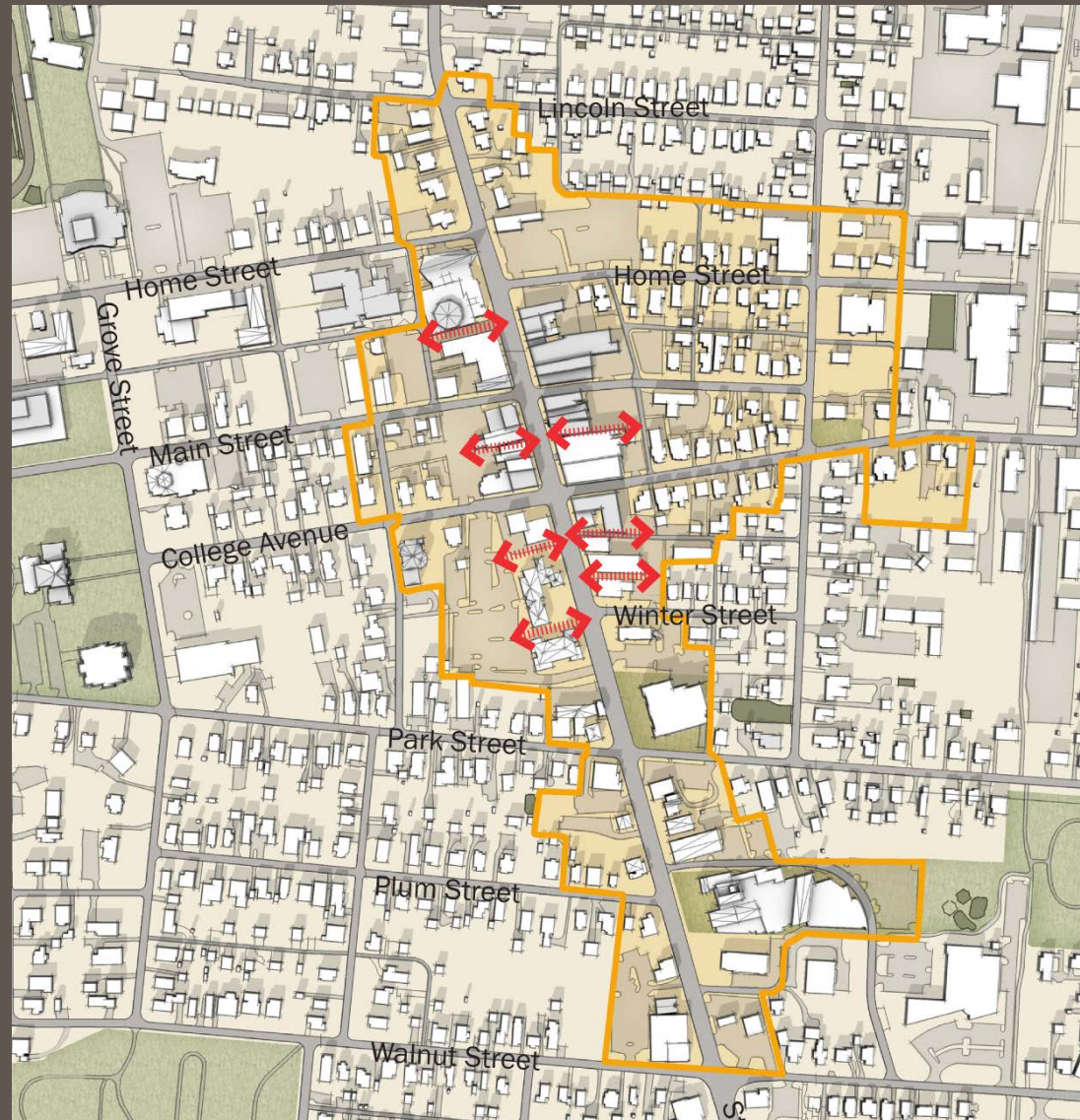
HOW TO CONNECT TO STATE ST?

- Concerns:
 - Once parked off the rear alleys, how do we draw/invite people to the State Street storefronts?



MID-BLOCK PEDESTRAIN ALLEYS

- Strategies:
 - Enhance the existing mid-block alleys to draw people from the parking nodes to State Street
 - Opportunity to create an element unique to Uptown Westerville
 - Become wonderful areas to discover and use



MID-BLOCK ALLEYS

Opportunities:

- Tivoli lighting
- Seating
- Public art & murals
- Landscape
- Fine materials & details for the pedestrian



MID-BLOCK ALLEYS

The “Narrows” - today



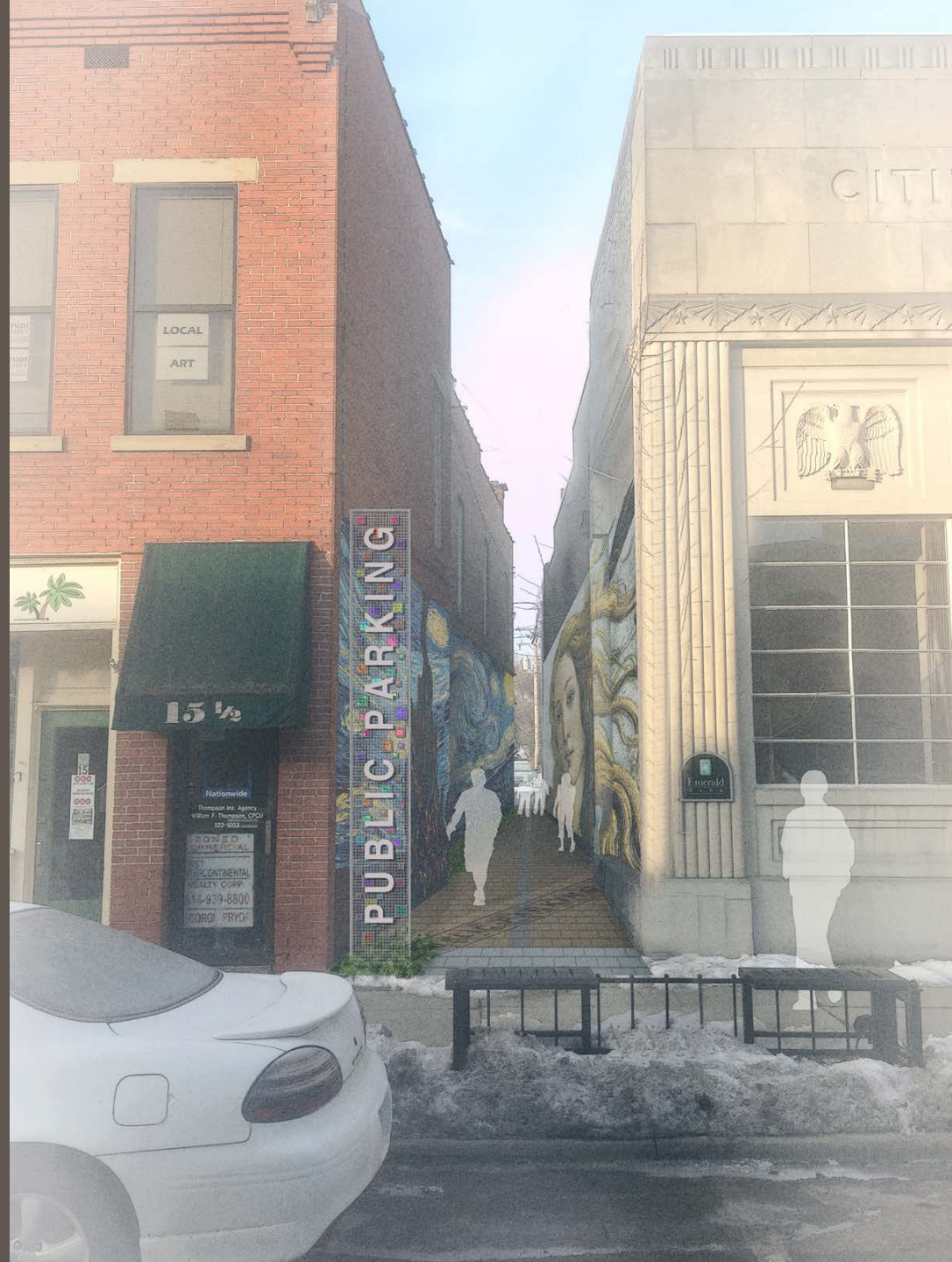
MID-BLOCK ALLEYS

The “Narrows” – potential



MID-BLOCK ALLEYS

The “Narrows” – potential



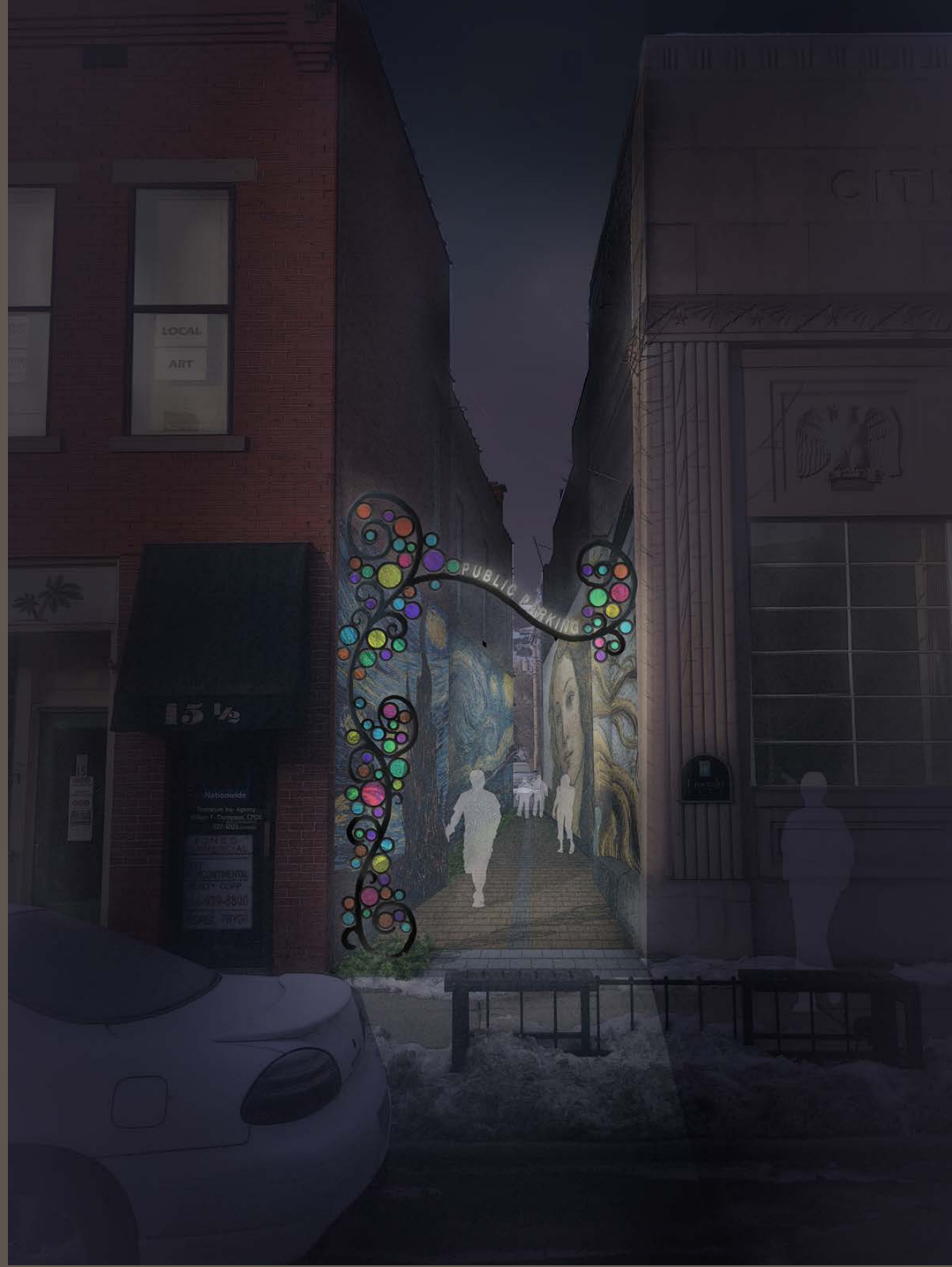
MID-BLOCK ALLEYS

The “Narrows” – another concept



MID-BLOCK ALLEYS

The “Narrows” - lighted at night



MID-BLOCK ALLEYS

“Pasquale’s” - today



MID-BLOCK ALLEYS

“Pasquale’s” – potential



MID-BLOCK ALLEYS

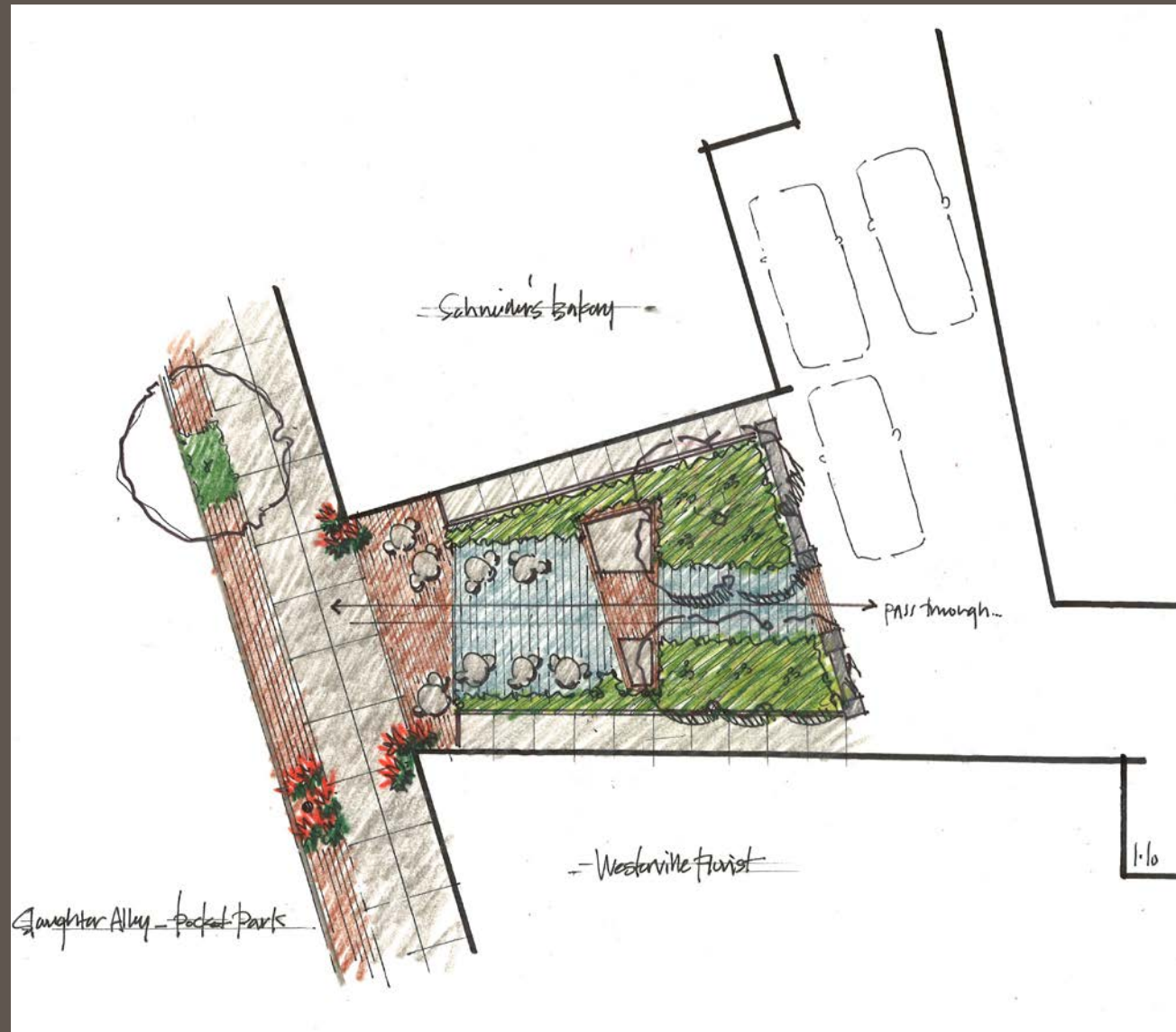
“Pasquale’s” – potential
at night



CREATING MID-BLOCK ALLEYS

“Slaughter Alley” – potential

- Creating “found ground” for:
 - Outdoor dining
 - Seating
 - Pocket park
 - Uptown experience



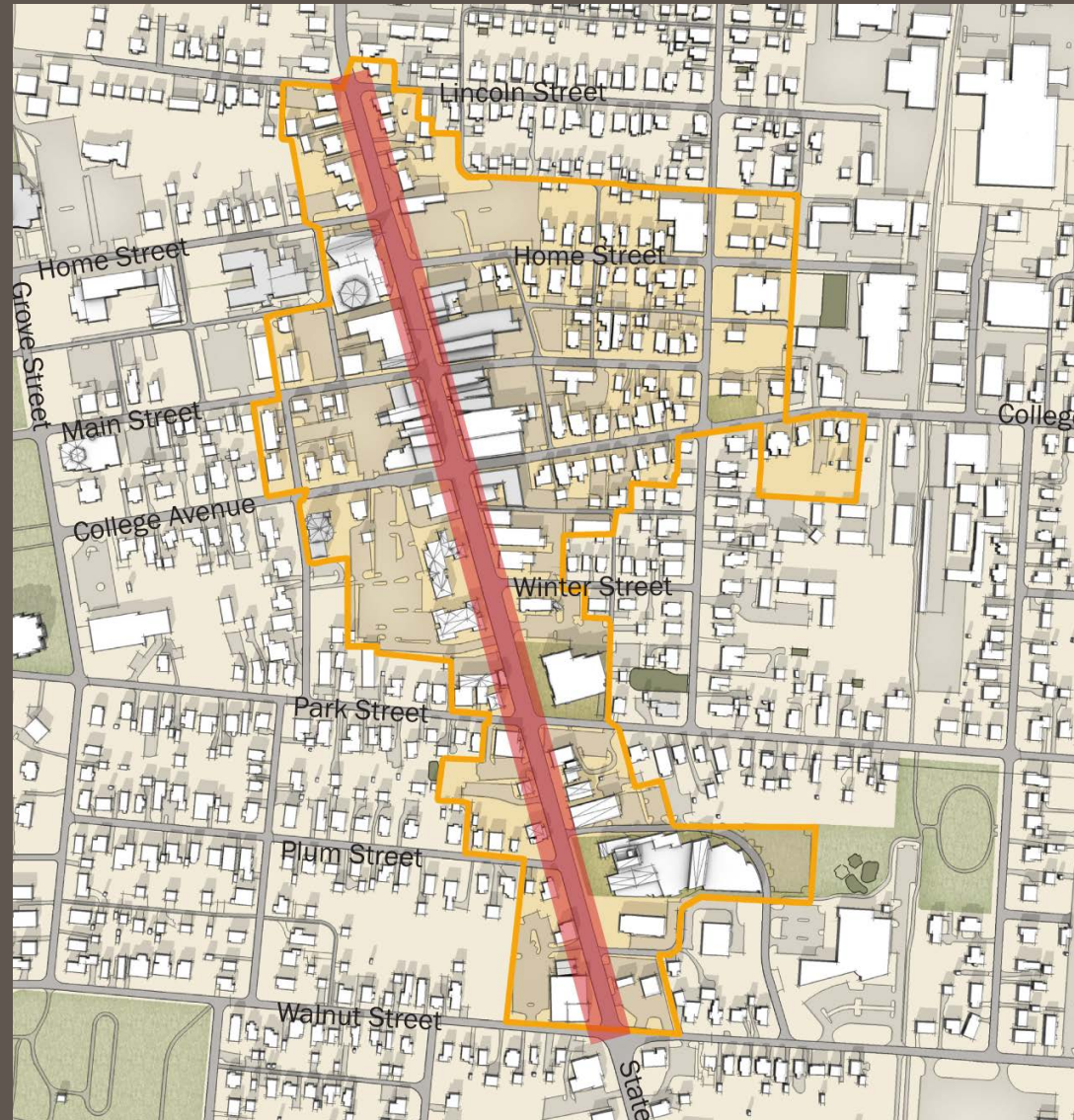
STREETS MORE PEDESTRIAN-FRIENDLY?

- Concerns:
 - Could State Street pedestrian safety be improved?
 - Are there opportunities to capture more outdoor space?
 - Are there additional signature streets than State Street?



STATE STREET

- Strategies:
 - Add "bump-outs" (curb extensions)
 - Widen sidewalk where it narrows in sections
 - Continue to improve the pedestrian experience, landscape, and seating



STATE STREET AMENITIES

- Elements:
 - “Bump-outs”/ protection zones to:
 - Improve pedestrian crossing safety
 - Slow traffic
 - Alleviate pinch points
 - Provide additional amenity zones
 - Lush landscape planting
 - Outdoor seating/ dining



STATE STREET SIDEWALK

- Use Uptown CBD and CVS sidewalk detail :
 - Brick curbwalk
 - Wide sidewalk
- Widen concrete sidewalk at narrow points; add street trees
- Widen and add brick curbwalk where missing; add street trees



STATE STREET

- Strategies:
 - Add “bump outs” at intersections
 - Curb extensions for pinch points (ex. Old Post Office, State St Theater)
 - On-street parking differentiation
 - Unique crosswalk pattern



MAIN STREET

- Vehicular Gateway from west & Otterbein University
- Strategies:
 - Bury overhead utilities
 - Improve streetscape
 - Screen surface parking lots
 - Create signature gateway elements
 - Academic and residential infill



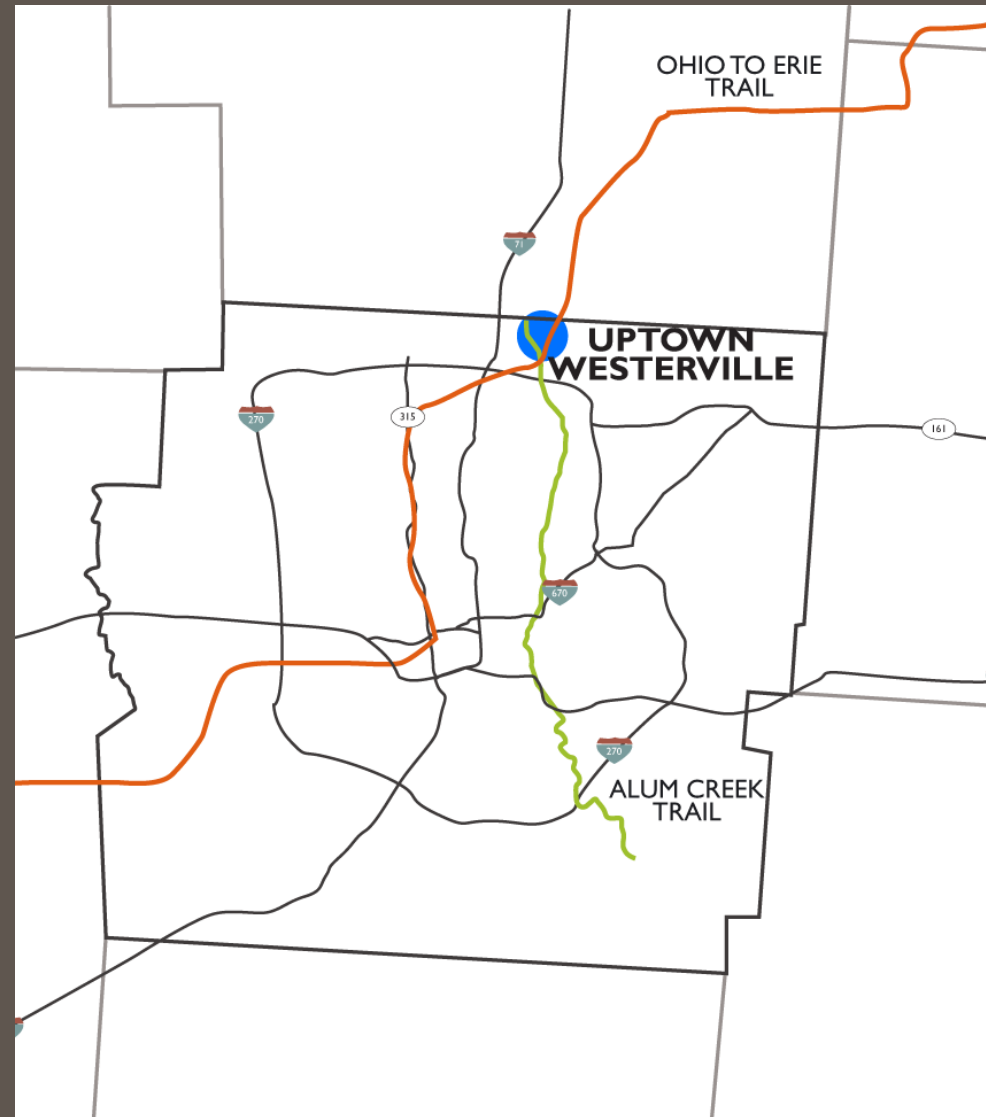
COLLEGE AVENUE

- Strategies:
 - Create College Avenue as ceremonial gateway to Otterbein University
 - Maintain and extend brick street
 - Bury overhead utilities
 - Encourage residential and academic infill
 - Maintain existing residential setback
 - Create signature gateway elements



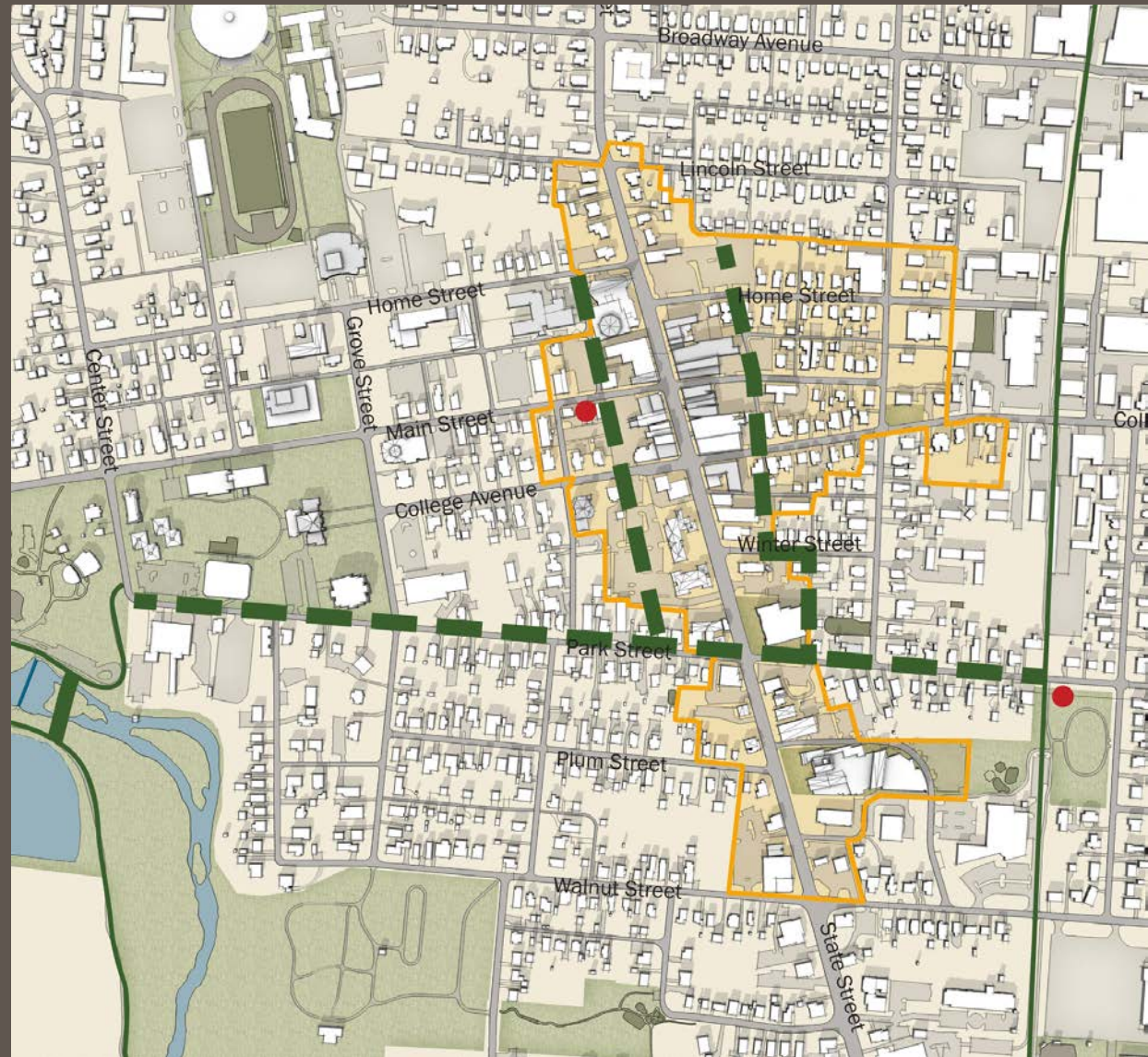
ARE THERE BIKE OPPORTUNITIES?

- Concerns:
 - How to increase bike connectivity to Uptown?
 - Is there opportunity to serve as hub connection for Ohio to Erie and Alum Creek Trails?
 - Are there needed bike amenities missing?



BIKE ROUTE CONNECTIONS

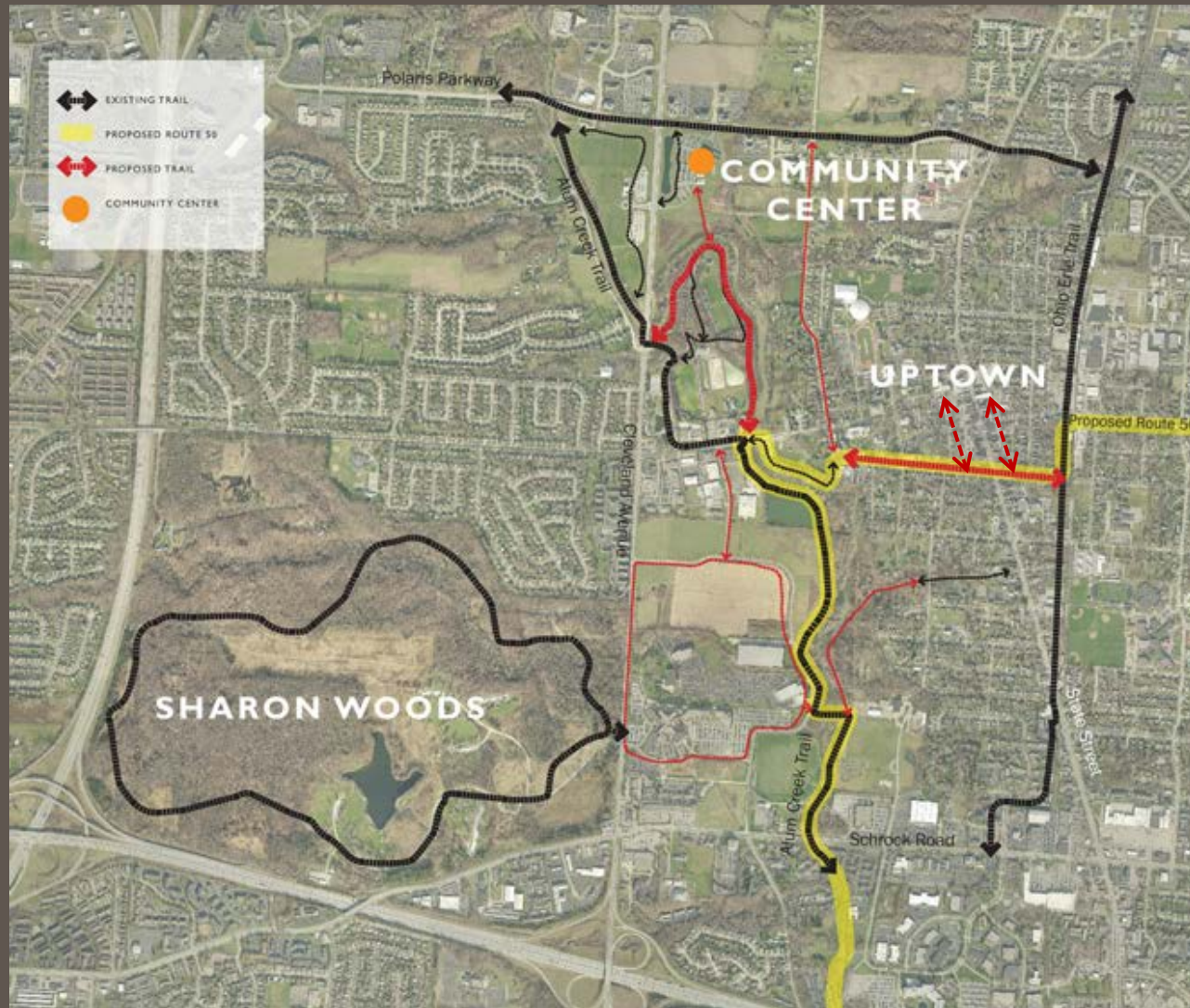
- Strategies:
 - Use new rear alleys for bike connections to Uptown
 - Link Bike Hub with bike amenities/services like bike shop
 - Provide direct connection between Bike Hub (Ohio to Erie Trail) and Alum Creek (add bridge)



BIKE CONNECTOR ALTERNATIVES

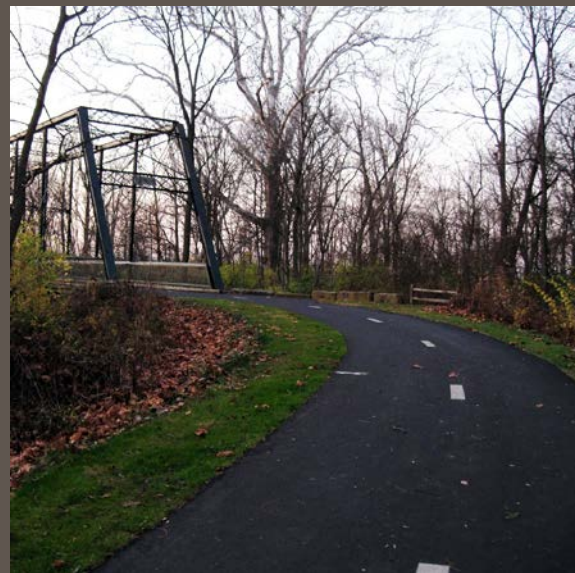
- Strategies:

- Make connection(s) between Uptown and the Community Center
- Make connection(s) with Sharon Woods, as well as the Alum Creek and Ohio to Erie Trails
- Integrate "Route 50" with the Uptown bike system



BIKE ACCOMMODATIONS

- Elements:
 - Bike racks
 - Bike lockers
 - Bike routes
 - Public restrooms
 - Drinking fountain
 - Overnight camping / inn accommodations



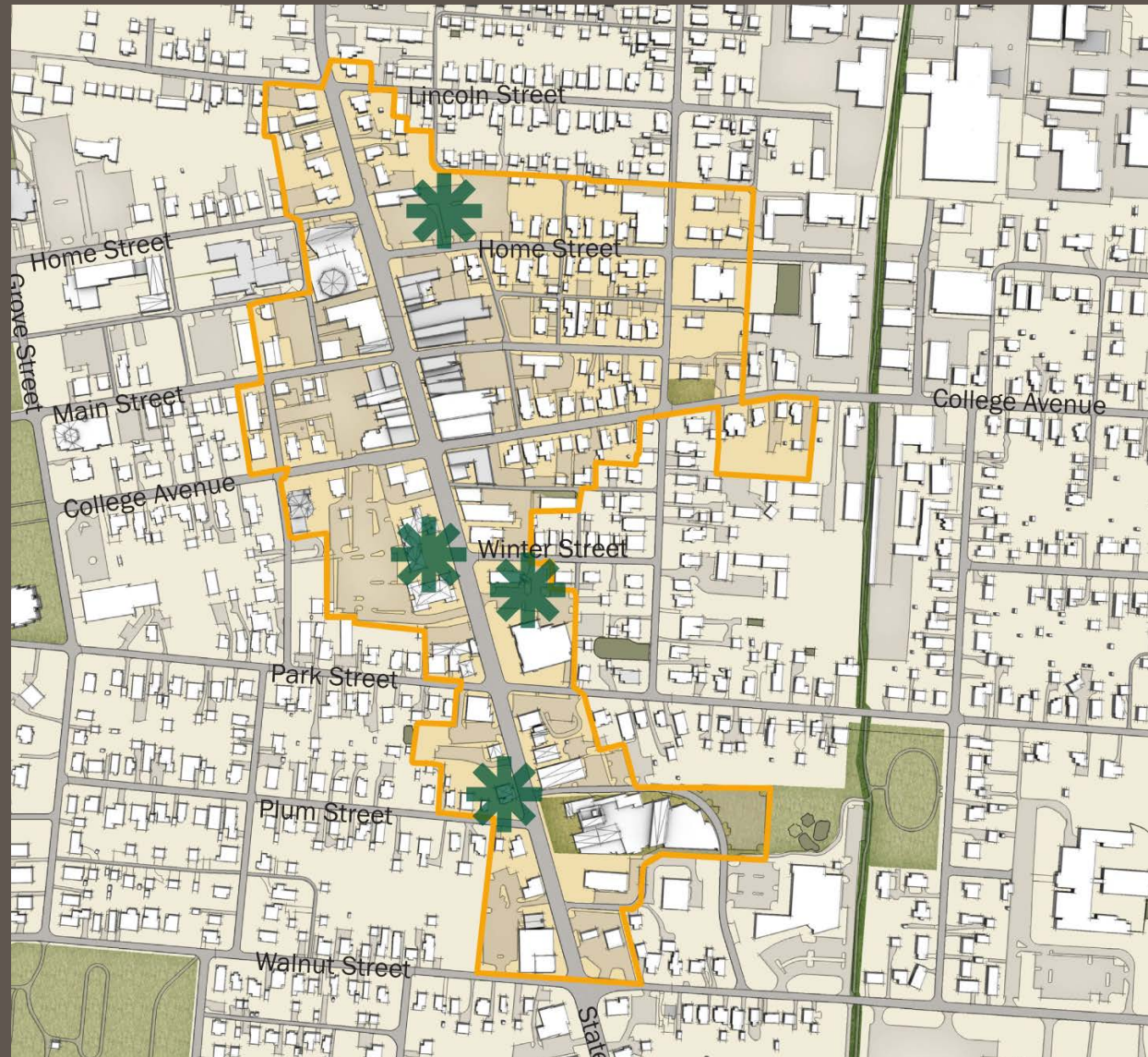
CIVIC GATHERING SPACE

- Concerns:
 - Does the existing civic space serve current daily and special event needs Uptown?
 - What would residents, visitors, businesses, and the city desire as civic space features?
 - Is a new space needed or can existing spaces be repurposed?



POTENTIAL CIVIC SPACE SITES

- Improve existing City Hall court yard
- Create green lawn frontage from Park Street to Winter Street
- Create a central green
- Create north and south greens

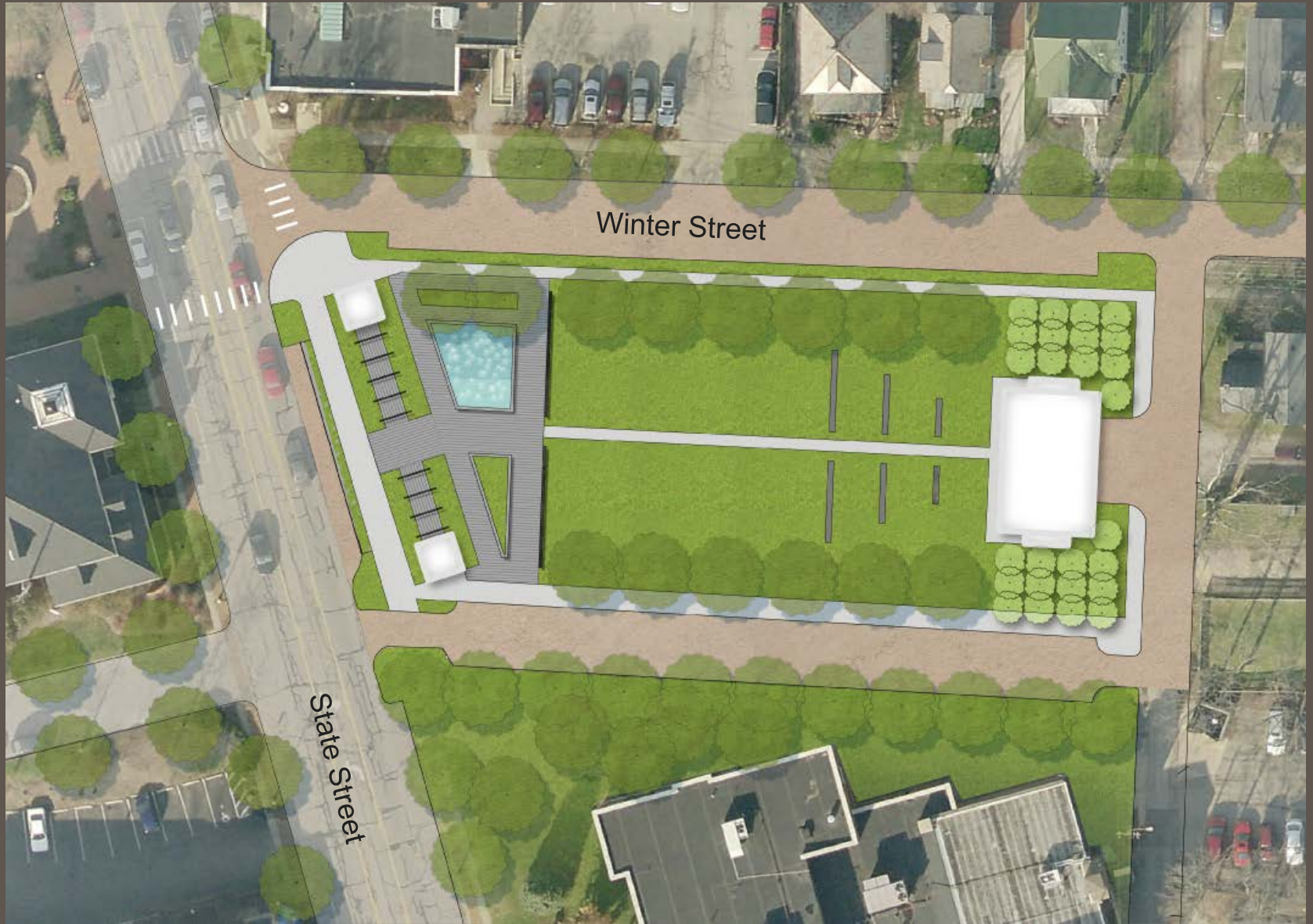


CIVIC SPACE

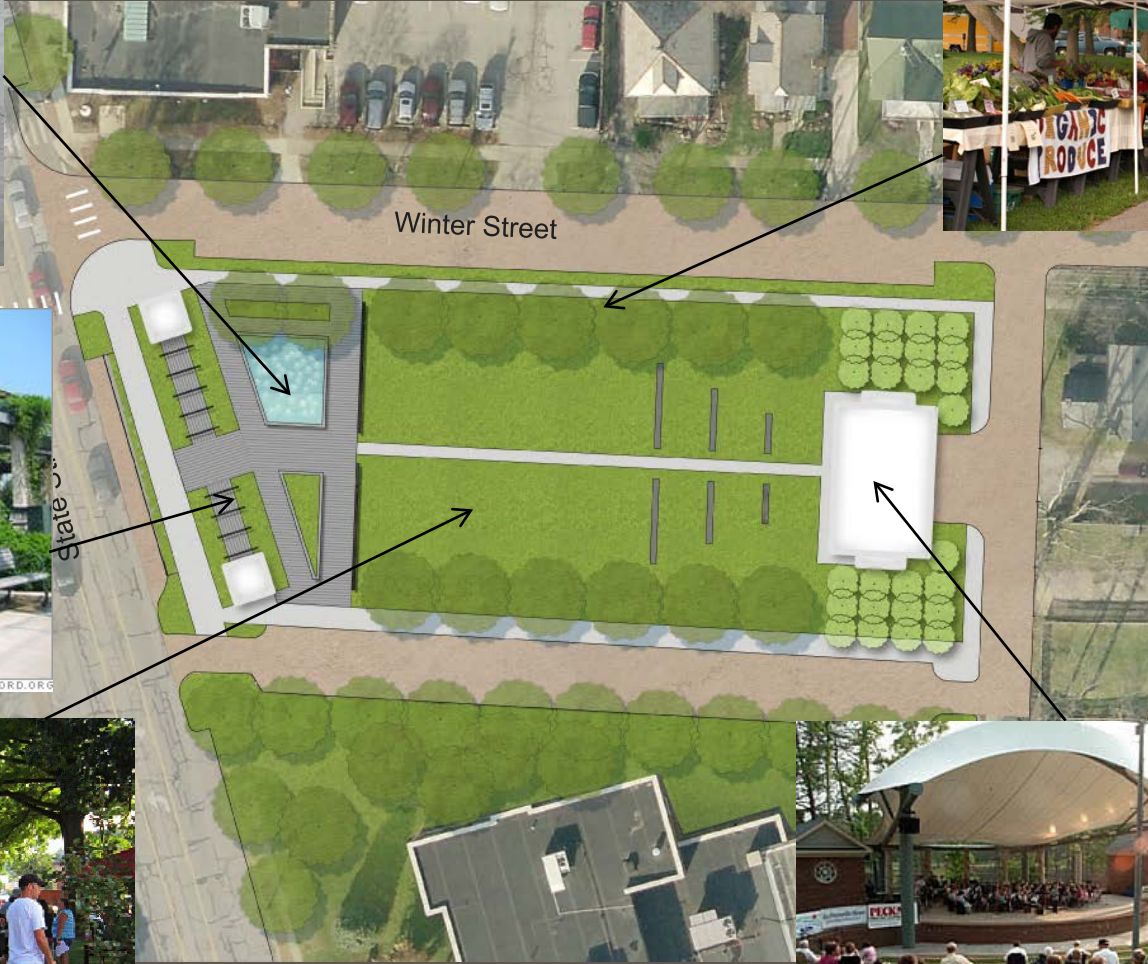
- Possible Elements:
 - Gathering Space
 - Festival location
 - Farmers Market
 - Performance Space
 - Movie Night
 - Splash Pad
 - Children's Games
 - Kiosks/Food Trucks
 - Movable Chairs & Tables
 - Fireplace
 - Art



POTENTIAL CIVIC SPACE CONCEPT



POTENTIAL CIVIC SPACE CONCEPT

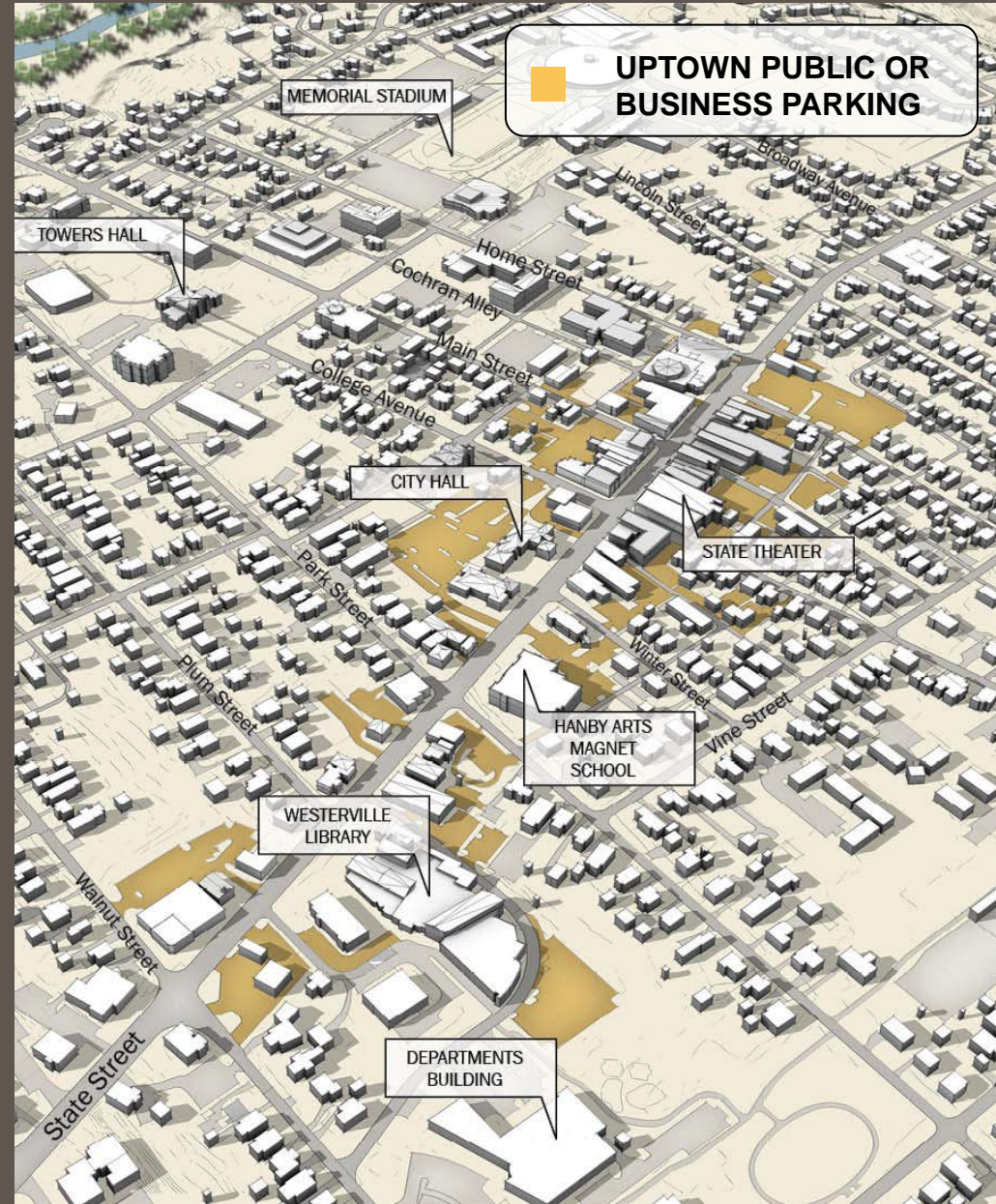


FROM: CITYOFFOXFORD.ORG



OPPORTUNITY FOR STRUCTURED PARKING?

- Concerns:
 - Is there an opportunity to insert structured parking in Uptown?
 - If so, where is the most appropriate location?



PARKING STRUCTURE TYPES

Surface Lot +/- \$1,500 per space



Parking Deck +/- \$7,000-8,000 per space

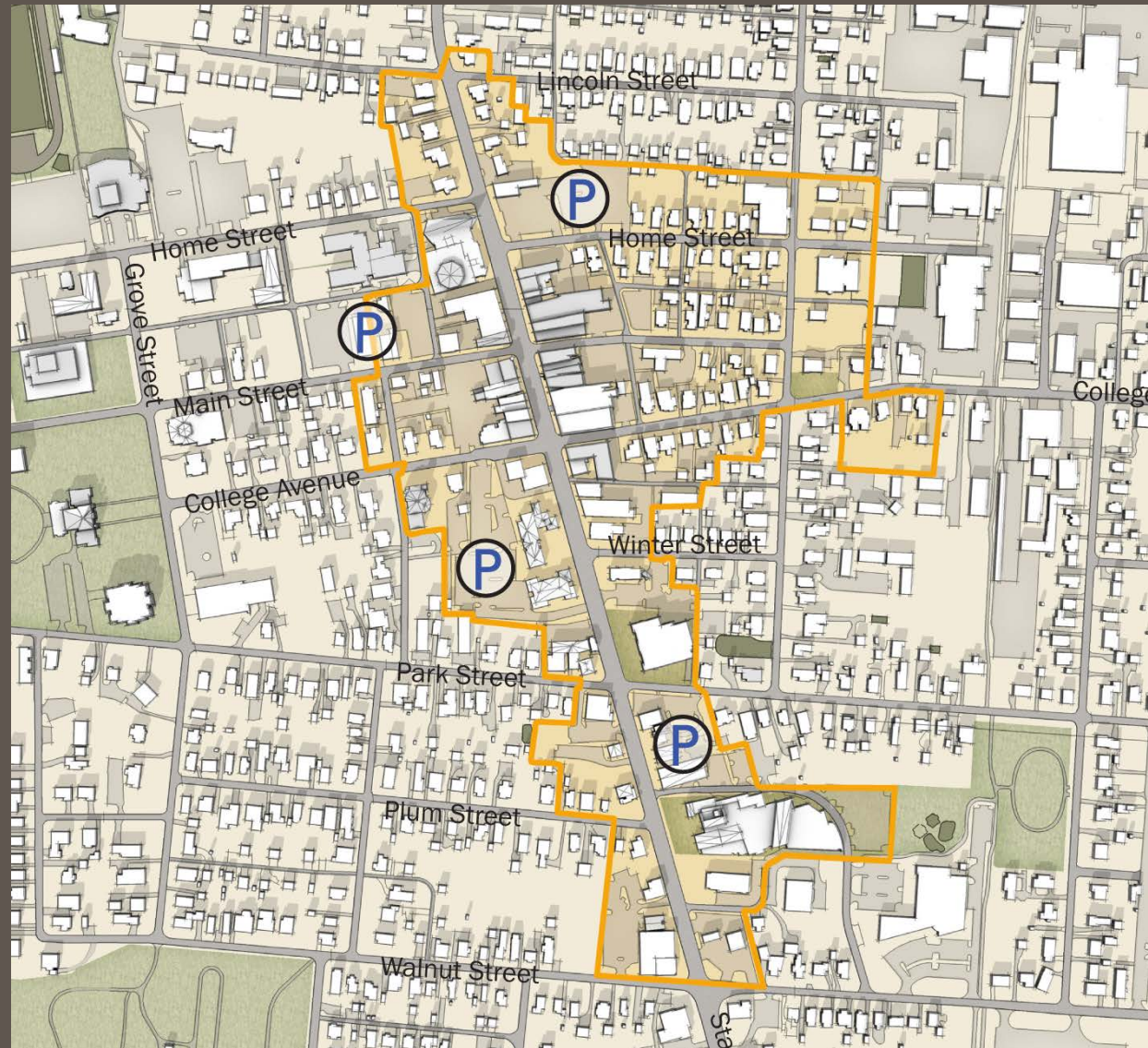


Parking Structure +/- \$15,000-17,000 per space

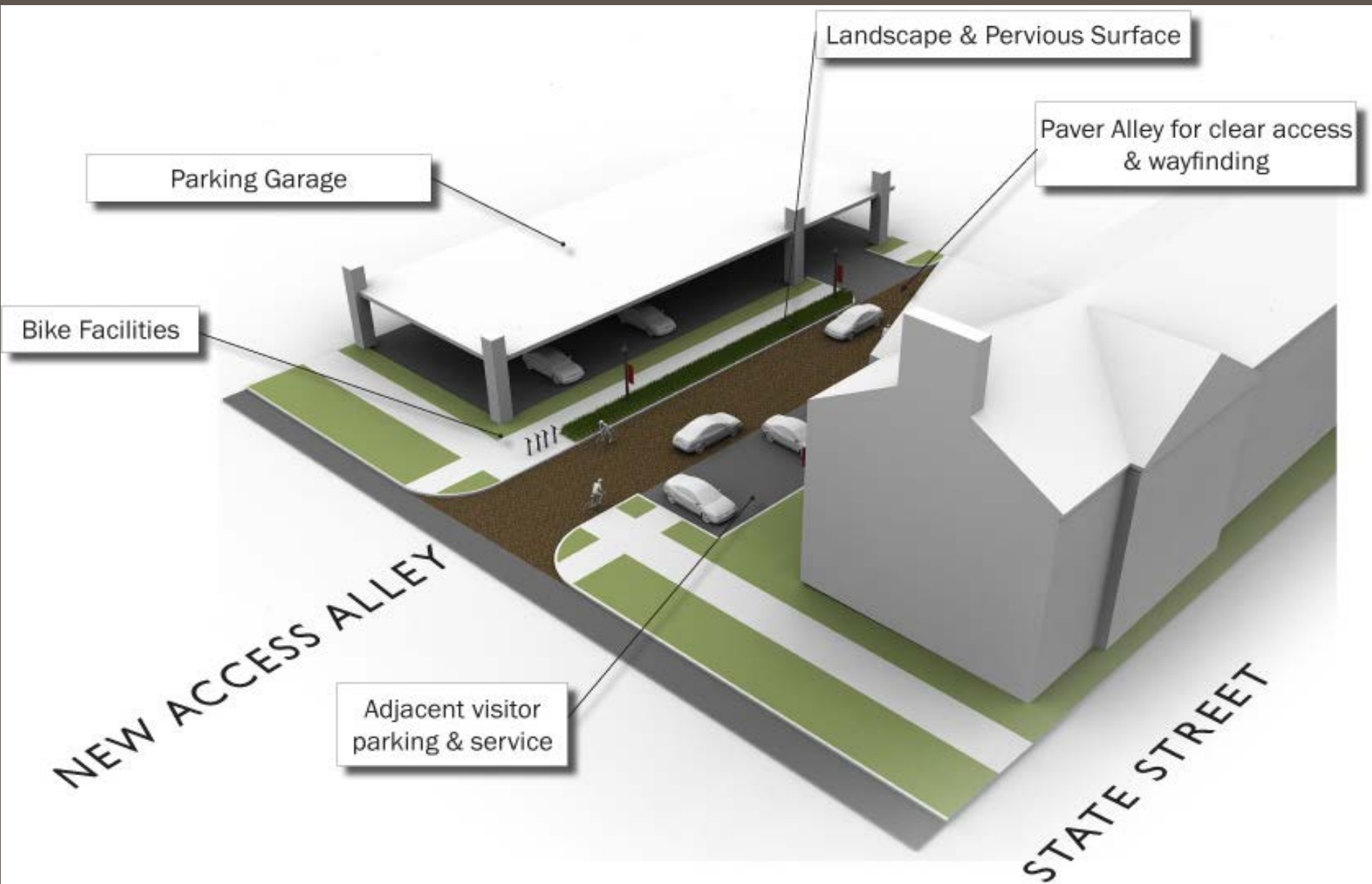


POTENTIAL PARKING DECK SITES

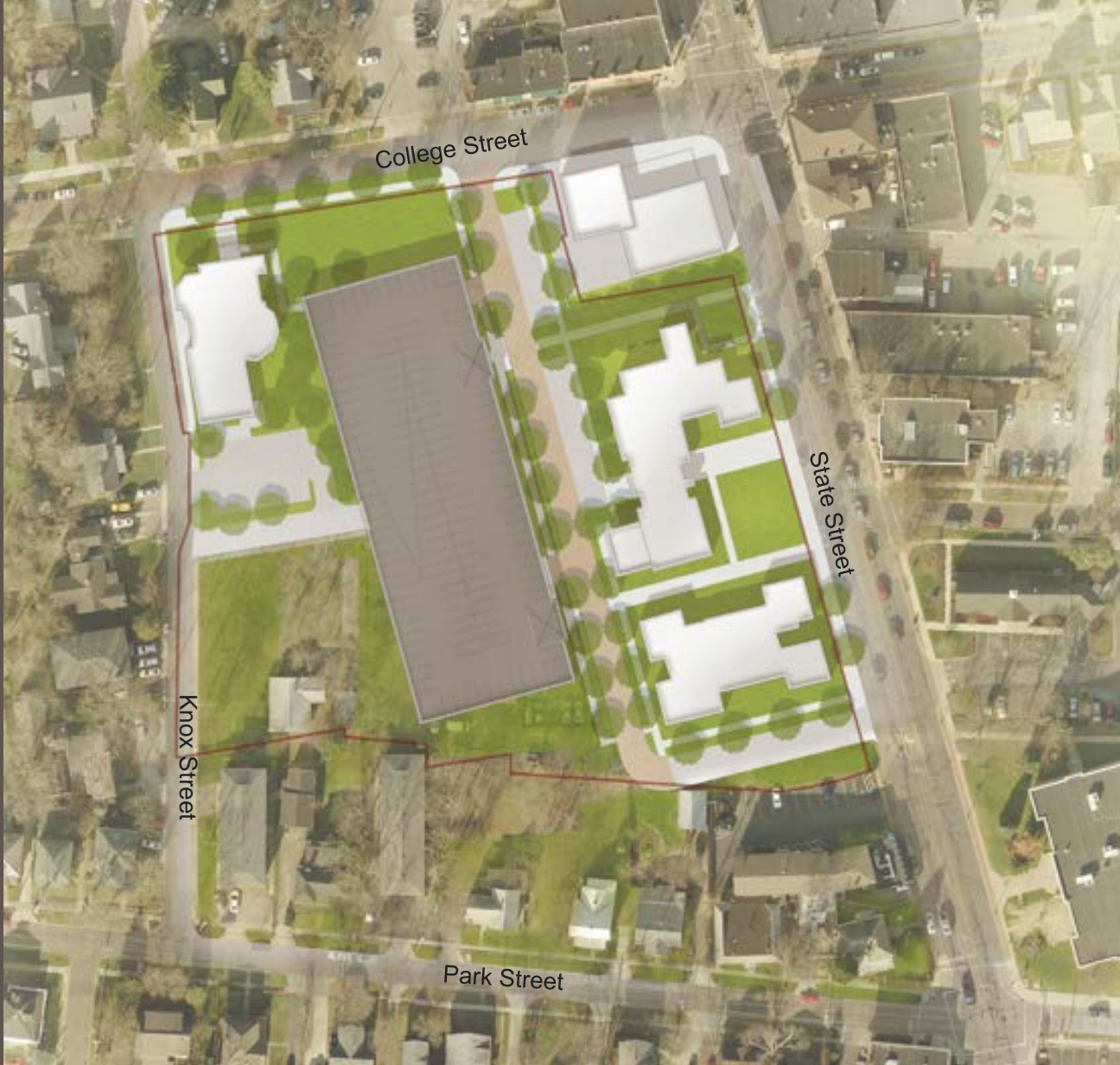
- Possible Sites:
 - Rear of Church of Messiah parking lot (partner w/Church?)
 - Between Main Street and Cochran Alley (partner w/Otterbein?)
 - Behind City Hall on surface lot
 - Proximate to Library (partner w/Library?)



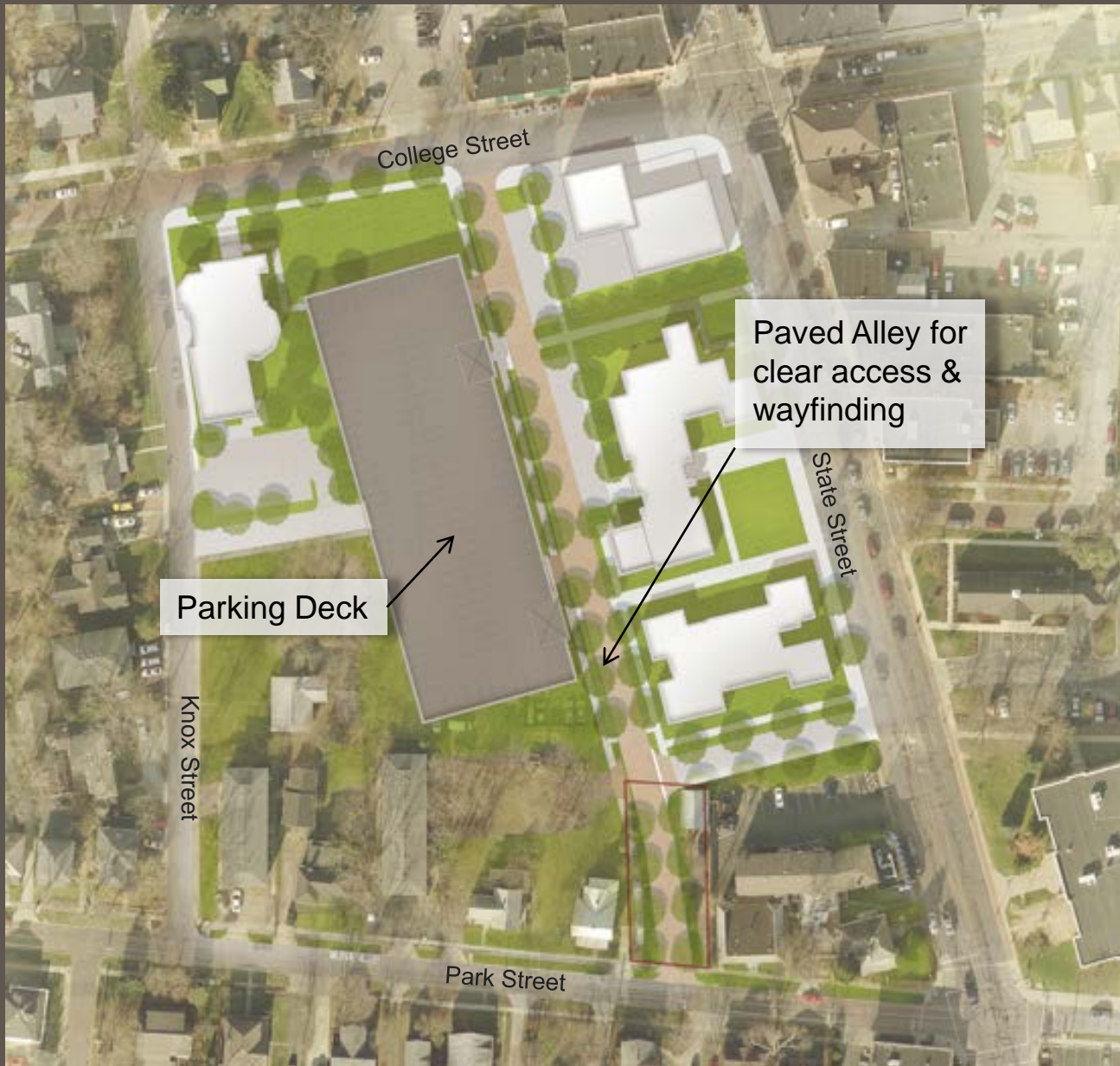
PARKING DECK & REAR ACCESS ALLEY



POTENTIAL PARKING DECK CONCEPT

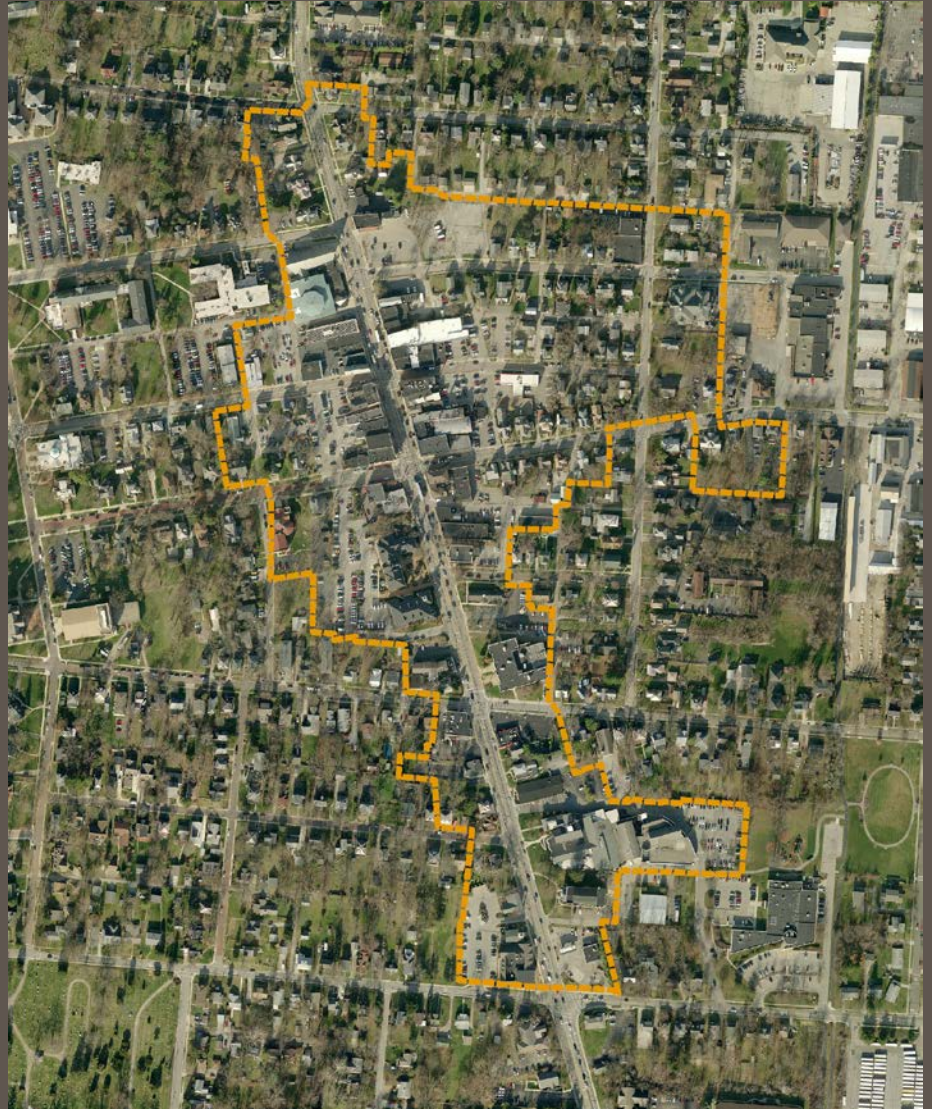


POTENTIAL PARKING DECK CONCEPT



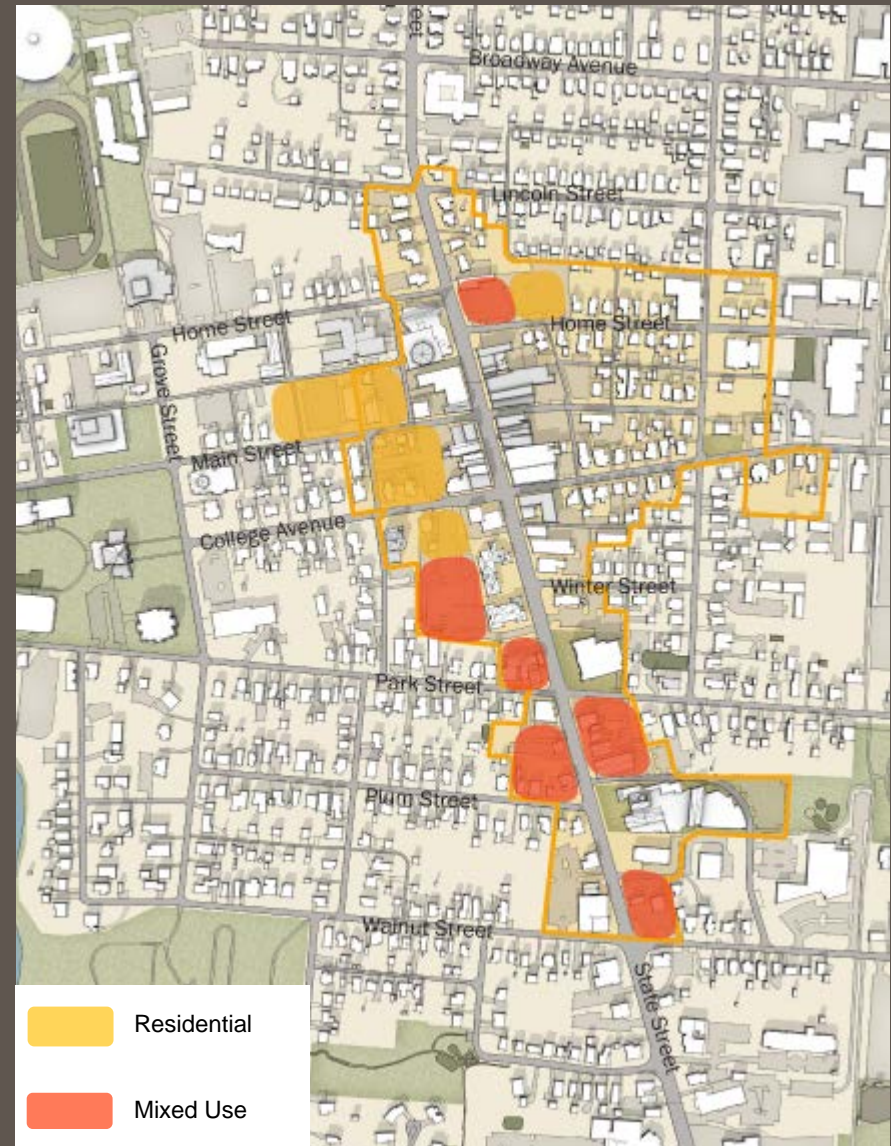
REDEVELOPMENT & INFILL

- Concerns:
 - Are there places in Uptown that are appropriate for infill/redevelopment?
 - If so, what are the types of uses and building types that would be appropriate /additive to the success of Uptown?



WHERE ARE THE INFILL OPPORTUNITIES?

- Strategies:
 - The upper floors of buildings have residential & office potential.
 - The public street frontage of surface parking lots could be redeveloped.
 - Strategic placement of a parking deck(s) could free up sites for infill.
 - Some sites could be redeveloped with higher-density, more contributing buildings.



INFILL-MIXED USE COMMERCIAL

- If property owners/ private investors desire, there are sections along State Street that could be redeveloped into more contributing developments
- These areas along State Street should be mixed-use projects with:
 - Retail on the first floor/ corner
 - Residential (or office) in floors above
 - Buildings built to the sidewalk, with parking behind

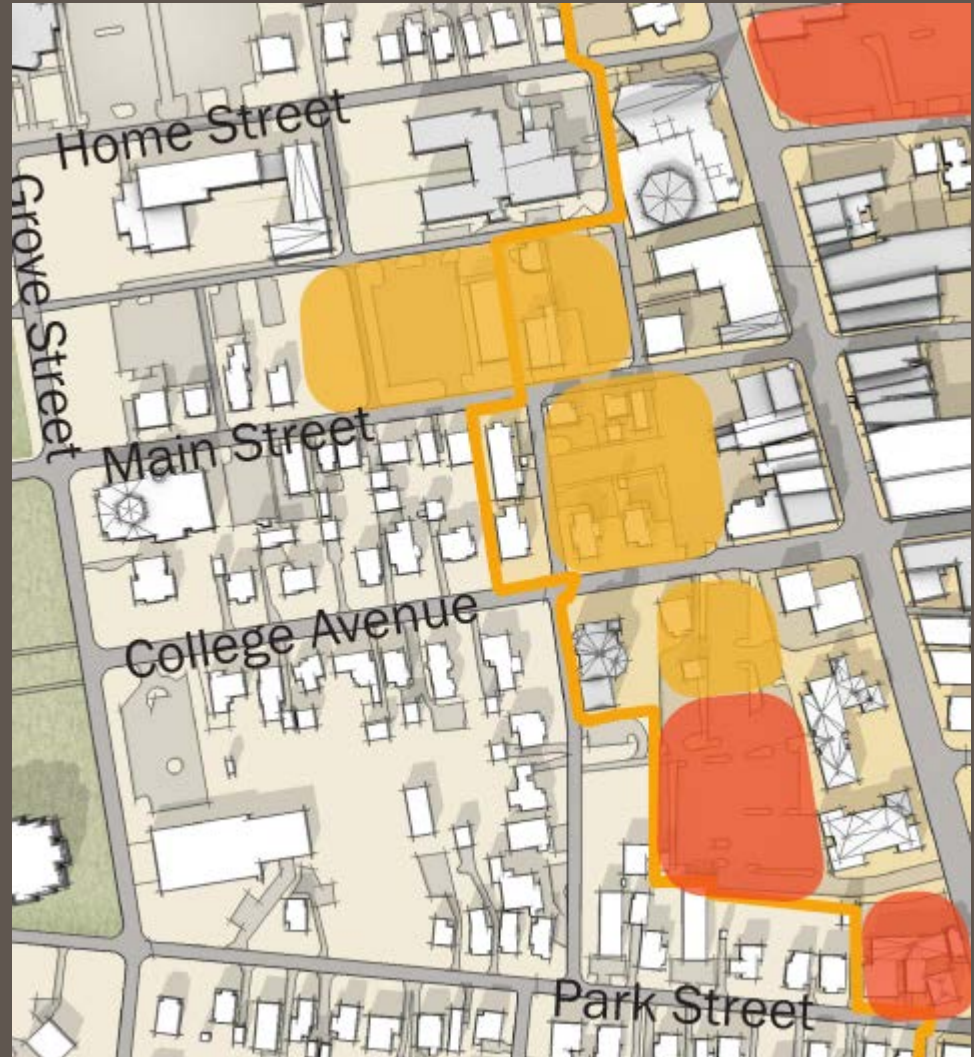


INFILL – MIXED-USE COMMERCIAL

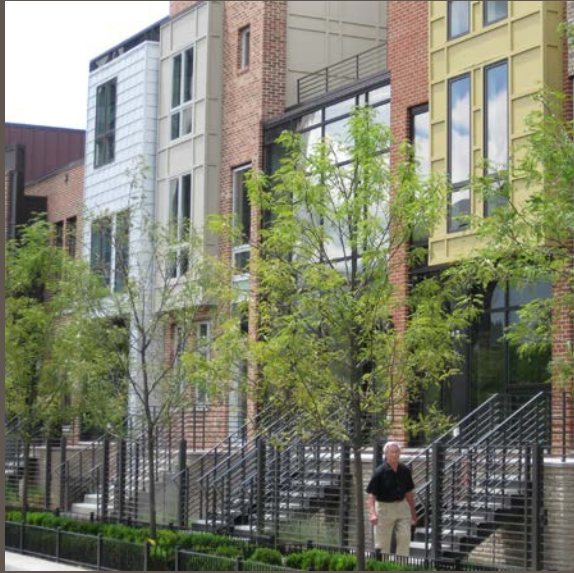


RESIDENTIAL INFILL

- Opportunities:
 - If property owners/ private investors desire, there are areas west of State Street that could be redeveloped into more contributing developments.
 - In addition to adding rear access alleys, these locations appear to lend themselves to residential development that caters to students and/or Uptown residents.



INFILL - RESIDENTIAL



NEXT STEPS

plan UPTOWN WESTERVILLE



Photo by: Mike Doel

NEXT STEPS

1. Refine Concepts and Strategies
2. Continue Web Idea Generation
3. Preferred Concepts and Strategies
4. Draft Master Plan
5. Public Review
6. Final Master Plan



CONTACT

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