

# Meeting Summary

## Community Committee Meeting 5

October 8, 2025

The following is a summary of the fourth meeting of the community committee for Worthington's comprehensive planning process. Attached to this summary are the agenda and presentation slides.

### Welcome and Process Update

---

The consultant team provided an update about current progress in the planning process and what direction the process is headed in the coming months, including the continuation of the speaker series and preparation for the second round of community input.

### Speaker Series Takeaways

---

The consultant team provided an opportunity for committee members to share their reflections about the Speaker Series on Quality of Place. This discussion included:

#### Surprises

- Several committee members expressed surprise at how Franklin, TN, was able to set strict design standards while still attracting development.
  - Well-defined design standards can help set clear expectations for developers.
- Committee members also found it interesting how Franklin updates their plan every five years.
  - Creates opportunity for new types of development products and unique partnerships with developers.

#### Perspective

- Committee members expressed their appreciation of the perspectives of Hilliard and Granville as different types of local communities with unique points of view.
- They also expressed how it was helpful to hear about how other communities faced pushback or challenges in the planning process.
  - "Bend don't break", work to find the best match between the community and the developer.

### Focus Area Activity

---

The consultant team introduced the central focus area activity to the committee. This included explaining the current thought process of the consultant team and offering perspectives on planning considerations, such as the fiscal impact of different land uses and elements of the public realm. For the activity, the committee broke up into three groups. Each group assembled a draft future land use map for the central focus area. The draft maps will be used in the second round of engagement to collect detailed feedback from the public about the expectations for focus areas. As part of their draft maps, they reviewed and affirmed a list of common considerations in site planning. Below is a summary of what each group discussed:

### **Group 1**

- Planning Considerations
  1. Transitions with existing places
    - Yes,
  2. Stream corridor preservation
    - Yes, the group protected the existing stream and surrounding wooded area and suggested a multiuse trail in the area.
    - The group suggested apartments or townhomes that front onto a portion of this green space and trail, similar to Quarry Trails metro park.
  3. New public park space
    - Yes, green space is important but is more than just a park and would include
  4. A mix of uses throughout the focus area
    - Yes
  5. Incorporating or reusing existing buildings
    - This was considered on a case-by-case basis. In regard to the Anthem building, the group assumed it would be redeveloped and would not be adapted.
  6. Development of existing parking lots and or consolidating parking between uses
    - Yes
  7. Anticipated fiscal benefit and market realities
    - The group thought this was important but would be hard to assess, so they did not consider this a primary driver. Their concept did involve a mix of uses and included some new office uses and a hotel.
  8. Other considerations
    - More diverse housing options were a priority
    - There is a need for more single-story or age-friendly housing options in the area and in the land use palette.

### **Group 2**

- Planning Considerations
  1. Transitions with existing places
    - Yes, the group used the location of land uses and green space to create transitions between the edges of the new development and the surrounding

areas. The group also thought that the scale of buildings within the land uses could range from single-story residences at the edges of the site up to four-story mixed-use and office buildings along High Street.

2. Stream corridor preservation
  - Yes, the group protected the existing stream, wanting to enhance it into a community amenity like Creekside in Gahanna, a place that draws people to that community to spend time/visit.
3. New public park space
  - Yes, the group incorporated a network of trails across the site with parks and community gathering spaces interwoven. The largest park would be located between new mixed-use buildings directly across from City Hall, featuring a multi-use venue that could host live music and a wide variety of other outdoor community events, like the gazebo in the Park of Roses. Retail and dining within the mixed-use buildings would front onto this park on the north and south sides.
4. A mix of uses throughout the focus area
  - Yes, the group laid out a variety of uses across the site.
5. Incorporating or reusing existing buildings
  - The group did not incorporate most of the existing buildings, instead focusing on creating their desired places over what buildings exist today, only keeping the buildings in the civic center. In particular, the former Anthem building (6700 High Street) and the AT&T building (6650 High Street) were identified as buildings to be replaced.
6. Development of existing parking lots and or consolidating parking between uses
  - Yes, the group incorporated dense parking areas surrounded by a mix of uses, centralizing parking for those land uses.
7. Anticipated fiscal benefit and market realities
  - The group considered fiscal benefit, ensuring to incorporate land uses that would generate income for the City, like class A office and mixed-use with office. But they did not focus as much on market realities, focusing more on creating an ambitious plan.
8. Other considerations
  - The group intentionally considered access roads, limiting automobile access points to specific areas while allowing free and easy movement for pedestrians and cyclists with prominent trails.
  - While thinking about residential areas, the group preferred condos and other attached residential units over apartments, citing the Worthinglen (Glen Drive) and Toll Gate Square condos as good local examples that could inspire development that is more contemporary to today. They also wanted to see more senior-friendly and single-story residential options.
  - While discussing the images, the group specified that four-story mixed-use and office buildings would be appropriate along High Street, but they would like to see more architecturally interesting buildings than image E4. They also

specified that single-story commercial buildings, like image E1, were not preferred as they did not use the land efficiently.

### Group 3

- Planning Considerations
  1. Transitions with existing places
    - Neutral, there was a lot of purpose behind the location of uses for the focus area map. Such that more intense uses were located along High St. However, the emphasis was placed on an ideal long-term vision rather than buffering along existing uses.
  2. Stream corridor preservation
    - Yes, the group wanted to protect natural elements. However, the group wanted this space to be activated rather than be passively preserved. The greenway/trail depicted in A1 provided a good example, assuming that this would be done with impervious surfaces carefully located to not disturb the riparian corridor.
  3. New public park space
    - Neutral, the group was intentional in ensuring that green space was located throughout the focus area with an emphasis on activating spaces. However, the focus of this map was creating land uses to address other opportunities (housing options and fiscal impact) and not necessarily creating new park space. Additional details included a community-scale activity center (e.g., an amphitheater), located where the Anthem parking lot is today, surrounded by a mix of for-sale and rental townhomes (C4, D4). This open space should be open to the public and well-connected via pathways to the access point shown on the map, as well as connections to the surrounding uses (notably the hotel).
  4. A mix of uses throughout the focus area
    - Yes, there was a large focus on ensuring that commercial/office use was mixed in throughout the site.
  5. Incorporating or reusing existing buildings
    - Neutral, the newer buildings outlined in black on the map were seen as unlikely to redevelop. There was no desire to save the Anthem building. While City Hall was left the same, the group discussed that an exciting mixed-use concept here that acted as a gateway to the community could make sense, but was unlikely to occur, and thus was left alone.
  6. Development of existing parking lots and or consolidating parking between uses
    - Yes, the group determined that large parking lots should be developed and that the parking requirements for the proposed uses could have less parking than what exists today. The group decided that this focus area should prioritize pedestrians over cars, and the connectivity of pathways would be critical.
  7. Anticipated fiscal benefit and market realities

- Yes, uses were chosen specifically to ensure a net positive fiscal benefit to the City. A hotel was proposed within the focus area, as that is a current need in the community, as well as a positive fiscal impact.
8. Other considerations
- The green triangle located at the southwestern access point is intended to be an entry feature for the new community (sign, flowers, etc.) to create a welcoming environment.
  - There were multiple discussions about providing a new housing option that would benefit multiple demographics within the community.
  - The theme of pedestrian connectivity was central to this map's creation. Thus, G4 is shown for High St. The various uses located throughout the focus area should connect back to this central corridor. This may include limited access points from the residential roads, but that level of detail would ultimately need to be determined by a professional.

## Next Meetings

---

The committee was encouraged to continue spreading the word about the process, with various events coming up over the next few months.

- Date for the next meeting was provided:
  - **Sixth Meeting will be on November 5<sup>th</sup>**
- Oct 27: Third Speaker Series – Economic Development (panel)
- Nov 12 – Dec 19: Second Round of Public Input (Community Choices)
  - Public Workshop on November 12<sup>th</sup> at 6 p.m.
  - Webinar on November 20<sup>th</sup> at noon
- Jan: Sixth Community Committee Meeting
- Jan: City Council Update 2

## Attachments

---

*Agenda*

*Presentation Slides*