

Meeting Summary

Community Committee Meeting 6

November 5, 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.

Fiscal Analysis Update

Carson Bise of TischlerBise joined virtually to provide an update on the Cost of Land Use Fiscal Analysis report that they have prepared.

Process Update

The consultant team provided an update on the current progress in the planning process and the direction it is headed in the coming months, as we kick off the second round of community input.

Opportunity Area Direction

The consultant team introduced the draft statements of intent and example character images for the four Areas with Opportunity selected: Wilson Bridge, North High, Old Worthington, and South High. The committee broke into three small groups to review these concepts. Below is a summary of their discussion:

Wilson Bridge

- Crawford Hoying's recent investment in this area may bring "Worthington's Bridge Park"
- Creating better pedestrian and bike connections to and through this area
 - Better connection to downtown
 - Better connection to the Community Center and Olentangy Parkland
 - Better connection to areas north of I-270 (like the Hill's neighborhood)
- Unsure how likely townhomes will be built in this area
 - Could act as a transition to nearby residential areas, as referenced in statement 3 (like along the south side of E Wilson Bridge Road)
- A gateway can be created through building design and landscaping. Fast food restaurants are not the best first impression
- Large buildings are ok if there are trees. More large trees in photos
- Develop on parking lots

North High

- Emphasized the importance of bringing buildings closer to the street (statement 1)
 - Place parking behind buildings and reduce setbacks
- Creating a safe and comfortable walk is very important
 - Strong interest in carrying forward the idea of the Worthington Mile
 - Emphasized the need for bike lanes
 - Emphasized the need for more comfortable sidewalks not so close to the street traffic
- Would like to see Bus Rapid Transit in this area
- 2-3 story buildings
- More trees

Old Worthington

- Parking is an issue
 - Parking on the front side of buildings is a moat that divides
 - Centralize parking behind the buildings, leaving more space for people/life on the street (a piazza)
 - A parking garage would be great if possible
 - Create space for a “commercial village green”
- Improve the bus stops
 - Covered bus stops that give people a place to wait without being sat on the edge of High Street

South High

- Sidewalks are too small and near street
 - Not a safe or comfortable place to walk or bike
 - Squished between High Street and parking lots
 - Covered bus stops would also be a great improvement here
- Needs an identity
 - Today, there is not much character in this area
 - All images shown would be an improvement upon what is there today
 - “Make it cuter”
 - Enhance the welcome signage
 - Something bigger but appropriate to Worthington (Not like the Arches in the Short North)

Update on the Central Focus Area

The consultant team introduced diagram versions of the Central Focus Area concepts made by the committee during their last meeting. The groups reviewed the concept they created to provide input on what should be changed and affirmed that those changes would make them comfortable with these diagrams going to the public. Below is a summary of their discussion:

Concept A

- Need scale studies/comparisons for parks
- Move civic campus across high street, set back and integrated around a green space,
- Greater greenway connectivity
- Graphic treatment is too blocky. Residential areas should transition gradually and organically.

Concept B

- More connectivity, green areas vs. Blocks of development
- Green connectivity is important – not just a buffer between uses
- Green areas are not just grass, but active spaces with places for sitting, trails, etc.

Concept C

- Make the diagram closer to the original concept
 - Make the diagrams less blocky
 - Everything looks too square; it may be hard for the public to understand what the diagrams are showing
 - Paths should be more natural, woven throughout the site
 - Allows people to meander through the development
 - Indicate the distance of paths to provide context of scale
 - Bring back the cul-de-sac “pocket communities” on the back half of the 1033 site
 - i.e. Worthinglen
 - No through connections for vehicles, only for pedestrians and cyclists
 - Incorporate smaller parks closer to these homes
 - Preserve the Bickford of Worthington senior living building
 - Add back the townhome/rowhome housing transition near the corner of Larrimer Ave and Longfellow Ave
 - Incorporate a distillery
- Happy to be the example with more park space
 - “Somebody has to pay the tab”
 - It would be helpful to know the general cost of park maintenance per acre
 - Quality over quantity of park space
 - The number of paths, greenways, and trails is more important than the number of park acres
 - Green space accentuates mixed-use developments
 - Creates an attractive walk
 - Amenities like green space could attract employers; an office worker could enjoy the parks/trails on their lunch break

Next Meetings

The committee was encouraged to continue spreading the word about the process, with the second round of community input kicking off next week.

- Date for the next meeting was provided:
 - **Seventh Meeting will be on January 14th**
- Nov 12 – Dec 19: Second Round of Public Input (Community Choices)
 - Public Workshop on November 12th at 6 p.m.
 - Webinar on November 20th at noon
- Feb 9: City Council Update 2

Attachments

Agenda

Presentation Slides