

Community Committee Meeting 10

May 6, 2026



Agenda

1. Process Update

2. Discuss Approach and Role to Round 3 Public Input (Community Review)

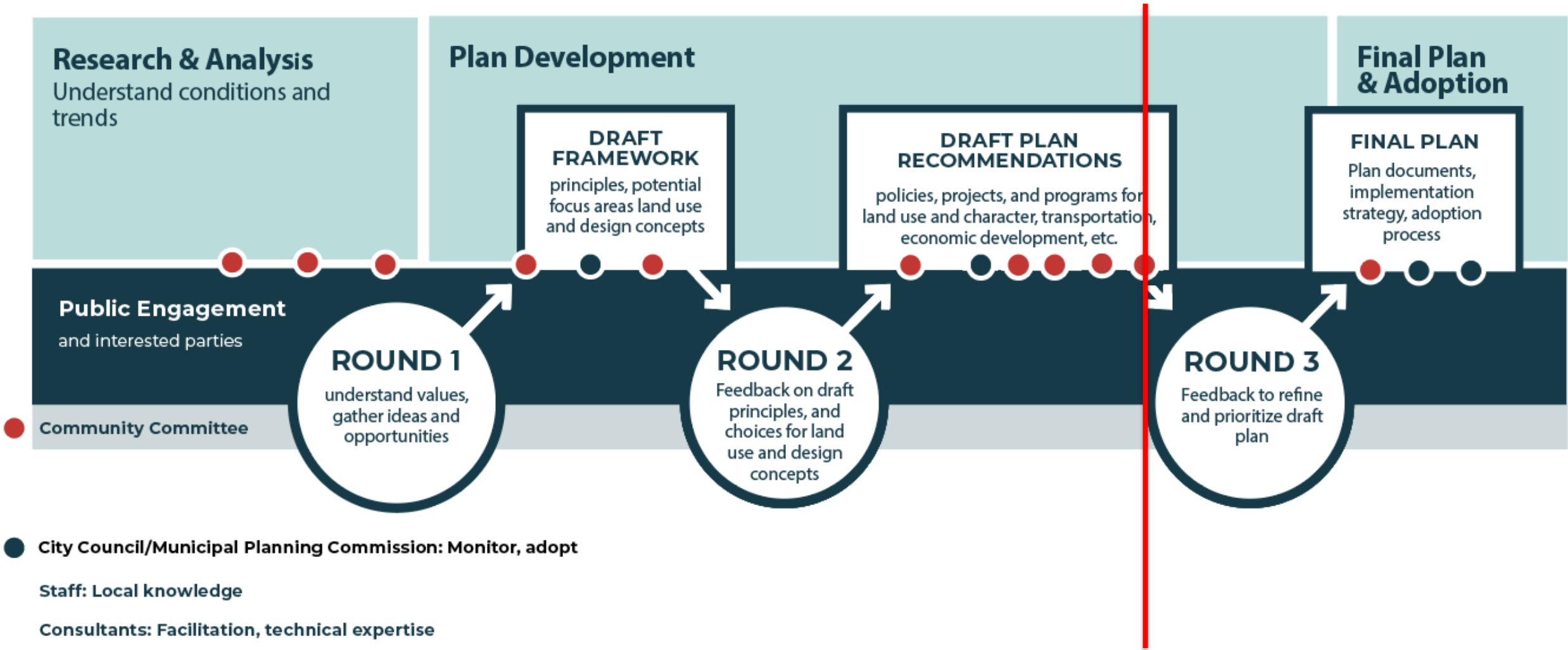
- Format
- Roles and topical interests
- Webinar

3. Follow-up on plan updates since Meeting 9

- Share updates to housing recommendations and rationale
- Share updates and reactions on remaining chapters

Process Update

Process



Schedule

- **May 6:** Committee meeting 10
- **May 13: Community Review Open House**
- **May 20: Community Review webinar**
- **May 13-June 3: Community Review Online input**
- **June 17:** Committee meeting 11
 - Review public comments and draft plan
 - Implementation strategy

- **July 6:** City Council & MPC Joint Work Session
- **July 23:** MPC Review*
- **September 8:** City Council Review*

**Tentative Dates - Subject to Change*

Public Input Round 3 (Community Review)

Purpose

Obtain feedback for refining and prioritizing recommendations
(both support and concern)

Format: Open House

- **Recommendations organized by topic, presented on printed boards**
- **Community members review and speak with team and committee**
- **Input through written comments and priority sticker activity**

Stations

Introduction, background, principles, plan framework
(2 boards plus looping slideshow on big screen)

Land Use (3 boards)

Economic Vitality (2 boards)

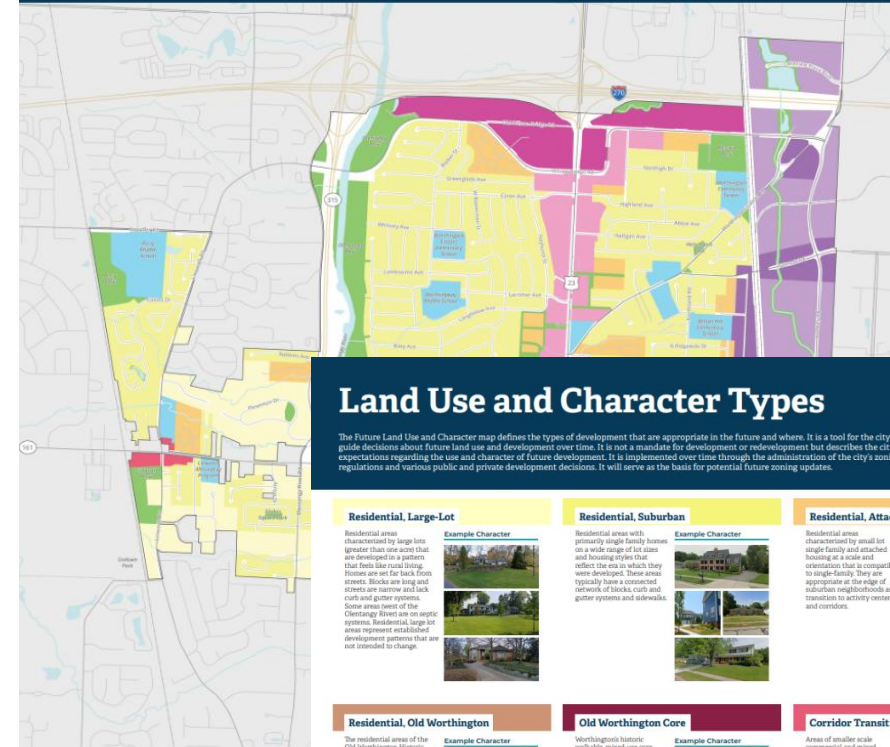
Mobility and Connectivity (3 boards)

Environment and Housing (2 boards)

Opportunity Areas (5 boards)

Land Use and Character

The Future Land Use and Character map defines the types of development that are appropriate in the future and where. It is a tool for the city to guide decisions about future land use and development over time. It is not a mandate for development or redevelopment but describes the city's expectations regarding the use and character of future development. It is implemented over time through the administration of the city's zoning regulations and various public and private development decisions. It will serve as the basis for potential future zoning updates.



Land Use and Character Types

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Future Land Use and Character

- Residential, Large-Lot
- Residential, Suburban
- Residential, Attached
- Residential, Old Worthington
- Old Worthington Core
- Corridor Transition
- Corridor Mixed Use
- Wilson Bridge Mixed Use
- Rush Run Mixed Use
- Forge Fields Mixed Use
- Forge Fields Flex
- Institutional Campus
- Parks and Open Space

Residential, Large-Lot Residential areas characterized by large lots greater than one acre that are developed in a pattern that feels like rural living. Homes are set far back from streets. Blocks are long and streets are narrow and lack curb and gutter systems. The Clearing River area is an exception. Residential, large lot areas represent established development patterns that are not intended to change. Example Character 	Residential, Suburban Residential areas with primarily single family homes on a wide range of lot sizes and housing styles that reflect the area in which they were developed. These areas typically have a consistent network of blocks, curb and gutter systems and sidewalks. Example Character 	Residential, Attached Residential areas characterized by small lot single family attached housing at a scale and orientation that is comparable to single-family. They are appropriate at the edge of suburban neighborhoods as a transition to activity centers and corridors. Example Character
Residential, Old Worthington The residential areas of the Old Worthington Historic District, characterized by a mix of traditional housing types in a walkable grid street pattern following the city's original plan. Example Character 	Old Worthington Core Worthington's historic, walkable, mixed-use core along High Street between North Street and South Street. Future development should reuse the scale, proportions, and orientation of historic development. Buildings should be oriented near High Street, be designed with historic and pedestrian-oriented features like functional street entrances, and have attractive and usable public spaces. Vehicle access and parking should be located behind buildings and may be shared. Example Character 	Corridor Transition Areas of smaller scale commercial and mixed use development along High Street or Elk that are well connected to neighborhoods and serve as gateways into or transitions within Worthington. Future development should be buildings closer to the street to improve the pedestrian experience and consolidate parking and curb cuts. Example Character
Corridor Mixed Use Areas along the northern portions of High Street, focused on a mix of office with retail and supporting services. Through incremental redevelopment, these areas should evolve to a pattern with buildings closer to the street that foster a safe and appealing pedestrian experience, fewer curb cuts, and shared parking located behind buildings. Example Character 	Wilson Bridge Mixed Use A signature activity center defining the northern gateway along High Street and Wilson Bridge Road. This area is intended to redevelop from underutilized suburban office and retail area into a walkable hub, with new class office, retail, shopping, dining, activated public space, and residential options mixed horizontally within buildings. A wide range of uses is appropriate, but the area should have an overall employment emphasis to generate a strong positive fiscal impact for the city. Example Character 	Rush Run Mixed Use Employment-oriented mixed use areas along High Street or Route 60 where Rush Run creates an opportunity to integrate ecological amenity, active transportation, and coordinated campus-scale development. These areas accommodate office uses as primary drivers, with residential and limited retail integrated into a live-work environment. Larger parcel sizes support coordinated redevelopment rather than lot-by-lot build. Example Character
Forge Fields Mixed Use Employment-focused mixed use areas designed to support a live-work environment within the Northeast area of the city. In described in the Northeast Area Plan, these areas should combine light manufacturing uses with commercial and residential. Example Character 	Forge Fields Flex Employment area identified in the Northeast Area Plan, supporting light manufacturing, advanced industries, renewable and clean energy industries, tech-flex spaces, class A office spaces and research & development. Example Character 	Institutional Campus All public and private institutional and civic campuses outside the Old Worthington Core, including schools, churches, and City civic buildings. Example Character

Input: Which actions matter most to you?

1. The plan includes dozens of actions across all five topic areas
2. Not everything can happen at once. Sequencing depends on many factors like funding, private investment, and community priorities
3. You have 8 dots. Place them on the actions you think are most important
4. This is one input into how the City thinks about priorities, not a vote

Land Use and Character

The Land Use and Character Strategic Priorities below translate the principles into direction for action. Each priority is supported by specific implementation actions, which are summarized below.

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STRATEGIC PRIORITY 1. COMPREHENSIVE ZONING & DEVELOPMENT CODE REFORM

Why This Matters

Zoning and development regulations are the primary tools for implementing this plan. Rather than addressing zoning piecemeal across multiple chapters, Worthington should undertake one coordinated update that aligns land use, housing, design standards, and procedures with the Future Land Use and Character Map. A coordinated update ensures land use, housing, design standards, and procedures work together to support reinvestment, protect neighborhood character, and provide predictable expectations for property owners and residents.

Implementation Actions

1.1 Conduct a comprehensive regulatory assessment.

Form a Task Force of city staff, board members, and community representatives to evaluate the existing Planning and Zoning Code, Design Guidelines, and engineering standards, identify conflicts and barriers to implementing the comprehensive plan and establishing clear priorities for future updates.

1.2 Undertake a coordinated rewrite of the Planning and Zoning Code.

Rewrite the 1971 Planning and Zoning Code to align with the Future Land Use and Character Map, removing barriers to mixed-use development and setting clearer, more predictable expectations for property owners and the City.

1.3 Update Architectural Review District standards.

Revise the 2001 Worthington Design Guidelines to reflect current design standards and modern building materials, ensuring new development reinforces the community's cultural heritage while accommodating contemporary needs like mixed-use, walkability, and sustainability.

1.4 Modernize engineering and infrastructure standards.

Update the City's outdated engineering and infrastructure standards to support mixed-use redevelopment, Complete Streets principles, shared parking, and stormwater coordination, ensuring routine infrastructure improvements consistently advance the plan's long-term vision.

STRATEGIC PRIORITY 2. CATALYZE AND SUPPORT MIXED-USE REDEVELOPMENT

Why This Matters

Several of this plan's Opportunity Areas present opportunities for a catalytic mixed-use redevelopment project that could set the tone for reinvestment citywide. A successful flagship project can demonstrate the community's vision, strengthen the tax base, and build confidence in change. While priority locations are identified today, additional sites may emerge over time. To succeed, catalytic projects must be supported by coordinated infrastructure planning, financing tools, and clear public objectives.

Implementation Actions

2.1 Proactively advance a catalytic redevelopment project.

Prioritize a targeted site in one of the identified opportunity areas soon after the plan's adoption to signal to employers, investors, and developers that Worthington is committed to high-quality, mixed-use redevelopment that raises the income tax base while reinforcing

2.2 Align public policy to support the Opportunity Areas.

Proactively update the Planning and Zoning Code, capital infrastructure plans, and development agreements to reduce barriers and increase the marketability of the Opportunity Areas, coordinating closely with the development community to ensure public and private investments work together.

2.3 Prioritize Capital Improvement Program (CIP) investments in the identified Opportunity Areas.

Update the five-year CIP to reflect the comprehensive plan's strategies and recommendations, sequencing capital improvements to reinforce redevelopment priorities, particularly for a catalytic project in an opportunity area.

2.4 Plan for shared and district-scale infrastructure.

Identify opportunities for coordinated infrastructure systems — such as shared parking, stormwater facilities, and connected greenways — that can serve multiple properties, evaluating costs and benefits while aligning with recommendations from other City plans and studies.

2.5 Use financing tools strategically.

Expand and strategically deploy economic incentives and financing tools such as TIFs, infrastructure cost-sharing, and public-private partnerships to support redevelopment, emphasizing transparency and requiring measurable public benefits from projects that receive incentives.

STRATEGIC PRIORITY 3. ENABLE INCREMENTAL AND COORDINATED MIXED-USE REDEVELOPMENT

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Implementation Actions

3.1 Facilitate coordination among property owners.

Update the Planning and Zoning Code, engineering standards, and development policies to encourage shared access and parking agreements among property owners, using model agreements, streamlined approvals, and incentives to reduce underutilized space and improve walkability over time.

3.2 Establish incentives for parcel consolidation.

Use tools such as density bonuses, flexible standards, and expedited review to encourage property owners and developers to consolidate fragmented parcels, enabling larger, more cohesive redevelopment projects that can better accommodate the plan's design, stormwater, and community amenity goals.

3.3 Align infrastructure with long-term intended character.

Recognize that full build-out of the Opportunity Areas will

Committee Role

1. Help visitors understand what's being asked at each station
2. Help visitors find information about specific recommendations
3. Listen to and ensure feedback is captured without judgment

You are not expected to advocate for or defend the draft recommendations.

Which topics are you most interested in?

1. Which stations interest you most.
2. The sign-up sheet lists all eight stations.
3. Check up to three where you would most like to help.

Community Review: Station Sign-Up Check your top 3 stations (any order)

Committee Member	Welcome & Sign-In	Intro, Background & Framework	Land Use	Economic Vitality	Mobility & Connectivity	Housing	Environment	Opportunity Areas
Laura Abu-Absi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Chang	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jessica Cornett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mikel Coulter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beth Dekker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reese Flowers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sara Gallagher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garrett Guillozet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Faith Halaiko	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rebecca Hermann	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kate LaLonde	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nick Linkenhoker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beth Mirmelstein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annina Parini	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hope Paxson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Darnell Perkins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maria Ramirez	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Sharvin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Updates since April 8

Overall

- Introduction chapter added
- Context and public input sections added to each chapter
- Reorganized chapters to put economic vitality immediately after land use
- Historic preservation references added in several chapters
- Photos and sidebars updated

Housing

Action about “Provide housing repair support for qualified homeowners.” changed to:

“Allocate future tax revenue to establish dedicated housing programs.” and a menu of program types is listed.

Economic Vitality

Residential fiscal impact caveat added: analysis is backward-looking and not a statement against new housing

Added spread on “trophy mixed use” examples

Environment and Resiliency

Current sustainability efforts acknowledged:

- Expanded introduction
- Table of past/current initiatives
- City's Platinum Sustainable 2050 status

Mobility and Connectivity

Added example sections (two for each street type)

Identified intersections for future study

Opportunity Areas

Added street design intent and intersection improvements to each opportunity area

Thank you!