

Community Review Results Summary

June 12, 2026



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Purpose, Activities, and Format

Purpose

1. Gather insight on **the draft plan recommendations** for all chapters and the Opportunity Areas
2. Gather insight on **what plan actions should be prioritized** moving forward

Format

1. Open House

An in-person open house was held on May 13.

2. Webinar

A virtual webinar was held on May 20.

3. Online Activities

An online, self-paced survey was available from May 13 to June 3.



Participation at a glance

324+

Total unique participants across all formats

237

Total comment cards

Over **1,076** visitors to the draft plan online
(not all visitors participated)

Communication activities have included

- Social media posts and targeted social ads
- Presentations to community groups
- Village Talks (print and e-news)
- Emails to 390+ subscribers
- Emails to schools, city boards and commissions
- Village Green sign
- Flyers at city facilities and events
- Speaker series
- Social group and interested party presentations

Participation was a choice for many.

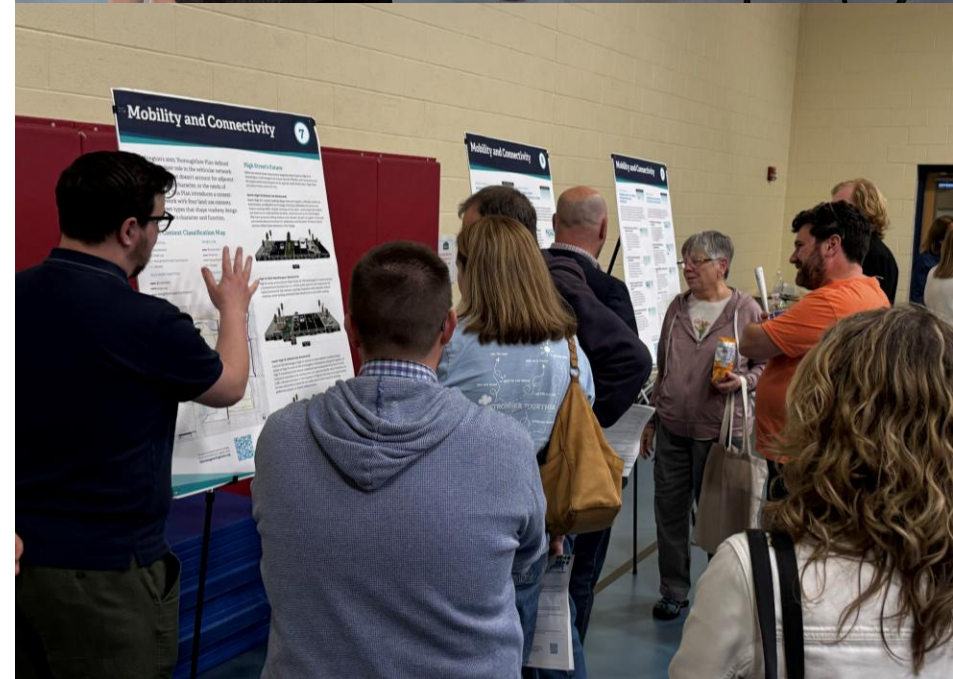
What We Learned

Actions to Prioritize

Actions to Prioritize

Participants were asked to choose up to eight actions they felt should be prioritized.

- Over 940 priorities were marked across all formats.
- The scores referenced on the following pages are the total times an action was marked as a priority.



Highest-Scoring Actions

#	Action	Score
1	1.2 Undertake a coordinated rewrite of the Planning and Zoning Code.	44
2	12.1 Refine compatibility standards for infill housing or additions in the Zoning Ordinance update.	43
3	4.1 Promote 'Trophy' Mixed-Use Development on key opportunity sites.	41
4	4.2 Keep Old Worthington healthy and vibrant.	38
4	14.3 Integrate green infrastructure into projects	38

Actions by Score (1–33)

Action	Score
1.2 Undertake a coordinated rewrite of the Planning and Zoning Code.	44
12.1 Refine compatibility standards for infill housing or additions.	43
4.1 Promote 'Trophy' Mixed-Use Development on key opportunity sites.	41
4.2 Keep Old Worthington healthy and vibrant.	38
14.3 Integrate green infrastructure into projects.	38
9.1 Close priority sidewalk gaps.	36
4.3 Promote infill redevelopment of commercial and industrial properties.	33
13.2 Enable small-scale housing types and ADUs within the Zoning Code rewrite.	33
3.3 Align infrastructure with long-term intended character.	28
4 Support Great Places to Live, Work, Shop, and Eat.	28
13.1 Focus higher-intensity housing in the five opportunity areas.	28

Action	Score
14.4 Adopt standards and incentives to preserve tree canopy.	28
9.2 Study bike and pedestrian improvements on Active Transportation Corridors.	26
9.3 Advance regional trail connections.	24
14.1 Develop a coordinating sustainability framework.	22
10.3 Integrate Complete Streets and safety best practices into routine projects.	21
15.1 Update the Parks & Recreation Master Plan.	20
2 Catalyze and Support Mixed-Use Redevelopment.	19
14.2 Strengthen environmental protection standards.	19
11.2 Prepare corridors for higher-capacity transit.	17
1 Comprehensive Zoning and Development Code Reform.	15
2.1 Proactively advance a catalytic redevelopment project.	15

Action	Score
3 Enable Incremental and Coordinated Mixed-Use Redevelopment.	15
6.1 Invest in the City's Community Improvement Corporation (CIC).	14
12 Support Neighborhood Character and Reinvestment in Existing Housing.	14
1.3 Update Architectural Review District standards.	13
1.4 Modernize engineering and infrastructure standards.	13
9.4 Coordinate with the Bike and Pedestrian Advisory Committee on Bike/Ped Master Plan.	13
13 Expand Housing Options in Context-Appropriate Locations.	13
15 Update the Parks & Recreation Master Plan.	13
6 Ensure Worthington Proactively Strengthens Its Economic Development Capacity.	12
11.1 Continue regular coordination with COTA.	12
2.4 Plan for shared and district-scale infrastructure.	11

Actions by Score (34–63)

Action	Score	Action	Score	Action	Score
3.1 Facilitate coordination among property owners.	11	5 Target Industries That Support Central Ohio's Development Focus.	7	14 Lead by Example in Environmental Stewardship and Resilience.	5
4.4 Support modernization and diversification of employment space options.	11	11.3 Upgrade access to existing transit stops.	7	1.1 Conduct a comprehensive regulatory assessment.	4
5.2 Maintain a structured Business Retention & Expansion (BRE) program.	11	13.3 Monitor housing conditions and trends.	7	5.1 Update and apply a target industry framework.	4
10.2 Prioritize and study high-risk intersections.	11	6.3 Expand the small business development toolkit.	6	8 Adopt and Implement the Updated Thoroughfare Plan.	4
2.2 Align public policy to support the Opportunity Areas.	10	10.4 Coordinate safety improvements with redevelopment.	6	12.2 Allocate future tax revenue to establish a dedicated housing program.	4
7.1 Formalize incentive policies and evaluation criteria.	9	7 Establish Clear Policies and Procedures for Use of Incentives.	5	2.3 Prioritize Capital Improvement Program (CIP) investments in Opportunity Areas.	3
10 Address Safety at Priority Intersections and Corridors.	9	8.1 Adopt the Thoroughfare Plan.	5	6.2 Ensure adequate staffing capacity for economic development functions.	3
5.3 Work with regional partners to analyze income tax filing patterns.	8	9 Advance Active Transportation as a Core Network.	5	10.1 Prioritize and study corridors in Opportunity Areas.	3
2.5 Use financing tools strategically.	7	11 Coordinate and Advocate for Transit Improvements.	5	14.5 Embed resilience into capital planning.	2
3.2 Establish incentives for parcel consolidation.	7	13.4 Evaluate and refine the Workforce Housing Tax Abatement Program.	5	8.2 Update Access Management Standards.	1

What We Learned

Comment Themes

Comment Cards

Participants were provided written comments for any section of the draft plan.

- 237 comment cards were shared across all formats.
- The following pages summarize the comments into themes, focusing on what participants liked or would change.

What We Learned

Comment Themes by Opportunity Area

Wilson Bridge

17 total comments

What People Liked (12 comments)*

- Mixed-use and higher-intensity development along the Wilson Bridge Road corridor
- Appreciation for transitions in scale within the area
- Multi-family and mixed-use seen as improving walkability and community vibrancy.
- Support for a major redevelopment project as a catalyst for the area.

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

Wilson Bridge

17 total comments

What People Would Change (11 comments)*

- Stronger, more direct, and more proactive embrace of rezoning and density here
- Make sure design is high quality (no cookie-cutter, fake facades, etc).

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

North High

70 total comments

What People Liked (52 comments)*

1. Support for mixed-use development along the High Street frontage of 1033 High and the 6700 North High sites.
2. Appreciation for green space inclusion in plans, even if some residents want significantly more.
3. Support for multi-use trails and green space connections between developments.
4. Some support for higher-density development as an economic and housing opportunity.

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

North High

70 total comments

What People Would Change (59 comments)*

1. Some called for a much larger central park (40 acres) on the 1033 High site.
2. Some shared strong opposition to apartments and higher-intensity residential interior to the site; commercial only on High Street.
3. Concerns about cut-through street access to Evening Street or Longfellow from the 1033 High site.

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

Old Worthington

23 total comments

What People Liked (12)*

1. Strong desire to preserve Old Worthington's historic character, spacing, and architectural identity.
2. Support for thoughtful redevelopment of dated commercial sites with active street frontages.
3. Appreciation for the area being recognized as stable and well-loved by residents.

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

Old Worthington

23 total comments

What People Would Change (11 comments)*

1. Concern about historic buildings not being protected.
2. Traffic on High Street south of Route 161 is seen as dangerous, with particular concern for safety at the farmer's market.
3. Need authentic street activation with real front entrances and outdoor dining, not fake facades.
4. Public restrooms are needed in the Old Worthington area.

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

South High

8 total comments

What People Liked (4 comments)*

1. Support for corridor transitions that taper density as you move away from High Street.
2. Appreciation for mixed-use concepts that define the southern gateway to Worthington.
3. Some openness to Columbus-style zoning in this specific area as appropriate.

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

South High

8 total comments

What People Would Change (4 comments)*

1. Concern about displacing current residents along the corridor.
2. Concern about the intensity of proposed structures being too tall for the neighborhood context.
3. Add gateway signage to give a stronger “Welcome to Worthington.”

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

Northeast / Forge Fields

17 total comments

What People Liked (8 comments)*

1. Support for mixed-use concept and walkability improvements along Proprietors Road.
2. Appreciation for Rush Creek preservation and green infrastructure in the plan.
3. Support for a quiet zone at the railroad crossing and improved trail connectivity.

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

Northeast / Forge Fields

17 total comments

What People Would Change (9 comments)*

1. Some shared strong opposition to apartment residential on recently proposed development sites.
2. Concern about potential building heights and uses on recently proposed development sites not being compatible with the Colonial Hills neighborhood.

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

Takeaways for updating the draft plan

Opportunity Areas

- 1. 1033 High Street** – Consider adding language to clarify what the Comprehensive Plan can do on this site and that we heard community input.
- 2. Traffic Studies** – Consider adding strategic direction(s) to require traffic impact studies and traffic calming improvements for any development along High St and Route 161.
- 3. Displacement and affordability** – Consider adding strategic direction(s) to avoid displacing residents when redevelopment occurs in the Opportunity Areas. This could be linked to Action 13.4 for preserving affordable housing options.

Takeaways for updating the draft plan

Opportunity Areas

4. **Transitions and buffers** – Consider strengthening the compatibility standards so they are required part of the development review process, including landscape screening and a stepped-down building height where redevelopment meets an existing neighborhood.
5. **Design Quality** – Consider strengthening language about placemaking and design standards (carrying through the principles): active street frontages with real entrances, visible/screened parking, and architectural variety.
6. **School and service capacity** — Consider strengthening or expanding language that growth should be explicitly weighed against capacity impacts on schools, transportation, and public services.

What We Learned

Comment Themes by Chapter

Chapter 1: Introduction

14 total comments

What People Liked (7 comments)*

1. Appreciation for the comprehensive and transparent nature of the plan.
2. Support for the iterative, multi-format public engagement process (surveys, mapping, meetings, webinars).
3. Recognition that Worthington cannot remain static and must evolve strategically.
4. Appreciation for guiding principles focused on quality of place and long-term sustainability.

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

Chapter 1: Introduction

14 total comments

What People Would Change (7 comments)*

1. Need for clearer, simpler summaries of proposals instead of lengthy documents.
2. Concern about outreach not being broad enough.
3. Identify stronger connections between community feedback and specific recommendations.
4. More accountability and tracking to measure whether adopted policies achieve stated goals.

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

Takeaways for updating the draft plan

Chapter 1: Introduction

Consider adding language to the implementation chapter regarding accountability.

- Public input suggested that the City should make a concerted effort to provide regular updates about the plan's implementation.
- This information should be presented in a clear, simple method to ensure broad outreach.

Chapter 2: Land Use

22 total comments

What People Liked (11 comments)*

1. Support for updating the zoning and development code (1971 code seen as overdue for reform).
2. Appreciation for mixed-use corridor designations along High Street.
3. Support for upzoning in targeted areas to increase housing options and the tax base.
4. General alignment with Vision Worthington strategic priorities.

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

Chapter 2: Land Use

22 total comments

What People Would Change (11 comments)*

1. Concern about 'concrete canyons' from tall buildings on both sides of High Street.
2. Desire for more predictable, less subjective design standards.
3. Concern about rezoning “creeping” into existing single-family neighborhoods.
4. Some called for a much larger central park (40 acres) at 1033 High.

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

Takeaways for updating the draft plan

Chapter 2: Land Use

1. Consider adding more explicit language regarding the transition of uses to Action 1.2.
 - Should restrictions be created to prevent existing single-family neighborhoods from being rezoned?
 - This update could be done by adding stronger language about transitioning uses to the Opportunity Areas.
2. Consider making the language in Action 1.3 more objective.
 - Does the draft plan include enough mentions of protecting historic Old Worthington? If not, what else could be included?

Chapter 3: Economic Vitality

12 total comments

What People Liked (6 comments)*

1. Strong support for mixed-use and economic corridor redevelopment along High Street and Wilson Bridge.
2. Appreciation for emphasis on walkability and placemaking to retain employers and attract talent.
3. Support for diversifying target industries, including software/tech sectors.
4. Focus on activities that produce income and tax revenue for the city.

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

Chapter 3: Economic Vitality

12 total comments

What People Would Change (6 comments)*

1. Implementation section needs specific tools: CIC incentives, corridor reinvestment programs, public-private partnerships.
2. Dedicate staff to proactively recruit businesses to Worthington.
3. Financial projections are seen as unrealistic given current office vacancies.
4. Concern about displacement of existing residents and property values along corridors.

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

Takeaways for updating the draft plan

Chapter 3: Economic Vitality

1. Consider revising Action 6.2 to be more concrete about when/how additional staffing will occur.
2. Consider adding an action to Economic Vitality that commits to developing a corridor reinvestment toolkit within a defined timeframe
 - This could include defining CIC project pipeline criteria, a public-private partnership template, and evaluation metrics for incentive decisions.

Comment volume and prioritization were low for this chapter. However, the outcomes of these strategic priorities (increased tax revenue) are necessary for the successful implementation of the plan.

Chapter 4: Mobility & Connectivity 49 total comments

What People Liked (24 comments)*

1. Strong support for Complete Streets policy, including safe routes to schools, parks, and transit.
2. Appreciation for identifying specific multi-use path and sidewalk improvements.
3. Support for preparing infrastructure for higher-capacity transit (COTA) and active transportation (walk, bike).
4. Support for making High Street more walkable and reducing car-centric design.

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

Chapter 4: Mobility & Connectivity 49 total comments

What People Would Change (25 comments)*

1. Concern that existing neighborhood streets (Caren, Reiber, Larrimer, Evening) are overburdened and should be addressed before rezoning.
2. Concern that sidewalk gaps are in need of a plan for funding, not just identification.
3. Separation between car and bike traffic must be physical (curbs/buffers), not just paint.
4. Calls for traffic studies at the 1033 High site and Wilson Bridge before zoning changes, with concerns about cut-through traffic.

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

Takeaways for updating the draft plan

Chapter 4: Mobility & Connectivity

1. Consider prioritizing infrastructure improvements prior to rezoning efforts.
 - Should the City focus limited funding options on infrastructure-related actions over actions from other strategic priorities?
 - Future development may increase income tax revenue, which could expedite plan implementation.
2. Consider stronger language about the level of improvements needed (raise the standards).
3. Consider adding an action, or cross-reference across the Opportunity Areas, that traffic studies for major development proposals must occur prior to rezoning.

Chapter 5: Housing

22 total comments

What People Liked (16 comments)*

1. Support for a variety of housing types: duplexes, triplexes, ADUs, patio homes, townhomes for empty-nesters.
2. Appreciation for maintaining neighborhood character while enabling strategic density.
3. Support for affordable housing options, especially for seniors and young professionals.
4. Support for the 1,300-unit housing goal with proper zoning reform as the delivery mechanism.

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

Chapter 5: Housing

22 total comments

What People Would Change (15 comments)*

- Some shared strong opposition to apartments and housing development on the 1033 High site.
- Concern about new housing straining school capacity.
- Concern that the plan is too vague, with a desire for specific unit counts, timelines, and monitoring metrics.
- Some think that ADUs should not be treated as a primary housing production strategy; focus on zoning reform and mixed-use redevelopment.

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

Takeaways for updating the draft plan

Chapter 5: Housing

1. Consider clarifying Action 13.1 that the 1,300-unit target is to be primarily met through mixed-use development in the Opportunity Areas.
2. Consider adding language to Action 13.3 to ensure more coordination with the School District regarding the 1,300-unit target.

Chapter 6: Environment

12 total comments

What People Liked (6 comments)*

1. Support for green infrastructure, tree canopy expansion, and stormwater management.
2. Appreciation for plans to improve and update existing parks and recreation facilities.
3. Support for Rush Creek preservation and collaborative environmental planning.
4. Greater intensity for environmental stewardship seen as a positive (walkability, transit).

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

Chapter 6: Environment

12 total comments

What People Would Change (6 comments)*

1. Desire for the City to lead by example with capital investments in green infrastructure and grant opportunities.
2. Desire for stronger environmental standards, with prioritization for green infrastructure and explicit goals for tree canopy.

*Note: Individual comment cards asked both what someone liked and what they would change, so comments from one card often supported both sets of themes.

Takeaways for updating the draft plan

Chapter 6: Environment

1. Consider placing a high priority on Action 14.1.
 - There were comments indicating a desire for more specificity of targets/goals for sustainable efforts.
 - However, further assessment would be needed to determine this. The implementation of Action 14.1 provides a means to address these comments.

Who We Heard From

Participation Breakdown

- Open House attendance: **176+**
- Webinar attendance: **47**
- Online unique participants: **101**
- Website visitors: **1,076**

Demographic Breakdown

The following characteristics are based on responses from participants. Not all participants provided this information.

Racial Identity	#	%
Asian	0	-
Black/African-American	1	1.2%
Native American	0	-
White	74	92.5%
More than one race	1	1.2%
Other	4	5.0%
Total	80	

Education Level	#	%	2023 ACS
Less than a high school diploma	1	1.2%	1.2%
High school diploma	2	2.5%	5.6%
Some college, no degree	1	1.2%	16.2%
Associate's degree	2	2.5%	4.3%
Bachelor's degree	34	42.0%	38.4%
Graduate or professional degree	41	50.6%	34.2%
Total	81		

Age	#	%	2023 ACS
Under 15	0	-	-
15-24	1	1.2%	8.7%
25-34	7	8.4%	11.6%
35-44	23	27.7%	22.3%
45-54	20	24.1%	15.6%
55-64	14	16.9%	14.5%
65 or over	18	21.7%	27.4%
Total	83		

Hispanic/Latino	#	%	2023 ACS
Yes	3	3.8%	1.8%
No	75	96.2%	98.2%
Total	78		

Household Income	#	%	2023 ACS
Less than \$50,000	4	4.9%	17.6%
\$50,000 to \$99,999	8	9.9%	22.5%
\$100,000 to \$199,999	34	42.0%	32.0%
\$200,000 or more	35	43.2%	27.9%
Total	81		

Gender Identity	#	%	2023 ACS
Male	36	42.4%	46.8%
Female	42	49.4%	53.2%
Non-Binary	0	-	-
Prefer not to say	7	8.2%	-
Total	85		

Connection and Communication

The following characteristics are based on responses from participants. Not all participants provided this information.

Place of Residence	#	%
City of Worthington	82	96.5%
Village of Riverlea	0	0.0%
Perry Township	0	0%
Sharon Township	1	1.2%
City of Columbus	1	1.2%
Other	1	1.2%
Total	85	

Housing Tenure	#	%
Less than 1 year	2	2.4%
1-5 years	18	21.2%
6-10 years	14	16.5%
11-15 years	14	16.5%
16-20 years	12	14.1%
21+ years	25	29.4%
Total	85	

How You Heard*	#	%
Word of Mouth	39	45.9%
City Website	25	29.4%
Email	18	21.2%
Social Media	37	43.5%
Poster/Flyer	10	11.8%
Online News	12	14.1%
Other	4	4.7%
Total	85	

Rent or Own	#	%	2023 ACS
Own	79	94.0%	82.9%
Rent	3	3.6%	17.1%
Other	2	2.4%	-
Total	84		

*Participants could choose multiple options on this question

View All Comments

<https://worthingtontgether.org/community-review-comments/>