

VILLAGE OF NEW ALBANY

VILLAGE CENTER PLAN

*Prepared for the Village of New Albany by MSI
February 2006*





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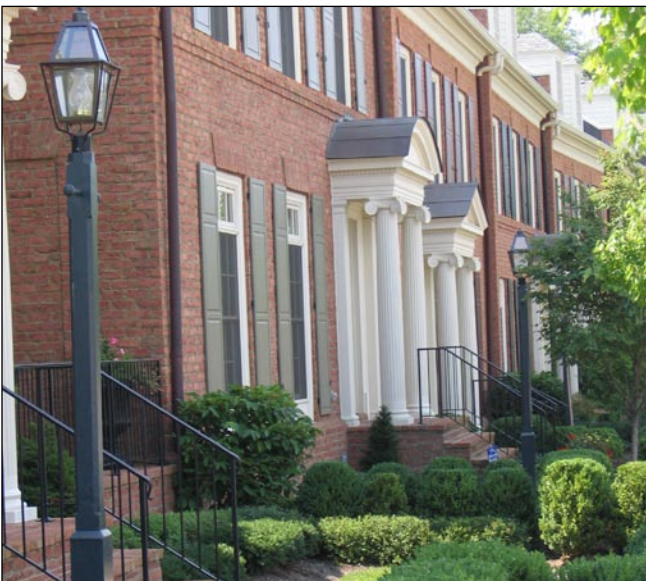
EXECUTIVE SUMMARY



Market Square



High Street



Keswick Commons

In today's contemporary culture designing and implementing a traditional Village Center takes diligent planning and proactive policies. There must be a clear vision and defined goals to facilitate development within the heart of the Village that results in an amenity to the community. This New Albany Village Center Plan provides that guidance to achieve a Village Center that truly reflects the character of the community of New Albany.

As in many suburban communities, current zoning policies and practices preclude the type of development the community desired for the traditional village center. With unaccommodating parking, setbacks and lot coverage requirements and a priority on separation of uses among other restrictions development would not be able to create a viable town center environment.

To remedy the current constraints and encourage quality development the 2001 Strategic Plan recommended the a plan specifically for the Village Center. The planning effort was led by a Steering Committee of civic leaders, residents, business interests and developers that met to establish the vision of the Village Center.

The vision for New Albany is for a Village Center that adds to the community a center of civic, social, cultural and commercial activity. The importance of the Village Center to the community warrants focused attention on its growth. The plan provides the needed guidance for each development so that it will contribute to an overall successful Village Center.

In the last few years the Village Center has seen increased interest and a number of quality projects have brought new businesses and residents into the heart of the community. Walkable and inviting streets, civic attractions like the library and the post office as well as appealing amenities like public parks and the Rose Run Corridor Greenway are the components that have laid the groundwork for a successful Village Center. With New Albany poised to catch pace with other established suburban town centers, there is an opportunity to remedy existing challenges and create a successful plan.

The plan analyzes the key building blocks of a quality town center based on successful town centers in the central Ohio region. These building blocks are include good connectivity, proximity of high density residential, location of civic uses and quality buildings and streetscape. The plan considers the component parts of the existing New Albany Village Center in light of these criteria for success and makes the necessary recommendations for future development to satisfy the criteria.

The form of development in the Village Center is paramount to the success of the vision; the location of buildings, relationship to the street, massing and architecture. All of which must be addressed properly to create the desired fabric of the Village Center. Recommendations are also made to address the character of the streetscape, roadway connections, street hierarchy and street layout.

The implementation of this plan focuses on a set of tools to achieve the vision of the plan by making changes to the zoning in the Village Center to explicitly lay out the proper form of development in the Village Center.

The plan also recommends investment by the community in the form of amenities within the Village Center. With the addition of the Performing Arts Center the Village is poised to create a vibrant culture within the Village Center. To continue on this path the plan recommends the addition of a sculpture park, Founder's Park and a village green. Investments by the community also include continued streetscape improvements.

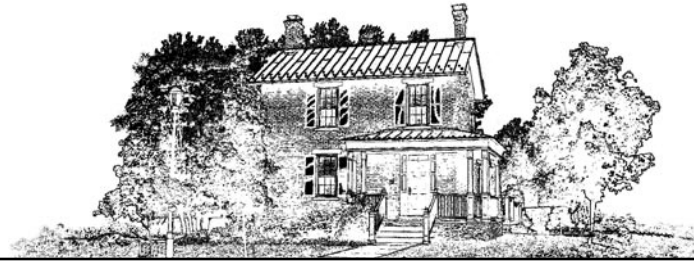
This plan, in conjunction with diligent action on the part of the community and the Village of New Albany, will result in a Village Center that is a positive addition to the community of New Albany.



High Street Residential



Civic amenities located in the Village Center



INTRODUCTION

SCHEDULE

Kick-off Meeting	May 26, 2005
Focus Area Plan - New Village	June 30, 2005
Focus Area - Old Village	July 28, 2005
Focus Area Plan - North Reserve	August 25, 2005
Draft Village Center Plan.....	September 29, 2005
Final Village Center Plan	October 27, 2005

STEERING COMMITTEE

Rick Aronhalt.....	New Albany Plain Local School District
Larry Canini.....	Canini & Pellecchia, Inc
Ron Guzzo	Ron Guzzo Custom Homes
Cary Hager	Insurance Office of Central Ohio
Eileen Leuby.....	New Albany Chamber of Commerce
Patrick Maguire	New Albany Resident
Keith Morris	RK Morris
Steve Pleasnick.....	New Albany Village Council
William Resch.....	Rose Run Greenway Representative
Thomas Rubey	The New Albany Company
Don Shumaker	Plain Township Trustee
Dean Swartz.....	New Albany Planning Commission
Michelle Thompson.....	New Albany Wellness Center
Steve Weldon	New Albany Planning Commission



Market Square



Market Square Signage

VILLAGE OF NEW ALBANY STAFF

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- Debra Mecozzi..... Deputy Village Administrator
- Jennifer Chrysler..... Community Development Director
- Kathryn Meyer..... Deputy Community Development Director
- Benjamin King Community Development Clerk

MSI STAFF

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- Matt Hansen..... Planner
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- Erin Prosser Planner
- Jeff Kirby Project Designer
- Margo Puffenberger Graphic Designer
- Christopher May Planning Intern



High Street with recently improved streetscape



High Street commercial building

INTRODUCTION

The town center is the heart of any community. It is a place to gather, socialize and do business. It displays a community's pride, character, prosperity and vitality. A successful town center speaks about the quality of a community and its residents.

The 2001 New Albany Strategic Plan recommended that action be taken by the community to ensure that New Albany has a village center that truly reflects the quality of this unique community. As a result the Village embarked on a planning process to create this Village Center Plan to guide future development in the Village Center.

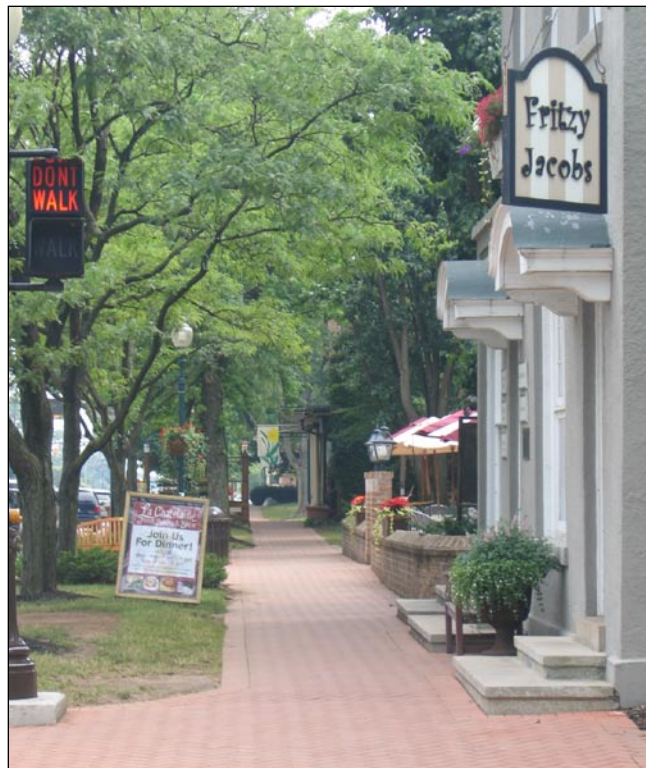
In central Ohio many town centers were formed around the time the state settled, during the late 19th century. The town centers served as the commercial hub for the community and provided important civic space. Evolving over time, the traditional town center provided convenient and necessary activity center for residents of the town and surrounding areas. These were the locations of the commercial interests in the area as well as civic uses such as the town hall, the school, and the post office. Also, the town center contained the most significant concentration of residences in the area.

Many of these traditional town centers were formed prior to the automobile. The users navigated these centers on foot. Therefore, the design and layout had a close relationship to those pedestrians making the spaces naturally comfortable and accessible.

Since the advent of the automobile, modern development has been designed to accommodate the car and has too often moved away from serving the pedestrian. Contemporary design of business districts coupled with zoning ordinances unfriendly to traditional development often prioritizes the car at the expense of the pedestrian experience.

While historic town centers were intuitively and organically designed to accommodate pedestrians, today's development requires deliberate planning and proactive involvement to achieve development that is pedestrian friendly and an attractive destination while accommodating the practical necessity of automobile travel. By combining innovative planning tools with zoning, design guidelines, and long range development strategies, the community can influence positive development in the Village Center.

In order to reflect the character of New Albany, development in the Village Center should be of high quality, encourage pedestrian connections, create an inviting public realm and provide civic and social spaces for the community. The following analysis and design outlines a plan for achieving a successful Village Center that fosters proper design while thriving in the marketplace.



Historical town center streetscape - Worthington



Historical town center streetscape - Westerville

STUDY AREA

As the population of New Albany continues to grow the area of the Village Center becomes increasingly important. It will be key that this area is identified and serves the current and future residents of New Albany.

The Boundaries

The Village core study is described as follows:

The border of New Albany and Columbus along with the wetlands park sets the western most boundary of the study area. The area then extends south to North of Woods Subdivision west of Main Street. To the east of Main Street the southern boundary is the Ackerley Farms subdivision and the cemetery. East of Reynoldsburg-New Albany Road the study area is generally north of Dublin-Granville Road, however, a portion of the study area is south of Dublin-Granville Road in order to consider the overall condition of the Rose Run Headwaters.

This area is anchored by the Learning Campus for the New Albany Plain Local School District in the northwest area as well as residential developments like Windsor to the north. Also, the Market Square development and the Keswick Townhomes have provided a strong element to the

southeastern portion of the Village Center. While development has occurred in these edge areas of the Village Center the old village core area has not yet experienced that level of investment.

Current Study Area Conditions

Currently the Village of New Albany has no distinct designation for development within the Village Center. There are two current mechanisms used to address Village Center development the first is a “straight” zoning category which does not include provisions for the Village Center style design. The second is the zoning category, Planned Unit Development. Neither of these options currently provides sufficient guidance to the Village staff or a prospective developer.

In order to facilitate quality development within the Village Center the tools and mechanisms employed will have to be tailored to the Village Center. If the form and use of development in the Village Center were prescribed more clearly, both the Village and prospective developers would benefit.

If development is to be encouraged in the Village Center a strategy should be forged to streamline the process and create incentives for good development.

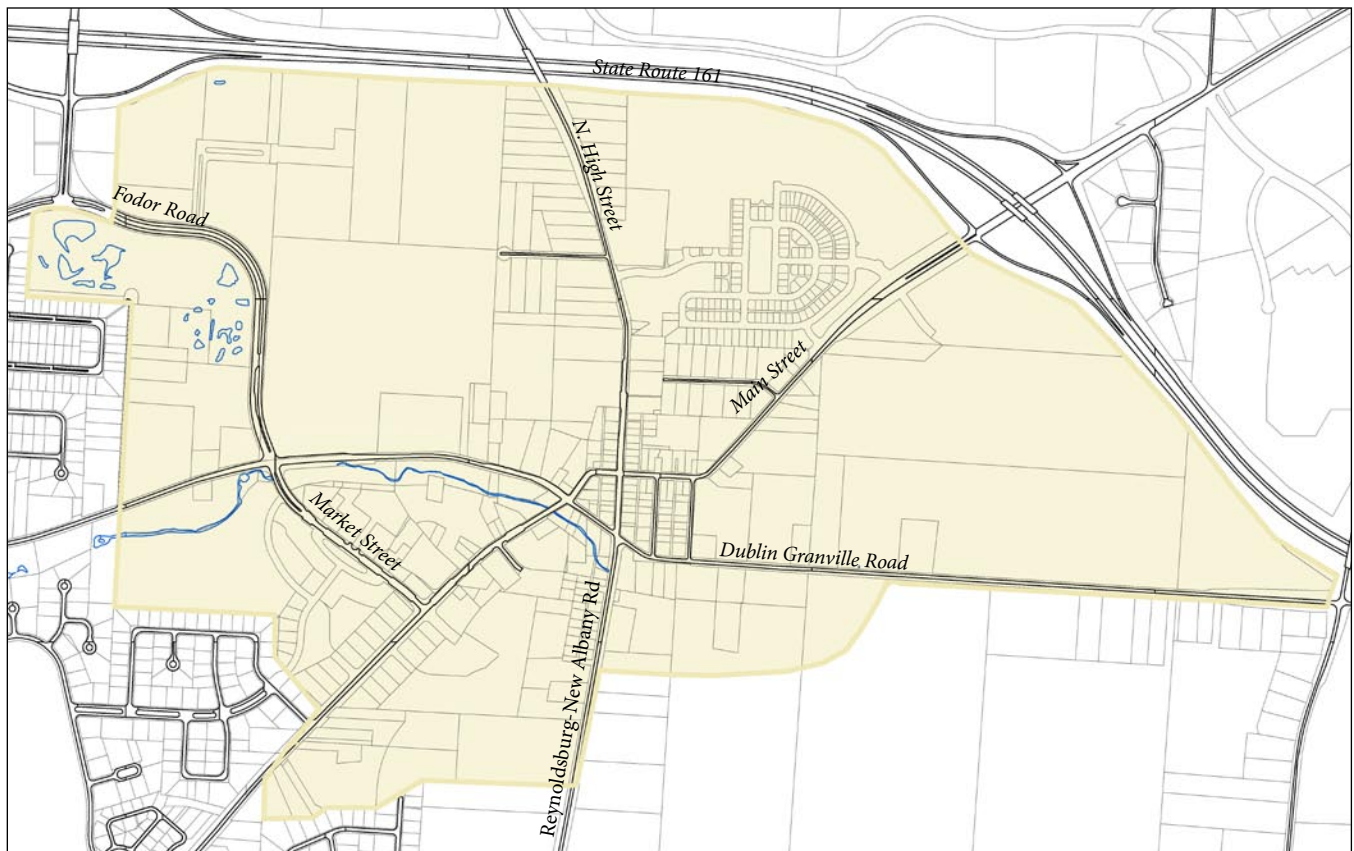


Figure 1 - Village Center Study Area

OTHER PLANNING EFFORTS

Village of New Albany Strategic Plan

The Village of New Albany Strategic Plan was adopted in 2001 to guide the future development of the community as a whole.

The plan stressed the community priority to have a strong Village Center, recognizing it as the symbolic and emotional core of the Village. The plan encourages creating a higher density village core consisting of neighborhood commercial businesses, quality housing in an urban pattern and a variety of spaces for civic and social gathering.

Elements of a successful Village Center cited by the plan include vehicular and pedestrian connectivity, mixed land uses, residential density and an attractive streetscape.

In order to achieve a successful town center, the Strategic Plan evaluates successful and unsuccessful town centers in the Columbus area. This evaluation will be further explained in the Analysis section of this plan. The key products of that analysis were three recommendations for the necessary components of a successful town center:

- Pedestrian and Vehicular Interconnectivity
- Proximity of High Density Residential Uses
- Open Space and Civic Elements

In order to achieve this, the 2001 Strategic Plan recommended the following:

1. Continue to make road connections within the Village Center and establish a roadway hierarchy by creating small blocks.
2. Develop a good mix of land uses by increasing residential densities around the Village Center, providing private developers the incentive to acquire and consolidate land for redevelopment.
3. Invest in infrastructure improvements that improve the utility and appearance of the streetscape and continue to locate civic uses in the Village Center.

The Plan also outlines a Village Center Mixed Use District to encourage a variety and combination of land uses including residential, retail, commercial, restaurant, administrative, business and office uses.

The Plan outlined the following recommendations for development standards in this district:

- The “street envelope” must be pedestrian oriented in scale and design
- Commercial uses should be at a neighborhood scale
- Parking should be located behind the buildings within minimal pavement between structures and public right-of-ways.
- Parking should be sufficiently screened from adjacent properties and public right-of-ways
- On-street parking should be encouraged
- Streetscape should include deciduous trees
- Sidewalks should be a minimum of five feet wide and located on both sides of the street
- Signage and site lighting should be subdued
- Development should follow the Village Center Design Standards

Village of New Albany Design Standards

In tandem with this Village Center Plan, the community has also been working on updating the Design Standards for New Albany including the Village Center.

Both documents are scheduled for completion in 2006 so that the new Design Standards and the recommendations in the Village Center Plan will complement each other working in tandem to guide quality development in the Village Center.



Successful Streetscape in Alexandria, Virginia

VISIONING

At the beginning of the planning process the committee was asked to participate in a visioning exercise. The members were asked to identify both positive attributes and on-going concerns in the Village Center. The following summarizes the results of that exercise.

Attributes

1. 1-mile green corridor along Rose Run
2. Level of quality of life
3. Timeless design- New Albany “brand”
4. Uniqueness of the Village plan and design
5. Great vision along Market Street corridor
6. People and committees concerned with making New Albany a great place
7. Evidence of strong planning from the beginning and continuing
8. Good existing structures and layout
9. Recent improvements to High Street
10. Learning Campus
11. Unique local businesses (i.e. The Mill hardware store)

Concerns

1. Lack of focal point for Old Village Center
2. Plan needed for East Village Center
3. Parking/Traffic flow in Village Center
4. Difficult to balance parking needs with good design
5. Lack of sufficient connectivity
6. Walk-ability and connectivity of leisure trails throughout the Village is limited
7. Need to foster business in the Village Center
8. Vacant buildings (i.e. white gas station at High/Main Streets)
9. Need uses that support each other
10. Improve gateways and focal points within the Village Center
11. Need for Village Center stormwater management plan/ strategy
12. Need to allow for additional community facilities for religious institutions, public and private schools, community and recreation centers, and active and passive parks



Market Square in New Albany



High Street in New Albany



ANALYSIS

VILLAGE CENTER ANALYSIS

The components of a successful Village Center, as they apply to New Albany, were analyzed in the 2001 Strategic Plan. Elements determined to make up a successful town center included vehicular and pedestrian interconnectivity, mixed land uses, residential density, and quality streetscape.

The Strategic Plan made spatial comparisons with four other central Ohio communities to provide perspective and insight on the positive and negative elements of each. The four communities studied were Worthington, Westerville, Dublin, and Hilliard.

The success or failure of these town centers is largely intuitive and identification of success is consistent with the elements previously mentioned. Successful execution of these elements create a vibrant area that is enjoyable as demonstrated in two of the town centers analyzed - Worthington and Westerville.



Building scale and pedestrian oriented “urban envelope” contribute to a vibrant downtown Worthington



Sidewalk displays create an inviting environment in the heart of Westerville

Comparative Analysis

Land uses were mapped and included the location and organization of civic uses, greenspace and housing. The Land Use Analysis shows these components for Worthington and Westerville which are considered to have successful village centers. Both of these communities include four key elements of success in their own town centers. First, both have many of their civic buildings located in the historic town center such as police and fire facilities and city hall. These civic uses strengthen the feeling of community and create destination uses for residents.

Secondly, they have high-density residential surrounding the commercial center. This residential land use places many users of the town center within a short, comfortable walk which contributes to the vibrancy of the town center.

Thirdly, there are an abundance of roadway connections into and out of the town core areas, with numerous primary and secondary connections. There is a full integration of the core with surrounding neighborhoods and the greater community. Since all streets have pedestrian facilities walking into and around the town core is commonplace. Furthermore, the multiple roadway connections equitably distribute traffic flow among many smaller appropriately scaled roadways rather than a few large ones.

Finally, Worthington has well-located and organized greenspace providing a central focus for the town center. Their village green plays host to number of community events throughout the year.

The Connectivity Analysis shows the absence of many key components in the town centers of Hilliard and Dublin. In neither case are significant residential units located around the commercial core. There are very few residents within walking distance which reduces the number of users and mutes the vibrancy often found in a mixed-use environment.

Secondly, few if any of their civic buildings are located within the historic town center. In Dublin's case, they appear to be close to the center, but there is poor connectivity to the town center. Thirdly the connections into and out of the town center are limited and poor isolating the area and leaving few options for pedestrian or vehicular circulation. Luckily, the mistakes of the Old Dublin and Old Hilliard have not been made in New Albany. Also, these communities lack a village green which provides for a central organizing element and a community focus.

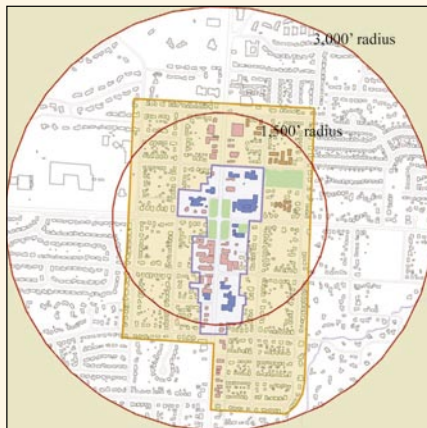
Village Center Comparison

Land Use Analysis

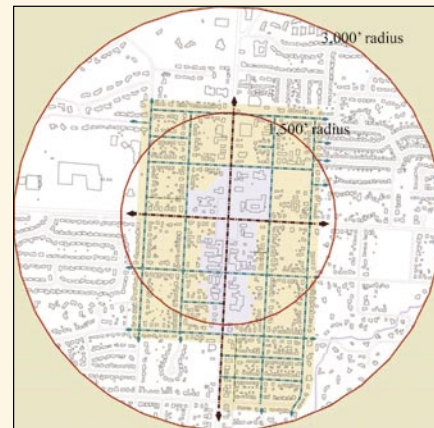
Civic uses (blue) are shown within relation to the center of the town. Also, a mix of commercial (red) and residential (yellow) uses are indicated. New Albany has located civic uses well and has the start of a mixed use core, but lacks sufficient residential units in close proximity.

Connectivity Analysis

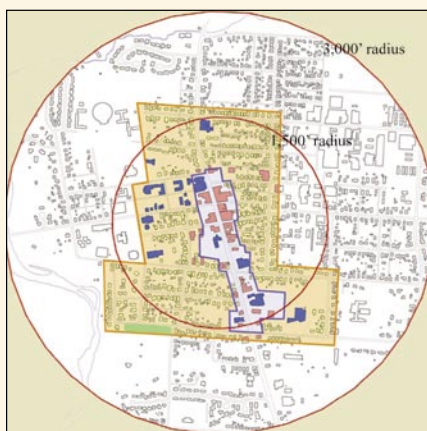
Primary (red) and secondary (blue) street connections are indicated. New Albany has a number of primary street connections, but no secondary connections – unlike the 10+ in both of the successful communities shown.



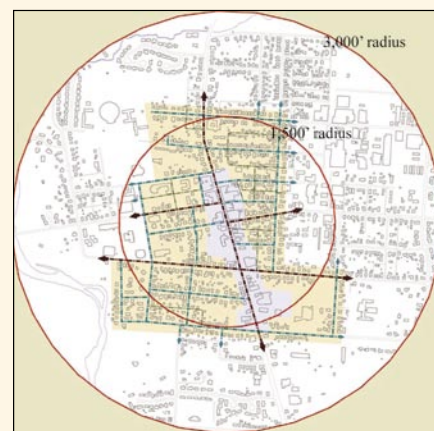
Worthington Land Use



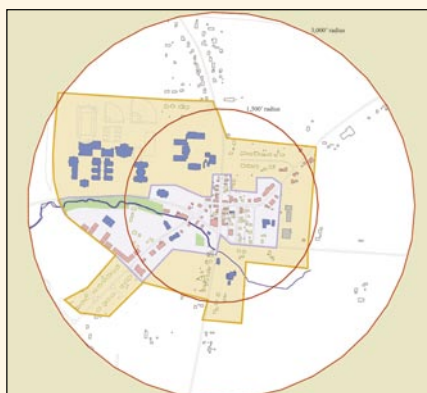
Worthington Connectivity



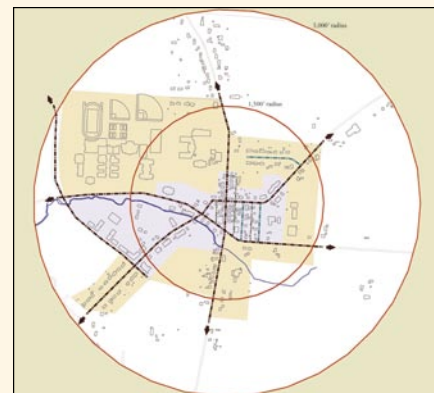
Westerville Land Use



Westerville Connectivity



New Albany Land Use



New Albany Connectivity

Figure 2 - Spatial comparison of Village Center land uses



Outdoor gathering and seating areas

New Albany Village Center Analysis

The Village Center of New Albany has been analyzed in the same way as the aforementioned central Ohio town centers. The Strategic Plan indicates that the level of success for town centers such as Westerville and Worthington has not yet been experienced in New Albany.

In the case of New Albany, a relatively limited amount of development is in place from the earlier era of the Village. Since New Albany is only now poised to catch pace with better established town centers, there is a strong opportunity to remedy existing challenges and create a successful plan. The current challenges that exist include the following:

- Lack of higher-density residential that is directly linked to the village core, correlation to less commercial activity within the village core
- Absence of a central civic green that contributes to an ill-defined center
- Relatively poor number of road connections into the village center and limited quantity of residential connections to commercial businesses
- An inconsistent presence of quality streetscapes and a lack of pedestrian amenities

Planning Recommendations

The Strategic Plan also directed a number of recommendations in order to improve the quality of the Village Center.

To improve upon land use, special incentives for higher residential density need to occur and at close proximity to the village core. This will help create a strong user base for commercial businesses found in other communities like Westerville and Worthington. Recommendations were made to improve the interconnectivity between the Village Center

and the rest of the community. The construction of Market Street provided an additional primary east-west connection to the Village Center as well as an important north-south connection by linking Ogden Woods Boulevard with Market Street and the rest of the Village Center.

One of the important remaining connections is the extension of Ackerly Farms Road to the Village Center. Further connections to the Village Center are encouraged on all sides of the core with better developed secondary streets like Market Street and Village Hall Road. The primary thoroughfare roads are already in place for the Village Center, but the secondary roadways need to be developed to ensure the proper functioning of the greater road network.

Additionally, the Strategic Plan recommended streetscape improvements that should be made on the Village Center Streets such as Main Street and High Street. A High Street streetscape project was completed between Main Street and Dublin-Granville Road. Additional improvements are planned for remaining portions of High Street.

Another key recommendation for the Village Center was to establish an open space/civic framework. This was well-detailed in the Rose Run Greenways Corridor Study which outlined recommendations to expand the Rose Run corridor to create a recreational backbone to the Village Center and preserve this unique natural feature. Plan recommendations for open space also include creating a civic center park in order to group civic uses such as the Village Hall and the police station. This open space in the Village Center would also be complemented by a village green that would be a more formal space to be used for Village ceremonies and as a visual landmark for New Albany.

Evolution

The evolution of the Village Center in New Albany began as a platted village by William Yantis and Noble Landon in 1837.

The original plat contained a traditional grid pattern that centered around the intersection of Main Street, High Street and Granville Street. This original grid did not expand in the way that the original plats of Worthington and Westerville did. The growth was stunted shortly after the original plat was constructed.

It is speculated that this slow growth is attributable to a number of factors. The location of New Albany did not have the benefit of significant natural features or primary transportation routes. Although there are several watercourses in the area, including the Rose Run adjacent to the village core, none of these were navigable or produced the steady volume of flow needed to sustain industrial

interests. Similarly, though Johnstown Road and Dublin-Granville Road were connecting routes, they did not link major centers of population as effectively as routes further to the west and south did. These other routes eventually became key roadways in the region prior to highway construction. Roadways such as the National Road (current US 40) and the “3C” Highway (current SR 3) provided key avenues for development in the region, but by-passed New Albany.

More significantly, there is no indication of a coordinated plan for the original village, one which incorporated commercial and residential uses along with civic space. Such a plan is evident in the underlying fabric of Worthington where the initial city grid was oriented around the significant civic space of the village green. Instead, New Albany developed in a typical rural crossroads fashion, creating one center street (High Street) with limited commercial uses intermixed with residences. The traditional grid pattern then extended a block or two in either direction, working around established roadways and natural features.

Finally, the preponderance of poor soils and shallow bedrock in the northeastern portion of the county made New Albany less desirable for farming relative to better conditions elsewhere in the region.

As a result of these factors, the development progress of the Village was relatively stagnant for a great number of years. Observing the historic plat of New Albany, it is clear that little expansion of the early settlement occurred prior to the sweeping changes of the 1990’s. Amid these two eras, the expansion was largely limited to individual commercial buildings along the three major thoroughfares, adjacent to the original village core.

A small wave of commercial development took place largely from the 1950’s through the 1970’s and was preceded only slightly by the extension of residential uses on larger rural lots along these thoroughfares. Construction of several churches followed into the 1980’s. There were, of course, a number of individual farm houses throughout what is now the greater portion of New Albany, but few of those were in proximity to the Village Center area studied here.

This all began to change with the rapid development of New Albany in the 1990’s. The construction of the SR 161 bypass heralded a new circumstance for the Village and development of the ground surrounding the Village Center signaled true change. The first step was the establishment of the New Albany Learning Campus, the anchor of the northwest portion of the Village Center and the heart of much community activity.

Concurrently, the New Albany Country Club community developed to the south of the Village Center and it was

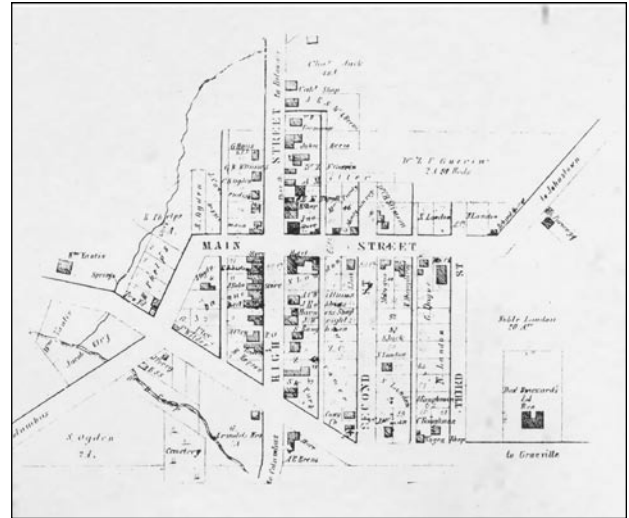


Figure 3 - Historic Plat of New Albany

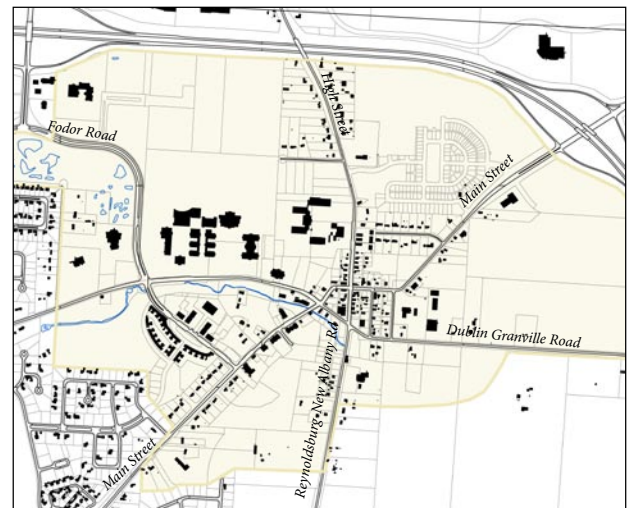


Figure 4 - Current Developed Village Center

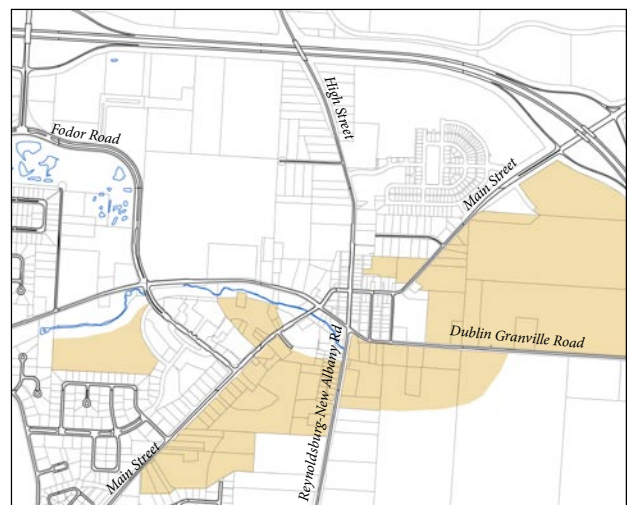


Figure 5 - Village Center Areas of Anticipated Change

becoming rapidly clear that a wholesale improvement was needed to the historic crossroads around which this new vision had been created. Due to development constraints including small lots sizes and a limited market for commercial uses due to the still small population, projects in the Village Center were slower to develop. It was not until the late 1990's that significant investment began.

The Village itself made a commitment to the core of the community by constructing a new Village Hall on Main Street. This complemented the busy civic use of the post office across the street. Market Square then became the first large-scale retail/office development in the Village since its origins. Momentum on the south portion of the Village Center, continued as the Keswick condominium project became the first large-scale multifamily project in the Village Center reestablishing the value of urban-style living units and the compatible nature of higher density residential in proximity to the Village core.

Development of the northern portion of the Village Center has now begun in earnest with the Windsor project. Its neo-traditional approach to single-family residential establishes another housing option in the Village Center. This plan uses the areas of anticipated change as a

launching point (Figure 5). Due to the current light use of the areas and the changing nature of the Village Center, these are the portions most likely to see significant re/development in the near future. Equally important will be the Village's success in reinvigorating the old village core and integrating the new development through multiple connections and good site design.



Village of New Albany aerial oblique view looking north

EXISTING CONDITIONS

In order to recommend appropriate and effective means to achieve the goal of a vibrant Village Center it is essential to consider the existing conditions found there. The analysis of the existing conditions will review the components of the Village Center.

The New Albany Village Center consists of several structural components. In order to analyze the existing conditions and make effective recommendations, each of these structural elements must be considered:

- Districts
- Blocks
- Lots
- Buildings
- Corridors

These structural elements, if addressed correctly, can provide the building blocks for a successful village center in New Albany.

Districts

The term district is often used to describe areas of similar development patterns and mix of uses. The districts reflect the difference between the original historic Village Center and the

new Market Square development. Although these two areas share some commonalities and are both located within the Village Center they do differ slightly from each other in their development patterns, characters and mix of uses.

The districts located in the Village Center (see figure 6).

These areas each have their own pattern of development and should have respective individual recommendations that address the character of these areas.

Learning Campus

The Learning Campus incorporates all current schools in the Village including all those in the Plain Local School District, the Jewish Day School and the site of the future Church of the Resurrection School. In addition, related civic gathering areas such as the Plain Township Aquatic Center, Swickard Woods park, numerous school athletic fields and the site of the future community recreation center are located here as well. This District serves as the northwest anchor to the Village Center. With the upcoming construction of the performing arts center, this Learning Campus will continue to be well integrated into the Village core.

Districts

The largest unit of development within the Village Center is the District. The development of Districts is important in creating order in the Village Center. Districts are areas of development that share common characteristics, these characteristics can vary from the mix of uses to architectural style. Creating Districts is important in creating unique areas within a village center.

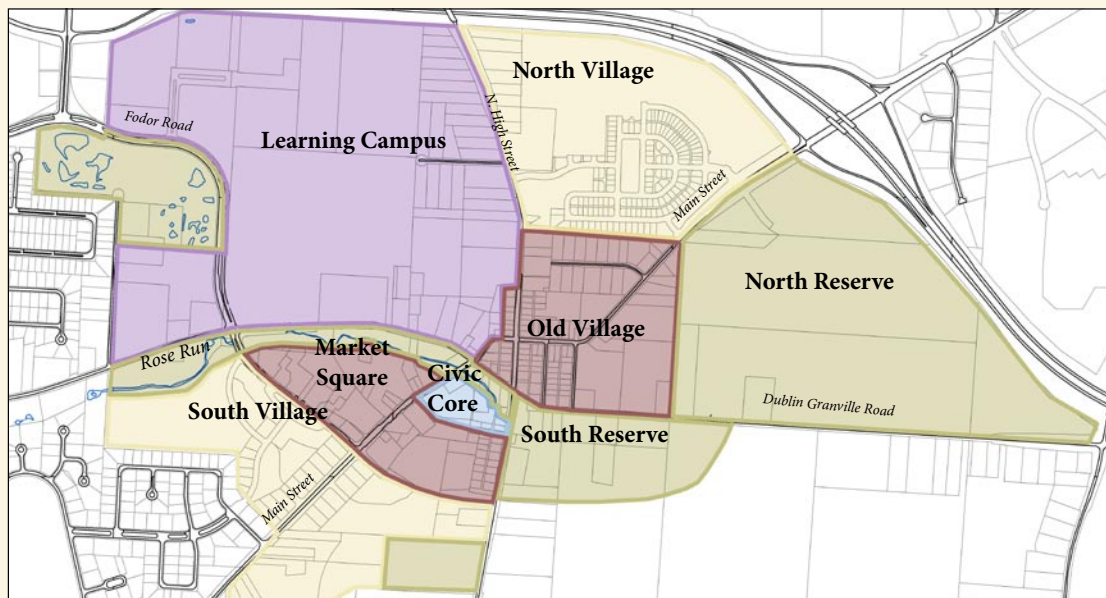


Figure 6 - Village Center districts

Old Village:

The Old Village incorporates most of the historic initial development of New Albany and the immediately surrounding area. This area is largely characterized by small lot and block sizes and with traditional development patterns of limited curb cuts and alley service access. The Old Village included the north commercial district for the Village Center and seems well suited to focus commercial uses on professional office and neighborhood retail uses.

North Village:

The North Village serves as the north residential core for the Village Center. It houses the Windsor development, incorporating small lots and blocks, alley access and neighborhood park spaces. This area serves the vital function of increasing the number of residential units in close proximity to the Village core.

Rose Run:

The Rose Corridor serves as a natural greenspace link between the northern and southern halves of the Village Center. Preservation of this natural resource is beneficial in weaving together the Village core, in extending public open space throughout the Village Center and in creating a primary linkage in the overall trail system for the Village.

Civic Core

The Civic Core is the intended heart of public activities in the Village, incorporating the Village Hall, Police Station and the future Founders Park.

Market Square

The Market Square district includes the Market Square mixed-commercial development, and also includes the

South Main Street commercial corridor and the associated mixed-use development anticipated for the area between Village Hall Road and Market Street. This area will serve as the south commercial district for the Village Center, incorporating significant retail uses as well as a mix of office and compatible residential.

South Village

The South Village District bridges the transition from the northern Country Club neighborhoods to the Market Street commercial district. The South Village has seen recent development of the Keswick and Richmond Square condominium projects, and this type of traditionally designed housing is anticipated to continue throughout the district. A key function of the South Village is the vehicular and pedestrian linkages provided to the adjacent residential neighborhoods.

South Reserve:

While long-term plans for this area are uncertain, it is important that the Rose Run headwaters be protected through this area and that vehicular and pedestrian connections between the northern and southern development areas of the Village Center be incorporated into any future development that occurs here.

North Reserve:

The North Reserve will serve as another residential neighborhood in proximity to the Village core. While not as dense as the North Village, this area will still provide homes in close proximity to Village Center areas, increasing overall activity. Along Main Street, the fire station anchors the street frontage. There is also the possibility of limited commercial uses along Main Street based on current zoning for the area.



Example of a Sculpture Garden



Example of a Sculpture Garden

Blocks

Blocks are key components of a successful Village Center. They are characterized not only by their size and shape, but by their location and relationship to other blocks.

The structure of blocks in a community dictate the development pattern and affect how people use the space. In an area with a more urban structure the blocks are shorter. Shorter blocks contribute to the walkability of a neighborhood and provide more connections. As development patterns changed during the 20th century block lengths increased to accommodate the automobile and therefore the length of blocks have become overly large. Longer blocks are typically designed for the purpose of automobility with fewer intersections (points of possible conflict) and allowing for higher speeds. This longer block layout has resulted in reduced pedestrian accessibility.

To achieve smaller more manageable blocks, a concerted effort must be made. Connections must be forged at every opportunity.

The diagrams (figure 7) indicate three historic block examples and one contemporary block example from the Village of New Albany. With all of the diagrams shown at the

same scale, it is instantly apparent how large the block sizes become when compared to historic blocks.

For a pedestrian to feel comfortable the length of a block should be manageable. Typically blocks less than 300 feet are ideal for walkable neighborhoods in a village pattern. A block in downtown Columbus may be 500 feet long while a typical block in a more intimate setting like downtown Worthington is equal to or less than 300 feet.

A typical block in a contemporary commercial development such as those found along Morse Road or Sawmill Road will be 1200 to 1800 feet long. There is a recognizable distinction between contemporary commercial developments and the traditional village pattern and a significant contributing factor is the length and pattern of the component blocks.

The block lengths found in the old Village are an ideal pedestrian scale. However, outside of that original plat the block lengths begin to increase. It will be essential for the design of future development in the Village Center to change those block structures to better mimic the traditional platted block.

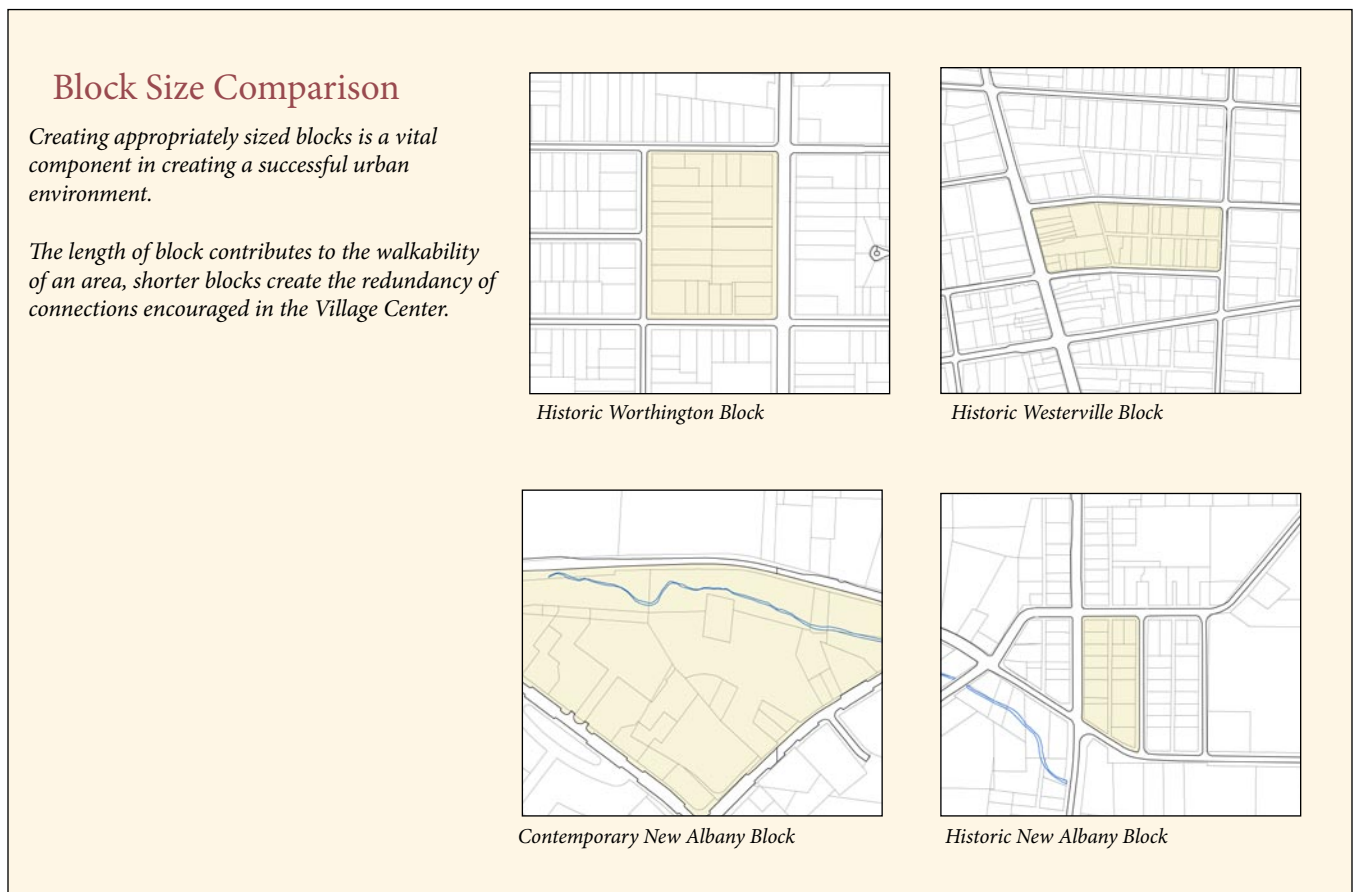


Figure 7 - All blocks shown at same scale

Lots

Individual lots within the Village Center are the fundamental building blocks of a quality Village Center.

The size and layout of lots will impact the character of the development of an area. In the Village Center the priority is to achieve development in the style of that created by smaller lots. These original smaller blocks, smaller lots contribute to higher density and create an inviting village streetscape.

The arrangement of the lots and the buildings on them are important to creating a tight-knit village fabric. Buildings should be located to the front of the lot with zero setbacks. The placement of the buildings to the front of the lot contributes to the establishment of an urban envelope along the Village Center roadways.

Coverage of lot frontage should also be substantial in the Village Center. One of the primary difficulties in redeveloping the Village Center is the small lot sizes with fractured ownership. The goal will be to take a combination of two approaches. The first is successful infill of empty or underutilized small lots in areas with quality urban fabric. An example of this type of situation is in the Old Village, where there are

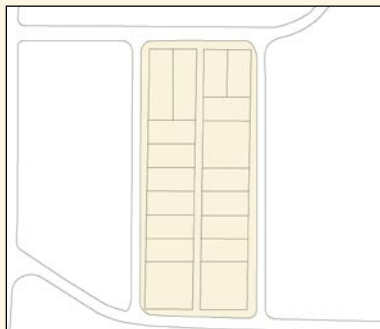
undeveloped lots leaving gaps in the overall continuity of building massing.

The second approach will be to encourage or even assist in the assembly of small parcels into larger development sites, but coordinate this development with site and design standards to create the style and character of the urban envelope originally established by the initial Village development of smaller sites.

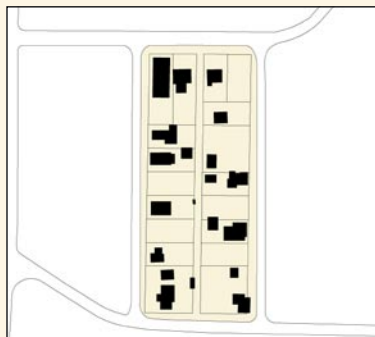
If large spaces are created between the buildings, the fabric of the Village Center is lost. The building placement and the coverage of the lot contributes to the walkability of the neighborhood and a quality streetscape. Only where open spaces is used as a defining civic feature should a significant break in the street frontage occur.

Lot Coverage

The smallest unit of development in the Village Center is the Lot. The lot is the fundamental building block of development and is key in creating the street envelope and rhythm of the streetscape. Lot coverage in the Village Center should be substantial and created a building fabric with little interruption. The design of each lot creates an opportunity to achieve the development goals of the Village Center Plan.



Original lot configuration of the original plat



Existing building footprints located in this original block



There are gaps in the development pattern originally intended for this block and the intention of the Village Center Plan should be to fill those gaps in the fabric.

Figure 8 - Building footprint gaps in the Village Center

Buildings

Buildings are key components to the vibrant Village Center. Not only is the architecture a consideration but the building scale and mass are equally important to the attractiveness and overall “feel” of the Village Center.

The architecture of development within the Village Center in New Albany must be of high quality. Not only the materials, but the design should also reflect the caliber of the New Albany community. Since this will be the signature of New Albany for many visitors and residents, special care should be taken to ensure good architecture throughout.

In tandem with the planning process for the Village Center, the Village has been working with the community to write new design standards for all of New Albany, including the Village Center. It is encouraged that special attention be paid to development within the Village Center as it reflects the whole of the community.

In order to achieve a quality streetscape in the New Albany Village Center the buildings must be in scale with the community and be an appropriate mass for the context.

One component of the environment that distinguishes one town center from another in character and development pattern is the scale and mass of the buildings located in that town center. There is a significant difference between the mass and scale that is appropriate in Bexley as compared to Worthington.

Buildings in Bexley are appropriate at 3-5 stories given the urban context of the village and the existing massing and scale currently found in that area of central Ohio. The tone and surrounding conditions in Worthington, however, result in a more appropriate massing and scale that is 2-3 stories in height. Both town centers function well but they are distinctively different communities.

It is essential for New Albany to determine the appropriate mass and scale for the buildings located in the Village Center and to promote buildings of that scale mass in future development.

Building Massing

The building mass in the Village Center should advance the goals of the plan. The width of the street and the building height on either side of the street creates a street envelope. This street envelope portrays the character of an area by establishing the intensity or the intimacy of a street. Lower buildings and narrower streets contribute to an atmosphere that is less urban and a wider street with massive buildings creates a large urban envelope,



The mass and scale of these buildings creates a less intense landscape with 2 story buildings lining the street



The mass and scale of these buildings contributes to the street resulting in a clearly urban character

Figure 9 - Effects of building mass on the Village Center atmosphere

Corridors

Corridors are the passageways of a community. They extend through and outside of the Village Center. They provide access as well as opportunities to define the boundaries with transitions or gateways.

Properly designed corridors provide cues to visitors and residents when they enter the Village Center. This can be in the form of a gateway, however, it can also be as subtle as a change in materials and form.

The primary corridors in the New Albany Village Center are:

Reynoldsburg - New Albany Road / High Street
Johnstown Road / Main Street
Dublin - Granville Road / Granville Street

The street nomenclature in New Albany provides clues about when the transition occurs into the Village Center. The portions of the corridors located outside the Village Center bear the “road” identification such as Johnstown Road. When these corridors pass intuitively into the Village Center they are identified as “streets”; Johnstown Road therefore becomes Main Street.

Attention should be paid to these intuitive changes throughout the corridors, and street typologies should be programed to accommodate these changes. When moving from a road to a street the form of the corridor should change from a curbless, swaled road with a leisure trail to a curb and gutter street with street trees and a sidewalk. This is an important defining component of the Village Center.

Gateways

Gateway elements will be considered to demark the entries into the Village Center. These points could logically occur at the transition from the rural character of the roadways to the more urban curb-and-gutter section of the Village Center “streets”. Not contemplated as an imposing element, the gateways could be well conveyed through a change in pavement material or a subtle gesture linking through the adjacent streetscape and the roadway. These gateways would serve as a clear notice of transition into a pedestrian-oriented Village Center, further augmenting the change in street character and building siting.

Corridor Character

Corridor Character is the linking thread between all units of development tying Districts, Blocks, and Lots into a cohesive Village Center. The streets located within the Village Center should reflect the character of the Village Center by showing sidewalks, pedestrian amenities, and curbs and gutters. A more rural treatment would be found along roadways outside of the Village Center with leisure trails and swales.



Street Typology - Example of Village Corridor



Street Typology - Example of Rural Corridor

Figure 10 - Character of street corridors reflect the character of the Village Center



VILLAGE CENTER PLAN

VILLAGE CENTER PLAN

Successful development of a Village Center in today's environment requires diligent and deliberate efforts. These efforts begin with a plan to guide development towards an active and engaging Village Center that is truly reflective of New Albany.

This plan is formed around the concept of creating a long-term vision for New Albany's Village Center. While there have been any number of projects, ideas, and concepts over the past decade and a half, there has not yet been a fully articulated concept for the future of this most vital portion of the community. With adoption of this plan, New Albany sets a clear direction for success in the Village Center.

The following section explains the Village Center Plan by establishing the goals used to guide the planning process. Further, the overall form of the Village Center is explained to allow the vision established through the process by the steering committee to come to the forefront. This is important to understand that there are numerous specific elements that must be combined to create this overall vision, establishing that elusive "feel" of the Village Center as the heart of the community. Then the illustrative Village Center Plan is detailed, explaining the specific elements such as streets and parking, and redevelopment in the context of land use.

DEVELOPMENT GOALS

In order to achieve a vibrant Village Center for New Albany there are a number of general development goals:

- Short blocks
- Higher density
- Quality public realm
- Pedestrian orientation
- Street connectivity
- Mix of Uses

Short blocks provide comfortable walks for pedestrians with multiple breaks for connections. Higher density uses in and around the Village Center provide a high number of regular users which adds to the vibrancy of the street and helps support the Village Center businesses.

Pedestrians should be encouraged not only through adequate accommodations but also through attractive destinations and quality streetscapes.

Multiple street connections play a vital role in the character and accessibility of a successful Village Center. The ability to well integrate this community center into surrounding neighborhoods will play a huge factor in the long-term vitality of the community.

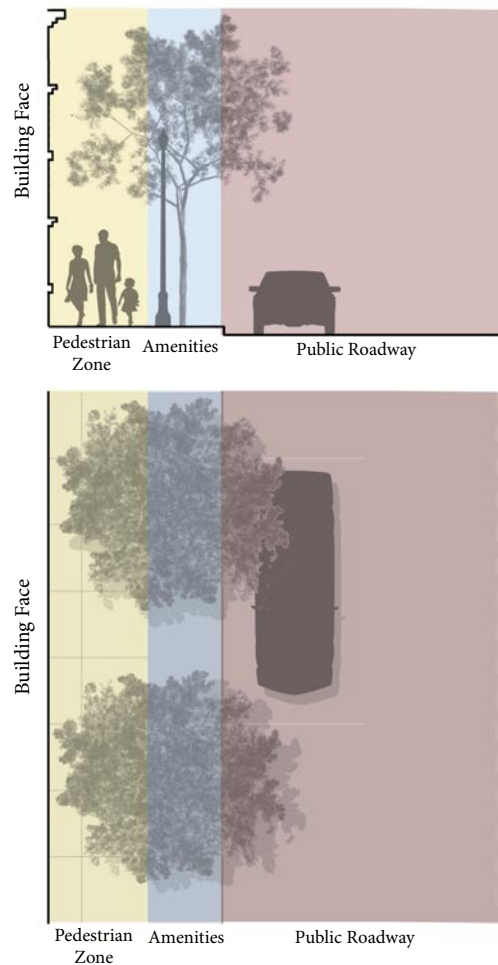


Figure 11 - Street Envelope Components

A mix of uses creates a true urban condition with more activity and vibrancy in the core. In addition, complementary uses mean better success for Village Center businesses and the ability to share needed amenities such as parking and public open space.

The following Village Center plan is based on those general development goals.

VILLAGE CENTER FORM

In order to achieve the goal of a quality Village Center, a vision must be established defining the necessary components.

This section describes the form and character of the Village Center; to create a vision. The implementation chapter will outline the means to achieve the vision.

The most important quality of the development of the Village Center is the form of the space from building face to building face, the street envelope. It is in this area that the character of the Village Center is created. Therefore the form of this space is crucial to the success of the Village Center.

Intuitively, we all recognize there is a difference between contemporary development and that which occurred historically. As development has evolved during the last century it has become increasingly auto-oriented. Development has adapted more to accommodate the car than the user themselves.

This accommodation rearranged the site design of all types of commercial and residential development. These accommodations were contrary to the historical development pattern and often results in isolated commercial development sites. This is contrary to the traditional development pattern of the platted village.

For New Albany to achieve the historical style development today, a concentrated effort must be made with each development to adhere to all tenants of village style development meanwhile balancing the community's contemporary needs.

In the course of developing individual sites within the Village Center there are certain components of site and building design that cannot be compromised. While some contemporary needs must be accommodated it cannot be at the expense of key factors that create the village center feeling. These are the immutable design priorities for development within the Village Center.

The vision for the Village Center will be achieved one development at a time. In order to reach the goal of a vibrant, engaging Village Center the following site and building design tenants must be followed for each site.



Existing view looking south on East Main Street



Illustrative view looking south on East Main Street

This conceptual view illustrates a potential mixed-use development approach in the northern commercial corridor along Main Street. This approach of combining office, commercial and residential in close proximity, coupled with streetscape improvements could lead to a vibrant and active district as shown above.

Mixed Use Development

In order to foster the Village Center development pattern mixed use development must occur. Contemporary development concentrates on separating uses; residential from commercial and commercial from residential. However, the pattern in the Village Center should accommodate them together as was historically done in the town center.

Businesses in the Village Center gain from residential uses because they provide a stable, constant base of users that will frequent the commercial establishments. These users are key to creating a vibrant attractive streetscape by being regular users of the space.

These nearby residents are likely to walk to the businesses adding vibrancy and appeal to the Village Center streets. This increases the attractiveness of the area for users residing outside of the Village Center. And unlike office users in the area they are likely to create this active streetscape in the evenings and weekends as well as during the weekdays.

The analysis of successful town centers in central Ohio verified that high density residential in close and accessible proximity to the town center is necessary.

Alternatively, the businesses provide services for these residents as well as drawing people in from outside the Village Center. Without daily conveniences and entertainment provided by the Village Center businesses, the Village Center would not be an attractive place to live.

Additionally, it is key to have office uses located within the Village Center. These users activate the Village Center in much the same way nearby residents do. They will frequent the retail businesses and the restaurants in the area and provide an

additional group of users in the Village Center.

By having a mix of uses the balance of the Village Center is struck. This balance is key to the success of the Village Center.

Site Design

Like the mix of uses, the site design in a historic village center is distinct from contemporary development patterns.

A typical suburban retail building is sited with parking located in a priority location; usually in front of the building and usually occupying a substantial portion of the site. The sites are isolated from each other and minimal coverage of lot width occurs, creating large distances between buildings.

The historical site development was more intense with greater building coverage on smaller lots. There was a close relationship between proximate buildings often eliminating large breaks in the built fabric. Since parking was not a concern, parking lots did not occupy priority on the site.



Existing view looking east from the corner of Dublin-Granville Road and Main Street



Illustrative view looking east from the corner of Dublin - Granville Road and Main Street

This conceptual view illustrates the dramatic effect that proper site design and quality architecture can have in concerting underutilized sites into a contributing part of the Village Center

In order to achieve the proper Village Center character development of a site must be done in a deliberate manner where the building location has a strong relationship to the streetscape.

Site layout in the Village Center should reflect the historical priorities of buildings with street presence and a close relationship to other buildings on the street.

Street presence is one of the most essential components of development within the Village Center. The tenants of this relationship are considered non-negotiable elements of development in the Village Center. Buildings should be sited on the zero lot line of all public road frontages and parking should be located to the rear of buildings. Buildings should occupy as great a portion of the length of the lot as possible. Breaks between building faces should be minimal. Only in special circumstances where streetside pedestrian amenities are advanced to the streetscape should the zero lot line approach be altered. Parking should never occur on the site between the street frontage and the building facade.

The buildings' relationship to the street begins the creation of a Village street envelope. The street envelope is the space created between the two sides of a street. The envelope establishes the character of the area and the success of the envelope determines the success of the street and therefore the Village Center.

The Village street envelope should include quality buildings of substantial mass and scale, an engaging pedestrian zone, pedestrian amenities, and roadways that are an appropriate width relative to the height of the buildings. Most importantly, the envelope cannot be established without locating the building close to the street.

The site design of each parcel should positively contribute to the public realm of the Village Center or the overall character will not be achieved.

Mass and Scale

A key component to creating a Village Center atmosphere will be to coincide the mass and scale of new development.

The mass and scale of the buildings contributes greatly to the creation of a comfortable Village street envelope. If the buildings are too small in scale and mass they will not achieve the full benefits of being located on the street. As the height of the buildings rise the character of the street must change to accommodate this increased height. A wider pedestrian zone should accompany higher buildings. A two story minimum is important to maintaining/establishing the proper urban character.

In order to achieve the proper character in the Village Center that compliments an appropriate pedestrian zone, buildings should be two to three stories in height along the streets in the Village Center.

Architecture

Within the Village Center the quality of the architecture should be high. These buildings serve as the signature for the community so no opportunity should be lost in the Village Center to develop a quality building.

Buildings that occupy the pedestrian zone of a community should be well-designed, with high attention to detail. These are not buildings visitors and residents will experience through their car windshield; these are buildings that people will experience intimately.

Quality materials and good design should be components of each building within the Village Center. Due to the restricted geographical area of the Village Center, each building is important and any lost opportunity for quality architecture will effect the overall quality of the Village Center.

The details of the building architecture will be established by the Village's Design Standards, but key elements should be enumerated here. Of particular importance is the use of high quality exterior materials, having front doors on the public street frontage, highly transparent first floors for commercial uses and the use of appropriate detail and fenestration.

Pedestrian Zone

Accommodating design for the pedestrian is essential in the Village Center. Contemporary necessity requires that we accommodate the car, however the priority in the Village Center is the pedestrian.

The pedestrian zone occurs between the street curb and the building facade. Within this space certain amenities can contribute to the overall success of this pedestrian zone.

Each development within the Village Center must face their building toward the pedestrian zone with working entrance doors located on that side of the building. The building's priority should be to address the pedestrian user on all public roadway frontages on the site.

The pedestrian side of the building should be attractive and should include elements like appropriate landscaping, attractive furnishings, and activating street elements like outdoor patios or seating areas. The storefronts of these buildings should be engaging and must include windows on the building at the pedestrian level.

Retail

The issues surrounding the quantity and location of retail uses within the overall Village has been recently explored. During the Triangle Area Study, the Planning Commission requested a study examining the amount of retail needed in the Village. It was determined that the amount of land in New Albany zoned for retail uses was more than adequate. It is important to balance the type and quantity of retail throughout New Albany so that the Village is not burdened with a long-term unsuccessful land use, but does have sufficient quantity to assure a high quality of life for residents and a desirable environment for those coming to work here. This is of particular interest in the Village Center. Here more than any other place in New Albany will the quantity and type of commercial uses be most quickly impacted by the changing marketplace. With a smaller overall quantity of retail in a traditional town center as opposed to an auto-oriented retail center, a change in demand here has far more evident effects.

The great news for a traditional Village Center is that, if well-planned, the market changes will largely be accommodated by natural market forces. In other words, if the quantity of varied land use options exist in a high-quality environment, gradual changes between commercial use types will accommodate the demand. The best instance of this is the constant shift between retail, restaurants and office uses in established traditional town centers and commercial corridors.

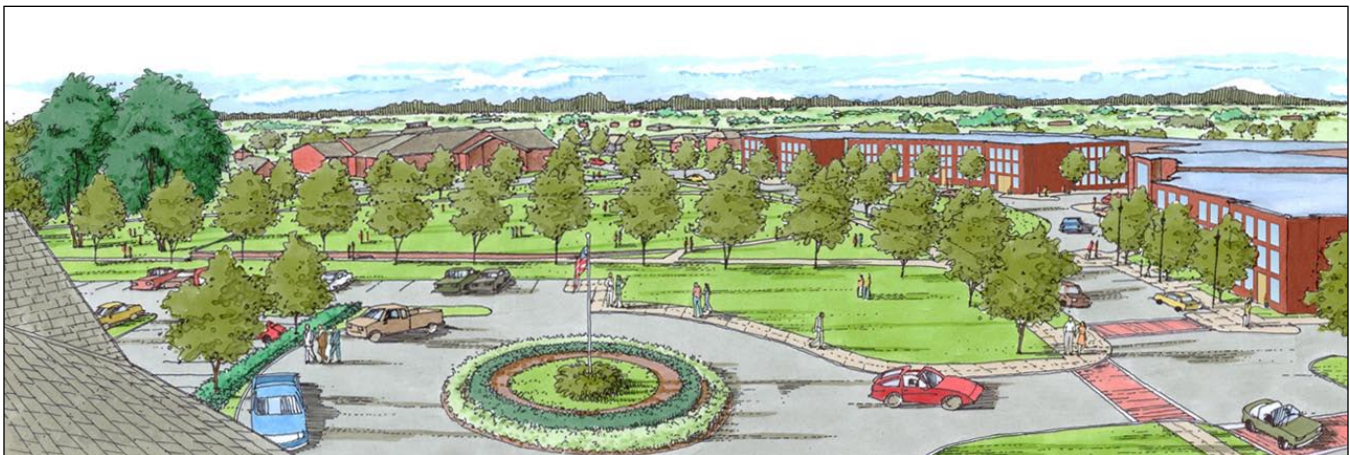
Classically, an area might become established with few restaurant destinations and a retail niche – perhaps antiques or art galleries – mixing with various small retailers. As small office and residential uses increase in the area, more demand comes for local services rather than destination

attractions. This will lead to an expansion of restaurant types including cafes, coffee shops and sandwich shops – places where people will make weekly visits at a minimum to accommodate their daily needs. Perhaps neighborhood convenience stores, dry cleaners and the like will follow as well, the point being that even within a general classification of use such as office or retail, town centers evolve over time.

The benefit of this plan is the abundance of flexible commercial space along the primary roadways. The current market for small office space in the Village Center is strong, particularly for local service practices seeking to establish an identity in the community – dentists, lawyers, insurance sales – but that market will not always remain as strong. In the future when more residences are established in proximity to the Village Center, it is likely that additional restaurants and cafes could be supported. At that point, the market will likely shift away from small offices by changing the rent structure to be more closely aligned with the demand for restaurant locations. Similarly, should market forces indicate a greater quantity of retail is required in the Village Core (an unlikely scenario given the retail development patterns of the past 50+ years), market forces could again adapt to provide space for this use.



Existing view looking east from Village Hall



Illustrative view looking east from Village Hall

This conceptual view illustrates the potential development surrounding the Civic Core district where Founder's Park could form the centerpiece of future development and civic uses

VILLAGE CENTER MASTER PLAN

The goal of this plan is to guide development toward a quality urban style environment. This environment should lead to a sustainable economic climate in the Village Center, provided that the economic vitality of New Albany as a whole stays strong.

Parking is always a question and concern in the redevelopment of traditional town center areas. New Albany, unlike many cities with a more established downtown fabric, has quite a bit more flexibility in this regard. The only place where parking availability is a real challenge is in the Old Village where traditional small lots and small blocks were initially established before the advent of the automobile. In these locations it is more difficult to provide on-site parking without seriously compromising the quality of the urban experience. It may be necessary to rely on parking from adjacent districts to accommodate any shortfall that is experienced here.

Public Spaces and Civic Uses

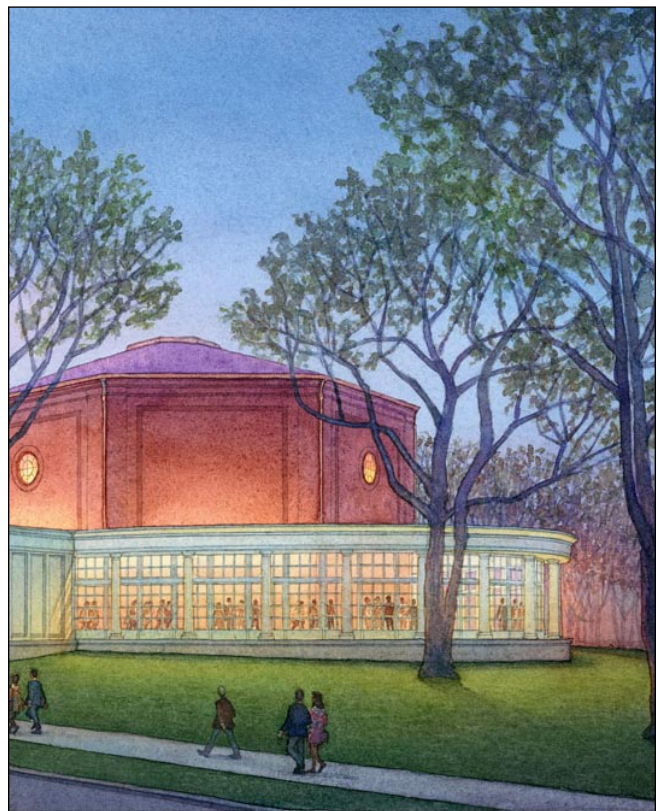
An important component in a town center is public space. Public space provides an amenity for the community as a gathering space and an attractive component of the fabric of the Village Center. Public space in the Village Center can host a variety of community needs like a place to recreate or hold community events.

As discussed in the analysis, well organized public space will draw visitors and help to encourage people to live and work within the Village Center. It serves as an asset to the neighboring residences and businesses and improves the experience for the visitors.

Creation of quality public space in the Village Center will rely on several approaches. Public investment in implementation of large-scale park planning such as the Rose Run Greenway Corridor will be necessary. Private development projects must continue to provide neighborhood parkland for residents. And coordination of public spaces with developing public assets could allow creation of amenities such as a sculpture garden at the Performing Arts Center.

Continued location of civic buildings is vital to the success of the Village Center. An excellent start to the goal has been achieved through development of the centrally located learning campus, the public library, post office and Village Hall.

The illustrative Village Center Master Plan (Figure 12 on the following pages) shows the image of revitalization realized for the heart of New Albany. This represents a community vision of success for the Village Center, one which is hoped to guide the rapidly occurring development of today and redevelopment projects of the near future. This plan should be considered illustrative, however, and has been created to serve as a guidepost to development. While specific development projects may change some of the details shown here, it is anticipated that the overall spirit and approach of this plan will be respected and followed. This plan, in conjunction with the Village Design Standards, provide a clear roadmap for development and revitalization throughout the Village Center.



Architectural rendering of the Performing Arts Center to be located in the Village Center

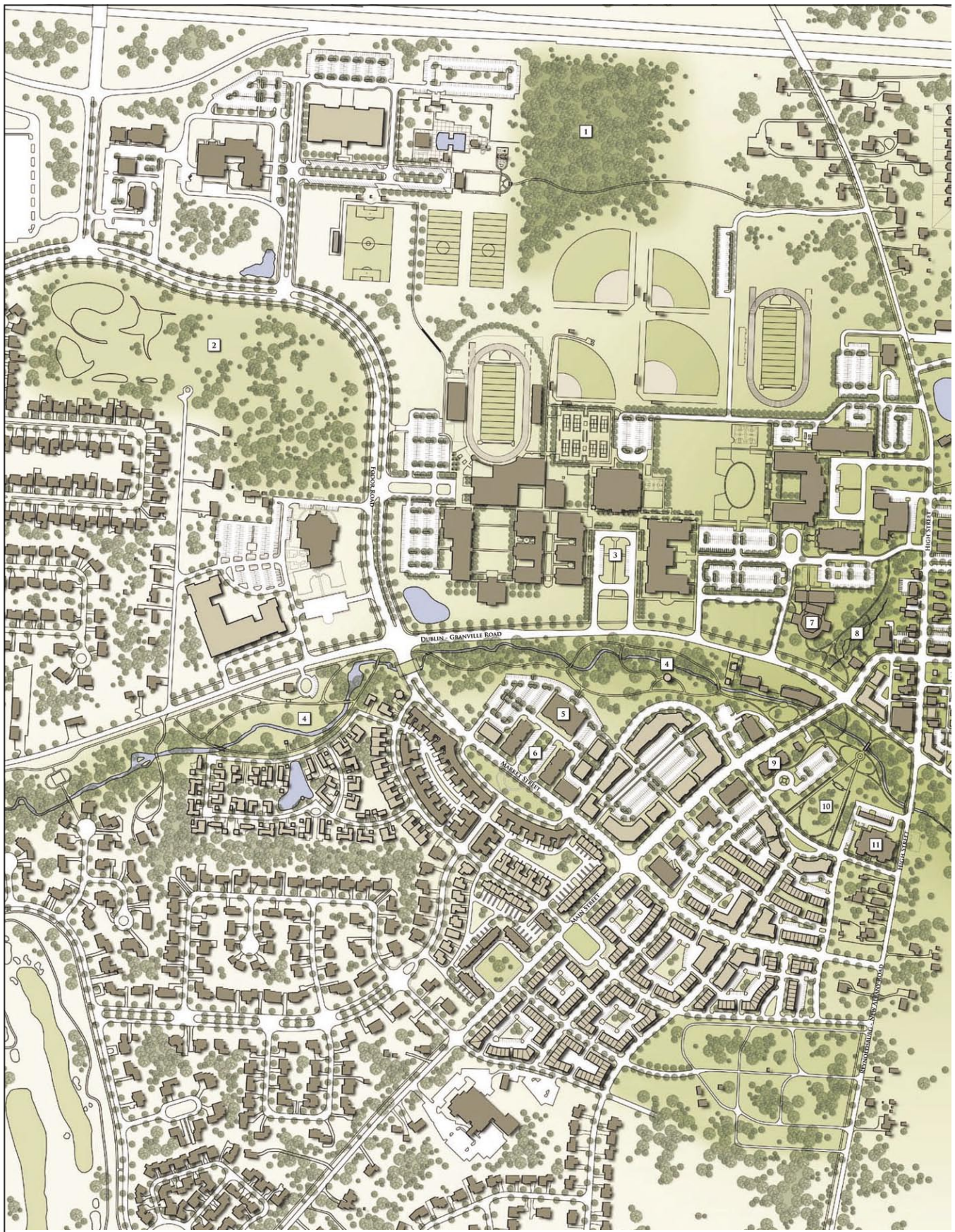


Figure 12 - Village Center Master Plan



Street Hierarchy

Primary Corridors:

The primary corridors are streets that bring people in and through the Village Center. These roads include Main Street, High Street and Granville Street. These are priority streets in the Village Center and their treatment should reflect this designation. Building facades should face these corridors and parking should not. These are the signature streets in New Albany and opportunities should not be lost on them.

Neighborhood Connectors:

These streets connect the surrounding neighborhoods to the Village Center. They are collector streets that join the Neighborhood streets with the Primary Corridors.

Neighborhood Streets:

These are the streets that serve the local residents and businesses, connecting with the Neighborhood Connectors and then to the Primary Corridors.

Rural Corridors:

As the Primary Corridors leave the Village Center they become the Rural Corridors of the greater New Albany Community.

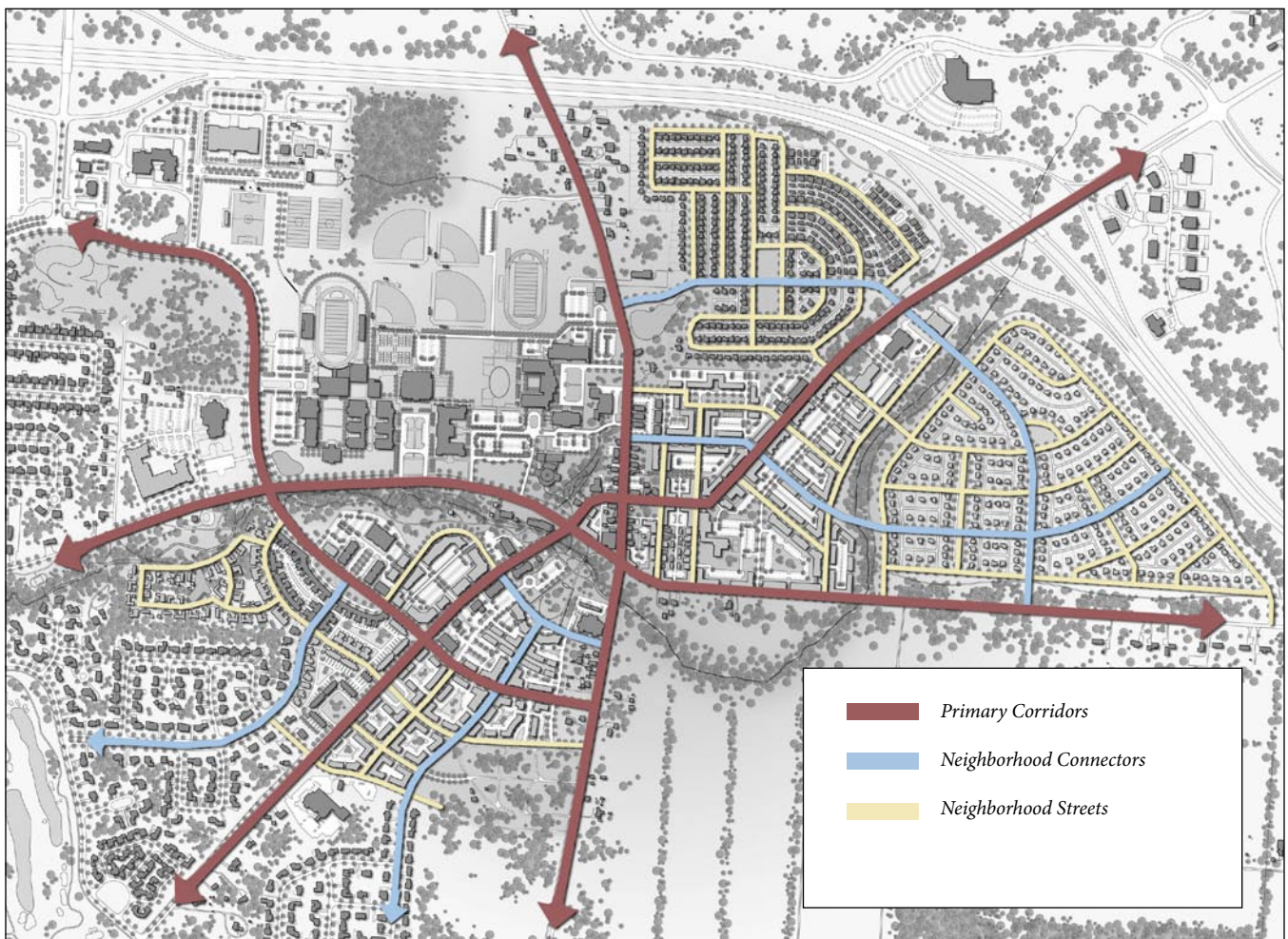


Figure 13 - Street Hierarchy in the Village Center

Street Typology

The street typology prescribes the condition of the roadway from building face to building face. Components of these conditions include pedestrian accommodations and amenities like street trees and street lights. This condition also provides the relationship of the buildings to the street and any greenspace allocated between the building face and the street.

The street typologies in the Village Center range from a rural condition with leisure trails and swales to more urban conditions with curb and gutter streets flanked with tree grates and on-street parking. Secondary streets and alleys also have specific conditions that contribute to their character.

The following pages detail the exact specifications of each of the typologies. The structure of the typology is related to the density of the street, the predominant use along the street and the hierarchy of the street. Also the condition changes from urban in character to rural at each gateway location in and out of the Village Center.

These conditions impact the character of an area and provide the framework of the public realm.

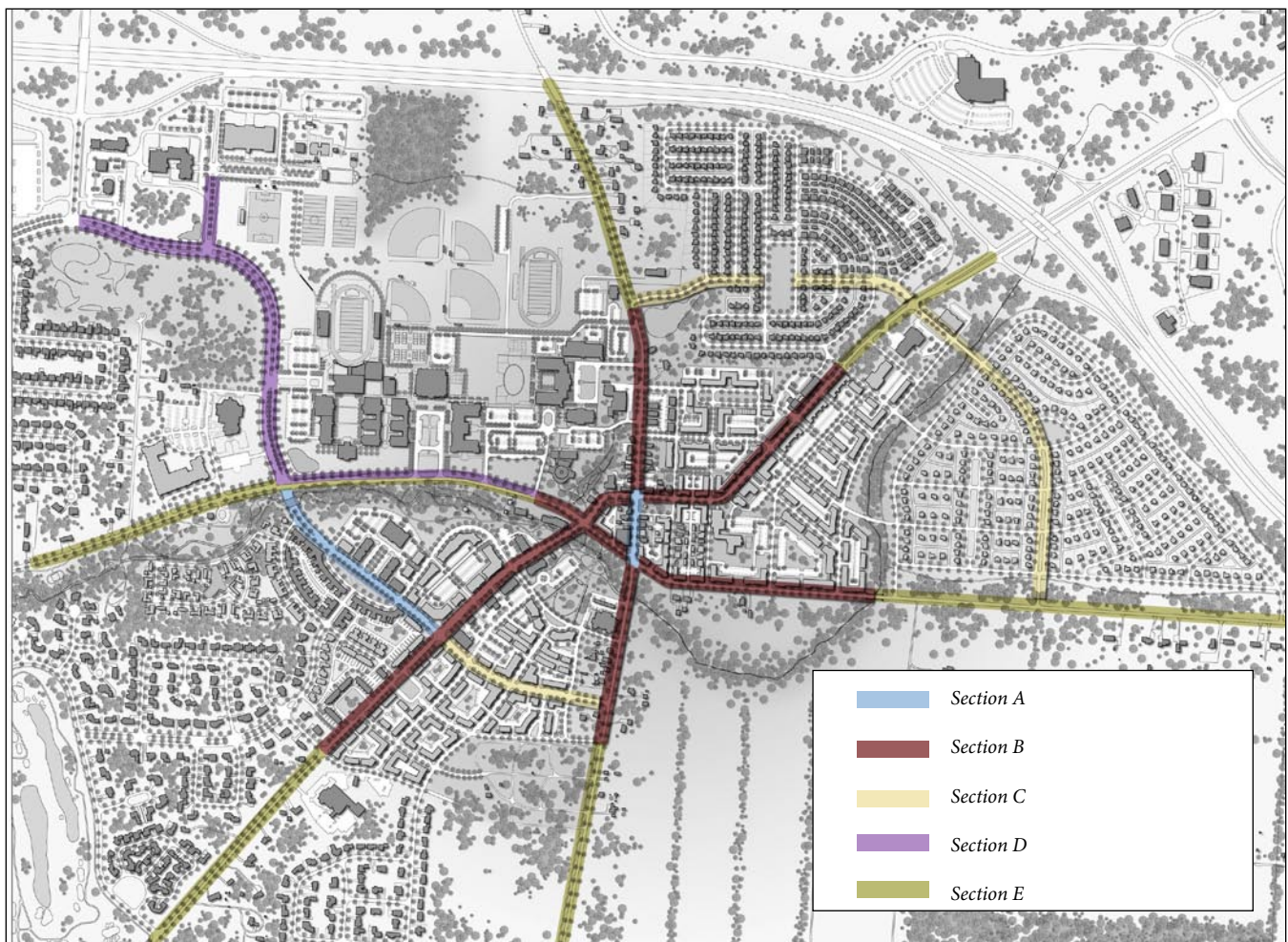
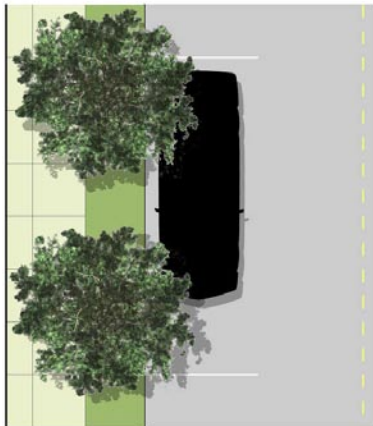


Figure 14 - Village Center Street Typology

*Section details are located on the following page.

STREET TYPOLOGIES

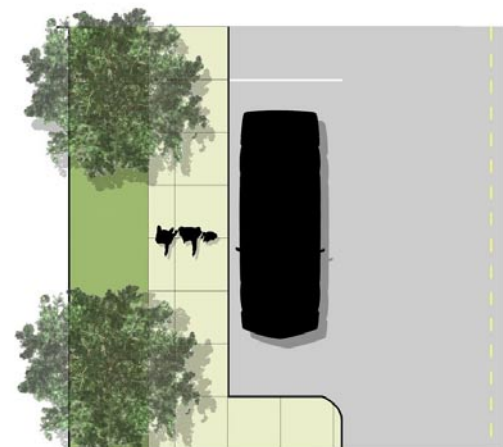
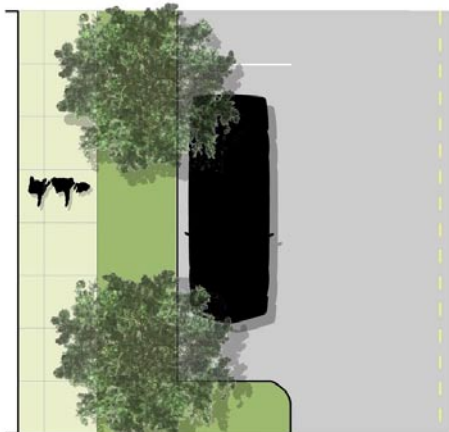


8' Sidewalk	6' Tree Lawn	9' Parking Lane	10'-11' Driving Lane
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8'-15' Sidewalk with Trees in Gutters	9' Parking Lane	10'-11' Driving Lane
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Section A

Section A'

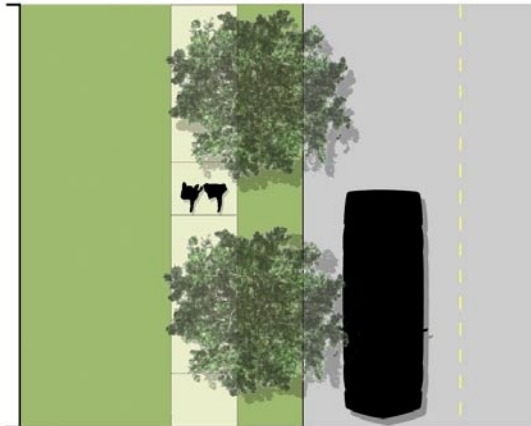


6'-10' Sidewalk	5'-8' Tree Lawn	9' Parking Lane with Bump Outs	11' Driving Lane
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5'-8' Building Setback	6' Sidewalk	9' Parking Lane with Bump Outs	11' Driving Lane
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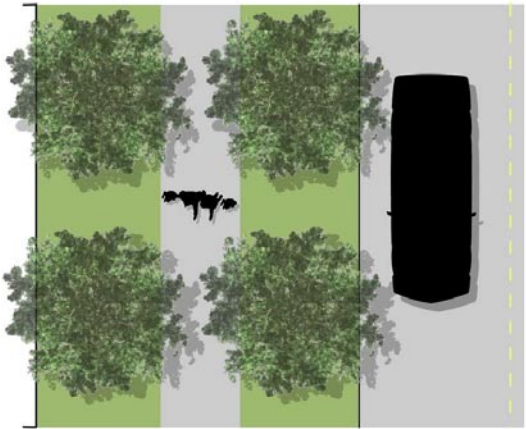
Section B'

Section B



Building Setback Varies	5' Sidewalk	5' Tree Lawn	12'-13' Driving and Parking Lane
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Section C



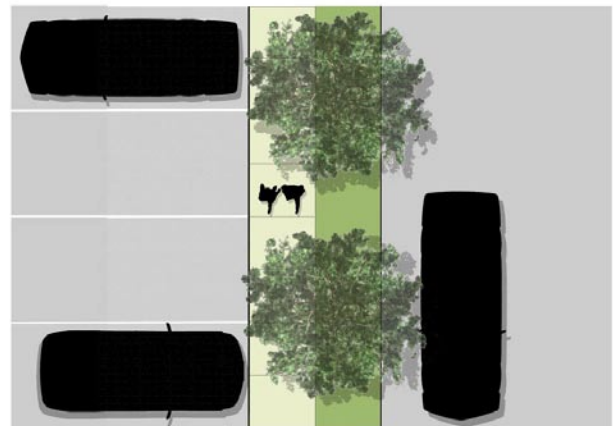
Building Setback Varies	8' Leisure Trail	10' Tree Lawn	11' Driving Lane
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Section D



Building Setback Varies	8' Leisure Trail	Tree Lawn Varies	11' Driving Lane
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Section E



Rear Building Parking	6' Sidewalk	6' Tree Lawn	11' Driving Lane
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Alley Section

Parking

New Albany has a large Village Center for the size of the overall community, and careful site planning is needed to accommodate current parking needs while maintaining a high-quality environment. Throughout the Village Center, an immutable tenant of site design demands that parking be placed behind buildings. This provides an ideal situation for shared parking arrangements between adjacent users. Allowing interconnectivity between parking areas and cross access easements to be put in place, this allows visitors, shoppers and workers to more easily access their destinations. Allowing parking areas for every user would result in unneeded excess parking and force design to respond to the parking lot rather than the streetscape.

The second issue with parking is that location is more critical than volume in most circumstances. The Village should consider long-term and regional parking solutions. As development continues the Old Village might require a parking facility accessible to the general public be created to accommodate more users than the on-street parking of that

area allows. It is likely that properly located surface parking lots would be adequate to service parking demands of the Village at the densities prescribed in this plan. While unlikely that even a single-story parking deck would be necessary, there are a number of potential locations where one would physically work without negatively impacting the character of the Village Center (Figure 16).

Finally, on-street parking should continue to be encouraged and utilized throughout the Village Center. It is a sure-fire means of success in traditional downtowns by creating more on-street activity, allowing ready access for short trips (a great example is the post office), and slowing traffic speeds in pedestrian-oriented areas. Further, on-street parking creates a physical barrier between moving traffic and sidewalk pedestrians, increasing the feeling of safety. Street typologies outlined in the Village Center Plan section indicate the potential use of on-street parking in all “street” portions of the Village Center corridor plan.

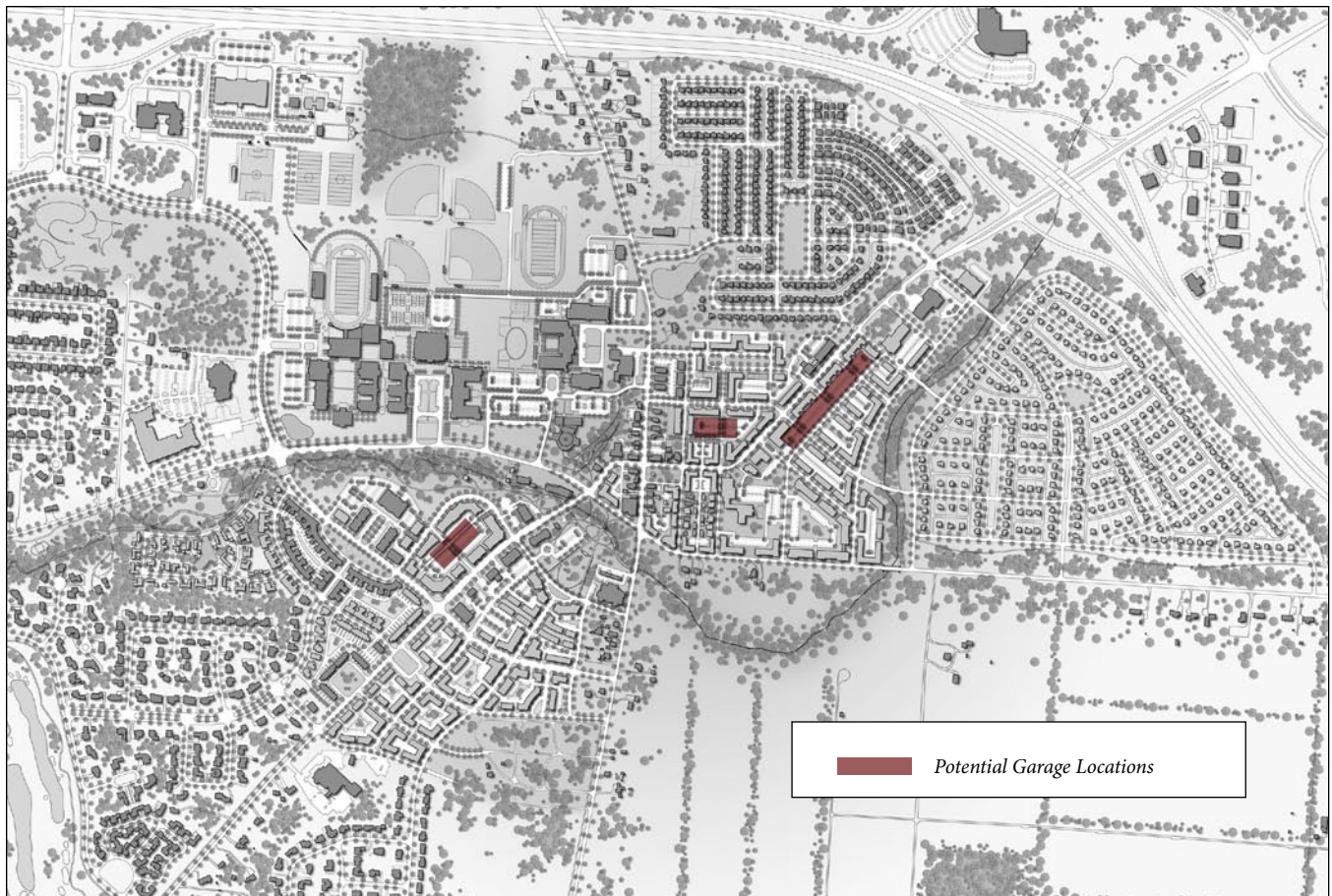


Figure 16 - Potential Garage Locations in the Village Center

Districts

The Village Center districts include established areas like the Learning Campus and the Market Square area which have become strong anchors in the path to a quality Village Center. The plan also identifies areas that are either not yet developed or areas that provide opportunities for redevelopment like the North Reserve and the Old Village.

By organizing the Village Center into districts the goals related to land use are better achieved. While focusing on a mix of uses it is clear that certain uses must be represented to ensure success.

The analysis demonstrated that high density residential in close proximity to the core is key in becoming a vibrant town center. Areas like the North Reserve and the South Village provide opportunities for single and multi family residential in the vicinity. Not only must the residential be close it must be well connected for vehicular and pedestrian traffic to the core.

The plan also focuses retail development in the Market Square area and focuses the commercial and office uses in the Old Village Focus Area. The plan still encourages a mix of uses throughout the districts however, these two areas will have these distinct characters to best accommodate the needs of the office community and concentrate the retail to maximize its effectiveness.

Overall the districts are meant to ensure the mix of uses is accomplished to ensure the residents, employees and businesses have the support they need to succeed.



Figure 15 - Village Center Districts

Mixed-Use

A mixed-use land classification encourages a vibrant and dynamic Village Center by integrating both commercial and residential land uses. Mixed uses also encourage a strong local shopping and business center for the Village through the placement of a more dense residential population amongst commercial uses. Mixed-use form can mean integration both vertically and horizontally with adjacent properties and use. This includes residential uses above retail. The goals of creating mixed uses are to encourage the redevelopment or infill of unique housing options, commercial, office and pedestrian-oriented retail development by maintaining the historic Village Center character.

Development Capacity

A general estimate of development capacity has been performed as an overall benchmark for the plan. The mixed-use buildings indicated provide the potential for approximately 340,000 square feet of development. This was calculated based on first floor areas of the building footprints shown in Figure 17, however this amount will likely increase as residential units and office uses begin to occupy their upper stories. It should be noted that this quantity of potential

Development Goals For Mixed-Use

- *Retail occupying the first floor active storefronts*
- *Office or Residential on floors above the first floor*
- *Buildings located close to the street*
- *Buildings of 2-3 stories*
- *Parking located to the rear*
- *Continuous built edge*
- *A pedestrian friendly environment*
- *Aesthetically pleasing design*
- *An attractive and sustainable business climate*

commercial space should accommodate most any use contemplated for Village Center scale retail, office, restaurant, and entertainment uses.

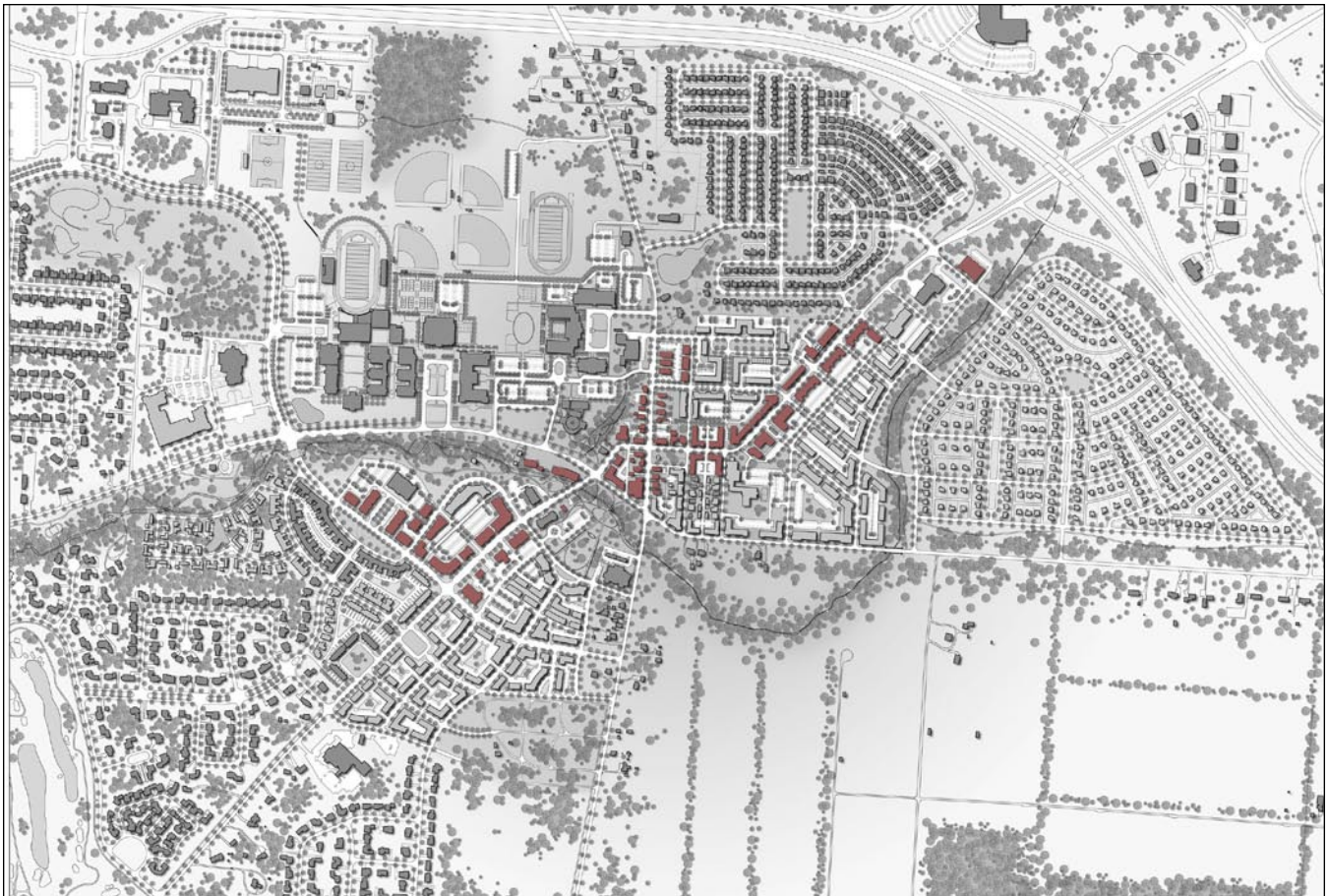


Figure 17 - Mixed-Use Areas



Example of an active mixed use streetscape



Coffee house with office above



Example of a 2 story building housing retail on the first floor and office on the second floor



Mixed use should occur vertically and horizontally on a street



Retail uses with residential above



Streetscape amenities contribute to an vibrant atmosphere



A mix of uses provides a number of destinations within the Village Center for business and entertainment

Multi-Family Residential

Multi-family residential can be most easily described in terms of density and form. This type of use generally includes a higher density of housing similar to townhouse developments like Keswick and Richmond Square. This type of use is encouraged within the Village Center because it increases the variety of housing options and provides the much needed residential base for the demand created by commercial uses in the Village Center. The types of housing units will vary and can include attached unit clusters, townhomes, or multi-story developments. All unit types should incorporate individual unit entrances at street level.

Development Capacity

A general estimate of development capacity has been performed as an overall benchmark for the plan. The multi-family (and mixed-use) buildings indicated provide the potential for approximately 800 units based on the unit types established in recent Village Center projects, the likely nature of residential located above commercial and the potential for specialty senior housing. In total, the estimate includes 600 units focused on the current markets of empty-nesters and young professionals and

Development Goals For Multi-Family Residential

- *Buildings located close to the street*
- *Parking should be located to the rear*
- *On-street parking*
- *Front entrances located on the street*
- *Providing a variety of housing types, townhomes, flats, etc.*
- *Buildings should be 2-3 stories*
- *Aesthetically pleasing*

200 units of specialty senior housing. Again, it should be noted that the specific number of units will depend on market forces and demand for residential versus office space on the upper floors of mixed use projects.

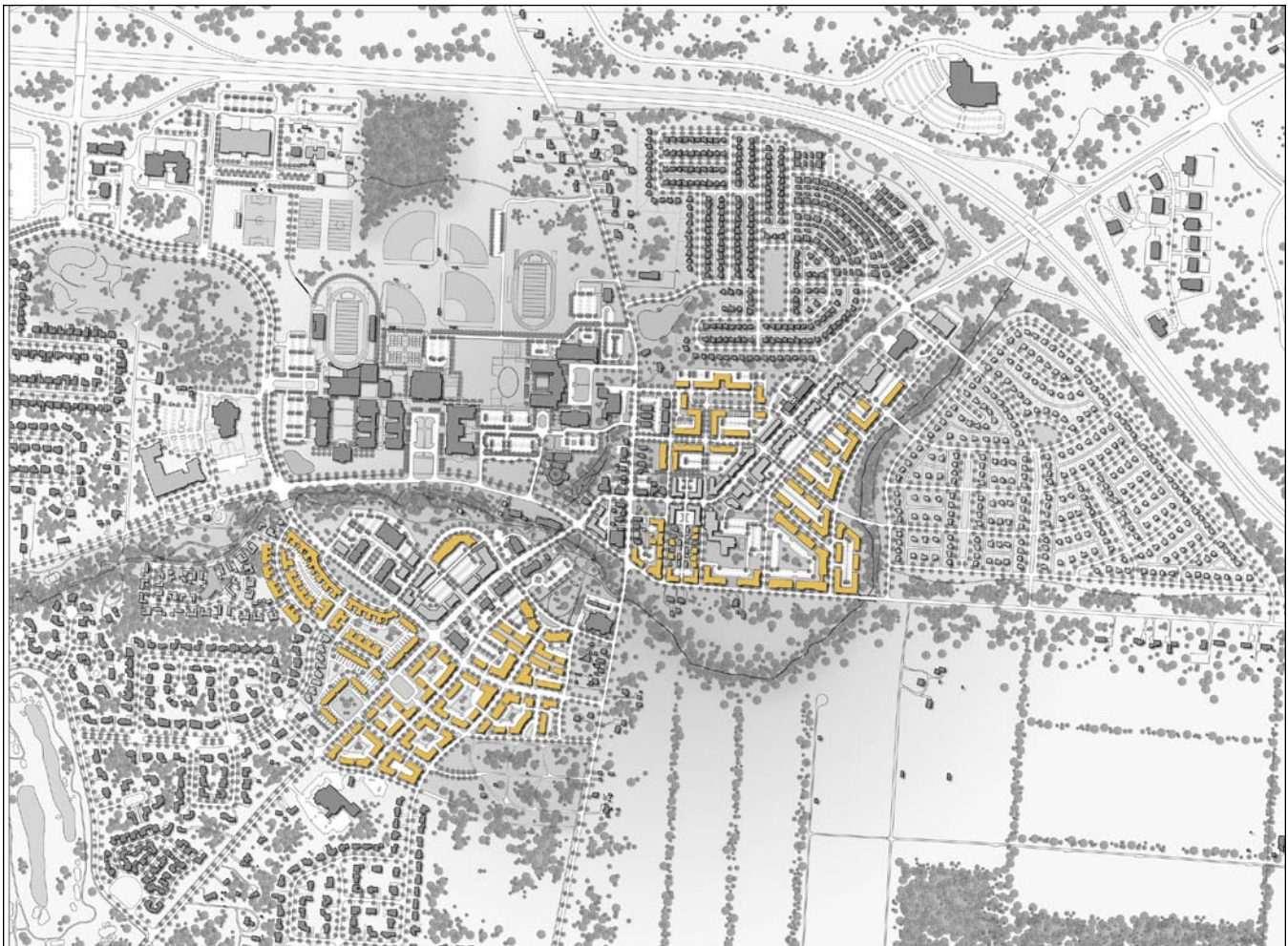


Figure 18 - Multi-Family Residential



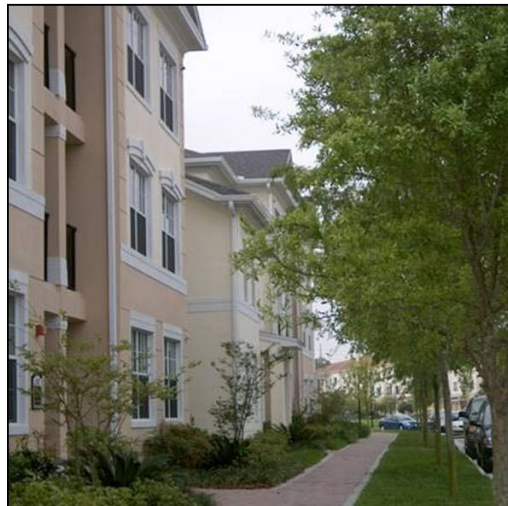
Units should enhance the character of the Village Center



Urban character multi-family housing



Multi-Family units should have a front door to the Village Center



Units should front the public streets and be located on the street with pedestrian amenities included



Multi-family housing



Townhomes



Townhomes

Single-Family Residential

The development of single-family residential is still encouraged within the Village Center but should occur at a higher density than typically found in other New Albany districts. Single-family units should be detached, typically on smaller, clustered lots other than in limited infill areas. Residential zonings are already in place for these sites so the unit counts have been accommodated in previous large scale land use planning for the Village. It is extremely important to provide multiple road and pedestrian connections to this type of use as not to isolate it from the rest of the Village Center.

Development Capacity

A general estimate of development capacity has been performed as an overall benchmark for the plan. The single-family residential indicated in the Village Center provides the potential for approximately 700 units. It is important to note that virtually all of these housing units are already accounted for in previous zonings in place since 1998. Only a limited number of infill houses in the Old Village or connecting adjacent neighborhoods are not already part of these earlier zonings.

Development Goals For Single-Family Residential

- *Quality architecture*
- *Inviting front facades with relationship to the street*
- *Sidewalks and pedestrian accommodations*
- *Organized community greenspace provided*
- *Front entrances located on the street*
- *Off-street parking / garages located to the rear with alley access*
- *Higher density*

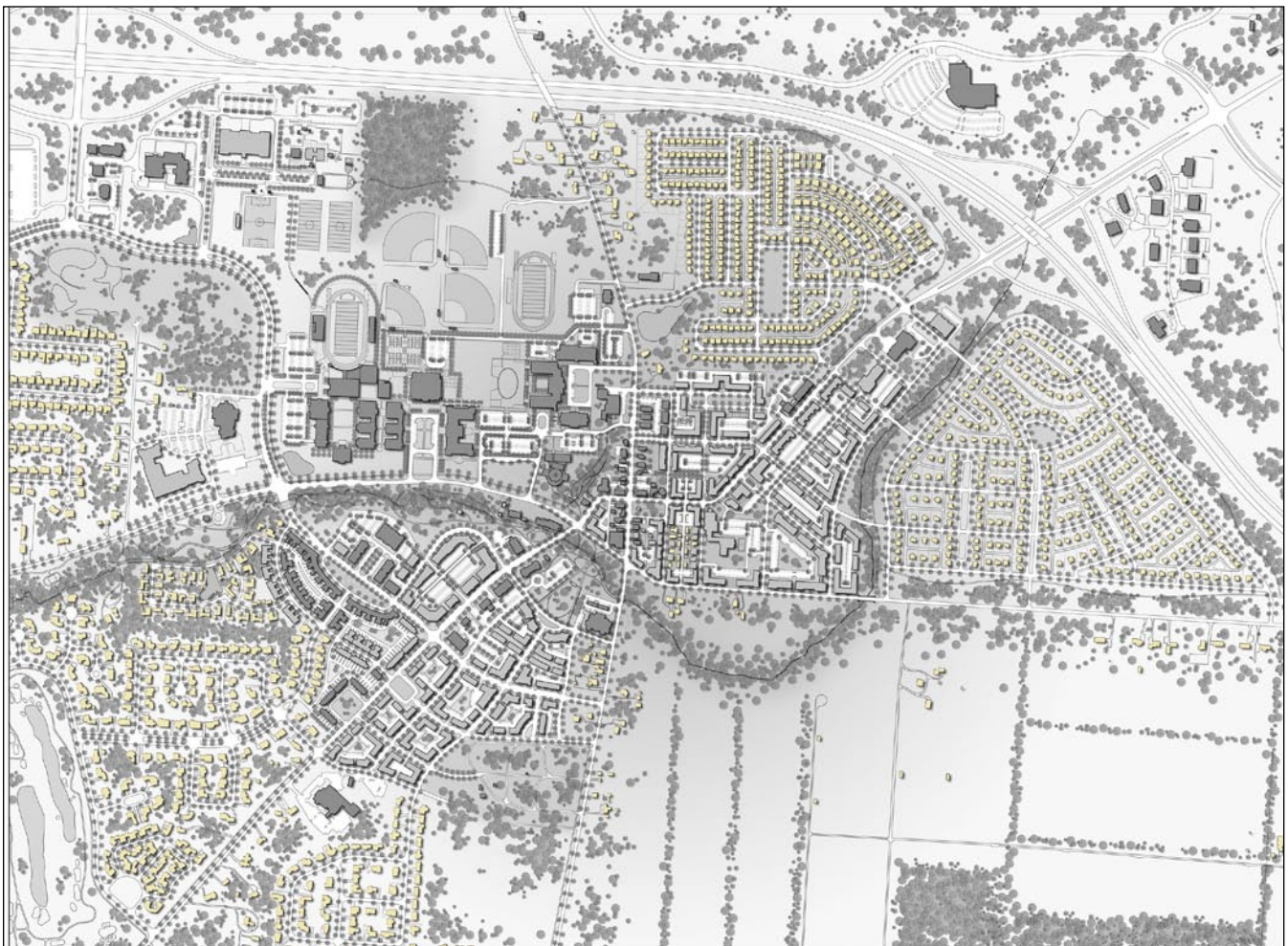


Figure 19 - Single Family Residential



Single family homes should have a street presence and parking should be placed to the rear



Well organized greenspace contributes to a residential development



Higher density residential is key to the success of the Village Center



Single family housing units should have a positive relationship to the street and to the community greenspace



Single family housing units are a necessary and important component of a successful Village Center



Garages should be located to the rear and the front door should face the street

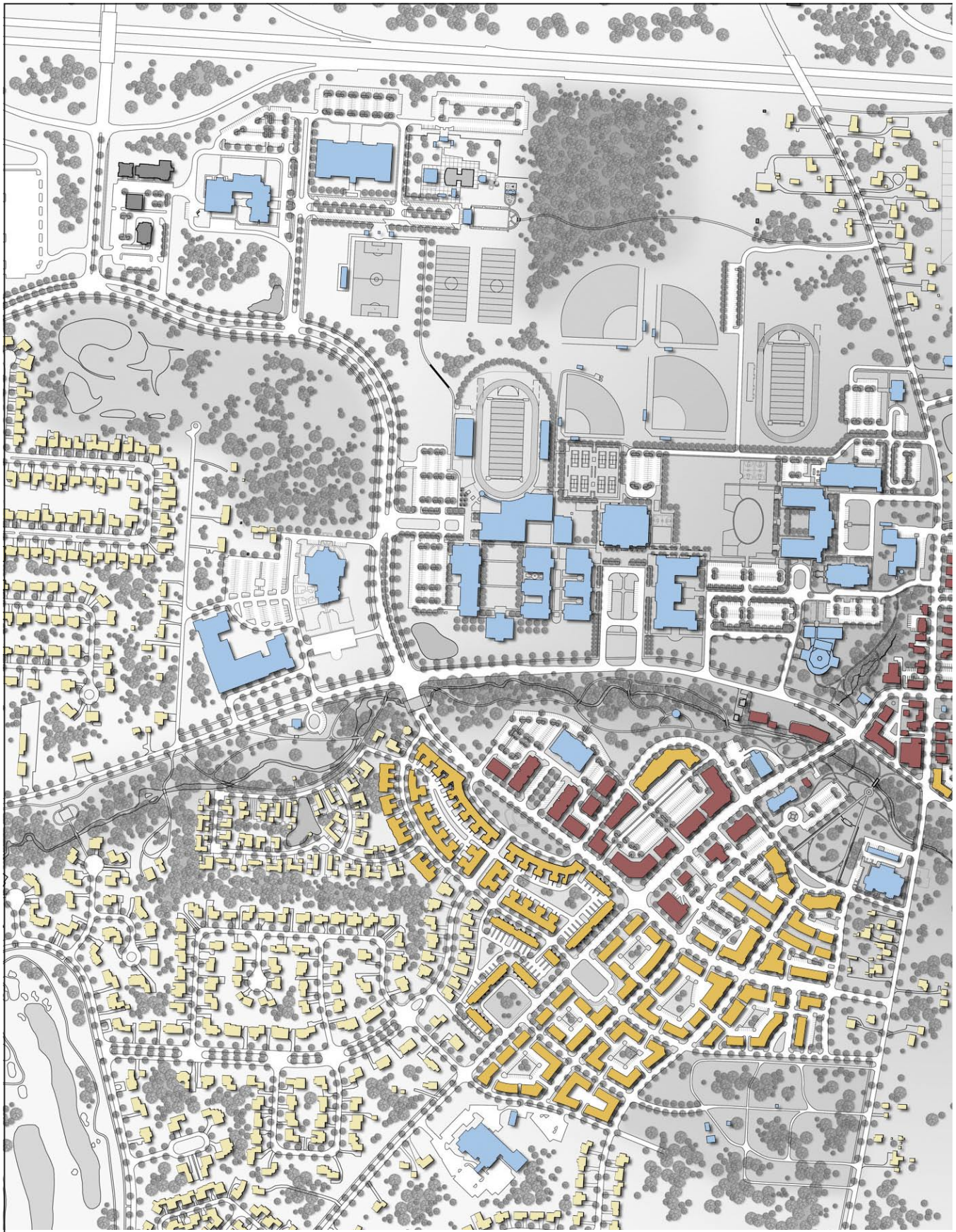
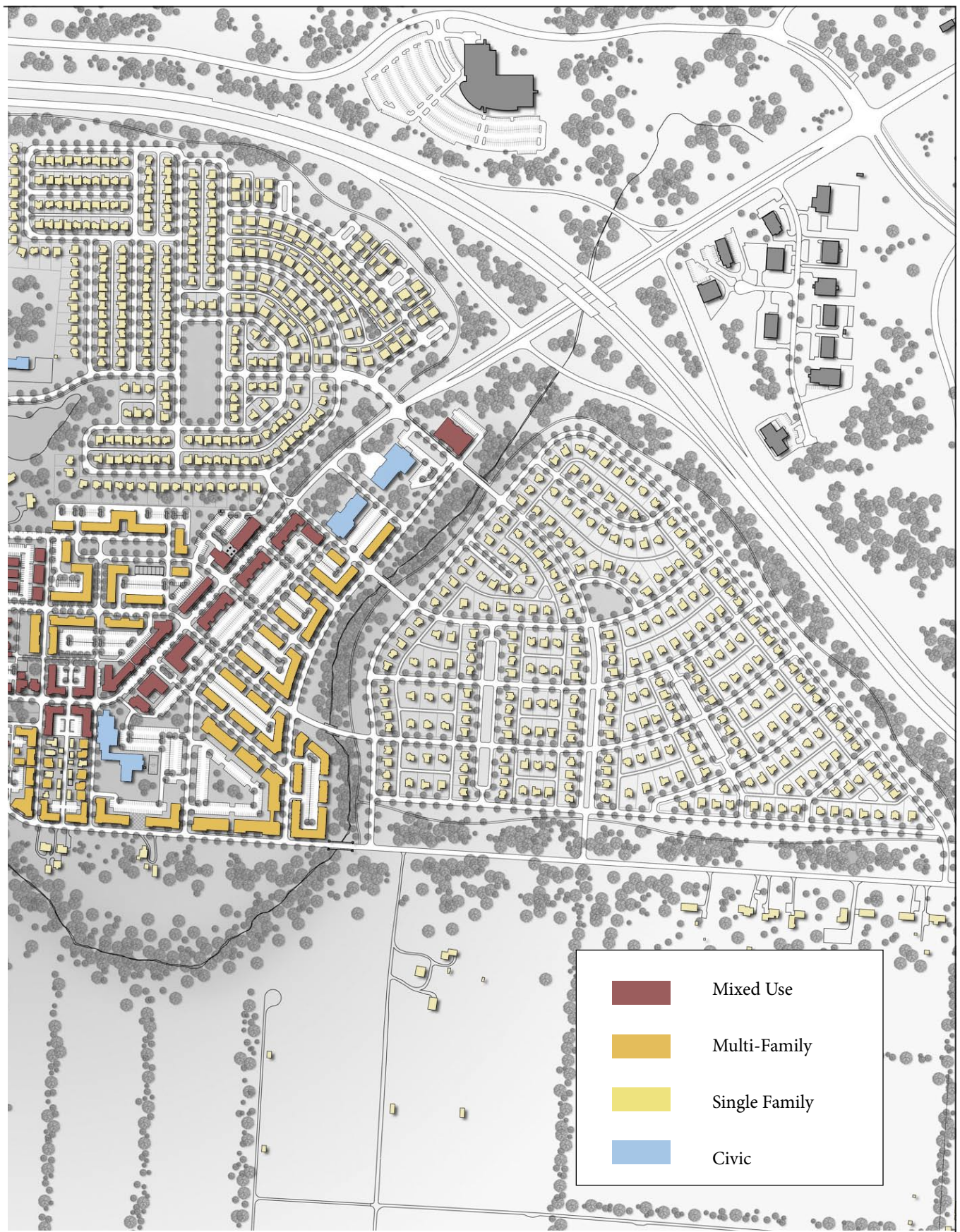


Figure 20 - Land Use Plan





ACTION PLAN
&
IMPLEMENTATION
STRATEGY

IMPLEMENTATION STRATEGIES

This chapter will outline an action plan, general implementation strategies and specific implementation strategies addressing each of the structural components of the Village Center as outlined in the analysis.

In order to create a quality Village Center the approach must be holistic and provide direction to property owners, developers and the Village of New Albany.

By addressing each of the Village Center building blocks; districts, blocks, corridors, lots and buildings, and providing the Village with an action plan we can be assured a quality Village Center that reflects the high quality of the New Albany community.

1. Zoning Regulations: Create and implement a new Village Center Zoning category

In an effort to streamline the development process for the Village Center a new Village Center Zoning Category or Overlay District should be created. The intention of a new zoning category would be to simplify the development process remove the current requirements in the code that are incompatible with Village Center goals and clearly communicate the expectations for development within the Village Center.

These new regulations should:

- Allow for mixed use development
- Prescribe the form and mass of buildings and their relationship to the streetscape.
- Include detail site development recommendations consistent with the Village Center Plan and the Village Design Standards

2. Land Use: Encourage mixed-use development and integrated land uses

The development of the Village Center should occur according to the recommended Village Center plan. Due to the size of the Village Center this development will be centered around two nodes of development.

Node A

The northern commercial corridor located along Main Street and High Street on the northeast side of the Village Center should develop with a mix of uses with a concentration on residential and office uses. Retail uses are encouraged largely to serve the office and residential community in the area.

Node B

A second area is also encouraged to develop with a mix of uses. This southwestern portion of the Village Center should develop with a greater emphasis on retail and entertainment uses. This area should house the higher concentration of Village Center restaurants and similar uses. This is the focal point of development that is likely to draw a crowd from outside the Village Center.

These two development nodes within the Village Center should complement each other.

3. Parking: Revise parking requirements with new Village Center zoning or overlay district to provide adequate, but not unnecessary, parking.

Adequate parking is essential to the success of the Village Center but should not come at the expense of disrupting the fabric and built edges of the development pattern. Development in the Village Center should be organized in such a manner as to minimize the impacts of parking. The typical suburban model of assessing parking requirements on a per use basis should not be the model applied to the Village Center. Instead, the parking requirements should focus on minimum standards that provide adequate service with an efficient allocation of land to do so. A maximum parking limit should continue to be used to avoid over-parking of sites. The parking model shall capitalize on the availability of on-street parking and maximize shared parking opportunities so as to reduce the overall parking needed for the Village Center.

Creative parking solutions should be employed. The following approaches to parking should be utilized throughout the Village Center:

- Cross-access between parking areas and shared parking agreements.
- Maximum parking ratio for overall Village Center.
- Strategic public parking locations.
- Full parking credits for on-street parking.
- Dual credit for uses in mixed-use buildings which have alternating parking demands.
- Waive internal landscape requirements for parking areas with less than 25 spaces.

On-street parking should be provided along all Village Center streets. Only in instances that it is not possible by extenuating circumstances (such as safety reasons) should on-street parking not be provided.

4. Public Spaces: Establish organized public gathering spaces to enhance Village Center identity, promote economic development and provide an amenity to residents and visitors.

Public spaces should be created within the Village Center in strategic locations as a focal element for the community and as a means of encouraging high quality development. These public spaces should be used to create synergy and uniqueness to the Village Center. Development of these spaces can be complemented both publicly and privately in the following manner:

- Public spaces should include the development of a central village green, Founder's Park, and enhanced streetscapes.
- A partnership promoting public spaces through development and private sponsorship as a complement to public investment.
- Public spaces can be provided with development by integrating promenades, seating plazas, pocket parks, and similar urban features.
- Public open spaces provide an opportunity to promote and preserve the heritage of the community.
- Public open spaces such as a civic sculpture garden should be incorporated into major civic structures such as the Performing Arts Center.
- Setbacks recommended for the Rose Run Corridor in the Rose Run Plan should be adhered to in all development.
- Provide for additional open space in new development.

5. Village Center Form: Utilize conceptual master plan in development review to establish a successful Village Center Form.

The following are the strategies related to specific plan elements:

Districts

- Development in the Village Center districts should follow the conceptual plan recommended in this document.
- Parking allocations should focus on the Village Center as a whole, not for any specific development. Shared parking is a priority.
- Create as many vehicular and pedestrian connections as possible between districts.
- Identify opportunities for public investments to further the goals of the plan.
- An overall stormwater plan for the Village Center should be undertaken focusing on a comprehensive approach rather than a site-by-site review.

Blocks

- Blocks within the Village Center should be established at appropriate lengths so as to promote walkability and increase interest. This length should be no greater than 600 feet long and 300 feet wide, smaller blocks should be encouraged.
- Blocks should be delineated by publicly dedicated streets at their perimeter. Every attempt should be made to reduce block size to less than the maximum length.
- Blocks should be arranged to provide multiple vehicular and pedestrian connections.

Lots

- Small lots of irregular orientation located along primary corridors should be encouraged to develop collectively. Effort should be made privately or publicly to organize and develop several at a time so that parcels have appropriate dimensions to properly front the roadway.
- Infill development on existing small lots in the historic Old Village must match the scale and character of traditional small-lot development.

Buildings

- The Design Standards must be implemented in conjunction with this plan to address the form and materials of individual buildings.
- Civic and institutional uses should be located within the Village Center according to the development priorities in this plan

Corridors

- The Village Center street hierarchy recommended in this plan should be followed and conditions along each street should adhere to the recommended condition for that street type.
- Along primary corridors, as defined in the street hierarchy, additional curb cuts should be avoided.
- Gateway treatments should be located where recommended in this plan. This is also an appropriate use for capital improvement money according to the recommended phasing plan.
- All overhead utility lines located along primary corridors, neighborhood collectors and neighborhood streets should be relocated outside of these corridors - either buried or moved to alleys behind the buildings
- Leisure trails and sidewalks should be completed according to the recommendations in this plan.
- Pedestrian Zone amenities recommended in this plan should be implemented into new developments.
- Retention/detention ponds should not be located along public roadways, but internally on the site if needed. Stormwater should be handled according to an overall village plan and not on a site-by-site basis.

Less than One Year

1. Regulatory Update

- A. Adopt The Village Center Plan.
- B. Adopt the proposed Architectural Design Standards.
- C. Update parking code to better reflect Village Center development goals
- D. The Village of New Albany should adopt a new zoning category or overlay district for the area of the Village Center as outlined in the plan and the implementation strategies of this plan..

2. Employ economic development tools to attract businesses to locate within the Village Center

One to Three Years

1. Encourage Private Development within the Village Center.

- A. Provide economic incentives for development within the Village Center.
- B. Improve public infrastructure and civic amenities within the Village Center to continue to encourage development within the Village Center.
- C. Implement a greenways and park plan for the Village Center

2. Public Land Acquisition

- A. Establish a method for a Village land banking approach
- B. Consider a land trust / conservation district to acquire land for open space / passive parks / riparian stream corridors.

3. Create a comprehensive Village Center stormwater management plan

AMENITIES LIST

Village Center civic and infrastructure improvement projects are instrumental to the success of the Village Center. Priority for these projects should be determined by the availability of funding and the resulting benefits to the development and/or community.

Gateways

Gateways signify the important entrances into the Village Center and provide a location to transition to the more urban character of the Village streetscape. The gateways can incorporate signage, a monument, or change of pavement materials as determined appropriate. The locations of the gateways are as follows:

- Dublin-Granville Road (west) and Fodor Road intersection
- Dublin-Granville Road (east) at the Rose Run stream crossing
- High Street at the Plain Township Cemetery
- High Street at Chappell Drive
- Main Street at Alpath Road
- Main Street at Chatham Green Drive

Streetscapes

Improvements to the Village Center streetscape on High Street have been completed between Dublin-Granville Road and Main Street. Streetscape improvements to other primary corridor roads should be phased in and implement the same standards established on High Street. Other neighborhood roads should have complementary streetscape elements as the primary corridor roads. Specific road sections that need improvement include:

- High Street north of Main Street
- Main Street from Dublin-Granville Road to Chappell Drive
- Dublin-Granville Road from Main Street to the east gateway
- Second and Third Streets

Founder's Park

This park will complete the Civic Core district of the Village Center and provide a central organizing element to the surrounding municipal buildings. The design of the park which should connect to the Rose Run Corridor to the north will require the re-orientation of the Village Hall parking area to provide this green connection. This park will create an important linkage between the residential units located south of Village Hall Road and the Rose Run Corridor. Founder's Park will also provide a more appropriate formal space for the historic grave sites located adjacent to Rose Run.

Village Green

The Village Center master plan indicates a village green located in the historic core of the village center. While the green could be located in a number of locations in the historic core, the primary focus is to provide a framing element to encourage redevelopment around its edges.

Sculpture Garden

The sculpture garden was conceptualized to provide an additional outdoor cultural amenity for the community and specifically the new performing arts center. The garden should provide a formal space to feature works of art.

Leisure Trails

Establishing an interconnected leisure trail system has been successful goal of the Village. A few connections are remaining to link the Village Center with the rest of the community. These few connections include:

- Establishing a leisure trail on the west side of High Street/New Albany Condit Road north of Chatham Green Drive
- Connect the Village Center with a leisure trail along the west side of Reynoldburg New Albany to tie into the Plain Township Cemetery and the subdivision to the south.

Multi-Level Garage

Several locations for a multi-level garage have been indicated in the plan. A parking garage should be constructed as additional Village Center commercial development occurs. Until then, off and on-street surface parking should be used to service the developing retail and office uses.

Rose Run Corridor

Efforts should be made to make the final connections through the Rose Run Corridor from Founder's Park and areas westward.

Rose Run Corridor Signage

Special identification of Rose Run should be put in place along the corridor. This identification should signify it as the primary natural feature of the Village Center. It should also inform the public about ongoing restoration efforts, significant tree/plant species, and leisure trail opportunities as well as coordinate with an overall village trail way-finding signage system.