

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

January 25, 2021

6:00 p.m.

Special Meeting

Call to Order: President Houk

Roll Call: Clerk of Council

Presentation of Updated *Town Center Conceptual Framework*

Discussion and Q&A regarding Framework

Discussion & Consensus regarding Park/Public use space at Beulah and Town Center

The interplay of amenities in city parks



Town Center Conceptual Framework



2021



ACKNOWLEDGMENTS

CITY ADMINISTRATION

Richard L. "Ike" Stage, Mayor
Charles W. Boso, Jr., City Administrator
William F. Vedra Jr., Deputy City Administrator

MEMBERS OF CITY COUNCIL

Christine Houk, Council President
Roby Schottke, Lands Chair
Ted A. Berry
Randy Holt
Aaron C. Schlabach
Tami K. Kelly, MMC

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Michael Linder, Vice Chair
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Kyle Rauch, Development Director
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Dashiell Logan, Development Planner
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Resolution:

DATE:

September 2019

REVISED January 2021

Prepared by the
Grove City Development Department
in Coordination with

landplan studios



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INTRODUCTION

Central Ohio is a desirable region that is anticipated to grow by more than one million people and 300,000 jobs by 2050. Grove City, one of the fastest-growing communities in the region, is anticipated to realize its share of that growth; however, as described in the Mid-Ohio Regional Planning Commission's (MORPC) insight2050 report in 2015, this growth will not be the same as that experienced in the past. Combined with the changing demographics and shifts in consumer trends, future growth will not be concentrated predominantly in single-family homes but in a mixture of housing types. Additionally, as housing and preferences of aging populations and young adults are shifting toward urban environments, Grove City's Town Center will be a prime area for future development.

The Grove City Town Center Framework builds on the recommendations of previous planning studies, with new strategies and objectives based on current development opportunities in the Town Center. The goals identified in this framework were previously recognized as priorities in the GroveCity2050 Community Plan adopted in 2018 and other city plans to achieve the community's vision for the Town Center. These goals are also reflected in the bylaws of the Heart of Grove City (Grove City Town Center, Inc.) which encourages promoting the Town Center as an exciting place to live, shop and invest as well as improvements and new development. Additionally, community surveys consistently show the public's support in the continued reinvestment in the area.

PURPOSE

The Town Center Framework will serve as a policy guide for the implementation of public realm enhancements, contextual economic development initiatives and general objectives for infill development to preserve the history and enhance the unique character of the Town Center. The framework is not a static, exhaustive inventory of the potential development and public improvement opportunities in the Town Center. Instead, it is a dynamic document to be used to inform and guide near-term and future infill development and redevelopment proposals, and should be updated periodically to capitalize on future opportunities to ensure the continued vitality of the Town Center.

Similar to the 2013 Beulah Park Framework, a planning "Framework" is intended to be a flexible document that contains the underlying vision, strategies, priorities, and principles to provide the basis for policies to be contained in a later Plan.

SCOPE

The boundary of the area considered the Town Center for the purpose of this Framework is defined, generally, as Front Street to the west, Kingston Avenue to the south, Third Street to the east and White Place to the north. A map of this boundary is shown on the following page.

As the heart of the community, the Town Center is a high priority for Grove City residents, local businesses and owners, as well as the City and many civic groups. In recent years, numerous plans and studies have been completed to ensure the area maintains its unique historic character while taking advantage of opportunities to improve and expand this exceptional community asset.

The most recent studies are listed below, and it is important to note many of the principles and goals have remained consistent in all Town Center Plans since the 1987 Town Center Plan by Trott & Bean Architects Inc.

- **Town Center Plan**
(Lincoln Street Studio, 2008)
- **Town Center Parking Study**
(Desman Associates, 2009)
- **Town Center Plan Supplement**
(Lincoln Street Studio, 2011)
- **Town Center Concept Plan**
(Pizzuti Solutions, 2013)
- **Town Center Parking Summary**
(Braun & Steidl, 2015)
- **Town Center Public Realm Vision**
(Edge Group, 2016)

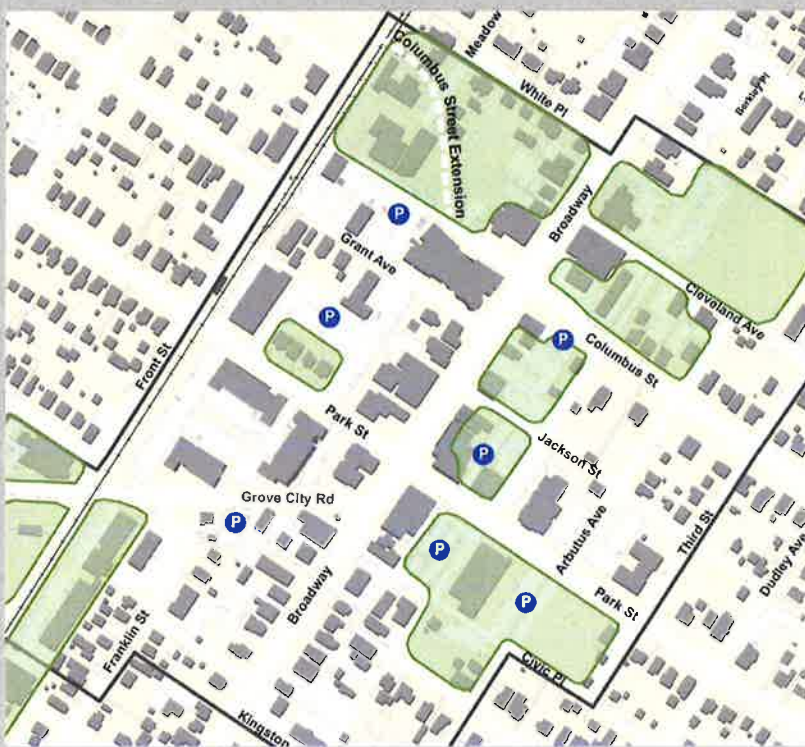


BACKGROUND

More than \$33 million in public and private money has been injected into the Town Center area through recent projects including the Grove City Library, Broadway Station, Hop Yard 62, Cultivate, Zassy's Tap Room, the Grove City Brewing Co., Transcend Coffee + Roastery, Local Cantina, and Blu-Willy's, as well as the Gold Star Families Memorial and relocation of Columbus Street. Many of these private projects utilized City incentives including the Town Center Commercial Revitalization (TCCR) Grant Program established in 2001 and the Town Center Loan Program. The City has also had great success and has been able to deliver a number of recent redevelopment projects through public/private partnerships. Through these incentives and public/private partnerships, this investment in the Town Center is anticipated to continue as demand for walkable, urban environments increases.

In December 2017, the City issued a Request for Proposals (RFP) to solicit plans from private developers on the redevelopment of the former library site on Park Street. A committee was formed to review the two responses received. It was determined that the City should examine how the site related to the entire Town Center, to ensure any development on the former library site tied into other development opportunities and reflected the desired character for the entire Town Center. In addition to the former library site, a number of opportunities exist within the Town Center for redevelopment. The Town Center Framework will help ensure that future development in the area exhibits the desired character to achieve the goals and objectives identified for the Town Center.

Redevelopment Opportunities



The size of a site is a vital aspect of its ability to be redeveloped. Based on other case study developments, two acres is an ideal size for new projects in the Town Center area, to create a vibrant mix of uses while accommodating other requirements such as parking, utilities and other services for the building. Many of the sites identified for redevelopment are currently under-utilized, do not exhibit the desired development patterns for a Town Center, or are held by a single property owner that has expressed interest in redeveloping.

Highlights:

Schoedinger Funeral Service: In 2018, property was rezoned on Hoover Road at Kingston Avenue to relocate Schoedinger Funeral Service. After the new project is constructed, the 2.76 acres on Broadway north of Cleveland Avenue will be available for redevelopment.

Former Library Site: The library structure was demolished in 2019, and legislation was adopted in November 2019 to preserve the site for a public gathering space.

Columbus Street Extension: The planned extension of Columbus Street, connecting Broadway and the new residential and commercial areas within the Beulah Park development, has been designed to provide the character of a pedestrian plaza, with outdoor seating and gathering areas to complement future development on both sides of the roadway. Presentations on the plaza concept showing the potential for multi-story buildings framing the plaza were presented to City Council in 2016 (see image to the right, prepared by EMH&T).



THE PLANNING PROCESS

A public meeting was held at the Grove City Library on August 20, 2019, to present a draft of the Town Center Framework and was attended by 40 residents. The presentation included an overview of the draft goals and objectives, as well as an Illustrative Vision Plan outlining potential development scenarios on public and private property.

Based on the input received from the public meeting and survey, the Illustrative Vision Plan was removed from the Framework, and the focus of the Framework was shifted to the public realm: the streets and sidewalks connecting public and private development sites.

Town Center Framework Survey

A survey was distributed to attendees of the public meeting on August 20, 2019, and was made available on the City's website through September 6, 2019. Questions related to how people use the Town Center and what improvements people wanted for the area. General comments about the survey results are noted below. **A more detailed summary of all survey questions and responses is included with this Framework as Appendix A.**

203 surveys were collected - 32 from meeting attendees and 171 from online responders. Generally, the survey showed that responders were supportive of the Framework, with 72% saying that it represented the appropriate principles for redevelopment. The survey also showed that there was a desire for more activity in the Town Center.

- 39% of those surveyed stated they most frequently come to the Town Center for dining, 27% for events, and 18% for other business/services.
- Nearly half (46%) of those surveyed indicated they wanted to see more restaurants in the Town Center. The next popular choice for preferred services in the area was public parking, (16%), followed by open space (13%) and retail (11%).
- A large majority of respondents (73%) travel to the Town Center by way of their personal vehicle, and 84% are willing to walk at least two blocks to reach their destination.

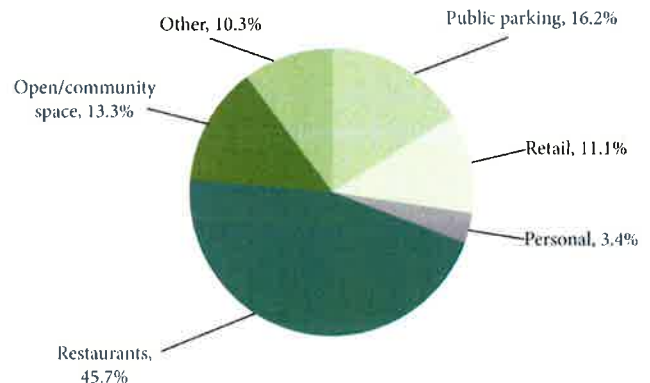
IF YOU COULD DESCRIBE THE EXISTING CHARACTER OF THE TOWN CENTER IN ONE WORD, WHAT WOULD IT BE?



Who did we hear from?

45% of those surveyed have lived in Grove City for more than 20 years. Responder's connection to the Town Center was also diverse, with 44% being visitors, 44% being neighborhood residents, and 12% being a business or property owner in the area.

WHAT SERVICES WOULD YOU LIKE TO SEE MORE OF IN THE TOWN CENTER?



IF YOU COULD DESCRIBE YOUR IDEAL CHARACTER OF THE TOWN CENTER IN ONE WORD, WHAT WOULD IT BE?

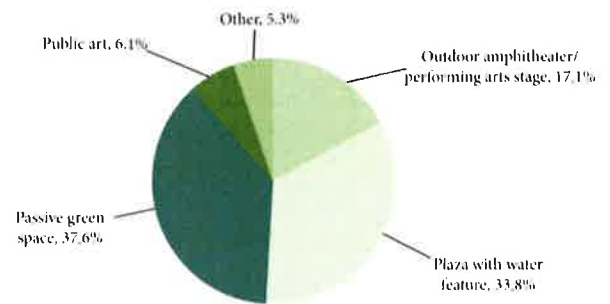


THE PLANNING PROCESS

Open Space in the Town Center

Based on preliminary feedback from the public and community organizations regarding development in the Town Center, multiple questions on the survey related to open space. Questions included what features are most desired in a Town Center community space and what parks in other communities most closely match the ideal for Grove City's Town Center.

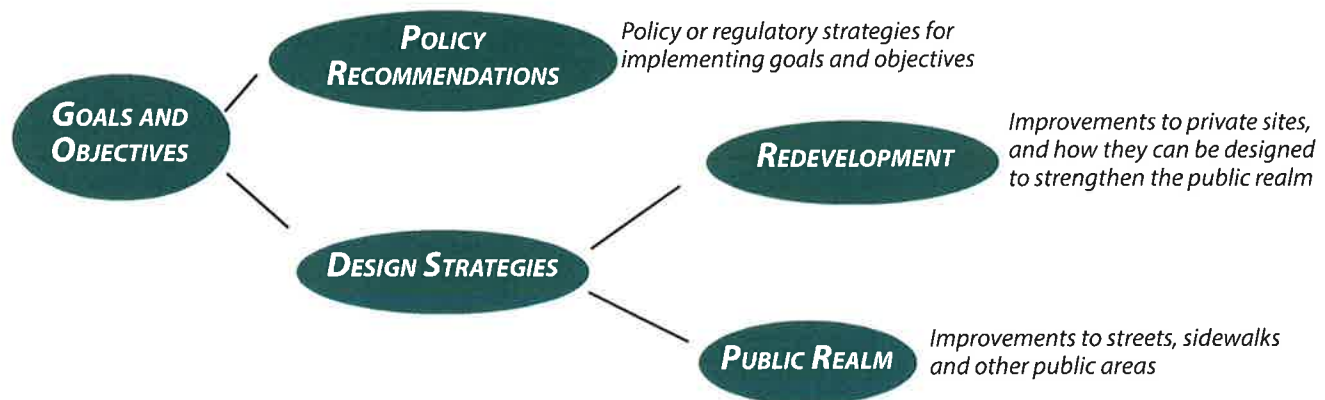
More information on open space and community space in the Town Center can be found on page 9.



HOW THE PLAN IS ORGANIZED

Similar to the Beulah Park Conceptual Framework which established general principles for the redevelopment of the site, the Town Center Framework contains recommendations to guide development in the Town Center to ensure it preserves and contributes to the history and unique character. These recommendations relate to both public areas and private development. Recommendations for private development are examined in terms of their relation to the streets, sidewalks and other public areas, referred to in the remainder of the document as the public realm.

Three overarching goals are identified for the Town Center, each with specific objectives for their implementation. Specific strategies for implementation are organized in the remainder of the document as policy recommendations or design strategies, with design strategies identified for either the public realm or redevelopment on private sites.



WHAT IS THE PUBLIC REALM?

The public realm is any area outside private property. It includes streets, sidewalks, public parks and squares, and any other outdoor space that is available to the public with limited restriction. A study was conducted in 2016 to provide detail on the desired street furnishings, roadway treatments and other streetscape aesthetics in the Town Center. The 2016 Public Realm Vision also recommended new pedestrian connections and improvements to select roadways.

Although this Town Center Framework contains recommendations for development patterns and design strategies for private property to strengthen the public realm, it is not intended to dictate how private property develops. Instead, the goal of the Framework is to establish design priorities so that private property strengthens the public realm, creating a safe environment for pedestrians.

GOALS AND OBJECTIVES

The 2018 GroveCity2050 Community Plan, guided by a 30-member steering committee, received extensive public input through a variety of avenues including public workshops, tables at events, and online surveys. This input indicating that the community views the Town Center as a tremendous asset that should be further promoted and prioritized for investment. This community support for investment in the Town Center is also consistently echoed in the biennial community survey conducted by Saperstein Associates.

Through the analyses conducted in support of the Community Plan, as well as the other recent planning efforts for the Town Center, three key goals with specific objectives are recommended within the Town Center Framework, which reinforce the previously identified goals and objectives contained in past plans.

Goal 1:

Preserve and Strengthen the Unique Character of the Town Center through appropriately scaled and sited redevelopment, both public and private, at underutilized sites.

Objectives

1. Pursue National Register of Historic Places status for the Town Center and A.G. Grant's Beulah Subdivision
2. Implement the recommendations of the Town Center Public Realm Plan for urban open spaces, streetscape enhancements and pedestrian connections
 - Create a street tree master plan
 - Continue to evaluate standards for outdoor seating in the Town Center
 - Ensure areas exhibit strong neighborhood qualities, including walkability, integrated open space and housing options



34% of survey respondents ranked "Preserving and strengthening the character of the Town Center" as the most important objective for redevelopment in the Town Center.



GOALS AND OBJECTIVES

Goal 2:

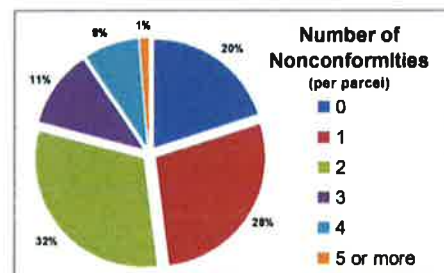
Enhance the Economic Vitality of the Town Center through attraction efforts and potential changes to the regulatory context to allow for and encourage the desired character of development.

Objectives

1. Prioritize attraction efforts to businesses and uses that will generate foot traffic and activity
 - Inventory existing businesses currently operating in the Town Center to determine where efforts could be made to attract more visitors and business patrons to the area
 - Ensure a variety of housing opportunities are available in the Town Center to support the businesses and generate activity
2. Eliminate regulatory barriers to promote mixed-use, walkable developments
 - Complete area-wide rezoning of properties in the Town Center to ensure that standards reflect the desired character for the area (permitted uses, building materials, signage standards, etc.)
 - Ensure that the zoning code defines and permits a range of housing types, aligned with demographic trends for housing preferences, to continue to bring energy and vitality to the Town Center economy
 - Encourage investment in the community by updating the City's regulations to allow for administrative approval of certain projects in the Town Center for a more streamlined process
3. Foster and grow the local entrepreneurial spirit by adopting policies to encourage and support a variety of development and business types
 - Conduct reviews of Town Center plans and initiatives, such as the district parking strategy, business mix and needs and visitor experience, as redevelopment in the area continues
 - Continue to encourage more amenities and entertainment options in the Town Center, including restaurants



32% of survey respondents ranked "Encourage a variety of development and business types" as the most important objective as redevelopment occurs in the Town Center.



A study of Town Center properties conducted in 2008 found that 80% of properties in the Town Center area (outlined in red in the image to the right) did not comply with at least one regulation of the zoning code.



GOALS AND OBJECTIVES

Goal 3:

Improve Pedestrian and Vehicular Circulation, Connectivity and Wayfinding to and within the Town Center to ensure the area maintains its walkable, pedestrian-oriented character.

Objectives

1. Complete a safe and convenient pedestrian circulation network throughout the Town Center
 - Implement pedestrian connections recommended in the 2016 Town Center Public Realm Plan and other appropriate locations
 - Ensure pedestrian connections and cross-access easements are provided within redevelopment projects.
2. Manage vehicular circulation to prioritize pedestrian safety and mobility
 - Enforce low traffic speeds to prioritize bicycle and pedestrian comfort over the conveyance of vehicular traffic
 - Manage and consolidate access points along thoroughfares to eliminate unneeded curb cuts that create gaps along the streetscape and introduce vehicle/pedestrian conflict points



Proposed Pedestrian Connection Enhancements from the 2016 Town Center Public Realm Vision



Source: [Google Maps Streetview](#), July 2018



The pedestrian promenade between Broadway Station and the Grove City Library

23% of survey respondents ranked "Pedestrian safety" as the most important objective as redevelopment occurs in the Town Center.



DESIGN STRATEGIES: PUBLIC REALM

Urban Design Strategies—Public Realm and Redevelopment

A number of the goals and objectives in this Framework focus on improving pedestrian and vehicular circulation and enhancing the aesthetic quality and developable character of the Town Center. The strategies for achieving these goals and objectives can be divided into those that deal with improvements within public spaces or public realm enhancements, and those that involve privately owned sites and the desired redevelopment for these locations.

Public Realm Places and Spaces

In urban environments like the Town Center, the pedestrian realm of the streets is the most prevalent and functionally important type of public space. As noted in the 2008 Town Center Plan, streetscape improvements turn the public realm into linear parks in the Town Center. These spaces should be designed to support adjacent commercial and recreational activities by creating a safe and pleasant pedestrian environment through pavement enhancements, seating areas, lighting, street trees and landscaping. Where there are gaps in the pedestrian circulation and streetscape network, efforts should be taken to provide sidewalk connections.



CIVIC SPACE AND OPEN SPACE IN THE TOWN CENTER

A variety of open space types connected by a robust pedestrian realm encourages walkability, which, in turn, creates vitality and cultivates a sense of community. Both the GroveCity2050 Community Plan and the 2008 Town Center Plan recommend having a variety of civic spaces connected by a public realm functioning as additional civic space in the Town Center. Parks and plazas should be distributed in prominent locations along the streetscape throughout the Town Center, appropriately designed and sized to accommodate the range of activities desired at various locations.

Recognizing open space is important to the community based on preliminary feedback from the public and community organizations on development in the Town Center, the Town Center Framework survey conducted in August and September 2019 included questions about the public's desire for park space in the area.

In November 2019, City Council approved C-59-19, which reserved the block containing the former library (bound by Park Street, Arbutus Avenue, Civic Place and First Avenue) for public gathering space, to include performance space and public restrooms. City staff began working with OHM Advisors in March 2020 to design this park space to ensure it integrated with existing and potential future development in the area. In addition to ensuring the elements noted by City Council in C-59-19 were incorporated, staff provided input received from the public through the Town Center Framework survey which found that the top features desired in a new park in the Town Center were passive green space, a plaza with water feature, and a performing arts stage.



OHM engaged community stakeholders to provide input and feedback on park features and design through phone interviews, as in-person meetings were restricted due to COVID-19, and the preliminary concept plan was also presented to the Park Board for comment in September 2020 where the Board recommended the preliminary design to City Council. The concept design of the Town Center Park displayed above was presented to City Council in October 2020; however a number of residents spoke at the meeting about the desire to expand the park to cross Arbutus Avenue and include the 3/4-acre City-owned property to the southeast. Before Council action was taken to vacate Arbutus, Council noted the importance of the Town Center Framework to allow for additional public input and to view the issue on a larger scale as it relates to other area improvements.

CIVIC SPACE AND OPEN SPACE IN THE TOWN CENTER

UNDERSTANDING EXISTING CIVIC SPACE IN THE TOWN CENTER

As discussion began on the design of the community space on the former library site, it became apparent that a firm understanding of existing civic spaces in the area was needed in order to ensure that the new park space did not detract from existing spaces, and that it also considered potential civic spaces associated with future redevelopment.

The information below and on the following page shows existing civic spaces in the Town Center as well as how the Town Center interrelates with Beulah Park, which will feature more than 30 acres of community space in addition to trails and public art, connected to the Town Center via the Columbus Street extension and plaza. The image also captures civic spaces planned but not yet constructed and opportunities for civic spaces with future development.





INTEGRATING THE FORMER LIBRARY SITE COMMUNITY SPACE INTO THE FRAMEWORK

As shown in the exhibit above, the proposed community space serves as the southern terminus of a First Street Promenade, similar to the Pedestrian Promenade on the west side of Broadway connecting Broadway Station to the new Library. The space creating the northern terminus of this Promenade will be designed at the time the Schoedinger property is redeveloped. Ensuring the former library site is designed to allow for sites around it to redevelop is also important. Based on feedback from the committee formed to review responses to the Request for Proposals (RFP) for the site in October 2018, there is a desire for appropriately-scaled mixed-use development offering service businesses, offices and residential uses, designed to integrate into the area.

DESIGN STRATEGIES: PUBLIC REALM

Pedestrian Mobility Improvements

Pedestrian activity in the Town Center will continue to increase as the number of people living in and around the Town Center grows. Pedestrian safety and comfort should be given priority over efficient vehicular circulation. Typical of an urban core, most properties in the Town Center do not include off-street parking. As such, parking is generally located in public lots located to serve area properties. The connections between these parking areas, generally located on the perimeter of the area to allow for more activity within the core, need to be designed to safely convey pedestrian traffic between parking and the destination.



Modifications to traffic signal and pedestrian signal timing can result in safer pedestrian crossings. Shorter traffic cycles and longer walk intervals provide better service to pedestrians. Traffic signal coordination between the relatively closely spaced intersections along Broadway could produce slower traffic speeds.



Other creative solutions such as four-way pedestrian signal phases or pedestrian scrambles that stop all vehicular traffic allowing pedestrians to cross an intersection in all directions could be examined at busy intersections such as Columbus Street and Broadway. A further detailed study of the potential benefits of modifications of the timing of traffic signal and pedestrian signal phases should be examined.

GROVE CITY 2050

Although Broadway is a US Highway (US62) and a State Route (SR3), and is noted as a Principal Arterial on the City's approved Thoroughfare Map, it also bisects the core of the Town Center. The Transportation Chapter of the GroveCity2050 Community Plan classified Broadway between Southwest Boulevard and Rensch Road as a "Main Street" character type, noting that the priority should be on pedestrian comfort over the conveyance of vehicular traffic.

Street Design Priorities: Mixed Use Context

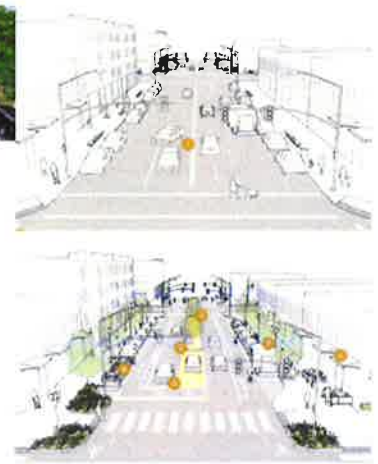
Locations where a mixture of uses are integrated such as the Town Center or other neighborhood or employment centers, offer the greatest opportunity for a balance between travel modes. Streets in this context should:

- > Accommodate higher levels of pedestrian activity
- > Reduce motor vehicle speeds
- > Provide on-street bike lanes or shared-use paths
- > Promote pedestrian-oriented development
- > Design streets with on-street parking

Design Examples



Narrow vehicular lanes, landscaped medians, curb extensions and bike lanes can make streets within mixed use areas (particularly main streets) more inviting to pedestrians, while providing an acceptable level of traffic flow.



The GroveCity2050 Community Plan outlines recommendations for street design priorities based on the context of a roadway. Within mixed-use contexts such as the Town Center strategies including landscape medians, curb extensions and bike lanes are noted to make these environments more comfortable for pedestrians.

DESIGN STRATEGIES: REDEVELOPMENT

Building Placement

Where there are opportunities for redevelopment in the Town Center, the placement of new buildings should continue the historic development pattern established along Broadway. New buildings should be placed along property lines fronting roadways, with parking and other service functions located to the rear of the building.

New development should contribute to the creation of a continuous “architectural edge” of building façades along the block frontage. This relationship of buildings to the street complements the character of the public realm, provides edges along the streetscape to create a well-defined public space, calms traffic speeds along the roadways and limits potential points of conflict between pedestrians and motor vehicles for a positive, walkable environment.

The relationship of the building façade to the adjacent street frontage is the key organizing principle of the Town Center Form-Based Code, currently under development for future incorporation into the Zoning Code.

Block Service Courts

Service courts on the interior of blocks can be created for locating mechanical equipment, utility structures, refuse collection and parking, by strategically placing infill buildings to complete the block. Siting infill buildings on opposing or perpendicular street frontages from existing buildings, leverages the backs of these buildings to create space for necessary functions between and behind the buildings, while improving the appearance of the pedestrian realm of the entire block perimeter.

Given the pedestrian-oriented character of the Town Center, screening these utility areas or improving their appearance from the right-of-way along other areas utilized by pedestrians becomes even more important to achieve the desired character for the area.



The service court created by framing buildings along Broadway, Park Street and Grant Avenue was designed to create an attractive pedestrian experience between Broadway Station and the Grove City Library. The buildings on the east side of Broadway south of Park Street are an example of an opportunity to improve area aesthetics, given the visibility of these structures from the former library site.

Off-Street Parking Placement

Off-street parking facilities, whether public or private, should be placed to the rear of the lot, behind the primary structures, to maintain the character of the Town Center. Ideally, small off-street surface parking lots would be evenly and unobtrusively distributed throughout the Town Center. However, given the amount of parking needed to adequately serve businesses and residences in the Town Center, it is not practical or possible to provide all of the parking necessary on the same block without damaging the historic development pattern with large areas of surface parking consuming the block. Larger off-street parking facilities should be located at the periphery of the Town Center but within a convenient walking distance. Any proposals for structure parking should be carefully considered, given their high cost and potential aesthetic impact.

DESIGN STRATEGIES: REDEVELOPMENT

Vehicular Access Management

While making the Town Center more navigable for vehicles is important, pedestrian movement should be prioritized. Pedestrian-oriented streets minimize areas of potential conflict between pedestrians and turning vehicles by locating vehicular access points in safe, predictable locations. Vehicular access to parking and service areas on the interior of the block should be from side or rear service streets, with the primary block frontages uninterrupted by vehicular access points. Relocating vehicular access away from areas of high pedestrian activity results in fewer pedestrian conflicts and safer crossing. Existing vehicular access points to parking and service areas should be examined for potential relocation or elimination as part of potential redevelopment projects.

Curb extensions can be implemented at Park Street along Broadway to shorten the crossing distance across the street, while requiring motorists to turn at slower speeds due to the constrained width of the travel lanes created by the curb extensions.



Internal Pedestrian Connectivity

As part of redevelopment proposals, internal pedestrian connections should be provided between parking areas on the interior of the block and building entrances along the street. Several pedestrian connections are recommended in the 2016 Town Center Public Realm Plan between existing public parking areas and Broadway.



POLICY RECOMMENDATIONS

To implement many of the objectives identified within the Framework, policy and/or regulatory strategies must also be examined. The following pages outline recommendations from a policy perspective as opposed to the design perspective outlined on previous pages.

Formally recognize existing historic resources in the Town Center by pursuing National Register of Historic Places status.

The National Register of Historic Places is the official list of properties recognized by the federal government as worthy of preservation for local, state or national significance in American history, architecture, archaeology, engineering or culture. This program of the National Park Service is administered at the state level.

The listing of a building, structure, site, object or district in the National Register of Historic Places accords it a certain prestige, which can raise the property owner's and community's awareness and pride. Income-producing (depreciable) properties listed in the National Register, individually or as part of a historic district, may be aided by federal tax incentives that allow a 20% investment tax credit for certified rehabilitation.

Establishing the commercial core of the Town Center and potentially A.G. Grant's Beulah Subdivision as Historic Districts, as well as including individual properties within the Town Center in the National Register of Historic Places, will elevate their status by formally recognizing their importance to the history of Grove City. This will also expand opportunities for individual properties within these areas for certain tax incentives for rehabilitation of the properties.

An evaluation of historic places was conducted as a supplement to the 2008 Town Center Plan. This preliminary evaluation focused on the physical integrity, style and period of the structures only, and a more detailed analysis for eligibility for listing would be necessary. Through this process, the historic commercial core of the Town Center along Broadway was highlighted, along with several individual structures in the Town Center, for inclusion in the National Register. Although the A.G. Grant Beulah Subdivision west of the railroad tracks was not included based on these preliminary measures, further consideration should be given for potential inclusion based on the historic and cultural significance of the neighborhood to Grove City.

The Historical Arts Commission is currently designating buildings with historic plaques based on researching historic maps.



POLICY RECOMMENDATIONS

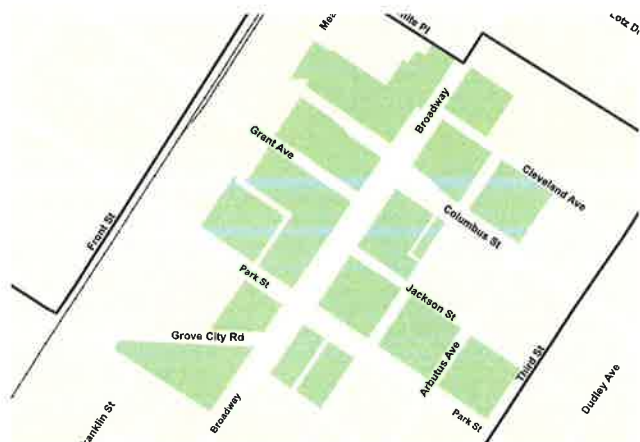
Complete a comprehensive update of the zoning code, including form-based regulations for the Town Center, and rezone all Town Center properties.

a. Zoning Code Update

A comprehensive update to the existing Grove City Zoning Code is currently in progress. For the Town Center, a new Town Center District is proposed which will be governed by a form-based code. A form-based code is a method of regulating development to achieve a specific urban form by addressing the relationship between building façades and the public realm or street, the form and mass of buildings in relation to one another and the scale and types of streets and blocks.

b. Parking Requirements

Under the existing Central Business District (CBD), standards governing most of the Town Center, unless otherwise permitted by Planning Commission and City Council, parking requirements are the same as those in standard commercial and professional services zoning districts, with standards applicable to suburban, auto-oriented commercial areas of the city. Public offsite parking can be used to offset these requirements if deemed adequate and appropriate by Planning Commission and City Council. New parking standards developed as part of the zoning code update will better respond to the unique development pattern of the Town Center and predictable parking requirements for new development.



Properties zoned Central Business District (CBD)

Parking Considerations

The Town Center is a “park once” environment that provides visitors the ability to reach multiple destinations on foot because these urban areas feature a mix of uses in a relatively compact area. With multiple uses sharing the same parking spaces, parking requirements can be considerably lower in these areas compared to suburban, auto-oriented environments where uses are separated over greater distances.

However, in order to ensure that parking is available for business patrons, it can become increasingly important to enforce certain parking restrictions such as time limits.

c. Area Rezoning

In conjunction with the comprehensive update to the existing Grove City Zoning Code, an area-wide rezoning of properties in the area of the Town Center will be initiated. Currently, the parcels in the Town Center are comprised of various zoning districts, with the majority zoned Central Business District (CBD). Analysis conducted in 2009 showed that 80% of the properties within the Town Center had at least one zoning nonconformity, and 52% had two or more nonconformities. A Town Center District will be established that brings properties into conformity and reflects the unique character and development pattern desired for the area, with consistent and predictable standards for all properties within the new Town Center District.

POLICY RECOMMENDATIONS

Utilize the full array of economic development incentives available to encourage investment in existing properties and new development in the Town Center.

a. Local Incentives

i. Town Center Commercial Revitalization Grant Program (TCCR)

The Town Center Commercial Revitalization (TCCR) Grant Program is a reimbursement program designed to assist business and property owners with improving commercial buildings and properties, based on the unique challenges of maintaining and improving historic buildings and the desire to strengthen the community's core.

ii. Town Center Loan Program (TCLP)

The Town Center Loan Program (TCLP) is designed to stimulate job creation and revitalize under-utilized properties through direct loans to for-profit, non-profit or not-for-profit businesses within the defined Town Center loan district.

iii. Community Reinvestment Area (CRA)

A Community Reinvestment Area (CRA) is an economic development tool that provides real property tax exemptions to land owners making investments in their property. Properties within a CRA are eligible to receive real property tax abatement for real property improvements. Most of the properties in the Town Center are within the CRA.

iv. Tax Increment Financing (TIF)

Tax Increment Financing (TIF) aids in financing public infrastructure improvements and in certain circumstances, residential rehabilitation. A TIF secures the taxable worth of real property at the value the property holds during the time the corresponding authorizing legislation is approved. Payments derived from the increased assessed value of any improvement to real property beyond that amount are directed to a separate fund to finance the construction of the public infrastructure defined within the TIF legislation.

TIF districts have been established for the Beulah Park redevelopment project (adjacent to the Town Center) and for the former lumberyard site.

v. Community Development Block Grants (CDBGs)

Administered by the Franklin County Commissioners, Community Development Block Grants (CDBGs) are competitive grants awarded at the federal level and distributed by Franklin County to communities to address a variety of community development needs. The national Housing and Urban Development (HUD) objectives of the CDBG program include benefiting low- and moderate-income households, preventing or eliminating slums or blight and addressing urgent community development needs that pose an immediate threat to the health and welfare of communities.

POLICY RECOMMENDATIONS

b. State Incentives

i. Ohio Historic Preservation Tax Credit

The Ohio Historic Preservation Tax Credit provides a tax credit up to 25% of qualified rehabilitation expenses incurred during a rehabilitation project to owners of qualified, historically significant buildings. A building is eligible if it is individually listed in the National Register of Historic Places, contributes to a National Register Historic District, National Park Service Certified Historic District, Certified Local Government (CLG) historic district or is listed as a local landmark by a CLG. Grove City is presently working with the State Historic Preservation Office to become a CLG.

ii. Opportunity Zones

The Opportunity Zone Tax Credit provides a nonrefundable tax credit against the individual income tax for taxpayers that invest in projects located in designated Ohio Opportunity Zones. The taxpayer must be subject to individual income tax levied under section 5747.02 of the ORC.

iii. Downtown Redevelopment and Innovation Districts

Ohio House Bill 233, effective in August 2016, established procedures for designating new Downtown Redevelopment Districts (DRDs) and Innovation Districts. These districts must be created for the purpose of promoting the rehabilitation of historic buildings, creating jobs and encouraging economic development within an enclosed boundary of not more than 10 acres, and operate much like tax increment financing (TIF) areas except that the collected service payment generally can be utilized for a wider range of uses.

c. National Incentives

i. Federal Historic Preservation Tax Incentive

The Federal Historic Preservation Tax Incentives program encourages private sector investment in the rehabilitation and re-use of historic buildings. The 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior through the National Park Service to be “certified historic structures.”

ii. Opportunity Zones

Federal Opportunity Zones, created in the 2017 Tax Cut and Jobs Act, encourage long-term investments in low-income urban and rural areas nationwide. New investments in designated Opportunity Zones may be eligible for preferential tax treatment. Grove City received Opportunity Zone designation for Census Tract 96.00 which includes Beulah Park and the Town Center.

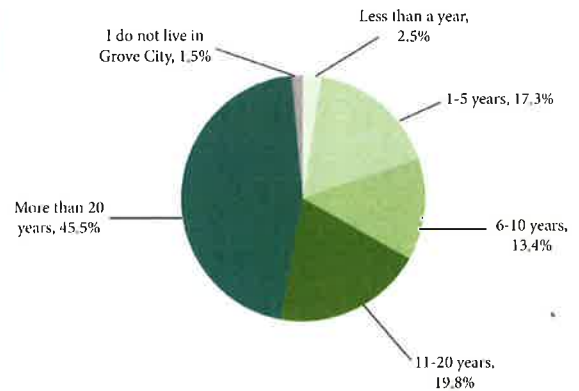


Town Center Framework - Public Survey Results

Surveys collected at August 20, 2019 public meeting and online between August 20 and September 6, 2019 .

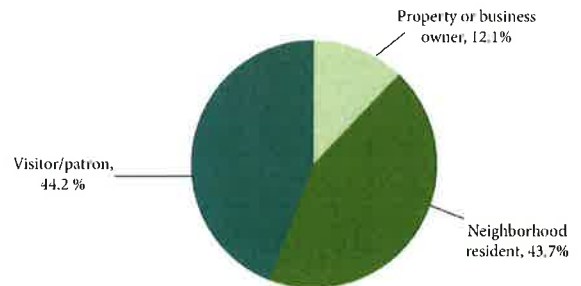
1 How long have you lived in Grove City?

Less than a year	5	2.5%
1-5 years	35	17.3%
6-10 years	27	13.4%
11-20 years	40	19.8%
More than 20 years	92	45.5%
I do not live in Grove City	3	1.5%
TOTAL	202	100.0%



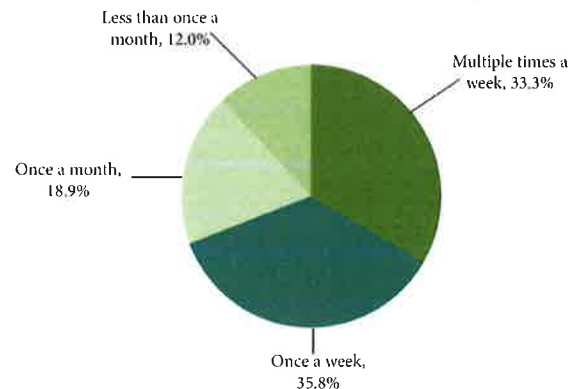
2 Which of the following best describes your connection to the Town Center?

Property or business owner	25	12.1%
Neighborhood resident	90	43.7%
Visitor/patron	91	44.2%
TOTAL	206	100.0%



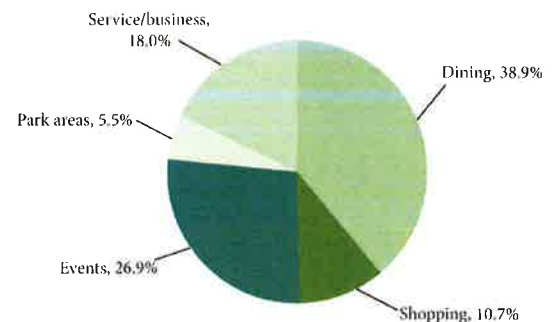
3 How often do you visit the Town Center?

Multiple times a week	67	33.3%
Once a week	72	35.8%
Once a month	38	18.9%
Less than once a month	24	12.0%
TOTAL	201	100.0%



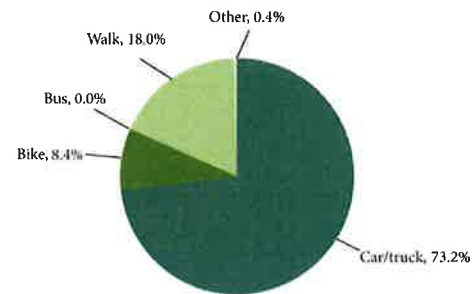
4 Which of the following activities or amenities in the Town Center do you patronize most frequently?

Dining	156	38.9%
Shopping	43	10.7%
Events	108	26.9%
Park areas	22	5.5%
Service/business	72	18.0%
TOTAL	401	100.0%



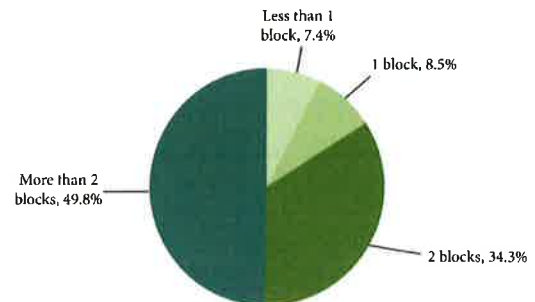
5 How do you usually get to the Town Center?

Car/truck	175	73.2%
Bike	20	8.4%
Bus	0	0.0%
Walk	43	18.0%
Other	1	0.4%
TOTAL	239	100.0%



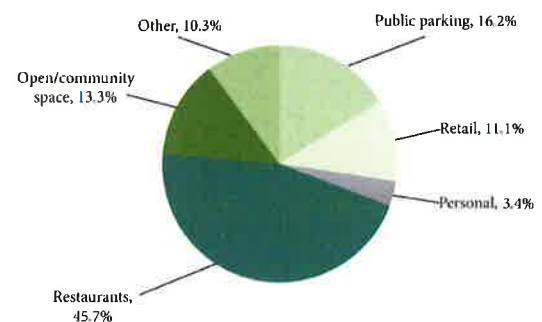
6 How far are you usually willing to walk to reach your Town Center destination?

Less than 1 block	15	7.4%
1 block	17	8.5%
2 blocks	69	34.3%
More than 2 blocks	100	49.8%
TOTAL	201	100.0%



7A What services would you like to see more of in the Town Center?

Public parking	38	16.2%
Retail	26	11.1%
Personal	8	3.4%
Restaurants	107	45.7%
Open/community space	31	13.3%
Other	24	10.3%
TOTAL	234	100.0%

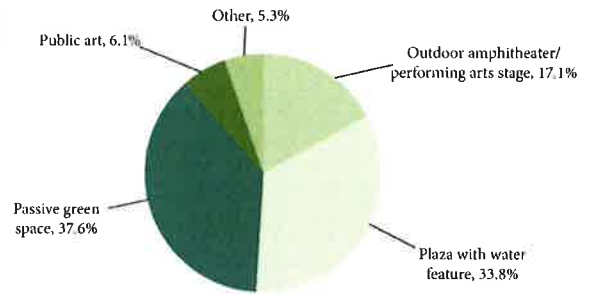


7B Of the services you checked above, which would be your priority?

See attached for full list of responses (please be advised that the formatting of the online survey only allowed responders to choose one option for Question 7A, and many of those surveyed noted this within their response).

8A What kinds of community spaces and features would you like to see in the Town Center?

Outdoor amphitheater/performing arts stage	45	17.1%
Plaza with water feature	89	33.8%
Passive green space	99	37.6%
Public art	16	6.1%
Other	14	5.3%
TOTAL	263	100.0%

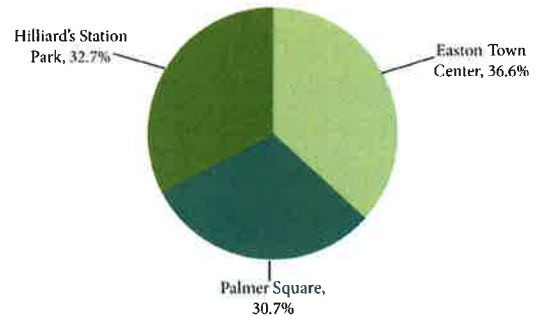


8B Of the services you checked above, which would be your priority?

See attached for full list of responses (please be advised that the formatting of the online survey only allowed responders to choose one option for Question 8A, and many of those surveyed noted this within their response).

9 Which image most closely depicts your ideal community space for Grove City's Town Center?

Easton Town Center	73	36.6%
Palmer Square	61	30.7%
Hilliard's Station Park	65	32.7%
TOTAL	199	100.0%



Easton Town Center



Palmer Square



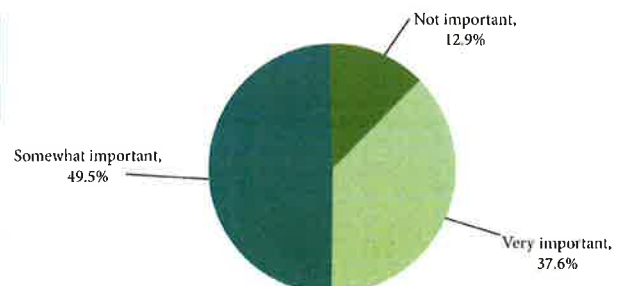
Hilliard's Station Park

10 Which aspect(s) of the community space you chose influenced your selection?

See attached for full list of responses .

11 How important is it to you to have year-round outdoor spaces and recreation opportunities in the Town Center?

Very important	76	37.6%
Somewhat important	100	49.5%
Not important	26	12.9%
TOTAL	202	100.0%



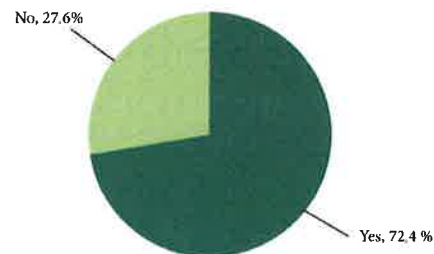
12 After viewing the Town Center Framework and Illustrative Vision Plan, what is your overall reaction?

See attached for full list of responses .

13 Do you feel the Plan represents the appropriate principles for redevelopment in the Town Center? Why?

Yes	110	72.4%
No	42	27.6%
TOTAL	152	100.0%

See attached for full list of responses to "Why?".



14 What aspects of the Town Center Framework and Illustrative Vision Plan do you feel will most improve the Town Center?

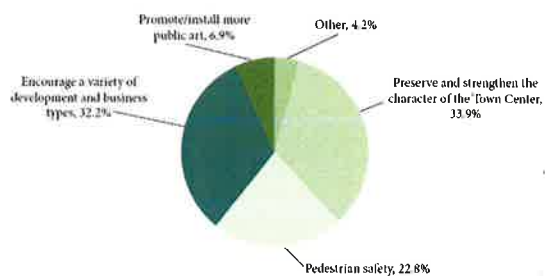
See attached for full list of responses .

15 What do you feel the Town Center Framework and Illustrative Vision Plan do not adequately address that would improve the Town Center?

See attached for full list of responses .

16A What objectives should the city prioritize as redevelopment occurs in the Town Center?

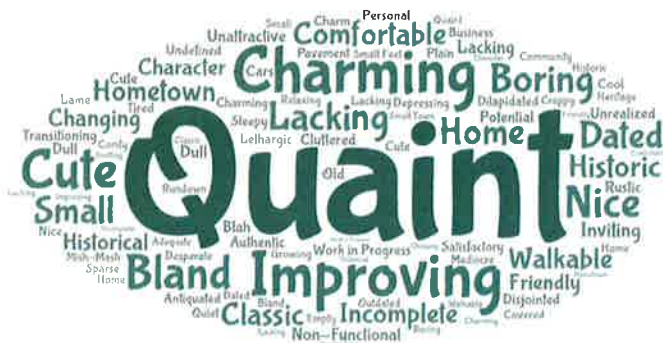
Preserve and strengthen the character of the Town Center	122	33.9%
Pedestrian safety	82	22.8%
Encourage a variety of development and business types	116	32.2%
Promote/install more public art	25	6.9%
Other	15	4.2%
TOTAL	360	100.0%



16B Of the objectives you checked above, which would be your priority and why?

See attached for full list of responses .

17



See attached for full list of responses.

18



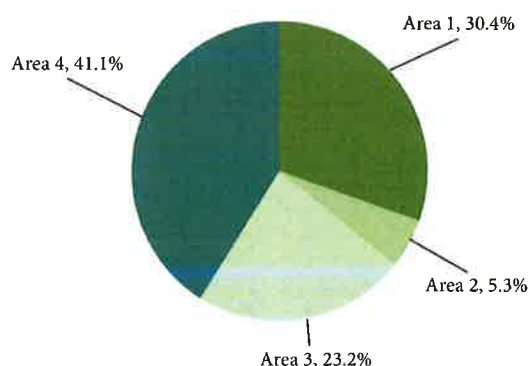
See attached for full list of responses.

19

Area 1	51	30.4%
Area 2	9	5.3%
Area 3	39	23.2%
Area 4	69	41.1%
Area 5	0	0.0%
TOTAL	168	100.0%



Area 5: Outside Grove City



Question 7B: Of the services you checked above, which would be your top priority?

It only let me check one.	restaurants and retail, can only choose 1 above
Only let me pick one	Restaurants and entertainment
Parking	Restaurants that are good
parking	restaurants
Parking	Parking and vehicle traffic on Broadway.
Restaurants	Having a cohesive connection of retail&restaurants
Accessible public parking, for handicapped.	Community Space for Events Concerts all of above
Good restaurants with parking	Parking
Green space, parks	Parking and more dining options
Fine dining	Public parking , restaurants, open community space
Parking!	restaurants and retail
parking	restaurants and retail shopping
Stupid follow up(it only allowed one!!)	INDEPENDENT RESTAURANTS AND RETAIL- NOT CHAINS
Food	could only choose 1- would also choose open, retail
Restaurants	More restaurants, less alcohol based
could only mark 1, non-chain retail would be 2nd	Stores/restaurants need to stay open longer.
Restaurants	Please no more fast food restaurants like Popeyes
Can only check one, would like more retail as well	Specialty restaurants (non-chain)
we need more parking and green space	only 1 could be selected - not accurate
different restaurants with wider menu options	Retail then restaurants then open space
There has to be a good mix	Parking definitely, then restaurants and retail.
Diners cafe	Retail
Restaurants (it would only let me check one)	Restaurants
similar to Dublin's new riverside development	more stores clothing
Unique dining options	Restaurants
Community space	Restaurants
Library	More restaurants and retail, less realtors, insurance agents, etc.
Could only choose 1 also like retail and open space	Restaurants
Restaurants	restaurants
No more bars, we have enough!	Restaurants
Restaurants	Restaurants
Restaurants and Retail	Restaurants
Public /community	Restaurants and parking
7a would only accept one answer	retail
Parking garage	without parking you got nothing
can only check one...grocer would be a close 2nd	parking
Could only select one option	public parking
Restaurants and Macy's	more unique businesses
grocery Store for the local residents	restaurants
Restaurants & Retail	park space
It would only allow me to check one item in 7a.	open
parking, retail, restaurants	parking
restaurants	retail
restaurants	restaurants
Restaurants	Food

Question 8B: Of the services you checked above, which would be your priority?

Plaza	passive green space
Green space	Same "stupid" as above!):
Outdoor amphitheater	Outdoor Amphitheater
Plaza with water feature	Could only mark 1, public art would be 2nd
Same thing with only let me select one	Seating areas
Water play area with public art	amphitheater but children play area also
restaurants	park with play area for children a reason to come
water play area and fountain	Put the amphitheater in Beulah!
parking	Amphitheater
Water play area, plaza, green space	Plaza with water feature etc.
The above are not check boxes.	Fountains
Concert venue	Park
Passive green space	Plaza with water features
plaza for gathering, possibly a fountain	Open lawn, gardens
Water play area	Open Lawn
Same as above. Only allows me to pick 1 answer.	Outdoor amphitheater
Something to do with kids.	Again would only accept one answer
Plaza	Open space
Fountains with benches	only able to check one above...
Fountain	Plays concerts fountains
I like the concerts at the George Edge park .	small seating areas along Broadway
All of 8a sounds good	open space
Plaza	an open feeling to down town, not cramped.
Kid space	Same as 7b. Could only check one item.
Public stage	public art
plaza with water features	Green space
Top priority selected; public art second.	like the first 3, can only choose 1 above
public art as well	performance space - amphitheater/stage
Seating areas green spaces	Great evening lighting by lamp posts for safety
Amphitheatre	Green space and Plaza would be priority for me.
Arts stage	all of above
Water play area for family. Dining around	Amphitheater would be awesome
Seating areas with water feature	Green space
Green space would be fine if you upped your game	plaza with water features and outdoor amphitheater
Parking	Plaza with water features and gardens with art
1-Plaza, 2-Amphitheater, 3-Passive w/art	RESTFUL PLACES BUT LARGER THAN PRESENTLY THERE
Green spaces and seating	Water feature
Public art	Obstacles for older kids, like glacier ridge park
It's only letting us check one	Pass grn space public art. Could only select one.
Can only choose one	Movies and music on the weekend would be great!!
A First Friday type of event	only 1 could be checked - not an accurate survey
Water feature first, then green space.	Green space then public art
Water area	Both 7a & 8a only allowed me to check one box.
Green space with outdoor performing stage	Public Art
open green space with seating areas	arts and the ally
Open space	more city parks and green areas
Again it only let me check one.	Passive green space

Question 8B: Of the services you checked above, which would be your priority?

Only let me pick one	Passive Green space
colorful flower gardens	performing arts stage
Outdoor amphitheater	amphitheater
Only one feature could be selected.	rec center/pool
Gardens	water feature - not much for kids to do in TC
Outdoor amphitheater	water features
amphitheater at beulah, plaza with water feature in town center	performing arts stage
plaza with water feature	removal of utility poles
water feature/play area	outdoor amphitheater
performing arts	outdoor amphitheater
plaza	green space
green space	

Question 10: Which aspect(s) of the community space you chose influenced your selection?

Gathering space	I like that there's both green space and a fountain area for kids to play.
Green space	Easton seemed to combine the best of several different priorities - water space, green space, and a gathering space.
Water and nice area to walk	Feels like home
The trees, grass and water feature. Also how big and open the space is for lots of activities.	Shopping and variety restaurants
Water feature	The chess board is cool but my daughter would love the fountains
Mix of grass and brick with what looks like a nice restaurant in the back	It shows the most parking spaces.
Water play area, seating for parents, nice greenery surrounding. There should be something notable to take pictures with/post online with (e.g. public art, unique feature, etc.)	I like street parking for events
water feature/play area and outdoor restaurant seating	Kid play space
Grassy area with water	Green space with fountain
Open space Water	Open space. Can be multipurpose and allows a gather of community throughout the entire year. Allows for events, such as performing arts, music, our continuous space for farmers market, arts in the alley, boo on broadway, etc.
large shade trees and lawn with picnic tables. Add a water feature and or water play area and it would be grand.	Trees and picnic tables
green space for people to relax and enjoy area	trees and water features
Open space, walking/biking options, water	Community space is not has important as small grocery store and restaurants to keep people living downtown.
Open space no traffic	Green space and shade trees
Which do YOU think looks more appealing form a citizens view..Green space!	seating mixed-use
Trees and no flags	The look and things to do treat around
The others look like schools	Green. Inviting. Multi use.
Easton shows functionality while still providing a green space to rest.	Walkable
Seating with open views	open space and enough area for music, but also an area to relax in
open, lots of seating/gathering	The open, green space
Less buildings	No cars and plenty of space to congregate with friends
Available event space, invites community	Green
I see restaurants and green space, just add more seating tot he green space	Water feature
The water, its pretty and the kids can play in it during the summer months. It would bring me out for lunch more often with the kids.	Green space and the place for kids to run around

Question 10: Which aspect(s) of the community space you chose influenced your selection?

Combination of green space and useful areas.	nice open space but still some activities to do
all areas way to big need smaller areas	passive park.
Green space, Central gathering point	Fountain
I chose the Easton model because there is green space between the walkways with restaurants and shops surrounding the space, it's inviting. The other spaces have too much green or too much brick, the Easton model is a good balance of all three amenities. Downtown should be a place for entertainment, not recreation, it's not a soccer field/gym.	Open space with outdoor dining. Choices beyond pizza and bars. Dining like North Star would fit the community feel well. As well as a small but upscale restaurant. Bring some business back from German village.
I don't really want a town center like one of these at all but survey doesn't give that option. I would like Grove City's to be unique with a mix of restaurants, services, and public offices along with a water play area near the library and no new roads to Broadway for traffic from Buelah so that it is a safe place for residents and their kids	Grass and water
Open space, lots of greenery	Attractive, seating, the building (restaurant??), water park, contemporary. Put a restaurant in that is unique, not chain. Offers organic options along with a chef inspired menu
I like the idea of a water feature and plaza. There is too much concrete in the Hilliard park. Palmer Square isn't bad, add a small fountain and I think it would look pretty good as well.	Trees
I like the open space in the center, but love the shade on the perimeter that can even cover the center area.	Clean design, water feature, wide walkways
Shade trees, home town, town square feel reminiscent of a New England commons area.	Ability to provide space for people and events
Surrounded by businesses and possibly residential. Also liked the water feature. The NJ one is also nice. Not a fan of the Hilliard space as much but don't hate it.	Large trees. Shade
Diversity	No brick, which creates too much heat in the summer
It has an open space but there is a water feature that children can come and play in. There is seating for people to relax. There are trees and flowers that make it inviting.	Openness, greenery, flowers, & water feature.
Nice character with mix of old and new. GC needs to bury utility lines to improve the character and charm as the area will never reach full potential aesthetically until that happens	Water park
I visit Easton a lot it has many things to offer from open space to shopping, restaurants and bars	Great blend of retail, green space and dining options many unique to the central OH area
more trees and plants	Water features, looks like an impressive outdoor space.

Question 10: Which aspect(s) of the community space you chose influenced your selection?

Open lawn	I picked Easton because it offers both green space and activity (water fountain). I love columbus commons water space and park too.
Natural, and not a shopping mall	Central point for gathering/events, ample seating but still some green space/shrubbery/trees
The Easton image had multiple appealing characteristics: green lawn, trees, water feature, seating, paved walkways	Open space, green stuff, not cluttered, looks to be accessible to City Hall. Not crowded public space. The other two would best be developed at the new Beulah Park areas.
The combination of water features and green space	Fountains, restaurants, green space, and bike paths.
Openness of the area, places to sit and shop. The area look very nice.	The green space!!
open green spaces	The seating. Lots of room to gather with friends and family. Hilliard has done a good job with there downtown. Grove City is as well. It would be nice for more parking and dining options.
I like the idea of a fountain but also the open area of Hilliard	Seating accommodations from Hilliard I.e. Stone benches, benches with general layout like New Jersey I.e. Grassy areas with beautiful plantings of perennials. Good green space
Green grass	Shade trees, tables for picnics - eating food from local eateries.
Green space with parking around it.	picnic tables and gathering spots to eat and socialize with friends. Trees with shade for hot summer days along with small gardens.
like the green space, could use for anything	LARGE GREEN SPACE, LESS 'FORCED' LOOK TO THE TOWN . REMINISCENT OF A CHARMING NEW ENGLAND TOWN. FOCUS CAN BE IN GREEN SPACE BUT HAS MIX OF BUSINESS AND RESIDENCE SURROUNDING
A combination of fountains and seating. No child water features...have the kids go to the ymca.	Westerville Up Town. Best around. Public parking everywhere. I spend at least one day a week there.
green space	green spaces, trees, open
trees, green space	green space
Surfaces	I like the open greenery, shade, picnic tables - feels quaint and inviting, a place where people can genuinely gather. The other two photos are not as welcoming. Harsh sun and concrete in Hilliard; too corporate-ty looking at Easton. Palmer Square looks somewhat historic - not generic like the other two.
Nice hardscape, clear separation from traffic, some gardenscape	Fountains for the kids, less upkeep, more seating
green space and water	I like the green space with shade trees!! i like all the benches, picnic tables and things (chess board) for kids/teenagers/adults to do!!
the open space	The pretty landscaping
more grass/natural feel	#1

Question 10: Which aspect(s) of the community space you chose influenced your selection?

Big trees providing shade	The combination of green space, brick pavers, and the water feature. The other two were either all brick or all green space.
I work in Hilliard and have use this park many times. They have restaurants near by and bands play in this space. It is very nice. The water feature helps bring people to the park also. In Grove City I would like to see it be larger and have more green space with same water features.	Visual appeal but I can't really tell what is in this park
shopping combined with fountains and walkways has an upscale appearance	open, green
Green space, proximity to retail, restaurants, parking and entertainment. It's upscale but also provides a calming space in between the hustle and bustle.	green space - less concrete
Palmer Square or Hilliard Station park	It should include more trees and green space. The ones with more hardscape are not inviting. It should be smaller in scale to fit the development pattern of the Town Center.
water features	the open-ness and the matching floral pots and the close -ness of the buildings
has upscale appearance	aesthtics, walkways, water feature that could be used for play or not
none of them , be unique to what we need otherwise it will be an expensive failure	wid eattractive sidewalks, public seating, community building
green space	openness, lots of walking space
smaller scale but ideal for the community	

Question 12: After viewing the Town Center Framework and Illustrative Vision Plan, what is your overall reaction?	
Somewhat satisfied	I'm cautiously optimistic.
Weak, doesn't address the quality of life for residents in the T.C. apartments, traffic congestion, air pollution, we dont need or want.	I think it is very nice - Grove City has been living in the 1950's for too long. I like the new brewery, cantina and hop yard - good editions to our sleepy downtown. Let's keep it going! ☺ Dublin's Bridge street has great restaurants, but it's all concrete and cold; our downtown is inviting and has warmth, we just need a few more new dining options
I like it. I like the idea of more residential buildings being built. You need people to live downtown to help attract and keep the businesses alive. The parks added are a nice touch along with the promenade.	Absolutley hate the additional road etc for Buelah area. Southwest Blvd and Demorest should be main area for entrance into Buelah development along with current access from Grant and Park. The columbus extension and Plaza is a waste of money and the additional traffic will jeopardize library and town center patron. This extension is not beneficial
Looks good. Biggest complaint I hear is limited parking, but it really isn't that limited. Linking Beaulah to the downtown area will be great.	Love the idea of having a one-stop place to eat, play and shop.
I think it would be a big step forward for the Town Center	Since I live in the area, I hope the construction is handled as unobtrusively as possible.
I love it. It is well thought out and will do Grove City proud.	Really need more choices of retail stores. I generally go to Easton or Polaris shopping and dining. It seems like all we have is steak and pizza and fast food.
Sounds good. I would have liked to see a new advanced play ground at the old library site but I know the Town Center needs more parking as well. I would like to see more of the old run down buildings/houses be redeveloped or demolished.	I would like more parking spaces. Comparing our Town Center to other local areas that are notorious for a lack of parking is not helpful.
It's good	Not sure
Too much housing/apartments and not enough public parking. With all the apartments, etc, I see traffic congestion.	Good , would be kinda nice to focus a little when you first enter GC , in the area by urban crest. Also road repair would be a nice option since I have grass growing in my street
as long as there is adequate parking it looks great. dying special events (arts in the alley, etc). finding parking is very frustrating	I like it
I really like all of the trees	Making steps to make downtown more inviting
All I see in your plan is "development", little about quality of life and preserving GC's low key approach. Green space is critical, and adding more apartments just means more congestion, and then you want to narrow streets and make it less car friendly. I dont see anywhere in the plan for a Krogers, etc for gorceries, this means they need to drive.	Can't wait for growth! Appreciate comparative parking to other locations and re-routing truck traffic.
Too much housing	Great start
needs to be more cohesive and connected.	Look forward to much better parking.

Question 12: After viewing the Town Center Framework and Illustrative Vision Plan, what is your overall reaction?

I just hope you can keep the vehicle traffic down. ☹️ I would be great to have a small grocery store down here.	Keeping the character of our downtown is important. Keeping the old town feel while adding new development needs to mesh without looking out of place.
I think we need to clean up the homeless/drug abusers and pan handlers before we build on to grove city. This problem is making my wife and I to consider relocating.	We have plenty of green space and parks in this town. Downtown needs a small grocery store and more retail.
Concerned about what is going in directly behind my home. I live on Grant and a parking lot is not what I want to look at or hear the noise.	A Towne center with open green space, flowers, and shade trees will promote a park like setting inviting family activities such as taking a stroll along a paved path, afternoon picnics under a tree, listening to concerts, ice cream, etc.
Looks like a good plan. Like the plan to keep the unique small town feel to our downtown area but expand to attract and hold more business and visitors.	major loss of parking
very positive with the options being considered	Need parking
I like the addition of first street promenade and additional parking. As long as more restaurants are going to be added them I think it looks good. And i want real restaurants where you can have a night out and get a drink. Not another breakfast or lunch place that doesn't sell alcohol.	Positive. Though may need to time to review or listen to presentation. In general I support expanding old towns mixed use layout. Create distinct scenes depending on time of day. From brunch to lunch to wine and dine.
Looks fine. Is there a need for a Town Center redevelopment? I thought the changes were already made when the condos/apartments were opened, and the new library.	TC needs some improvement. Shopping which is JUST starting to get better. Restaurants are not very good on the whole. Visit some of the other communities to get an idea. I hate to have to leave GC to go shop and eat. And I'd love to invite friends, but to what?? Restaurants should have outdoor seating. Plaza with water park,
Not really impressed. I think we need to be working on the traffic issues and how there is not a dedicated L turn light for turning onto Grove City Road and onto Kingston from Broadway. The timing of the lights is not good either. Traffic is so bad and all this "development" is surely going to make it worse. Broadway is too narrow.	Interested
We need less chain restaurants and hotels, more natural parks and local restaurants.	Would like to see how it's implemented
Too many apartments. Removal of current parking spaces. Need more restaurant space.	Needs more work
Love if we do not pay more taxes	Great options, nice to get input from the locals to ensure you are planning to meet the needs of the people that would most likely be the people visiting the town center.
Needs a lot more thought and planning.	too much wasted space with all open space parks

Question 12: After viewing the Town Center Framework and Illustrative Vision Plan, what is your overall reaction?

Lacks attention to planning for traffic and parking.	Looks good to me. Hard to understand some of the diagrams though
Positive	Its a great idea that something is planned and input from the community is being asked for
Mediocre. Nothing stood out as amazing or beautiful... nothing special.	Positive!
looks a little disjointed	Whatever improvements are made to the Town Center, there still needs to be more parking.
My biggest concern is multi-family housing. We have enough in Grove City. Please keep it to single family homes! I'm concerned about the large empty lot on the corner of Lincoln & Grant. A small home was recently torn down. Please encourage a single family home to be built there.	Very nice ! With Beulah Park development coming soon and the walking paths leading to downtown it will be nice to spruce up downtown and lay foundation to support influx of additional people.
While no one will every fully agree on any plan, I think steps are being taken in the right direction. I am encouraged to see active thought being taken into keeping the Town Center something worth visiting. It is good for the community.	It's a nice concept. Need more mixed development
I appreciate the walkable design and green space.	Less focus needs to be placed in the appearance of the building and more emphasis needs to be put on the quality of the events being held in the town center. It doesn't matter what the building looks like if there are not activities being held that people want to attend.
I would love to have more reasons to visit the town center. I don't live far (Concord Lakes area) and we have rode our bikes down, which isn't the easiest down Grove City Road. But I'd love to have more reasons to spend more time there.	Still moving anywhere next year. No opinion
I am concerned about congestion, keeping the architectural integrity of our town center, overcrowding of multifamily housing in an area better suited for single-family, and the Columbus Street Extension and Plaza. I need to examine that specifically more closely.	We will need additional public parking and restaurants for this plan to work.
There is a lot of private property being repurposed. This is a 20 year vision. I like the idea of smaller apartment "complexes" with public space mixed in. Parking will always be an issue with people but I think you have plenty of parking.	Way too much business, traffic, and other congestion. Too much thought given to immediate needs of millennials and not enough thought given to current family needs or when they start having families in about 10 years. Too much congestion could create an ugly situation in about a decade after the initial payoff. We need long term investments.
I think as a community we are on the right path	My only concern is that Grove City is getting too big.
I like the Columbus St extension and the promenades	I think there is entirely too much parking depicted on the plan. I don't think the town center needs to have seas of parking.

Question 12: After viewing the Town Center Framework and Illustrative Vision Plan, what is your overall reaction?

I feel the city is going in the right direction to help the Town Center become a place where people want to come and visit but for the residents of Grove City it's place they want to come weekly or more. ☒ ☒ The only thing I'd like to say is slow down on putting apartment in. It's ok to have them but slowly.	I like the plan. I think that some additional space for events (food trucks, bands, etc) would be good. Powell, OH has a decent layout and I believe Grove City has the potential for a better layout
I think a 2-3 story garage would be better than all the different lots, think Gahanna creekside area. Could put on the old library site.	I think it is fantastic!
It is very important to plan carefully and understand how the plan will impact current residents and business, as well as planning how to attract more people to the area. Grove City is growing quickly and there is a TON of opportunity here if we get it right. Just be careful not to gentrify our long time residents out of their homes/businesses	N/a
I found it confusing to look at. I didn't think it explained what things would look like after completed. I think the descriptions could have been better laid out.	Excited for town center growth and improvement
Love It	Like the connection to the new development. Want to make sure the area remains walkable. Want to assure that Farmers Market has space. Want to make sure that current businesses retain foot traffic so they can thrive.
I like the trees and grass	I like that the focus is not solely on one one type of development. GC is becoming too big of a city not to have the type of community space seen in areas like Dublin or Hilliard. We the town center to draw more people in to the city through shopping, dining, and activity space
I like the addition of more public parking. I would like to see more retail and restaurants and I think that's addressed by the mixed use spaces.	I would really like to see an open park area
Concern for parking and the existing downtown businesses ☒ I was downtown and the brick wall on the corner at Columbus and Broadway makes access to the one business awkward.	Something needs done. Timely. Let's not talk and talk and talk and the. Have Ted Berry and others on city council slow the progress down or even worse stop the needed growth and progress. Please get something going. We're behind as it compares to other suburbs in central Ohio.
I'd like more for older kids, such as obstacle courses. I like the ideas, other than that. We need more restaurants, and not more alcohol based places that happen to also serve food.	I like it, its very nice

Question 12: After viewing the Town Center Framework and Illustrative Vision Plan, what is your overall reaction?

ONE ISSUE GC OBVIOUSLY HAD WAS A CODE THAT DIDN'T WORK, HENCE THE BUSINESSES IN 'FRONT YARDS' - GC HAS TO ENSURE THERE IS A CONNECTIVITY BUT NOT A FORCED ONE	Too many apartments being built around the entire town - we do not need every empty space to be either an apt or a warehouse - There is no parking and not all the apts are rented that we have - this framework leaves a lot to be desired and should be looked at again
like the mix-use additions with public parking feel it is heavily focused on one end of Broadway, think the old library location should be mix-use with more retail and dining options that flow parallel with Broadway all the way from the library to the planned area behind Plum winery.	I am pleased that the city is working to maintain the historic character of town center as it is developed. I'm also very pleased with the proposed additions of community spaces. Pedestrian and bicycle accessibility is important to me as well so I am glad that that is being taken into consideration.
positive, thoughtful	I am thoroughly impressed!! I absolutely love the vision. I love the much needed additional parking lots behind "Block N" since the parking around the library is inadequate, especially with the busy drink establishments, especially with Local Cantina. And the future businesses in Block N will be so nice since it is directly at Town Center&Beulah.
Please don't do what other suburbs are doing - big, hoity toity... Grove City is one of the most down to earth places in Columbus. I hope the Town Center reflects that.	The proposed uses are appropriate. Support the increased pedestrian connectivity and thoughtful design. It creates a much improved experience. I would be curious of the proposed building heights, particularly as the development transitions into the existing residential development.
Could be better. Sort of an elementary attempt to look nice. Building more retail won't fill the vacant. Give help to existing buildings in a way other than a low interest loan. Protect the existing businesses. Need more parking now especially ADA parking. Don't go by a code. Go by need. Try another plan.	Excited
Excited for things to come!! proud to call Grove City home!!	that looks cool/amazing/exquisite
It is hard to tell with this info. I would prefer it not to be a noisy place to visit, no more fast food restaurants and if you do retail, let's do stores that are more useful than those on Columbus Street. How about some nice retailers like Marshall's or restaurant's like Bravo or Marcella's upscale consignment store like Second Chance/Grandview.	positive. More parking, more residents living in the town center to be patrons to the businesses. I like the mixed use buildings on Broadway. Like the first street pedestrian walkway.
don't need apartments at the old library site. That is prime property. Put apartments on west side of railroad tracks.	my house is under the parking lot!
walkability	that there still needs to be a lot of discussion on the plans and need to get to specific details
parking is an issue	more thought; don't hurry

Question 12: After viewing the Town Center Framework and Illustrative Vision Plan, what is your overall reaction?

love the ideas, would love a Hilliard Station park concept somewhere (Block M or Block D would be great)	need more parking less apartments
would love to see the town center grow, but we are on Columbus St. in the historic district and the concepts continually show parking lots around us where old, historic houses are standing	everything seems to be focused strongly towards Beulah development and attracting residents in apartments
I feel like there isn't much of a plan at all right now. It is so much in the conceptual stage that everything is currently ambiguous.	disappointed
very concerned with the parking lot concepts that would affect 2 sides of my house that currently have nice old houses and green space. I understand the need for parking, but don't think it is right to affect the existing houses and their property value.	Everyone in this meeting tonight is opposed to apartments with good reason: surrounding property value drops, less parking, SWCS ODE report card is down, mobility is a direct factor in educational success.
existing roadways will not support the increase in traffic that the apartments will produce	areas identified were correct, but I think there is much to still discuss
positive except for too much land being used for parking - use underground parking like Creekside	I think you're on the right track
we are unsure what this may bring for our company	It's a good vision but is lacking in addressing safety/aesthetics/infrastructure pertaining to the removal of utility poles/lines.
you need more private business to fund all this and bring in more dollars, not more short term residents, not more green spaces that absorb tax dollars and need constant maintenance	overall nice; parking is still an issue; traffic congestion and columbus/broadway

Question 13: Do you feel the Plan represents the appropriate principles for redevelopment in the Town Center? Why?

Yes. Space for families is important. We need more areas for communities to get together that you don't have to pay to enter. A place for all ages, and all stages of families to gather.	With more 'stuff' to do, there simply has to be more parking. It's not pretty but very necessary. Incorporating more food and play options will draw more crowds and hopefully with more crowds, more businesses will move in and boost our economy and give us all more to enjoy about the city.
Still don't feel it would be enough to accommodate the potential growth of the Grove City area.	It seems to. I've always enjoyed my town's rural qualities, so I hope it doesn't get too busy.
No	I am not sure.
I think that covers the needs	Again, it was clearly thought out.
Redeveloping old outdated things to be new, desirable, and usable features of the town center. That's what we need.	There is not enough parking spaces being incorporated into the plan.
Again, too much housing and not enough areas for families, couples, singles to "hang out". Town Center should be about bringing residents together in a sense of community. I do not agree with the plan due to the addition of housing/apartments. You need to work closely with current residents and businesses to develop appealing storefronts and housing because if you bring in new, the older will look even shabbier than it does now.	I just feel there is lack of parking. My biggest issue when there are any large events downtown which are almost monthly. You want us to come, but can supply adequate parking area. Especially for seniors. Not necessarily handicapped but has a hard time getting around.
See above- this reeks of a developer looking for money and justifying it.	Looks like the city is trying to give a mix of everything. Open space, space for restaurants and retail, and taking into accounting parking. I know there is a big push to make parking accessible and free to encourage folks to come into town from the community
Clean out the drug users and homeless people first	The plan maintains Grove City's charm.
Seems to be on the right track.	Seems we are more looking for parks and open spaces. We have no issues with festivals and events downtown.
Balance of use.	More things GC needs is an organic grocery store such as Trader Joe's. Also a bakery such as Nothing Bundt Cakes. More gourmet restaurant options.
I like the areas off Broadway for events and the pocket parks. I normally drive to downtown and walk to a place, parking isn't an issue unless there's a huge event, which isn't often. I really like what has been developing in downtown over the last couple years. It's great to see people walking their dogs or dining on a patio - this plan keeps with that movement and it will be exciting to see this continue!	Again the Columbus street extension is not something that will be a benefit to Grove City rather only a benefit to a few. The money earmarked for this would be better put to use in developing a common space (small park and water feature for example) in the town center that would be a benefit to all of Grove City
Needs more work nothing wrong with copying success (Easton)	Basically, it is an excellent start and a well thought out plan.

Question 13: Do you feel the Plan represents the appropriate principles for redevelopment in the Town Center? Why?

Utilization of a western corridor will keep a good flow and allow for spreading out the opportunities for businesses to grow without over commercializing the area.	Appears all visitors will have something to enjoy. This increases the likelihood of dollars spent
Seems well thought out and lays a vision for what we are getting	Yes but again would greatly help to hear presentation. Vs slides ibkine
Yes, it covers the main issues that keep people from visiting town center now.	It's only a start. People need to have reason to come to the town center and STAY a bit. Services and more 'Grove City' museums etc are not going to get people to TC. It will only take up valuable space. Retail and restaurants and plaza
Yes, some people like to keep the old and charming, but the fact is new can be charming if done correctly. A new vision means new growth and brings the town center into the future.	Overall, yes. I think the parking situation is blown out of proportion. I find it super easy to park and get to Town Center on all but the most busy of events (i.e. Homecoming, Arts in the Alley) - and even then it isn't that difficult to park and get to Town Center.
More green space is needed.	If you add more shopping and restaurants
You are not considering those of us who currently live in Beulah.	It expands the downtown all while trying to keep the neighborhood feel. Makes it more visitor/walking friendly.
new business/restaurants, open space/parks and more parking and traffic slow seems to be an important part of the plans	We need to expand further on our mixed use base we have now. That will require more residential even though there seems to be resistance. You need people to make this work and there is a demand.
Not focusing on what is needed. The town center is small and crappy. You need to get the roads and traffic figured out and then get businesses and restaurants that will attract the people. STOP building apartments and Old People homes that TAX our schools. We need HOUSES that contribute to everything via their taxes. The burden is getting to be too much and you are ultimately going to fail to "get" the population you desire.	You are making the Town Center an inviting place for residents and visitors to want to come. With the plan, you're making the Town Center a destination for everyone. ☐ ☐ When approving what businesses, restaurants, and retail shops be selective so there aren't too many of the same. Make a variety so that it will draw different groups of people.
Not sure of purpose and objective.	N
We need to update and stay current to attract people to our town	See above comments please. We need long term investments for education, housing, and jobs BEFORE another food joint, alcohol establishment, or short lived fad business.
no parking for events	Grove city is quickly losing some of it's small town appeal. All of the building is a little too much. Let's be grove city and not worry about being the next hilliard.
variety of business and retail	Opens up the area and takes foot traffic off of Broadway
Listening	I love that Grove City is striving toward a mixed use, livable, walkable Town Center and is working to create a cohesive plan with the adjacent Beulah property.
Great for the Baby Boomers that are getting up there in age	too much wasted space

Question 13: Do you feel the Plan represents the appropriate principles for redevelopment in the Town Center? Why?

Too many apartments. Removal of current parking spaces. Need more restaurant space.	While I like the idea of bringing people into the town center though businesses and apartments, it seems the plan devotes a lot of real estate to parking lots, which is concerning.
it seems thoughtful	yes. I think it has a good balance of retail and community space.
I believe you are trying to preserve the atmosphere but the proposed visual improvements need to be carefully checked to ensure they don't hamper existing businesses.	Provides green space and parking. Gives plan for the new development access.
Too much of the area is designated for apartment development. Enough is going on at the old race track. Should be enough to feed the downtown area. need more retail and dining with public parking so people want to visit, shop, and eat.	I like that the focus is not solely on broadway, but on also developing some of the surrounding streets and areas. I think that's necessary to grow in the way we need to.
I would add in potential opportunities for residents to feel connected as a community - what activities are envisioned?	Trying to add more amenities without making arrangements for more parking. Also, the traffic on Broadway is crazy. Would like to have traffic re-routed so more outdoor events can happen without all the noise from traffic and big trucks/semis.
Overall, it seems like a good plan. Grove City needs a park like glacier ridge, with more for older kids to do outdoors for free, like obstacles. Not like henceroth park. Obstacles like ninja warrior type.	Overall the plans look good and make sense. I am a little concerned about through traffic flow being slowed too much and creating a never ending traffic jam unless there is a clear alternate route for the north/south traffic on Harrisburg Pike.
To much retail and shopping. Add office space for start ups. More office space in general. How about a motel. How many events do we have in TC where participants are not residents. Moderate priced multi story would be nice. Look how far people have to drive for a room. Get people who are staying downtown while working then provide restaurants and retail they need. Residents living downtown do not have anything to stay there. Everything is over the freeway.	Not enough open space and detouring of car traffic..
Grove City has always been family oriented and I feel like "Family" is still the focus after viewing the three various plans.	we need more parking and more restaurants

mixed use w/commercial and residential	I feel like I don't have enough information to make a decision
the parking is too far away	yes we need parking, not random grassy spots that take more tax dollars
seems like the "plan" is there but have to remember what the effect is of what is going on	I think it's a step in the right direction
I think yes it is important	for parking

Question 13: Do you feel the Plan represents the appropriate principles for redevelopment in the Town Center? Why?

"kind of"	but, I don't want to see the Columbus street portion to lose the historic charm that is there in favor of new buildings and parking.
NO - Why do I need to come to the Town Center if it will just be more apartments and no places to enjoy..it should have unique shops and dining with services like the yoga we have	Yes and No. I will open up space for new things but some areas I could not tell what type of business would be going in that area. It looks like any areas that added parking spaces would be shared with businesses and or residential and not allow parking for people that want to come visit the area. If you allow apartment complex to share its spaces with the general public then there may not be enough parking for non residents?
Town Center has a great character that is walkable and quaint. The proposed plan builds upon what is existing and elevates it to another level.	It's not grand enough. It shows all we think we can get versus all that we want. Think bridge street, not main street.
the plan is to make the town better and its what we all want.	block C, not appropriate for the residential property that exists.
You should put more stores downtown	for buildings and open space
Yes, more restaurants and retail will attract even more to Town Center. As you know, parking will be the upmost importance as it is limited now. However, parking shouldn't be an issue since both Blocks M and N address this. Looks great!!	too many buildings and parking lots that I do not believe maintains the historic and small that fee that we are looking for.
everything seems to be leading to the Beulah development and not so much focused on Broadway and revamping the existing structures.	shows all elements
we need less apartments, more retail and green space	it does not address safety/aesthetics/infrastructure pertaining to the removal of utility poles/lines along the Broadway corridor
"almost"	

Question 14: What aspects of the Town Center Framework and Illustrative Vision Plan do you feel will most improve the Town Center?

Family space	Community space and involvement
Gathering space	Columbus Street Extension
None of it	Grocery store and retail
Residential buildings. Need people to live and support the town center. Once people are there more things can be developed and open up. That would make it worth my time to come to the town center more often instead of taking an Uber to Short North.	I like the idea of having a place that can be blocked off for events like the Arts in the Alley, Farmer's Market and Bourbon Fest.
Parking and further developing the side streets. IF you could ever reroute truck traffic that would be a HUGE improvement. It is miserable with the amount of 18 wheel trucks speeding well over 35 MPH past my house on a daily basis. I'd never let a child stand even on the sidewalk.	Definitely more upscale restaurants and buildings that exudes a Hallmark Movie feel.
A nice restaurant such as Cimi	Parking
Easy parking	Mixed use development. Adding small supermarket, unique from Kroger. Trader Joe for example would be a strong addition
Better walkability to neighborhoods, more retail and restaurant spaces with parking lots, new outdoor public attraction such as water play area.	Above.
Traffic flow alleviation	Intended traffic flow, vehicular and pedestrian
Additional retail and greenspace to socialize.	Shops and retail
More commercial sites particularly some good restaurants.	Convenient parking and attractive space.
parking and traffic flow	I'm not sure
Maybe more community space, not sure how more apartments make downtown GC feel more inviting.	Better parking, lower car and truck traffic.
None	Anything at this point
Parking and greenspaces is a must.	see above
Open space.	Eliminating truck traffic through town, more seating.
More parking is a plus! I like how events can be held in different areas of downtown, expanding off Broadway. The plazas and patio spaces will be a great addition, the open spaces in block M, green space in blocks D and L. What is the deal with the parking meters by the brewery? Those are a bit ridiculous.	Parking and redevelopment of surrounding areas.
The public off street parking places as well as the 1st street promenade.	parking and traffic flow, especially getting the trucks to avoid the area.
Expanding it, more walking area and more access	More parking and more walkable
Plaza for walking with no cars.	Additional accessible (handicapped) parking.
Connection to the Beulah Park communities.	Divert truck traffic off of Broadway.
I'd like to see more little Boutiques like Grace 62	Restaurant and green space

Question 14: What aspects of the Town Center Framework and Illustrative Vision Plan do you feel will most improve the Town Center?

Creating some open space for the community with a performance area to host events, music, etc. more effectively than the little pavilion we have now.	some kind of draw other than bars and drinking
More restaurants and parking	attract more traffic
More parking for activities in the town center.	Food,,,Fun....Family..Fountain
Green space and commercial space.	Some additional retail / restaurant space
Complete development of the downtown areas and extension of the small parks seating areas that currently exist.	Careful planning of walkable/bicycling areas for access to Town Center. And maintaining of green space.
The section next to the library, behind the Local Cantina which would offer more parking and retail opportunities. I like the idea of the promenade as well as it expands the community feel of the downtown area.	I really like the first picture with the water and tables with umbrellas for people to sit outside and eat. Very inviting.
The addition of mix-use space for retail and dining.	Pursuing national landmark status, reviewing an alternate route for truck traffic to bypass the Town Center, creating a Street Tree Master Plan
More family friendly restaurants, especially if you plan to have parks and a play fountain.	Redevelopment of the Columbus St. block and funeral home property.
Pedestrian only streets and park space. Try a interactive park with lights and soft sounds. Unique seating. Swing seating. Art seating. Have parking close to park areas. Parks don't have to be large, make them unique and inviting. Also in the parks, add shade seating.	Restaurants and retail. People love to eat and shop. This is what draws me to other towns and I know it would do the same for Grove City. Just as long as there is a variety and unusual ones.
More green space with shade trees. Benches and picnic tables for families and the older members of our community to use>	Better connected with more mixed development.
stated in #12	The plaza would be beneficial for seating
The walkability and pedestrian connections. The additional open spaces and green way improve your experience in the area. It is a needed contrast from the built environment and the auto oriented areas.	Adding green space with seating
The vision as described in Blocks M and N as it is in the heart of Town Center.	Dont sell our town center or surrounding areas to developers while your calling it progress.
more restraunts, more shoppes, and less relator bussinesses	The additional retail/commercial space
Shops and resturants	Preservation of the unique characteristics of our downtown.
the heartland painting	N/a
walkable w/ green spaces and additional parking opportunities	Expansion from Broadway
The restaurant/retail space and increased pedestrian paths	No one component stands out as most important.

Question 14: What aspects of the Town Center Framework and Illustrative Vision Plan do you feel will most improve the Town Center?

parking spaces	Bringing in people to live and shop in the town Center
green space	More restaurants and an amphetheater
apartments	The connection to new development with walking paths to connect new and old downtown.
retail, restaurants	Enticing people to spend more time in the Town Center is great
development of business & green space	The plans to make the area more walkable. I also think the addition of more seating areas and trees along streets will be very beneficial.
realigning the buildings and more parking	Better restaurants, bars and public spaces
the part that's missing - the removal of utility poles/lines along the Broadway corridor	need more shopping and restaurants to bring people downtown.
more overall traffic	promenade, streetscaping. Develop 5/3 building
working on the flow of the streets and sidewalks	the parking and green spaces
promenade	I like the First Street promenade
park space, bike lanes (dedicated)	adding more business to attract more people downtown. The area currently does not have enough to do.

Question 15: What do you feel the Town Center Framework and Illustrative Vision Plan do not adequately address that would improve the Town Center?

Paid parking	Better traffic flow, less traffic lights so that traffic doesn't backup into other lanes, add turn lane lights. Add decorative sidewalk railings in high traffic areas.
Still not enough to accommodate the Growth of the city	No comment
Dedicated bike lanes, parking garage next to the library, park area between civic and voeller.	Limit more businesses-that won't keep people in the TC. Get away from the "bedroom community". We can be more than that. It would be great to have outdoor activities in the TC if there is room. And year round.
Truck traffic. It is a thought it appears with no actionable plan.	Not applicable
Are there bike racks to lock up a bike?	Not sure
Getting rid of some of the old run down buildings/houses. The old Beulah neighborhood era buildings etc. are an eye sore when you have the new library and Broadway Station apartments looking great.	N/a
Too much office, professional,	Looks good.
Parking. Sprucing up what is already there. Coming up with architectural details that coordinate.	Parking will be one that needs to be addressed
none	see above
Outdoor restaurant seating which allows dogs	The current size of Broadway and other roads.
Curious about the bullet points referring to reducing regulations and making GC more business friendly. Typically that means less emphasis on quality of life and environmental needs. Like to see more words around those bullet points.	Not sure
More restaurants	more organized activities and festivals to bring people to the area
Traffic flow still seems unchecked. Parking seems to be limited, as well as greenspace and family friendly activities.	Unsure what plans are for commercial spaces but we need more restaurants
Less accommodation for cars through towns center and more walk ability.	Traffic. What businesses you are going to attract. If there is not an easy way in and out of the "town center", you are not going to attract the businesses that you need. You need to make sure the infrastructure is there FIRST and then plan around it. Broadway is so narrow & the timing of the lights SUCK.
I think it has a good mix of everything.	Not sure we need Year round concerts or sports
Additional reasons to go to town center. Services and restaurants are needed.	public parking
Can we get some more stores rather than 47 barbers and antique stores? A high end food market would be cool.	Noise....idiot acting out

Question 15: What do you feel the Town Center Framework and Illustrative Vision Plan do not adequately address that would improve the Town Center?

Will this keep the small town quality or make GC just another competitive little suburb?	Not enough parking and too many apartments!
Parking spaces	More retail space while keeping the small town feeling
What type of stores and restaurants are we talking about?	Overall I think it is a plan that heads the right direction. I'd like to see emphasis on walkable/bicycle access prioritized over parking. Also note - that bike paths all around grove city would need expanded/improved to help people safely bike to the Town Center.
I'm not sure there is much here to entice families with young children.	I would like to see funds allocated to assist in the beautification of the west side of RT. 62 (Beulah Park) even for private residents to make it more of a walking, biking community that preserves the original intent of the founders and developers of Grove City
Not sure	It's always a struggle to find something that will attract and entertain tweens and teens.
I like that there is a lot of parking, but how often will all of it be needed?	Need to increase appearance by burying all utilities
Too many apartments	Public art space would be a misuse of money as these types of things are not what will draw in visitors.
Again parking. Maybe a parking garage like in Grandview Yard area dedicated for town center events and businesses. Not shared with apartment residents. Most people arrive at the town center events by car and if you have to drive around for 30 minutes looking for a parking spot they may leave the area and not attend the event.	Parking
More green space versus parking. If the idea is to make the town center more walk-able, then adding an exorbitant amount of parking spaces is asinine.	Safety
Looking closely at the public parking requirements to ensure access to the center without losing the events that make downtown fun and community oriented, i.e. Arts in the Alley, Downtown Market, Boo on Broadway, etc.	N/A
What are the envisioned touchpoints for residents to mingle, get to know each other, do things together?	N/a
Places for older kids to have fun.	Parking garage would free up more space for future development
Not sure.	Again, does not address the noise and traffic issue
idk	parking could still be an issue
No more bars or Brewery houses and make sure there is sufficient free parking	more business to support all residences being approved for area

Question 15: What do you feel the Town Center Framework and Illustrative Vision Plan do not adequately address that would improve the Town Center?

Free parking garage. Move the police department and museum to the library space. Oh how about this, build a parking garage on the library lot. Build a residential building on arbutris to block it.	I always wonder "where will people walk for groceries" when I imagine those who might want to live in a walkable mixed use area such as this, but perhaps I weigh that with too much importance. I'd love to see an increased variety of dining options as part of the attracted business.
Parking issues!! grove city has lost lot of free parking when the Apartments/condo's were built behind City Hall. Also, we lost a lot of parking when the new library was built.	additional parking & increased connectivity
We need a park like the Hilliard Station - that should be where the old library was - not more apartments -	I would just want to make sure the parking is sufficient, whether a parking garage is needed or the parking lots are enough.
I like it	the parking and residential areas. You started saying that you want the town center so people can walk to it from Beulah Park and other areas, but you want to put housing (apts) and parking up.
I think the town could become more exciting with more events	overall traffic (vehicle congestion), hardware store, small footprint grocery store
where would the large community events be located on the plan? Doesn't seem to be a large enough area for arts in the alley (for example) off Broadway	underground parking
get the semi's off of broadway	that there may be people who are not long term citizens to Grove City
parking for residential units would take away from public parking	how to preserve the charm of the historic district/columbus st area
community space	unfortunately, its really hard to tell right now
parking	the removal of utility poles/lines along the broadway corridor
condoes rather than apartments	shortage of parking
parking	possibilities of lots of apartments, not focusing on creating more local, private owned industry
the parking	

Question 16B: Of the objectives you checked above, which would be your priority and why?

Preserve the feel of old town center. It is a unique area among an array of other modern cities. I would love to keep the small town feel in that area.	The character of the town center is important but it doesn't really matter what it looks like if no one goes there and there's nothing for anyone to do. Add some more variety of stores and restaurants all while keeping some of the character and feel we're used to.
Strengthen	Preserve our character as a small town.
Art as it addresses the quality of life for area residents	As answered previously we really need a variety of restaurants.
Safety and keep the small town feel.	Additional parking spaces or a parking garage.
Pedestrian safety. Once trucks get past the downtown area by Broadway cleaners its extreme speed to the point it shakes people's houses past Kingston. I've never seen a trucker pulled over for speeding, only the few speed traps they have set up a few evenings around Local Cantina.	Must keep the "old feel" of town center. The new library is nice, but lacks town center feel
I think more variety will bring more people to the Town Center	I would like to see more businesses down there, a nice upscale restaurant and more gift shops like Farm Table and DApple and Dun
Pedestrian safety	Encourage a variety of development and business types. Having too similar of businesses and development can be boring and people won't want to visit very long
Other - the investment offices, lawyers, bankers, mortgage lending centers, etc. are just taking up valuable space in the town center. No one coming to the town center uses them or cares about them. They do not add anything to visitors or make the town center more attractive. Move them somewhere else and put something usable in those spaces.	Second choice is a variety of business types.
Variety of business, less professional/office	Grocery store and retail
Preserve and strengthen the character of Town Center	Preserving the history of our town and accentuating the historical buildings with lighting.
traffic flow and pedestrian safety	Business. to increase monies for the community. it would be great if a side effect of a busy town center allowed for lower residential taxes
Safety, always	Combination of safety and mixed businesses. Find the right balance between old town atmosphere and enough to do.
Just picked one- says it all	All of them can be done together
Why do we need public art?	#1
Strengthen the character of town center. We seem to be close, but it's still not the correct mix for us.	Encourage a variety of development and business types, without this the project will simply be an expensive monument to wastefulness.
More restaurants, less shops - never see anyone in the shops, but the food places are packed.	Variety is always a good thing
I think they are all important and warrant consideration.	Both. You won't need to worry about pedestrian traffic if you don't have a variety of businesses.

Question 16B: Of the objectives you checked above, which would be your priority and why?

Mixed use is the key.	Preserving the character because our history is important.
Pedestrian safety. That kind of went out the window when the library was moved to its current location and this plan continues that trend. Adding a new section of road to bring even more traffic into town center is insane.	You have to draw people to visit town center, you must have something there to draw them such as retail.
I want to see more local restaurants and shops while preserving and even amplifying the character of the town center. Recently my husband & I have driven to Westerville for their downtown shops and eateries. We've gone to Canal Winchester, Lancaster, Tipp City. We love small towns with shops and restaurants. We need more in GC!	I think this will bring more people to the town center
Stringtown rd can stand to have more restaurants and businesses but I believe that it is important to keep the character of the Town Center intact.	Stringtown is for chains. I'd like to keep the authentic feel and character of downtown.
More retail businesses to spend more time in the area	Build with the idea that building on what the town center has now and bring it into the future
Preserve and strengthen the character of the Town Center	It would be a shame to tear down our historic buildings
Small historical	Preserve the character
Variety	more development of business and restaurants
Preserve and strengthen the character of the Town Center. It's taken many years to get it to where it is today so don't ruin what has been started. I'd also like to see you bring the business owners of the Town Center and ask their advice and how you can continue to help them.	Restaurants because they make downtown a destination for people to spend a night out down there. Grandview is a good example.
Maintain the historic buildings and ensure new buildings and developments maintain the feel of that area.	The town center has the potential to be a tremendous destination for gathering and entertainment. To look to the past for inspiration is ridiculous - there is not a past history of the town center to consider. The place has been a farce until the past 5 years or so. Nobody went there! Look to the future!
A greater variety of businesses and restaurants needs to be brought in.	Obviously TRAFFIC.
Because that's what makes money flow, and that's all any city cares about	Safety
Preserve and strengthen the character of the Town Center	encourage a variety of development and business types
The city has not proven ability to handle traffic safety and congestion that comes with extensive development.	#1 Preserve GC History
variety of development	Need to allow safe walking and biking
variety of development	Businesses such as retail and restaurants.

Question 16B: Of the objectives you checked above, which would be your priority and why?

Preserve and strengthen the character of the Town Center	Preservation of the small town atmosphere that drew us to Grove City in the first place. Remember how you achieved best Hometown designation.
Encourage development. One of Grove City's biggest issues in attracting younger crowds is that the availability of retail and restaurants is extremely limited. Most restaurants are chains over off of Stringtown. Bringing in more space will allow more specialized eateries.	Encourage a variety of development and business types. The Town Center should be a business centric area that is an alternative for small businesses instead of Stringtown Road as well as a community center for events. I'm not happy with the emphasis on apartments.
Stability of small town appeal is vital. Enough with development and retail.	encourage and promote a variety of development and business types with less overpriced apartments. Get the restaurants and nightlife going to continue to draw in the local crowds with an improvement in public parking. The last priority should be apartments. Going to price the locals out of their own neighborhoods.
Variety of development	PRESERVE CHARACTER- USE HISTORIC BUILDINGS TO HELP CREATE A 'WARMER' FEELING. FOR INSTANCE, PERHAPS THE LUMBER YARD COULD HAVE BEEN DEVELOPED INCORPORATING SOME BUILDINGS AS ADJUNCTS (THOUGH DON'T KNOW THEIR CONDITIONS) BUSINESSES SHOULD BE INDEPENDENTS NOT CHAIN- WE WANT TO HAVE OUR OWN CHARACTER
Preservation and strengthening the character of the Town Center Area	Preserve and strengthen the character... Grove City has its own distinct character, and I would hate to see its growing town center change its essential character to try to be overly cool, trendy, or hip.
Preserve, Development, Pedestrian.	More for older kids. Also, you need to revamp the rest of Broadway to the freeway. You want to make it nice leading to town center, but all we keep getting down there are vaping, tobacco, and cash advance places. It's an unsafe area with nothing that will make it better. Those places will only make it worse. Very, very poor choices.
to encourage development, because without more development, we will be at a stand still and cannot compete with more attractive suburbs. A lot of residents go outside of grove city to shop and dine, which could be reduced if more options were available in a walkable area.	Everything I mentioned. I have more if anyone cares. Ps move the museum to the library site also. Demolish the museum for an office building and ADA parking.
Preserve and improve. Brining in nice restaurants and shopping, would be a good improvement. Some of the existing buildings appear to need some improvements. The additions of the library and local Cantina was really nice. need more restaurants like the cantina.	Useful entertainment and better retail than already here. I know we do not fit the income demographics for some retailers but Grove City can easily support nicer restaurants and retailers. Just show them Martha's Wood area, Pinnacle, Hoover Crossing and drive them down Buckeye Parkway. I know you can convince them.
town center character	variety of businesses - drive interest/business

Question 16B: Of the objectives you checked above, which would be your priority and why?

See comments above	Small town feel and family oriented community need to remain priority!!
Variety of development and business types.	more grassy areas
Maintaining the character and pedestrian accessibility are the most important to me.	preserving & strengthening the character of the Town Center
Having a good mix of businesses, restaurants and entertainment is very important. Housing development needs to be high quality and have adequate separation from the businesses so residents are able to have a little peace and quiet!	Preserving and strengthening of the character. That is key, because there is a lot to work with now. The plan pushes the area forward in a great way that builds upon the existing.
Restaurants and entertainment with parking. Lots of green space and year round accommodations.	making the town more enriched and safe and full of character & preserve the character of the town
Preserve and strengthen the character of Town Center	More stores and restaurants my parents take us downtown for shopping and eating
All of the Above seem to go together quite well	preserve and strengthen the character of the Town center
other: maintaining the feel of downtown GC	preserve and strengthen the character of the Town center
public art, green space	more businesses is what is going to attract people to the area
variety we have many drugstore	pedestrian safety
crosswalks east and west, Columbus St., Park St., needs more time to cross	preserve and strengthen the character of the Town center
preserve/strengthen the character its part of what I love about where I live and why I bought a house in this area	preserve and strengthen the character of the Town center. Keep some of the family businesses.
business growth	would like to see more retail
obviously people need to be safe, but there is absolutely needs to be more business in the area	more businesses/restaurants would bring more people to town
encourage more and specifically unique business	safety, aesthetics, more room on sidewalks for pedestrians.
Encourage a variety of development and business types. Creates traffic and customers for business	all

Question 17: If you could describe the existing character of the Town Center in one word, what would it be?

Word	Frequency	Percentage of Responses
Quaint	14	11%
Charming	7	6%
Improving	5	4%
Comfortable	4	3%
Lacking	4	3%
Boring	4	3%
Bland	4	3%
Cute	3	2%
Home	3	2%
Hometown	2	2%
Incomplete	2	2%
Walkable	2	2%
Changing	2	2%
Historic	2	2%
Classic	2	2%
Small	2	2%
Dated	2	2%
Nice	2	2%
Character	2	2%
Inviting	2	2%
Friendly	2	2%
Lacking	2	2%
Small Town Feel	1	1%
Nonfunctional	1	1%
Transitioning	1	1%
Unattractive	1	1%
Satisfactory	1	1%
Dilapidated	1	1%
Historical	1	1%
Disjointed	1	1%
Unrealized	1	1%
Depressing	1	1%
Antiquated	1	1%
Can't	1	1%
Small town	1	1%
Potential	1	1%
Undefined	1	1%
MISHMASH	1	1%
Lethargic	1	1%
Authentic	1	1%
Community	1	1%
Desperate	1	1%
Personal	1	1%

Question 17: If you could describe the existing character of the Town Center in one word, what would it be?

Word	Frequency	Percentage of Responses
Heritage	1	1%
Mediocre	1	1%
Relaxing	1	1%
Outdated	1	1%
Run-down	1	1%
Business	1	1%
Adequate	1	1%
Growing	1	1%
sleepy	1	1%
Rustic	1	1%
Sparse	1	1%
Crappy	1	1%
Plain	1	1%
Tired	1	1%
Charm	1	1%
Comfy	1	1%
quiet	1	1%
Cool	1	1%
Dull	1	1%
Cars	1	1%
Lame	1	1%
Blah	1	1%
cute	1	1%
DULL	1	1%
Old	1	1%
Work-In-Progress	1	1%
Cluttered	1	1%
Historic	1	1%
Pavement	1	1%
Covered	1	1%
Empty	1	1%

TOTAL 126 1

Question 18: If you could describe your ideal character of the Town Center in one word, what would it be?

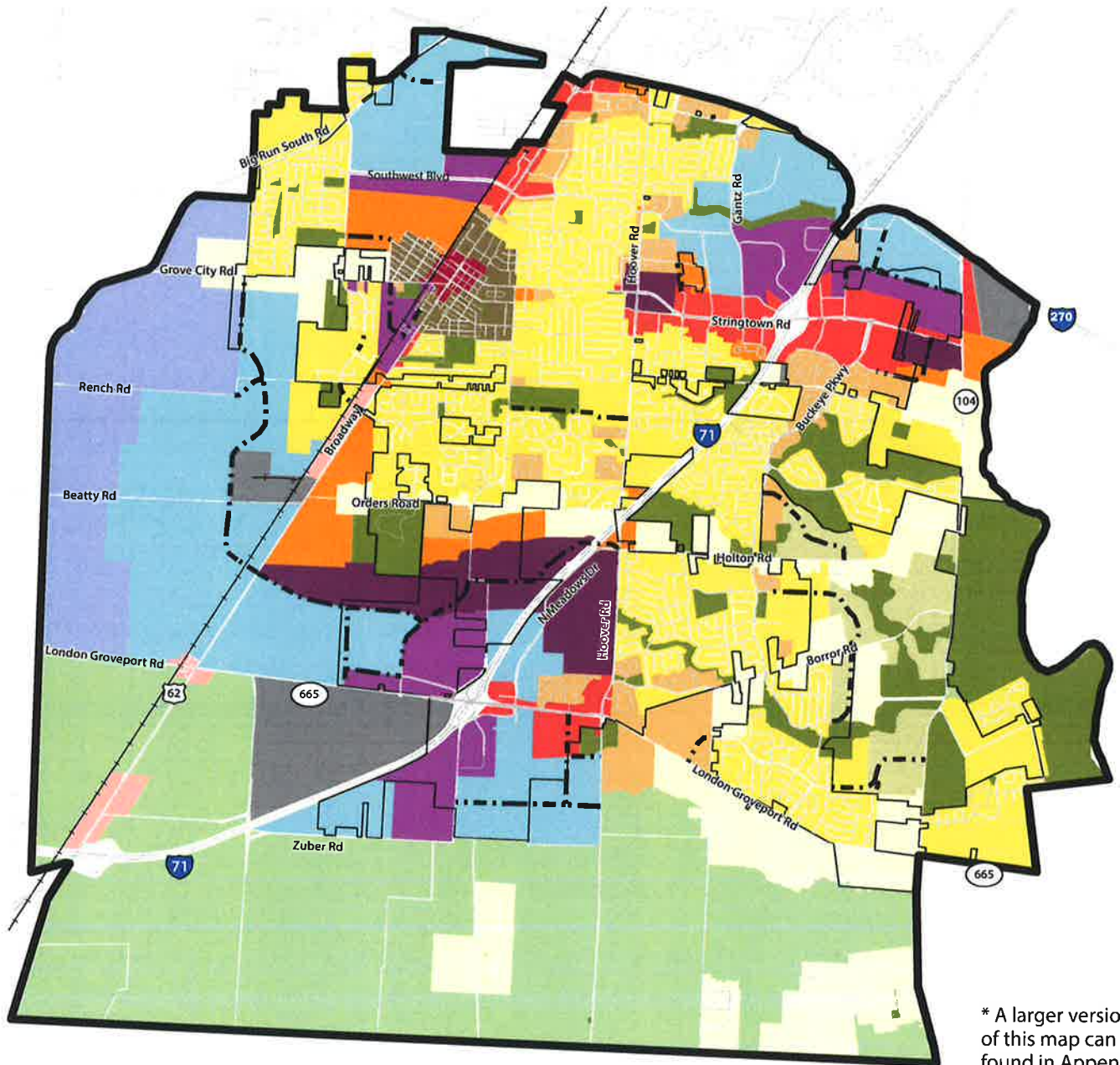
Word	Frequency	Percentage of Responses
Charming	10	7%
Vibrant	7	5%
Exciting	6	4%
Inviting	5	4%
Quaint	5	4%
Welcoming	4	3%
Green	4	3%
Community	4	3%
Friendly	4	3%
Historical	4	3%
Family	4	3%
Authentic	3	2%
Walkable	3	2%
Variety	3	2%
Lively	3	2%
Modern	3	2%
Active	3	2%
Enjoyable	2	1%
Amazing	2	1%
Classy	2	1%
Happy	2	1%
Thriving	2	1%
Destination	2	1%
Hometown	2	1%
Busy	2	1%
Home	2	1%
Aesthetically Improved	1	1%
Modern Day Classic	1	1%
Vibrant Activity	1	1%
Mini Short North	1	1%
Small Town Feel	1	1%
Home Town Feel	1	1%
Old Fashioned	1	1%
Old Buildings	1	1%
Contemporary	1	1%
Car Friendly	1	1%
Pet Friendly	1	1%
Tranquility	1	1%
picturesque	1	1%
Innovative	1	1%
Attractive	1	1%
Accessible	1	1%
Energizing	1	1%

Question 18: If you could describe your ideal character of the Town Center in one word, what would it be?

Word	Frequency	Percentage of Responses
Old-Charm	1	1%
Inclusive	1	1%
welcoming	1	1%
Beautiful	1	1%
Confident	1	1%
Appealing	1	1%
Cohesive	1	1%
Bustling	1	1%
Eclectic	1	1%
friendly	1	1%
Business	1	1%
Eventful	1	1%
Diverse	1	1%
Booming	1	1%
Awesome	1	1%
Growing	1	1%
Stylish	1	1%
Classic	1	1%
Unique	1	1%
Charm	1	1%
Quiet	1	1%
Alive	1	1%
Open	1	1%
Safe	1	1%
Fun	1	1%
Uncluttered	1	1%
Oriented	1	1%
Hipster	1	1%
Upscale	1	1%

TOTAL

139



* A larger version of this map can be found in Appendix B.

Future Land Use and Character

 Town Center Core	 Suburban Living, Low Intensity	 Parks / Open Space / Preservation
 Mixed Use Employment Center	 Suburban Living Medium to High Intensity	 Planning Area
 Tech Flex	 Mixed Neighborhood	 City Boundary (2016)
 Commercial Center	 Conservation Neighborhood	 Proposed Future Roadway
 Flex Employment Center	 Edge Living	
 Low Intensity Development	 Utility / Special District	
 Edge Commercial	 Undeveloped / Agriculture	
 Town Center Core Neighborhood		

TOWN CENTER CORE

Grove City's Town Center is its historic, civic and cultural core. Buildings are located very close to one another and in some cases are adjoined. Streets accommodate moderate traffic at slow speeds, include on-street parking and feature amenities for pedestrians such as wide sidewalks, street trees and benches. Street pattern is a grid with short blocks and frequent intersections.

BUILDING BLOCKS

Height Range	2-5 stories
Building Form	Variety of building types and sizes clustered and grouped.
Building Setback	0-10 feet (generally consistent within a block)
Streets	Small, grid-like blocks with a streetscape designed to encourage pedestrian activity
Transportation	Walking, biking, transit, automobile
Parking	Shared parking areas located behind buildings. Structured parking incorporated into infill mixed-use projects, on-street parking.
Open Space	Plazas, pocket parks, public realm acts as public space. Wide sidewalks, street trees, benches.

PRIMARY USES

- Office
- Commercial
- Multi-family residential
- Vertical mixed-use (commercial first floor, office or residential above)

SECONDARY USES

- Civic
- Institutional
- Parks and open space

EXAMPLE PATTERN



EXAMPLE CHARACTER



MIXED USE EMPLOYMENT CENTER

Mixed Use Employment Centers are large-scale activity centers that integrate places to work, shop and live in a walkable pattern. These centers should emphasize employment uses with secondary residential and commercial. Multi-story mixed-use buildings are located close together and near the street. Large floorplate buildings may support uses that serve the broader community and region.

BUILDING BLOCKS

Height Range	2-7 stories
Building Form	Large floorplate buildings with commercial/office on first floor; office/residential above.
Building Setback	Minimal setback, 0-20 feet
Streets	Small, grid-like blocks, may include alleys.
Transportation	Access to transit, walkways, bike paths and automobiles. Sidewalks connect various aspects of the development.
Parking	Shared parking areas located behind buildings. Structured parking incorporated into infill mixed-use projects, on-street parking.
Open Space	Plazas, "green infrastructure" and shared parks act as highlights of area and amenities for employees, patrons and residents.

PRIMARY USES

- Office (and Medical)
- Research & development

SECONDARY USES

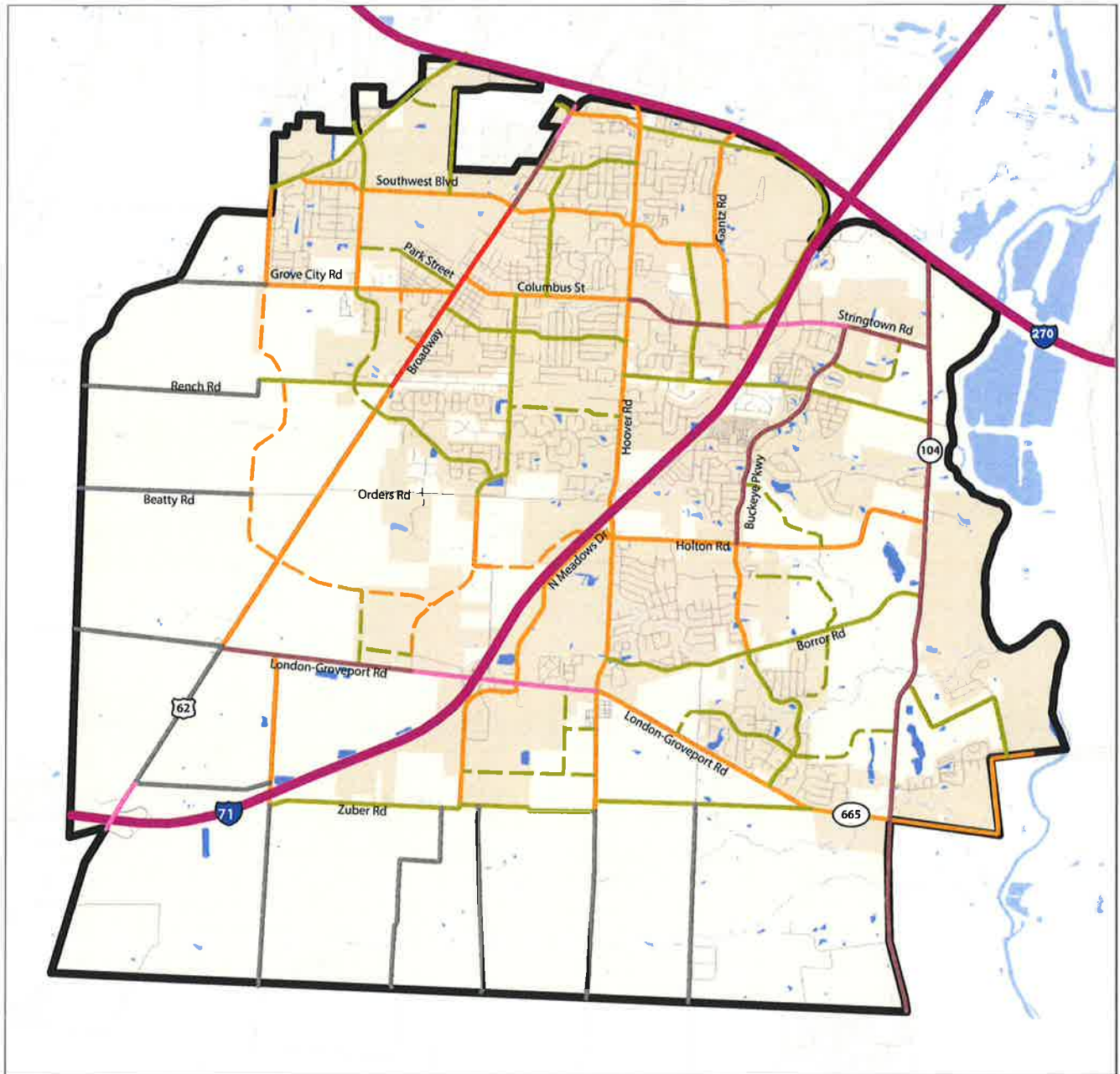
- Commercial
- Institutional
- Live/work units
- Multi-family residential
- Civic
- Parks and open space

EXAMPLE PATTERN



EXAMPLE CHARACTER





AVENUE

Two- to four-lane thoroughfares that balance mobility with access to local development at the neighborhood level. May function as an arterial or collector, but generally at low to moderate speeds. Characterized by wide sidewalks (scaled to the surrounding land uses) and off-street bicycle facilities. May have on-street parking and transit stops in some contexts.

Functional Classification: Minor Arterial/Collector
Examples: Hoover Road, Grove City Road, Columbus Street
Typical Section: 2-4 travel lanes



MAIN STREET

A subset of the avenue type that represents a corridor that transitions from an arterial thoroughfare (US Highway 62) to the Town Center. On the main street, low traffic speeds, bicycle and pedestrian comfort are paramount, as the priority should be on pedestrian comfort over the conveyance of vehicular traffic. Pedestrian amenities including wide sidewalks, seating and lighting are common.

Functional Classification: Arterial
Examples: Broadway in Town Center
Typical Section: 2-4 travel lanes



NEIGHBORHOOD CONNECTOR

A subset of the avenue type that connects neighborhoods and tends to carry less vehicular traffic than other types of avenues. Connects to avenues and boulevards.

Functional Classification: Collector
Example: Parlin Drive, Kingston Avenue
Typical Section: 2-3 travel lanes



STREET

Local, slow-movement street. Can be urban (with alleys) or suburban including many streets in subdivided neighborhoods. Includes both public and private streets. On-street parking.

Functional Classification: Local
Example: Neighborhood streets
Typical Section: 2 travel lanes



RURAL ROAD

A road outside of the City serving a range of traffic levels in a country setting. May function as an arterial, collector or local route, but with a range of speeds. These roads are expected to retain rural character over the horizon of this plan. Curb and gutters vary/optional.

Functional Classification: Any
Example: Borror Road
Typical Section: 2-3 travel lanes



VISION & GOALS

The plan's goals and vision are based on the Town Center's strengths, weaknesses, opportunities, and threats. They seek to maintain and develop the area's competitive advantage.

No other place in Grove City offers the same connection to the past; few places in Central Ohio can. The vision embraces this authentic heritage while aspiring to new spaces and places for people. In turn, people bring added vibrancy, where the experience of the Town Center is not just a memory, but a part of our daily lives.

PLAN VISION

Grove City's old Town Center, the nostalgic heart of the community, is one of the great urban neighborhoods in Central Ohio, a walkable, mixed-use and vibrant place with a civic flavor, where people live, work, shop and play—a place that is a draw for people from far and wide to visit and experience.

PLAN GOALS

1. Maintain Historic Town Center character

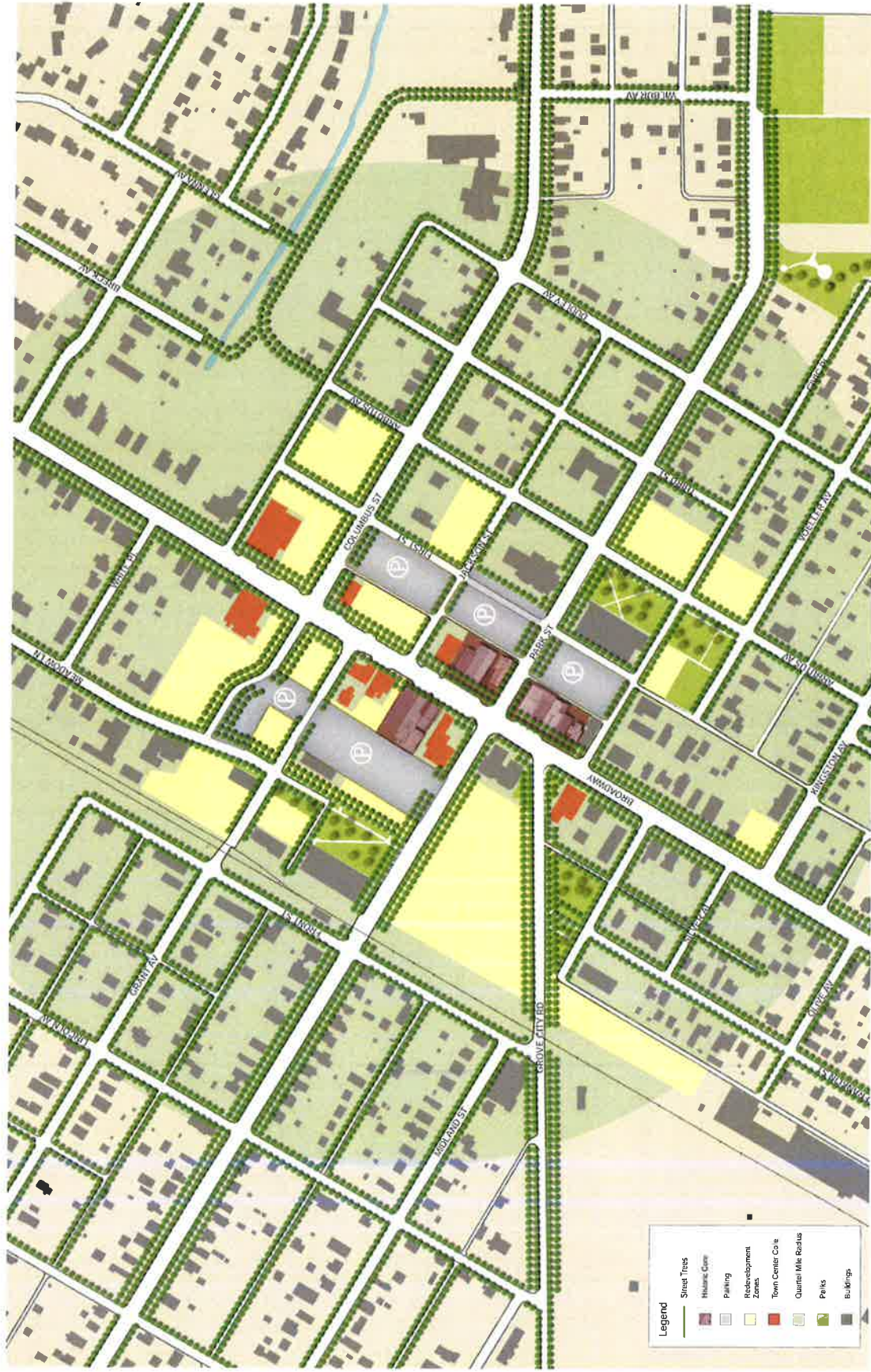
- Walkable urbanism
 - Pedestrian friendly
 - Mix of uses
 - Moderate density
- Civic/social destinations
- Historic preservation

2. Enhance economic vitality

- Strengthen retail/service environment
 - Foot traffic/captive market
- More town center residents
- More town center jobs
- Capitalize on civic/social destinations & tourism
 - Provide a walkable network which links all development
 - Squeeze retail: intensity nodes
 - Follow niche business strategy
- Maximize return on public and private investment
- Remove barriers to private development and redevelopment

3. Address changing context

- Embrace and capitalize on changing market
 - Develop local and regional competitive advantage: A new brand
- Capture new demographics/population
- New medium density housing formats
- Structural shifts in the economy require shifts in development regulations
 - Mix uses in single buildings
 - Development density/intensity must increase for walkability
- Educational focus on new careers: allow work at home and live/work mix
- Parking requirements decrease in mixed-use development
- Replace use-based zoning; add incentives



The Green Frame