CITY OF HIO • 1853

FAQs about Hilliard's Comprehensive Community Plan



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What is a Comprehensive Community Plan?

In short, it answers the questions, "What kind of community does Hilliard want to be, and what do we want it to look like 10, 20, and even 50 years from now?"

A comprehensive community plan is used by City Council, City Boards and Commissions, and City staff to make decisions about future intelligent growth, development, transportation, and infrastructure. It contains map-based recommendations indicating the City's intent for where and how land can be used. The plan is the foundation for the City's budgeting process, zoning ordinances, and land development regulations.

The entire plan can be viewed at https:// hilliardohio.gov/hilliards-comprehensive-plan/ .

How was the Community Plan developed, and what input did our community have?

In 2021, the City launched a process to update its 2011 Comprehensive Plan.

A diverse steering committee of 27 residents was formed to lead the plan development, to ensure the plan was based on the values, needs, and aspirations of the community.

This steering committee worked on the updated plan for 14 months, holding 11 public meetings to discuss and decide on plan elements. They were supported by a team of planning consultants and several City staff members.

Numerous public input opportunities were completed, both in person and online, to help inform the steering committee, consultants, and City staff as the plan was being drafted, ensuring the plan reflects the community's vision.

The plan was presented to and approved by both the City's Planning and Zoning Commission and City Council in the spring of 2023.

What are examples of the various ways community input was gathered to guide the Community Plan development?

Opportunities for residents to share their thoughts and vision for our community over more than a year-long process included:

- stakeholder interviews,
- · community surveys,
- meetings of the Hilliard by Design Steering Committee that were open to the public,
- presentations of ideas at community events designed to gather input,
- online opinion gathering through social media, and
- online input via the City's Talk2Us platform.

What does the Community Plan say about Hilliard's future housing options?

The Community Plan calls for a wide variety of housing types and price points to meet the community's diverse and evolving needs. This approach will help ensure Hilliard is a place where anyone can live, including families, young adults, empty nesters, and older adults. Some prefer living in single-family homes within our many existing subdivisions. Others prefer a more urban setting with their home, work, and restaurants/retail options all within an easy walking distance. Both research and community input shows there is a need for these varying types of housing in Hilliard.

Examples of different types of housing (including within mixed-use developments and districts), along with the relative economic benefits they bring to our city, can be found in the "Economic Vitality" section of the Community Plan on Page 39 at https://hilliardohio.gov/hilliards-comprehensive-plan/.

What is a mixed-use development or mixed-use district, and why is it important for our community?

Mixed-use development projects (a building or a larger development area) include more than one use. They typically include some combination of office, medical, retail, industrial, housing and recreation/open space. This type of development also focuses on being pedestrian and bicycle friendly.

In the City's current community plan the emphasis for uses includes a higher percentage of commercial (office/medical/industrial) and a smaller percentage of housing (single or multifamily) than the previous plan. This is to ensure that the commercial components that produce income tax are in place at a level to more than support the other uses within the development. Restaurants and other forms of retail or entertainment are also emphasized as part of the overall mix of uses to ensure the vibrancy of the area and to bring a wider variety of amenities to our residents.

Mixed-use communities help draw young professionals to our community, which helps attract and retain the kinds of quality employers Hilliard finds attractive. The income tax these employers generate pay for City services and quality of life amenities our residents expect and deserve. Mixed-use communities also are attractive to "empty nesters" and older adults, who want to continue living in Hilliard but may not want the responsibilities of owning large, single-family houses.

Many of the newest restaurants in Central Ohio are in mixed-use areas such as Bridge Park in Dublin or the Short North in Columbus. Having a mix of uses, including residential, within the same area or neighborhood is critical to attracting additional dining options to Hilliard. For example, Truepointe, a new mixed-use development along Trueman Boulevard, will include several new restaurants not seen anywhere else in Central Ohio.

What does housing look like as a part of mixed-use developments in the 2011 Community Plan as compared to the recently approved 2023 Community Plan?

As mentioned previously, the 2023 Community Plan places a much greater emphasis on limiting housing as a percentage of the overall development as compared to the 2011 Community Plan.

Mixed-use Components	2011 Community Plan (called mixed-use)	2023 Community Plan (called village mixed-use and urban mixed-use)
Office/Commercial	25%	45-65%
Restaurant/Retail	15%	5-15%
Residential/Housing	60%	20-45%

As you can see, the 2023 Community Plan places a heavy emphasis on development that is primarily employment focused. It supports residential/multi-family as part of mixed-use developments when the overall balance provides office and other commercial uses that support the City's income tax base. This ensures funding is available for high-quality services, programs, and infrastructure for our entire community. These concepts are described in the "Economic Vitality" chapter of the 2023 Community Plan as Action Items #1 & #2 on page 51 (https:// hilliardohio.gov/hilliards-comprehensive-plan/).

Are there examples of mixeduse developments or mixed-use districts in Hilliard?

TruePointe, which is currently under construction on the east side of I-270 along Trueman Boulevard, is a great example of a new mixeduse development that includes a good balance of office/medical, retail, and housing. This development encompasses approximately 23.5 acres and includes more than 280,000 square feet of office and medical space, 44,000 square feet of restaurant/retail, 359 multi-family housing units, and a 108-room hotel. Five new restaurants, including some that are not found in central Ohio and with rooftop dining, will also be part of TruePointe. It will be pedestrian friendly and will have common gathering spaces throughout.

The Nationwide Childrens/Ohio Health, Giant Eagle Center and Lifestyles Community area on Britton Parkway would also be considered a mixed-use district. It includes medical/office, restaurant/retail and residential in a walkable area.

Neither of these developments is out of scale for the areas they are constructed in. They meet – and often improve upon – the City of Hilliard's code and development standards. Any future developments would be held to this same high level of standards.

What does the Community Plan say about Old Hilliard?

Old Hilliard is one of our community's gems. There is no call within the Comprehensive Plan to replace its charm and vibrancy with development that is out of character for this unique and important community district.

In fact, one important idea in the community plan is that we should build upon the success and distinct character of Old Hilliard by encouraging development that includes a mix of uses (office/ commercial, residential, and employment) at various scales and intensities as appropriate in different areas of our downtown.

Residents gave strong feedback that they love the hometown feel of Main Street and the historic buildings that remain along this corridor. The intent of the Community Plan is to maintain the pedestrian scale of the building height along Main Street with no higher than 2-3 stories fronting the street. This is part of what contributes to the comfortable feel and sense of place that draws people to Old Hilliard. As you step back off Main Street the plan then envisions building heights in certain areas at 3-4 stories to provide for additional office, retail, restaurant, and housing options. Additionally, the character of our key historic buildings would remain so that the downtown charm and story of our past are not lost.

Hilliard's current downtown is a walkable and vibrant area with a distinct sense of place that allows people to live, work, and play in one "neighborhood." That is what describes our downtown area now and is what will continue to be the goal as new development occurs. You can find more about what our Community Plan says about Old Hilliard starting on page 95 (https://hilliardohio.gov/hilliardscomprehensive-plan/).

What impact does the residential component of mixed-use developments have on our schools?

A common misconception is that the residential multi-family component of mixeduse developments brings a significantly higher number of students into a school district.

In fact, typically, single-family residential homes bring significantly more students into a school district per unit than multi-family housing. To provide one example for comparison, the Britton Farms subdivision has 299 homes that yield 70.9 students per 100 housing units. By comparison, Landmark Lofts on Franklin Street has 204 housing units that yield 5.9 students per 100 housing units.

Mixed-use developments with multi-family housing options such as condominiums, townhomes, and apartments tend to be more attractive to younger professionals who don't have children and to empty nesters looking to downsize. They also tend to have fewer bedrooms than single-family homes, thus making them less practical for larger families.

The Community Plan shows a selection of student yield showing several single-family home neighborhoods and several multifamily developments. This can be found in the "Economic Vitality" section of the Community Plan on Page 45 in the table titled "Student yields of select housing developments (2021)" at https://hilliardohio.gov/hilliards-comprehensiveplan/.

Can the City of Hilliard take land for private development?

No. The City cannot take your land for private development. For privately owned property to be developed or redeveloped for any non-public purpose, there must be a willing seller and a willing developer. Even then, developments are subject to meeting Hilliard's stringent codes and ordinances, based on the zoning and location of the property. Proposed developments are reviewed in public meetings by the Planning and Zoning Commission and City Council to ensure they meet the standards and vision of the community.

Do developers have free reign to create spaces that are out of character for Hilliard?

No. The City has – and will continue to have – stringent codes and standards that any developer must fulfill. Those standards include requirements related to setbacks, height, landscaping, and the uses proposed for the project and overall site.

All development projects require review and approval by the City's Planning and Zoning Commission, and most larger developments also require approval by City Council which must approve any rezoning requests as part of a development.

There are numerous examples of proposed projects in Hilliard that either were not approved by Planning and Zoning or City Council, or that did not garner support in earlier review steps and therefore did not move forward as formal development applications for consideration by these two public bodies.

Hilliard By Design:

What will Hilliard look like in the next ten years and beyond?

City of Hilliard leaders and a committee of community members have worked together for two years to update the City's comprehensive plan. The process, known as Hilliard By Design, created a plan that represents a bold vision and a series of ideas, goals, and actions that are based on the values, needs, and aspirations of the community.

The Hilliard By Design comprehensive plan will be the guiding document that sets direction for growth and development -- a guide for decision-makers now and into the future.

Eight "Big Ideas" were identified as the plan priorities.

Focus Growth Inward

The City strives to use infrastructure efficiently, conserve open space, and strengthen its long-term financial health. Expansion of city boundaries should be strategic and limited to areas currently within the existing water and sewer service boundary agreement with the City of Columbus.

Emphasizing development and redevelopment of underutilized land and structures within the current city boundaries promotes those goals more effectively than extending infrastructure and developing westward.

Create More Mixed-Use, Walkable Places

The City will encourage development with an integrated mix of commercial, residential, civic, public, and employment uses at various scales and intensities throughout the community.

One example of this type of development is the Downtown Hilliard area. Existing commercial areas are more successful with opportunities for services and amenities within walking or biking distance of residents.

Become a Trail Town

The Heritage Trail is a significant asset to our community, and the City plans to build upon that success. The goal is to expand Hilliard's regional trail network and extend the Heritage Trail to Hilliard's southern boundary by working with partners to make connections to the Quarry Trails Metro Park and downtown Columbus.

Making Hilliard a regional destination as part of the Central Ohio Greenway Network is also a priority.

Expand Opportunities for Walking and Biking

The City will provide more opportunities for the community to walk and bike through the community by filling in gaps in the trail network. This will result in improved connectivity across Interstate 270; between neighborhoods, schools, parks, and mixeduse destinations; and to the regional trail network.

Big Ideas To Shape Hilliard's Future



Reimagine Cemetery Road

Cemetery Road is Hilliard's front door. The primary gateway corridor will be enhanced with streetscape improvements and redevelopment that includes a walkable mix of uses, architecture that frames the street, green space, and public art.

The goal is to create a positive first impression of the community, maximize underutilized land, and improve opportunities for future transit through more dense development.

Encourage Mixed-Use Development Around Premium Office Sites

Hilliard by Design calls for encouraging commercial and residential development at vacant and underutilized parcels. This will create new walkable, mixed-use places that surround the existing structures, making these sites more viable for future employers and serving as neighborhood gathering places.

The resulting long-term financial health will support other "big Ideas" related to housing, inward growth, and mixed-use spaces.

Conserve a Greenbelt

As part of focusing growth inward, the City will acquire and preserve land on Hilliard's western boundary to create a greenbelt and future linear park connected by trails.

This greenbelt will connect to neighborhoods and regional parks and promote the preservation and conservation efforts of the environmentally sensitive Big Darby Accord area.

Expand Housing Options

Hilliard strives to be a regional leader in creatively addressing housing needs. Focusing on housing for young adults and empty nesters will ensure Hilliard is a place where everyone can live.

Hilliard By Design calls for a wider range of housing types and price-points to support a growing and changing population, including new housing types or neighborhood types that are distinctive to Hilliard.

The Process: Who Was Involved

Steering Committee

Libby Gierach, Co-chair Joel Assenheimer. Co-chair Mark A. DiGiovanna Dan Ewald Jill Gerschutz Thomas Jacoby David L. Johnson Angie Kirk **Paul Lambert** Brittani Leopold Jessica Lippoli Justin Malenky Joe Martin Nancy Miller William C. Mills III Jon Parker-Jones **David Parslev Kimberly Poma Deryck Richardson Tim Roberts** Melisa Salamony Sagal Snyder Jayme Staley Marshall Troxell Rachel Voshell Patrick Wathen Sharon White

Consultants

planning NEXT Burgess & Niple Toole Design Urban 3 McBride Dale Clarion

Planning Commission

Peggy Hale, City Council Rep. Jay Muether, Chair Bevan Schneck, Vice-Chair Chris Lewie Tracey Nixon Tom Pannett William Uttley Eric Gutknecht

City Council

Les Carrier Tina Cottone Peggy Hale Pete Marsh Omar Tarazi Andy Teater Cynthia Vermillion

Administration

Michelle Crandall, City Manager

Dan Ralley, Assistant City Manager, Community Development

John Talentino, Director of Planning

Carson Combs, Planning Manager

Letty Schamp, Director of Mobility and Transportation

Ed C. Merritt III, Director, Recreation and Parks

Erin L. Duffee, Deputy Director, Recreation and Parks

Clark Rausch, City Engineer

Diane Werbrich, Clerk of Council



