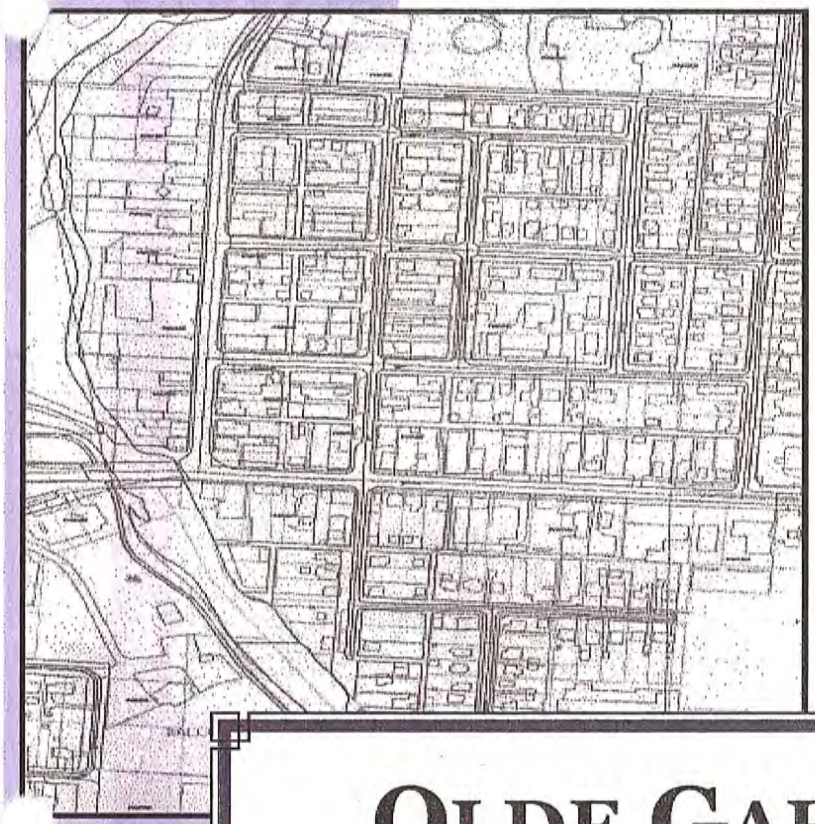
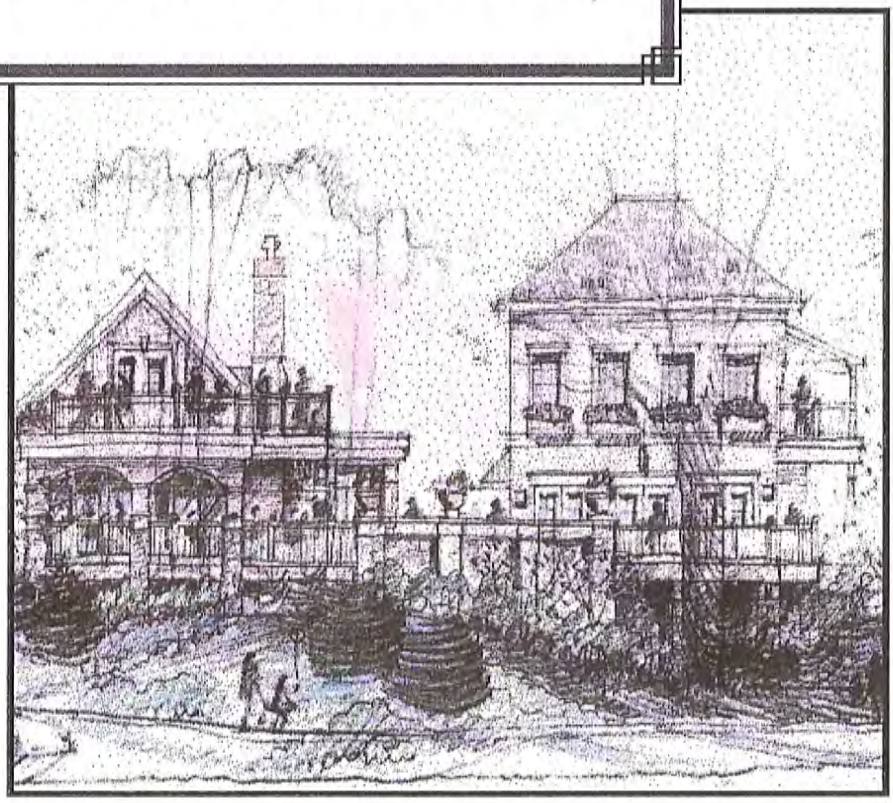
Gahanna Department of Development



OLDE GAHANNA DESIGN GUIDELINES



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OLDE GAHANNA DESIGN GUIDELINES

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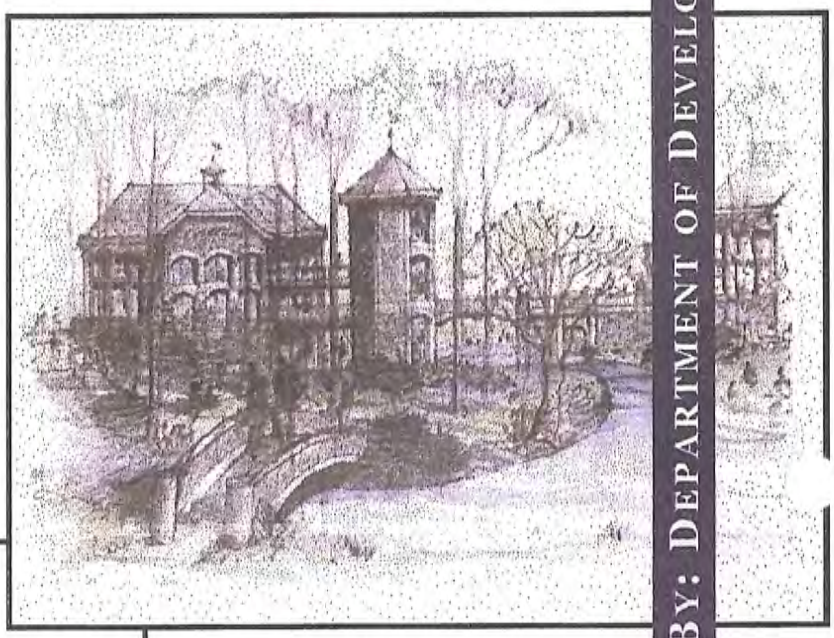

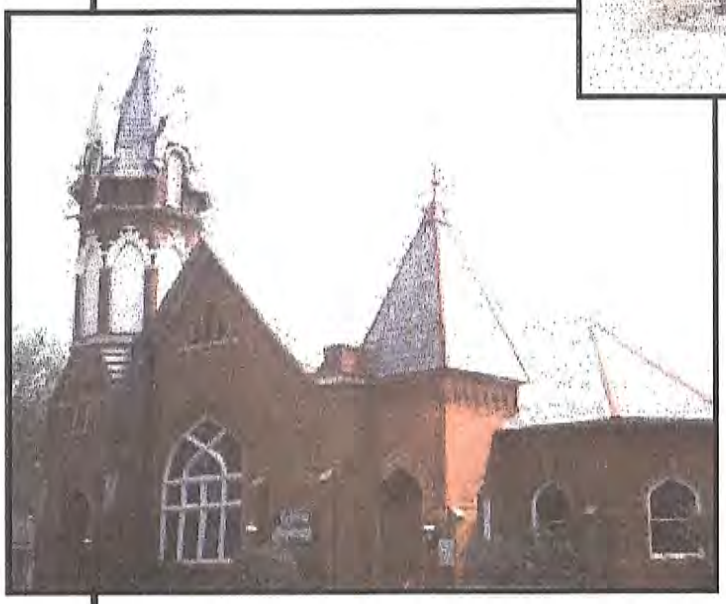

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ACKNOWLEDGEMENTS

We would like to recognize those entities and persons responsible for the creativity, inspiration, and hard work that went into the compilation of these Design Guidelines.

We express our gratitude to the cities of Dublin, Pickerington, Westerville and Worthington, Ohio as well as Brighton, Michigan and Burlington, Vermont for providing the Design Guidelines Team with helpful information regarding downtown districts. Specifically, the city would like to thank Glynis A. Jordan of Burlington Vermont's Development Department for advising the team on the different approaches, and Christina M. Tizzard of the Ohio Main Street Program for supplying slides and books on downtown redevelopment and design guidelines.

We also would like to thank the members of the Design Guidelines Team for contributing their time, resources and wisdom to this project. The combination of their individual talents provided the team with the needed experience and guidance to complete such an important project. Without the team's hard work, it would have been impossible to complete this document.

Finally, the city would like to take this opportunity to thank everyone in the community who has contributed to this project in any way.

MISSION AND DOCUMENT OBJECTIVES

Mission
The objective of the Olde Gahanna Design Guidelines is to encourage and direct a form of development and redevelopment that will achieve the physical qualities necessary to maintain and enhance Olde Gahanna's economic vitality and its unique character in Central Ohio.

In keeping with this main objective, this document endeavors to set forth innovative, reasonable design guidelines that:

Coordinate Development & Redevelopment
By encouraging renovation of buildings while ensuring that new buildings are compatible with their context and with the desired character of Olde Gahanna and that they relate to and encourage pedestrian movement and activity.

Emphasize its Community Focus
By encouraging Olde Gahanna development to be revitalized, utilized, and maintained as a prominent and unique community symbol and focus, suitable and attractive as a center for cultural activities, festivals, parades, and concerts.

Use Design to Enhance Gahanna's Identity
By maintaining Olde Gahanna's unique identity with an emphasis upon maintaining historic character, building size and scale relationships, and valued landmarks while encouraging an eclectic and creative mix of architecture, outdoor pedestrian spaces, and landscaped areas.

Seamlessly integrate Creekside into Olde Gahanna
By assuring that new Creekside development maintains and enhances the character, scale, and architectural heterogeneity of Olde Gahanna with the eclectic appearance of urban streetscapes that evolve over time through careful planning. New developments need to be organized into a coherent pattern to establish an inviting and memorable environmental image, and a community gathering point.

INTRODUCTION

OLDE GAHANNA DESIGN GUIDELINES

1

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INTRODUCTION

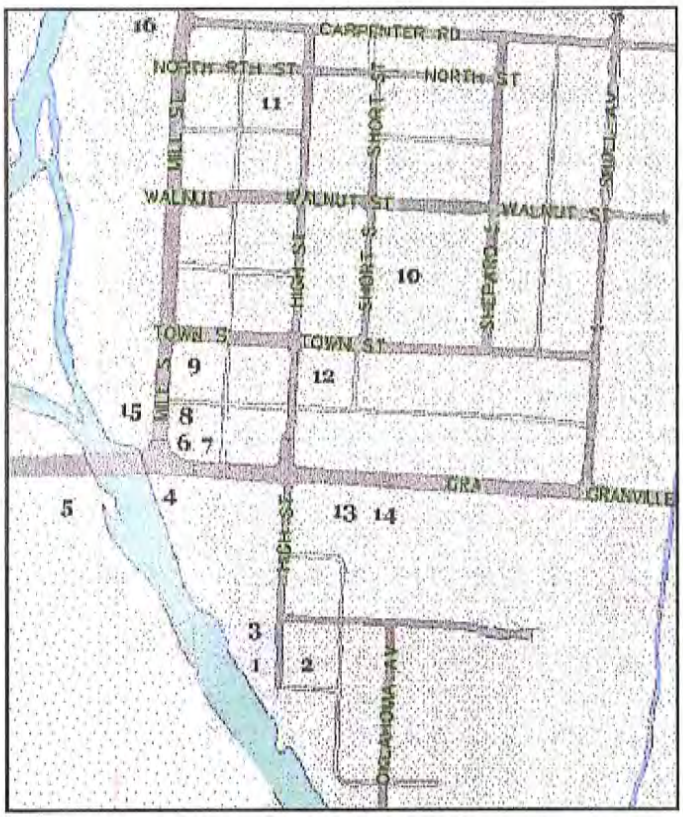
The main objective of these Guidelines is to encourage and direct a form of development and redevelopment that will achieve the physical qualities necessary to maintain and enhance Olde Gahanna's economic vitality and its unique character.

To attain this objective, it becomes paramount to protect the area's natural environment and historical significance. Therefore, it is essential that future development be designed within the existing context of the natural and urban area.

Currently, Olde Gahanna supports an eclectic style that attracts people from Gahanna and the surrounding area to live, work and shop. These Guidelines should ensure the vitality of Olde Gahanna as the center of our community with the implementation of quality design principles.

Well Known Historical Sites

1. John Clark House
2. Stone Family House
3. Log House
4. Bridge House
5. Columbus-Johnstown Pike
6. Founders Corner
7. Old Location of Shull House
8. Gahanna Bank Building
9. Mifflin Inn
10. Old Schoolhouse
11. Historic Church
12. Gahanna Sanctuary
13. Old Location of Reight House
14. Mifflin Presbyterian Church
15. Mill House
16. Rock Park

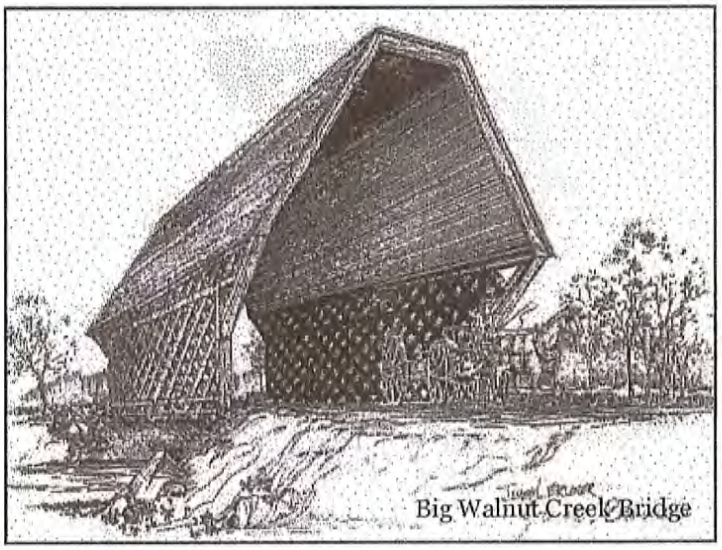


HISTORY OF OLDE GAHANNA

Settlement

The abundance of natural resources found in Olde Gahanna has attracted a wide variety of people to the area over the course of its history. Prior to Ohio's admission into the Union, several Indian tribes lived in the region. Delaware, Mingoe, Iroquois, and Wyandotte tribes established encampments along the shores of the Scioto, Alum Creek and Big Walnut waterways many years prior to the arrival of European-Americans. However, in 1785, the Treaty of Fort McIntosh ended their right to the region and opened the door for the settlement of Ohio.

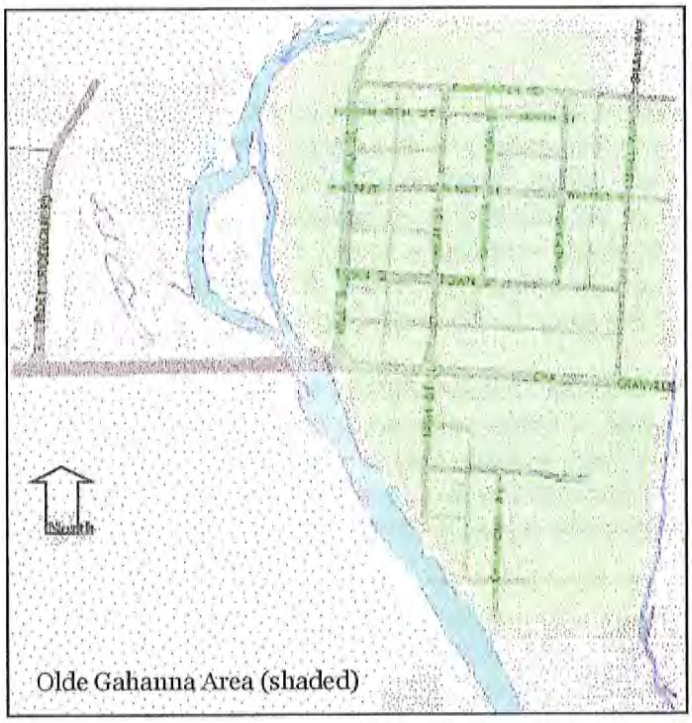
Soon after Ohio was admitted into the Union in 1803, families began to migrate into present day Olde Gahanna. Most of these early settlers were veterans who received land as payment for their services during the Revolutionary War. The federal government set aside a total of two million five hundred thousand acres, which was divided into four thousand acre tracts as payment to veterans under the US Military Land Act of 1796. The large tracts of land were further subdivided into smaller tracts called townships. Mifflin Township was designated as Township #1, Range 17 of the U.S. Military Lands.


Big Walnut Creek Bridge

Prior to the war many of the original settlers farmed small plots of land in Pennsylvania. After the war's end, many veterans sought to begin a new life. They found that new life here in the Gahanna area. The rich soils and abundance of natural resources attracted a large number of people into the region. In 1811, Mifflin township was formally established along the banks of Alum and Big Walnut Creeks. As a tribute to their former Pennsylvanian governor, settlers named their newly established township after him.

Much like the Indians, the livelihoods of settlers depended greatly on the area's rich, fertile soils and diverse wildlife. By the end of the first season's harvest settlers were able to yield a large quantity and variety of crops. Dense forests provided the large timbers required to build their homesteads. The surrounding forests also provided a large supply of game to be hunted. These three resources made the region a very attractive destination for incoming migrants.

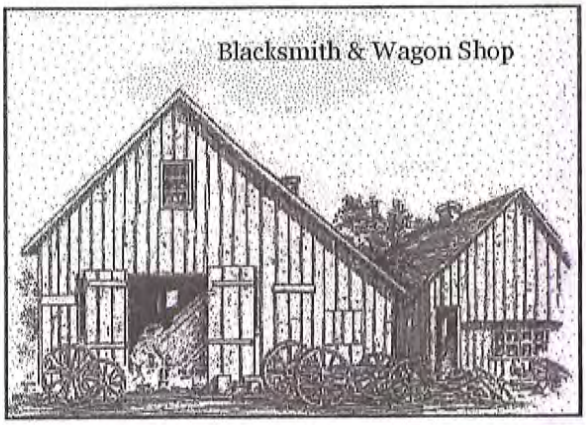
HISTORY OF OLDE GAHANNA



Olde Gahanna Area (shaded)

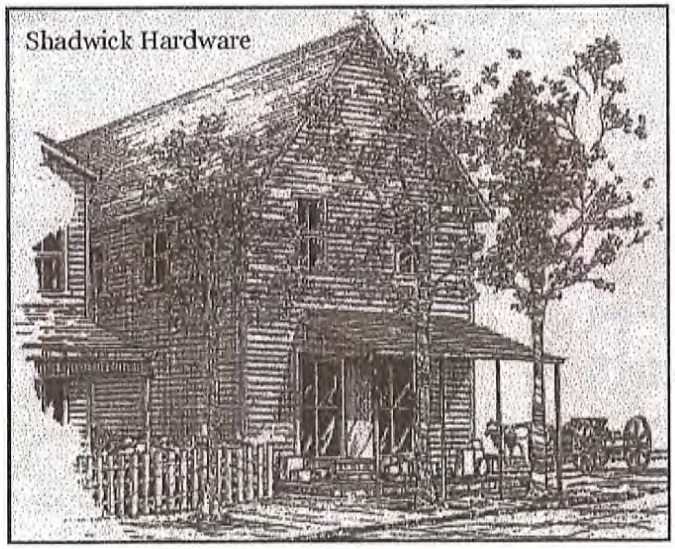
Mifflin Township continued to grow and flourish over the next thirty years. John Clark, the son of an original settler, subdivided his eight hundred sixty acre homestead in response to the continued growth of the region. The subdivision of Clark's family-owned farm resulted in the establishment of Gahanna in 1849. This newly founded village was named after the Indian word for Walnut Creek. It was physically laid out in a rectangular grid pattern along the southern side of Granville Road. The village continued to grow and attract new settlers from the east coast. Within four years another village was established along the northern edge of Granville Road. Jesse Baughman founded the village of Bridgeport after he purchased 150 acres of land from James Smith, both sons of original settlers. Physically the village consisted of forty-five lots and was separated from Gahanna by Granville Road, at the time it was a sixty-foot roadway. The close proximity of the towns created a considerable amount of rivalry. However, in the early 1870's the two entities merged to form the nucleus of present day Gahanna. Since Ohio already had another town with the name Bridgeport, Gahanna was adopted as the official name. The village of Gahanna was formally incorporated almost a decade later in 1881 with a population of 314.

Economy


Blacksmith & Wagon Shop

Until the completion of the "Columbus-Johnstown Pike" local farmers were the major supporters of Gahanna's economy. However, after the completion of the wooden-plank road in 1851, the local economy shifted from its agrarian roots to become more consumer based. Gahanna prospered because it was situated along the "Pike," and located between Columbus and Johnstown. This newfound economy

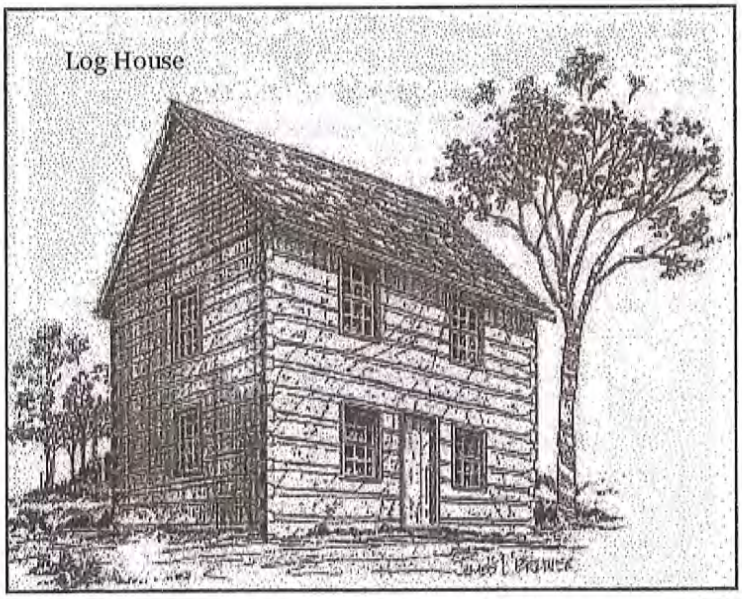
was able to support local businesses such as: a blacksmith, buggy manufacturer, dry-good store and a saloon. Today U.S. 62 follows the same route as the old "Pike," which connects Columbus and Johnstown.


Shadwick Hardware

Historical Structures

Gahanna has experienced many changes since its conception in 1849. There has been a conscious effort made by the Gahanna Historical Society to save structures with historic and architectural worth. Many historically significant structures serve to enhance the aesthetic value of Old Gahanna.

The Log House, one of the oldest remaining structures in Gahanna, was built in 1840. David Shull constructed the two and a half story log house for his new wife, Julia Ann Clouse. After Shull's death the cabin was left to their only daughter, Sophronia. The cabin underwent many changes and alterations over the next one hundred twenty years. Masked as a typical house, the identity of the cabin went unnoticed until 1968 when Larry Wade Realtors discovered the truth. Once its historic value was discovered the house was donated to the Gahanna Historical Society and moved to its present location on South High Street. Today the house is filled with artifacts dating back to the early days of the settlers.


Log House

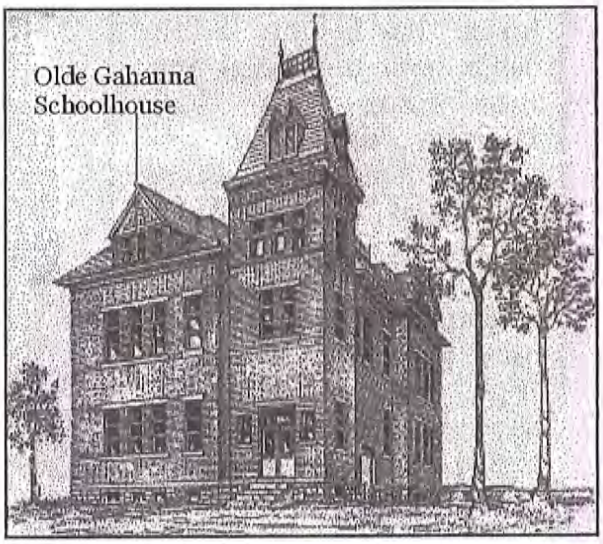
HISTORY OF OLDE GAHANNA

Built in 1853, the Mifflin Inn operated as a stop along the stagecoach line and played a major role in the settlement of Gahanna. Better known as the Tavern or the Stage Coach Inn, it served to house all types of passers-by. Emigrants new to the region were known to stay at the Inn where they were charged the going rate of $5 for a two week stay. The all-brick structure remains at its original site, 74-76 Mill Street, where it has been converted into modern office space.

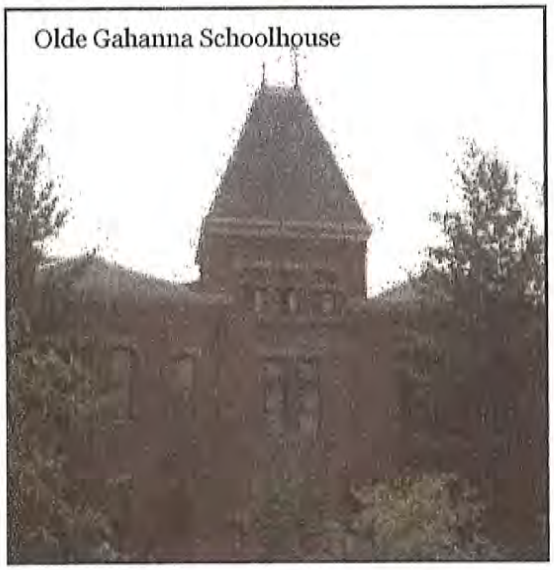
Mill House

One of the most prominent structures in Olde Gahanna is the old Mill House building, located on the corner of Mill Street. Over one hundred twenty-five years ago, the building functioned as a mixed-use development with a saloon on the ground level and a residential dwelling on the upper level. Currently, the building is only one of 16 historical sites left in Gahanna and awaits restoration to its original mixed-use capacity.

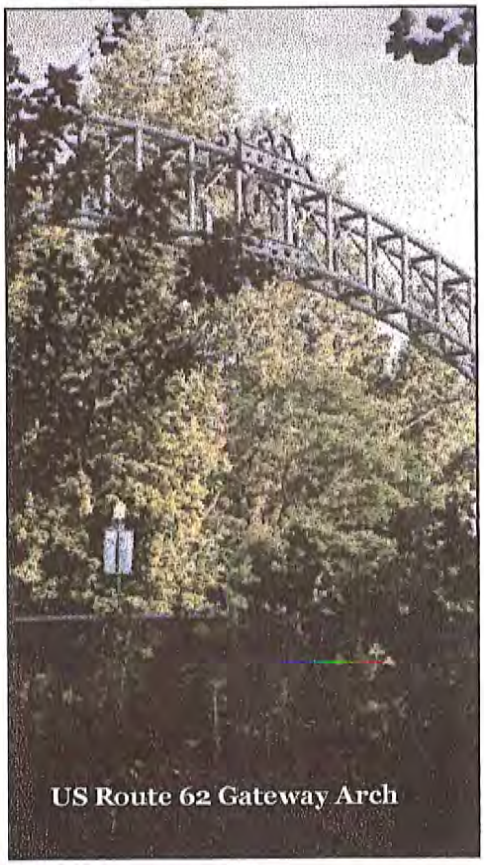
The original Elementary and High School structures are historically significant. Much like typical rural communities of the time, classes were held in one-room schoolhouses. As the districts grew, so did the structures that housed them. After the Gahanna Special School District was created in the 1870s, the original one-room elementary school houses were converted into larger buildings with four to eight rooms, which still exist today. The first high school was constructed in the late 1860s on land sold to the School Board by Jesse Baughman. This was used until the second high school was built in 1889 after Dr. William Shepard donated land for a building site for a new school. The school educated high


Olde Gahanna Schoolhouse

school students until 1928 when it was converted to an elementary school until it ceased operation in 1948. Once it ceased use as a school, the building became a nursing home until 1974 when George Parker, a local architect purchased the land. The building was restored and converted into modern office space and can be found on the National Register for Historical Places.


Olde Gahanna Schoolhouse

The area's historic structures have provided citizens with a physical link to the past. Residents gain an appreciation for Gahanna's rich history every time they visit the historic district. Today, the area known as Olde Gahanna serves to mark the growth and prosperity of the community through the centuries.


US Route 62 Gateway Arch

Present Day Gahanna

During the post WW II era, the area experienced substantial growth and development. Throughout the 1950s and 1960s the federal government undertook major highway projects in the area that greatly benefited the city. These newly constructed highways made Gahanna an ideal location for businesses and industries. In addition, the city's close proximity to Port Columbus also made it easily accessible by air. However, businesses and industries were not the only ones attracted to the area. Many people came to the area during this time as well. Once again veterans came to the area in search of a new beginning. They came to the area in search of jobs and a piece of the American Dream. Gahanna, with its unique character, was able to fulfill their wants, needs and desires. The influx of people continued and the city grew throughout the 1970s, 1980s and 1990s.

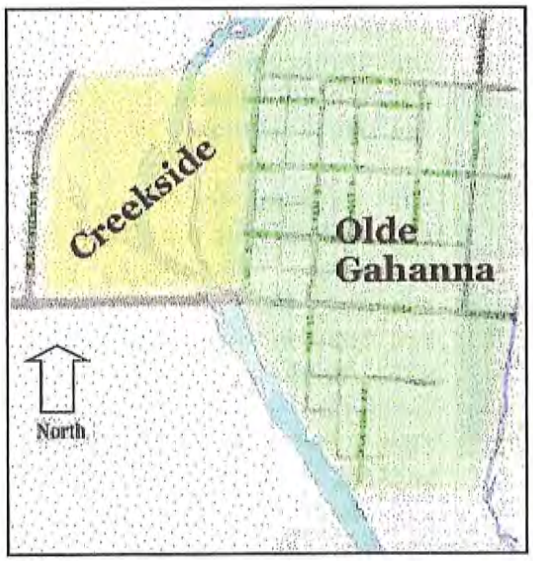
Today the area continues to develop and attract new residents and companies. People are attracted to the region for a different reason now than what they were hundreds of years ago. Originally people settled into the area for its abundance of natural resources. However, as time passed so did the needs of its citizens; instead of natural resources, they became dependent upon the city's location to other regional resources. Today, Gahanna's proximity to these regional resources is the main attraction for many businesses, industries and residents.

Creekwalk

Summary

Over the past one hundred twenty years the village of Gahanna has grown into a thriving satellite community of Columbus. Today approximately 36,000 people call Gahanna home. Even though Gahanna's population increased dramatically through the decades, the city is still able to provide for its citizens a unique small town character that makes it an attractive place to live. With Gahanna's unique character and close proximity to regional resources the area will continue to grow and prosper into the 21st century.

DESCRIPTION OF OLDE GAHANNA



In 1976, Gahanna's City Council established the Olde Gahanna District to recognize structures and sites with historical significance and architectural worth. Prior to this designation the area was in a state of disrepair, many of the buildings were run-down and in desperate need of renovation. It was important for the city to undertake this revitalization project because, the historical features provide the community with a unique sense of character, which makes it attractive to both residents and businesses. In the midst of suburbanization, Olde Gahanna links residents to historic America.

Today the area known as Olde Gahanna serves to mark the growth and development of Gahanna. Over the past one hundred twenty years the entire visual appearance of the Olde Gahanna area has been subjected to many different modifications. The result of all these alterations has been the formation of a district with an eclectic style and character.

Many of Gahanna's most successful businesses have recognized the value of these historic buildings and converted them into modern office and retail space. Within the district there is a wide array of land uses, primarily offices, restaurants and specialty shops. The variety of services provided by these businesses attract a large and diverse group of people into Olde Gahanna, which makes it a vital part of Gahanna's economy.

Three of Olde Gahanna's buildings are officially on the National Register of Historic Places: The Olde Gahanna Schoolhouse (106 Short St.), the Olde Gahanna Sanctuary (78 North High St.), and the Mary Miller Patton House (110 Mill Street).

DESCRIPTION OF OLDE GAHANNA

The location of Olde Gahanna makes it easily accessible to both pedestrians and motorists. Located next to the Big Walnut Creek, the district is laid out in a rectilinear grid pattern.

The original founders of the city constructed this type of pattern for its efficiency. Residents could walk wherever they needed to go, they did not rely on horses or wagons. The same holds true for present day Olde Gahanna. Visitors are able to park their cars in one of the public parking lots, located off Granville Street or Town Street, and walk from store to store. In an age of mega-stores with their half-acre parking lots this is an uncommon occurrence. An added bonus to this grid system is that it provides motorists and pedestrians with efficient traffic movement and easily identifiable alternative routes.

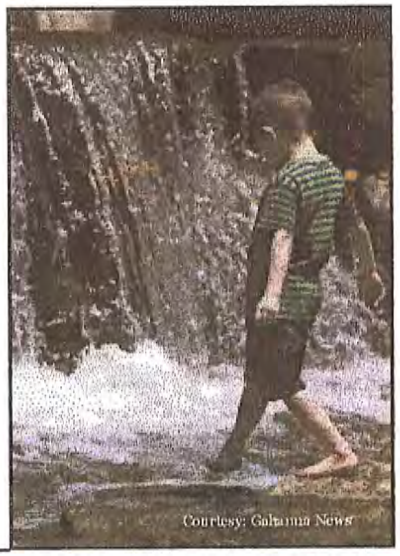
One of the largest attractions found in Olde Gahanna is the beautiful creek. Known as Creekside, the pedestrian park draws people into the historic district every day to walk along the winding banks of the Big Walnut. Within the park there are five council rings that serve as community gathering points. Creekside is the home to numerous yearly events such as the Creekside Festival and Music in the Park. The numerous civic events provide residents with a unique sense of community that makes Gahanna a great place to live.

The Big Walnut Bridge overlooks Creekside and the creek and serves as the gateway into Gahanna's historic district. When people travel through Olde Gahanna it is easy for them to notice its eclectic style. Because the land uses of the area are so diverse the district is always full of people and activity. By preserving this district, Gahanna is able to provide the unique sense of character that enhances the everyday lives of its residents.

CURRENT STATE OF THE AREA

Olde Gahanna is most notably known for the recent changes to the Creekside Park, Granville Street Bridge, and improvements within the area. Street lighting, new development, and the creation of Creekside have established a new movement towards revitalizing Olde Gahanna. The following Design Guidelines were established to help guide future downtown development and to provide a high quality environment for the community.

Granville Street Gateway



Creekside Waterfall

G

Trails & Bikeways

Olde Gahanna Outdoor Appeal

PROCESS

OLDE GAHANNA DESIGN GUIDELINES

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2

ZONING CLASSIFICATIONS

Olde Gahanna is comprised of five different zoning classifications within the district. Each zoning classification is different and unique and offers Olde Gahanna a mixed environment consisting of homes, businesses and open space. Residential use and a mix of businesses are one of the strongest characteristics featured in the district. Throughout Olde Gahanna, numerous businesses are woven into the fabric of the community. The following is a short description of each of the five zones.

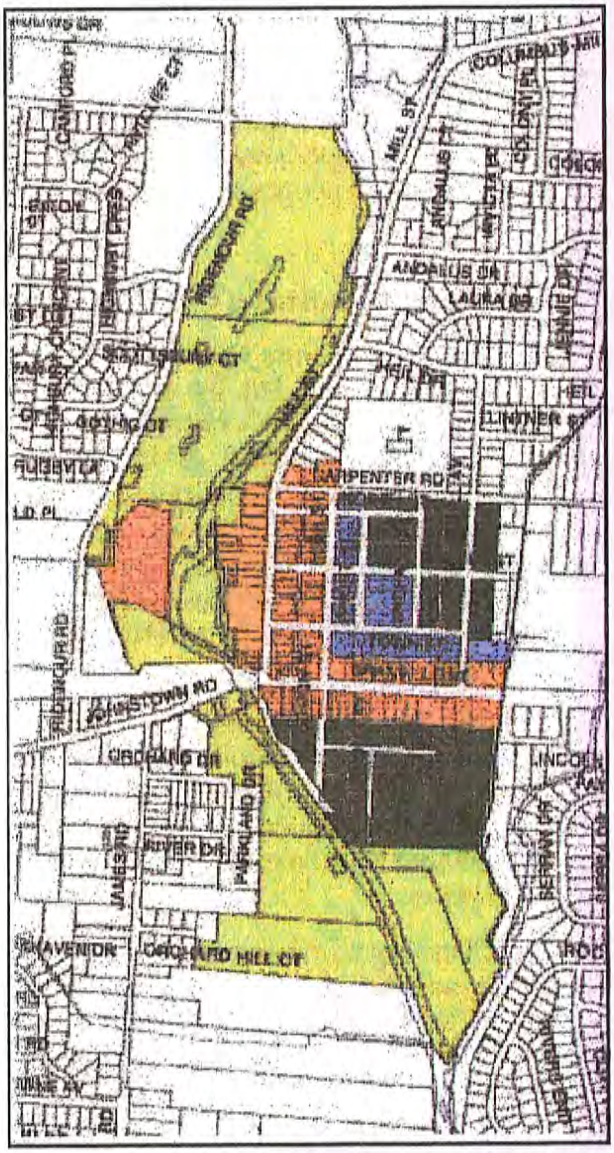
OG-1 **Downtown Single Family Residential:** The purpose of this zoning area is to recognize the special need for preserving single family housing at the heart of Olde Gahanna.

OG-2 **Downtown Multi-family Residential & Suburban Office**: The purpose of this zoning area is to recognize the special need for mixed use areas in creating and maintaining a vibrant Olde Gahanna.

OG-3 **Downtown General Commercial**: The purpose of this district is to reinforce the unique characteristics, history, existing and potential uses of original Gahanna.

OG-4 **Downtown Creekside**: The purpose of the Creekside Downtown area is to recognize the unique role and potential of this area to serve as the historical, cultural, and economic heart of Olde Gahanna.

OG-5 **Downtown Recreational**: The purpose of this district is to preserve the natural amenities around the Big Walnut Creek and to maintain green spaces for both active and passive recreational activities.



PLANNING COMMISSION

Gahanna's History of Design Review

The Gahanna community maintains a tradition of ensuring that new development achieves high standards of quality and character. This tradition dates to 1939 with the establishment of the Board of Public Affairs, whose duties ranged from regulating building issues and development to making decisions about sewers and service issues. In 1962, duties involving development issues transferred to the new Planning and Zoning Commission. A full zoning code was first created at this time. The adoption of a City Charter in 1970 replaced the old village Planning and Zoning Commission with the new City Planning Commission.

In 1987, the Gahanna Design Review Board was created as an adjunct to the Planning Commission. Its responsibility was to evaluate the design and planning for each new, renovated or expanded commercial or industrial structure or development proposed for a site. This Board had the authority to review proposals to ensure that they enhanced the appearance of Olde Gahanna. This authority allowed it to prescribe modification of proposed architectural designs or site plans as appropriate.

The Role of Planning Commission in Design Review Today

In 1996, the Gahanna City Planning Commission assumed the Design Review Board's authority as amended by a charter change in that year's general election. The Planning Commission's new responsibility gave it the power to advise City Council on planned future physical development. It can evaluate "the planning and design, location, removal, relocation, and alteration of new, renovated, or expanded structure... and other public places" and regulate "the mass and location of buildings... and other open spaces" (Section 11.03). This allows the Commission oversight of design-related development issues. This Design Guidelines document is created under the Planning Commission's authority and serves as the basis for their decisions about Olde Gahanna.

Today's Gahanna Planning Commission derives its duty and authority from Article XI of the Gahanna City Code. It consists of a board of seven members from Gahanna. Three of the members need to be registered architects, landscape architects, professional engineers, or graphic designers. Four members are appointed by City Council and three members are appointed by the Mayor in staggered terms of one to three years.

The Planning Commission is required by charter to meet at least twice a month. These meetings are now held every second and fourth Wednesdays at **7 p.m.** at City Hall. Planning Workshops are held on first and third Wednesdays at **6 p.m.** at City Hall to further examine and expedite issues before the Commission. Please contact the Clerk of Council's Office at 614-471-8517 for more information.

DESIGN REVIEW PROCESS

WHAT IS DESIGN REVIEW?

Design Review is part of the zoning permit process that serves to protect areas within the community that have significant historical, cultural or architectural worth. The goal of such a process is to promote responsible development within the city's designated review districts. Responsible development promotes quality design while protecting the special character of the community. The underlying principle of the design review process is to promote the compatibility between new development and existing neighborhoods. The city of Gahanna uses this process to ensure developments within these designated areas maintain a high quality of life.

There is a wide spectrum of design issues encompassed by the Design Review Process. Examples would be site plans, open space, landscaping, building mass and scale and elevations, architectural history, signage, windows, replacement siding, outdoor lighting, parking, traffic flow, pedestrian traffic, utilities and other essentials. On an individual scale, these components may seem small and unrelated. However, on a broader level the interrelatedness of each component determines the quality of the project.

PURPOSE & INTENT

There are two main purposes of the Design Review Process. The primary function of the process is to promote the public health, safety and welfare of the city. The secondary function of the process is to protect the esthetic heritage of the city and its surrounding environment. These two functions are able to be met through the establishment of responsibilities that serve to protect the architectural integrity and the community's exterior.

The intent of such a process is to encourage responsible development within each Design Review District. Current and future structures located in these districts are subject to the Design Review Standards of the Zoning Code (Chapter 1197).

DESIGN REVIEW PROCESS

THE BENEFITS OF DESIGN REVIEW

Design Review benefits the city three ways; it reinforces the community's identity, it protects and enhances property values, and it promotes economic growth and development. The city uses the design review process as a tool to promote these benefits to the community.

Identity

The physical uniqueness of Gahanna prevents it from looking or feeling like other typical American cities. These unique attributes promote community identity, giving its citizens a sense of belonging. The Design Review process has been established to safeguard this sense of belonging and community identity, therefore promoting a high quality of life. This helps to make the city more attractive for investment and future growth.

Property Values

Just like zoning, Design Review prevents undesirable development from being located in certain zones. For example, with zoning, a factory would not be allowed to be built in a residential zone. Similarly, Design Review is in place to ensure special neighborhood characteristics are maintained. The process also ensures any improvements or modifications will be compatible with other uses in the area.

Economic Development

Promotion of economic development is an easy task when the community fosters a strong community identity and high property values. Businesses will be able to see the economic potential and would be eager to tap into the local market. Design reviews also serve to protect and promote the vitality and character of established shops and businesses. New commercial development must conform to the specific design standards, which will maintain the character of the district.

DESIGN REVIEW PROCESS

DOES DESIGN REVIEW APPLY TO ME?

Gahanna's Zoning Ordinance (1197) identifies several areas within the community that are subject to the Design Review. Areas subjected to this process are zoned as or will be zoned as:

- **All Areas of Olde Gahanna except Downtown Single Family Residential**
- **Manufacturing**
- **Planned Industrial Park**
- **Planned Districts**

If you are located in one of these zones then Design Review applies to you.

WHAT SHOULD I EXPECT FROM THE PROCESS?

There are four basic stages to the Design Review process:

1. **Pre-Application (Optional):** It is recommended that applicants with large projects schedule a pre-application meeting with Zoning or appear at a Planning Commission Workshop. This can avoid later delays, reduce design costs, and assist in the discussion of issues before officially going to Planning Commission.
2. **Staff Review:** During this stage, the Mifflin Township Fire Department, the Clerk of Council, Zoning, Engineering, and Development staff members comment on the different aspects of the submitted project. After they come to a consensus they submit their comments to the Planning Commission, which meets on the 2nd and 4th Wednesday of the month.

3. **Planning Commission Review:** The commission will consider the comments of the staff, the opinions of the public and the applicant. Most items will need to go through a more intensive review in Workshop.
4. **Planning Workshop:** These workshops are essentially an informal information sharing session where Planning Commission and the applicant attend to details of a project before making a final recommendation.

* Any Planning Commission decision can be appealed to the Board of Zoning Appeals.

DESIGN REVIEW APPLICATION

File No. _____ Fee: _____
Date Received: _____ Initials: _____
Scheduled Public Hearing Date: _____ Check or Receipt No.: _____

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CITY OF GAHANNA PLANNING COMMISSION

Business Name _____
Address of Site _____ Zoning District _____
Owner/Representative _____ Title _____
Address _____ Phone _____
City/ State/ Zip _____ Fax _____
Designer/ Architect/ Engineer _____ License Number _____
Representative _____ Title _____
Address _____ Phone _____
City/ State/ Zip _____ Fax _____
Design Review of: Site Plan ☐ Building Design ☐ Landscaping ☐ Signage ☐
Special Info Regarding Property and Proposed Use: _____

Submission Requirements

1. Applicant is REQUIRED to complete the checklist on the following pages.
2. Fee: $25.00 for review plus $10.00 for each 1,000 square feet of building ($500.00 maximum).
3. Ten (10) copies of the plans are to be folded (NOT ROLLED) to 8 ½ x 11 inch size prior to submission.
4. Submit reduced drawing suitable for an overhead projector 8 ½ x 11 inch size.
5. Submit one (1) color rendering of the project in plan/ perspective/ or elevation, mounted on 18 x 24 inch size foam core, gator board or other acceptable material.
6. Submit a detailed list of materials.
7. The application is to be submitted fourteen (14) days prior to the scheduled Planning Commission meeting.
8. Planning Commission may ask for additional information if warranted to make a fair and impartial decision.

_____ _____
Applicant's Signature **Date**

If applicant information is different from above, please fill in the following:

Applicant _____ Relationship to Business _____
Address _____ Phone _____
City/ State/ Zip _____ Fax _____
*Note: All correspondence will be to applicant above unless otherwise stated.

APPROVAL

In accordance with Sections 1197 of the Codified Ordinances of Gahanna, this certifies that this project, as stated above, has been approved by the Gahanna Planning Commission on _____. The applicant shall comply with any conditions approved by the Commission, and shall comply with all building and zoning regulations now in force. This certificate shall be valid for twelve months from date of approval.

Conditions: _____

_____ _____
Zoning Administrator **Date**

Revised February '02

DESIGN REVIEW APPLICATION

I. GENERAL REQUIREMENTS	Applicant	Zoning Adm.
A. All exhibits required for the permanent file (noted in the following paragraphs) must be able to be reduced to "legal size" (8 ½" x 14) by folding, photo reduction, etc. (ALL PLANS ARE TO BE FOLDED BY APPLICANT PRIOR TO SUBMISSION.) However, large mounting boards, material samples, or other exhibits not meeting this criteria may be used for Planning Commission presentation.	A._____	_____
B. Ten black or blue-line prints of the plans including the items listed in section III shall be submitted to the Zoning Administrator for presentation to the Commission.	B._____	_____
C. An adequate number of color photographs (Polaroid type acceptable) are required to illustrate the site, including buildings and other existing features as well as adjacent properties. Photos may also be used to illustrate installations on other sites similar to applicant's proposal.	C._____	_____
D. Materials List (attached form)	D._____	_____
E. Project Evaluation Guidelines Checklist (for Olde Gahanna only)	E._____	_____

II. BUILDING CONSTRUCTION, EXTERIOR REMODELING, AND ADDITIONS (INCLUDING PARKING LOTS AND LANDSCAPING)

A. **Site Plan.** A site plan is required containing the following information:		
1. Scale and north arrow.	1._____	_____
2. Project name and site address.	2._____	_____
3. All property and street pavement lines.	3._____	_____
4. Existing and proposed contours.	4._____	_____
5. Gross area of tract stated in square feet.	5._____	_____
6. Parking required and parking proposed.	6._____	_____
7. Proposed ingress and egress to the site, including on site parking area(s), parking stalls and adjacent streets. Delineate traffic flow with directional arrows and indicate the location of direction signs or other motorist's aids (if any).	7._____	_____
8. The designation of required buffer screens (if any) between the parking area and adjacent property.	8._____	_____
9. Location of all isolated existing trees having a diameter of six (6) inches or more; (Tree masses may be shown with a diagrammatic outline and a written inventory of individual trees exceeding 6" in caliber).	9._____	_____
10. Existing landscaping that will be retained and proposed landscaping shall be differentiated and shown on the plan. The type, size, number, and spacing of all plantings and other landscape features must be illustrated.	10._____	_____
11. Identify photograph locations.	11._____	_____
12. Location of all existing and proposed buildings on the site and all buildings within one hundred fifty (150) feet of the site's boundaries and bordering land uses.	12._____	_____
13. Location of all existing (to remain) and proposed lighting standards.	13._____	_____
14. Provide breakdown of required parking spaces required and spaces currently provided (see COG 1163).	14._____	_____
15. Provide interior landscaping breakdown for paved surface (5% of paved surface required to be landscaped with one (1) tree per 100 square feet, see COG 1163).	15._____	_____
16. Provide lot coverage breakdown of building and paved surface areas.	16._____	_____

DESIGN REVIEW APPLICATION

	Applicant	Zoning Adm.
B. Elevations. Complete elevation from all sides of all proposed construction and related elevations of existing structures (if any) are required containing the following information:		
1. Scale = 1"=10'.	1._____	_____
2. Changes in ground elevation.	2._____	_____
3. All signs to be mounted on the elevations.	3._____	_____
4. Designation of the kind, color, and texture of all primary materials to be used.	4._____	_____
5. Fenestration, doorways, and all other projecting and recessing elements of the building exterior.	5._____	_____
6. Adjacent structure elevations at same scale.	6._____	_____
C. Optional requirements at discretion of Planning Commission.		
1. 3-D Form Model. Scale = 1" =30' and/or 1" =10' for Creekside Projects.	1._____	_____
2. Color drawing.	2._____	_____
3. Perspective drawing.	3._____	_____
4. Section Profiles. Two (2) section profiles through the site including:	4._____	_____
a. Land Form (existing & proposed).	a._____	_____
b. Building(s) and landscaping.	b._____	_____
c. Lighting fixtures and standards.	c._____	_____
d. Signs, site furnishings, ramps, & steps.	d._____	_____
D. Material Samples. Material samples are required for all exterior materials. A narrative description is required for Commission files.	D._____	_____

III. LIGHTING SUBMITTAL REQUIREMENTS

A. Site Plan. A site plan is required containing the following information:		
1. Scale and north arrow.	1._____	_____
2. Project name and site address.	2._____	_____
3. All property and street pavement lines.	3._____	_____
4. Proposed ingress and egress to the site, including on site parking area(s), parking stalls, and adjacent streets.	4._____	_____
5. Existing landscaping that will be retained and new landscaping to be added.	5._____	_____
6. Location and height of all existing (to remain) and proposed buildings on the site and all buildings within one hundred fifty (150) feet of the site's boundaries (fifty (50) feet for Olde Gahanna).	6._____	_____
7. Location of all existing (to remain) and proposed lighting standards, complete with routing of electrical supply and circumference area that will be lighted by each standard.	7._____	_____
B. Lighting Standard Drawing. A scaled drawing of the proposed lighting standard(s) is required and should contain the following information:		
1. All size specifications.	1._____	_____
2. Information on lighting intensity (number of watts, isofootcandle diagram, etc. at least 1/2 foot candles required).	2._____	_____
3. Materials, colors, and manufacturer's cut sheet.	3._____	_____
4. Ground or wall anchorage details.	4._____	_____

DESIGN REVIEW APPLICATION

IV. MATERIALS LIST

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick			
Gutters/ Downspouts			
Lighting			
Roofing			
Siding			
Signs			
Stucco			
Trim			
Windows			
Other (specify)			

DESIGN REVIEW APPLICATION

IV. PROJECT EVALUATION GUIDELINES (for Olde Gahanna only)

The eventual nature and character of Olde Gahanna and Creekside will evolve over time and depends upon the input of the Planning Commission and its project reviews.

The following evaluation guidelines are based on quality preferred design relationships and objectives. This checklist will help to ensure that each project plan submitted will be examined in terms of how it addresses design objectives and how each project plan creatively applies the basic elements of quality design as defined within the Olde Gahanna Design Guidelines.

A. ***Community Goals:*** Does the project plan conform with neighborhood development goals or master plan? A._____

B. ***Natural Features:*** Does the project plan integrate buildings, landscaping, and activities with the site and the surrounding area's natural features and especially Big Walnut Creek? B._____

C. ***Historic Preservation:*** Is the project plan sensitive to historic preservation? (if applicable) C._____

D. ***Context:*** Does the project plan have good context by successfully relating to and enhancing adjacent structures and open spaces? Does it contribute to the open space framework? D._____

E. ***Balance & Creativity:*** Does the project plan contribute to a creative, eclectic architectural style that is in harmony and balance with its surroundings? E._____

F. ***Pedestrian Needs:*** Is the project plan sensitive to pedestrian needs by encouraging pedestrian safety, activity, and accessibility? F._____

G. ***Unique Character:*** Does the project plan help to create and expand the area's sense of place, reinforce Olde Gahanna's unique character, and enhance its people-oriented setting? G._____

H. ***People-Oriented Facades:*** Are all visible building facades addressed architecturally and contextually? For Creekside projects, special emphasis must be placed on creating people-oriented facades along Big Walnut Creek. H._____

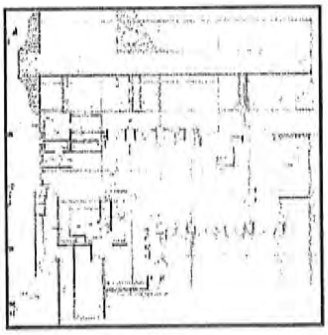
PLANNING/ DESIGN

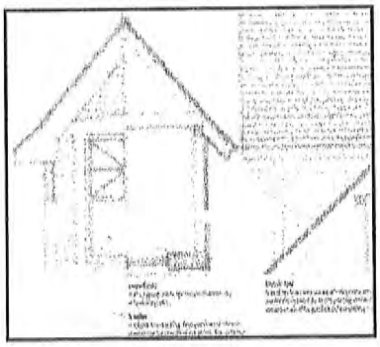
OLDE GAHANNA DESIGN GUIDELINES

Chapter 3: Planning/ Design

Planning Purpose & Objectives 3-1
Criteria for Project Evaluation 3-2
Elements of Design 3-3

3





PLANNING PURPOSE & OBJECTIVES

Exceptional Planning & Design

Focused planning objectives enhance exceptional design by establishing the character, form, and shape of both activities and spaces. In Olde Gahanna, two main planning principles will help to create a reinvigorated central node of community activity.

First, the planning emphasis must be to preserve and enhance the environmental quality of existing natural amenities with sensitive design in both Creekside development and Olde Gahanna redevelopment.

Second, this emphasis also extends to the pedestrian. Creekside development must incorporate pedestrian needs into the design process. Creekside and Olde Gahanna must redevelop so that buildings are grouped to create pedestrian plazas and courts – creating the best environment for the experience of living.

Design Relationships & Objectives

Emphasizing the interrelationship of the pedestrian and natural amenities in a development is the hallmark of exceptional design. In Olde Gahanna, this emphasis will coordinate the different design elements - weaving them all together into a coherent townscape.

When this is achieved, "drama is released." (Gordon Cullen, *Townscape*)

The following design and planning objectives should guide the creative integration of exceptional design elements into development projects:

- **Focus on Big Walnut Creek** - Protect, preserve and interrelate development and activities in and around our natural resource - Big Walnut Creek. Link new spaces with the Creek using pathways, vistas, open space, and activities.
- **Create an open space framework** - Create a community gathering space around the Creek which becomes a new center for Olde Gahanna.
- **Focus on the pedestrian** - Maintain the priority of the pedestrian space and ensure ease and safety of access and circulation.
- **Create a unique, people-oriented setting** - New development should create a unique setting focused on people with spaces that invigorate, excite, and invite. This environment will enhance the primary social experience. If successful, all citizens and businesses within Olde Gahanna will profit both in quality of life and economic vitality.
- **Create Balance** - All land uses, buildings, and pathways will work together as a balanced system. A balanced relationship of building/community elements in harmony with the topographical features of the site creates optimum land use and exceptional design.
- **Be creative and innovative** - Creative design and innovative planning can empower developers to take full economic advantage of the prestige and marketing power of a recognized vibrant community with a built-in market.

CRITERIA FOR PROJECT EVALUATION

The eventual nature and character of Olde Gahanna and Creekside will evolve over time and will depend upon the directional input of the planning commission and its project reviews.

The following evaluation guidelines are based on quality preferred design relationships and objectives. These guidelines create a clear, concise method of communication with the applicant. This checklist will help to ensure that each project plan submitted will be examined in terms of how it addresses design objectives and how each project plan creatively applies the basic elements of quality design as defined within the Olde Gahanna Design Guidelines.

Project Evaluation Guidelines

1. ***Community Goals:*** Does the project plan conform with neighborhood development goals or master plan?
2. ***Natural Features:*** Does the project plan integrate buildings, landscaping, and activities with the site and the surrounding area's natural features and especially Big Walnut Creek?
3. ***Historic Preservation:*** Is the project plan sensitive to historic preservation? (if applicable)
4. ***Context:*** Does the project plan have good context by successfully relating to and enhancing adjacent structures and open spaces? Does it contribute to the open space framework?
5. ***Balance & Creativity:*** Does the project plan contribute to a creative, eclectic architectural style that is in harmony and balance with its surroundings?
6. ***Pedestrian Needs:*** Is the project plan sensitive to pedestrian needs by encouraging pedestrian safety, activity, and accessibility?
7. ***Unique Character:*** Does the project plan help to create and expand the area's sense of place, reinforce Olde Gahanna's unique character, and enhance its people-oriented setting?
8. ***People-Oriented Facades:*** Are all visible building facades addressed architecturally and contextually? For Creekside projects, special emphasis must be placed on creating people-oriented facades along Big Walnut Creek.

ELEMENTS OF DESIGN

Quality design involves clarity of thought. The elements of design are tools utilized by architects, landscape architects, and artists to create the visual impressions of townscape. This document will define the design elements and terms necessary to promote quality eclectic development of Olde Gahanna and Creekside.

These design elements and terms will assist all of us in communicating our perceptions and responses to the future proposals for development in Olde Gahanna. Since our design review deals with the exterior rather than the interior of buildings, we will focus on the following aspects of architecture and neighborhood planning.

Elements of Design

- **Balance:** All environmental components must work together to create a sense of balance. Specific building façades may have coordinated building detail, texture, pattern, color, and composition, but sense of balance still needs to be right. Balance may be achieved as the sum of several buildings within a point of view.

- **Composition**: The ordered combination of physical elements according to a plan is the purpose of composition. The end result should be the controlled, directed guidance of the observer through a sequence of planned experiences up to and away from a focal point. The scheme should be widely apparent to the observer so that it reveals structure, order, and relationships between objects and their surroundings.

- **Project Plan:** Placement of a building on its specified site must relate to its neighbors and Olde Gahanna. Movement around and through the site must fit the pedestrian and vehicular pattern of the general plan of Olde Gahanna.

- **Site Layout:** To create a sense of place, quality design considers the interrelatedness between parcels. This relationship extends to the building footprint and should use both horizontal and vertical massing to be sensitive to pedestrian needs and the sense of place.

- **Space:** Exterior spaces are created by buildings, gardens, fences, walls, trees, and slopes. They are evaluated by their character, size, vistas, activity opportunities, circulation, and aesthetic relationships. These spaces are as important as the buildings that create them.

- **Style**: Elements of style are a series of cues, a cluster of meanings, and types of methods. Borrowing from the past and combining them with elements of modern and traditional style can be the basis for creative, contextual, quality design.

- **Townscape:** A landscape of nature and architecture in the urban environment that is created for people and their activities. A townscape of harmonious buildings and landscaping can create a sense of promise, comfort, security, mystery, and excitement. Visitors and residents alike should wish to enter and explore, be exhilarated, and belong to this town.

- **Point of View:** Moving through Olde Gahanna by foot, bike, auto, or boat should provide constantly changing views. Impressions and enjoyment are relative to the attention to quality building and outdoor landscape design. All surfaces from vertical to horizontal are equally important regardless of the viewing direction. Strong visual connections emphasize the relationship and movement between pathways, urban spaces, buildings, and natural areas.

Elements of Design (continued)

- **Harmony**: Resonating passionate play of shapes and relationships.
- **Mass/Volume:** Structures will be evaluated in terms of their volumetric size relative to their neighbors. Breaking a volume into smaller components, through variation in roof slopes and of façade details can adjust the buildings perceived mass. The structure will then appear more sensitive to its surrounding spaces and buildings.
- **Ornament:** The purpose of ornament is to draw attention to the important parts of the composition, to strengthen forms, and to be symbolic. Once forbidden in modern architecture, ornament is now encouraged as a part of contextual design.
- **Pattern:** Traditionally, the essence of architecture was the creation of pattern by the arrangement of light and shade. Style, symbol, images, and posture create buildings that are images attached to functions. Pattern evolves from texture when scale is increased and actual shapes become visually identifiable.
- **Proportion:** The harmonious arrangement and relationship of the composition's elements create proportion, expressing how one shape relates to another.
- **Scale/Relative Size:** A visual comparison of sets of proportions and dimensions, scale depends on the orientation of the viewer in relation to structures. When interpreted correctly, it evokes emotion, security, or insecurity. The viewer's conditioned response is influenced by shrubbery, walks, and trees to help determine how buildings relate to the setting, observer, and the whole composition.
- **Rhythm:** The repetition of the same or changing elements, rhythm can be expressed as regular or changing speed and direction. For example, a spiral or volute will provide swelling or shrinking rhythms. The designer should understand that rhythmic patterns will evoke emotions.
- **Shape:** Line describes shape and articulates the complexity of the three basic shapes: circle, square, and equilateral triangle.
- **Color:** Color is a three dimensional quality of reflected light composed of hue (the pure color), intensity (relative purity of color) and value (brightness) . Different colors project different qualities. Red provokes emotion or activity. Yellow warms and lightens. Blue calms with softness and passiveness.
- **Texture:** A matter of roughness as opposed to smoothness, texture can be appreciated and recognized by touch, sight or a combination of both. Sometimes, texture can have no tactile quality, only optical, like the type on a printed page. Tactile and optical qualities can coexist.

DESIGN EXAMPLES

OLDE GAHANNA DESIGN GUIDELINES

4

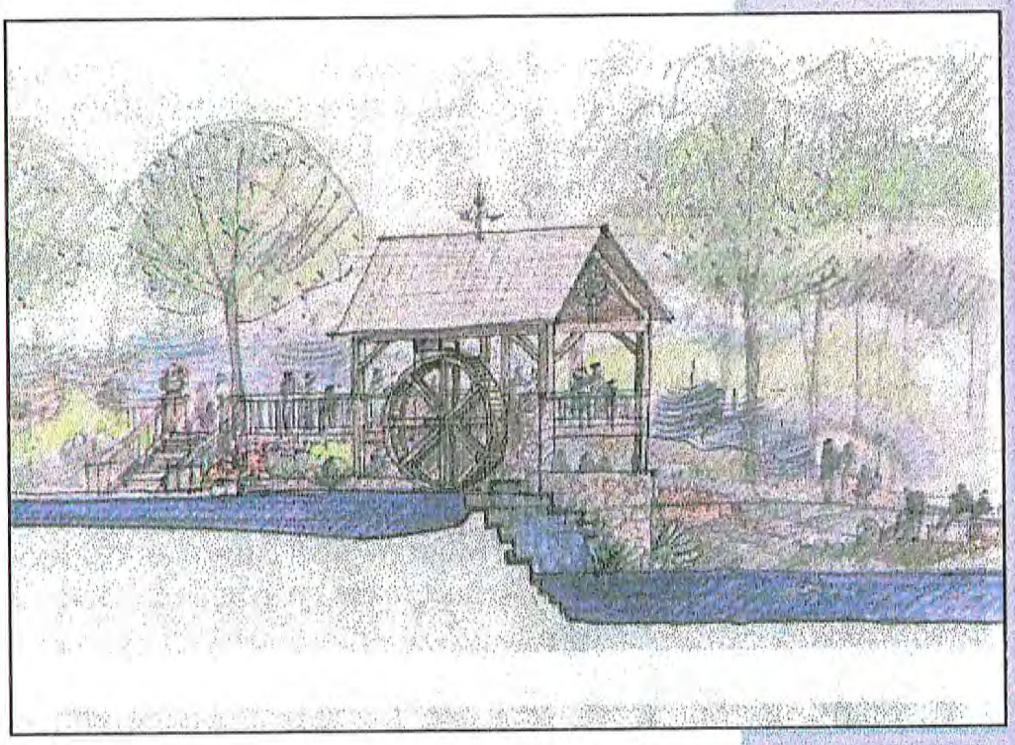
Chapter 4: Design Examples

Building Design	4-1
Exterior Space Design	4-2
Design Examples	4-3

BUILDING DESIGN

No single architectural style dominates Olde Gahanna. Instead, many years of diverse development has created an eclectic environment. Many different facades, building materials, landscaping plans, signage, and building types are represented throughout Olde Gahanna. With increased investment to revitalize and redevelop the area, a cohesive planning theme should be emphasized. This is not to say that all buildings should look alike. A mix of styles and themes will make Olde Gahanna look and feel attractive, comfortable, and evolving with changing times.

It would be impossible to create a set of guidelines that could comprehensively identify all architectural design elements that comprise quality design. Since we cannot prepare standards for the eclectic grouping of style, we will provide examples of quality design. These examples will illustrate the various design elements available to create quality design.



EXTERIOR SPACE DESIGN

Tradition and simplicity are the bywords for the current landscape of Olde Gahanna. Traditional hedges often separate properties and foundation plantings surround the buildings. Plant material is typically drawn from a palette of old-fashioned, familiar trees and shrubs providing unity to the area. (See recommended plant list in the appendix.) The occasional fruit tree provides a splash of color. Since Gahanna is known as the Herb Capital of Ohio, it is not uncommon to find an abundance of vegetable and herb gardens in the city's residential areas. The current landscape of Olde Gahanna is as reminiscent of the original 19th Century Village as the architecture.

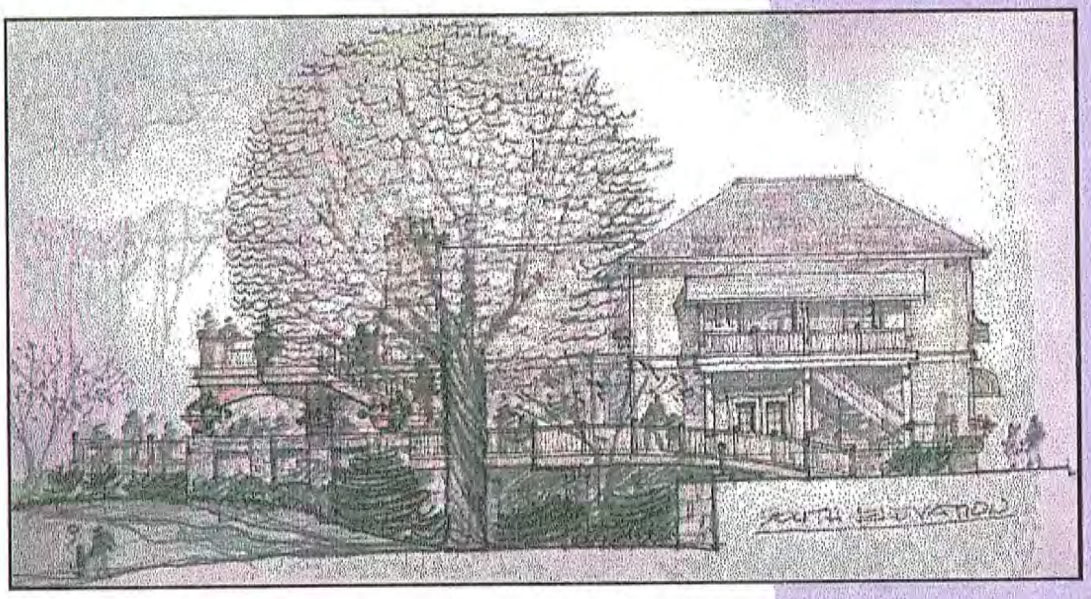
The architecture of Olde Gahanna is frequently described as eclectic. In keeping with this eclectic nature, landscape elements within Olde Gahanna should follow this same theme. Consistent use of some of these elements will create a sense of continuity instead of uniformity.

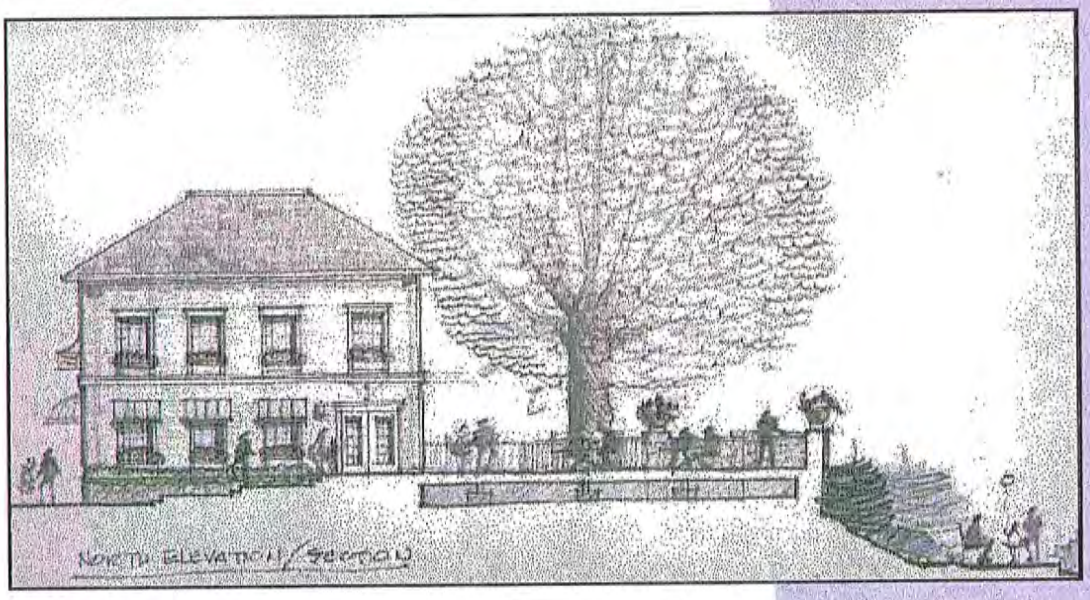
Landscape elements establish a sense of continuity and contribute to the area's cohesiveness. A cohesive, landscaped environment softens the effects of the built environment and allows for a variation in building/architectural styles. An architecturally diverse area with varied building materials generates an interesting, attractive environment. The success of the project depends on connecting future development to the natural beauty of the area. The use of sight lines can establish this connection and create a relationship between the street level and the river walk spaces.

The focus of these guidelines is to provide a sense of continuity within the Olde Gahanna area. To attain this objective, building design and landscape elements must receive careful consideration so that proposed features produce an attractive and inviting environment.

The following photos are provided to help illustrate and serve as examples of quality design for both buildings and exterior spaces.

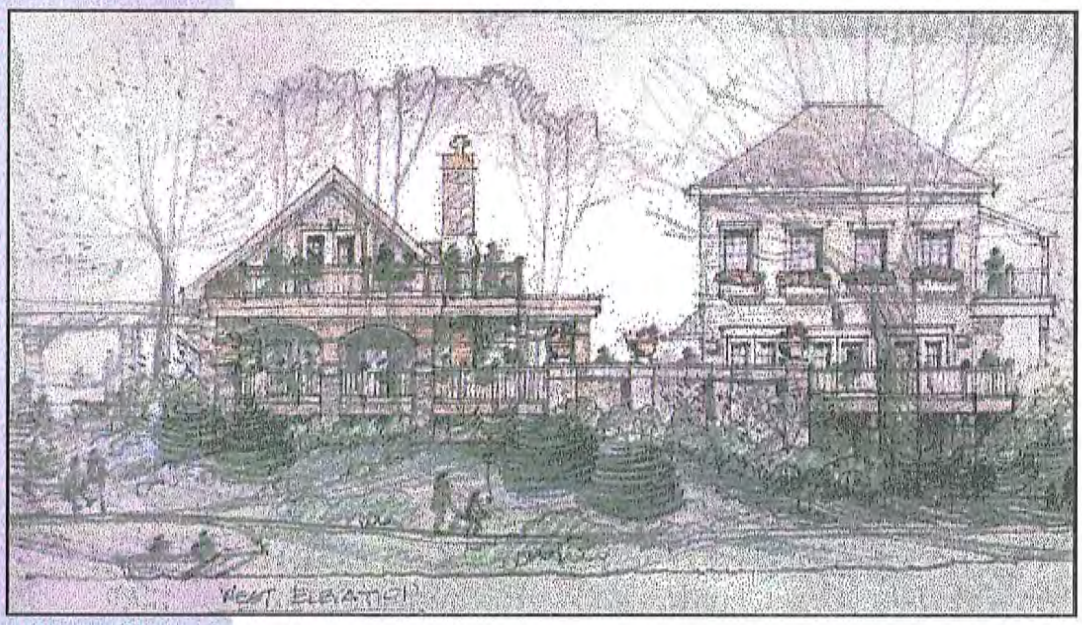
DESIGN EXAMPLES





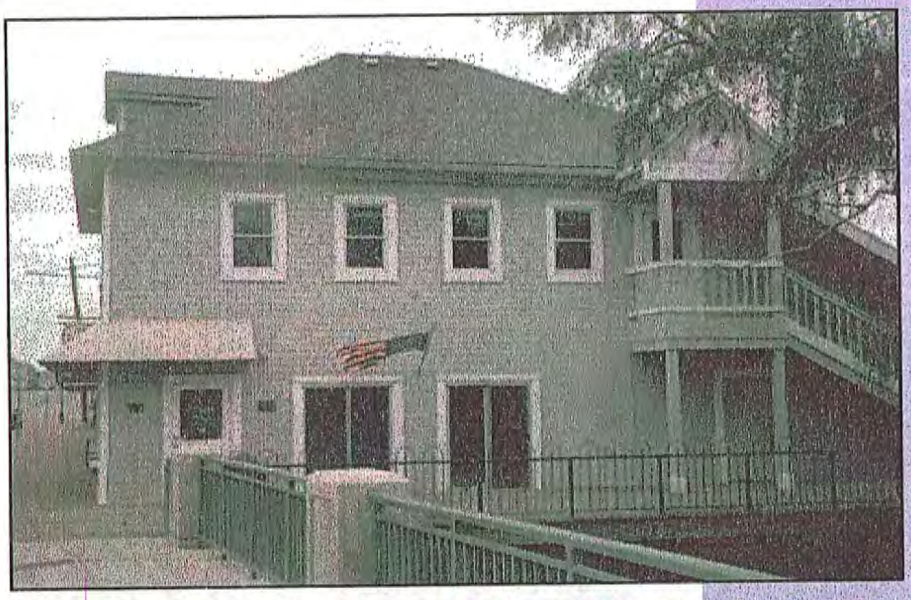
These drawings of the soon-to-be renovated **Mill House** illustrate composition, scale and proportion on all levels. This good adjacent building relationship provides various levels of view, vistas, continued sense of movement, pattern and texture, and integration of people, building and environment. It is also sensitive to historic details and provides exciting points of view.

DESIGN EXAMPLES



Here, two distinctly different architectural styles, in scale and proportion to each other, provide a sense of balance and excitement and both are respective of streetscape and landscape along the developed and existing creekscape.

DESIGN EXAMPLES



Gahanna's **Bridge House** illustrates a combination of multiple facades and careful attention to human scale. The wood deck encourages the extension of pedestrian use closer to the creek, tying the natural environment into two of the building's facades. This is further achieved with its open and airy railing overlooking the creek and the integration of the tree into the outdoor patio.

Design Examples

This attractively landscaped space draws in pedestrians from the street to explore additional commercial uses. Its use of sittable space and well balanced design encourages strolling and lingering in a comfortable, inviting setting. The stairway in the background invites the visitor to look at different levels of the area. Also, the trees and landscaping soften the space and the brick terrace by adding color and texture.

DESIGN EXAMPLES

Gahanna's historic **Clark House** is a straightforward and pleasing symmetrical composition employing a traditional style. It exhibits good use of angles by echoing the pitch of the roof in the second floor window. Substantial roof overhangs and oversized porches emphasize angularity. Its siting along the Creek and its surrounding herb gardens make this a very inviting, enjoyable space.

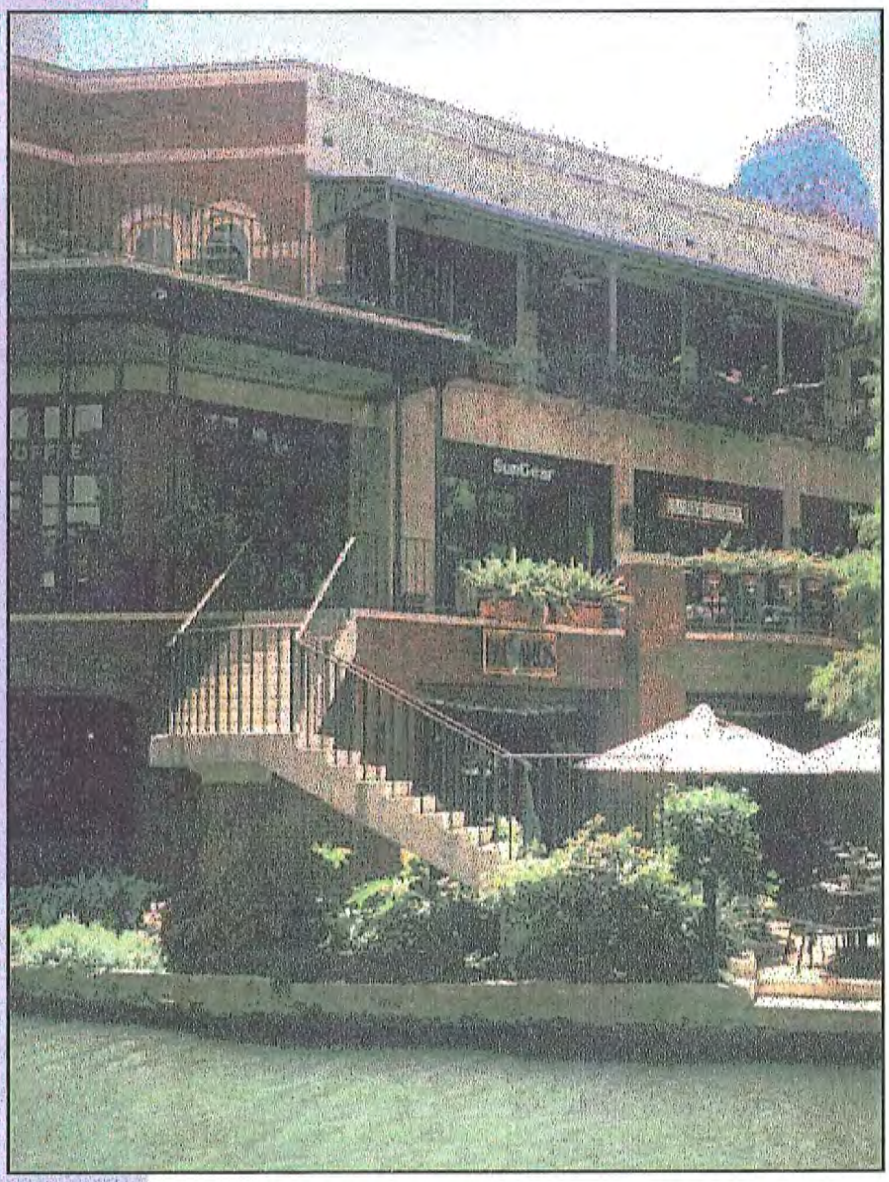
Design Examples

This residence balances a clearly defined and comfortably landscaped natural area with a well defined architectural style. By varying the slope of the roof and creating outdoor space with the wrap around porch, the perceived mass of this large house is reduced making it more inviting and human scaled. The attention to the shade and shadow pattern helps to nestle this building into its environment.

DESIGN EXAMPLES

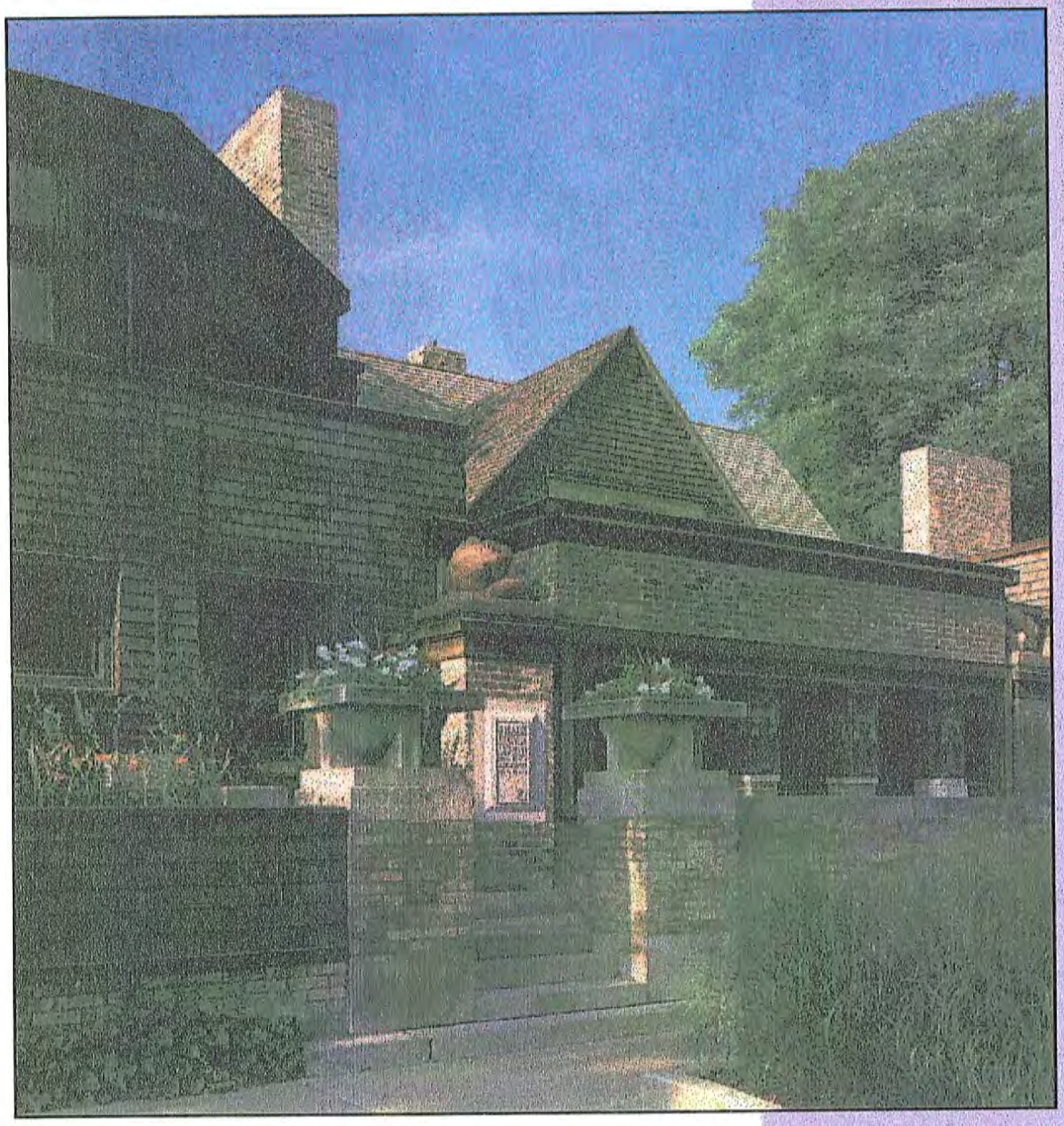
Olde Gahanna's **Founders Corner** takes advantage of its prominent location to anchor and inspire the surrounding area with good design. This gateway corner contributes to a renewed townscape with a good sense of proportion and scale, with varying facades and roof pitches tied together rhythmically with similar windows and awnings, and exhibits excellent composition by using landscaping to bring it all together within a changing point of view.

DESIGN EXAMPLES



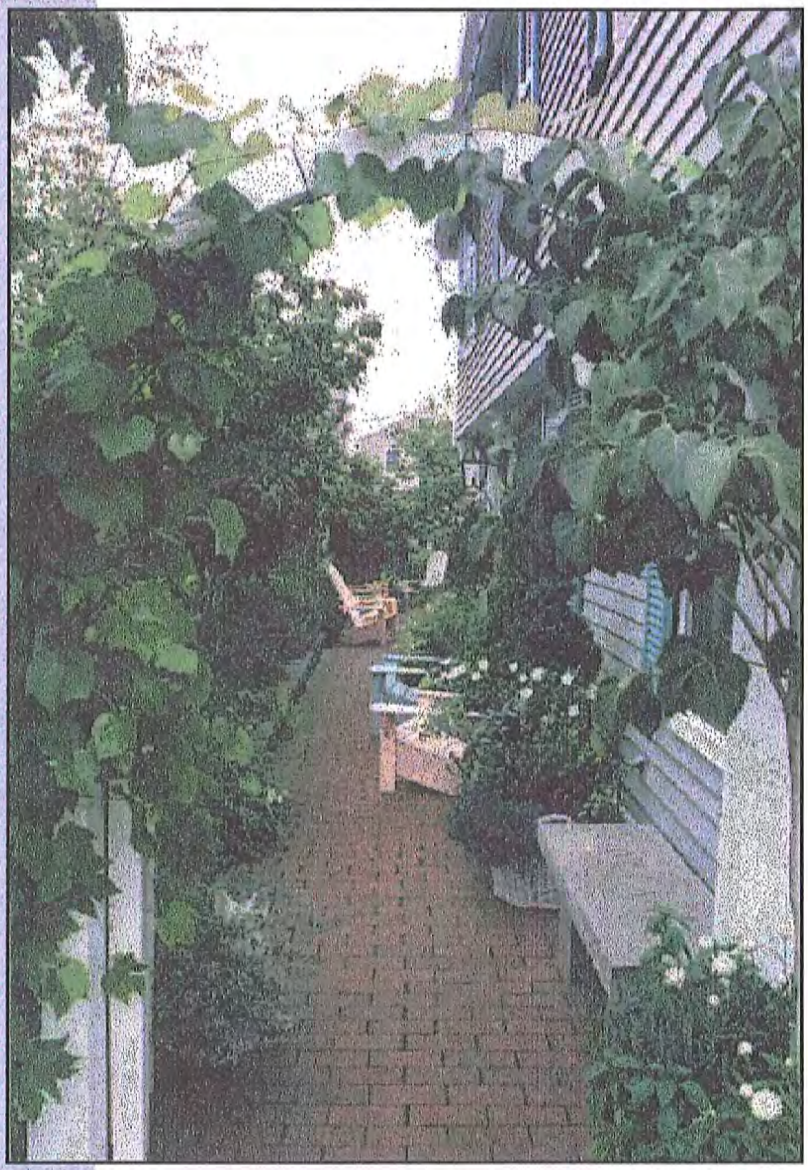
This large, building façade is reduced to a smaller human scale through the use of multi-level pedestrian pathways and vistas. Through the incorporation of the friendly waterway, layered building façade, attentive landscaping and varied façade elements the pedestrian experience is enhanced on all levels. The staircase becomes sculpture in this space.

DESIGN EXAMPLES



The harmonious arrangement of structural materials, slopes and angles enhance the composition and façade. It uses a rich combination of brick, cut stone, wood shingles, and copper materials. The composition is unveiled as the point of view changes. With a touch of landscaping the visual weight is lessened.

DESIGN EXAMPLES

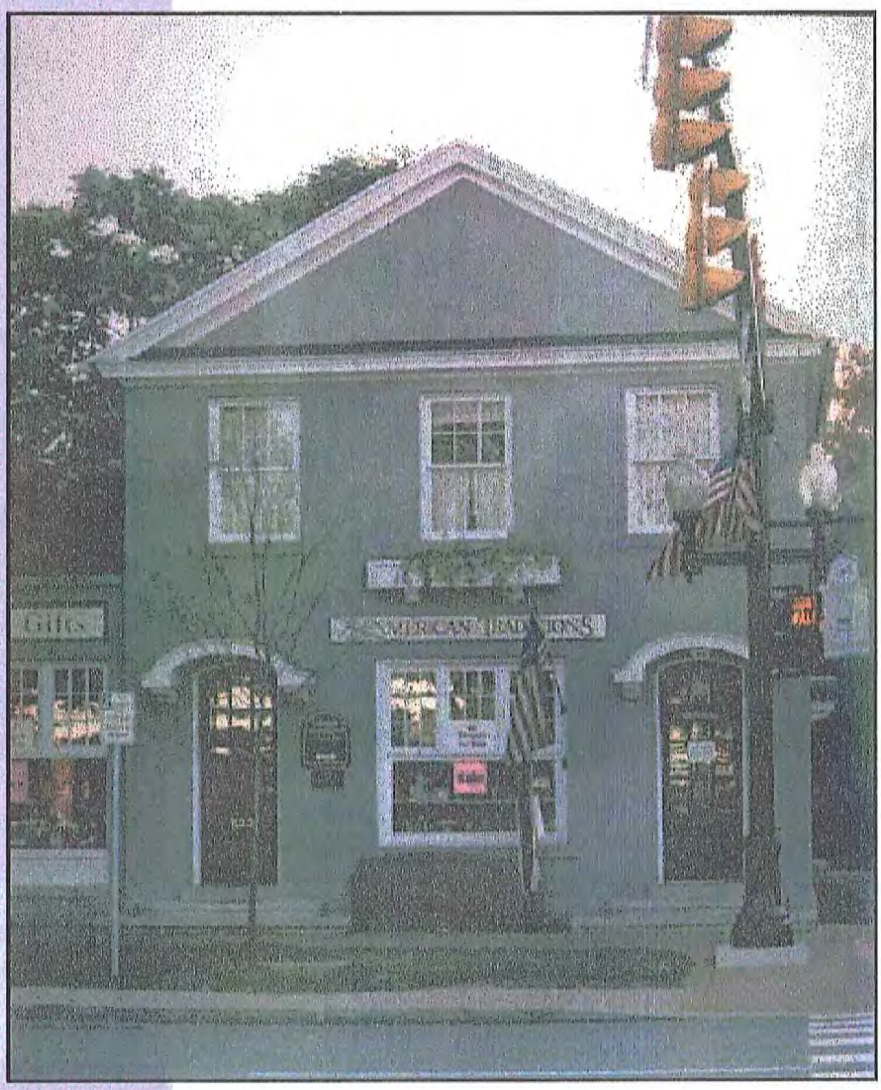


Well landscaped pedestrian pathways add a sense of mystery and surprise, which helps to keep a site visually interesting and appealing to users. Various plant materials break up this building's façade and create separate seating for conversation along the long corridor.

DESIGN EXAMPLES

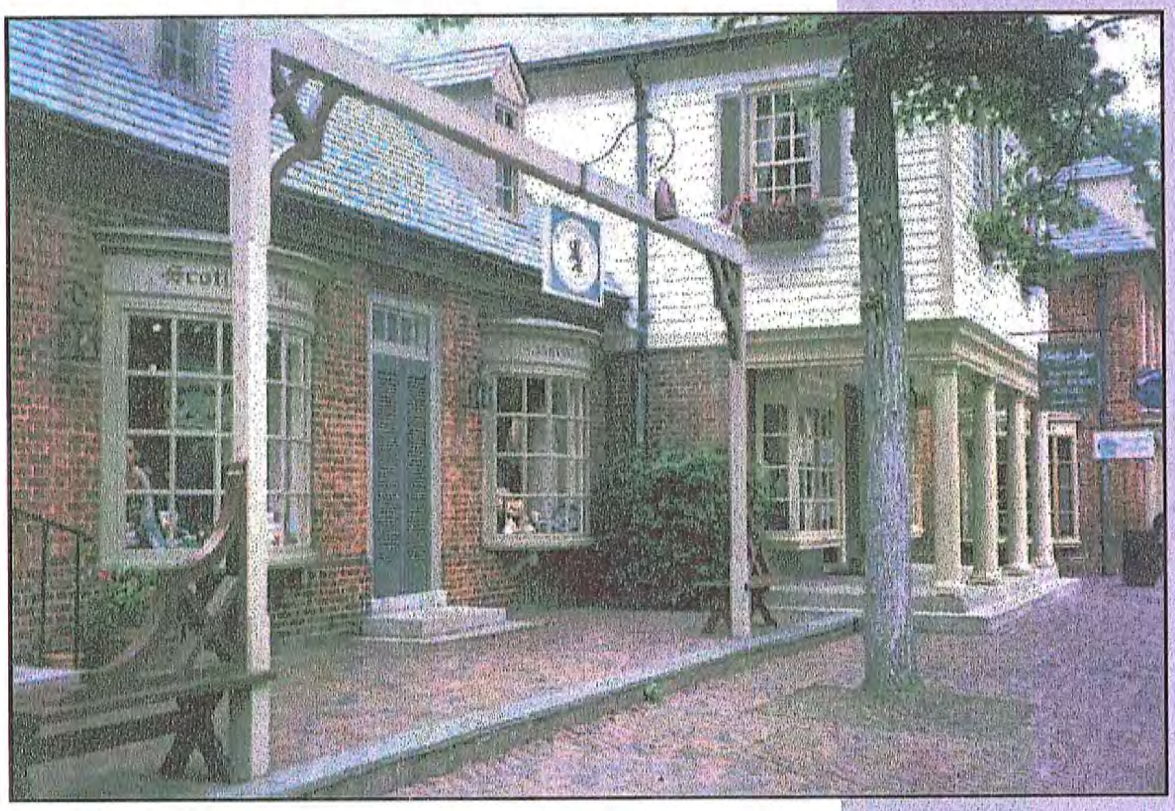
This San Antonio Riverwalk venue stair-steps down to canal level providing many points of view. Its geometry is strong and varied, but unified by the furniture, landscaping, and people.

Design Examples



Symmetrical composition with traditional details and appurtenances creates a warm, friendly, and inviting feel to the pedestrian on the street. Adding landscaping near the curb would soften the impact of traffic upon pedestrians.

DESIGN EXAMPLES



This quality design is a Williamsburg Colonial with three dimensional façade treatment. The brick terrace's texture and color unifies the composition. The colonnade serves to contain the street level storefront view and strengthen the compositional patterns and pedestrian scale.

DESIGN EXAMPLES

This quaint residential or shop styling uses façade color to create a strong pattern. The detailed picket fence, gate, and landscaping softens the pattern and defines the small private space. The total composition is very successful.

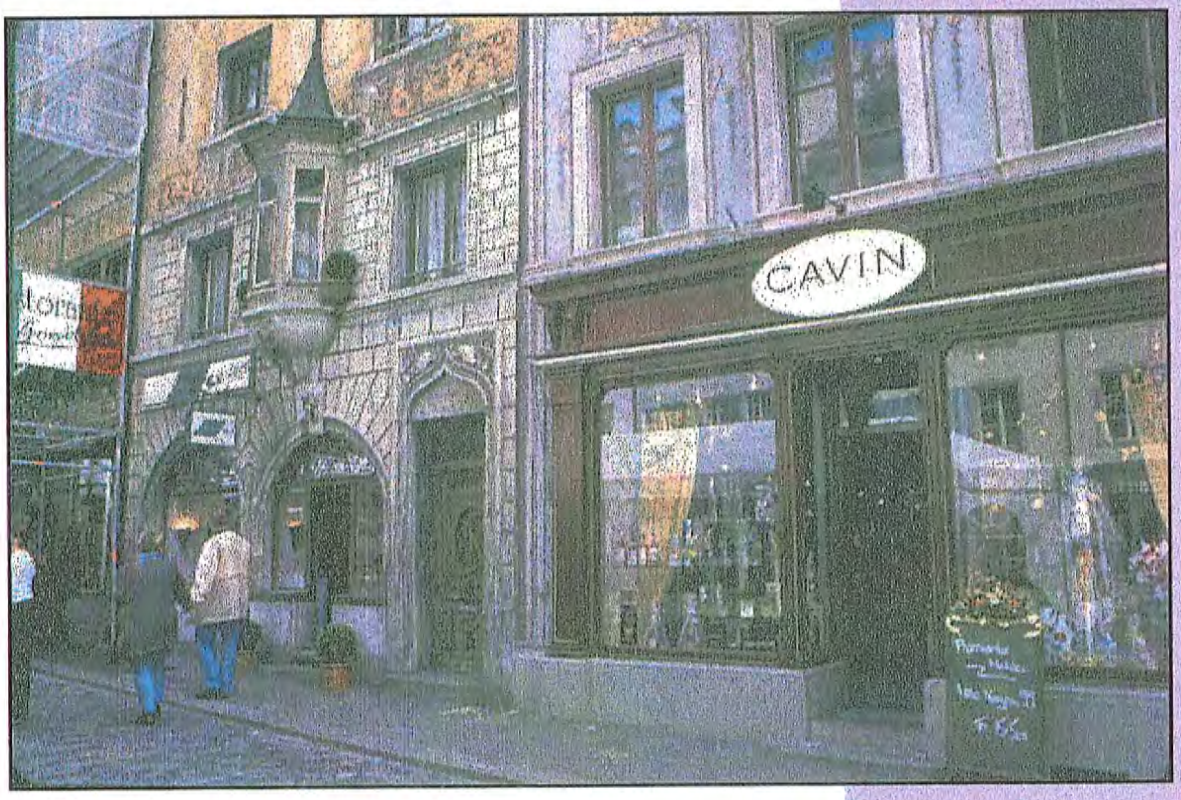
DESIGN EXAMPLES

This French hotel and restaurant so close to the road manages to invite the pedestrian. Mass/Volume is broken down by the façade height, window boxes, street furniture, planters, textured pavement, and building offsets. Window patterns and size help us to imagine the internal uses.

Design Examples

This building's large scale and strong angularity is brought down and softened by the addition of the end form, fencing, and landscaping. The vines, roof forms, and color change of this addition further enriches the composition. The archway defines an intriguing entry.

DESIGN EXAMPLES



This Swiss townscape has evolved eclectically through the ages as buildings were replaced and remodeled in a sensitive manner. As the pedestrian moves along the street, the sequence of views reveals a dynamic tapestry. The richness of detail and creative attention to pattern, scale, and composition illustrates how well very different styles can work adjacently.

DESIGN EXAMPLES

This Paris shaded public plaza provides a destination for passive recreation. The sculpture provides a focal point, historically, symbolically, and aesthetically. The public art creates a memorable gathering place for pedestrians and the community. The wide bricked-sidewalk surrounding the monument accentuates its magnitude and prominence within this well-landscaped setting. Benches provide pedestrians with a place to sit as well as to help define a sense of space.

DESIGN EXAMPLES

This space is inviting when empty as well as when crowded with people. These San Antonio restaurants adjacent to the Riverwalk illustrate eclectic, creative design. The sculpted forms stair-step up and away to let sunlight filter through the trees to lower levels.

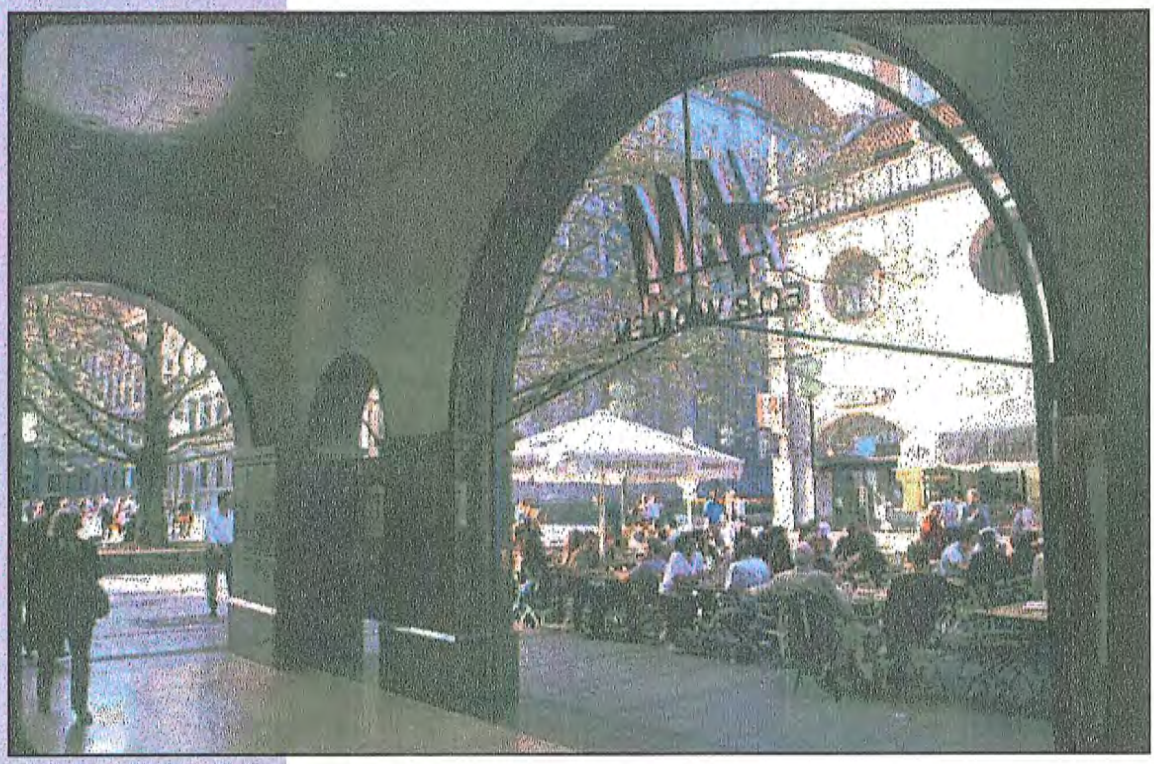
Design Examples

Plant material, different hardscape materials, elevational changes, participation from all viewing points to the waters' edge creates a sense of balance and composition from any position of movement within and from outside the space.

DESIGN EXAMPLES

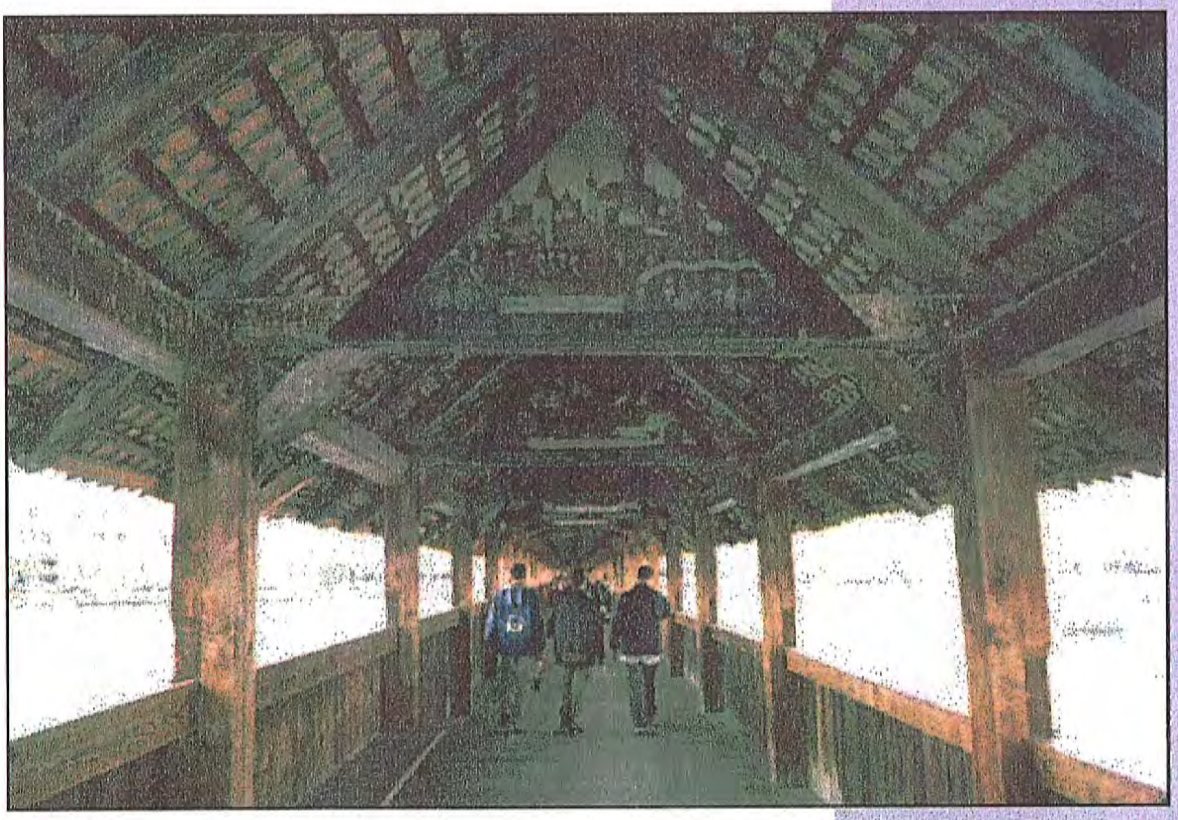
Trees are heavily used in this space creating a canopy for shade and defining an outdoor room. This scales down the mass of the three-story building in the background. The use of the turret on the building façade helps to break the roof mass. The large quantity of windows create a softening rhythm and quality pattern for the building façade.

Design Examples



This shadowed arched arcade and the adjacent retail structure provide pedestrians with a rhythmic sequence of differing views out to the plaza as they walk along. The colors augment the play of light and shade and are enhanced after the pedestrian's eyes readjust to the shade.

DESIGN EXAMPLES

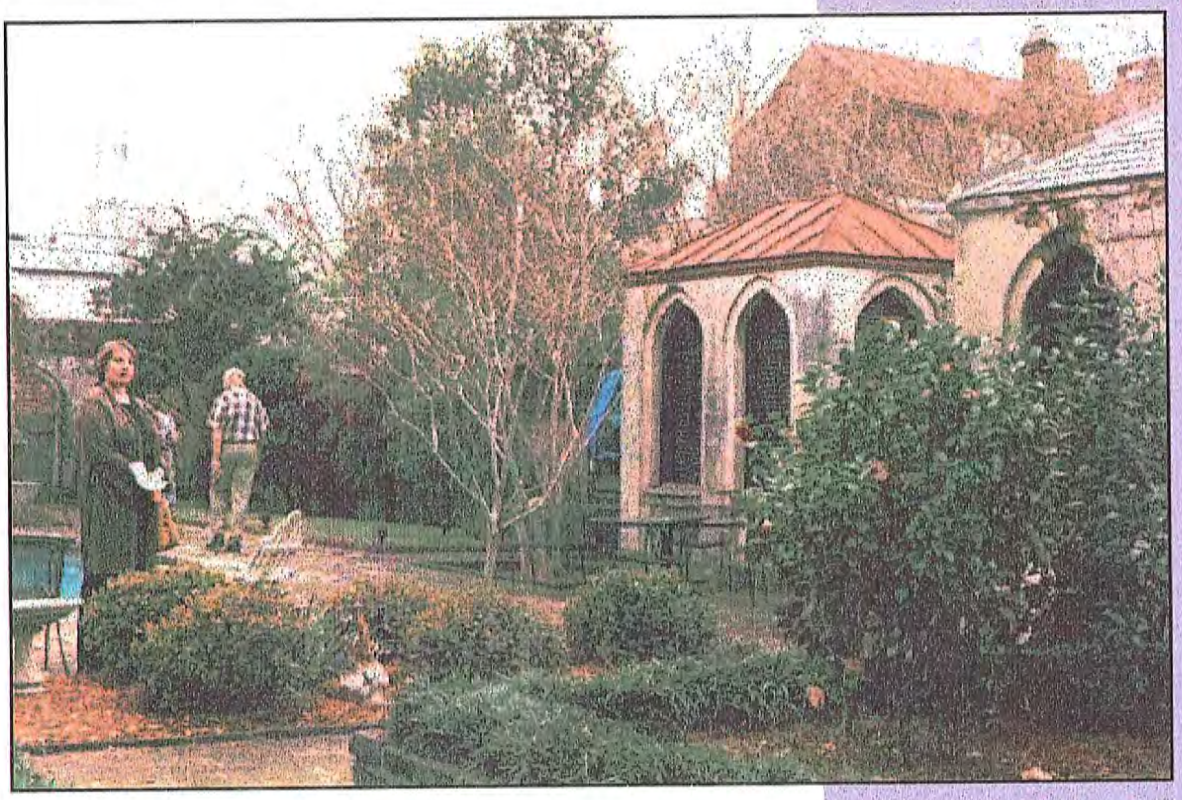


This Swiss historic bridge provides the best vantage point to see the townscape as well as a wonderful visual rhythmic movement vertically and laterally.

DESIGN EXAMPLES

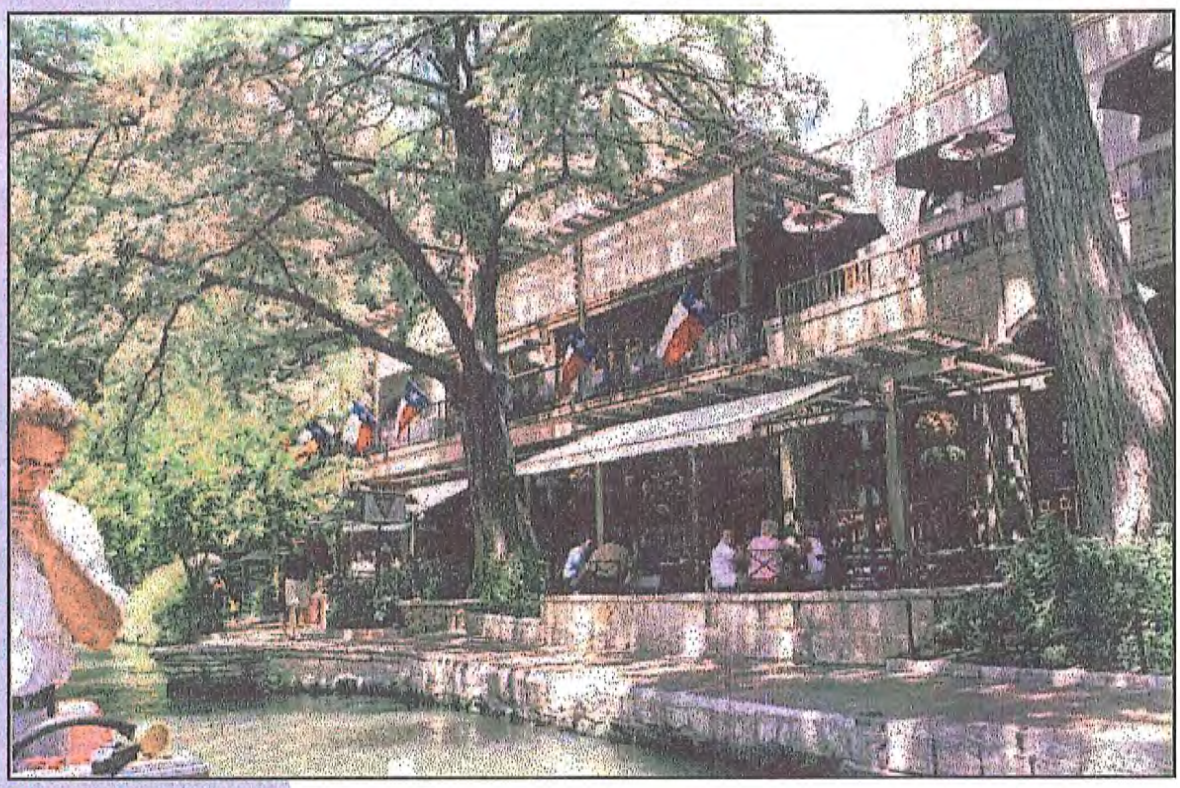
A wonderful play of light and shade, alternating transparent, translucent, and opaque. It gives a feeling of being outdoors, yet connected to the interior. This provides opportunities for many different small vendors which adds vitality to this plaza-building extension.

DESIGN EXAMPLES



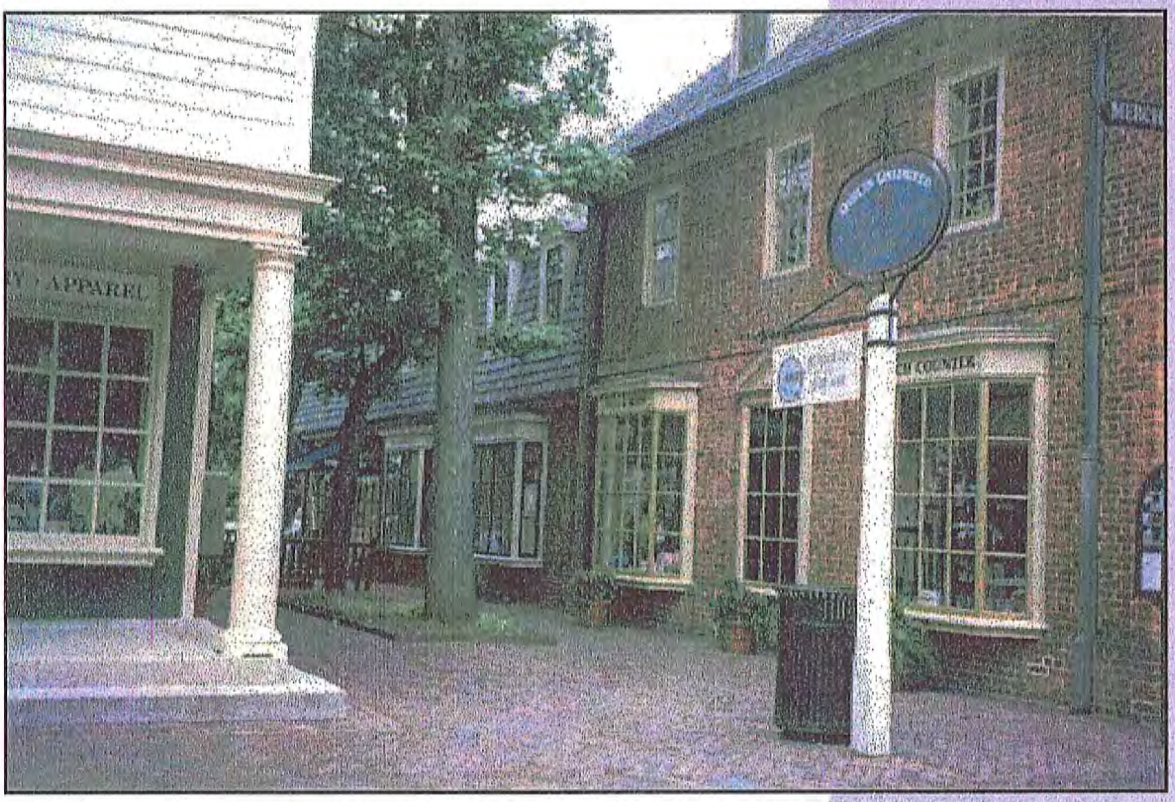
Buildings step down to and surround a courtyard with interrelated walkways, pass-throughs, and sitting areas. The courtyard feeling is articulated by staggered planting, hardscape materials, elevation changes, and building offsets. The arched building window openings repeat in the opening of the wall. The one-story building along the courtyard perimeter helps to create a sense of space for the pedestrian by reducing the mass of heavier structures in the background.

Design Examples



The natural beauty of the creekscape is experienced on multiple levels. The pedestrian interfaces with the architecture and the river through the use of walls trellises, trees, balconies and walkways. The entire space beside the creek is utilized to provide different types of spaces with varying degrees of shade, shadow, and texture.

DESIGN EXAMPLES

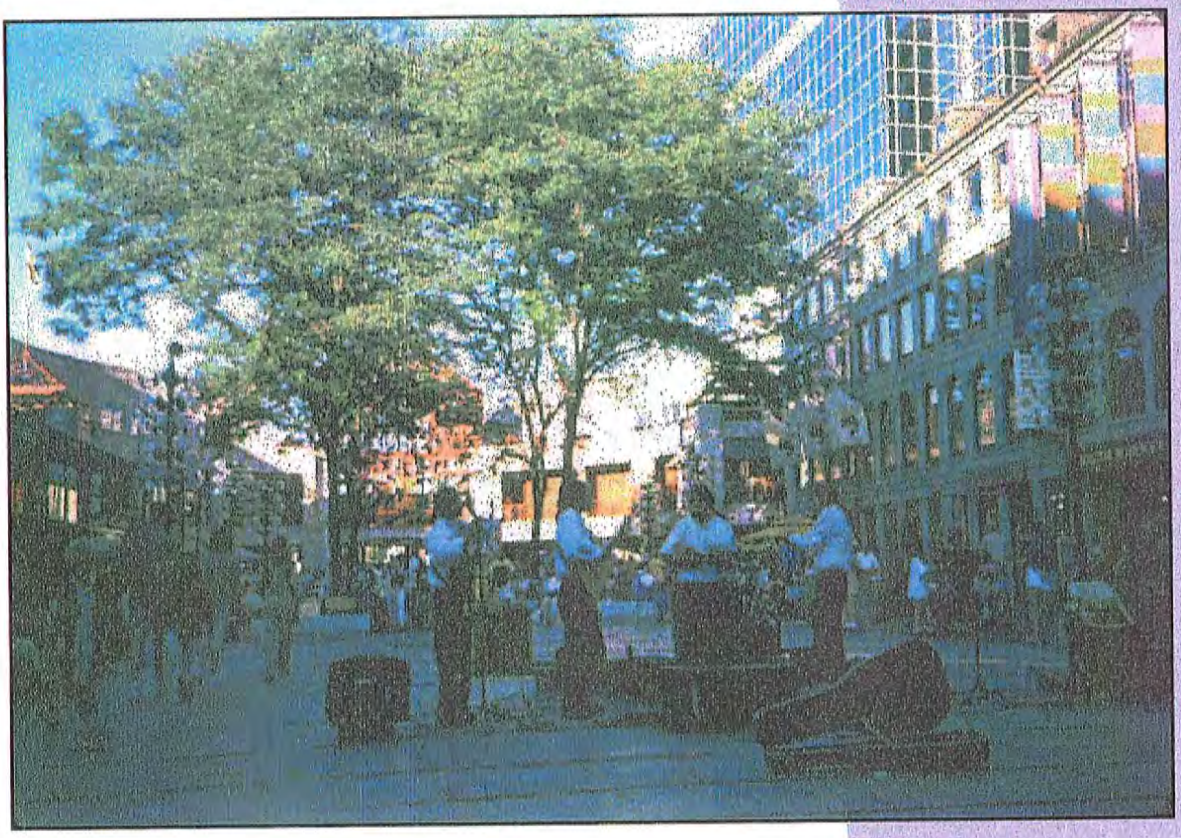


A disappearing vista is created in and out of the primary nodes, framed by two buildings of soft building materials, with offsets, elevation changes, trees, creating human scale and spatial depth and a soft and warm hardscape material.

Design Examples

The focus of this space is people. This San Antonio Riverwalk with sitting areas beside the canal provide ever changing points of view for the walking pedestrian. The fabric of people, trees, umbrellas, furniture, boats, and landscaping reinforces the visual richness of the architecture and softens the large mass of the surrounding buildings. Balconies allow interaction with people below. Different colored umbrellas add visual excitement and intimacy to this space.

DESIGN EXAMPLES

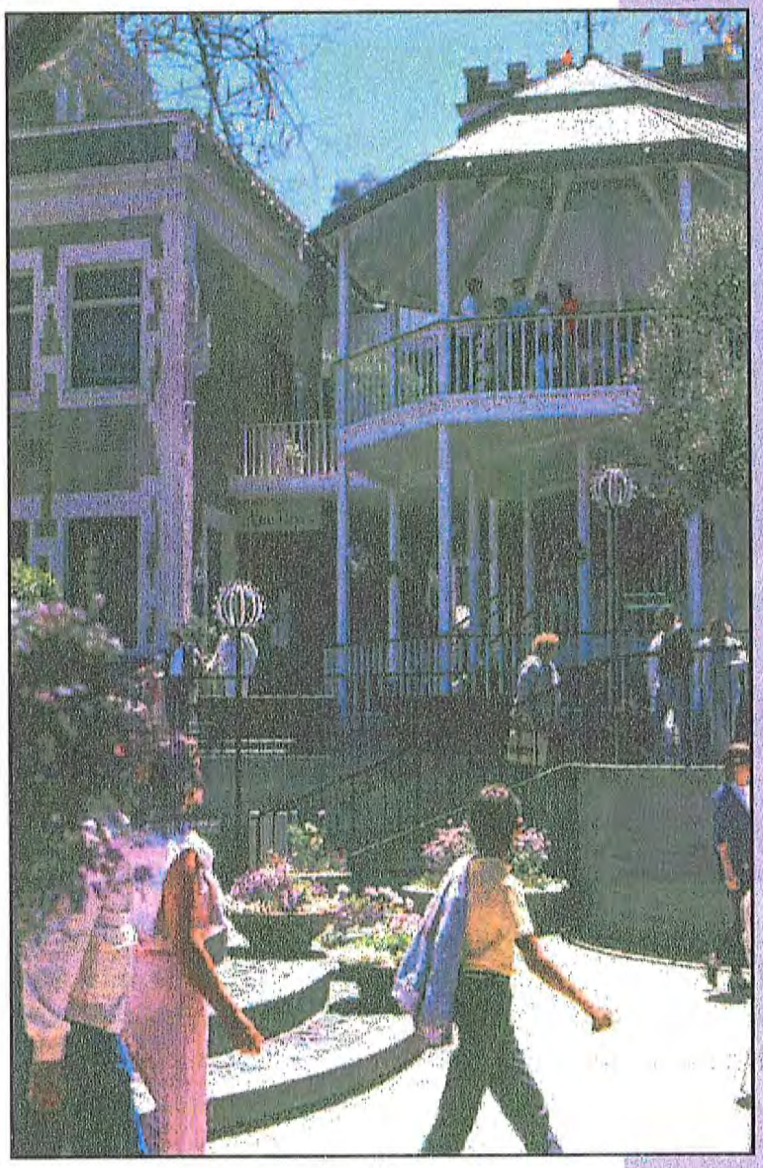


This Boston Plaza is really an exterior room for many activities. The visual pattern changes as the day develops, music begins, and more people join in the excitement. Distant horizontal views and angular views of higher structures are made comfortable by the stair stepping of lower structures, trees, and plaza level detail.

Design Examples

This outdoor space integrates into a natural hillside setting with natural materials.

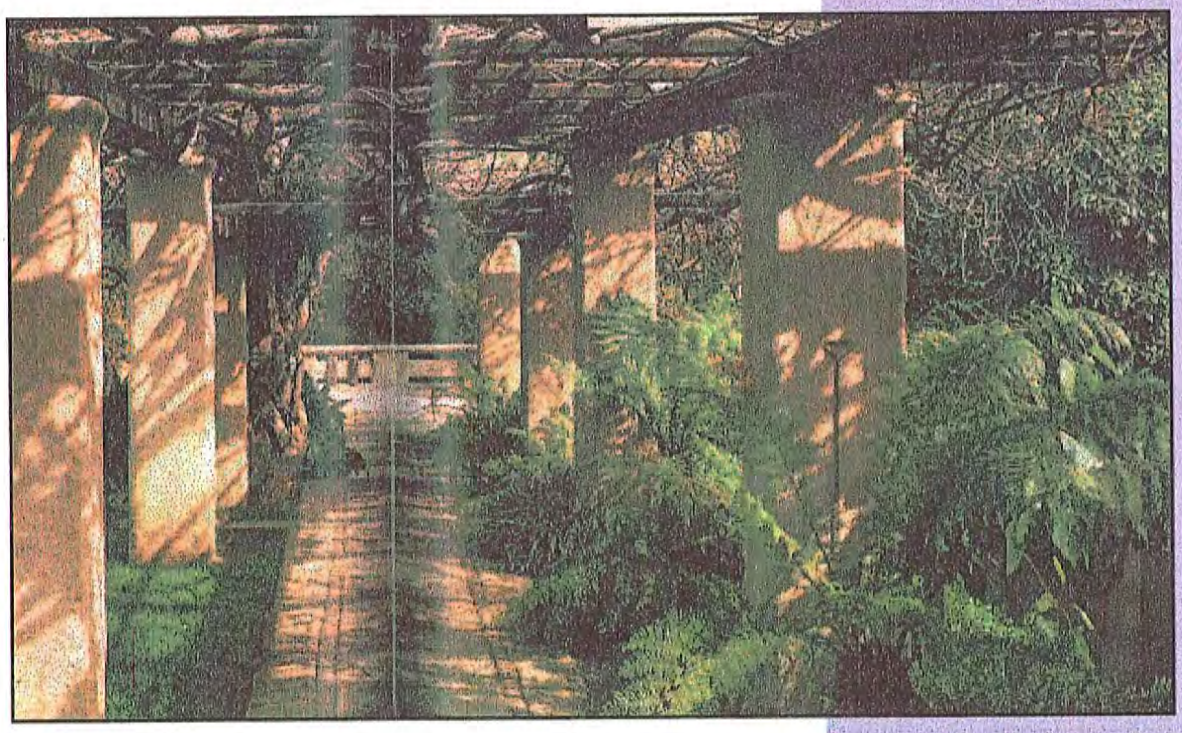
DESIGN EXAMPLES



The heavy rectangular traditional building anchors the lighter, sculptural, modern, playful gazebo. The railings and changing levels make this contrast seem appropriate by wrapping the detail around the entire joined composition.

A trellis has been used in conjunction with large trees to lower the visual height of the building. It delineates an entryway to this space by separating the walking path with a low wall and planting.

Design Examples



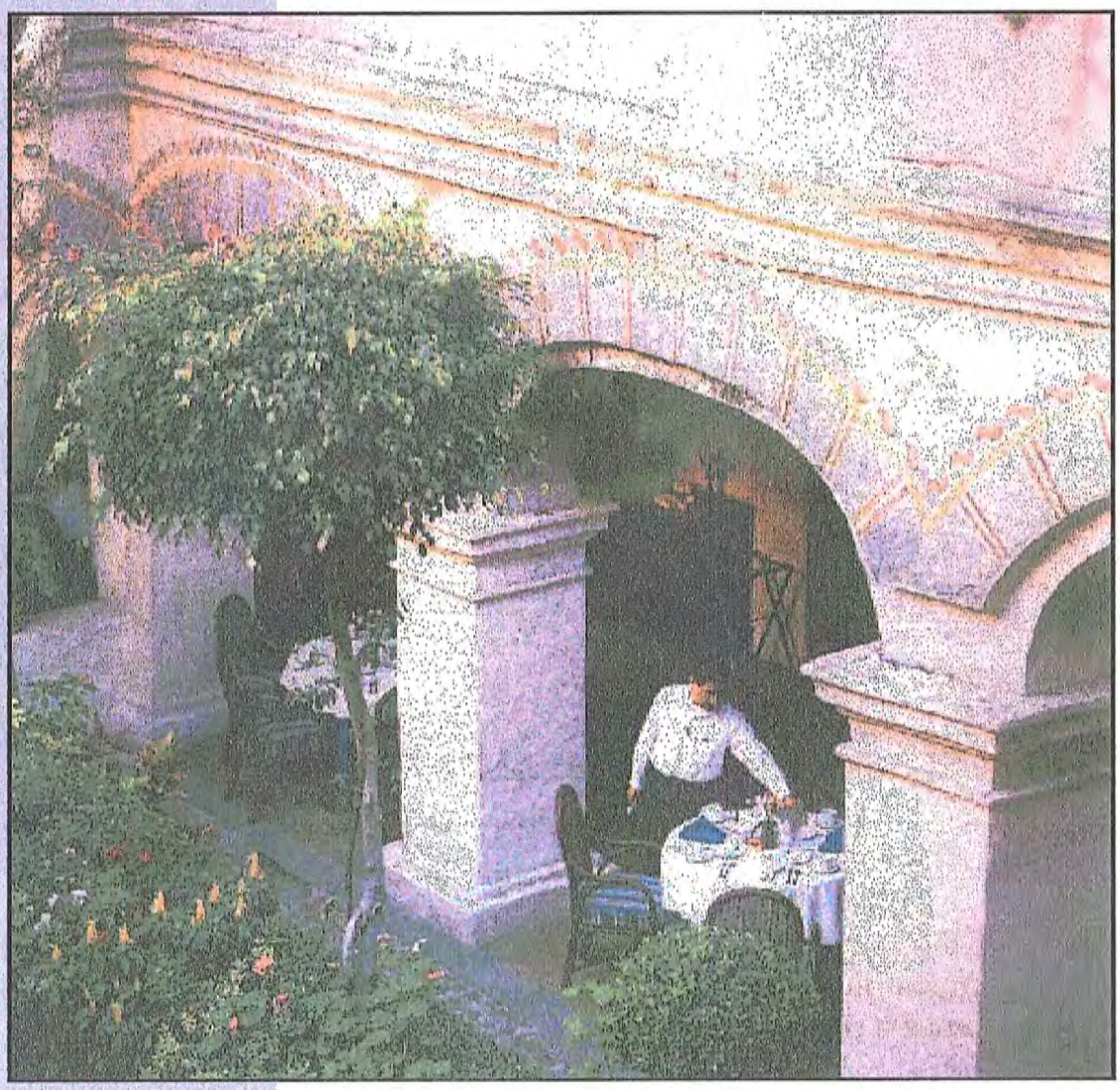
A pathway through a garden space can use architectural elements to define an outdoor area. Here, the straight lines of the path and trellis provide structure to the soft natural elements. It also reduces the brightness of outside light to add visual warmth and a protected feel. The trellis also reinforces a sense of direction and creates a pattern of shade and shadow.

DESIGN EXAMPLES

The Faneuil Hall promenade in Boston is famous for its smart combination of sittable space and pedestrian activity. The wide pathways adjacent to a variety of commercial uses take advantage of traditional architecture, good rhythm, and appropriate site context to create a memorable space. Lots of trees and benches provide attractive places for rest, conversation, and gathering.

DESIGN EXAMPLES

This illustrates how a vertical grade change of 16 feet can be made comfortable, pedestrian friendly, and attractive. The stairway becomes a piece of sculpture.



The arched loggia articulates the building's façade providing interesting vistas in and out and lightens the impact of a more massive building frontage. The arches provide a graceful rhythmic visual pattern.

RECOMMENDATIONS

OLDE GAHANNA DESIGN GUIDELINES

Chapter 5: Recommendations

5

Buildings

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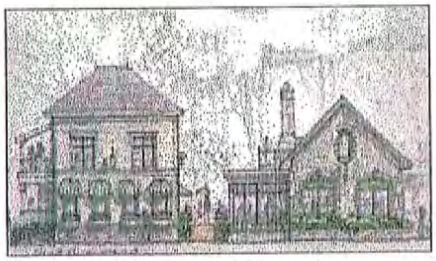


RECOMMENDATIONS

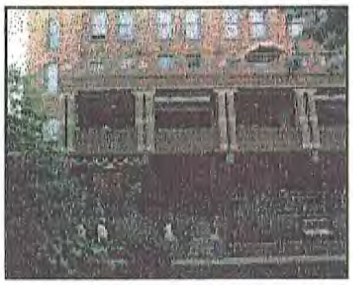
Introduction

Sensitivity to the elements of quality building design can allow for eclectic, creative variety in the Olde Gahanna area. These elements and other physical issues should be addressed to ensure responsible development practices. Protecting property conditions and values creates a higher quality of life and a more valuable City tax base. The individuality of each building should complement its relationship to neighboring structures and uses. In an effort to maintain visual quality of the area, underground utilities will be required.

Creativity and variation are encouraged, however all outdoor and building design elements are subject to Planning Commission review.

To encourage these goals, Gahanna City Code Sections 1150 and 1197 and these guidelines provide the following recommendations for outdoor space and building design in Olde Gahanna:

Building Facades



- Building façades should supplement the diverse, eclectic style found in Gahanna throughout its history.
- Building facades and scale should maintain natural vistas.
- There should be a mixture of single and multi-story buildings.
- Building facades should be scaled to the pedestrian feel in order to provide an enjoyable environment.
- All visible facades should be addressed architecturally and functionally.

RECOMMENDATIONS

Building Materials

Building materials are defined as any material or materials that will be noticeable upon external viewing of the property and/or development.

Some General Recommendations for Building Materials include:

- **Paint Colors**

  When applicable, the use of colors for building materials should be equivalent to historic colors from the following collections: Historic Color Collection by Benjamin Moore Paints, Williamsburg Paint by Martin Senour, Early Americana Colors by Pratt and Lambert, Restoration Colors by Coronado, or Heritage Colors by Sherwin Williams. Samples of these collections are available for reference at the Zoning Office.

- **Exterior Wall Materials**

  Siding
  Siding shall be clapboard or beveled. Aluminum siding is prohibited. Vinyl siding shall be of a thickness greater than 0.044 mill, unless it is dutch-lap beveled or shakes style.

  Other Materials
  Brick, stone, wood or stucco are allowed. Real brick or thin brick are permitted. Vinyl imitation stone or brick siding is prohibited, although quality simulated brick stucco may be considered. Textured surfaces are required for stucco.

- **Doors**

  Commercial structures should have main entrance doors made of wood or of a combination of wood and glass. Security doors may be made of metal. Doors made of steel or other materials that reflect the character of Olde Gahanna may be permitted at the discretion of the commission. Recessed panels on wood doors are encouraged.

- **Roofing**

  Structures in Olde Gahanna should use one of the following roofing materials for all roof portions exposed to view: slate, synthetic slate, dimensional shingles, shake shingles, thick-butt shingles, clay tile, or standing seam metal roofs.

- **Balconies**

  No balcony will be added to an existing building without prior approval of the Planning Commission as to style and size. An adequate vertical clearance underneath shall be maintained. Wrought iron, turned wooden railings or other natural materials are encouraged for exterior balconies.

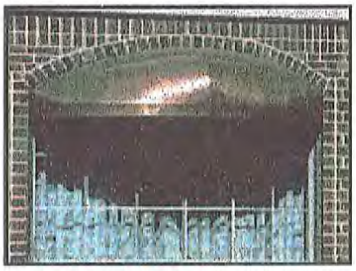
RECOMMENDATIONS

Awnings

Currently awnings have infrequent use in Olde Gahanna. Most awnings in use are typically box or bubble awnings and may not be characteristic of the style desired.

- Awnings shall be constructed of durable and washable fabric material having a minimum lifespan of five years.
- Awnings can be of a type that can be rolled up, be rounded and have a low slope.
- Boxed awnings and awnings with fringe are discouraged.
- Use of awnings in a variety of colors is recommended to give Olde Gahanna a lively atmosphere, but must be compatible with building color and neighboring buildings.
- Material samples must be submitted for approval.

Awnings Examples



- Awnings are decorative and functional
- Awning color should complement the color of the building
- Awnings may be used as signage
- Lighting used as an accent element draws attention to the awning
- Roll-up awnings are versatile and enhance the functionality of buildings.
- Awnings also add character to buildings and storefronts

Menu Boards

Each establishment serving food and/or beverages, where proceeds from sale of such represents 75% or more of their gross receipts, may have one erasable style, two-sided menu board. A menu board will be permitted for each front façade of the building that the establishment occupies. Such menu board shall contain only the establishment's actual menu and shall not exceed fifteen square feet per side. Menu boards shall be displayed only during hours of operation. Only establishments in Creekside are permitted to have menu boards according to Chapter 1197 of the City Code.

RECOMMENDATIONS

Lights & Bollards

Current lighting in Creekside follows two standards based on location. Typical lighting on Creekside Island consists of lights mounted in trees. The remainder of Creekside and Olde Gahanna both use the same standard Gahanna Green light post and bollard.

Other types of decorative lighting will be considered.

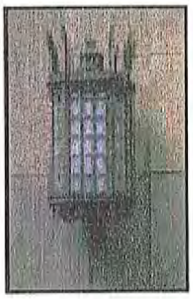
Lights & Bollard Examples

- Standard Creekside and Olde Gahanna light post
- Light posts can have multiple uses from street signs to decorative banners

- Can be in Gahanna Green
- Denotes curb ramps and other obstacles
- Controls traffic

- Creekside Island - light concealed in the trees

- Building lighting can take a variety of shapes
- Ornate lamp fixtures add character and charm



RECOMMENDATIONS

Signage

It is the goal of this section to provide guidance for acceptable styles of signage within Olde Gahanna. Signage should maintain the same eclectic tradition found throughout the district. A specific sign may be dictated, particularly for those signs providing public information. Other signs, such as shopping and restaurant signs, have a greater degree of flexibility in styles, but will be required to stay within recommended parameters.

- Signs in Olde Gahanna should be constructed of wood, materials resembling wood, or iron.
- Hanging signs are recommended.
- Signs can be externally illuminated and include a graphic representation of the business.
- Neon is permitted in small quantities.
- In all other respects signing in Olde Gahanna must comply with Chapters 1150.12 & 1165 of Gahanna City Code.
- Directory signs are encouraged in those instances where there is more than one business on any one property. These signs are subject to design review.

Signage Examples

- Signpost should have no more than six directional arrows

- Signage can be creative, nostalgic, and reflective of the special nature of a business

- Signing can be creative and fun

- Iron and wood create a classic look

RECOMMENDATIONS

Public Space & Landscapes

Public space should include natural and manmade artifacts that help to define and identify the sense of everyday place. Olde Gahanna is representative of a 19th Century Village and landscape elements there should reflect that heritage. Using plant and building materials appropriate to the setting can create this sense of place. Hedgerows, fences, and pavement can all be used to provide continuity between properties and to help differentiate between uses. For example, using brick for street pavement or sidewalks in the commercial and residential district can help users gain a sense of their location within Olde Gahanna.

Other landscape elements that provide identity are public furnishings like benches, waste receptacles, and fire hydrants. Distinctive well-designed furnishings create a special sense of place. This is especially true when combined with public art, color, and a mix of furnishings.

Some General Recommendations for Public Spaces include:

- **Color**
  - Use in landscape elements like umbrellas, signage, and awnings is encouraged
  - Variety helps create a sense of life and energy in a streetscape
- **Public Art**
  - Larger development projects should include displays near the ground plane in areas designated by creative use of paving materials
  - Outdoor sculpture and art is encouraged in all projects.
- **Site Furnishings**
  - Choosing from Olde Gahanna's eclectic styles, designs should contribute to a sense of place and be able to withstand natural site conditions.
  - Commercial development must compliment designs in public plazas and park areas.
- **Seating and Benches**
  - Benches should be plentiful and comfortable
  - Seating should encourage extended lingering (more than 10 minutes)
  - Benches should be rounded and present a soft, inviting appearance
  - It is important to provide alternatives in site furnishings to maintain the eclectic nature of Olde Gahanna and accommodate the varying needs of different users.
  - Fixtures must have some means of being secured.
  - Powder-coated steel is recommended for its durability and breakage prevention.
- **Public Space Landscaping**
  - Should include one tree per 200 sq. ft. of hardscape
  - Should include 5 shrubs and 15 perennials per 200 sq. ft. of hardscape
- **Plant Materials**
  - Plants used are subject to review
  - Perennial herbs are recommended
- **Brick Pavers**
  - Granville Street brick pavers should be extended to new projects where possible
  - Creekside hardscape development will have specific standards following the vernacular of the established pavement material and patterns resulting from the ongoing design process.
- **Pathways**
  - Streets and traffic ways within this area should be pedestrian friendly with minimum ten-foot wide sidewalks, street trees, landscaping, and appropriate lighting.

RECOMMENDATIONS

Urban Trees

Urban trees provide a variety of benefits to the urban setting from the functional like shade and noise buffering to the aesthetic like beauty and character. Coordinated plantings of trees with adjacent areas creates a sense of place and promotes visual continuity.

- Strenuous effort should be made to preserve trees 24 caliper inches or larger, or trees with particular importance due to age, form, species or historical significance.
- A tree survey is to be presented to the Planning Commission prior to the approval of any development plan. The survey will include the size, species, condition, and proposed disposition of all trees 6 caliper inches and larger located on the proposed development site.
- Street trees and other plantings should be used to delineate spaces and to accent and soften the appearance of buildings.
- Spacing between street trees is 40 feet (large), 30 feet (medium) and 20 feet (small).
- New street trees should be the same species as pre-existing street trees for a given street. Variances may apply to this rule if demonstrated that the proposed alternative will enhance both the design and the overall appearance of the street.
- Urban trees planted near an entrance to a retail establishment should demonstrate that a clear view of the building entrance will be maintained or is necessary to achieve a particular design goal.
- Visibility of signs and windows shall be a consideration in the placement of trees.
- Existing trees 6 caliper inches or greater in diameter shall remain and be protected except in the following conditions:
    - The tree lies within the groundline of a proposed structure
    - The tree will be within 10' of the groundline of a proposed structure
    - The tree lies within a proposed parking area or access drive into the site
    - Irreparable disease or damage as ruled by the Landscape Committee
- Unless otherwise noted, Landscape Plans in Olde Gahanna will comply with Chapters 913, 1163, and 1197 of the City Code .

Urban Tree Examples

- Street trees provide shade

- Street trees also enhance the streetscape

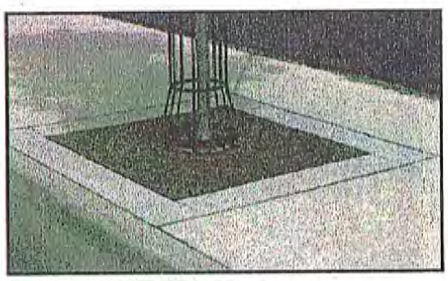
RECOMMENDATIONS

Tree Wells

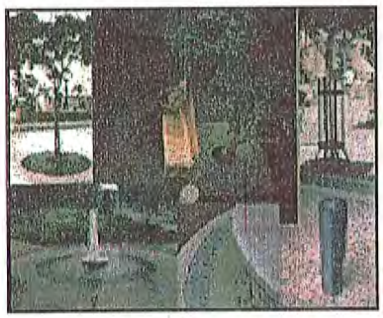
Tree wells should primarily be designed to encourage street tree health and to protect the root mass from pedestrian traffic. Decorative, creative solutions can work to not only enhance tree health, but also to add visual character.

- Tree Grates should be a minimum of 4'x4' square or 4' diameter, but, where possible, consolidate tree wells into larger planting beds.
- Open tree wells with groundcover must have decorative edging 16-18" high.
- Open tree wells with turf must be minimum 6'x8'.
- Open tree wells may contain city-controlled annual planting beds
- Recommended groundcovers include *Vinca minor* (Creeping Myrtle) and *Liriope spp.* (Lilyturf).
- Grates and wells must be designed to account for tree growth.
- Tree well drainage systems are strongly encouraged.

Tree Well Examples



- Trees should contain knockouts for all growth



- These tree grates and fountain features work together to create a more pedestrian friendly atmosphere

- Edge material is decorative
- Keeps animals out

RECOMMENDATIONS

Fences

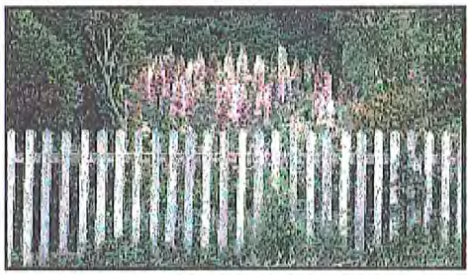
A fence may be decorative and/or used to enclose or separate spaces. Ornate style fences are encouraged. Fence color should be considered in reference to the building and environment.

- No spiked rails are allowed. Flat or rounded tops or eased picket are recommended
- Preferred materials are: wood, metal, masonry. Plastic fencing material may be approved after review of sample. Chain link fencing is prohibited.
- Allowed fence heights vary, please check with the Zoning Office.
- All walls and fences should be articulated into sections with alternating materials.
- Attention should be given to posts and piers to divide fencing into attractive sections and provide accents.
- Walls may replace fences. Acceptable materials include brick, stone, and stucco.
- Arbors and vegetation are encouraged to be integrated with fencing and gates to add special and visual interest.
- Hedges may serve as fences. It is recommended hedges be used in combination with columns to provide an articulating element.
- For specific regulations, please refer to Chapter 1171 of the City of Gahanna Zoning Code.

Fence Examples

Picket: Wood or Wrought Iron
- Wood posts should be a minimum 4"x4"
- Minimum 4" spacing between pickets
- Appearance should be lightweight
- Picket tops may vary

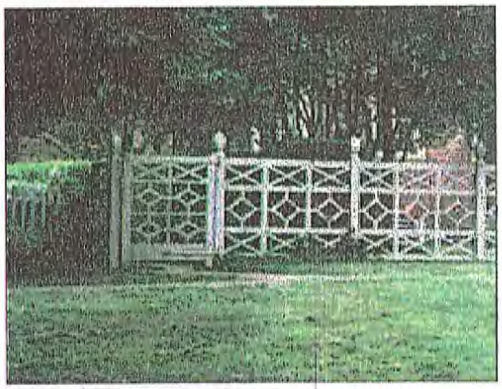
Wrought Iron:
- Masonry or wrought iron post
- Avoid sharp finials and post tops
- Spindles should be from ½" to ¾" width
- Ornamentation is encouraged, but should be of high quality and simple
- Rounded top fencing is acceptable



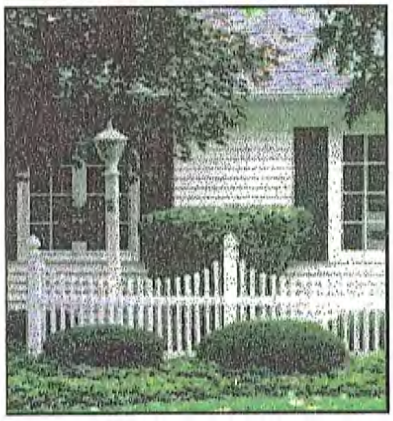
Narrow standard picket

Staggered wood picket fence

Fence Examples (cont'd)

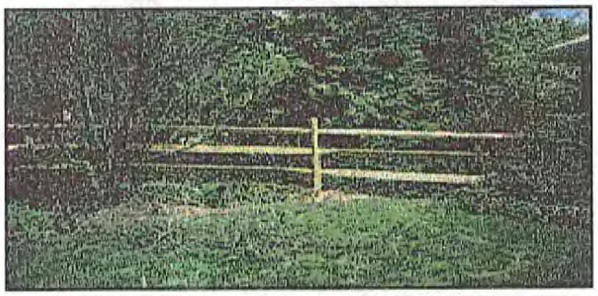


Chinese Board Fence



Ornamental Fence & Hedge

Shrub & Column



Split Rail Fence

Landscape Maintenance

Maintenance is an essential element in a successful landscape environment that should be incorporated into the process from the preliminary planning stages.

All hardscape areas that fall into disrepair shall be repaired immediately for the safety of the public and to maintain the aesthetic quality of the development as a whole. Consideration should be given to the selection and placement of plant materials, and other factors. In addition, all plantings must be maintained in healthy form. All dead material must be replaced immediately.

Vegetable gardens are not permitted at Creekside.

Although creativity is encouraged, all landscape plans in Olde Gahanna must comply with Chapters 913 and 1163 of City of Gahanna Code and is subject to review.

RECOMMENDATIONS

Parking & Screening

Surface parking lots are the main type of parking in Olde Gahanna. Surface lots typically have minimal or no screening provided. Shade trees are usually located at the lot perimeter, with few located in parking lot islands or peninsulas. Gahanna's goal is to change this. Parking lot screening is now required in Olde Gahanna (1167.20).

- Screening will consist of an opaque hedge reaching a height of 36" within three years.
- Dumpster enclosures must also be screened with an opaque hedge, fencing, or a combination that is six feet high.
- Use of alternative screening materials such as brick or stone walls is encouraged.
- On-street parking should be encouraged.

Parking & Screening Examples

Water Features

Water features and fountains provide an important element in the landscape. They help provide visual interest, cover unpleasant noises and present an opportunity to interact with the environment. The most prominent water feature in Olde Gahanna is the waterfall on the Big Walnut Creek. The waterfall provides an excellent example of a feature that encourages interaction with the environment. Additional water features in Olde Gahanna should follow the example of the waterfall; providing purpose beyond appearance. Water features can provide white noise to block out the sounds of nearby traffic and help cool a plaza with a cooling mist.

Water Feature Examples

- Bubbler fountains provide a great opportunity for interaction and cooling off

- Features should welcome people to get wet and not restrict them from playing in the water

DIAGRAMS & MAPS

Diagrams & Maps

Map of Olde Gahanna	D-1
Downtown Zoning	D-2

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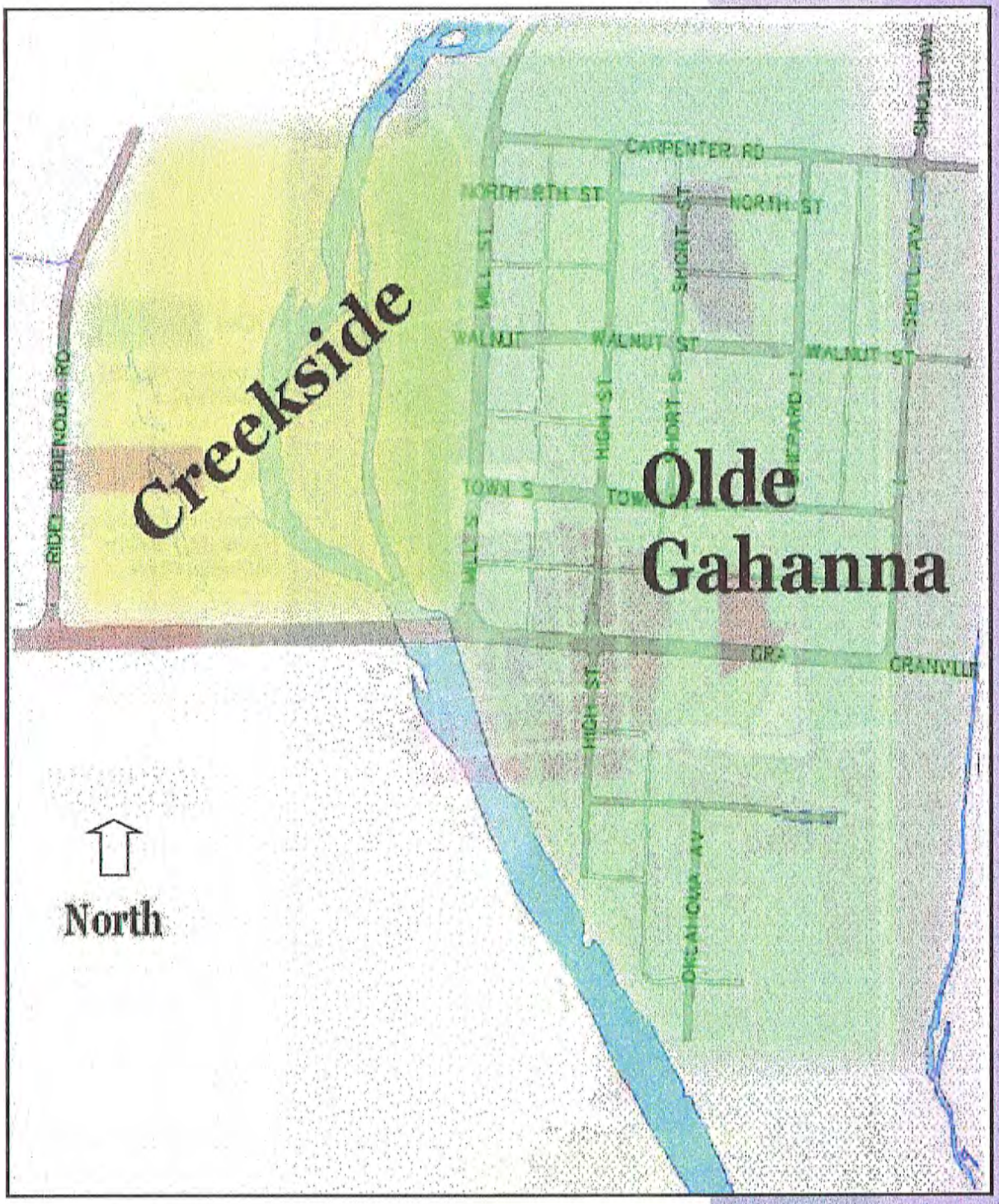
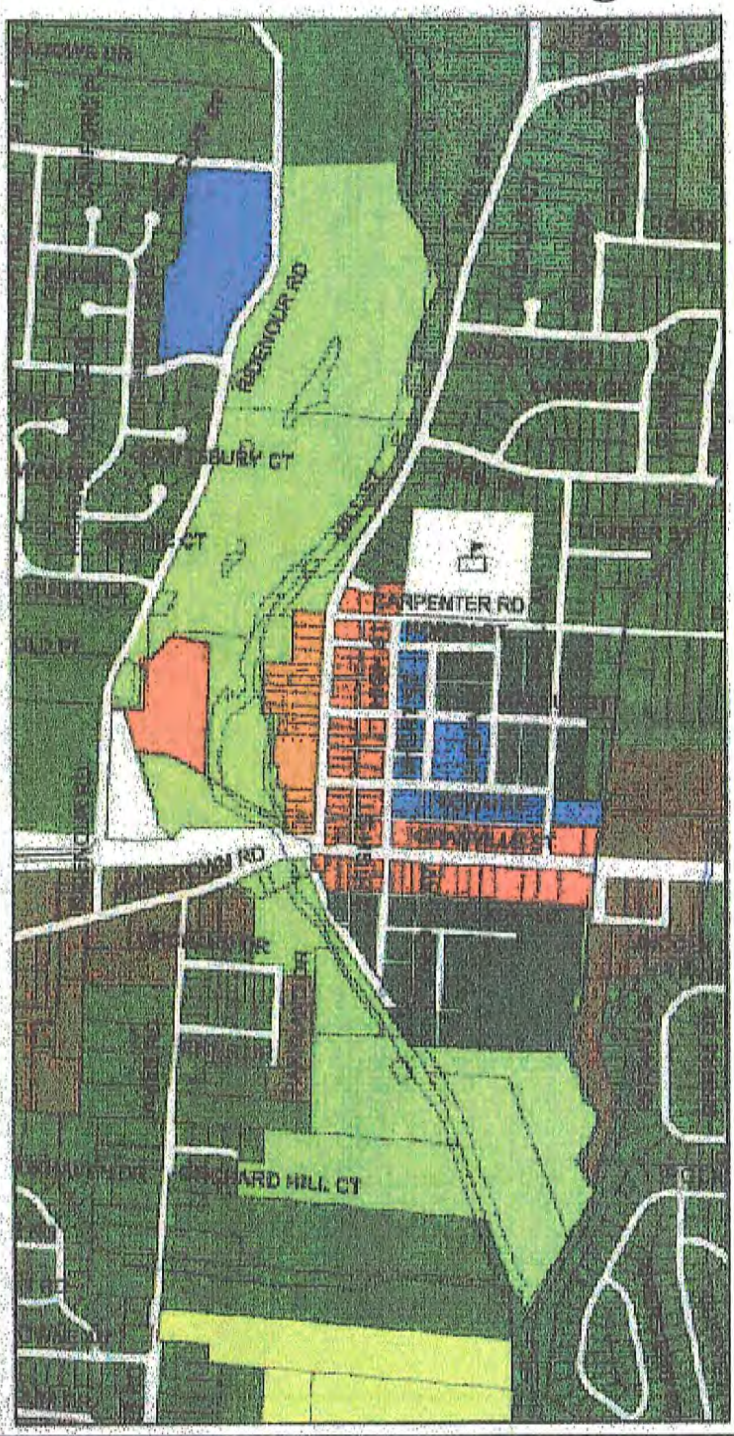
DIAGRAMS AND MAPS



DIAGRAMS AND MAPS

Downtown Zoning



OG-1
Downtown Single Family Residential

OG-2
Downtown Multi-Family Residential and/or Suburban Office

OG-3
Downtown General Commercial

OG-4
Downtown Creekside

OG-5
Downtown Recreation

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