



Downtown Olmsted Falls will be more successful when a critical mass of people live nearby. Olmsted Falls should support walkable neighborhoods with appropriate zoning and design standards.

Action 1: Develop a traditional neighborhood zoning district that encourages walkable neighborhoods and architectural variety

Traditional neighborhood zoning districts have been used by communities to develop new standards for housing construction that reflect historic neighborhood designs. Traditional neighborhoods include slightly smaller lots, homes that are closer together, garages or parking located behind the house, front doors, and large porches. Traditional neighborhoods also include sidewalks, buildings that are closer to the street, and more robust plantings that all combine to make traditional neighborhoods pleasant to walk through, architecturally interesting, and higher value.

Olmsted Falls is uniquely positioned as a community with a compact and strong Downtown neighbored by relatively low-density or vacant residential areas. By developing and applying a traditional neighborhood zoning district, the City

could expand the walkable neighborhoods that border Downtown. These walkable neighborhoods, with attractive homes, and options to walk or bike to Downtown will provide a greater number of housing options within walking distance to Downtown that are attractive to millennials and empty nesters.

For more information on traditional neighborhood design features, see the spread beginning on page 126.

Action 2: Encourage higher density residential near Downtown to boost retail success and walkability

In addition to developing a traditional neighborhood zoning district, the City should more generally encourage higher density residential developments—such as homes built closer to one another, townhouses, or small apartment buildings—near Downtown. Higher densities of residential provide more people that can easily frequent Downtown stores and restaurants, thereby improving business opportunities.

Action 3: Develop general design standards for new housing in Olmsted Falls

The City should develop neighborhood design guidelines that set standards for the look and feel of new homes. These standards could address elements such as height, materials, windows, landscaping, shape and form of the home, and complementary architectural styles.

For information on an example community's design guidelines, see the orange box on page 123.

Example Only -
Not an Adopted or Proposed Guideline

New Albany's Development and Design Guidelines

The City of New Albany, Ohio has established a set of branding and design guidelines for new buildings in the City. The guidelines are built on the premise that the desirability of New Albany as a place to live, work, and invest is directly related to the quality of its built environment.

The design guidelines are based on the following principles:

- Quality building design on all building sides
- Design based on historic American architectural styles
- Pedestrian-friendly development
- Connectivity to existing streets
- Screened and landscaped parking
- Authentic and high-quality materials
- Attention to details and ornamentation
- Street trees, landscaping, and open space to enhance character
- Stewardship of natural and historic resources

Together, these principles translate into specific architectural styles, designs, and layouts for homes, businesses, and public buildings that are used throughout the community.

The development and design guidelines have been used to develop a distinct community in New Albany. The focus on American architectural precedent has also been used in the City's public buildings, branding campaigns, and park designs to create a seamless feel through the entire community, as shown in the associated images.

For more information on New Albany's branding and design guidelines, visit www.NewAlbanyOhio.org.



Source: New Albany Facebook



Source: New Albany Facebook



Source: New Albany Facebook

Action 4: Develop regulations to allow live-work units

The City of Olmsted Falls can attract new income tax dollars by facilitating the construction of live-work units. Live-work units can have larger spaces for the at-home businesses and tele-commuting workforce. To accommodate home occupations in live-work units, the City should review its zoning code and consider appropriate updates.



“Aging in Place” means building cities, homes, and places that allow and encourage people of all ages to actively use them through their lifetime. By thinking about how homes or stores are built to allow access for senior residents, children, or those with disabilities not only provides access for those people now and as they age, it also provides a wider range of potential buyers, and expands the choice for persons looking to buy a home in the City.

Action 1: Encourage and incentivize universal design to allow aging in place

Universal design is a new way to view home reconstruction that allows all

members of the community to better access homes. Universal design can involve a variety of basic changes to home construction and layout including the following:

- no-step entrances
- one-story homes or master bedrooms on the main floor
- wide doorways, hallways, and stairs
- non-slip surfaces
- lever handles and faucets
- first-floor laundry and bathroom facilities or utilities
- higher wall outlets and lower switches

These changes can make houses easier for the elderly, children, or those in a wheelchair to access and use. Not all are appropriate for all types of projects, but the City can require certain elements through regulation, encourage others through education, and incentivize others by tying aging in place requirements to real property tax abatements.

By constructing housing stock that can be used by all families easily, the City of Olmsted Falls can develop a community that attracts a wider range of possible future residents.

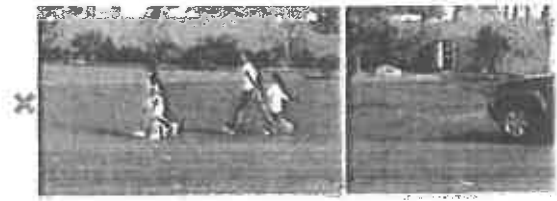
Traditional Neighborhood Design

Traditional neighborhood developments include housing and mixed-use neighborhoods that are designed with historic arrangements and styles. They are characterized by a range of housing types, streets that are generally laid out in a grid pattern, short blocks, common public spaces, and homes that are designed in traditional styles. The images below describe some of these features.

The images on the left are good examples of traditional neighborhood developments, while the images on the right display homes and designs that are inconsistent with traditional neighborhood design.

Walkable streets and sidewalks

Streets with slower traffic, sidewalks, and street trees make walking comfortable and safe.



Architectural variety

Different styles and designs of buildings make neighborhoods more interesting.



Mixing of densities

Mixing the densities of housing provides multiple options for families to choose from.



Source (clockwise from top left): Eliza Harris, PBIC, Jan Baranski, APA, Michael Hicks, County Planning

Front porches and doors

Front porches and front doors provide the opportunity for neighbors to more easily interact with one another.



Pedestrian-oriented design

Houses that are close to the street, have front porches and attractive designs, and include sidewalks to the front door make neighborhoods more walkable.



Hidden garages

Garages that are placed to the side of a house or accessed from an alley behind the house make streets safer by prioritizing pedestrians.



Interconnected layout

Streets arranged in a grid pattern allow people to walk more easily between places.



Source (clockwise from top left): David Wilson, Brett VA, Brett VA, David Wilson, Rachel Elaine, Google Earth, Brett VA, Brett VA