



# Olde Gahanna Design Guidelines

# Gahanna Department of Development

**Sadicka White,**  
*Development Director*

**Jason Lockhart,**  
*Planning Intern*

**Bonnie Gard,**  
*Zoning Administrator*

**Kyle Rauch,**  
*Development Intern*

**George Parker,**  
*Architect*

**Mark Schieber,**  
*Landscape Architect*

**Jane Turley,**  
*Planning Commission  
Member*

**William Murdock,**  
*Planner*



## Olde Gahanna Design Guidelines Action Team

2002

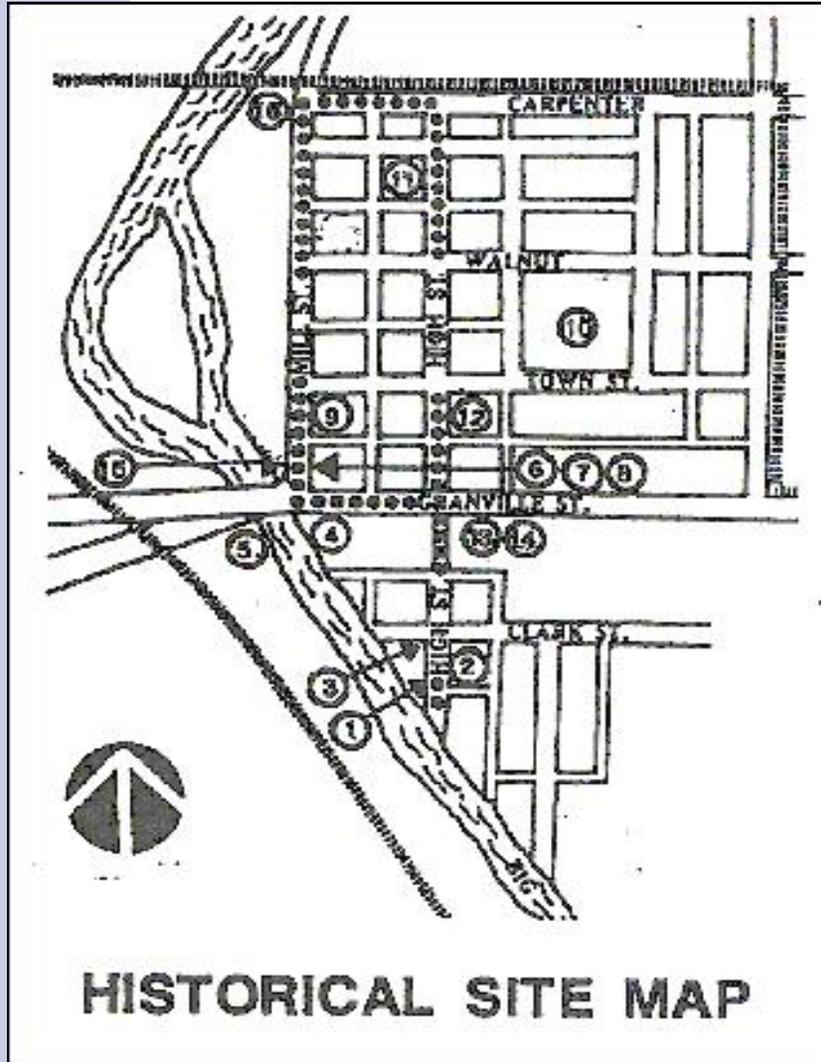
## **Mission**

**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.**



- Coordinate Development & Redevelopment**
- Emphasize its Community Focus**
- Use Design to Enhance Gahanna's Identity**
- Seamlessly integrate Creekside into Olde Gahanna**

## **Mission**



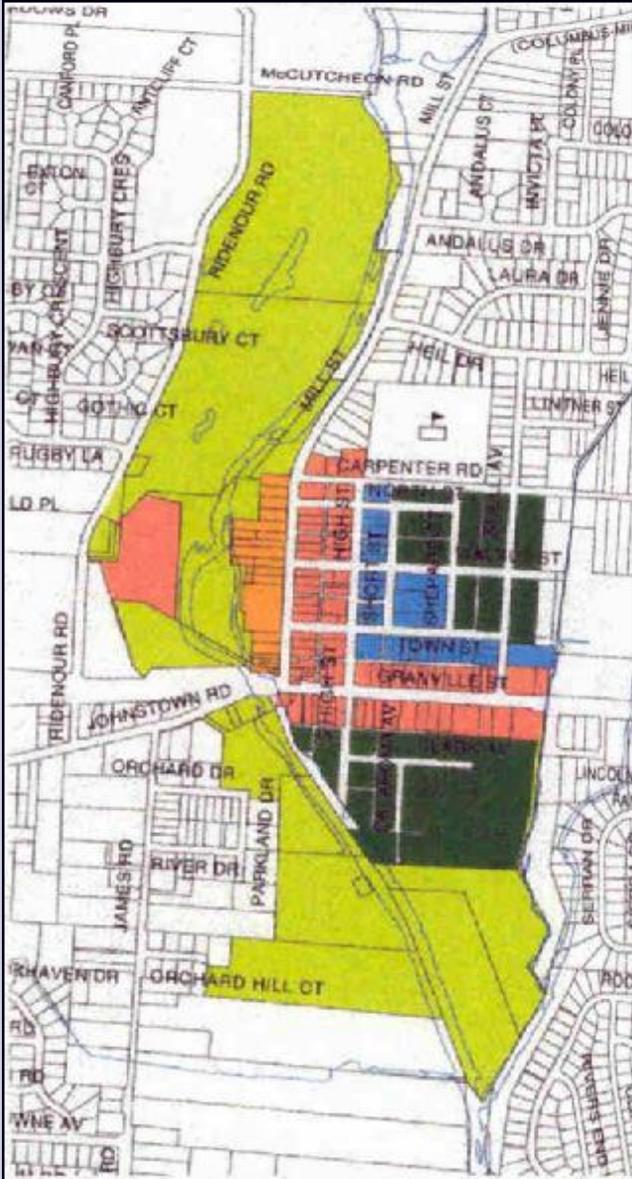
## History

Chapter 1 reviews the history of Gahanna and the special buildings that remain in Olde Gahanna.

The purpose of this section is to emphasize the eclectic design style that characterizes Olde Gahanna. It describes the role of the Creek in settlement and development.

- Settlement History
- Economic History
- Historical Sites
- History up to Gahanna Today

# History



## Process

Chapter 2 reviews the design review process: its history, purpose, and benefits. It includes the COA form and a process timeline.

The purpose of this section is to emphasize the importance of design review and clarify the process.

- **D.R. History, Purpose, & Benefits**
- **Does Design Review Apply to Me?**
- **What should I expect from the process?**
- **Certificate of Appropriateness**

## Process

## Planning/Design

Chapter 3 reviews the design relationships and objectives and the elements of exceptional design. It also includes the Project Evaluation Guidelines.

The purpose of this section is to emphasize the importance of quality design, create an straightforward checklist, and define a vocabulary for discussion.



## Objectives

- Focus on Big Walnut Creek
- Create an Open Space Framework
- Focus on the Pedestrian
- Create a People Oriented Setting
- Create Balance
- Be Creative and Innovative

# Planning/Design



## Project Evaluation Guidelines

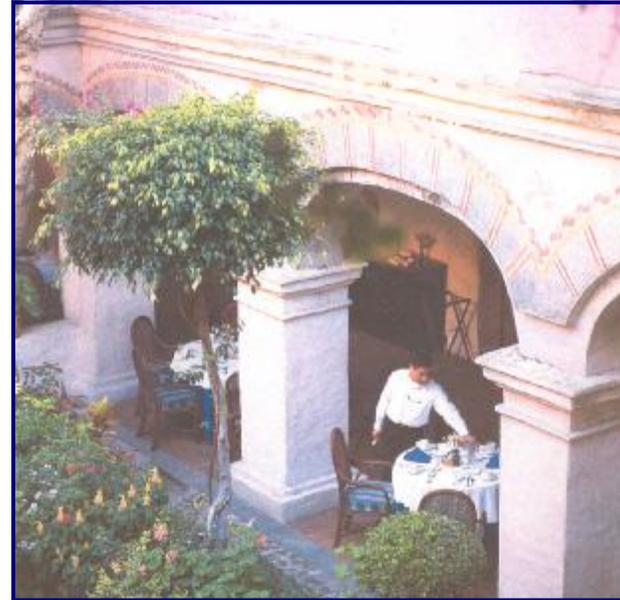
- Community Goals
- Natural Features
- Historic Preservation
- Context
- Balance & Creativity
- Pedestrian Needs
- Unique Character
- People-Oriented Facades

## Project Criteria

## Design Examples

Chapter 4 brings the Design Guidelines to life in over 30 full-color visual examples of quality design

The purpose of this section is to emphasize the importance of quality design, create an straightforward checklist, and define a vocabulary for discussion.



## Design Examples

## Recommendations

Chapter 5 reviews the specific expectations of the Design Guidelines.

The purpose of this section is not to restrict quality design and creativity, but to encourage an eclectic, quality mix of architectural styles in keeping with the character of Olde Gahanna.



## Outdoor Spaces

- Public Space
- Landscaping & Maintenance
- Street Trees & Tree Wells
- Water Features
- Parking & Screening
- Fences



# Recommendations

## Recommendations

The most important concept here is that creativity and variation are encouraged, however all outdoor and building design elements are subject to Planning Commission Review.

**Key Words:** Quality, Eclectic, Pedestrian, Character, & Contextual



## Building Elements

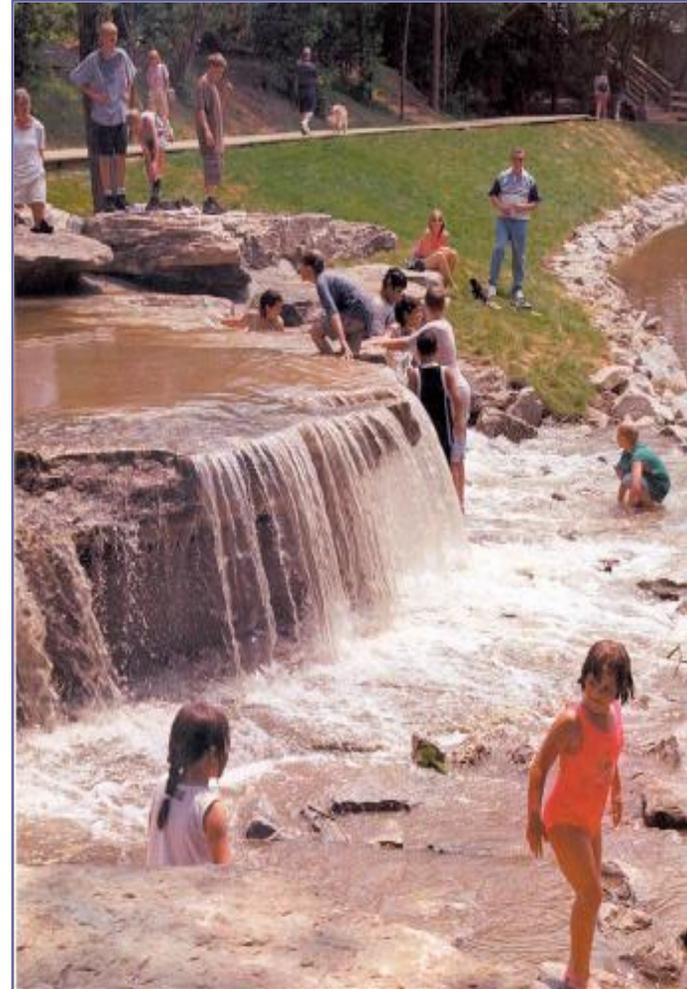
- Awnings
- Signage
- Lighting
- Building Materials
  - Colors
  - Ext. Wall Materials
  - Doors
  - Roofing
  - Balconies



# Recommendations

## Appendix

The Appendix includes all applicable City Codes, Maps, & Diagrams.



# Appendix

## **Proposed Code Changes**

The Proposed Changes to 1150 and 1197 will:

- Clean up the Code by reducing overlapping & duplicate parts of the Code
- Create consistency by coordinating language in the Code with the Guidelines
- Create more flexibility for businesses than exists in the existing Code
- Encourage Quality Design and Creativity without Rigid Design Restrictions

## **Olde Gahanna Design Guidelines Document**

Adopting the Design Guidelines creates:

- A Visual Guide to Developing in Olde Gahanna for Businesses & Developers
- An Explanatory Tool for the City and Planning Commission to explain the Code
- Defines the Design Vocabulary and Historical Context Behind the Code

# Code Changes