

# HIGH STREET CHARACTER

## Overview

The presence of The Ohio State University campus in the center of the High Street corridor divides the corridor visually and functionally into three major sections:

- **South Sub-Area:**  
Fifth Avenue to Chittenden Avenue
- **Campus Sub-Area:**  
Chittenden Avenue to Lane Avenue
- **North Sub-Area:**  
Lane Avenue to Glen Echo Ravine



**South Sub-Area** is an area of transition. It links the vibrant, revitalized Short North district of the Neighborhood Commercial Revitalization Program to the campus area. The south sub-area contains handsome older buildings, traditionally having uses oriented towards student entertainment. The Short North contains many rehabilitated buildings with businesses appealing to both

students and visitors seeking unusual and vintage clothing, shoes, and other items. However, the area in between is an eroded fabric of large-lot, low-density, auto-oriented businesses of both aging post-war and recent suburban style. The area west of High Street is further linked to the Short North and the Victorian Village Historic District in that all are part of the National Register of Historic Places Near North Historic District.

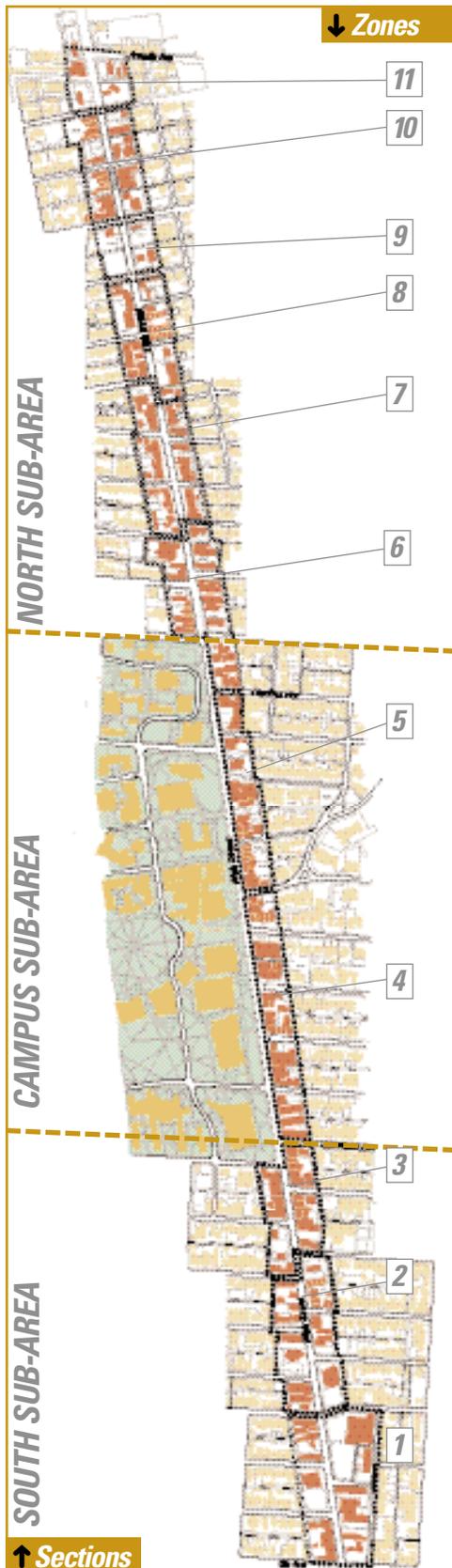
The **Campus Sub-Area** is defined by the green edge of The Ohio State University campus on the west side of High Street and relatively dense commercial uses on the east side. Both sides have high levels of pedestrian and bicycle traffic.

Vintage early 20th-century buildings—including courtyard

apartments and unique former houses with front additions for commercial uses—still characterize the area.



This section of High Street is the focus of social and commercial activity in the district, especially for students. The intersection with 15th Avenue is generally seen as the symbolic front door to the University Area. With no curbside parking and



the closure of four local streets, car circulation is confusing for the uninitiated visitor. The traditional service alley, Pearl Street, provides rear access, parking, and servicing for the High Street properties.



**North Sub-Area** is a more diverse environment with residential blocks, auto-oriented uses, and nodes of historic commercial buildings. Intact blocks of original residential-only structures bring the character of the adjoining neighborhoods to High Street. This is particularly evident where the Northwood Park Historic District fronts High Street. Old North Columbus, the first settlement in the University Area, contains approximately three-fourths of the original mid-19th-century town. This commercial node is a part of the Old North Columbus District of the Neighborhood Commercial Revitalization Program.

Along its commercial sections, the north sub-area is an area in transition, where recent auto-oriented development of low buildings set back from the street behind parking areas has replaced an older, denser pattern of mixed-use buildings that

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formed a continuous wall at the street's edge. While this section serves many of the needs of the permanent residential population, the unique businesses and entertainment uses also draw students and visitors to the area.

### **Zones**

Within the University/High Street corridor, eleven distinct zones have been identified. These zones reflect differences in building type and use, visual character, economic vitality and redevelopment potential.

Each zone description includes annotations that summarize its urban character and suggest general goals for making improvements within the zone. Though each goal may not apply to every project, a project should achieve all applicable goals to the extent possible. Specific standards are listed to ensure an appropriate framework for redevelopment. The zones are delineated on the accompanying map.

# Zone 1

5th Avenue to King & 7th Avenues

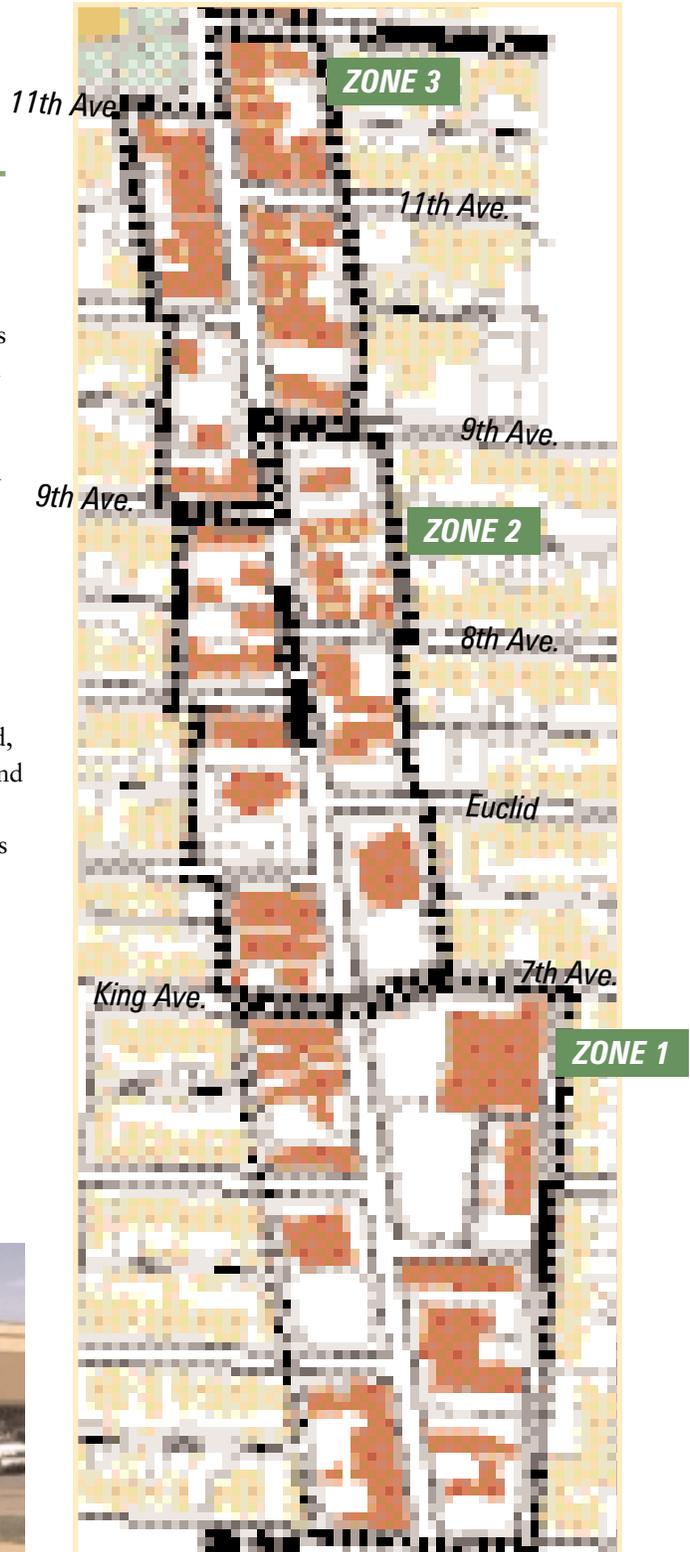
**Character:** The streetwall of traditional commercial buildings is significantly eroded by modern single-use developments on large lots with extensive off-street parking. Large lots and underutilized parking areas allow for additional development and redevelopment opportunities. Some handsome traditional buildings remain on both sides of street.

**Goals:**

- Fill the gaps in the streetwall with multistory, mixed-use buildings to create a sense of continuity with the Short North and to restore a more pedestrian-oriented and -friendly street.
- Maintain the Kroger presence with an updated, larger store that accentuates the intersection and reinforces the street.
- Rehabilitate primary character-giving buildings and remove inappropriate and negative character-giving elements.

**Redevelopment Standards:**

- Height: 1 to 3 stories
- Setback: 0'





## Zone 2

*King & 7th Avenues to 9th Avenue*

**Character:** Eroded urban fabric is mixed with some handsome facades. Several sites offer redevelopment potential. Areas with extensive surface parking offer opportunities for additional development.

**Goals:**

- Strengthen the streetwall by developing underutilized lots with a mix of retail and residential uses to restore a pedestrian-friendly experience.
- Ensure library expansion relates well to the street's pedestrian orientation.
- Rehabilitate primary character-giving buildings and remove inappropriate and negative character-giving elements.

**Redevelopment Standards:**

- Height: 1 to 3 stories
- Setback: 0'

## Zone 3

*9th Avenue to 11th & Chittenden Avenues*

**Character:** Traditional “South Campus,” marked by a concentration of bars and other student-oriented uses. Includes some handsome historic facades as well as traditional buildings that have been substantially altered. Vacant land, surface parking, and deteriorated buildings offer significant redevelopment opportunities. This zone opens to the “park-like” character of the campus edge and serves as a gateway to the campus from the south and east.

**Goals:**

- Redevelop as a lively destination for the entire university community and others. Redevelopment should be mixed-use, with extensive retail and entertainment facing High Street, together with housing and office uses. New buildings and uses should reinforce pedestrian activity by including such elements as transparent storefronts, lively entrances, and outdoor dining and gathering areas.
- Further develop the sense of “gateway” at 11th Avenue.
- Integrate existing primary character-giving buildings and/or facades into new streetwall.



**Redevelopment Standards:**

- Height: 2 to 3 stories, with a special allowance for up to 5 stories at 11th Avenue
- Setback: Sufficient to create a 15-foot-wide public-private sidewalk between the building façade and street curb, except where this would interrupt an existing continuous streetwall of 60' or greater.

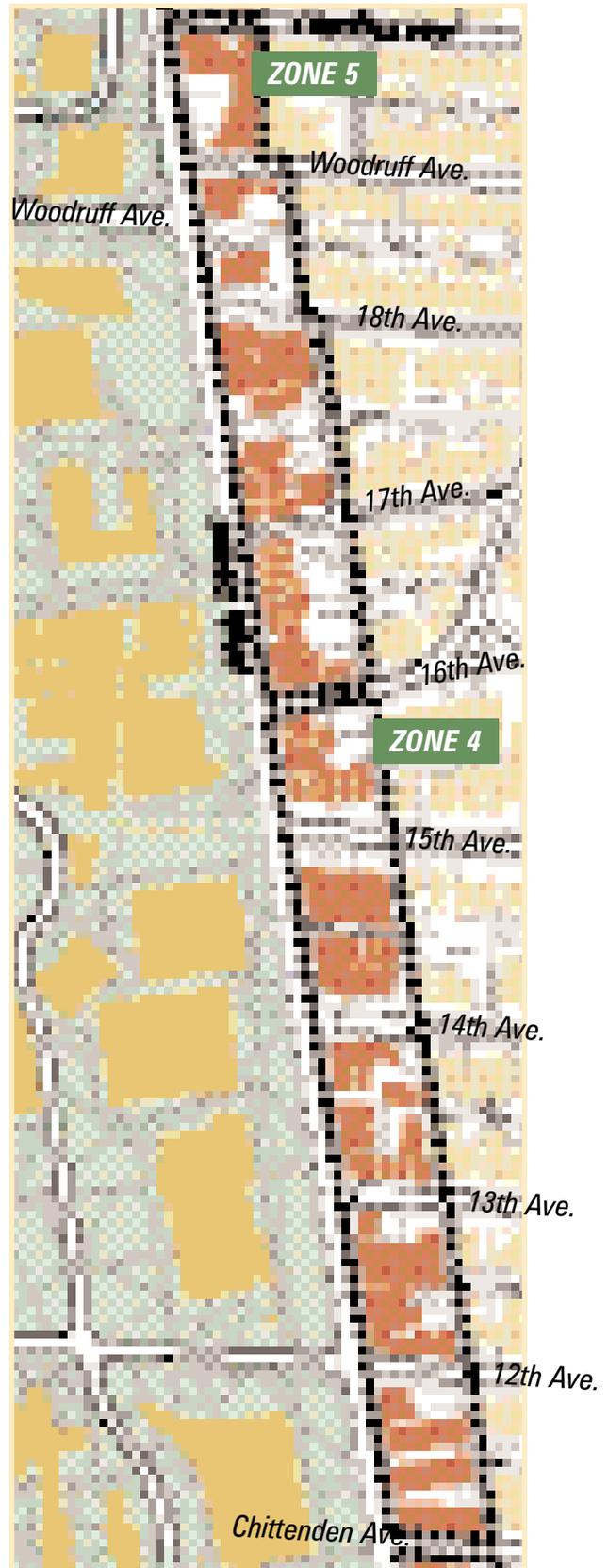
# Zone 4

*Chittenden Avenue to 16th Avenue*

**Character:** Traditional commercial buildings with many active street-level uses form a campus edge. A mixture of traditional retail uses, entertainment and dining establishments, and residential uses enliven this zone. Buildings such as the courtyard apartments, which are unique to High Street, and the Newport are significant to the history of the area and contribute to its character. Some residential buildings, particularly at ground-floor level, have been converted to retail uses to meet the need for a variety of businesses. The corner of 15th and High, long considered the epicenter of this area, is strategically located for intense development. Several one-story buildings also present opportunities for redevelopment.

**Goals:**

- Foster a variety of new commercial uses through the redevelopment of underutilized properties.
- Provide uses and building designs that contribute to a pedestrian-friendly frontage



and a continuous active streetscape. Where appropriate, provide outdoor spaces to animate and enhance the sidewalk environment.

- Create a public square at 15th Avenue as a focal point for the district and to reinforce the traditional entrance to OSU. Promote active uses and building designs to reinforce the square's significance.
- Maintain traditional residential uses.
- Rehabilitate primary character-giving buildings and remove inappropriate and negative character-giving elements.

**Redevelopment Standards:**

- Height: 2 to 3 stories, with a special allowance for up to 4 stories at 15th Avenue
- Setback: Sufficient to create a 15-foot-wide public-private sidewalk between the building façade and street curb, except where this would interrupt an existing continuous streetwall of 60' or greater.



# Zone 5

*16th Avenue to Frambes Avenue*

**Character:** Some traditional commercial buildings with active street-level uses, some typical fast-food developments, and buildings that turn a blank wall to the street characterize this commercial edge. A mixture of traditional retail uses, entertainment and dining establishments, and residential uses enliven this zone. A bit of development history is evident where one-story commercial structures have been added on to the fronts of turn-of-the-century houses.

**Goals:**

- Foster a variety of new commercial uses through the redevelopment of underutilized properties.

- Provide uses and building designs that contribute to a pedestrian-friendly frontage and a continuous active streetscape. Where appropriate, provide outdoor spaces to animate and enhance the sidewalk environment.
- Rehabilitate primary character-giving buildings and remove inappropriate and negative character-giving elements.

**Redevelopment Standards:**

- Height: 2 to 3 stories
- Setback: Sufficient to create a 15-foot-wide public-private sidewalk between the building façade and street curb, except where this would interrupt an existing continuous streetwall of 60' or greater.

# Zone 6

*Frambes Avenue to Northwood Avenue*

**Character:** This zone contains an equal mix of commercial and residential uses. Though much of the zone contains newer site-intensive uses—fast-food establishments, a gas station, carry-out, and a community center—a traditional block-face of commercial buildings, including a converted movie house, remains, as do several courtyard apartment buildings. Lane Avenue, an entrance to the Indianola Forest Historic District and the northern edge of campus, serves as an east-west arterial, resulting in a high level of traffic at the intersection. This zone opens to the “park-like” character of the campus and serves as a gateway to the campus from the north and west. Opportunities exist to redevelop to a more pedestrian-friendly environment and an architecturally significant gateway.

**Goals:**

- Redevelop and reinvigorate properties at Lane Avenue with uses and building designs that contribute to a pedestrian-friendly environment.
- Further develop sense of “gateway” to campus and the Indianola Forest Historic District at Lane Avenue.
- Maintain traditional residential uses.

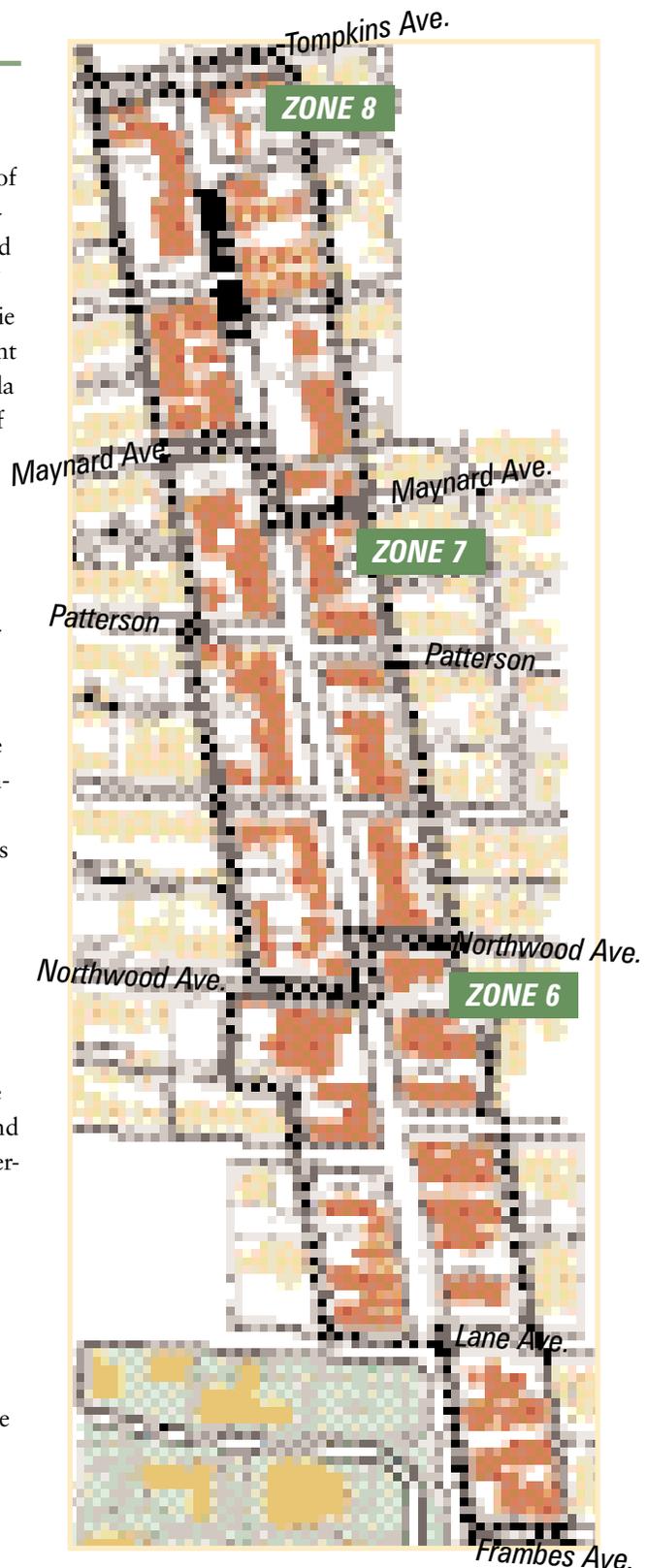


- Rehabilitate primary character-giving buildings and remove inappropriate and negative character-giving elements.
- Provide street amenities and

streetscape improvements to foster an active pedestrian environment.

**Redevelopment Standards:**

- Height: 2 to 3 stories, with a special allowance for up to 5 stories at Lane Avenue.
- Setback: Follow the established setback and reinforce the streetwall where necessary.



# Zone 7

*Northwood Avenue to Maynard Avenue*

**Character:** An unusually intact ensemble of older residential buildings characterizes this zone. Though most remain as residences, some of the houses have been converted into small businesses and restaurants. The animation associated with outdoor dining and the unique flavor provided by the ethnic mix of businesses and restaurants contributes to the zone's character. The Northwood Park Historic District (east Northwood and Oakland Avenues) reaches onto High Street and is marked by stone/brick stanchions. Some row house buildings that front side streets also have street-level commercial uses, which adds to pedestrian activity. A consistent change in platting



begins in the zone, with many buildings now orienting perpendicular to High Street. In conjunction with the rise in topography, most of the houses are set back from the

street. Maynard Avenue to Patterson Avenue is part of the Old North Columbus District of the Neighborhood Commercial Revitalization Program; streetscape improvements, however, will extend southward to Lane Avenue.

## **Goals:**

- Preserve residential character. Encourage residential uses and compatible adaptive reuses where appropriate.
- Rehabilitate primary character-giving buildings and remove inappropriate and negative character-giving elements.
- Extend street amenities and improve streetscape to provide visual continuity with the Old North Columbus district.

## **Redevelopment Standards:**

- Height: 2 to 3 stories
- Setback: Follow the established setback and reinforce the streetwall where necessary.

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# Zone 8

*Maynard Avenue to Tompkins Avenue*

**Character:** Newer suburban-type, site-intensive commercial developments mix with older, zero-setback buildings. Continued presence of residential, often set behind commercial buildings on west side of High Street. Traditional row house apartments remain. Some newer residential structures conform to urban streetwall but are otherwise visually uninteresting. Businesses often serve the adjacent neighborhoods and continue the ethnic mix of zones to the south. Being a part of the Old North Columbus District of the Neighborhood Commercial Revitalization Program, this zone presents excellent redevelopment opportunities.

## **Goals:**

- Arrest encroachment of low density, suburban-type development and renovate or redevelop underutilized sites.
- Maintain traditional residential uses.
- Rehabilitate primary character-giving buildings and remove inappropriate and negative character-giving elements.
- Reuse front setbacks for pedestrian activity.
- Enhance the streetscape with right-of-way improvements.



## **Redevelopment Standards:**

- Height: 1 to 3 stories
- Setback: Follow the established setback and reinforce the streetwall where necessary.

# Zone 9

*Tompkins Avenue to Hudson Street*

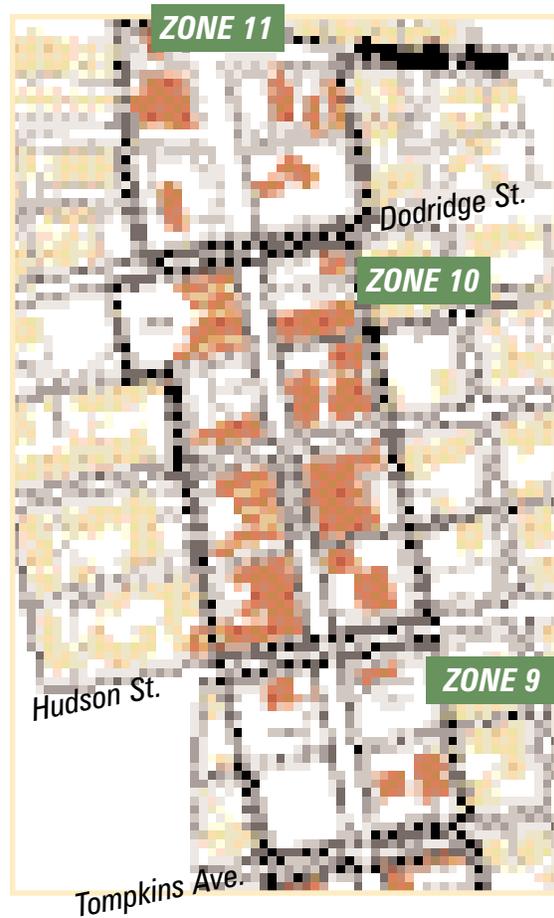
**Character:** Entire zone consists of suburban-type developments—that is, one-story, single-use buildings separated from the street by large parking areas. No streetwall exists. Hudson Street is a key east-west street. Being a part of the Old North Columbus District of the Neighborhood Commercial Revitalization Program, this zone is presented with excellent redevelopment opportunities.

**Goals:**

- Redevelop with buildings and uses that reestablish a pedestrian-friendly street and reinforce the character of traditional buildings.
- Establish a street edge and enhance the streetscape with right-of-way improvements.

**Redevelopment Standards:**

- Height: 1 to 3 stories
- Setback: Follow the established setback and reinforce the streetwall where necessary.



# Zone 10

*Hudson Street to Dodridge Street*

**Character:** This zone contains the most intact fabric of historic commercial buildings, dating from 1850 to 1930. In context, the buildings exhibit an eclectic mix of styles and mass that provide a distinctive yet congruous urban fabric of streetfront retail. A few intrusions have occurred in the traditional urban fabric, particularly at the eastern corners of both Hudson and Dodridge streets. A hardware store has been central to the area for many years. Being a part of the Old North Columbus District of the Neighborhood Commercial Revitalization Program, this zone is presented with excellent improvement opportunities.



**Goals:**

- Foster economically viable uses for older buildings to enable their continued use.
- Rehabilitate primary character-giving buildings, remove inappropriate and negative character-giving elements, and preserve the streetscape fabric.
- Enhance the streetscape with right-of-way improvements.

**Redevelopment Standards:**

- Height: 2 to 4 stories
- Setback: 0'

# Zone 11

*Dodridge Street to Glen Echo Ravine*

**Character:** Although the area has strong historic connections to North Columbus, it did not develop commercially until later in the 20th century. Any semblance of urban fabric and pedestrian amenities has been eroded by the heavy concentration of suburban-type developments. Arcadia Avenue and Dodridge Street serve as prime east-west streets. Though Glen Echo Ravine isn't perceived from High Street, it still is a strong natural edge between the University and Clintonville neighborhoods.

**Goals:**

- Redevelop in a scale and plan appropriate to a potential gateway site, which may include parking that also supports Zone 10 redevelopment.
- Redevelop with buildings and uses that reestablish a pedestrian-friendly street and reinforce the character of traditional buildings.
- Establish a street edge and enhance the streetscape with right-of-way improvements.



**Redevelopment Standards:**

- Height: 1 to 3 stories
- Setback: Follow the established setback and reinforce the streetwall where necessary.

