



Grant/Washington Discovery District Plan

September 1989

City of Columbus

Dana G. Rinehart, *Mayor*

Department of Trade and Development

Jane A. Schoedinger, *Director*

Planning Office

Stephen R. McClary, *Administrator*

grant/washington discovery district

September 21, 1989

To the Citizens of Columbus:

Enclosed is a concept plan for the Grant/Washington Discovery District, a very special area in downtown Columbus. This plan summarizes several major concepts which will help guide the development of the Discovery District, an area roughly bounded by Sixth Street on the west, 1-670 on the north, I-71 on the east, and I-70/71 on the south. Major concepts include:

- Linking Columbus State Community College, the Columbus College of Art and Design and the Columbus Museum of Art to form a campus of related institutions north of Broad Street;
- Designing and rebuilding Broad Street to include a landscaped median and various gateways to the District;
- Building new housing in the vicinity of the Deaf School Park to complement the existing, low-scale housing and commercial uses in the area, and
- Renovating and building commercial space along Rich and Main Streets to create a retail area to support the District and the new housing.

One of the primary benefits of this planning process has been the creation of a partnership among the varied institutions listed in this report and the private businesses and residents in the area. That partnership will help ensure continued planning and implementation of this concept

ACKNOWLEDGEMENTS

The preparation of the Grant/Washington Discovery District Plan has been a cooperative effort of many organizations and individuals. Special thanks to all listed herein for support and assistance in this endeavor.

Downtown Columbus, INC.

Edmund H. Armentrout, President
Richard Davis, Director of Retail Management Program
Anne Backiewicz, Special Assistant

Design Group, INC. Architects Planners AIA

Harold Weithman, Principal in Charge
William Orosv, Vice-President, Planning
Leon Humphries, Planner/Project Manager
C. Douglas Moody, Planning Assistant
Tom Darnall, Illustrator

Columbus Metropolitan Library

Larry Black, Rubye Kyles and Meribah Mansfield

Franklin University

Paul Otte, Helga Kittrell, K. Sue Foley, Pattie Alspaugh and Judy Beckman

COSI, Ohio's Center of Science and Industry

Roy Shafer, Julie Graber and Heather Wiegand

Columbus Museum of Art

Merribell Parsons, Denny Griffith, James Weidman and Mary Ellison

Columbus College of Art and Design

Joseph Canzani, Bernard Stockwell, Jeff Link and Shelly Miller

Columbus State Community College

Harold Nestor, William Miller, John Scoville and Dave Patton

Thurber House, Jefferson Center for Learning and the Arts

Donn Vickers

Columbus Recreation and Parks Department

James Barney, Elaine Mason and Terri Leist

Players Theatre Columbus

Ed Graczyk, Steven Anderson, Carla Grifo and Stacy Reisch

Kelton House Museum and Garden / The Junior League of Columbus, INC.

Susannah Sagan, Georgeanne Reuter, Diane Bennett and Meg Flack

City of Columbus, Department of Development

Dick Ritchie, Robin Ogletree, Stephen R. McClary and Ken Ferrell

Town-Franklin Neighborhood Association

Chuck Loving

First Baptist, First Congregational, and Broad Street United Methodist Churches
Rev. Michael Bledsoe, Rev. Dale Rosenberger, and Rev. Robert Alexander

Fort Hayes Metropolitan Educational Center and the Martin Luther King Center for Performing and Cultural Arts.
(Participation in the district through joint programming with other partners)

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Located in downtown Columbus, Ohio, the Discovery District is an established center of resources for the Central Ohio area. Well served by area highways and major streets, the District is quite accessible to users of the area's major cultural and educational facilities. This Plan is prompted by the desire to bring into cohesion the major institutions and related land users that make up the area.

The Plan is a cooperative venture of volunteered professionals who wish to improve upon planning and design, economic development, and marketing for the area, particularly, and Columbus, Ohio, in general. The Discovery District reinforces the downtown environment by balancing business and commerce with arts, education, recreation and housing

PLAN SUMMARY

The Plan is a conceptual document. Recognizing the inevitability of change, the Plan promotes respect for the scale and character prevalent throughout the area. Major treatment proposed to stabilize and rejuvenate the area focuses on a series of interconnected land uses, which benefit from each other's presence. By creating a special identity and improving local access (primarily north south), the area will no longer be fragmented.

Planned or proposed activity for district partners are:

- COLUMBUS COLLEGE OF ART AND DESIGN - Expansion west and south.
- COLUMBUS STATE COMMUNITY COLLEGE - Expansion west and south.
- COSI. OHIO'S CENTER OF SCIENCE & INDUSTRY – Expansion east, structured parking north of site.
- COLUMBUS MUSEUM OF ART - While acknowledging uncertainties relating to other options under evaluation, this plan depicts expansion north, structured parking northeast of site.
- JEFFERSON CENTER FOR LEARNING AND THE ARTS - Restoration and infill.
- COLUMBUS METROPOLITAN LIBRARY - Expansion and on-site structured parking.
- COLUMBUS RECREATION AND PARKS / DEAF SCHOOL PARK - Passive recreation.
- FRANKLIN UNIVERSITY - Upgrading of existing facilities, combined with additional open space, and refined campus identity.
- PLAYERS THEATRE (FORMER LOCATION) - Continued use of the facility for the performing arts.
- KELTON HOUSE MUSEUM AND GARDEN/The Junior League of Columbus, Inc. - Ongoing renovations

Linking the partners together will be achieved by making vehicular and pedestrian travel more convenient and pleasant.

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The Plan recommends:

- A pleasant entry to the District via Broad Street, with Grant Avenue and Washington Street acting as gateways north and south.
- A public transit loop to aid north-south access. The micro service area should include Grant Avenue, Washington Avenue, Spring Street, and Main Street.
- Use of the public right of way to improve the imagery and lend identity to the area. A landscaped median strip is proposed to divide Broad Street. Textured crosswalks, coupled with sidewalk edge banding, locational banners, landscaping, and street furniture shall serve to visually tie the various components of the District together.
- Active investigation of “downzoning” within the District so as to encourage and permit adaptive reuse projects and additional housing, as well as to protect the area from less desirable development.

The land use concept focuses on activities at specific locations, as well as the spaces around them. The Plan advocates the following land uses:

- Adaptive reuse of existing buildings to provide loft apartments, offices, shops, markets, cinemas, etc.
- New housing and neighborhood-oriented commercial establishments for added stability.
- Interspersed public spaces to foster spontaneous interaction, to cause relief among various land uses, and to enhance overall aesthetic quality.
- Expansion of the major cultural and educational facilities within the area.

BENEFITS TO THE CITY

Planned as a multi-faceted neighborhood, the Grant/Washington Discovery District is a people-oriented area. Although the Plan does not specifically address fiscal implications of proposed activity, it is believed that the City of Columbus will be affected positively.

By investing in the area, the City’s economy will be affected by revenue from ticket sales, consumer goods and services, property valuation (as quality of life improves), and increased employment. Furthermore, many intangibles that contribute to the overall quality of life are promulgated by the contributions made by the District partners to the social enrichment of the area.

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KEY PARTNERS

1. Columbus State Community College
2. Columbus College of Art and Design
3. COSI, Ohio's Center of Science & Industry
4. Columbus Museum of Art
5. Jefferson Center for Learning and the Arts
6. Columbus Metropolitan Library
7. Deaf School Park/Columbus Dept of Recreation and Parks
8. Players Theatre of Columbus
9. Franklin University
10. Kelton House Museum & Garden/The Junior League of Columbus, Inc.
11. First Baptist, First Congregational, and Broad Street United Methodist Churches

(The Town-Franklin Neighborhood Association is also a key partner and represents an area within the district.)

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ABOUT THE KEY PARTNERS

COLUMBUS COLLEGE OF ART AND DESIGN

Since its beginnings in 1879 as the Columbus Art School, The Columbus College of Art and Design has offered an intensive and stimulating environment for learning and the arts. The school has maintained its own character as basic concepts of art have undergone numerous changes. The reputation of this professional institution, devoted to artists and designers, is one of international respect and acclaim.

COLUMBUS STATE COMMUNITY COLLEGE

Since 1963, Columbus State Community College has evolved from a Technical Institute into a two-year Community College. Its history reflects a long-term commitment to meeting the changing needs of the diverse community it serves. In July 1987, CTI was rechartered as Columbus State Community College and now offers degree programs in the arts and sciences, as well as technical degree programs in over 35 career areas. Columbus State provides a broad range of educational and career development opportunities for students.

COSI, OHIO'S CENTER OF SCIENCE AND INDUSTRY

Since 1964, COSI has provided a highly participatory environment, immersing visitors of all ages in the exploration of science, industry, health and history. Visible behind COSI's inviting glass facade is the original Memorial Hall, a general purpose public building which opened in 1906. The facade was constructed in 1974 to protect the front of the historic limestone building from damage by weather and pollution. COSI has continued to provide Ohio and Columbus with a valuable resource for the enrichment of its citizens and visitors.

COLUMBUS MUSEUM OF ART

Founded in 178 as the Columbus Gallery of Fine Arts, the Columbus Museum of Art is the City's earliest arts organization, and the State's first art museum. The Museum's vision, and mission. "to build a superior, permanent art collection and present important special exhibitions," is still alive and valid today. Since then, the private, non-profit museum has not only greatly enriched its permanent collections, but has also expanded its endeavors to include quality educational and interactive programming such as lectures, films, workshops, tours, classes and symposia. Through active participation with schools and institutions of higher learning, the Museum encourages exploration and scholarship about art, and the connections it offers to world cultures.

THURBER HOUSE, JEFFERSON CENTER FOR LEARNING AND THE ARTS

Located in James Thurber's home during the 1913-1917 period. Thurber House actively promotes the literary arts for the enlightenment and delight of the broadest audience. Built in 1873, the house was generously donated in 1976 to the Metropolitan Learning Community. The Thurber House features a wide variety of cultural and educational programs and facilities. They include readings and seminars by nationally recognized writers and artists, a book center for midwestern writers and presses, a writer-in-residence, a local writer's center, and a museum of Thurber memorabilia.

Stately Victorian homes constructed in the 1870's and eighties provide the comfortable and elegant setting for the organizational interaction and collaboration that enlivens this National Historic Registry District. The International Center, Action for Children, The Thurber House, the Center for New Directions, Amethyst and BalletMet are each large enough to occupy an entire house. Important enough to be associated: North American Nannies Institute, Stuart Pimsler Dance & Theater, Ohio Arts Council-Ohio Humanities Council Joint Program, Tyree Community Services, Leadership for the 90's, Bethge Graphic Design, Einhorn + Stan, and Jamesons Barber Shop.

COLUMBUS METROPOLITAN LIBRARY

With the support of a group of public-spirited citizens, a permanent tax-supported, free public library was established by the City Council in 1872. A year later it opened its doors to the public in a room of the newly constructed City Hall as the Public Library and Reading Room of Columbus. The name changed to the

Columbus Public Library thirty years later when plans were begun to construct a separate building, made possible with a gift of \$200,000 from philanthropist Andrew Carnegie. The Carnegie building is a part of the present Main library. The Library endeavors to meet the informational, cultural and educational needs of the community, via lifetime learning, and the enrichment of the quality of life in the community. The Main Library has over 625,000 books, magazines, videos and recordings. Computer access makes these materials and other information more available than ever. Current building expansion, scheduled for completion in 1990, will triple available space and feature a restoration of the Carnegie building.

DEAF SCHOOL PARK - COLUMBUS DEPARTMENT OF RECREATION AND PARKS

This 10-acre site on East Town Street is the largest green space in the downtown area. It was purchased in 1829 by the State of Ohio, for the Ohio School for the Education of the Deaf. The Deaf School relocated to Morse Road in 1953, and approximately 30-years later, the City obtained the site for use as a park. In 1986, the tract was deeded to the City by the State of Ohio. The Gothic-style building west of the park site, designed by George Bellow's father and built in 1895, was recently renovated for office use. The park is now being developed as a topiary garden.

PLAYERS THEATRE COLUMBUS

The evolution of the present-day Players Theatre Columbus has been characterized by continued enthusiasm, gradual expansion and increasing professionalism. It is central Ohio's only Equity theater. The original Players Club, Ohio's oldest community theater, was born in a barn at 547 Franklin Avenue in 1923; and soon relocated to a nearby brick house. Players has relocated to the spacious new Verne Riffe Center for Government and the Arts. However, the District Plan promotes procuring a performing arts resident for the former home of Players at the familiar Franklin Avenue site.

FRANKLIN UNIVERSITY

Since its beginning in 1902, Franklin University has been characterized by its pioneering spirit and concern for the individual student. It has enabled generations of highly motivated students to achieve personal growth and professional development. By offering a highly flexible and responsive schedule, Franklin makes it possible for individuals who may have full time employment and/or family commitments to complete undergraduate requirements. As the largest independent institution of higher education in central Ohio, the University continues to serve as a resource to the community through its commitment to educational excellence.

KELTON HOUSE MUSEUM AND GARDEN

The Kelton House was built in 1852 by a local merchant, Fernando Conei Kelton, and his wife Sophia, at what was at the time the very edge of town. Functioning both as an example of Victorian style and as a community facility, the house is operated by the Junior League of Columbus, Inc., and features guided historical tours and educational programming. The Kelton House is partially supported through its revenue as a rental facility, hosting weddings, parties and business retreats.

TOWN-FRANKLIN NEIGHBORHOOD ASSOCIATION

The Town-Franklin Neighborhood Association represents the residents of this Discovery District neighborhood, which includes some of the City's most gracious historic homes.

DISCOVERY DISTRICT CHURCHES

The First Baptist Church, First Congregational Church (United Church of Christ), and Broad Street United Methodist Church have been active participants in the planning and development of the District. The District includes some of Columbus' oldest historic churches.

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PLAN CONCEPT

The Grant/Washington Discovery District can capitalize on its central location. The urban setting of downtown Columbus will ensure that each day the area will come alive as a result of people working, living, shopping, or visiting the area.

The District Plan will guide growth into the area's vacant and/or underutilized sites and buildings. Appropriately scaled, mixed uses will respect the scale and character of the built environment. The Plan is a conceptual document that organizes information into a format whereby City officials can make intelligent choices about the District's future in light of the City's direction and potential.

ORGANIZING PRINCIPLES

The District's Key Partners form the nucleus of the area. However, support from the residential and business sector is also fundamental. The basic elements that shape the Plan are:

- **Creating a critical mass** at the center of the District to maximize effectiveness of available resources.
- **Providing** housing choices with neighborhood-oriented services for support.
- **Identifying** the area and Key Partners via banners, landscaping, lighting and street treatment.
- **Encouraging** good design of office and retail entities; making use of existing facilities where possible.
- **Softening** the image of the area with parks and plazas to act as activity centers.
- **Linking** the various land uses and Key Partners to make for a cohesive area.

URBAN DESIGN POLICY

The Plan acknowledges that growth, development, and restructuring of the area is a continuous decision-making process. Thus, the success of the Plan hinges on the support of residents, landowners, municipal government, and the Key Partners. For this reason, the Plan provides a general framework within which to evaluate and guide development as it occurs, rather than dictate exact usage. The design concept is as follows:

- **Maintain Broad Street** as a front door to downtown, and the District in particular. Development along the street should encourage pedestrian use, and promote safe vehicular circulation. The dignity of existing establishments should be maintained.
- **Reinforce vistas** along State Street, Washington Avenue, and Grant Avenue. Locational signs for buildings, setbacks, building heights, and on-street parking should be closely scrutinized as development occurs in these areas.
- **Coordinate campus** expansion and/or renovation at Columbus State Community College, Columbus College of Art and Design, and Franklin University. Each institution should exhibit an identifiable style and character of its own. Links should be established to encourage interaction among the campuses.
- **Concentrate new housing** to achieve a sense of place, and provide surrounding open space to serve as a buffer against any adverse impact of non-residential adjacent uses.
- **Extend the architectural guidelines** of the East Town Street Historic District to include areas immediately north and south of Rich Street.
- Restrict development of property immediately fronting the new Main Street and Rich Street Connector, and provide a colorful, creative greenbelt to dignify the approach to downtown.
- **Require exemplary design** of new or renovated facilities in the highly visible areas that would impress upon observers how truly special the District is. Areas considered critical are along Grant Avenue, Washington Avenue, Interstate 70, Spring Street, Long Street, and Broad Street.

Inherent in the urban design policy is the necessity of a process for implementation. The Plan advocates a managerial agent for the District to direct and oversee planning, coordination, marketing, and

development.

AREA IDENTITY

The main objective of the Plan relative to identity is to provide a unifying image. This can be achieved by emphasizing building facade and street treatment, landscaping, lighting, and signage.

Building facades should reinforce continuity in terms of height and alignment with adjacent structures. Where buildings are set back at greater distances for parking or open space, low level fencing, planting, and/or earth forms should be utilized to reinforce edges. In areas characterized by small-scale commercial or retail storefronts, the use of colorful awnings can also be used to enhance the district's identity.

A **streetscape plan** should aid in area definition as well as travel. Grant Avenue and Washington Avenue should act as the north-south extensions of concepts found on the east-west corridors such as Broad Street. Accent paving material used on Broad Street should form the edges of Grant and Washington so as to emphasize their connection. Pole-mounted banners should be located along Broad Street, Washington Avenue, and Grant Avenue.

Lighting and signage should be incorporated into an overall theme, including elements of street furniture for ease and convenience of area users. Lighting should enhance definition, and link various activity centers. Light fixtures on bollards, at grade, and on 15-foot poles should be used for directional purposes, and for focusing on significant buildings and spaces. Key Partners should be identified by signage, which is coordinated with the pole-mounted banners for the District.

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EXISTING LAND USE

	Park
	Residential
	Residential/Office
	Commercial
	Institutional
	Industrial

The present mix does not encourage the use of the District at different times for different reasons. The university and colleges within the area, along with COSI, the Public Library and the Museum of Art, appear to cause a steady stream of activity. However, these uses can tend to be seasonal and very focused. The area lacks other major attendance generators that could spur significant evening and weekend activity throughout the District. However, the presence of COSI, the Public Library, the Art Museum, and the university and colleges provide the area with uses that are considered mutually reinforcing.



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PROPOSED LAND USE

	Park
	Residential
	Residential/Office
	Commercial
	Neighborhood Commercial
	Institutional

The Plan advocates a series of interconnected land uses that benefit from the presence of each other. The intent is to promote a safe, appealing, 16-18 hour day, 7-day a week behavior cycle. Inherent in this concept is the acceptance of the best that already exists in the area. The land use, as it is proposed, recognizes that not all buildings and spaces have the same impact to the District as others. However, within context, many buildings and spaces possess character, quality, style or importance such that genuine community value is evident. Due to the expressed desire for social interaction in the District, land use should emphasize intimacy and scale.



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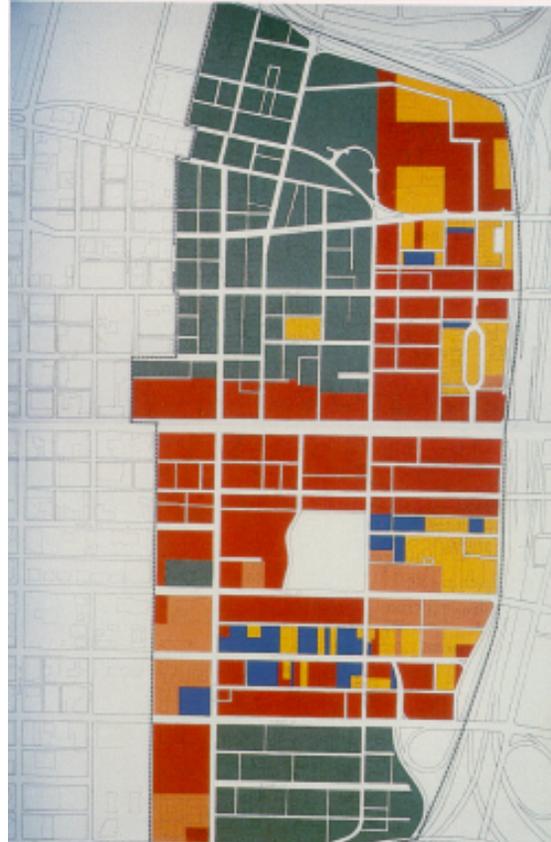
EXISTING ZONING

	Parking
	Residential (AR-1, AR-2, AR-3, AR-4)
	Residential (Office, AR-0)
	Commercial
	Manufacturing

The District is divided into varied zoning classifications, which can be grouped into the five categories shown above. The generalized zoning map shown here does not reflect the many small parcels interspersed throughout the District that are classified differently from adjacent property.

Current zoning permits incompatible uses mixing freely throughout the District.

(The zoning map may not reflect all variances.)



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PROPOSED ZONING

	Residential (Office, AR-0)
	Residential (AR-1, AR-2, AR-3)
	Commercial (C-1, C-2)
	Commercial (C-3, C-4)
	Urban Campus – <i>Future Rezoning</i>

Within the District, adverse development is more a threat, based on current zoning, than a reality. In view of the tone and direction set by the Plan, several zoning issues need to be addressed in order for land use to take on the character recommended. Planned activity can be aided by zoning revisions as suggested below.

Some residential areas should be rezoned to permit a mixed use of residential and office functions.

Commercial (C-4) and manufacturing (M) classifications should be rezoned to preclude the possibility of such uses as adult entertainment establishments, garages (for repair), night clubs, poultry killing, storage garages, and tire repair businesses. "C-4" and "M" classifications should be rezoned to C-1, C-2 and C-3 classifications to permit commercial establishments that are less threatening to the neighborhood. Recent rezoning of the Public Library to CPD can be maintained.



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The university and colleges within the area should have new zoning classifications conducive to their institutional uses. Land that is presently occupied by these institutions as well as land needed for expansion should be rezoned to "University, College, Research-Park District." This new zone would permit the flexibility needed for these large educational complexes.

Off-street parking requirements should be modified in a manner that would permit orderly development of the Plan without undue hardships. A "special parking area" should be designated for the entire District with guidelines established to promote innovative and aesthetic parking solutions responsive to the character of the area.

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AREA ACCESSIBILITY

Access to the District is not as critical a concern as ease of movement within the area. Presently, the majority of major vehicular travel is east-west, with origins and destinations outside the area. Major east-west streets encourage this activity. Grant Avenue and Washington Avenue are the only streets providing major north-south access. They should remain two-way streets.

The Central Ohio Transit Authority (COTA) has seven bus routes that pass through various sections of the District. However, the bus routes are predominantly east-west.

Parking is scattered throughout the District. However, it is theorized that the public perception is that adequate parking is too remote from prime activity centers such as COSI and the Art Museum. The Plan proposes to link areas north-south via pedestrian paths (primarily identified in the right of way), and with public transit. Public transit should be investigated from the standpoint of providing a micro-service area for downtown, of which the Grant-Washington area is a part.

Owners of major activity centers should explore ways of sharing parking facilities, particularly when logic suggests structured parking. The Plan promotes a sharing concept involving four locations in the core of the District. These four locations could conceivably service six major land users: COSI, Columbus State Community College, State Auto Mutual, Columbus College of Art and Design, the Columbus Museum of Art, and Motorists Mutual. A public transit mini-service should be coordinated with the parking facilities for convenience. Furthermore, District management and partners should seek ways via media attention, health and fitness campaigns and improved pedestrian amenities to encourage walking.

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MASTER PLAN

1. COLUMBUS STATE COMMUNITY COLLEGE. Expansion west and south.
2. Adaptive reuse (Offices and Loft Apartments).
3. Auditorium, Student Union, Meeting, Conference, Amphitheater, Open Space.
4. Housing and Neighborhood Commercial.
5. COLUMBUS COLLEGE OF ART AND DESIGN. Expansion west and south.
6. COSI, OHIO'S CENTER OF SCIENCE & INDUSTRY). Expansion east, structured parking north of site.
7. COLUMBUS MUSEUM OF ART. Expansion north, structured parking northeast of site.
8. Parking Structure (Joint development – State Auto Mutual and Columbus Museum of Art).
9. JEFFERSON CENTER FOR LEARNING AND THE ARTS. Park construction with gazebo. Building restoration and infill.
10. Active Open Space. District information center, water effects, creative recreation, etc.
11. Adaptive reuse (Office/Retail).
12. Terraced housing above structured parking.
13. Housing (Infill and Rehabilitation).
14. Adaptive reuse (Market, Shops, Cinema, etc.).
15. COLUMBUS METROPOLITAN LIBRARY. Expansion and on-site structured parking.
16. DEAF SCHOOL PARK (Passive Recreation).
17. Office Infill and Little Theatre for Performing Arts,
18. FRANKLIN UNIVERSITY. Upgrade existing facilities, provide additional open space, and refine campus identity.
19. Neighborhood retail.
20. Continued neighborhood stability aided by guidelines of the East Town Street Historic District; and renovations of the Kelton House Museum and Garden/The Junior League of Columbus, Inc.
21. Parkway to soften Main/Rich Streets Connector.
22. Office development (Business Park).

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THE PLAN

New and renovated facilities will be well distributed throughout the District in concentrations that will reinforce the history and variety of uses in the area. Some projects already underway at the time of this report (i.e. the Public Library expansion) will aid in the transformation of the area.

One of the most significant aspects of the Plan is the participatory process utilized to develop it. Key Partners exhibited organizing ability, enthusiasm, and talent to get jobs done. Contributions of time and talent should be extended to the implementation of the Plan. A critical discovery made during the planning process is that the area is rich with opportunities. The scope of the opportunities and activities that can result is enormous. Public and private cooperation in support, development, and use of the area is encouraged.

GATEWAY

Broad Street is a special public street. The landscaped median, which once characterized the street, should be reinstated. Historically, the architectural statement made by the Art Museum's Broad Street frontage has set a standard. Future development must make a similar architectural statement. Outdoor spaces should be coordinated with surrounding entities. Streetscape standards, the shuttle transit concept and uniform signage for district parking will serve to link the District architecturally.

Washington and Broad is a key intersection. Here, one should experience a pedestrian environment inviting to the Columbus Museum of Art. Changes in paving patterns, crosswalk and other streetscape standards can help knit the Museum and the District. Street vending in this area can be encouraged. Sculpture and public art can be better appreciated from sidewalk areas and greenspaces. Plantings should be kept low so as to allow for visibility and to invite persons to the Museum.

PUBLIC AREAS AND OPEN SPACE

A challenge within the District is to service residents, visitors, employees and students with high quality public spaces. Passive public areas should allow for leisure activities, seating, displays, impromptu performances, etc., within a cohesive cultural theme. Certain areas are especially critical, and will now be cited as illustrations of what can be achieved in the District.

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At Broad and Grant, the southwest corner presents a unique opportunity for incorporating water effects, vibrancy, and color. Possibilities include a creative play area for children, a fountain, lighting for evening use, a public information kiosk, a performance platform, planting, paving and other streetscape standards. This 'park' is envisioned to have a discovery theme, as it forms the western portal into the District, across from COSI. This view, looking south and east from COSI, also suggests that vistas should explore and discover the richness of the District that exists south on Grant Avenue. The reintroduction of the Broad Street median is also apparent. *(Illustration not available on Internet Version)*

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The intersection of Broad Street and Cleveland Avenue has the potential to orient pedestrians within the District. Diagonal access to the Columbus College of Art and Design is suggested. This would break a stark grid pattern, as well as further reinforce a north-south orientation in the District. The incorporation of public art, sculpture, kiosks, seating, special paving, display space, etc., along this pedestrian spine is suggested.

The Deaf School Park is a wonderful asset to this District. A challenge is to balance support for those living in the District with the needs of the regional visitor seeking respite. Outdoor performances and recitals, pleasant trails and play areas: and implementation of the topiary park concept create the synergy required to enhance the area. The boundaries to the park should be softened so as to invite pedestrian use. The scale of buildings surrounding the park must be kept low.

JOINTUSE/MULTI-USE FACILITIES

Meeting and auditorium space, public recital and performance spaces, and passive recreation areas provide potential in key locations for creating interrelationships, which bind a district together. Areas where a greater connectiveness are suggested include the Borden property linking the Museum, Columbus College of Art and Design, and Columbus State Community College. The “feel” of pedestrian connectedness is illustrated above, looking north to Columbus State Community College from the CCAD campus.

HOUSING

Unlike riverfront sites where high-rise housing development is appropriate, housing sites within the Discovery District call for a more intimate scale. One and two-family detached housing of similar form and materials as existing homes is suggested for the Town Franklin area to be responsive to neighborhood context.

Higher density housing is possible south of Oak Street, near Washington, along with residential scale uses such as offices. The area south of Spring Street, east of Washington, would permit a cluster arrangement, buffered on the south and west. Neighborhood commercial activities fronting Long Street would help this area. Similarly, neighborhood commercial activity along Main Street supports housing in the southern portion of the District. Future housing development along the Deaf School Park Perimeter must be of low scale.

In a vibrant, mixed-use area such as the Grant/Washington Discovery District, issues of urban scale are important planning considerations. For instance, the scale along East Broad Street (e.g. Motorist Mutual Insurance Companies) is totally different from the scale of the Deaf School Park. Therefore, concepts incorporating terracing can help make the transition in scale, thereby linking key segments of the District appropriately.

IN CONCLUSION

Through prudent land use concepts, the District can enhance quality residential areas, support a variety of commercial activities, and reinforce the identity of a high character district. Each project in the District must be reviewed for appropriate scale and urban context. High-rise development should be confined to the Broad Street corridor. On the corridor, all projects must respect pedestrian streetscape standards.

One chronic challenge impacting the Discovery District is parking. For instance, sufficient parking to support museum expansion is a prerequisite for keeping a vibrant museum within the cultural cradle of Columbus. Utilizing land immediately north of the building for expansion, and a joint-use parking facility in the vicinity of Washington and Long Streets, is a potential answer. The pedestrian corridor between Columbus College of Art and Design and Columbus State Community College should be developed. The siting of parking and its connections to surrounding facilities must be further refined. Nonetheless, these challenges can be successfully addressed within the Grant/Washington Discovery District.

When these challenges are met, all partners benefit. COSI serves as a gateway to a larger district of learning and discovery, and vice versa. The north-south district orientation links Franklin University and the Main Library with cultural and educational partners to the north. Housing enhancements help preserve and respect the historic architectural character of the Jefferson Center and Kelton House, as well as help new endeavors like the Deaf School topiary park. Interrelationships in the District are special and extraordinary.

For the potential of the District to be realized, the partners must continue working together on topics of mutual benefit and shared concerns. Implementation of master plans by COSI, Columbus College of Art and Design, Columbus State Community College, Franklin University, and the Columbus Metropolitan Library could act as catalysts for development in the area. The inclusion of businesses, residents, church leadership, City officials, and others in a continued dialogue is very important. The area includes great corporate citizens, as well as some of downtown's oldest institutions and church facilities. With the continued assistance of Downtown Columbus, Inc. in facilitating discussions and monitoring development, the future is very bright for a district that is very special.