



GUIDING PRINCIPLES

Columbus Citywide Planning Policies

FIRST EDITION

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Guiding Principles

INTRODUCTION

C2P2 Guiding Principles are “big picture” ideas that provide a vision for how the city should develop and describe citywide priorities relative to land use and development. The three Guiding Principles serve as the foundation for the Land Use Policies and Design Guidelines, and each are comprised of a vision statement and principle statements. Each principle statement is aligned with C2P2 Land Use Policies (LU) and/or C2P2 Design Guidelines (DG), as indicated by an abbreviation at the end of each statement (pages 17–19).





GUIDING PRINCIPLE #1

Healthy and Complete Communities

Neighborhoods should have a mix of uses that provide a range of housing types, retail and community services, and employment opportunities. Neighborhoods should also be served by multiple transportation options.

- Mixed-use and highest density residential development is encouraged within established commercial centers and along primary corridors with access to transit. **(LU)**
- Retail development should be strategically located within commercial nodes and mixed use areas. **(LU)**
- Protection and expansion of employment oriented land uses, including office and manufacturing, is a priority. **(LU)**
- Local agriculture and supportive uses are encouraged. **(LU)**
- Access to parks, open space and recreational opportunities should be provided for all neighborhoods. **(DG)**
- Connectivity within and among developments should be provided through streets, sidewalks, bikeways and multi-use trail networks. **(DG)**



GUIDING PRINCIPLE #2

Guided Growth and Sustainable Development

As Columbus' population grows over the next few decades, how and where development occurs will impact the quality of life in our city. Guided and planned development will conserve both economic and environmental resources, provide access to natural areas and open space, and encourage investment in neighborhoods.

- Priority should be placed on revitalization of Columbus' older neighborhoods through infill development in order to provide economic opportunities and an improved quality of life for all residents. **(LU)**
- Development that utilizes existing infrastructure within urban and established suburban neighborhoods is a priority. **(LU)**
- Natural resources, including rivers and wetlands, should be protected and preserved in new development. **(DG)**
- Site design should incorporate and highlight natural features and open space. **(DG)**
- Parking should be balanced with the goals of reducing development's impact on the natural environment, creating walkable and bikeable neighborhoods, and encouraging the use of transit. **(DG)**
- Green building techniques, conservation development, and alternative energy sources are encouraged. **(DG)**



GUIDING PRINCIPLE #3

Design and Character

Columbus' diverse neighborhood character adds to the vibrancy of the city. High quality development can enhance the character of neighborhoods, create a sense of place for residents, and attract investment. Design guidelines provide a basis for thoughtful development that is both functional and aesthetically pleasing.

- Downtown Columbus's role as the cultural, political, and economic heart of the region should be recognized and strengthened. **(LU)(DG)**
- Established neighborhoods should be enhanced with high quality and appropriate infill development guided by land use and design recommendations. **(LU)(DG)**
- Higher intensity uses should incorporate design elements to minimize impacts on adjacent lower intensity uses. **(DG)**
- Building placement and design should contribute to a pedestrian-friendly streetscape. **(DG)**
- Historic buildings and homes that contribute to the character of existing neighborhoods should be considered for preservation or incorporation into development. **(DG)**