

SECTION 5

IMPLEMENTATION

How will the recommendations outlined in the previous section be achieved? This section contains recommendations to ensure the plan is carried out. This section:

- Assigns responsibilities for carrying out each action
- Establishes clear lines of communication among community stakeholders
- Lays out a predictable review process to ensure new development follows the plan

These items will ensure actions are completed to achieve the community's agreed-upon vision.

Implementation Tables, p. 101

Here, we identify the organizations involved in each action recommendation. The tables are an easy way to see the main parties involved in the actions.

New Development Checklist, p. 111

This checklist will ensure that new development proposals comply with the plan's recommendations listed in *Section 4 - Recommendations*.

Once a developer completes the checklist, officials with decision-making responsibilities make sure development proposals follow the community's wishes as described in the Blendon Community Plan.



COMMUNITY PLAN SUCCESS

Successful implementation of the Blendon Community Plan’s recommendations is essential in achieving the community’s shared vision. This will be made possible by:

1. Assigning responsibility
2. Establishing clear lines of communication
3. Being accountable
4. Updating the plan

Assign Responsibility

Responsible parties for each action item are listed in the implementation table. This table clearly identifies the specific government, non-profit and private sector entities responsible for implementing each action.

Development proposals should be reviewed for consistency with the plan’s recommendations. The new development checklist helps ensure that a proposed development is in line with the plan’s recommendations. It should be used by:

- Applicants for a rezoning or variance
- Agencies and stakeholders for development review
- Franklin County Economic Development and Planning staff during internal review of zoning and variance applications
- Franklin County and Blendon Township offices as community facilities and infrastructure investments are made

Communication

Clear lines of communication between Franklin County, Blendon Township and community residents is essential for the successful implementation of the plan’s recommendations. This can be achieved by:

- Designating a township official for transmittal of development and zoning-related information
- Designating a Franklin County staff member to be responsible for monitoring and implementing the plan

- Establishing a community plan implementation committee to take responsibility for plan implementation

Accountability

In order to track the progress of the plan’s implementation, each year a staff member from the Franklin County Economic Development and Planning Department should prepare a brief report to be presented to the Blendon Township Board of Trustees. This report should list the year’s development proposals and their conformance with the plan. It should also track progress on implementation of the plan’s proactive recommendations.

Plan updates

The Blendon Community Plan will guide development for the next 10-20 years. It should be revisited in 4 to 5 years and amended as applicable to ensure that the document continues to represent the vision of township residents. Minor updates of the Blendon Community Plan may be completed as necessary.



Franklin County

Public involvement is key to successful implementation of a plan

IMPLEMENTATION TABLES

This section explains who is responsible for completing the action items listed in this plan. Community improvement depends on a network of relationships among government agencies, non-profits and the private sector. Accordingly, we attempt to identify the parties best positioned to complete the action items.

How to use this section

We organized the action items by plan theme. Under each theme, you will find the action items from the Plan Themes section—in the same order they appear in that section. To the right of each action item we list the responsible parties: the organizations in the public, non-profit and private sectors who are best able to complete the action item.

By listing the parties we don't intend to be exclusive; other organizations are encouraged to help.



Legend

For each plan theme, we included a key to symbols. Refer to this key to find the party that corresponds to each symbol.

Key to symbols		
Franklin County	Other government	Private sector
★ Economic Development & Planning	★ Blendon Township	🏠 Private property owners
★ Franklin County Soil and Water	🚚 Ohio Department of Transportation	
	🏢 Metro Parks	

Grow Smart

Goal A
Maintain residential character of existing neighborhoods, p. 58

Action item	Responsible parties
Action 1 Follow the Future Land Use map, p. 58	
Action 2 Discontinue conditional use home occupations, p. 58	
Action 3 Adopt the conservation development regulations in areas of Cleveland Heights and the area east of Big Walnut Creek, p. 59	
Action 4 Facilitate the creation of a neighborhood association in Cleveland Heights, p. 60	
Action 5 Use site design techniques that preserve rural character, p. 60	

Goal B
Encourage attractive and economically sustainable commercial development, p. 60

Action item	Responsible parties
Action 6 Adopt the Smart Growth Overlay for mixed-use commercial corridors, p. 60	
Action 7 Auto-related businesses should strictly adhere to development standards, p. 60	
Action 8 Limit the number of access points along commercial corridors, p. 61	
Action 9 Implement recommendations of the Westerville Road Streetscape Improvement Plan, p. 61	
Action 10 Conduct a market analysis of the Westerville Road corridor, p. 62	
Action 11 Support small business development, p. 62	
Action 12 Establish a façade improvement program, p. 62	
Action 13 Require installation of sidewalks and bicycle parking for new development, p. 62	
Action 14 Encourage installation of sidewalks and bicycle parking on public and private property, p. 63	

- ▶ *High Priority*
- ▷ *Secondary Priority*

Goal C
Nurture a sense of place in neighborhoods and along commercial corridors, p. 63

Action item	Responsible parties
▶ Action 15 Install gateway signs in priority areas, p. 64	
▶ Action 16 Install decorative street signs, p. 64	
▷ Action 17 Install consistent streetlights in priority areas, p. 64	
▷ Action 18 Convert the concrete barrier on Sunbury Road to a community amenity, p. 65	

▶ *High Priority*
▷ *Secondary Priority*

Key to symbols

Franklin County	Other government	Non-profit sector	Private sector
Economic Development & Planning	Blendon Township	Mid-Ohio Regional Planning Commission	Private property owners
Engineer's Office	Ohio Department of Transportation	Economic and Community Development Institute	
Soil and Water Conservation District	Ohio Department of Development	Neighborhood Associations	
Board of Health		Bicycle advocacy groups	

Live Well

Goal A

Promote sustainable housing that facilitates aging in place, p. 76

Action item	Responsible parties
<p>Action 1 Require conformance with <i>AWARE</i> sustainability and universal design standards for projects receiving public funds, p. 76</p>	
<p>Action 2 Support the use of universal design standards in new construction and rehabilitation of residential units, p. 77</p>	
<p>▷ Action 3 Facilitate conversion and construction of accessory apartments, p. 77</p>	
<p>Action 4 Provide information regarding energy efficiency programs, p. 77</p>	
<p>Action 5 Support the use of alternative energy sources such as solar, wind and geothermal, p. 77</p>	

Goal B

Maintain quality neighborhoods by improving the housing stock, p. 78

Action item	Responsible parties
<p>Action 6 Facilitate home rehabilitation and compatible infill housing, p. 78</p>	
<p>▶ Action 7 Turn around neglected properties, p. 78</p>	
<p>Action 8 Increase the homeownership rate, p. 78</p>	
<p>▶ Action 9 Improve the appearance of rental homes, p. 79</p>	
<p>Action 10 Direct financial assistance programs to help low-income families perform home maintenance and resolve code violations, p. 79</p>	
<p>Action 11 Continue enforcement of the Blendon Township Property Maintenance Code, p. 80</p>	
<p>Action 12 Consider the feasibility of a rental housing inspection pilot program, p. 80</p>	

▶ High Priority

▷ Secondary Priority

Goal C
Maintain, improve and expand township parks and recreational facilities, p. 80

Action item	Responsible parties
▶ Action 13 Conduct a parks and recreation master plan, p. 80	
▷ Action 14 Establish a parks advisory board, p. 80	
▶ Action 15 Continue to set aside general maintenance funds for each park, p. 81	
▷ Action 16 Consider a levy for parks, p. 81	
▶ Action 17 Establish a park in the Cleveland Heights neighborhood, p. 81	
▶ Action 18 Explore the feasibility of installing a wellness garden at the Blendon Township Senior Center, p. 81	
▷ Action 19 Add sufficient bicycle parking at parks, p. 81	
▶ Action 20 Provide connections to the existing trail system, p. 81	
Action 21 Work with local agencies to add land to the park system, p. 81	

- ▶ *High Priority*
- ▷ *Secondary Priority*

Key to symbols

Franklin County	Other government	Non-profit sector	Private sector
Economic Development & Planning	Blendon Township	Mid-Ohio Regional Planning Commission	Private property owners
Engineer's Office	City of Columbus	Friends of Alum Creek and Tributaries	Building Industry Association of Central Ohio
Soil and Water Conservation District	Westerville	Friends of Big Walnut Creek	
Board of Health	Metro Parks	Housing nonprofits	
Auditor's Office	Ohio Department of Transportation	Bicycle advocacy groups	
Treasurer's Office			
Board of Elections			

Goal D
Protect Alum Creek, Big Walnut Creek and their tributaries, p. 82

Action item	Responsible parties
<p>▶ Action 22 Adopt regulations establishing a stream buffer zone along Alum Creek, Big Walnut Creek and their tributaries, p. 82</p>	
<p>▷ Action 23 Promote the use of stormwater best management practices, p. 82</p>	
<p>Action 24 Require dedication along Alum Creek, Big Walnut Creek and Spring Run for public use, p. 82</p>	
<p>Action 25 Support acquisition of scenic and sensitive land located along the creeks, p. 82</p>	
<p>Action 26 Build and maintain relationships with local watershed groups, p. 82</p>	

Goal E
Promote environmental awareness and stewardship, p. 83

Action item	Responsible parties
<p>▶ Action 27 Sign the Central Ohio Green Pact, p. 83</p>	
<p>Action 28 Promote backyard conservation, p. 83</p>	
<p>▷ Action 29 Conduct an energy audit of buildings at the Blendon Township Complex, p. 83</p>	
<p>Action 30 Support participation in the GreenSpot program, p. 83</p>	

Goal F
Support a sustainable local food system, p. 83

Action item	Responsible parties
<p>▷ Action 31 Establish a farmers market, p. 83</p>	
<p>▶ Action 32 Revise zoning regulations to allow community gardens, p. 84</p>	
<p>▷ Action 33 Identify and convert underutilized sites to community gardens, p. 84</p>	
<p>Action 34 Support the transition of yards, window boxes and rooftops into food production areas, p. 84</p>	

- ▶ *High Priority*
- ▷ *Secondary Priority*

Action 35
Provide information to connect producers and consumers of local foods, p. 84



Action 36
Support local food production and processing enterprises, p. 84



Key to symbols

Franklin County	Other government	Non-profit sector	Private sector
Economic Development & Planning	Blendon Township	Mid-Ohio Regional Planning Commission	Private property owners
Engineer's Office	City of Columbus	Friends of Alum Creek and Tributaries	
Soil and Water Conservation District	Westerville	Friends of Big Walnut Creek	
Treasurer's Office	Metro Parks	Local Food nonprofits	
	Ohio Department of Development	American Community Gardening Association	
	Ohio Environmental Protection Agency	Neighborhood Associations	

Go Safely

Goal A

Create and maintain a complete network for pedestrian traffic, p. 86

Action item	Responsible parties
<p>▶ Action 1 Install new sidewalks and improve crossings in targeted areas according to the Sidewalk Priorities map, p. 86</p>	
<p>▷ Action 2 Maintain and improve existing sidewalks, p. 86</p>	
<p>Action 3 Require sidewalks for new development, p. 86</p>	
<p>Action 4 Use pedestrian-friendly design for major intersections, p. 86</p>	
<p>Action 5 Use pedestrian-friendly design within shopping centers and along commercial corridors, p. 86</p>	
<p>▷ Action 6 Complete a Safe Routes to Schools Plan, p. 86</p>	

Goal B

Create a complete bicycle network for recreation and transportation, p. 87

Action item	Responsible parties
<p>▶ Action 7 Use the Bikeways map to guide development of an area-wide bicycle network, p. 87</p>	
<p>▶ Action 8 Provide connections to existing bikeways, p. 88</p>	
<p>Action 9 Require new development to provide rights-of-way to accommodate shared use paths, p. 88</p>	
<p>▶ Action 10 Establish bicycle routes through the Huber Ridge and Sunbury Woods neighborhoods, p. 88</p>	
<p>▷ Action 11 Improve bicycle parking on public and private property, p. 88</p>	
<p>Action 12 Locate buildings outside the railway corridor near Westerville Road, p. 88</p>	

▶ *High Priority*

▷ *Secondary Priority*

Goal C
Support a transit network that offers sufficient destinations and frequent service, p. 88

Action item	Responsible parties
▷ Action 13 Improve pedestrian infrastructure near bus stops, p. 88	
Action 14 Improve existing bus stops, p. 88	
Action 15 Investigate the possibility of locating a Park and Ride in the Sunbury Woods area, p. 89	
▷ Action 16 Ensure the proposed Westerville LINK route serves Huber Ridge and Sunbury Woods, p. 89	

Goal D
Maintain a safe, well-connected automobile network, p. 90

Action item	Responsible parties
▷ Action 17 Adopt a complete streets policy for future road improvements, p. 90	
Action 18 Improve damaged roads and roadside drainage infrastructure, p. 90	
▷ Action 19 Install traffic calming devices in priority areas, p. 91	
Action 20 Encourage safety improvements along high-accident roads, p. 91	

- ▶ *High Priority*
- ▷ *Secondary Priority*

Key to symbols

Franklin County	Other government	Non-profit sector	Public sector
Economic Development & Planning Engineer's Office	Blendon Township City of Columbus City of Westerville Metro Parks Ohio Department of Transportation Central Ohio Transit Authority Westerville City Schools	Mid-Ohio Regional Planning Commission Bicycle Advocacy Groups Neighborhood Associations	Private property owners

NEW DEVELOPMENT CHECKLIST

BLENDON COMMUNITY PLAN

PURPOSE

This checklist helps developers and property owners comply with the plan. A completed checklist also informs appointed board members and planning staff whether a proposal complies with the Blendon Township Community Plan.

DIRECTIONS

- 1 Fill out the first section for all new developments
- 2 Fill out the appropriate area for either residential or commercial development
- 3 Fill out the Project Information box and return it to us with your development application

ALL NEW DEVELOPMENT:

	Yes	No	n/a	Notes
Matches Future Land Use map	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Includes sidewalks where indicated on the Sidewalk Priorities map	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Provides sufficient rights-of-way for bikeways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Is set back from environmentally sensitive areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Provides dedication along waterways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Uses stormwater best management practices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Provides a connection to existing bikeways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Locates buildings outside of the railway corridor	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Complies with the <i>AWARE</i> standards	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Uses building materials that promote healthy indoor air	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

NEW RESIDENTIAL DEVELOPMENT:				
	Yes	No	n/a	Notes
Is clustered to protect open space/environmental features	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Is set back from scenic corridors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Uses shared-access points	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Uses site design techniques to preserve rural character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
NEW COMMERCIAL DEVELOPMENT:				
	Yes	No	n/a	Notes
Conforms to the Smart Growth Overlay	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Is in line with the Westerville Road Streetscape Improvement Plan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Accommodates pedestrians	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Accommodates bicyclists	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Accommodates transit users	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Provides appropriate buffering, setbacks or screening from adjacent residential uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

PROJECT INFORMATION	
Case No.	
Project name	
Address	
Phone	Fax
Email address	
Checklist completed by:	
Signature	

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Produced by:



Economic Development and Planning Department
150 South Front Street
FSL Suite 10
Columbus, Ohio 43215

Tel. 614-462-3094
Fax 614-462-7155
www.franklincountyohio.gov/edp