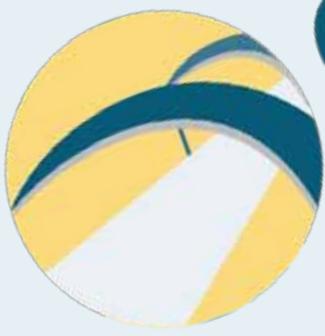


# CLINTON WEST NEIGHBORHOOD PLAN

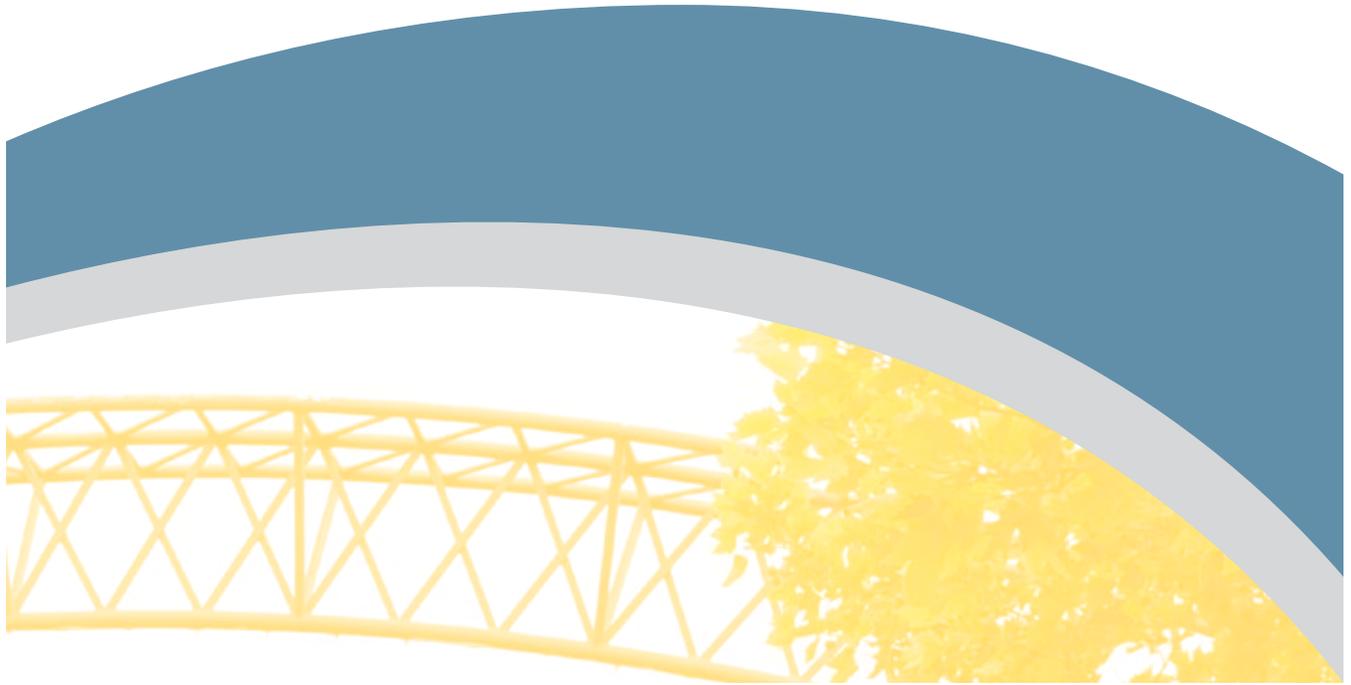
UNIVERSITY VIEW • LENNOX  
DRAFT 04/03/12



 **Franklin County**  
Where Government Works

**Commissioners**  
Paula Brooks  
Marilyn Brown  
John O'Grady

BLANK PAGE



# CLINTON WEST NEIGHBORHOOD PLAN

Clinton Township, Franklin County, Ohio



## **Commissioners**

Paula Brooks  
Marilyn Brown  
John O'Grady

## **Clinton Township Board of Trustees**

John Coneglio, *Chairman*  
Carl Reardon  
Paula Armentrout  
Rebecca Christian, *Fiscal Officer*

Produced by:



150 South Front Street  
FSL Suite 10  
Columbus, Ohio 43215

Tel. 614-525-3094  
Fax 614-525-7155  
[www.franklincountyohio.gov/edp](http://www.franklincountyohio.gov/edp)

**Clinton West Neighborhood Plan**

*Lead planners*

Patrick Hewitt

Justin Barker

*Project support*

Matt Brown

Jake Mercer

Benjamin Weiner

Krista Williams

Disclaimer: We produced the maps, figures, tables and other information in this document only for Franklin County business purposes. While we made every effort to include complete information, the maps, figures, tables and other information are not guaranteed to be accurate. The content of this plan is for reference purposes only and shouldn't be used for any survey, engineering or commercial purpose. All photos courtesy of Franklin County unless otherwise credited.

# QUICK START



*If you're looking for...*

*...start here*

## General overview

### Overall summary

A two page summary of this plan



### Plan Summary

Page 14

### Just the maps

Recommendations for  
future land use and transportation



### Map Center

Page 17

## Specific information

### Detailed recommendations

The plan's recommendations, organized by theme



### Recommendations

Page 47

# CLINTON WEST NEIGHBORHOOD PLAN

**Franklin County  
Board of County Commissioners**

Paula Brooks  
Marilyn Brown  
John O'Grady

**Clinton Township  
Board of Trustees**

John Coneglio, *Chairman*  
Carl Reardon  
Paula Armentrout  
Rebecca Christian, *Fiscal Officer*

**Clinton West Neighborhood Plan  
Working Committee**

Cathie Atkinson  
John Coneglio  
Michelle Coneglio  
Nick Gani  
Eric Leibowitz  
Roberta Olt  
Christine Palmer  
Jerry Schwan  
Mike Semler  
Bruce Shalter  
Laura Shinn  
Carol Stuart  
Stephanie Suter  
Bruce Tjampiris  
Guy Williams

**Neighborhood Design Center**

Alfred Berthold, *Executive Director*  
Cheryl Huffman  
Troy Brummel  
Jordan DiDomenico  
Maggie Grady  
John Myers  
Katie O'Lone  
Jenn Saunier  
Tommy Yokum

**Franklin County  
Planning Commission**

Nancy M. White, *Chairperson*  
Roxyanne Burrus  
Gary Collins  
Benjamin Drake  
Timothy Guyton  
Sharon Keels  
Vincent Papsidero  
Steven Salay  
Nicole Schlosser  
Kevin Wheeler  
Marty Wicks

**Franklin County  
Rural Zoning Commission**

Joe Martin, *Chairman*  
Jim Daley  
Edwin England

**Franklin County  
Board of Zoning Appeals**

Gary Dever, *Chairman*  
Christopher Baer  
Timothy Guyton  
Nancy Hunter  
Stephanie Suter

**Franklin County  
Engineers Office**

Dean C. Ringle, *County Engineer*  
William Crosier  
Warren Diehl  
Brady Koehler  
David L. Pearson  
Jim Ramsey  
Cornell Robertson  
Brent Welch

**Franklin County  
Sanitary Engineers**

Stephen A. Renner, *Director*

**Franklin Soil and Water  
Conservation District**

Jennifer Fish, *Director*  
Emily D. Weber  
Martha Gilson  
Kurt Keljo  
Ryan Pilewski  
David Reutter  
Stephanie Suter

**Franklin County  
Prosecuting Attorney's Office**

Ron O'Brien, *County Prosecutor*  
Harold Anderson  
Nick A. Soulas  
William Stehle

**Franklin County Public Affairs**

Hanna M. Greer, *Director*

**Franklin County  
Economic Development &  
Planning Department**

James Schimmer, *Director*  
Rollin Seward  
R. Lee Brown  
Justin Barker  
Matthew Brown  
Shawn Fields  
Patrick Hewitt  
Anthony Hray  
Amanda King  
David Lowell  
Doug Lumpkin  
Jake Mercer  
Mark Paxson  
Anna Thomas  
Curtiss Williams

# CONTENTS

---

## INTRODUCTION 9

About this Plan ..... 11  
 Regional Map ..... 12  
 Planning Area Map ..... 13  
 Plan Summary ..... 14

---

## MAP CENTER 17

Future Land Use map ..... 19  
 Sidewalk Priorities map ..... 21  
 Bikeways map ..... 23

---

## CURRENT CONDITIONS 25

People and Community ..... 27  
 Current Conditions Maps ..... 29  
 Stakeholder Interviews ..... 37  
 Public Meeting Results ..... 39

---

## RECOMMENDATIONS 47

Guiding Growth ..... 49  
 Protecting Community ..... 65  
 Traveling Safely ..... 73

---

## IMPLEMENTATION 83

Implementation Tables ..... 85  
 New Development Checklist ..... 93  
 Acknowledgements ..... 95



MAP CENTER



Guiding Growth



Protecting Community



Traveling Safely

BLANK PAGE

## SECTION 1

# INTRODUCTION

Looking for a summary of the Clinton West Neighborhood Plan? In this section you'll find an overview of the process we used to develop the plan, a map of the planning area, and a summary of the plan's recommendations.

For an in-depth look at the recommendations, see *Section 4, Recommendations* beginning on page 47.

Here's what you'll find in this section:

### **About this plan, p. 11**

What is a plan? This part of the introduction explains what a plan is, how it's created, and how the recommendations are developed.

### **Planning Area maps, p. 12**

The Clinton West Neighborhood Plan will guide future development and redevelopment in portions of unincorporated Clinton Township in Franklin County, Ohio. The regional map shows the location of the planning area in Central Ohio.

The planning area map shows the detailed boundaries of the planning area. Within these boundaries, the Clinton West Neighborhood Plan's recommendations apply.

### **Plan Summary, p. 14**

The Plan Summary highlights the key recommendations of the Clinton West Neighborhood Plan. The recommendations follow the plan's three themes: Guiding Growth, Protecting Community and Traveling Safely.

BLANK PAGE

# ABOUT THIS PLAN

## What is a plan?

A land use plan represents a community's desires for the future: how land is used, what new buildings look like, and how people travel around and through the community.

## Steps in creating a plan

A plan begins by assessing a community's existing state—the current conditions of land use, building appearance, shopping areas and transportation network. The second step is deciding on a vision—a view of the community at a point 10 to 20 years in the future. The third step is developing the bridge from the present to the future: the plan's recommendations. The recommendations explain in detail how the community, starting in the present, achieves its desired vision for the future.

## The recommendations: goals and action items

To develop the plan's recommendations, a community takes the desired vision for the future and divides it into smaller pieces, called goals. Each goal is a piece of the vision. Here's an example:

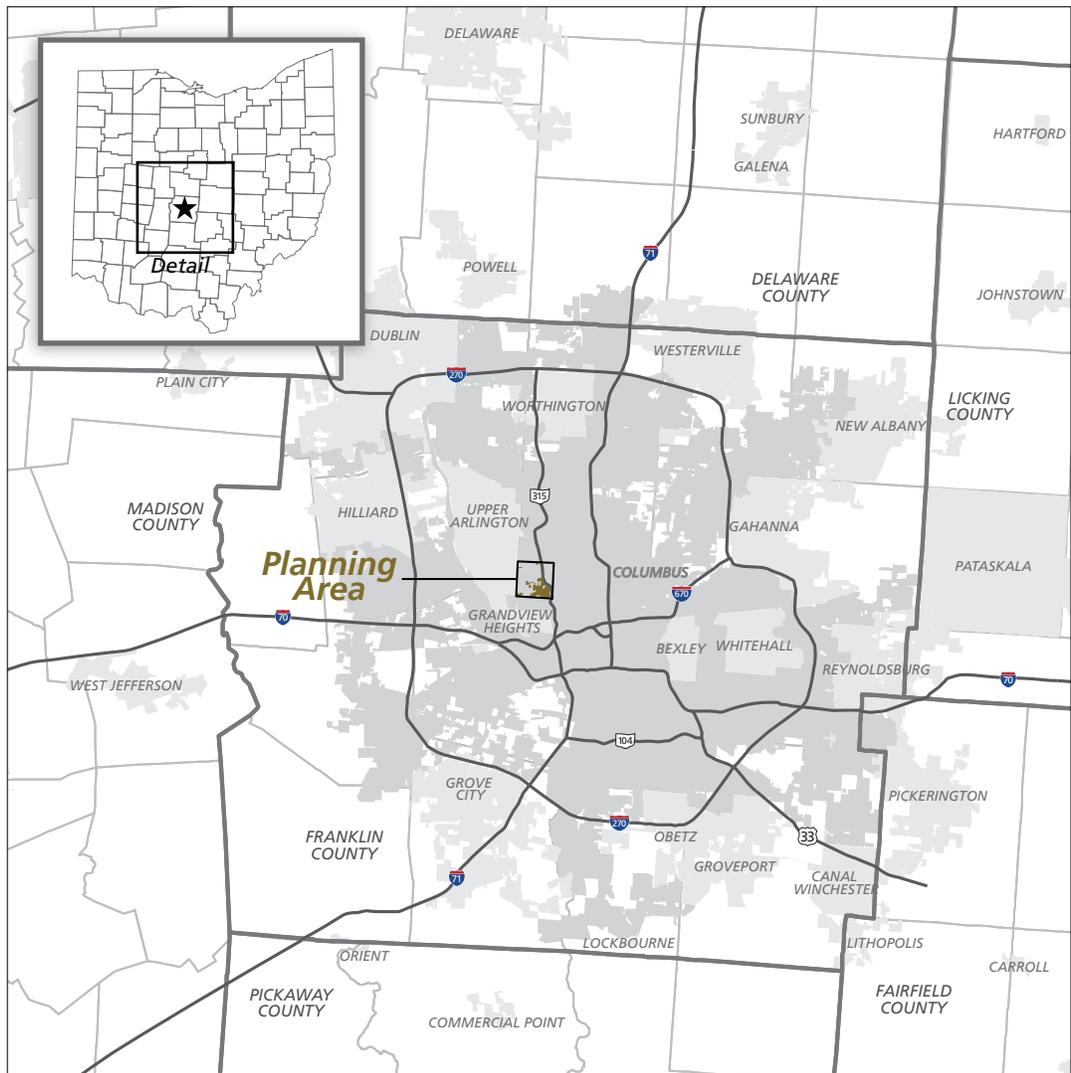
A community has a main street with a large shopping center. The shopping center is in poor condition and is only half-occupied. Arriving by car is the only convenient travel method. For its land use plan, the community imagines the



future: the vision is for an attractive, fully-occupied shopping center with housing near or above the stores and convenient transportation for pedestrians. The community breaks its vision down into goals, such as making the shopping center more pedestrian-friendly. Individual action steps might include installing sidewalks or lighting crosswalks. These actions work together to accomplish the goal and eventually the vision for the shopping center.

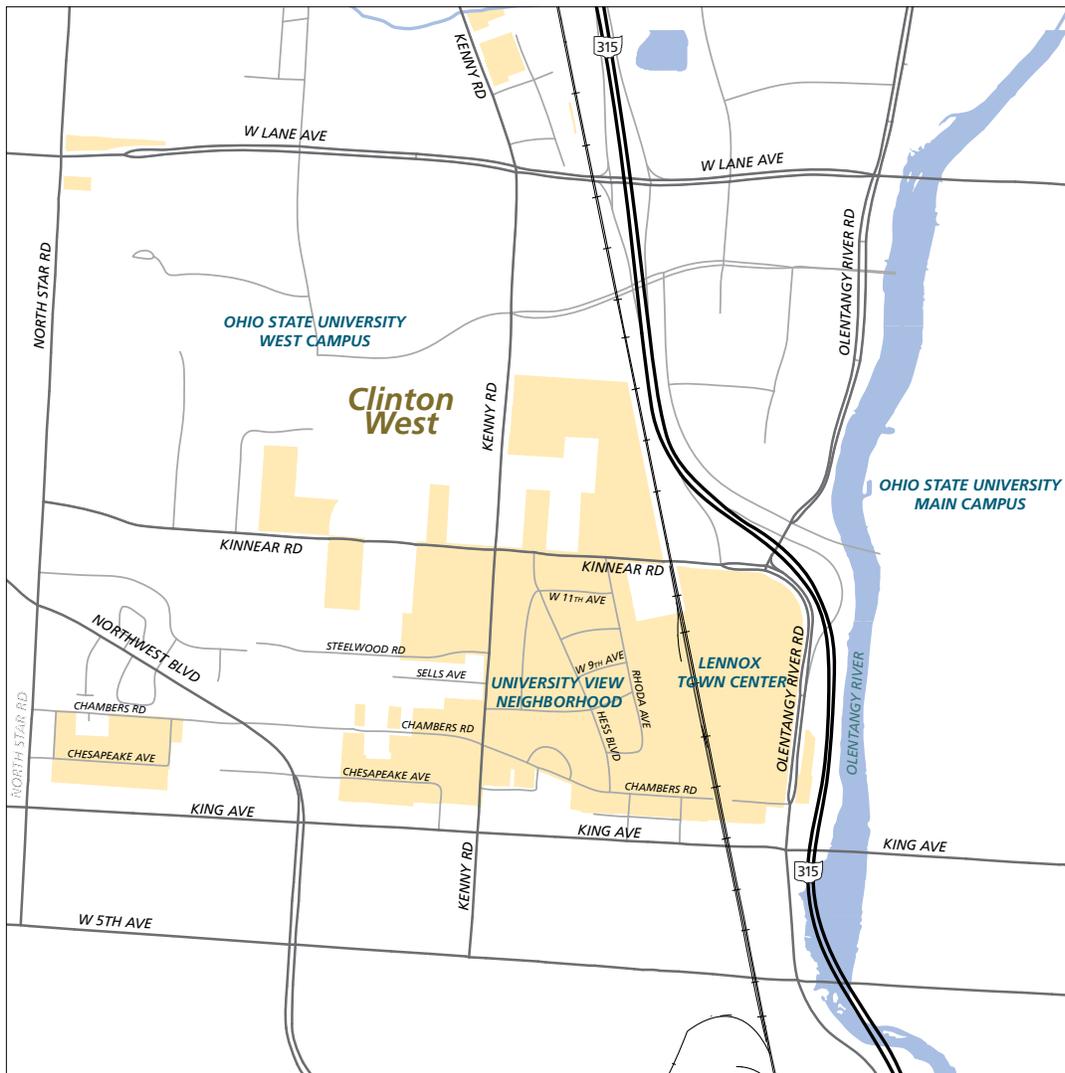
Just like the example, the Clinton West Neighborhood Plan sets an overall vision and divides the vision into goals. The plan then lists action steps to achieve each goal. Each goal works by itself and together with other goals to achieve the desired future for the planning area.

# REGIONAL MAP



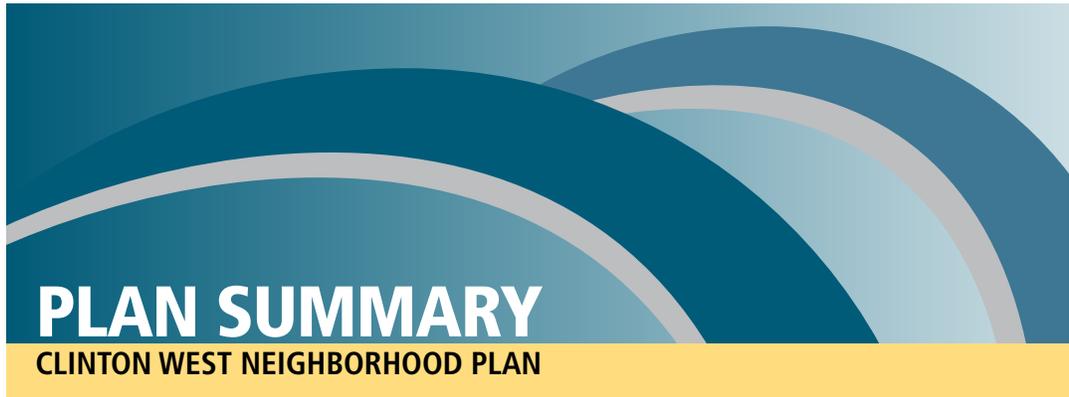
The Clinton West planning area is shown in brown

# PLANNING AREA MAP



Unincorporated Areas 

The Clinton West planning area consists of 225 acres in central Franklin County, Ohio



# PLAN SUMMARY

## CLINTON WEST NEIGHBORHOOD PLAN

The Clinton West Neighborhood Plan is a guide for future development in Clinton Township west of the Olentangy River. The plan includes recommendations for the community’s future: where new businesses should go, what buildings look like and how people get around. The plan also includes design possibilities that help visualize future- streetscape enhancements and park designs.

Recommendations follow the plan’s three themes:

- Guiding Growth
- Protecting Community
- Traveling Safely

### GUIDING GROWTH

The Guiding Growth section is about protecting residential neighborhoods, attracting and growing jobs, and designing better places. Its recommendations will create vibrant areas that are economically competitive and encourage community interaction.

Recommendations include:

- Following the Future Land Use map
- Updating standards to improve how development looks
- Revising regulations to improve residential property maintenance
- Encouraging small business development



## PROTECTING COMMUNITY

The Protecting Community section is about improving Clinton West's parks, creating community gateways, and ensuring new buildings have healthy living areas accessible to everyone.

Recommendations include:

- Building gateway signs to inform visitors and residents when they are entering the community
- Redesigning Chambers Circle Park and 999 Chambers Road to encourage community interaction and physical activity
- Working collaboratively with surrounding jurisdictions



## TRAVELING SAFELY

The Traveling Safely section is about having a complete transportation system that allows people to travel safely and efficiently by car, foot, bicycle and transit.

Recommendations include:

- Building better pedestrian connections between the University View neighborhood, Lennox Town Center and the Ohio State University
- Installing bicycle infrastructure with new development
- Adding benches, trash cans and shelters to existing bus stops
- Adopting regulations to prevent parking on lawns



BLANK PAGE

## SECTION 2

## MAP CENTER

The maps in this section reflect visions for the future: what land uses people want to see and how people want to travel. We developed the maps based on community input. You can see the detailed results from public input in *Section 3, Current Conditions* beginning on page 25.

**Future Land Use map, p. 19**

This map shows what types of land uses—such as homes, offices or stores—the community wants to see in the future.

The Future Land Use map is used most often when a landowner proposes a new development or redevelopment. If the proposal requires a rezoning or zoning variance, officials reviewing the proposal can see if it matches the community's vision for their future.

Including a Future Land Use map in the Clinton West Neighborhood Plan allows residents to communicate their land use opinions to the appointed and elected officials who make zoning decisions.

**Bikeways map, p. 23**

The Bikeways map shows locations of current and proposed bikeways in Clinton West.

Since bikeways allow people to cover wide distances, it is critical to plan for bikeways on a region-wide basis. The Bikeways map is a compilation of various bikeway plans developed by local governments.

The Bikeways map represents the community's desired future bikeways network.

**Sidewalk Priorities map, p. 21**

Sidewalks have benefits for the entire community, including safety, physical fitness and more pedestrian traffic for businesses.

Installing sidewalks costs money. Since funds are limited, the sidewalks map prioritizes new sidewalks to balance usefulness and cost.

The sidewalk priorities reflect the community's stated desires for new sidewalks.

## LAND USE CATEGORY DESCRIPTIONS

### Medium Density Residential

*Restricted to single-family, residential uses. No commercial uses.*



### High Density Residential

*Includes a range of housing types such as apartments, townhouses and condominiums. No commercial uses.*



### Office + Residential

*Mix of small offices and multi-family residential.*



### Limited-Range Commercial

*Mainly small businesses with second floor offices and residences. Serves local residents.*



### Full-Range Commercial

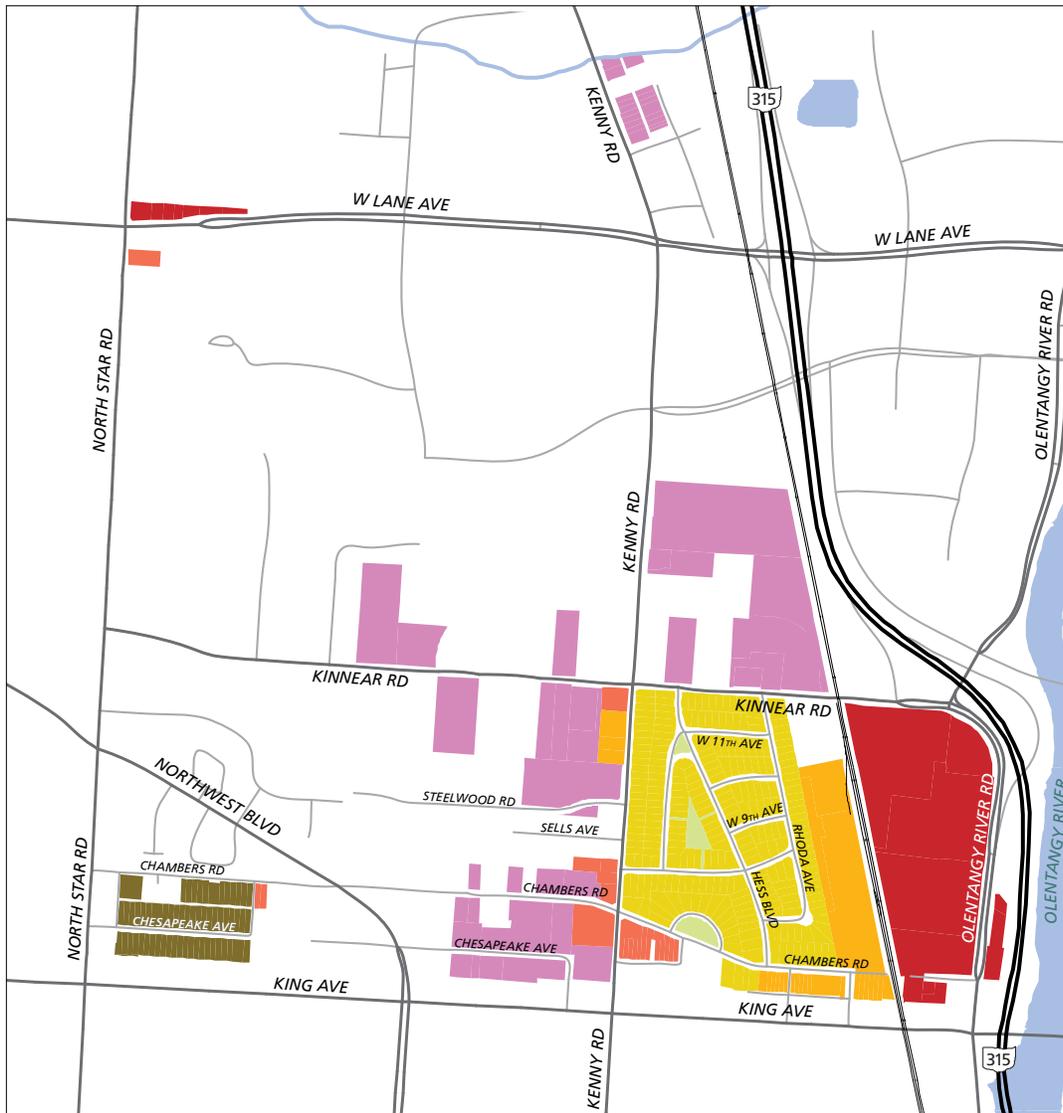
*Contains the widest variety of uses: commercial, office and residential. Buildings are encouraged to contain multiple uses.*



### Light Industrial + Office

*Primarily offices and small scale manufacturing or industry. Some limited retail allowed.*





# FUTURE LAND USE MAP

- Medium Density Residential R-8 R-12
- High Density Residential\* R-12 R-24
- Office + Residential\* R-12 R-24 SO
- Limited-Range Commercial\* R-24 SO NC
- Full-Range Commercial\* R-24 SO NC CC CS
- Light Industrial + Office\* SO NC RI LI
- Parks

**R-12** *What is this?*

*Each land use shown here corresponds to a group of established zoning districts in the zoning code, such as R-12-a residential zoning district.*

*\*See the Design Guidelines on page 61 for further descriptions of these categories*



## FUTURE LAND USE MAP (BLACK & WHITE)

- Medium Density Residential R-8 R-12
- High Density Residential\* R-12 R-24
- Office + Residential\* R-12 R-24 SO
- Limited-Range Commercial\* R-24 SO NC
- Full-Range Commercial\* R-24 SO NC CC CS
- Light Industrial + Office\* SO NC RI LI
- Parks



**Sidewalk installation priorities**

- Primary priority
- Secondary priority

# SIDEWALK PRIORITIES MAP

*What it is:* This map shows areas where the community would like new sidewalks. Residents want sidewalks built in primary priority locations before secondary priority.

*Why we need it:* Realizing that sidewalks cost money and funds are limited, the sidewalk map prioritizes sidewalk installation by primary and secondary priorities.

## TYPES OF PROPOSED BIKEWAYS

### Bikeways map

*What it is:* The bikeways map shows locations of existing and proposed bikeways. The proposals support a bikeway network for transportation and recreation.

*Why we need it:* Since bikeways allow people to cover wide distances, communities plan for bikeways on a regional basis. This ensures we connect destinations for people living in the planning area and throughout central Ohio.



A path for bicycles and pedestrians, separate from a road. Generally 10 to 14 feet wide.



On-street striped lane for bicycles, 4 to 6 feet wide, usually next to the outermost travel lanes.



A paved area beyond outside travel lanes, 4 feet wide. Common on narrow roads.



Standard road with a combination of traffic calming, signage and “sharrows” (shown at right), or a high-volume road with 14-foot or wider outside lanes.

All images: pedbikeimages.org

*In addition to Clinton West Neighborhood Plan bikeways recommendations, the map contains information from the Columbus Bicentennial Bikeways Plan and MORPC Regional Bikeways Plan.*



- Bikeways**  
(dashed lines are proposed)
- Shared use path
  - Bicycle lane
  - Signed shared roadway
  - Paved shoulder

# BIKEWAYS MAP

BLANK PAGE

## SECTION 3

**CURRENT CONDITIONS**

The first step in creating a plan is finding out what a community is like today, also called its current conditions.

We gathered information from published sources such as the U.S. Census and from face-to-face interviews with community members.

After assessing the current physical conditions, we conducted a large-scale public input meeting. Over 80 attendees told us what they like about Clinton Township and what they want to see changed. The data, interviews and public input results provide the plan's strategic direction and basis for its recommendations.

**People and Community, p. 27**

People and Community provides information on people, housing, employment and community facilities in Clinton West. This information is the first look into the community, providing a high-level overview.

**Current Conditions maps, p. 29**

The maps section shows the current land uses, zoning, bus routes, sidewalk locations, bike-ways and paths, and community facilities in the planning area.

**Stakeholder Interviews, p. 37**

This section describes the groups we interviewed and their major concerns for the planning area. This level of research shows the immediate concerns of residents and business owners.

**Public Meeting Results, p. 39**

The public meeting results provide an in-depth review of what the larger community thinks about land uses, parks and recreation, and the transportation network.

Gathering community opinion helps form the strategic vision for the future, and in turn the specific recommendations detailed in *Section 4, Recommendations*.

BLANK PAGE

# PEOPLE AND COMMUNITY



**P**eople and Community describes the people and places within Clinton West. It is a broad overview of some of the most important considerations in the planning area.



## People

*Population:* In 2010, the population of Clinton West was approximately 833.

POPULATION BY AGE		
Age	Number	Percent
Under 18	60	7%
18 to 29	384	46%
30 to 59	288	35%
60 & Over	101	12%
<b>Total</b>	<b>833</b>	<b>100%</b>

*Source: 2010 U.S. Census*



## Community Facilities

*Parks:* Clinton Township owns three parks in the University View neighborhood, which are maintained by residents. A fourth, privately-owned park is on the west end of Chesapeake Avenue.

*Schools:* Clinton West is located entirely in the Columbus City School District. No schools are in Clinton West, and few elementary schools are nearby.

The Ohio State University’s main campus is across the Olentangy River with additional property owned in and around Clinton West.

*Safety services:* Clinton West contracts fire service from the city of Upper Arlington. They have three fire stations with locations on Arlington Avenue, Tremont Road, and Reed Road.

Police service is provided by the Clinton Township Police Department and the Franklin County Sheriff’s Office.

*Other community facilities:* Upper Arlington’s Fire Department uses the building at 999 Chambers Road for storage. Clinton Township officials and the University View Civic Association also use the building for public meetings.



**Employment**

**Primary Business Locations**

- Lennox Town Center, *shopping center*
- Lane Avenue, *shopping center*
- Chambers Road west of Kenny Road, *industrial with small businesses*
- Kinnear Road, *office and industrial*
- West side of Kenny Road, *office and industrial*



**Community Facilities**

**Housing age**

Most University View neighborhood homes date to the 1940s. Many homes on Chesapeake Avenue were constructed before the 1930s. The multi-family homes located throughout the planning area were all built between the 1950s and 1970s.

**Occupancy**

The occupancy rate for Clinton West is 93.4 percent, comparable to Franklin County’s 93.2 percent.

**Owning vs. Renting**

The following table shows the estimated proportion of owner- and renter-occupied housing units in the University View neighborhood.

OWNER- & RENTER-OCCUPIED UNITS		
	<i>Number</i>	<i>Percent</i>
Owner-Occupied	176	70%
Renter-Occupied	76	30%
<b>Total</b>	<b>252</b>	<b>100%</b>

*Source: 2010 U.S. Census*

**Housing types**

Of 305 residential buildings in Clinton West, 294 are single-family homes. The remaining 11 buildings range from two-family dwellings along Chesapeake Avenue to apartments with over 20 units along Kinnear Road and Kenny Road.

# CURRENT CONDITIONS MAPS



The maps on the following pages show the physical features of what exists in Clinton West today:

**Current Land Use, p. 30**

Types of activity that occur in certain areas

**Current Zoning, p. 31**

The set of uses currently allowed to be developed on a given property

**Roads and Transit, p. 32**

Location of roads, railroads and bus routes

**Sidewalks, p. 33**

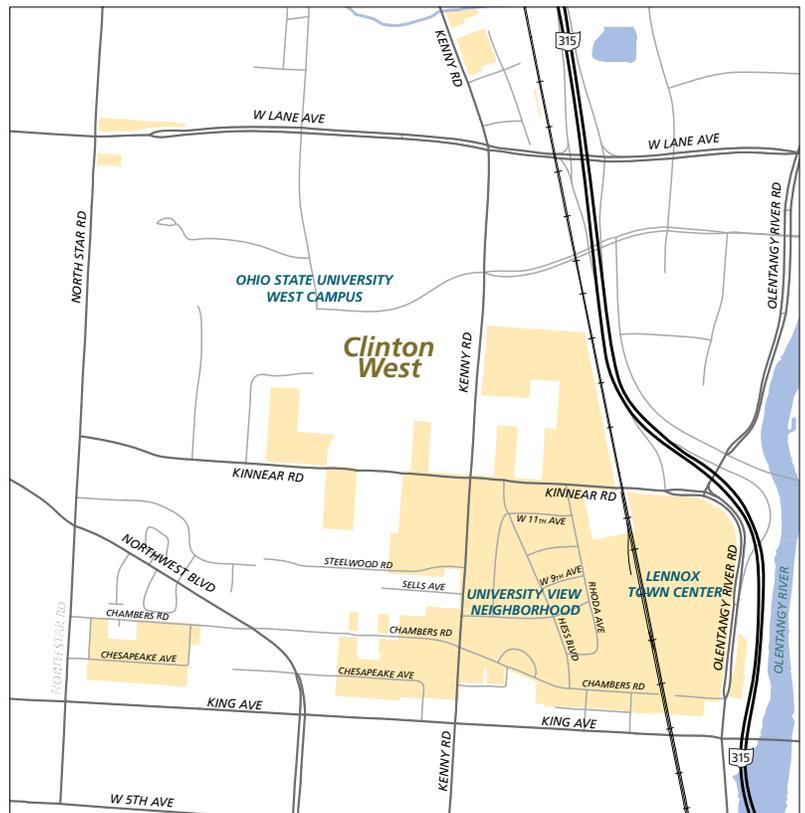
Location and availability of existing sidewalks

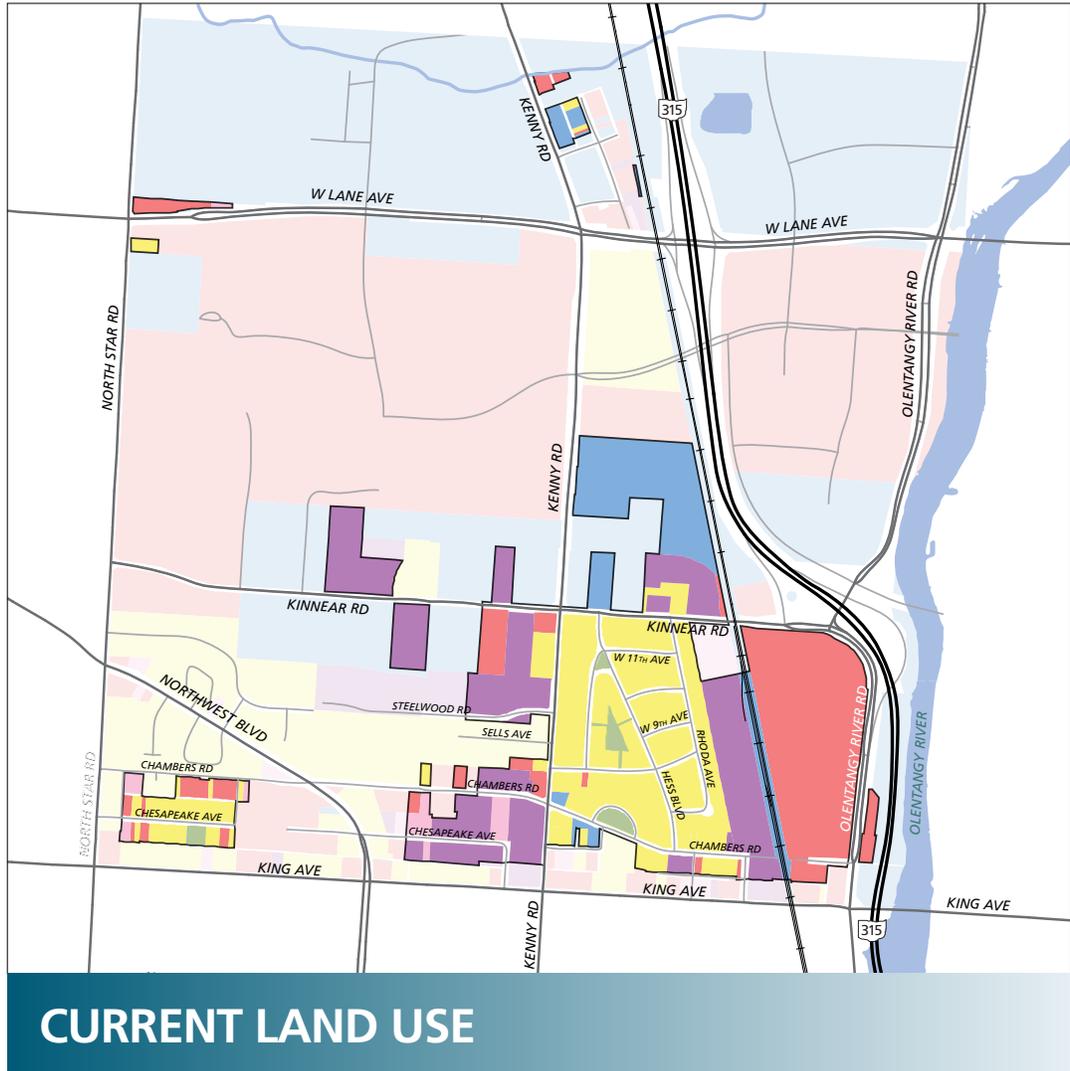
**Bikeways and Paths, p. 34**

Location of existing and planned bicycle routes

**Township Identity, p. 35**

Features of Clinton West that define and distinguish it from other areas





## CURRENT LAND USE

The Current Land Use map shows what types of activity currently occur in certain areas. When planning for an area’s future land use, it is important to ensure compatibility with existing land uses.

**Residential**

- University View
- West end of Chesapeake Avenue

**Commercial**

- Lennox Town Center

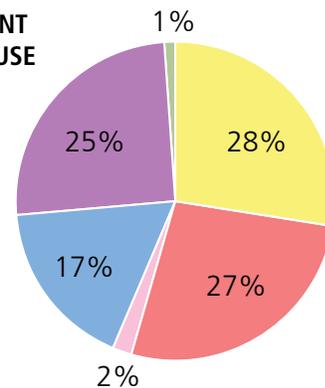
**Industrial**

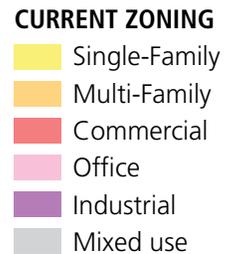
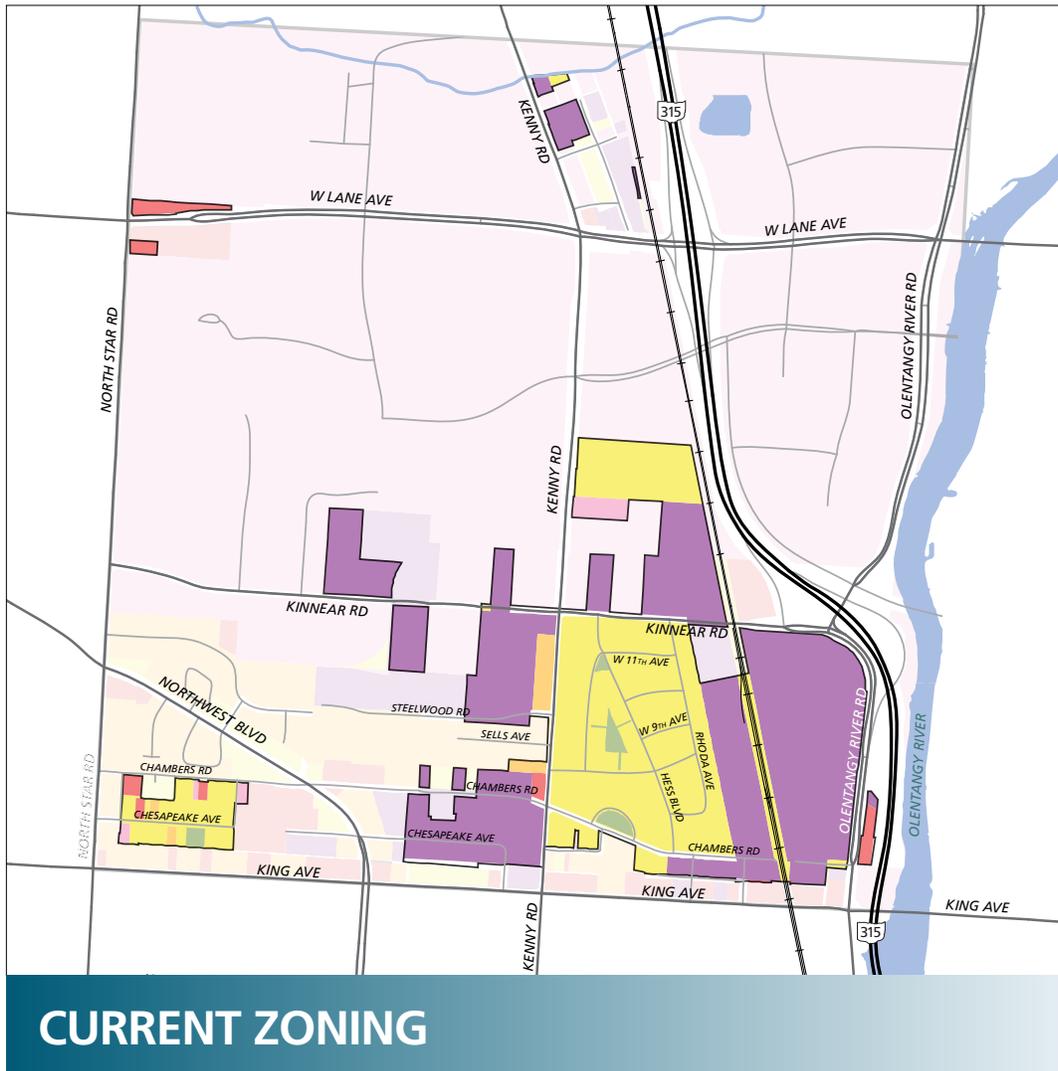
- Scattered through planning area
- Heavy concentration west of Kenny Road

**Office**

- Chesapeake Avenue
- Chambers Road

**CURRENT LAND USE**





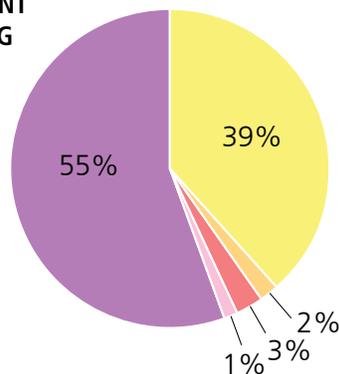
The Current Zoning map shows the set of uses allowed on a given property. We simplified various zoning districts into general use categories to understand currently allowed development.

The Franklin County Economic Development and Planning Department administers zoning regulations in the planning area.

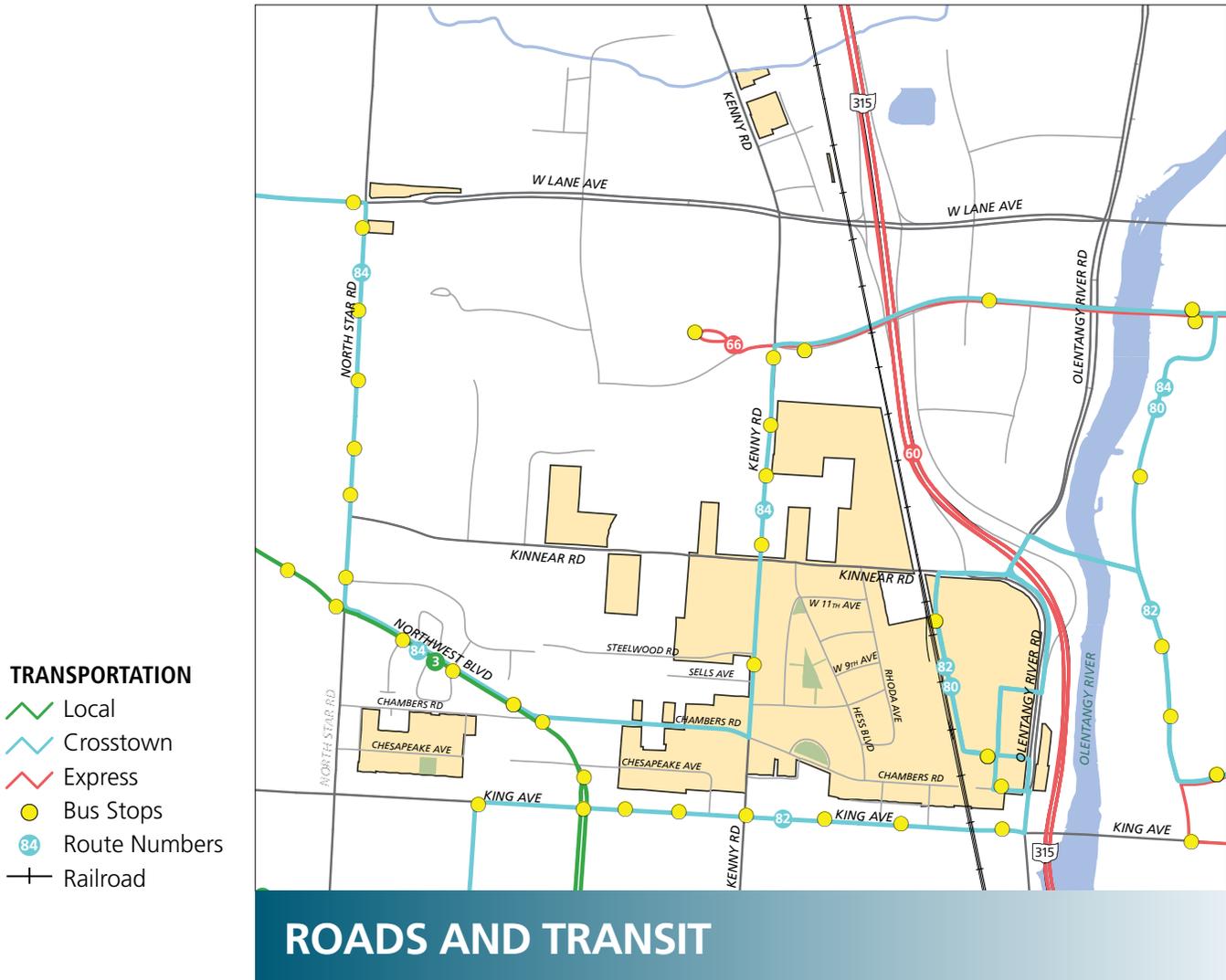
- Almost exclusively residential and industrial
- Small pockets of office and commercial

Most of the major commercial areas of Clinton West are still zoned for industrial use, such as Lennox Town Center. Any major changes to these commercial areas would require a rezoning in the future.

**CURRENT ZONING**



DRAFT 4/4/12 11:35



## ROADS AND TRANSIT

The Roads and Transit map shows where roads, railroads and bus routes are located. This tells us how and where people move through and around Clinton West.

### Highways

- State Route 315 with access points along Olentangy River Road and Lane Avenue

### Roads

- *Major:* Kenny Road and Kinnear Road
- *Minor:* Chambers Road, Chesapeake Road and Hess Boulevard
- *Outside Clinton West:* North Star Road, King Avenue, Olentangy River Road and Lane Avenue

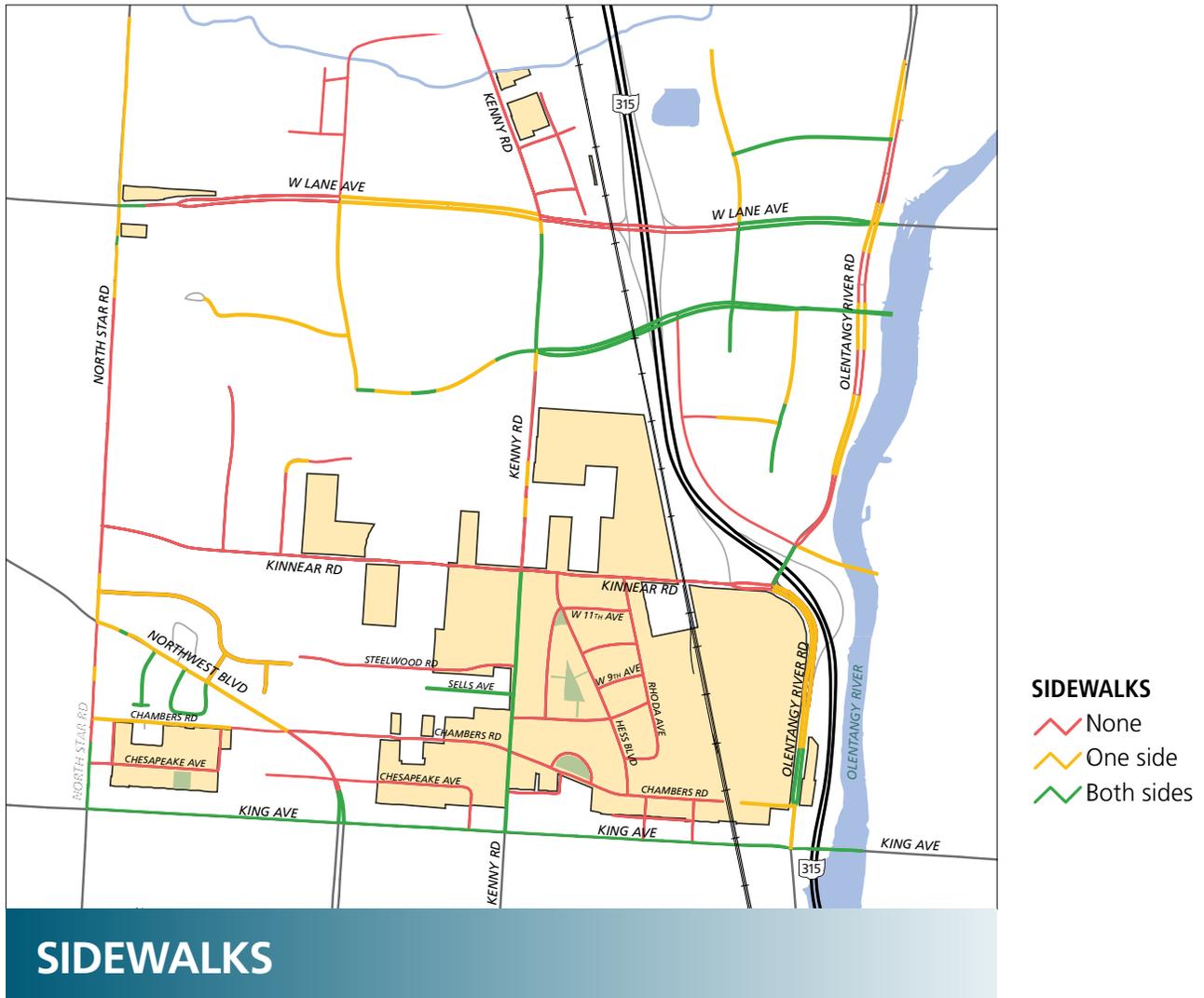
### Transit

- Three crosstown routes
- Various local and express routes nearby

### Railroad

- Operated by CSX Transportation, Inc. between Lennox Town Center and University View neighborhood
- At grade-crossing at Kinnear Road

The COTA routes above reflect the alignments at the time of the first Clinton West public meeting, October 2011



The Sidewalks map shows the location and availability of sidewalks in Clinton West and the surrounding area. Sidewalks connect neighborhood residents to services, children to schools, provide opportunities for exercise and serve as an alternative mode of transportation.

Some major thoroughfares have no sidewalks.

- Kinneer Road
- Kenny Road, north of Kinneer Road

Important nearby roads have inconsistent sidewalks.

- Olentangy River Road
- Northwest Boulevard
- North Star Road

Residential areas do not contain any sidewalks.

- University View
- Chesapeake Avenue



The Bikeways and Paths map shows the location of existing and proposed bicycle routes. Bikeway types can include signs and markings to share road lanes, bicycle lanes along road shoulders and separate bicycle paths.

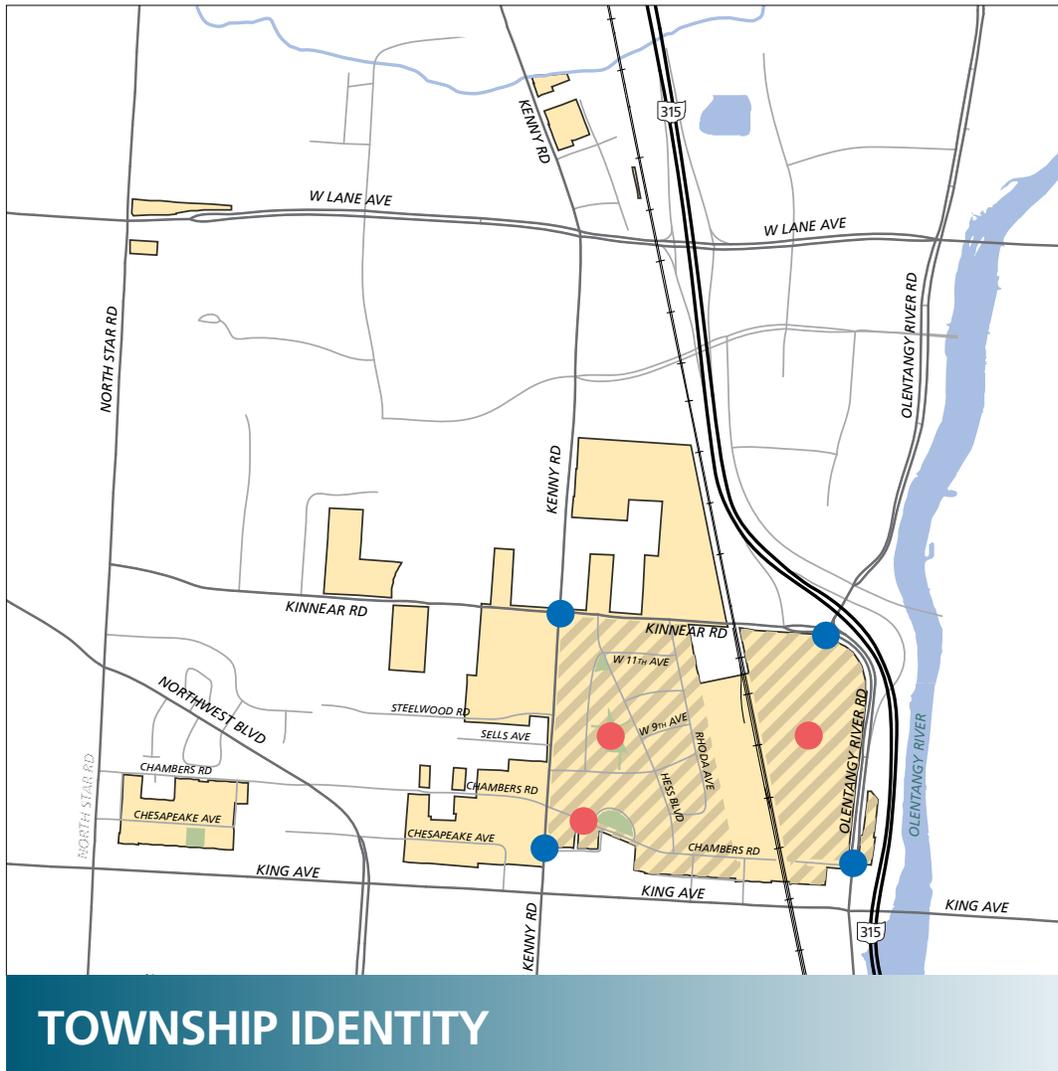
**Existing bikeways**

- No bikeways in Clinton West
- Olentangy Bikeway along east bank of the Olentangy River
- Paved shoulder along North Star Road connecting to shared use path through Ohio State’s west campus

**Proposed bikeways**

- Bicycle lanes along Kenny Road, Kinnear Road and King Avenue
- Shared use path on Olentangy River Road north of Kinnear Road
- Signed shared roadway connecting Ohio State University’s main campus with west campus

*Bikeway proposals are from the Columbus Bicentennial Bikeway Plan and the Mid-Ohio Regional Planning Commission Regional Bikeway Plan.*



The Township Identity map shows features of Clinton West that define and distinguish it from other areas. Having an identity is essential to maintaining a strong community.

**Gateways**

Gateways are major entry points that inform a traveler when they have entered the community. Existing gateways lack distinguishing features such as entry signs and landscaping. Four gateways are shown on the map.

**Nodes**

Nodes are centers of attraction and activity. The University View Playground and 999

Chambers Road are important neighborhood nodes. Lennox Town Center serves as a regional commercial node with shops, restaurants and a movie theater.

**Districts**

Districts are areas that have similar design characteristics and levels of activity. The two well-defined districts are Lennox Town Center and University View neighborhood.

BLANK PAGE

# STAKEHOLDER INTERVIEWS



The project team interviewed stakeholders with an interest in Clinton West's future. We spoke with residents, business owners, government officials, neighborhood representatives, developers and others to gain an understanding of people's likes and dislikes.

By speaking with these community members, we were able to understand major neighborhood concerns. We used their input to identify topics to cover at the public meetings.

On the next two pages are a summary of stakeholder input, divided into four categories: development, community identity, transportation and property issues.



## Development

*Annexation:* Because development often requires utility upgrades, many interviewees expressed concern that future development would require annexation.

Stakeholders desire better collaboration and joint discussions with neighboring jurisdictions on new development.

*Residential:* University View is the largest residential neighborhood in the area. Residents would like to maintain the neighborhood's character. Additional multi-family units are desired along Chesapeake Avenue.

*Commercial:* Lennox Town Center contains most of the area's commercial activity. Those interviewed are satisfied with Lennox Town Center, stating it is a successful development with regional appeal.

Some interviewees are dissatisfied with the appearance of other commercial businesses along Kinnear Road and Chambers Road.

*Other uses:* Those interviewed would like to see better landscaping and improved façades for industrial and office uses.



**Community Identity**

*Character:* Residents want the University View neighborhood to maintain its appearance and housing density.

There is concern that further development of the Ohio State University might lead to increased housing density and more rental property.

*Signs:* It is difficult to know when you enter Clinton Township. Interviewees would like to see gateway signs installed.

*Parks:* Residents enjoy neighborhood parks and want them used more. Some interviewees would like more public involvement in maintenance. Stakeholders suggested Chambers Circle for park improvements.

Revitalization and regular maintenance of the park on Chesapeake Avenue is desired.

*Community Facilities:* Stakeholders suggested the fire station on Chambers Road for redevelopment as a restaurant, retail space or renovated meeting hall.



**Transportation**

*Kinnear Road:* Many interviewees suggested road improvements for Kinnear Road. Suggestions include reduced speed limits, installation of sidewalks and landscape improvements.

There is also concern that Kinnear Road might develop into a large scale commercial street that

would encourage high traffic and large parking lots.

*Road maintenance:* Different jurisdictions own different segments of roadways leading to inconsistent maintenance.

*Sidewalks:* Interviewees only desire sidewalks in existing, high-traffic pedestrian areas.

Safer pedestrian connections to Lennox Town Center are also desired, specifically on Kinnear Road.



**Property Issues**

*Rental property:* University View neighborhood residents are dissatisfied that many homes are converting to rentals which they associate with lack of upkeep. They would like to see them return to owner-occupied residences.

*Property Maintenance:* Many residents expressed concern with poor property upkeep, particularly with the increase in rentals.

The implementation of a property maintenance code was strongly suggested by many.

*Parking:* Stakeholders expressed concern with on-street parking in the University View neighborhood. Interviewees said the gravel street edges are visually unappealing, that some vehicles are parking on front lawns and that Ohio State University football games causes parking problems.

*Lighting:* Some residents would like to see improved lighting that is sensitive to neighbors. One suggestion is for property owners who desire better lighting to purchase a standardized lamp post.

# PUBLIC MEETING RESULTS



**P**ublic meetings allow community members to provide input on their community's future. For the purposes of the Clinton West Neighborhood Plan, the future includes how land is used, how buildings look and how people get around.

## First public meeting

We held the first of three Clinton West Neighborhood Plan public meetings on October 4, 2011 at the Old Clinton Township Firehouse, 999 Chambers Road.

Over 80 residents, property owners, business representatives and other interested individuals attended the meeting.

## Gathering input

After a brief presentation by the project team, meeting attendees were asked to fill out a feedback form to give input on what they like about the community and what they would change.

The feedback form included three exercises to gather detailed input in different areas.

1. Vision statements: Attendees were asked whether they agreed or disagreed about statements related to their community. These statements provided insight into residents' vision for the future.

2. Future land use: Attendees specified their desires for future development by reviewing lists of possible uses such as offices, townhomes or shops. By keeping or crossing out uses, residents showed their development preferences.
3. Priorities maps: For the final section, attendees reviewed maps of possible sidewalks and bikeways. Attendees reviewed and commented on the maps to indicate their preferences.

Those unable to attend the public meeting could complete an online survey. The survey questions mirrored those on the public meeting feedback form.

## Using the results

We used the results from this meeting and the online survey to establish a community vision for the future. With that vision, we developed draft policies and actions to help the neighborhood reach their desired future.

You can see the public meeting results on the following pages. In addition to the graphs, we also included attendees' written and oral comments.



## GENERAL COMMENTS

### RESIDENTS' LIKES AND DISLIKES

#### What residents like

- Knowing their neighbors
- Living in a safe and quiet neighborhood
- Frequent community events
- Being located near great amenities including Lennox Town Center, Downtown, OSU and the Short North
- Well-used neighborhood parks

#### What residents dislike

- Poorly maintained rental properties
- Cars parked on lawns
- Homes converted into large, multi-family dwellings
- Unsafe conditions for pedestrians
- Fast traffic in the University View neighborhood

The majority of residents agreed with the Bikeways and Sidewalk Priorities maps. Residents also want to improve pedestrian safety with traffic calming measures.

#### Bikeways map

Respondents agree that the current Bikeways Priorities map is appropriate for the area.

Some respondents also want to see bicycle safety improved with signage and better lighting.

#### Sidewalk Priorities map

Connecting the University View neighborhood to Lennox Town Center with a safe railroad crossing is a priority for residents. Residents want Clinton Township to work with surrounding jurisdictions when installing sidewalks.

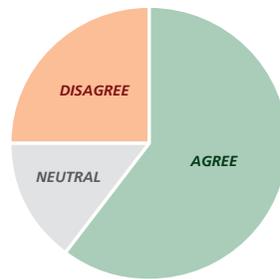


# GUIDING GROWTH

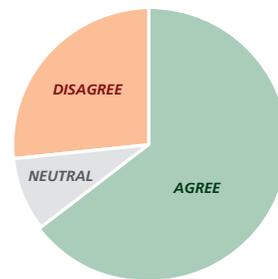
## General Comments

Respondents want to maintain neighborhood character by limiting the number of homes converted to rentals.

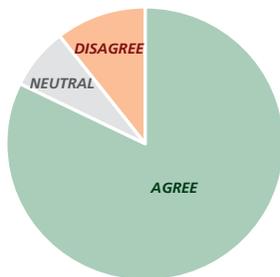
Respondents want new manufacturing centers to focus on technology and would like these uses separated from the residential neighborhoods.



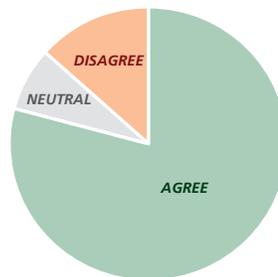
Along Kenny and Chambers Roads, there should be shops, offices and residences that are close together to make walking convenient.



There should be manufacturing areas that provide jobs, limit pollution, and are well-designed and landscaped.



In commercial areas there should be a variety of big and small stores, each with attractive building design and landscaping.



Any new houses in the University View neighborhood should look similar to homes there now.

DRAFT 4/4/12 11:35

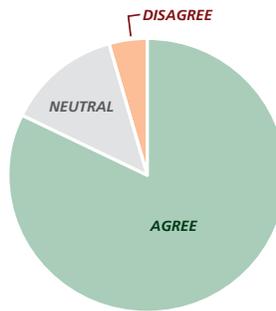


# PROTECTING COMMUNITY

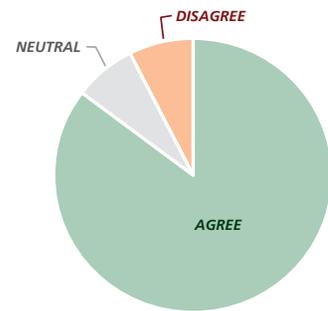
## General Comments

Respondents agree that environmentally friendly practices are important so long as they do not prohibit development.

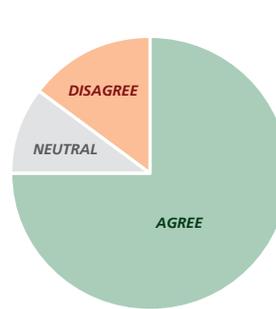
Respondents agree that streets should have decorative elements such as painted fire hydrants. Residents are split on whether lamp posts would be appropriate.



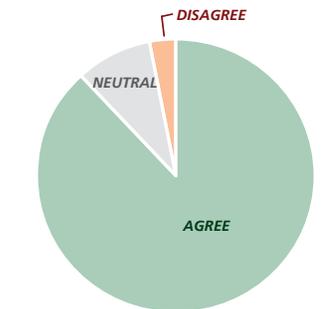
Any new development should include environmentally-friendly features such as rain gardens and energy-efficient appliances.



New buildings should include basic features to make them accessible to everyone – old and young, disabled and abled.



The neighborhood should have frequent community events, decorative street elements such as fire hydrants and light posts, and consistent gateway signs.



Our neighborhood should have well-maintained parks with a variety of activities.

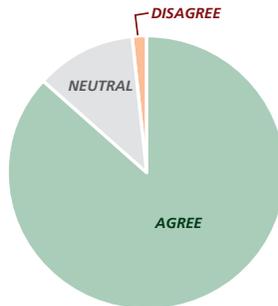


# TRAVELING SAFELY

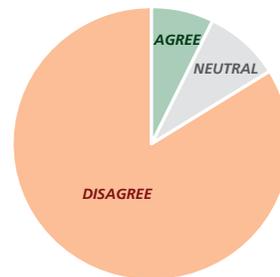
## General Comments

Some respondents want to see improved bus service; however, most do not want to see buses routed through the University View neighborhood.

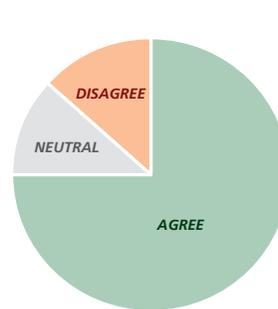
The majority of respondents want to see sidewalks on Kinnear Road. Some would like sidewalks only on the north side of the street.



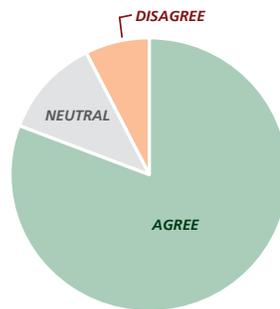
I should be able to safely walk to my job, the bus stop and shopping.



People should be able to park on their front lawns.



Bus stops should include shelters, benches and trash cans.



The bus network should get me where I want to go easily and efficiently.

# PREFERRED LAND USES



## UNIVERSITY VIEW (IN THE NEIGHBORHOOD)

**A large majority** (more than 65%) of residents want to see the following uses in the area:

- Homes that are similar to current University View homes
- Lots that are the same size as current lots

**A small majority** (between 50% and 64%) of residents want to see the following uses in the area:

- Modern-looking homes

**Less than half of residents want to see the following uses in the area:**

- Small shops mixed into the neighborhood
- Small apartment buildings mixed into the neighborhood



## UNIVERSITY VIEW (ON CHAMBERS ROAD)

**A large majority** (more than 65%) of residents want to see the following uses in the area:

- Small homes like what's currently in University View
- A few neighborhood stores at Kenny and Chambers
- A coffee shop with a residence above

**A small majority** (between 50% and 64%) of residents want to see the following uses in the area:

- Townhouses

**Less than half of residents want to see the following uses in the area:**

- Homes converted into small offices
- A three-story condo building



## LENNOX TOWN CENTER

**A large majority** (more than 65%) of residents want to see the following uses in the area:

- Stores that are close together so you can walk between them  
*Example: Easton*
- Small, specialty stores  
*Example: Short North or Grandview*
- Residences or small offices above retail shops

**A small majority** (between 50% and 64%) of residents want to see the following uses in the area:

- Townhouses mixed with shops
- A new neighborhood of small, single-family homes

**Less than half of residents want to see the following uses in the area:**

- A gas station
- Big stores with large parking lots  
*Example: Morse or Sawmill Roads*
- A large office building



## THE BUSINESS DISTRICT

**A large majority** (more than 65%) of residents want to see the following uses in the area:

- Small restaurants that serve employees in the area
- Small medical or dental offices
- Smaller factories  
*Example: Electronics assembly*

**A small majority** (between 50% and 64%) of residents want to see the following uses in the area:

- Apartments/condos mixed with offices and industries
- Larger businesses and stores such as a Target

**Less than half of residents want to see the following uses in the area:**

- Tall office buildings with large parking garages
- Gas stations or businesses with many parked cars in front
- Large factories  
*Example: Steel factories*

BLANK PAGE

## SECTION 4

## RECOMMENDATIONS

The *Recommendations* section includes:

- The community's vision for the future
- Goals to help achieve the vision
- Action items to reach each specific goal

*How they were developed:* We combined the data in the Current Conditions analysis with the results from our first public input meeting. Public meeting attendees told us what they want the community's future to look like. Over the next 10 to 20 years, the recommendations help achieve that future vision.

Residents reviewed the recommendations at the second public meeting. We used their feedback to update the goals and actions.

*How they are used:* Community members can use the recommendations to improve their neighborhoods. Government officials and others will use the recommendations when making decisions on land use proposals and capital improvements, all directed at realizing a unified community vision.

The recommendations are divided into three themes, *Guiding Growth*, *Protecting Community* and *Traveling Safely*.

#### **Guiding Growth**, p. 49

These recommendations address future development of housing and businesses. The recommended actions will help the community become an attractive and economically vibrant area that retains its unique character through better design.

#### **Protecting Community**, p. 65

Recommendations in the *Protecting Community* chapter address parks, community pride, annexation and the environment. The actions help develop an accessible, well-maintained park and recreation system, continue to foster a sense of community, and limit annexation of the township.

#### **Traveling Safely**, p. 73

These recommendations allow anyone, regardless of physical ability or socioeconomic status, to travel to, from and within the community. The goals and actions will allow people to travel safely and easily by foot, bicycle, transit and car.

BLANK PAGE



# GUIDING GROWTH

## VISION FOR NEW DEVELOPMENT

- Land uses that support vibrant, mixed-use areas and strong residential neighborhoods
- Well-landscaped and designed commercial development that is economically sustainable
- Housing that fits with existing residential character
- Environmentally friendly industrial development that maintains economic viability and is sensitive to surrounding neighborhoods

### Achieve this by

- Following the Future Land Use map
- Updating standards to improve how development looks
- Revising regulations to improve residential property maintenance
- Encouraging small business development

### How to use this section:

The visions outlined above are divided into achievable goals and individual action steps to accomplish those goals. The following pages give detailed descriptions of these goals and actions.



*Goals* Broad objectives that achieve the community's vision →

*Actions* Individual action items that will help accomplish each goal →

*Description of Actions* Explains the action, including how it should be accomplished and who should do it →

**Goal A**  
**Maintain residential character of existing neighborhoods**

**Action 1**  
**Follow the Future Land Use map**

The Future Land Use map shows the types of land uses the community wants to see in the...

DRAFT 4/4/12 11:35

*Existing University View homes create a distinct sense of place*



**Goal A**

**Maintain residential character of existing neighborhoods**

Appropriate development maintains residential character, efficiently uses infrastructure and supports mixed-use areas.

**Action 1**

**Follow the Future Land Use map**

The Future Land Use map shows the types of land uses the community wants to see in the future. Franklin County Economic Development and Planning staff will reference the map for any proposed development or redevelopment. A rezoning or variance for a property should only be granted when the proposed use is consistent with the Future Land Use map on page 59.

*Well-maintained homes improve neighborhood property values*

**Action 2**

**Adopt design standards to make new homes compatible with existing homes**

Existing homes in the University View neighborhood have common elements such as porches, side garages and building placement. These similarities contribute to the neighborhood feel and increase property values.

Any new neighborhood homes should include common design elements. The Franklin County Economic Development and Planning Department should adopt design standards to maintain the neighborhood’s character.

See page 51 for more information on University View Design Standards.

**Action 3**

**Promote the University View neighborhood to increase the homeownership rate**

Homeowners generally move less often and are more engaged in civic affairs. Neighborhoods with high homeownership rates usually have less crime and better neighborhood upkeep. Several programs are available to aid first-time home buyers with the purchase of a house.

Franklin County and the University View Civic Association should work with sellers and realtors to promote the neighborhood to prospective home buyers through brochures or a neighborhood website. This should include information on Franklin County’s homeowner programs.



**Goal B**

**Maintain quality neighborhoods by improving the housing stock**

Existing housing should be maintained and improved to retain property values and the quality of neighborhoods.

**Action 4**

**Facilitate home rehabilitation**

Vacant, abandoned, tax-delinquent and foreclosed properties bring down the image and value of neighborhoods. The Franklin County Treasurer’s Office pursues properties for overdue taxes. Focusing on Chesapeake Avenue and Chambers Road, Clinton Township should keep the Treasurer’s Office informed of vacant and abandoned properties and partner with them to return the properties to productive use.

The Franklin County Economic Development and Planning Department administers the Single Family Home Rehabilitation Loan program which helps homeowners improve their property. Clinton Township and the Franklin

County Economic Development and Planning Department should work together to acquire and rehabilitate abandoned properties.

**Action 5**

**Improve the appearance of rental homes**

Rental housing is an affordable option for singles, young families and seniors. Rental housing should be rehabilitated to appear consistent with surrounding homes. Home repairs and landscaping can improve the curb appeal of rental homes. Franklin County, Clinton Township and local rental agencies should work collaboratively to target resources at improving the appearance of rental homes.

**Action 6**

**Adopt and enforce a property maintenance code**

A property maintenance code establishes minimum standards for the upkeep of residential properties, such as: no inoperable vehicles, keeping trash in approved containers, maintaining homes, gutters and roofs, and cutting grass. Clinton Township should adopt a property maintenance code that addresses these issues.

**Action 7**

**Direct financial assistance programs to help low-income families perform home maintenance and resolve code violations**

Many property owners are unable to resolve code violation issues due to limited financial

**UNIVERSITY VIEW DESIGN STANDARDS**

Design standards guide home layout and construction to preserve the unique qualities and quaint feel of the University View neighborhood. The Franklin County Economic Development and Planning Department should work with residents to adopt and enforce design standards to protect the neighborhood’s appearance.

**Possible Design Standards**

*Additions:* No more than two of the additions provided

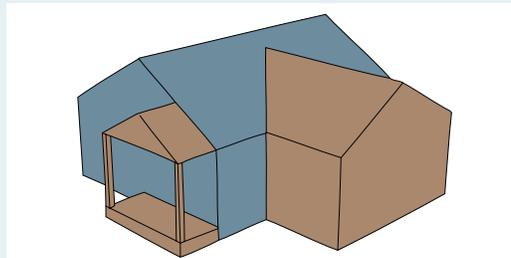
*Building placement:* Buildings must be placed either parallel or perpendicular to the street with garages set back from the building front, or detached and to the rear

*Building height and shape:* Buildings must have one main, rectangular shape with a one story maximum height (second story optional in roof)

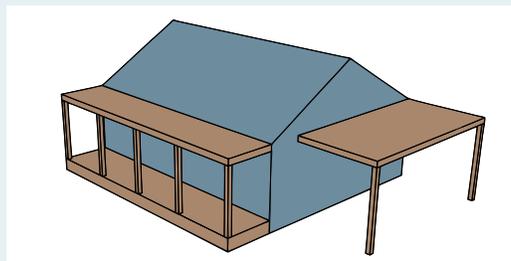
*Doors and windows:* Entrances must face the street, and windows are required on all sides

*Materials:* One uniform exterior material, vinyl or wood siding must be horizontal

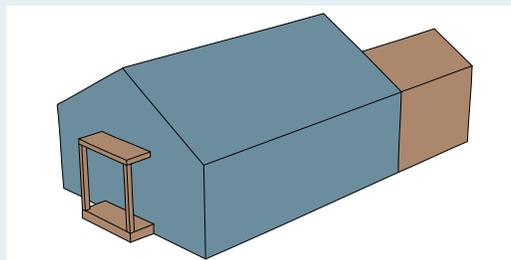
- Basic Shape of Homes
- Permitted Addition Types



Front entrance and side addition



Front porch and carport addition



Front entrance and rear addition

resources. The Franklin County Economic Development and Planning Department funds programs that assist property owners in performing home maintenance and should direct these funds to income-eligible residents.

**Action 8**  
**Consider a rental housing inspection pilot program**

Neglected rental homes are eyesores that lower property values. An inspection program aims to help rental property owners comply with health and safety standards by conducting door-to-door inspections in focused areas.

Franklin County and Clinton Township should partner in establishing a rental housing inspection program. Housing-maintenance program funds can be used to provide incentives to address issues identified during the inspection.



Attractive commercial buildings add to the area's character

**Goal C**  
**Encourage attractive and economically sustainable, mixed-use development**

New development should have street presence and inviting design to attract and retain business and investment. This will provide a strong, sustainable tax base for Clinton Township.

**Action 9**  
**Encourage denser, mixed-use development at Lennox Town Center**

Lennox Town Center is already a vibrant entertainment and retail center that attracts nearby residents and students. Building a more pedestrian-oriented, denser development in the future can be more profitable for the developer and provide greater tax income for Clinton Town-

ship. Should the site redevelop, a new Lennox Town Center should include the following:

*Mix of Uses:*

- A variety of shops on the first floor and residences or offices above

*Transportation:*

- A system of pedestrian-friendly streets
- Sidewalks and bikeways that connect into the surrounding neighborhoods
- Pedestrian and bike access to the Ohio State University across the river
- Sufficient parking located behind buildings or screening

*Amenities:*

- Public spaces such as plazas and parks
- Pedestrian amenities such as benches, trash cans and lamp posts

Clinton Township should work with local developers to facilitate the construction of a mixed-use center.

See page 56 for more information on Lennox Town Center.

**Action 10**  
**Encourage a neighborhood commercial center at Kenny and Chambers Roads**

The intersection of Kenny and Chambers Roads could become a neighborhood commercial center with small shops and places for residents to meet. New retail should be close to the street with amenities such as benches and lamp posts, and should use shared parking to the rear.

Clinton Township should work with local developers to facilitate the construction of a neighborhood commercial center at the intersection.

**Action 11**  
**Require mixed-use developments seeking rezoning or variances to comply with design guidelines**

Design guidelines are a set of principles for new building construction that help improve the look of a community. Improved design standards for new buildings will ensure developments are closer to the street, include better pedestrian

access, and have more windows and bicycle parking. This creates stronger communities and more profitable businesses.

The current Franklin County zoning regulations would not allow the types of small, pedestrian-oriented commercial and office development residents want to see. To encourage better-looking buildings, the Franklin County Economic Development and Planning Department should require new developments needing rezonings or variances to follow the design guidelines outlined in this plan.

See page 61 for more information on Design Guidelines.

#### Action 12

##### **Adopt overlays to require all mixed-use developments to comply with design guidelines**

An overlay replaces existing zoning regulations in areas where the overlay is adopted. Overlays in Clinton West would change Franklin County Zoning Resolution requirements for all new development. Updated regulations will encourage pedestrian-friendly places, mixed-use developments and attractive buildings, while allowing a wider range of acceptable uses on a single site.

To ease the development process, overlays should be flexible. If a developer exceeds some guidelines but cannot fully meet others, no variance should be required. A specific clause in the overlays should allow this flexibility.

The Franklin County Economic Development and Planning Department should work with residents and developers to adopt overlays modeled after the proposed design guidelines.

#### Action 13

##### **Support small business development**

Small businesses are critical to local economies because their economic benefits stay in the community. The Future Land Use map indicates areas appropriate for the development of small businesses.

The Franklin County Economic Development and Planning Department administers several programs to help small businesses. The Department should target these funds toward the proposed commercial center at Kenny and Chambers Roads and commercial properties west of the University View neighborhood to invest in the area's economic future.



*Industries can provide jobs for residents while maintaining attractive buildings*

#### Goal D

##### **Encourage attractive, economically sustainable and environmentally friendly industrial development**

Industrial development should be attractive and environmentally conscious while providing jobs and a stable tax base for Clinton Township.

#### Action 14

##### **Partner with TechColumbus to grow technology-based industries**

Technology manufacturing is a fast-growing industry providing well-paying jobs. Located just outside Clinton Township, TechColumbus is an incubator that provides guidance to emerging tech companies on starting a new business.

Clinton West's industrial areas provide an opportunity for the growth of local, technology-based businesses. Clinton Township should partner with TechColumbus to learn the needs of incubator businesses and work with those companies to expand in Clinton West.

#### Action 15

##### **Attract and retain economically sustainable and environmentally friendly light industrial development**

Industrial uses provide jobs and a stable tax base. Clinton Township should foster industrial

growth and expansion in appropriate places as shown on the Future Land Use map.

Since neighborhoods border industrial areas, Clinton Township should attract manufacturers that limit noise, light and pollution emissions such as technology-based industries or assembly plants.

Clinton Township should work with property owners to identify new industrial tenants that can create jobs and increase the tax base.

#### Action 16

##### **Use environmentally friendly practices when building or upgrading industrial facilities**

Industrial sites can provide jobs while also committing to environmentally friendly practices. When developing or redeveloping an industrial site, industries should incorporate features that limit noise and light pollution, reduce emissions and buffer nearby uses.

#### Action 17

##### **Require industries seeking rezoning or variances to comply with design guidelines**

Design guidelines are a set of principles for new building construction that help improve the look of a community. Improved design guidelines for industrial buildings will ensure developments are closer to the street, front entrances and offices face the street, and buildings have more windows and bicycle parking. This creates pedestrian-friendly and attractive industrial areas.

To encourage better-looking buildings, the Franklin County Economic Development and Planning Department should require new developments needing rezonings or variances to follow the design guidelines outlined in this plan.

See page 61 for more information on Design Guidelines.

#### Action 18

##### **Adopt overlays to require all industrial developments to comply with design guidelines**

An overlay replaces existing zoning regulations in areas where the overlay is adopted. Overlays in Clinton West would change Franklin County Zoning Resolution requirements for all new development. Updated regulations will encourage attractive and pedestrian-friendly industrial buildings while allowing a wider range of acceptable uses on a single site.

To ease the development process, overlays should be flexible. If a developer exceeds some guidelines but cannot fully meet others, no variance should be required. A specific clause in the overlays should allow this flexibility.

The Franklin County Economic Development and Planning Department should work with residents and developers to adopt overlays modeled after the proposed design guidelines.



# LENNOX TOWN CENTER

## Envisioning a Site's Potential

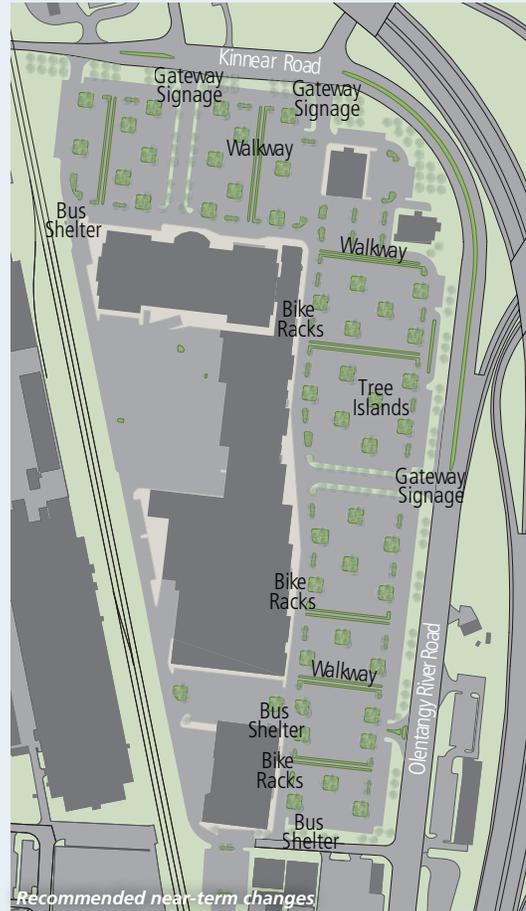
Franklin County partnered with the Neighborhood Design Center to develop site design concepts for Lennox Town Center. The site is strategically located between major Central Ohio destinations and is already a major shopping center for nearby residents, students, and OSU workers.

Residents gave ideas for both near-term and long-term visions for Lennox Town Center. In the near-term, residents envisioned small changes to make Lennox more environmentally and pedestrian friendly. In the long-term, residents had a vision for a denser, mixed-use Lennox Town Center with better connections to surrounding neighborhoods.

## NEAR-TERM CHANGES

In the near-term, residents wanted to see only minor changes to the Lennox Town Center. This includes improved bus stops, expanded landscaping and a community space for events like farmers' markets.

*The Lennox Town Center designs reflect goals for the future. The owners have no current development plans for the site.*



Lennox parking lot



Parking lot with farmers' market



Lennox bus stop



Bus stop with shelter

## LONG-TERM VISION

During the public process, residents envisioned the future of Lennox Town Center. While current owners have no plans to update the center, residents recorded their desires for the future: community space, shops, residences, and a new network of streets.

This page shows what the Lennox site could look like in the future. Features include sidewalks, buildings close together, a mix of uses, pedestrian amenities such as bus shelters and benches, and a central, permanent community space.

*The Lennox Town Center designs reflect goals for the future. The owners have no current development plans for the site.*



Potential long-term Lennox bird's-eye view



Potential long-term Lennox site plan



Lennox from Central Green

## LAND USE CATEGORY DESCRIPTIONS

### Medium Density Residential

*Restricted to single-family, residential uses. No commercial uses.*



### High Density Residential

*Includes a range of housing types such as apartments, townhouses and condominiums. No commercial uses.*



### Office + Residential

*Mix of small offices and multi-family residential.*



### Limited-Range Commercial

*Mainly small businesses with second floor offices and residences. Serves local residents.*



### Full-Range Commercial

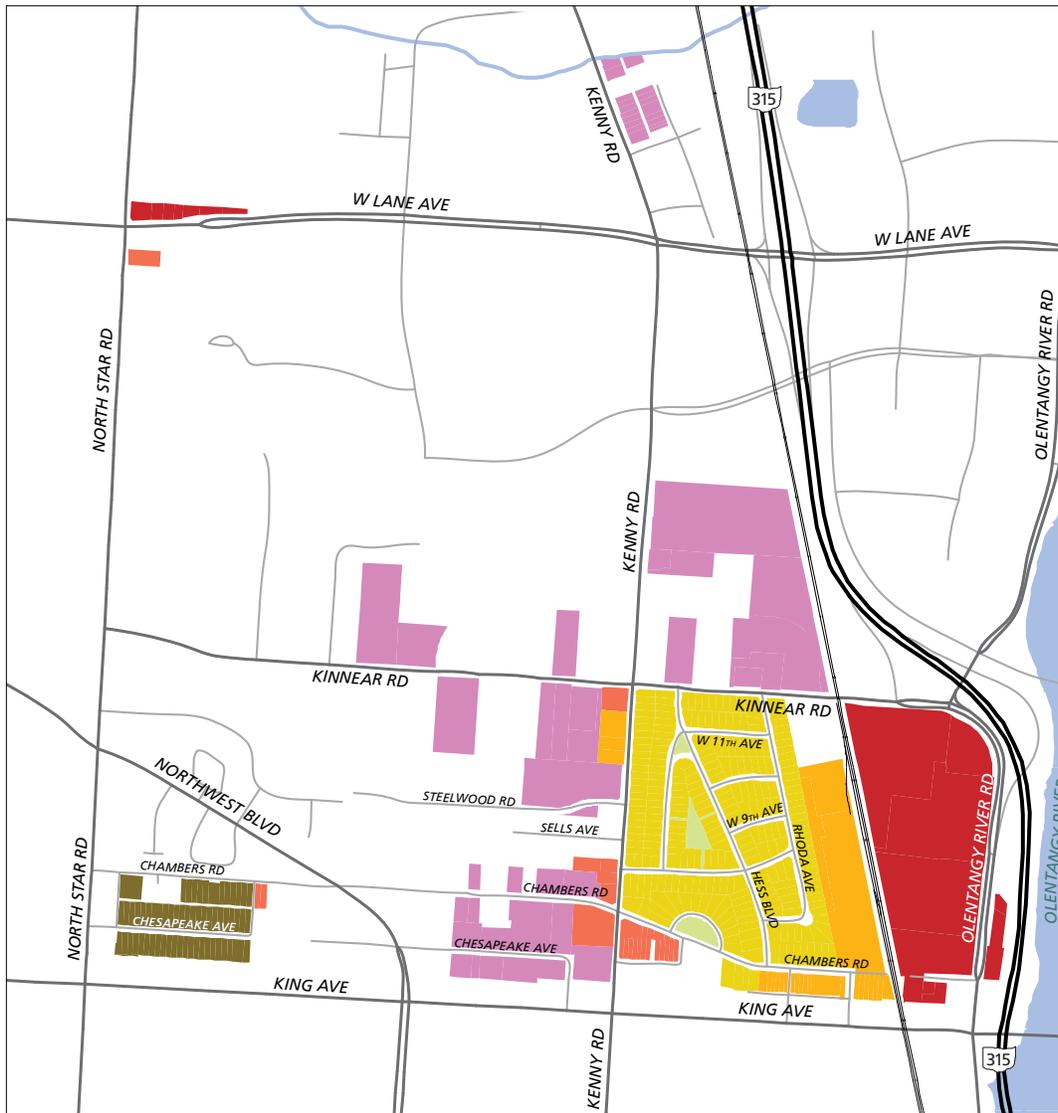
*Contains the widest variety of uses: commercial, office and residential. Buildings are encouraged to contain multiple uses.*



### Light Industrial + Office

*Primarily offices and small scale manufacturing or industry. Some limited retail allowed.*





# FUTURE LAND USE MAP

- Medium Density Residential R-8 R-12
- High Density Residential\* R-12 R-24
- Office + Residential\* R-12 R-24 SO
- Limited-Range Commercial\* R-24 SO NC
- Full-Range Commercial\* R-24 SO NC CC CS
- Light Industrial + Office\* SO NC RI LI
- Parks

**R-12** *What is this?*  
 Each land use shown here corresponds to a group of established zoning districts in the zoning code, such as R-12-a residential zoning district.

*\*See the Design Guidelines on page 61 for further descriptions of these categories*



## FUTURE LAND USE MAP (BLACK & WHITE)

- Medium Density Residential R-8 R-12
- High Density Residential\* R-12 R-24
- Office + Residential\* R-12 R-24 SO
- Limited-Range Commercial\* R-24 SO NC
- Full-Range Commercial\* R-24 SO NC CC CS
- Light Industrial + Office\* SO NC RI LI
- Parks

# DESIGN GUIDELINES

Design guidelines will ensure that developers build the community that Clinton West residents want to see.

## What are they?

Design guidelines outline how buildings should look, where they should be placed and how people should get in and out of them. They include recommendations for features such as awnings, windows and front entrances.

## Why do we need them?

Franklin County’s current zoning resolution addresses areas more suburban in character than Clinton West. Using design guidelines will encourage the construction of stores you can get to on foot and attractive multi-family buildings.

## What do they cover?

The design guidelines cover all future land use categories except medium density residential. The existing residential zoning regulations were not changed because they are appropriate for Clinton West.

## How do they work?

The next two pages include design standards for five of the land use categories shown on the Future Land Use map on page 59. These standards would supersede any conflicting standards of the corresponding zoning districts.

### How to use this section:

Land Use Category →

High Density Residential

Corresponding Zoning →  
The range of current Franklin County zoning districts that are appropriate for the area

R-12 | R-24

Includes a range of housing types such as apartments, townhouses and condominiums. Well-landscaped. No commercial uses for quieter atmosphere.

Description of Category →  
The uses and general appearance for the area

Residential Density →  
The maximum and minimum density of residential units for the area

12–24 units per acre

Example →  
What the area could look like



### Guidelines

Building Orientation

Facing primary street, building edges parallel to streets

↑  
Development Topic

↑  
Requirement(s)

### Administrative Flexibility

To ease the approval process, design guidelines should be flexible. If a developer exceeds some guidelines but cannot fully meet others, no variance should be required. Franklin County should define a specific flexibility clause when formally adopting design guidelines.

DRAFT 4/4/12 11:35

<i>Future Land Use Category</i> →	<b>High Density Residential</b>	<b>Office + Residential</b>
<i>Corresponding Zoning</i> →	<b>R-12 R-24</b>	<b>R-12 R-24 SO</b>
<i>Description of Category</i> →	Includes a range of housing types such as apartments, townhouses and condominiums. Well-landscaped. No commercial uses for a quieter atmosphere.	Mix of multi-family residential and some commercial activity. Well-landscaped. Creates transition between neighborhood and commercial areas.
<i>Residential Density</i> →	12–24 units per acre	12–24 units per acre
<i>Example</i> →		

Guidelines		
<i>Building Orientation</i>	<i>Facing primary street, building edges parallel to streets</i>	<i>Facing primary street, building edges parallel to streets</i>
<i>Building Height</i> <i>(1 story = ~12 ft)</i>	<i>2-3 stories, must have defined roofline with architectural elements</i>	<i>1-2 stories, must have defined roofline with architectural elements</i>
<i>Building Front Setback</i>	<i>10-20 ft, balconies may encroach setback 5 ft</i>	<i>0-20 ft</i>
<i>Building Side Setback</i>	<i>3 ft min, 15 ft total</i>	<i>3 ft min, 15 ft total</i>
<i>Building Width</i>	<i>60% minimum of lot width, courtyards reduce to 40%</i>	<i>60% minimum of lot width</i>
<i>Parking number and location</i>	<i>Number: 75%-100% of required min Location: side or rear lots</i>	<i>Number: 75%-100% of required min Location: side or rear lots</i>
<i>Parking appearance</i>	<i>Screening: 6 ft min, 80% opaque Garages: cannot face primary street</i>	<i>Screening: 6 ft min, 80% opaque Garages: cannot face primary street</i>
<i>Access Drives</i>	<i>No more than 1 per lot, maximum width 20 ft</i>	<i>No more than 1 per lot, maximum width 20 ft</i>
<i>Number of Materials</i>	<i>Maximum 2 for exterior walls</i>	<i>Maximum 2 for exterior walls</i>
<i>Awnings</i>	<i>Optional</i>	<i>Optional</i>
<i>Windows</i>	<i>Facing street, at least 25% of ground floor wall must be glass</i>	<i>Facing street, at least 40% of ground floor wall must be glass</i>
<i>Front Entrance</i>	<i>Facing street, pedestrian access from street, illuminated</i>	<i>Facing street, pedestrian access from street, illuminated</i>
<i>Bicycle Parking</i>	<i>1 bicycle parking space for every 2 dwelling units</i>	<i>1 bicycle parking space for every 20 vehicle spaces, maximum of 28</i>
<i>Vertical Elements</i>	<i>Required and spaced at distance less than or equal to the building height</i>	<i>Required and spaced at distance less than or equal to the building height</i>

Medium density residential guidelines are not included because there was no change from existing regulations

Limited-Range Commercial

R-24 SO NC

Mainly small businesses with second floor offices and residences. Pedestrian activity and closer buildings. Serves local resident needs.

12–24 units per acre



<i>Facing primary street, building edges parallel to streets</i>
<i>1-2 stories, 1 story must have sloped roof elements, 2 story must have defined roofline with architectural elements</i>
<i>0-10 ft, balconies may encroach setback</i>
<i>No minimum</i>
<i>80% minimum of lot width</i>
<i>Number: 75%-100% of required min Location: rear lots or on street</i>
<i>Encourage shared parking</i>
<i>No more than 1 per lot, maximum width 20 ft, encourage shared access</i>
<i>Maximum 2 for exterior walls</i>
<i>1 per entrance, 3 ft minimum width and depth, allowed in setback</i>
<i>Facing street, at least 65% of ground floor wall must be glass</i>
<i>Facing street, pedestrian access from street, illuminated</i>
<i>1 bicycle parking space for every 20 vehicle spaces, maximum of 28</i>
<i>Required and spaced at distance less than or equal to the building height</i>

Full-Range Commercial

R-24 SO NC CC CS

Contains the widest variety of uses. Buildings are taller and encouraged to contain multiple uses. Mainly attached buildings. High pedestrian activity throughout the day.

12–24 units per acre



<i>Facing primary street, building edges parallel to streets</i>
<i>20-50 ft mixed use, must have defined roofline with architectural elements, maximum difference of 12 ft between adjacent buildings</i>
<i>0-10 ft, balconies may encroach setback</i>
<i>No minimum</i>
<i>80% minimum of lot width</i>
<i>Number: 75%-100% of required min Location: rear lots or on street</i>
<i>Encourage shared parking</i>
<i>No more than 1 per lot, maximum width 25 ft, encourage shared access</i>
<i>Maximum 2 for exterior walls</i>
<i>1 per entrance, 3 ft minimum width and depth, allowed in setback</i>
<i>Facing street, at least 65% of ground floor wall must be glass</i>
<i>Facing street, pedestrian access from street, illuminated</i>
<i>1 bicycle parking space for every 20 vehicle spaces, maximum of 50</i>
<i>Required and spaced at distance less than or equal to the building height</i>

Industrial + Office

SO NC RI LI

Primarily buildings of employment and limited retail. Creates small scale manufacturing and industry. Buildings are close to the street with pedestrian access.

No density requirements



<i>Facing primary street, building edges parallel to streets</i>
<i>12-40 ft, must have defined roofline with architectural elements, maximum difference of 12 ft between adjacent buildings</i>
<i>0-20 ft</i>
<i>3 ft min, 15 ft total</i>
<i>60% minimum of lot width</i>
<i>Number: 75%-100% of required min Location: side or rear lots</i>
<i>Screening: 6 ft min, 80% opaque Garages: cannot face primary street</i>
<i>No more than 1 per lot, maximum width 30 ft, encourage shared access</i>
<i>Maximum 2 for exterior walls</i>
<i>Optional</i>
<i>Facing street, at least 40% of ground floor wall must be glass</i>
<i>Facing street, pedestrian access from street, illuminated</i>
<i>1 bicycle parking space for every 20 vehicle spaces, maximum of 28</i>
<i>Required and spaced at distance less than or equal to the building height</i>

BLANK PAGE



# PROTECTING COMMUNITY

## VISION FOR COMMUNITY INTERACTION

Healthy and accessible developments that protect the natural environment

A well-maintained parks system that meets residents' needs

A community identity that builds neighborhood pride and encourages community interaction

Streamlined government services across multiple jurisdictions

### Achieve this by:

- Using universal design standards to construct accessible, environmentally friendly buildings
- Building gateway signs to inform visitors and residents when they are entering the community
- Redesigning Chambers Circle Park to encourage community interaction and physical activity

### How to use this section:

The visions outlined above are divided into achievable goals and individual action steps to accomplish those goals. The following pages give detailed descriptions of these goals and actions.

*Goals* Broad objectives that achieve the community's vision →

*Actions* Individual action items that will help accomplish each goal →

*Description of Actions* Explains the action, including how it should be accomplished and who should do it →



**Goal A**  
**Maintain residential character of existing neighborhoods**

**Action 1**  
**Follow the Future Land Use map**

The Future Land Use map shows the types of land uses the community wants to see in the...

DRAFT 4/4/12 11:35

Gateway signs create welcoming entrances into neighborhoods



**Goal A**

**Nurture a sense of place in existing neighborhoods**

Gateway signs and decorative streetlights give areas a common visual identity which builds pride and ownership within neighborhoods.

**Action 1**

**Install gateway signage at priority locations**

Consistent gateway signs create a visual identity and tell residents and visitors when they enter a community. Clinton Township should partner

with the Franklin County Engineer’s Office partner to install gateway signs.

Important entrances to the community include the following intersections:

- Kenny Road and Kinnear Road
- Kenny Road and Concord Avenue
- Olentangy River Road and Kinnear Road
- Olentangy River Road and Chambers Road

See below for more information on Community Identity.

**Action 2**

**Install consistent streetlights in priority areas**

Streetlights can improve public safety and contribute to a community’s visual identity. Clinton Township should partner with the Franklin County Engineer’s Office and utility providers to install streetlights in high density residential areas and on major corridors such as Kinnear

**COMMUNITY IDENTITY**

Consistent visual clues help residents and visitors identify an area. Gateway signs and street lights are two ways to build that sense of community.

Gateway signs welcome people to the township and foster pride among residents. The gateway logo can be used at major entrances and

attached to neighborhood lamp posts or existing signs.

Additionally, consistent, decorative street lights will contribute to a community-wide identity and improve pedestrian safety. Street lights should be included along major roads during any reconstruction.

All images: Neighborhood Design Center



Option 1: proposed gateway signage



Option 2: proposed gateway signage



Proposed street light design for use on major streets

and Kenny Roads. Streetlights should have an attractive, consistent design.

Since streetlights impose both up-front and long term costs, residents and township officials should agree on a funding plan prior to installing new streetlights.

See page 66 for more information on Community Identity.

### Action 3

#### **Designate a standard lamp post for neighborhood cohesiveness**

Designating a standard lamp post for the neighborhood will allow residents who want increased lighting to purchase a standard fixture. This will establish a cohesive feel for the neighborhood, limit township costs and provide better pedestrian safety at night.

Clinton Township and the University View Civic Association should provide materials on a standard lamp post to interested residents.

### Action 4

#### **Attract new residents into the University View Civic Association**

An active neighborhood association can help voice community concerns and plan neighborhood events. As new residents move into the neighborhood, the University View Civic Association should work to encourage their participation in the association. This will ensure it continues to be a positive neighborhood force.



## Goal B

### **Improve and maintain township parks and public spaces**

Parks and recreational facilities are assets to a community because they provide outdoor space,

opportunities for physical activities and areas for community interaction.

### Action 5

#### **Reimagine 999 Chambers Road as a community center**

A community center is a place for neighborhood gatherings, public meetings and community events. While Upper Arlington currently uses 999 Chambers Road for fire equipment storage, the building should become an active community center in the future.

The University View neighborhood already has a community association which holds many warm-weather events. An indoor community space can encourage more winter events or can be an area for businesses in the proposed Kenny and Chambers development to coordinate business strategies.

When Upper Arlington's lease expires, Clinton Township should evaluate their options for using the space as a community center and determine possible funding sources for any necessary construction.

See page 68 for more information on 999 Chambers Road.

### Action 6

#### **Redesign the Chambers Circle Park**

Chambers Circle Park has the potential to become a space for community festivals, walking trails and community gardens. During the planning process, residents outlined their vision for the park space.

The University View Civic Association should work with the Franklin County Economic Development and Planning Department and Clinton Township to secure funding for enhancements.

See page 69 for more information on Chambers Circle Park.

*Parks are community assets, providing recreational opportunities for residents*

# 999 CHAMBERS ROAD

999 Chambers Road has the opportunity to become a community center for the University View neighborhood and all of Clinton West. By making minor changes to the building and landscaping, the former Clinton Township Firehouse could become a dedicated space for community events and public meetings.

Below are some key features residents would like to see.

**Interior changes:**

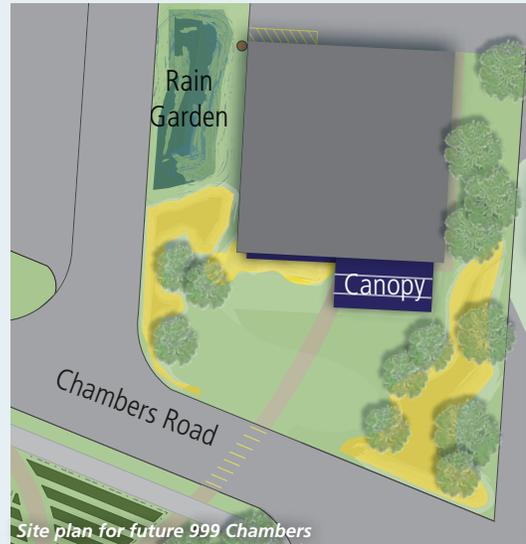
- No major changes to building layout
- Fresh paint and basic upgrades to make the building attractive and usable

**Building exterior:**

- New, attractive facade
- Better building signage that speaks to the building’s history as a firehouse
- Large windows replacing the firehouse garage doors

**Landscaping:**

- Largely grass landscaping
- Some brick or paved areas for outdoor seating
- Bicycle parking
- Connection to Chambers Circle Park



Site plan for future 999 Chambers



Option 1: 999 Chambers



Option 2: 999 Chambers



999 Chambers

# CHAMBERS CIRCLE PARK

During the planning process, residents of Clinton West saw Chambers Circle Park as an opportunity for an upgraded park. Residents wanted a park that could be built and maintained easily.

Below are some key features residents would like to see.

**Minor changes:**

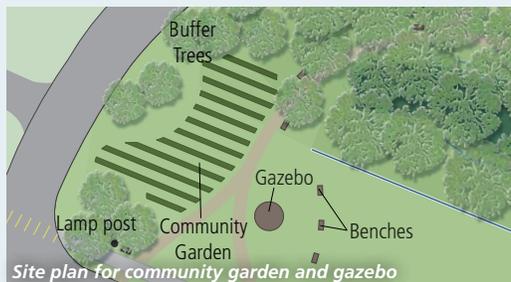
- An 1/8 mile walking path through the park
- Benches throughout the park
- Increased trees along Chambers Road and Chambers Circle
- An expanded rain garden
- Lamp posts at park entrances

**Major changes:**

- Community garden space
- A gazebo for community events
- Stepped seating along expanded rain garden
- A water feature that would cascade into the rain garden



*Proposed water feature*



*Site plan for community garden and gazebo*



*Stepped seating looking at rain garden*



*Chambers Circle Park before*



*Chambers Circle Park after*

**Action 7**  
**Construct a comprehensive rain garden system to reduce stormwater runoff**

Stormwater runoff in Clinton West drains directly to the Olentangy River. During heavy rains, large amounts of water carry pollution into our waterways, harming streams.

Using the Ohio Department of Development’s Alternative Stormwater Infrastructure Loan program, Clinton Township can incorporate innovative stormwater management techniques when rebuilding streets.

**Action 8**  
**Establish a community space at Lennox Town Center**

Lennox Town Center could include space for community gatherings such as farmers markets. Community activities would be beneficial to nearby residents while bringing potential shoppers to the complex.

The Franklin County Economic Development and Planning Department should work with the Lennox Town Center owners and the University View Civic Association to host events.

**Action 9**  
**Work with park owners to maintain the Chesapeake Avenue park**

The privately-owned park on Chesapeake Avenue has maintenance issues including high grass and litter. Clinton Township should engage the park owners to find ways of improving and maintaining the park and community center.

**Action 10**  
**Continue to update and improve existing parks**

Clinton West contains three township-owned parks and one privately-owned park. For those parks currently in good condition, Clinton Township should work with residents to maintain them. Should major maintenance be needed, Clinton Township should work with residents and the University View Civic Association to find ways of funding improvements.

**Action 11**  
**Continue to provide programs in the parks**

The University View Civic Association currently holds events at the University View Playground. Events such as picnics and festivals bring residents together to build a sense of community. Clinton Township and the University View Civic Association should continue to provide events for residents.



**Goal C**  
**Provide better services to residents by establishing partnerships with surrounding jurisdictions**

Cooperation between Clinton Township and nearby municipalities can help deliver better government services. This can stimulate growth in all jurisdictions.

**Action 12**  
**Coordinate improvement efforts with surrounding jurisdictions**

Clinton West touches two other jurisdictions: the cities of Upper Arlington and Columbus. It also shares a border with the Ohio State University—a major landowner and developer. These overlapping jurisdictions can make infrastructure improvements difficult.

Clinton Township should work closely with other jurisdictions when planning any projects. By notifying others early on, the Township can coordinate efforts and reduce costs.

**Action 13**  
**Pursue a Joint Economic Development Zone with a surrounding jurisdiction**

A Joint Economic Development Zone is an agreement between a municipality and a

*Partnerships with surrounding jurisdictions can improve government services and reduce costs*

township that provides benefits to both parties. Through the agreement, both municipalities and townships can increase their income taxes.

Clinton Township should work with nearby jurisdictions to establish a JEDZ for Clinton West.

#### Action 14

##### Work with the city of Columbus to limit annexation of Clinton Township

When seeking to develop a site, property owners sometimes require water and sewer services. These owners often request to annex to meet their needs.

Clinton Township should work with the city of Columbus to express the community's desires

to limit annexation while allowing development to occur. An annexation agreement is one way to allow service extensions while maintaining township boundaries. Clinton Township should work with the city of Columbus to build a mutually beneficial agreement.

#### Action 15

##### Work with the city of Columbus to improve the apartment buildings across from Chambers Circle Park

Apartment buildings, such as the ones facing Chambers Circle Park, can contribute to neighborhood character through good design and landscaping. Clinton Township should encourage enhancements to The Chambers apartment buildings by working with the city of Columbus

## AWARE STANDARDS FOR SUSTAINABLE, ACCESSIBLE LIVING

The *AWARE* Manual (Accessible, Water conservation, Air quality, Resource conscious, Energy efficient) provides building standards and contractor requirements for residential projects receiving federal funds through the city of Columbus and Franklin County.

Homes built to *AWARE* standards help people live better and stay in their homes as they grow older. The standards use environmentally-sustainable materials, keep indoor air clean and healthy, and make it easy to get around.

Standards apply to both new construction and housing rehabilitation. Below are examples of what the *AWARE* standards require.

#### Accessible standards:

- No-step entries for easy access
- One bedroom and full-bath on the first floor, to avoid climbing stairs
- Lever-style handles to easily open doors
- Switches, phone jacks and thermostats within reach
- Low-step showers to prevent falls

#### Sustainable standards:

- Energy-star rated appliances and fixtures
- Low/no use of volatile organic compounds, avoiding harmful fumes
- Recycled building materials
- High-efficiency air conditioning

Following *AWARE* standards makes homes friendlier to people of all ages and abilities. This supports strong communities and benefits property values.

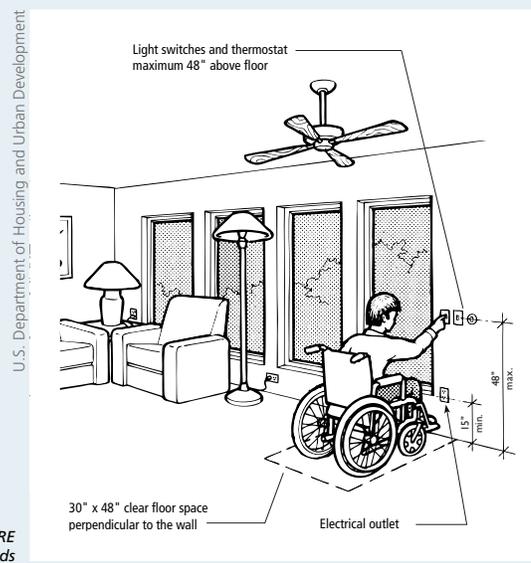


Illustration of selected *AWARE* accessibility standards

and the property owner. Possibilities include better lighting, walkways and architectural detailing.



No-step entrances make it easier for people to enter buildings

**Goal D**  
**Ensure the community has accessible, environmentally friendly developments**

A community with accessible, energy efficient and healthy development is an attractive place to live and maintains a high quality of life for everyone.

**Action 16**  
**Require conformance with AWARE sustainability and universal design standards for projects receiving public funds**

*AWARE* standards create sustainable, accessible homes that help maintain property values and keep neighborhoods strong. Franklin County developed the *AWARE* manual to standardize requirements for building and rehabilitating homes that are energy-efficient and physically accessible.

New or rehabilitated homes receiving public funds must follow *AWARE* standards. Privately-funded projects are encouraged to use the standards as guidelines.

See page 71 for more information on AWARE Standards for Sustainable, Accessible Living.

**Action 17**  
**Support the use of universal design standards in new construction and rehabilitation of residential units**

Houses built with universal design features help people stay in their homes regardless of age or physical ability. Basic features such as zero-step entrances, wide doorways and a

wheelchair-accessible bathroom on the first floor help make homes accessible for all.

Franklin County will provide information to builders on these standards when applying for a building permit.

**Action 18**  
**Provide information regarding energy efficiency programs**

Reducing household energy consumption is environmentally friendly and reduces utility costs. Utility companies and public agencies offer a variety of financial incentives to retrofit buildings and purchase energy-efficient appliances, equipment and lighting.

The Home Weatherization Assistance Program replaces electric appliances, light fixtures, furnaces, water heaters, and gas cooking stoves which in turn reduces energy consumption and utility costs. The program is administered by the Mid-Ohio Regional Planning Commission. Services are free to income-eligible residents.

Franklin County, Clinton Township and the Mid-Ohio Regional Planning Commission should provide information on these energy efficiency programs to homeowners.

**Action 19**  
**Promote the use of stormwater best management practices**

Stormwater best management practices such as rain gardens, bioswales and pervious surfaces control stormwater runoff and stabilize soil. This reduces pollution that runs off hard surfaces such as rooftops, driveways and parking lots.

Franklin County’s Stormwater Drainage Manual provides information on stormwater policies and design practices. The Franklin County Economic Development and Planning Department and Clinton Township should work with environmental partners and the Franklin County Drainage Engineer to promote the use of stormwater best management practices.



# TRAVELING SAFELY

## VISION FOR GETTING AROUND

- A well-maintained road system with appropriate traffic and parking controls for safety
- A bicycle network that provides connections to nearby trails and destinations
- An accessible transit network with attractive stops and sufficient routes at reasonable frequencies
- A well-maintained pedestrian network that safely connects residents to jobs, transit and shopping

### Achieve this by

- Building better pedestrian connections between the University View neighborhood, Lennox Town Center and the Ohio State University
- Installing bicycle infrastructure with new development
- Adding benches, trash cans and shelters to existing bus stops
- Adopting regulations to prevent parking on lawns

### How to use this section:

The visions outlined above are divided into achievable goals and individual action steps to accomplish those goals. The following pages give detailed descriptions of these goals and actions.



*Goals* Broad objectives that achieve the community's vision →

*Actions* Individual action items that will help accomplish each goal →

*Description of Actions* Explains the action, including how it should be accomplished and who should do it →

**Goal A**  
**Maintain residential character of existing neighborhoods**

**Action 1**  
**Follow the Future Land Use map**

The Future Land Use map shows the types of land uses the community wants to see in the...

*Sidewalks allow residents to travel safely to nearby destinations*



**Goal A**

**Create and maintain a complete network for pedestrians**

Walking has environmental, social and health benefits. A complete network for pedestrians helps people reach destinations safely on foot.

**Action 1**

**Build pedestrian connections to Lennox Town Center**

Residents cannot easily walk to Lennox Town Center because the railroad and lack of sidewalks make the route unsafe. The Franklin County Economic Development and Planning Department should work with local jurisdictions, property owners and transportation agencies to build better connections between the neighborhood and Lennox Town Center.

Improvements should include sidewalks on Kinnear Road and a possible pedestrian connection over or under the railroad tracks at Chambers Road. Further connections could include a bridge to the Ohio State University and surrounding neighborhoods. These improvements will better connect residents, encourage healthy living and reduce the need for car trips.

**Action 2**

**Install new sidewalks and improve crosswalks in targeted areas according to the Sidewalk Priorities map**

Sidewalks are essential to public safety and beneficial to neighborhood stability. They encourage people to walk, promoting public health while reducing the number of required car trips. Sidewalks connect people to jobs, shopping and other destinations.

Clinton Township, in collaboration with the Franklin County Engineer’s Office and the Ohio

Department of Transportation, should plan for sidewalk installation according to the Sidewalk Priorities map. Road improvements should include sidewalk installation, and sidewalks should be at least 5 feet wide.

For more information, see the Sidewalk Priorities map on page 79.

**Action 3**

**Maintain and improve existing sidewalks**

Sidewalks in disrepair are unattractive and dangerous to pedestrians. They require maintenance to ensure safety and continued use. Clinton Township should work with residents and the Franklin County Engineer’s office to maintain sidewalks in Clinton West. One option is to create a fund for sidewalk repairs by setting aside a small, but consistent portion of annual road funding.

**Action 4**

**Install sidewalks with new development**

New office, commercial, industrial, and multi-unit residential developments seeking rezonings or variances must install sidewalks. This creates a network which pedestrians can navigate safely.

**Action 5**

**Use pedestrian-friendly design for major intersections**

Pedestrians and automobiles primarily come into contact at intersections. Features such as crosswalks, warning signs and overhead street lights make intersections safer, decreasing accidents and encouraging more people to walk.

Pedestrian improvements should focus on priority intersections including:

- Kenny Road and Kinnear Road
- Kenny Road and Chambers Road
- Olentangy River Road and Kinnear Road
- Olentangy River Road and Chambers Road

**Action 6****Use pedestrian-friendly design within shopping centers and along commercial corridors**

In large shopping centers with high automobile traffic, defining walkways for pedestrians can prevent accidents. In turn, better pedestrian friendliness can increase pedestrian travel. Any redevelopment of existing shopping centers should include both pedestrian connections from the street to the shops and connections within the parking lot once people leave their cars. Improved landscaping should accompany these connections.

**Goal B****Create a complete bicycle network for recreation and transportation**

Bicycling has environmental, social and health benefits. A complete network allows bicyclists to travel safely to destinations.

**Action 7****Use the Bikeways map to guide development of an area-wide bicycle network**

Bikeways connect people, encourage healthy activity and reduce pollution. Connecting new paths with existing bikeways expands the network of trails for the entire community.

The Bikeways map is a compilation of area and regional bikeways plans and specific recommendations for Clinton Township, Franklin County and Clinton Township should consult the Bikeways map when expanding bicycle facilities or reviewing development proposals. This ensures the creation of a well-connected bikeway system.

For more information, see the Bikeways map on page 81.

**Action 8****Require bicycle parking for new development**

Adequate bicycle parking encourages bicycling as a healthier, more environmentally friendly way of getting to and from local destinations. New commercial and industrial development should include parking for bicycles.

The Franklin County Economic Development and Planning Department should update its zoning code to require the construction of bicycle parking with new development or with properties seeking rezonings or variances.

**Action 9****Encourage the installation of bicycle parking on public and private property**

Convenient bicycle parking near destinations encourages bicycling. Existing, non-residential property owners should provide one bicycle space for every 20 parking spaces. Clinton Township and Franklin County Economic Development and Planning should provide information to business owners about the potential health and economic benefits of bicycling.

*Better signage creates a safe environment for bicyclists and motorists*

**Action 10****Encourage a bike sharing station at Lennox Town Center**

A bike sharing program consists of multiple bicycle rental stations, allowing people to easily get where they need to go and then return the bike to another station. The program helps connect people over short distances even when people do not own a bike.

If a bike sharing network is established in Central Ohio, Lennox Town Center should have a station. The large shopping center will attract riders and boost business profits.

DRAFT 4/4/12 11:35

*Reliable, frequent bus service can provide an easy way to reach nearby destinations*



**Goal C**

**Support a transit network that offers sufficient destinations and frequent service**

Transit complements other modes of transportation and provides options to those who do not drive.

**Action 11**

**Improve pedestrian infrastructure near bus stops**

A safe path to the bus stop helps people use transit. Clinton Township, the Franklin County Engineer’s Office, and the Central Ohio Transit Authority should partner to install sidewalks and pedestrian infrastructure to encourage more travel by transit. Grant programs, such as the New Freedom Program, already exist to fund pedestrian infrastructure to bus stops.

**Action 12**

**Improve existing bus stops**

The Central Ohio Transit Authority provides shelters at bus stops to protect transit users from weather and provide a place to sit. Bus shelters encourage more people to use transit. In areas without shelters, installing trash cans, recycling bins, benches and schedule displays can decrease litter and increase convenience for transit users.

The Franklin County Economic Development and Planning Department and Clinton Township should work with COTA to install bus shelters and other amenities at existing bus stops.

*Ordered, on-street parking slows down neighborhood traffic*

**Action 13**

**Improve the frequency of local routes passing through the planning area**

Buses can be an attractive alternative to driving, if they come often and at reasonable times. Clinton Township should work with COTA to improve the frequency of buses passing through the planning area, especially local routes No. 3 and No. 5. These improvements will make getting around easier for all residents.



**Goal D**

**Maintain a safe, well-connected automobile network**

The road network is the primary means of transportation within the planning area. The community’s easy access and proximity to freeways and major roads is an asset.

**Action 14**

**Adopt standards to stop parking on lawns**

Parking cars on lawns clutters a neighborhood and makes pedestrian travel unsafe. When cars do not use defined entrances and exits for a property, there are more points of contact between cars and pedestrians. The Franklin County Economic Development and Planning Department should update the Franklin County Zoning Resolution to restrict parking vehicles on lawns and work with the Clinton Township police to enforce the new code.

**Action 15**

**Evaluate the need for permit parking**

Permit parking would require residents of the University View neighborhood to obtain or purchase a parking permit for each of their vehicles. If lawn parking restrictions lead to further parking problems in the University View

neighborhood, Clinton Township should require permit parking on neighborhood streets and limit the number of permits a single household can obtain.

Each household could receive a set number of parking permits for free. Alternatively, a small fee could be charged to fund the improvement of parking on neighborhood streets.

#### Action 16

##### **Adopt a complete streets policy**

Complete streets are designed for all users including pedestrians, bicyclists, transit users and motorists. A network of complete streets is safer, more livable and welcoming to everyone. By adopting a complete streets policy, Franklin County could ensure that future road projects are designed and constructed with all users in mind.

#### Action 17

##### **Complete a Clinton West Road Improvement Plan**

A Road Improvement Plan would examine Clinton West streets and propose future improvements. This type of plan would give the public input on future road improvements. Possibilities could include improved on-street parking, placement of any new sidewalks and future street widenings.

#### Action 18

##### **Install traffic calming devices in the University View neighborhood**

Traffic calming devices reduce vehicle speeds. They can also be visual amenities that beautify neighborhoods by incorporating landscaping elements in their design. Some examples of traffic calming methods include planted medians, speed tables, raised intersections or even simple stop signs.

## TRAFFIC CALMING

Traffic calming includes simple changes to retrofit a road and encourage drivers to slow down. They help create safe neighborhoods by reducing speeds and encouraging walking.

Examples of appropriate traffic calming methods include:

- Stop signs
- Narrowing streets
- Raised intersections
- Speed tables
- Planted medians

Traffic calming methods in the University View neighborhood could limit speeding, reduce noise and create a safer community.



*Speed tables*



*Planted medians*



*Raised intersections*

*Types of traffic calming devices*

Clinton Township should work to install and maintain traffic calming devices, with the exception of speed bumps, in the following high speeding neighborhood streets:

- Hess Boulevard
- Chambers Road
- Rhoda Avenue
- Sells Avenue

See page 77 for more information on Traffic Calming.

#### Action 19

##### **Lower the speed limit on Kinnear Road to 25 mph**

Kinnear Road connects the University View neighborhood with neighborhoods in Upper Arlington, and many residents walk along the road to Lennox Town Center, to jobs along Kinnear Road, or to the Ohio State University. The speed limit on Kinnear Road should be lowered to 25 mph to maintain pedestrian safety.

Clinton Township and the Franklin County Economic Development and Planning Department should work with the city of Columbus to lower the speed limit on Kinnear Road.

#### Action 20

##### **Convert Kinnear Road to a one-way street on OSU football game days**

Kinnear Road is a main exit route for OSU football fans. Often, drivers use the University View neighborhood as a cut through, endangering pedestrians on neighborhood streets. Clinton Township should work with the city of Columbus, the city of Upper Arlington and the Ohio State University to temporarily convert Kinnear Road to a one-way street after games. Improved traffic flow will decrease the number of vehicles cutting through the neighborhood.



**Sidewalk installation priorities**

- Primary priority
- Secondary priority

# SIDEWALK PRIORITIES MAP

*What it is:* This map shows areas where the community would like new sidewalks. Residents want sidewalks built in primary priority locations before secondary priority.

*Why we need it:* Realizing that sidewalks cost money and funds are limited, the sidewalk map prioritizes sidewalk installation by primary and secondary priorities.

## TYPES OF PROPOSED BIKEWAYS

### Bikeways map

*What it is:* The bikeways map shows locations of existing and proposed bikeways. The proposals support a bikeway network for transportation and recreation.

*Why we need it:* Since bikeways allow people to cover wide distances, communities plan for bikeways on a regional basis. This ensures we connect destinations for people living in the planning area and throughout central Ohio.



A path for bicycles and pedestrians, separate from a road. Generally 10 to 14 feet wide.



On-street striped lane for bicycles, 4 to 6 feet wide, usually next to the outermost travel lanes.



A paved area beyond outside travel lanes, 4 feet wide. Common on narrow rural roads.



Standard road with a combination of traffic calming, signage and “sharrows” (shown at right), or a high-volume road with 14-foot or wider outside lanes.

In addition to Clinton West Neighborhood Plan bikeways recommendations, the map contains information from the Columbus Bicentennial Bikeways Plan and MORPC Regional Bikeways Plan.



- Bikeways**  
 (dashed lines are proposed)
- Shared use path
  - - - Bicycle lane
  - - - Signed shared roadway
  - Paved shoulder

**BIKEWAYS MAP**

BLANK PAGE

## SECTION 5

**IMPLEMENTATION**

How will the actions outlined in the previous section be accomplished? The implementation 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. 85

Here, we identify the organizations best suited to carry out action recommendations. The tables are an easy way to see the main parties involved in the actions. Other organizations not listed may be able to help complete the actions.

**New Development Checklist**, p. 93

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 Clinton West Neighborhood Plan.

## COMMUNITY PLAN SUCCESS

Successful implementation of the Clinton West Neighborhood 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 Clinton Township offices as community facilities and infrastructure investments are made

### Communication

Clear lines of communication between Franklin County, Clinton 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 Clinton 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 Clinton West Neighborhood Plan will guide development for the next 10 to 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 Clinton West Neighborhood Plan may be completed as necessary.

### Request to Surrounding Jurisdictions

This plan is a collection of residents’ recommendations for the future of Clinton Township. Should parts of the planning area be annexed, residents request that recommendations of this plan be followed. Please follow this request until your community has completed a public planning process for the annexed area.



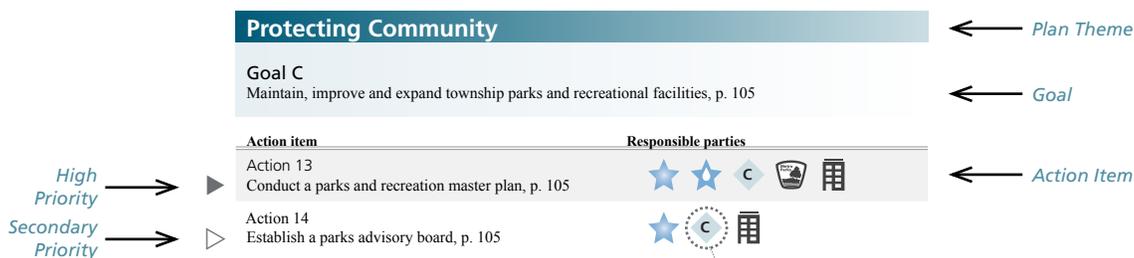
# IMPLEMENTATION TABLES

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 left of each action, we label the community’s priority for its completion. 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	Ⓒ Clinton Township	🏠 Private property owners
★ Franklin County Soil and Water	🚗 Ohio Department of Transportation	
	🌳 Metro Parks	

## Guiding Growth

### Goal A Maintain residential character of existing neighborhoods, p. 50

Action item	Responsible parties
Action 1 Follow the Future Land Use map, p. 50	
Action 2 Adopt design standards to make new homes compatible with existing homes, p. 50	  
Action 3 Promote the University View neighborhood to increase the homeownership rate, p. 50	   

### Goal B Maintain quality neighborhoods by improving the housing stock, p. 50

Action item	Responsible parties
Action 4 Facilitate home rehabilitation, p. 50	   
Action 5 Improve the appearance of rental homes, p. 51	  
Action 6 Adopt and enforce a property maintenance code, p. 51	  
Action 7 Direct financial assistance programs to help low-income families perform home maintenance and resolve code violations, p. 51	  
Action 8 Consider a rental housing inspection pilot program, p. 52	   

### Goal C Encourage attractive and economically sustainable, mixed-use development, p. 52

Action item	Responsible parties
Action 9 Encourage denser, mixed-use development at Lennox Town Center, p. 52	  
Action 10 Encourage a neighborhood commercial center at Kenny and Chambers Roads, p. 52	  
Action 11 Require mixed-use developments seeking rezoning or variances to comply with design guidelines, p. 52	

- ▶ **Action 12**  
Adopt overlays to require all mixed-use developments to comply with design guidelines, p. 53    
- ▶ **Action 13**  
Support small business development, p. 53    

**Goal D**  
Encourage attractive, economically sustainable and environmentally friendly industrial development, p. 53

Action item	Responsible parties
▶ <b>Action 14</b> Partner with TechColumbus to grow technology-based industries, p. 53	  
▶ <b>Action 15</b> Attract and retain economically sustainable and environmentally friendly light industrial development, p. 53	   
▶ <b>Action 16</b> Use environmentally friendly practices when building or upgrading industrial facilities on page 54	  
<b>Action 17</b> Require industries seeking rezoning or variances to comply with design guidelines on page 54	
▶ <b>Action 18</b> Adopt overlays to require all industrial developments to comply with design guidelines on page 54	   

**Key to symbols**

Franklin County	Other government	Non-profit sector	Private sector
 Economic Development & Planning	 Clinton Township	 Building Industry Association of Central Ohio	 Private property owners
 Public Health	 Ohio Department of Transportation	 Housing Non-Profits	
 Treasurer	 Ohio Department of Development	 Economic and Community Development Institute	
 Auditor	 Mid-Ohio Regional Planning Commission	 University View Civic Association	
	 Ohio Environmental Protection Agency		

## Protecting Community

### Goal A

Nurture a sense of place in existing neighborhoods, p. 66

Action item	Responsible parties
▶ <b>Action 1</b> Install gateway signage at priority locations, p. 66	   
<b>Action 2</b> Install consistent streetlights in priority areas, p. 66	   
<b>Action 3</b> Designate a standard lamp post for neighborhood cohesiveness, p. 67	  
▷ <b>Action 4</b> Attract new residents into the University View Civic Association, p. 67	

### Goal B

Improve and maintain township parks and public spaces, p. 67

Action item	Responsible parties
▶ <b>Action 5</b> Reimagine 999 Chambers Road as a community center, p. 67	  
▶ <b>Action 6</b> Redesign the Chambers Circle Park, p. 67	  
▶ <b>Action 7</b> Construct a comprehensive rain garden system to reduce stormwater runoff, p. 70	    
▷ <b>Action 8</b> Establish a community space at Lennox Town Center, p. 70	  
▷ <b>Action 9</b> Work with park owners to maintain the Chesapeake Avenue park, p. 70	 
<b>Action 10</b> Continue to update and improve existing parks, p. 70	 
<b>Action 11</b> Continue to provide programs in the parks, p. 70	 

### Goal C

Provide better services to residents by establishing partnerships with surrounding jurisdictions, p. 70

Action item	Responsible parties
<b>Action 12</b> Coordinate improvement efforts with surrounding jurisdictions, p. 70	   

- ▶ **Action 13**  
Pursue a Joint Economic Development Zone with a surrounding jurisdiction, p. 70
- ▶ **Action 14**  
Work with the city of Columbus to limit annexation of Clinton Township, p. 71
- Action 15**  
Work with the city of Columbus to improve the apartment buildings across from Chambers Circle Park, p. 71

**Goal D**

Ensure the community has accessible, environmentally friendly developments, p. 72

Action item	Responsible parties
<b>Action 16</b> Require conformance with AWARE sustainability and universal design standards for projects receiving public funds, p. 72	C  BIA
<b>Action 17</b> Support the use of universal design standards in new construction and rehabilitation of residential units, p. 72	C  BIA
▷ <b>Action 18</b> Provide information regarding energy efficiency programs, p. 72	C morpc
▷ <b>Action 19</b> Promote the use of stormwater best management practices, p. 72	EPA

**Key to symbols**

Franklin County	Other government	Non-profit sector	Private sector
Economic Development & Planning	Clinton Township	Building Industry Association of Central Ohio	Private property owners
Engineer's Office	Ohio Department of Transportation	Housing Non-profits	
Soil and Water Conservation District	Metroparks	University View Civic Association	
	Mid-Ohio Regional Planning Commission	The Ohio State University	
	Ohio Department of Development		
	Ohio Environmental Protection Agency		
	City of Columbus		
	City of Upper Arlington		

## Traveling Safely

### Goal A

Create and maintain a complete network for pedestrians, p. 74

Action item	Responsible parties
Action 1 Build pedestrian connections to Lennox Town Center, p. 74	
Action 2 Install new sidewalks and improve crosswalks in targeted areas according to the Sidewalk Priorities map, p. 74	
Action 3 Maintain and improve existing sidewalks, p. 74	
Action 4 Install sidewalks to encourage walking and improve pedestrian connectivity, p. 74	
Action 5 Use pedestrian-friendly design for major intersections, p. 74	
Action 6 Use pedestrian-friendly design within shopping centers and along commercial corridors, p. 75	

### Goal B

Create a complete bicycle network for recreation and transportation, p. 75

Action item	Responsible parties
Action 7 Use the Bikeways map to guide development of an area-wide bicycle network, p. 75	
Action 8 Require bicycle parking for new development, p. 75	
Action 9 Encourage the installation of bicycle parking on public and private property, p. 75	
Action 10 Encourage a bike sharing station at Lennox Town Center, p. 75	

### Goal C

Support a transit network that offers sufficient destinations and frequent service, p. 76

Action item	Responsible parties
Action 11 Improve pedestrian infrastructure near bus stops, p. 76	

▷	<p><b>Action 12</b> Improve existing bus stops, p. 76</p>	  
▷	<p><b>Action 13</b> Improve the frequency of local routes passing through the planning area, p. 76</p>	  
<p><b>Goal D</b> Maintain a safe, well-connected automobile network, p. 76</p>		
Action item	Responsible parties	
▶	<p><b>Action 14</b> Adopt standards to stop parking on lawns, p. 76</p>	  
▷	<p><b>Action 15</b> Evaluate the need for permit parking, p. 76</p>	
▷	<p><b>Action 16</b> Adopt a complete streets policy, p. 77</p>	  
▶	<p><b>Action 17</b> Complete a Clinton West Road Improvement Plan, p. 77</p>	 
▷	<p><b>Action 18</b> Install traffic calming devices in the University View neighborhood, p. 77</p>	 
▷	<p><b>Action 19</b> Lower the speed limit on Kinnear Road to 25 mph, p. 78</p>	    
▷	<p><b>Action 20</b> Convert Kinnear Road to a one-way street on OSU football game days, p. 78</p>	    

### Key to symbols

Franklin County	Other government	Non-profit sector	Private sector
 Economic Development & Planning  Engineer's Office	 Clinton Township  Ohio Department of Transportation  Metroparks  Central Ohio Transit Authority  Mid-Ohio Regional Planning Commission  City of Columbus  City of Upper Arlington	 Bicycle Advocacy Groups  The Ohio State University	 Private property owners  CSX Transportation

BLANK PAGE

# NEW DEVELOPMENT CHECKLIST

## CLINTON WEST NEIGHBORHOOD 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 Clinton West Neighborhood Plan.

### DIRECTIONS

1. Fill out the first section for all new developments
2. Fill out the commercial development section if applicable
3. Fill out the Project Information box and return this checklist 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"/>	
Uses stormwater best management practices	<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
Conforms to neighborhood character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Building addresses the street	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Building is one to two stories	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Entrance faces the street	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Garages are set back or behind the home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

NEW COMMERCIAL DEVELOPMENT:				
	Yes	No	n/a	Notes
Conforms with design guidelines	<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"/>	
Includes attractive façades and signage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Includes pedestrian amenities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Conforms to site design concepts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

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

# ACKNOWLEDGEMENTS

The project team thanks the following individuals and groups for input, technical advice and assistance overall with the Clinton West Neighborhood Plan:

Skip Apple, *Clinton Township Code Enforcement*  
 Paula Armentrout, *Clinton Township Trustee*  
 Cathie Atkinson, *Clinton West Working Committee*  
 Ted Beidler, *Franklin County Engineer's Office*  
 Al Berthold, *Neighborhood Design Center*  
 John Coneglio, *Clinton Township Trustee*  
 Michelle Coneglio, *Clinton West Working Committee*  
 Amelia Costanzo, *Mid-Ohio Regional Planning Commission*  
 Jason Davenport, *Draft-Co, Inc.*  
 Marc Dravillas, *Columbus Department of Development*  
 Nick Gani, *University View Civic Association*  
 Cheryl Huffman, *Neighborhood Design Center*  
 Dave LeHota, *Clinton Township Road Superintendent*  
 Eric Leibowitz, *CASTO*  
 Tristan Osborn, *Central Ohio Transit Authority*

Christine Palmer, *Columbus Department of Development*  
 Jim Ramsey, *Franklin County Drainage Engineer*  
 Carl Reardon, *Clinton Township Trustee*  
 Cornell Robertson, *Franklin County Engineer's Office*  
 Jerry Schwan, *Tom and Jerry's Auto Service*  
 Mike Semler, *Clinton West Working Committee*  
 Matthew Shad, *Economic and Community Development Institute*  
 Bruce Shalter, *Clinton West Working Committee*  
 Laura Shinn, *Ohio State Facilities Operations and Development*  
 Carol Stuart, *Clinton West Working Committee*  
 Stephanie Suter, *Clinton West Working Committee*  
 Bruce Tjampiris, *Former Clinton Township Trustee*  
 Brent Welch, *Franklin County Engineer's Office*  
 Kevin Wheeler, *Columbus Department of Development*  
 Guy Williams, *Private property owner*

The project team also thanks the community members who attended our public input meetings

Produced by:



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

Tel. 614-525-3094  
Fax 614-525-7155  
[www.franklincountyohio.gov/edp](http://www.franklincountyohio.gov/edp)