



MEMORANDUM

DATE: June 26, 2008

TO: Southwest Plan Working Committee

FROM: Devayani Puranik, Senior Planner, City of Columbus
 Brent Warren, Senior Planner, City of Columbus

RE: Public Workshop #2 Public Input Summary

The second Public Workshop for the Southwest Area Plan was held on June 24, 2008. There were about 50 residents and stakeholders in attendance, whose input was collected at four different stations in the form of dot exercises and comments. This memo summarizes the input received from each of these stations.

Harrisburg Pike Land Use

Attendees were asked for their feedback on what type of development and/or redevelopment they would like to see along the Harrisburg Pike corridor. The corridor was divided into focus areas, and attendees were asked specific questions about each area. The responses can be seen in the table below.

Focus Area #1 (south of Central Point)	Agree	Disagree	Comments
Vacant Land along Harrisburg Pike should be developed as:			
Single family homes	11	5	
Apartments	4	9	
Commercial businesses (retail or office)	2	13	Need park or open space
A mix of residential and commercial	15	3	Need park
Focus Area #2 (residential area between Rosemont and Eakin)			
Existing homes along Harrisburg Pike should remain as residences	16	3	Some
Homes should be converted to small offices	6	8	Not all homes. Commercial not over 2 stories
Small residential lots should be assembled for larger commercial development similar to Southwest Square	4	14	
Focus Area #3 (residential area south of Midland Ave)			
Small neighborhood west of Harrisburg Pike should be preserved as residential	14	2	
Area should be redeveloped for commercial uses	0	15	Too much commercial use not already being utilized
Focus Area #4 (between Frank Rd and I-270)			
Large lots south of Frank Road should stay residential	10	7	
The area between Harrisburg Pike and the railroad tracks should be developed for commercial or industrial uses.	15	5	



All of Harrisburg Pike			
The rural feel of the corridor should be maintained	8	3	
Additional used car lots and car related uses should be discouraged	24	4	
New development should be designed so that it fits in with existing residences (in terms of setback, building height, density, parking location and materials)	18	1	
New development should be larger in scale and look more like Southwest Square or Central Point	2	15	Before new development focus on SW Square & Central Pt first. 2 nd motion.

Harrisburg Pike Redevelopment Principles

The two shopping centers of Central Point and Southwest Square were presented to the attendees in the form of existing photographs and a list of common challenges and issues. The overall response was favorable to the suggested measures for the issues listed in the table below. Attendees also expressed their concern about these sites in the form of comments. Hence the community response was supportive of the redevelopment principles for these two areas, and for the more general design implementation concepts brought up in the exercise.

Common Challenges/ issues	Agree
Vacancy rates: Areas are in need of filling current vacant retail spaces as well as retaining existing commercial spaces	10
Parking Lot Landscaping: Areas are in need of incorporating greenery throughout the shopping center by adding trees, shrubs, grassy medians/ islands.	6
Pedestrian safety: Areas are in need of creating a place where people can walk safely to the retail stores from the main roads by adding sidewalks/ crosswalks into the current parking layout. This also includes a safe entry and exit for patrons arriving in vehicles or bicycles	9
Aesthetics: Areas are in need of updated retail building aesthetics with design standards. Signage standards should also be incorporated	9
Vehicle circulation: Areas are in need of reducing the expansive parking asphalt by incorporating safe avenues where vehicles can circulate safely	10

Comments:

Design Implementation

- o Wider path for walking and biking
- o Put new post office at Central Point
- o Bike paths and sidewalks
- o Community Center – Library
- o Community Center
- o Agree with need for sidewalks and trees.
- o Yes to sidewalks and trees.
- o Need crosswalks and sidewalks
- o Tax incentive to move H.P. business here
- o Reface area

Southwest Square:

- o Concerned about so many empty buildings
- o Too many accidents (on Harrisburg Pike)
- o Possible community center
- o Stores don't have selection



- Community center/ YMCA
- Bringing in new businesses
- Looks bad
- Bike paths/ sidewalks
- Shop in Grove City- not safe
- I will not shop at Kroger because I do not feel safe

Central Point:

- Used to be a nice place
- Used to have Post Office, Penney's (?)
- Clean up bad element
- Has been improved- hard to get in and out of
- Nothing at Central Point
- Bike paths/ sidewalks
- Need post Office back
- Less parking lot spaces
- Shoppers community go to Grove City
- Concern of racetrack
- Postal service very bad. Need Post Office
- Used tires mess
- Community Center- old Big Bear lot
- No development as disturbs Greenlawn Cemetery- protect it as is
- Utility underground
- Beggars outside liquor store and Save- a- lot

Attendees were also asked to examine two different concepts for the redevelopment of residential parcels along the corridor. The Office Concept, in which existing homes were modified slightly to accommodate small offices, was viewed positively. There was a more negative reaction to the Drive-thru Store Concept, which showed a commercial building which did not fit in with the residential character of the street. Comments are below.

Office Concept: 8 green dots

- A traffic light may be needed.
- Some beautiful homes could be rehabbed

Drive-thru Store Concept: 11 red dots

- Should have professional businesses without overload of signage – only nice homes converted or homes made nice (minimal homes)
- Back parking
- Too much signage
- Any business should conform to area

Frank and Brown

Attendees were presented with a list of redevelopment standards and examples for Frank and Brown intersection as well as the stretch of Frank Rd. The overall response was very favorable to redevelop the intersection with new commercial/ retail buildings, two to three stories high using materials like brick and stone. The parking will be located to the rear of the building by limiting access points on Frank Rd. Gateway features will be part of this redevelopment.

Screening using fence, walls and landscaping is suggested for industrial uses on Frank Rd. Overall walkability and pedestrian safety is considered for Frank Rd.

Attendees expressed their concern about traffic on Frank Rd.

For Intersection	Agree	Disagree	Comments
Retail/ Commercial/ Office should be focus of the intersection	21		Not car lots



The height of the buildings should be limited to two to three stories	23	6	
Building materials should be stone or brick	21	3	
Gateway features should be installed	24	1	
Limit access points on Frank Rd and access points should be shared	25	1	
Parking area should be located behind the building	22	1	Depends on the business
For all Frank Rd			
Industrial uses should be completely screened by a fence or a wall	14	8	Mix both fences/walls and landscaping
Landscaping is the best way to screen industrial uses and enhance the look of the corridor	31		
Sidewalks should be built all along Frank Rd	27		If it is to be commercial development I would discourage sidewalks/ bike paths as it promotes pedestrian traffic
Crosswalks should be defined to improve pedestrian safety	27		

Comments:

- o (Need) Nice side walks and bike paths
- o Bike paths could be black top
- o Frank to Dyer need street lights for better light (brown south and Frank)
- o Trailer park on Dyer is a disgrace- close it
- o Traffic speed signs (45 mph) along Dyer- more than one needed
- o Lazar Rd is bad- should be either commercial or residential
- o Traffic light at 104 and Dyer- traffic too fast
- o Trailer park is not a good use
- o Need new development
- o More light
- o Reflectors
- o Fence (in example picture) is too tall. Mess. Need improved surface
- o Lazar Rd is a bad area
- o Traffic problem- cars back up at Vangos
- o Side walks plus clean up area
- o Bury utilities
- o Frank and Brown needs an arrow at the light for better circulation
- o Sidewalks and bike paths are needed along roads for safety
- o Widen side walks and bike paths
- o CVS/ Walgreen drug store would be an improvement
- o Need street lights
- o Need for a library
- o Need to lift old blight

Frank and Gantz

Attendees were presented four concepts sites for old Franklin County Children’s Services site. Concept 4 was preferred which incorporates a mixed use development including community center and office buildings. Park and open space features were very much appreciated. Library was mentioned several times as an additional need within the planning area. Individual comments are shown as follows:



Concept 1:

- With library as small public facility
- Creating only minimal disruption of wildlife along wet areas should be a key consideration
- Restarting businesses and retail development as already done around Gantz Park is a good guideline. Require a proportionate green as developed acreage.

Concept 2: Disagree

Concept 3:

- Community Center
- YMCA & library
- Small area for pet owners
- Community fund raiser to help develop
- Walking path along entire park
- Playground for children
- Covered areas for picnics, weddings etc

Concept 4:

- Need sidewalks and trails leading to and from area
- Library and community center needed
- Community center, medical
- Concept no 4 is what we need
- Meeting area and park area
- Medical, library and senior center
- Park space may be a little too much
- Playgrounds for children
- No commercial at all. Walking and bike paths
- No commercial at all
- Develop this
- Need medical services
- No offices- use Kroger area. Community center plus park and walking trails
- No commercial
- This needs to stay in Franklin Township
- Need community center
- Need for medical offices
- Need medical service
- Would like to see safe walking/ biking space in this area. OK with office space, offsetting cost of open areas
- We need good development in this area
- Considering the consistent newer housing on Gantz near park Additional businesses might be too congesting.

For any questions please contact-
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