



POLICY RECOMMENDATIONS

DRAFT 01/18/12



Commissioners
Marilyn Brown
Paula Brooks
John O'Grady



Produced by:



150 South Front Street
FSL Suite 10
Columbus, Ohio 43215

Tel. 614-525-3094
Fax 614-525-7155
www.franklincountyohio.gov/edp

Clinton West Neighborhood Plan

Lead planners

Patrick Hewitt
Justin Barker

Project support

Benjamin Weiner
Krista Williams
Jake Mercer

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.

ABOUT THIS DOCUMENT



Land use planning helps improve communities by empowering residents to collectively envision their future.

The planning process involves identifying current conditions for an area, agreeing on a vision for the future and developing ways to achieve that vision.

About the Clinton West Neighborhood Plan

The Clinton West Neighborhood Plan focuses on the unincorporated territory within the planning area boundaries outlined below. The planning process is divided into three phases: information gathering and visioning, developing policies, and writing the plan.

Planning area boundaries

The planning area is located in central Franklin County approximately three miles northwest of downtown Columbus. The planning area includes all of Clinton Township located west of the Olentangy River.

The planning area is approximately 225 acres.

This document: Policy Recommendations

This document contains three sections, each including a cover page with vision statements for the community's future. Following the cover pages are general goals that will help

the community achieve its vision and specific actions to reach each goal.

We developed the draft recommendations based on the community's vision for the future. The community's vision was developed using information gathered from stakeholder interviews and a public meeting held on October 4, 2011. The policy recommendations are the steps to achieve the community's desired future.

Next steps

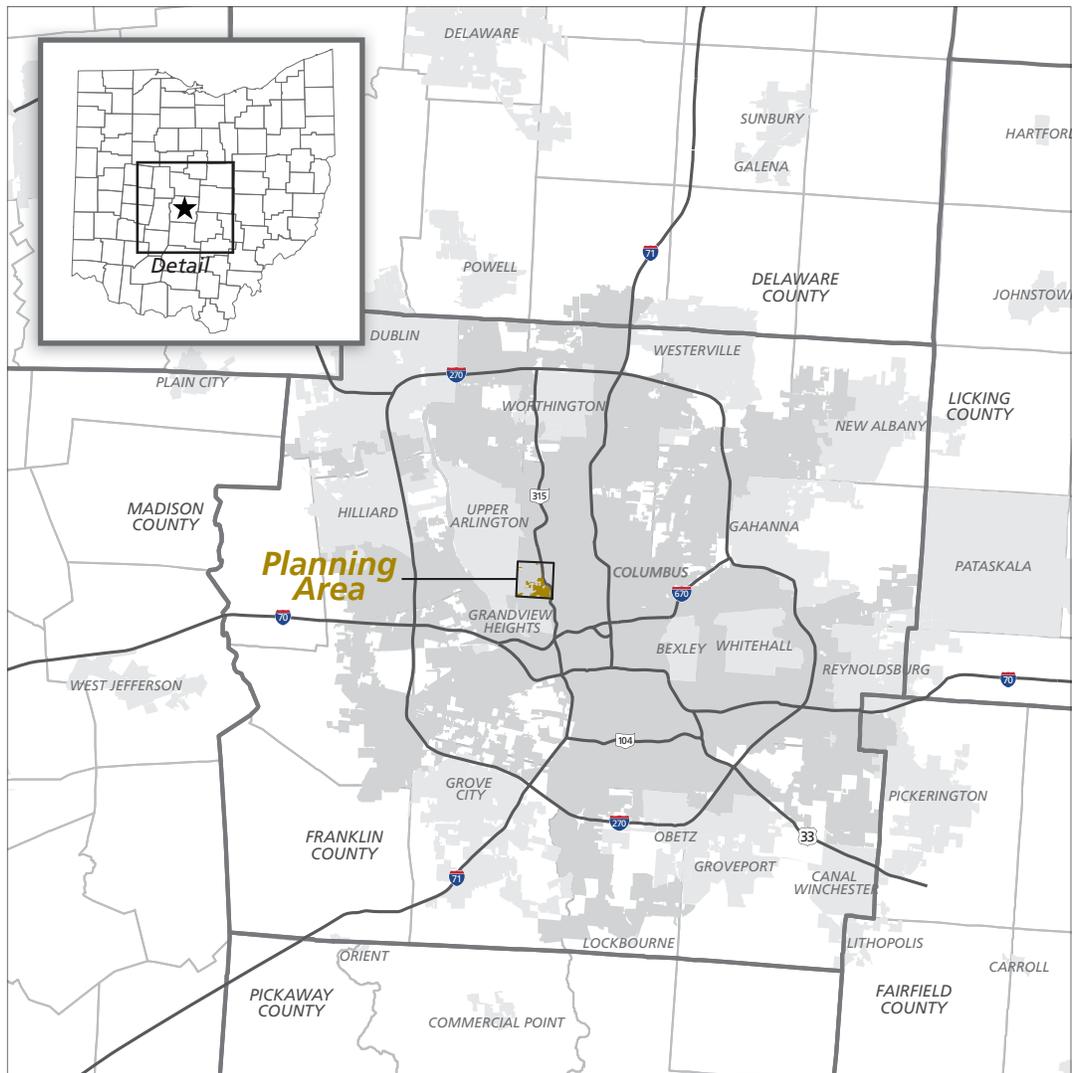
After the working committee reviews this document, we will conduct another public meeting to gather input on the draft policies.

Once the community endorses the policies, the project team will compile the current conditions, community vision, and the policy recommendation into the draft Clinton West Neighborhood Plan.

INSIDE THIS DOCUMENT

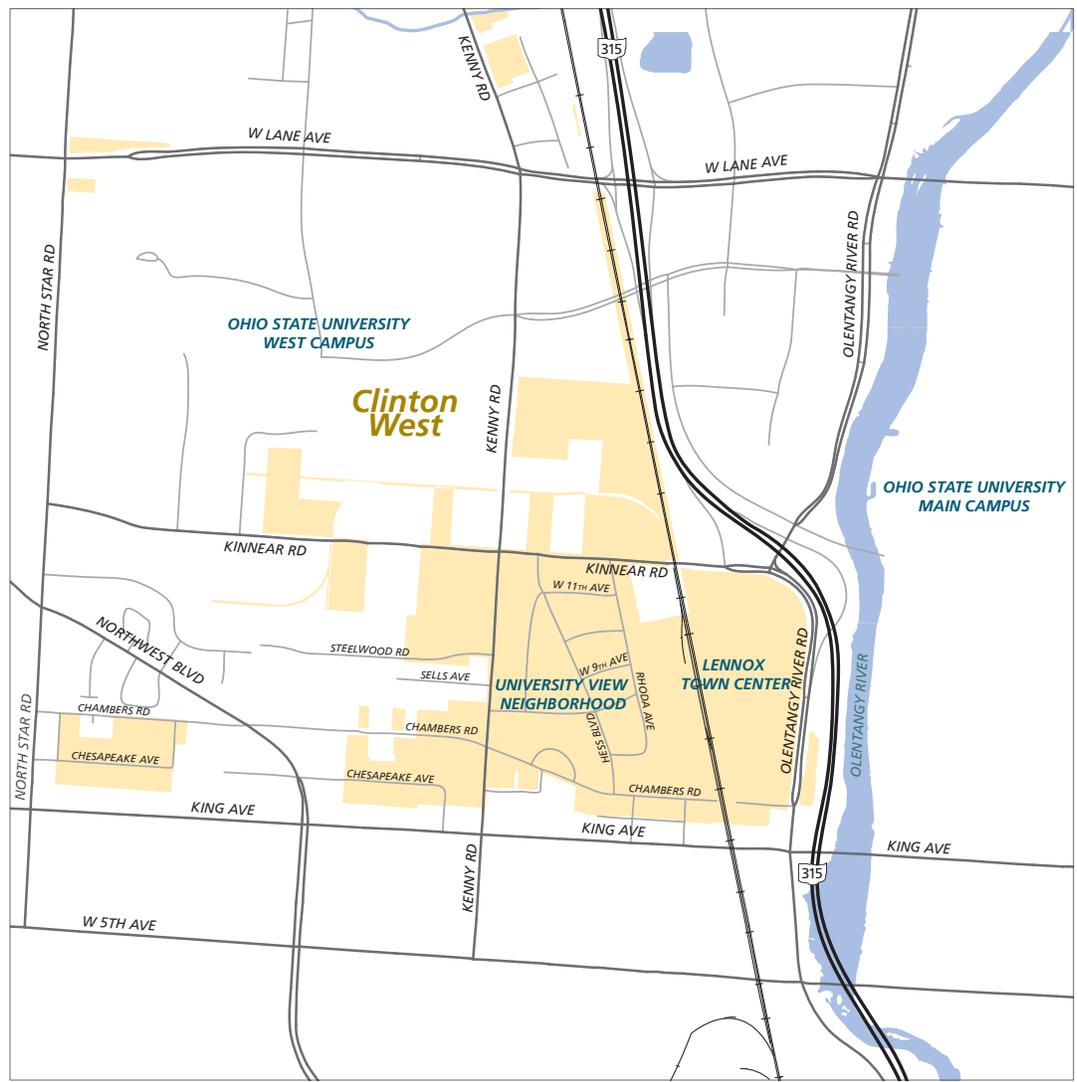
About This Document	3
Land Use	7
Design Guidelines	13
Community	17
Transportation	23
Acknowledgements	31

REGIONAL MAP



The Clinton West planning area is shown in brown

PLANNING AREA MAP



Clinton West

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



LAND USE

VISION FOR LAND USE: HOW NEW DEVELOPMENT SHOULD LOOK

- 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 design standards to improve development
- Revising regulations to improve residential property maintenance and upkeep
- 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.



Goal A
 Maintain residential character of existing neighborhoods

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 →

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



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 future. Franklin County Economic Development and Planning staff will reference the Future Land Use 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.

Action 2
New home design should be compatible with existing homes

Existing homes in the University View neighborhood have common elements such as architectural details and where the building is placed. These similarities contribute to the neighborhood’s look and feel, and increase property values.

Any new neighborhood homes should include these common design elements. The Franklin County Economic Development and Planning Department should adopt design standards to maintain the neighborhood’s character. See page 9 for more information on University View Design Standards.

Action 3
Increase the homeownership rate

Homeowners generally move less often and are more engaged in their neighborhood and civic affairs. Neighborhoods with high homeownership rates usually have less crime and better

neighborhood upkeep. Several existing programs are available to aid first-time home buyers with the purchase of a house. 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.



Goal B
Maintain quality neighborhoods by improving the housing stock

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. Affordable rental housing should be preserved and 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

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 resources. The Franklin County Economic Development and Planning Department funds housing services partners that can assist

property owners. The partners aid in performing home maintenance to resolve building code violations.

Action 7

Adopt and enforce a property maintenance code

A property maintenance code establishes minimum standards for the upkeep of residential properties. Requirements of a property maintenance code could include: no inoperable vehicles, keeping trash in approved containers, maintaining homes, gutters and roofs, and cutting grass.

UNIVERSITY VIEW DESIGN STANDARDS

Design standards are guidelines for home layout and construction that will preserve the unique qualities and quaint feel of the University View neighborhood. The Franklin County Economic Development and Planning Department should adopt and enforce the design guidelines to protect the neighborhood’s appearance.

Possible Design Guidelines

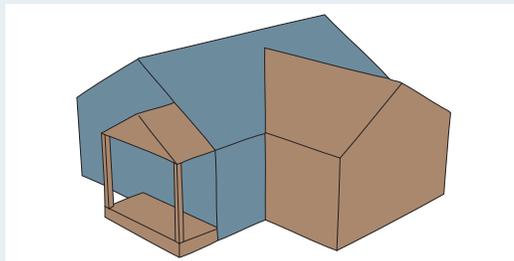
Additions: No more than two of the additions provided

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

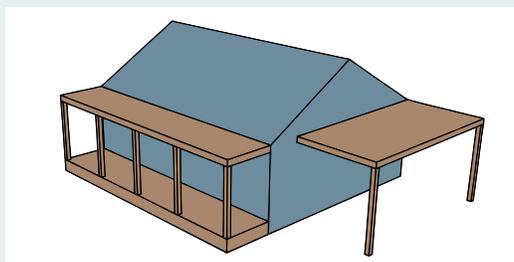
Building height and shape: Buildings must have one main rectangular shape with a one story maximum height (second story optional in roof)

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

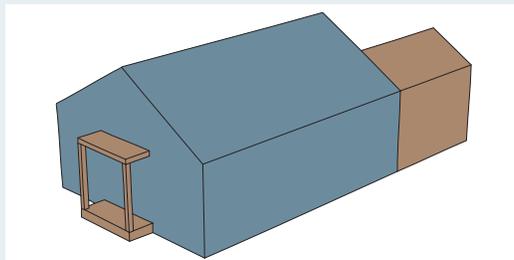
Materials: One uniform exterior material, vinyl or wood siding must be horizontally oriented



Front entrance and side addition



Front porch and carport addition



Front entrance and rear addition

- Basic Shape of Homes
- Permitted Addition Types

Clinton Township should adopt a property maintenance code that addresses these issues.

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 for owners to address issues identified during the inspection.



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

Action 9
Encourage a neighborhood commercial center at Kenny and Chambers Roads

The intersection of Kenny and Chambers Roads could become the center of the Clinton West neighborhood with small shops and places for residents to meet.

The Franklin County Economic Development and Planning Department should revise development regulations to allow this type of mixed-use, local retail. Clinton Township should work with local developers to facilitate the construction of a neighborhood commercial center at the intersection, should the site redevelop.

Action 10
Encourage denser, mixed-use development at Lennox Town Center

Lennox Town Center could become a vibrant, pedestrian-oriented site that attracts nearby residents and students. A denser development can be more profitable for the developer and provide more tax income for Clinton Township. Should the site redevelop, a new Lennox Town Center should include the following:

Mix of Uses:

- Buildings should include shops on the first floor with residences and offices above

Transportation:

- Sidewalks and bikeways that connect into the surrounding neighborhoods
- Pedestrian and bike access to the Ohio State University across the river

Amenities:

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

The Franklin County Economic Development and Planning Department should adopt new development regulations that encourage higher density, mixed-use developments. Clinton Township should work with local developers to facilitate the construction of a mixed-use center, should the site redevelop.

Action 11
Require new development 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 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 standards outlined in this plan. See page 13 for more information on Design Guidelines.

Action 12

Adopt overlays to require all 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 the Franklin County Zoning Code to require new design standards for all new development. They would also allow a wider range of acceptable property uses on a single site. This will encourage better development practices and create more pedestrian-friendly places.

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



Goal D

Encourage attractive, economically and environmentally sustainable industrial development

Action 13

Partner with TechColumbus to grow technology-based industries

Technology companies are a fast-growing industry that provide well-paying jobs. Located on Kinnear Road just outside of Clinton Township, TechColumbus is an incubator that provides guidance to emerging technology 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, learn about the needs of incubator businesses and work with companies to expand in Clinton West.

Action 14

Attract and retain economically and environmentally sustainable light industrial development

Industrial uses provide jobs and a sustainable tax base for Clinton Township. Clinton Township should foster industrial growth, expansion and development in places that are appropriate as shown on the Future Land Use map.

Since most people live nearby, Clinton Township should focus on attracting manufacturers that limit noise, light and pollution emissions such as technology-based industries or assembly plants.

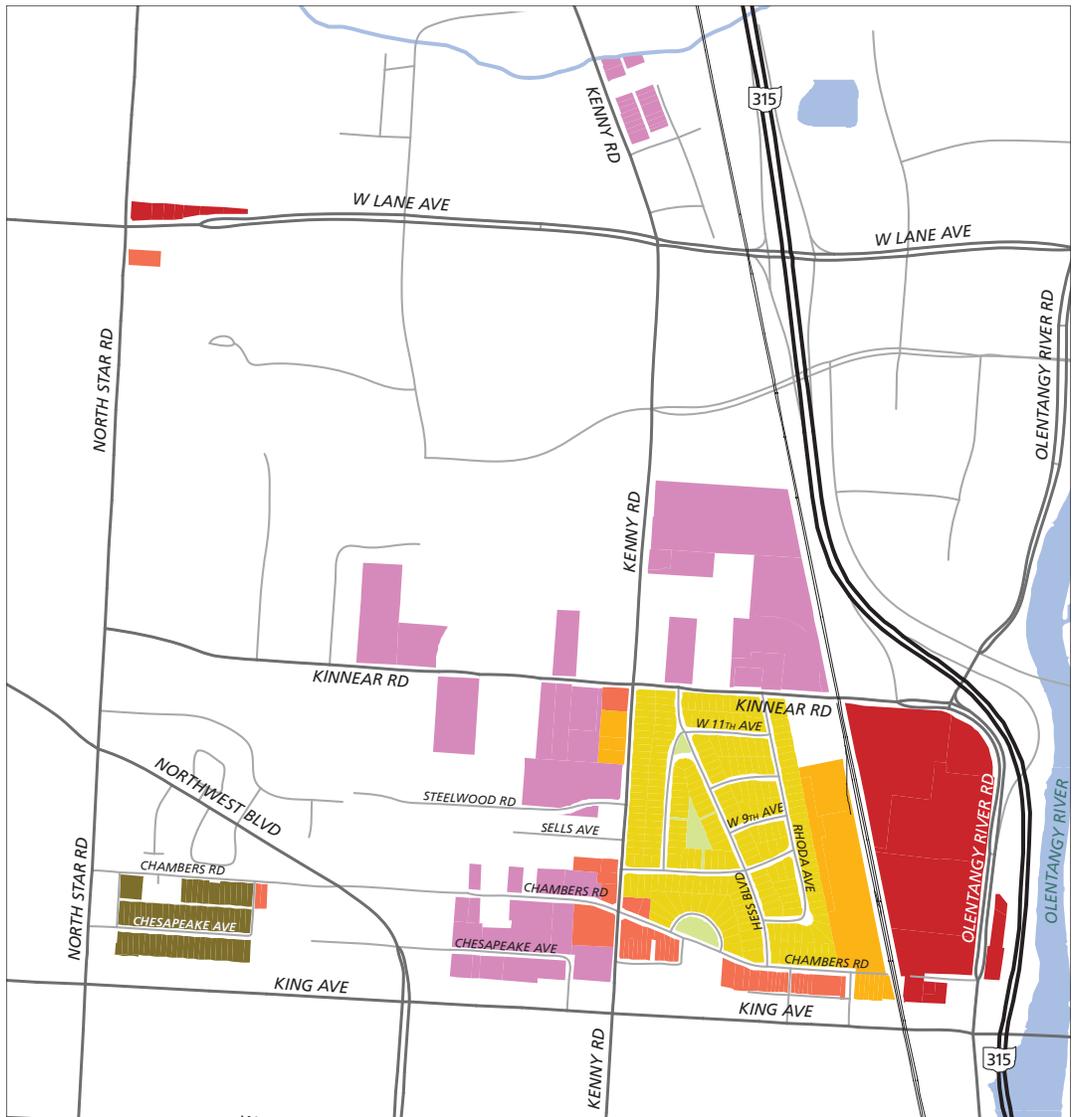
By working with vacant property owners to identify new industrial tenants, Clinton Township can create jobs and increase the tax base.

Action 15

Support small business development

Small businesses are critical to local economies because they grow wealth that stays in the community. The Future Land Use map indicates new sites for the development of office spaces and retail shops appropriate for 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 for investment in the area's economic future.



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
- Commercial*: Limited range + Multifamily R-24 SO NC
- Commercial*: Full range + Multifamily 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 15 for further descriptions of these categories*

DESIGN GUIDELINES

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

What are they?

Design guidelines are standards that 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 code addresses areas more suburban in character than Clinton West. The use of design guidelines will encourage the construction of stores you can get to on foot and a sense of character in multi-family buildings.

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 12. These standards would supersede any conflicting standards of the corresponding zoning districts.

Administrative Flexibility

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



<i>Future Land Use Category</i> →	High Density Residential	Office + Residential
<i>Corresponding Zoning</i> →	R-12 R-24	R-12 R-24 SO
<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 feet, balconies may encroach setback</i>	<i>0-20 feet</i>
<i>Building Side Setback</i>	<i>3 ft min, 15 feet total</i>	<i>3 ft min, 15 feet 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 feet</i>	<i>No more than 1 per lot, maximum width 20 feet</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>

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 feet, 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 feet, encourage shared access</i>
<i>Maximum 2 for exterior walls</i>
<i>1 per entrance, minimum width and depth</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 feet, 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 feet, encourage shared access</i>
<i>Maximum 2 for exterior walls</i>
<i>1 per entrance, minimum width and depth</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>

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 feet</i>
<i>3 ft min, 15 feet 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 feet, 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>



COMMUNITY

VISION FOR COMMUNITY: HOW THE COMMUNITY WANTS TO INTERACT

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

Partnerships with neighboring municipalities to streamline government services

Achieve this by:

- Using universal design standards for accessible, environmentally friendly buildings
- Building gateway signs to inform visitors and residents when they are entering the community
- Redesigning the Chambers Circle Park
- Working with surrounding jurisdictions to limit annexation of Clinton Township land

How to use this section:

The visions outlined above are divided into achievable goals and individual action steps to accomplish those goals.



Goal A
 Maintain residential character of existing neighborhoods

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 →

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



Goal A

Nurture a sense of place in existing neighborhoods

Action 1

Install gateway signage at priority locations

Consistent gateway signs tell residents and visitors when they enter a community and create a consistent visual identity. The Franklin County Engineer’s Office and Clinton Township should partner to install gateway signs.

Important gateways to the community include the following intersections:

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

Action 2

Install consistent streetlights in priority areas

Streetlights can improve public safety and build 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 commercial corridors such as Kinnear 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.

Action 3

Designate a standard light post for neighborhood cohesiveness

Designating a standard lamp post for the neighborhood would allow residents who want

increased lighting to purchase a standard fixture. This would 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 distribute materials on a standard light 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 the University View neighborhood changes, new residents will move into the area. The University View Civic Association should actively work to encourage their participation in the association to ensure it continues to be a positive neighborhood force.



Goal B

Improve and maintain township parks and public spaces

Action 5

Reimagine 999 Chambers Road as a community center

A community center could be 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 an active community association which holds warm-weather events. An indoor community space could encourage winter events. It could also provide an area for businesses in the proposed neighborhood center at Kenny

and Chambers to work on coordinated business development strategies.

Action 6

Redesign the Chambers Circle Park

Chambers Circle Park has the potential to become a great space for community festivals, nature preserves or walking trails.

The Neighborhood Design Center drafted three park proposals as part of the planning process.

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

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 delicate streams.

Using the Ohio Department of Development's innovative stormwater management 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 owners of Lennox Town Center and the University View Civic Association to host community 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 that are currently in good condition, Clinton Township should work with residents to maintain them. Should major maintenance be needed, Clinton Township should work with residents 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 the 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

Action 12
Pursue a Joint Economic Development Zone with a surrounding jurisdiction

A Joint Economic Development Zone is an agreement between a municipality and a township that provides tax benefits to municipalities that agree to provide utilities and stop annexation of the township. Through the agreement, municipalities increase their income taxes while townships maintain their boundaries, increase income and receive municipal services.

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

Action 13
Work with Columbus to stop annexation of Clinton Township

Continued annexation of township land diminishes Clinton Township’s ability to meet residents’ needs. Clinton Township should educate Columbus City Council about the desires of the community and the economic implications of continued annexation.

A non-annexation agreement is one way to maintain township boundaries. Clinton Township should work with the city of Columbus to build a mutually beneficial agreement.

Action 14
Work with 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 Circle Park apartment buildings by working with the city of Columbus and the property owner. Possibilities include better lighting, walkways and architectural detailing.



Goal D
Ensure the community has accessible, environmentally friendly developments

Action 15
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 21 for more information on *AWARE* Standards for Sustainable, Accessible Living.

Action 16

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 17

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

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.

U.S. Department of Housing and Urban Development

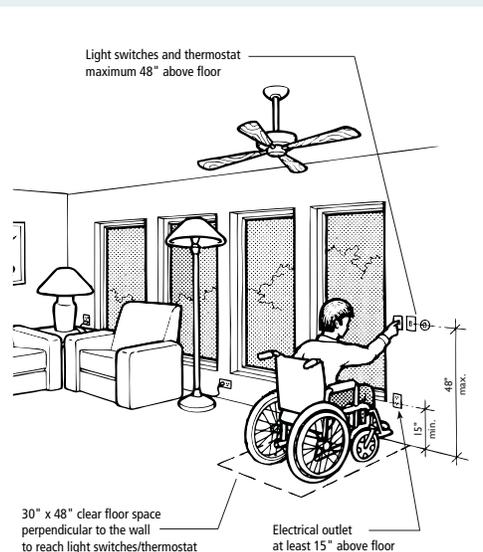


Illustration of selected AWARE accessibility standards

the Mid-Ohio Regional Planning Commission. Services are free to income-eligible residents.

Action 18

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 to reduce pollution that runs off hard surfaces such as rooftops, driveways and parking lots.

The Franklin County Economic Development and Planning Department and Clinton Township can work with environmental partners to promote the use of stormwater best management practices.



TRANSPORTATION

VISION FOR TRANSPORTATION: HOW THE COMMUNITY WANTS TO GET 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 neighborhoods and shopping destinations
- Installing bicycle infrastructure at new developments
- Adding amenities to existing bus stops
- Adopting regulations that 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.



Goal A
 Maintain residential character of existing neighborhoods

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 →

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



Goal A
Create and maintain a complete network for pedestrians

Action 1
Build pedestrian connections to Lennox Town Center

Residents cannot safely 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 pollution.

Action 2
Install new sidewalks and improve crossings 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 traffic congestion and energy use. 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 32.

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
Require sidewalks for new commercial and industrial development

New office, commercial, industrial, and multi-unit residential developments 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****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 31.

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 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.

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

Convenient bicycle parking near destinations encourages bicycling. Existing business 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.

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

A bike sharing program consists of multiple, free 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.



Goal C
Support a transit network that offers sufficient destinations and frequent service

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, the Ohio Department of Transportation 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 encourages 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.

TRAFFIC CALMING

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

Examples of appropriate traffic calming methods include:

- 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

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****Action 14****Adopt standards to stop parking on lawns**

Parking cars on lawns 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 people on foot. The Franklin County Economic Development and Planning Department should update the Franklin County Zoning Code to restrict parking vehicles on lawns and work with the Clinton Township police to enforce the new code.

Action 15**Require permit parking if warranted**

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**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 and raised intersections.

Clinton Township should work with the Franklin Clinton Engineer's Office to install and maintain traffic calming measures, with the exception of speed bumps, in the following high speeding areas:

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

See page 26 for more information on Traffic Calming.

Action 18**Lower the speed limit on Kinnear Road to 25 mph**

Kinnear Road connects the University View neighborhood with neighborhoods in Upper Arlington. 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 19

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

Kinnear Road is a main route for exiting OSU football fans after a game. 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. The improved traffic flow will decrease the number of vehicles cutting through the University View neighborhood.

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.



Shared Use Path

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



Bicycle lane

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



Paved shoulder

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



Signed shared roadway

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

Sidewalk priorities

What it is: This map shows areas where the community would like new sidewalks.

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

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



Sidewalk installation priorities

- Primary priority
- Secondary priority

SIDEWALK PRIORITIES MAP

ACKNOWLEDGEMENTS

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

Cathie Atkinson, *Clinton West Neighborhood Plan Working Committee*
Ted Beidler, *Franklin County Engineer's Office*
Al Berthold, *Neighborhood Design Center*
John Coneglio, *Clinton Township Trustee*
Michelle Coneglio, *Clinton West Neighborhood Plan 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*
Eric Leibowitz, *CASTO*
Tristan Osborn, *Central Ohio Transit Authority*
Christine Palmer, *Columbus Department of Development*
Jim Ramsey, *Franklin County Engineer's Office*
Carl Reardon, *Clinton Township Trustee*
Cornell Robertson, *Franklin County Engineer's Office*
Jerry Schwan, *Tom and Jerry's Auto Service*
Mike Semler, *Clinton West Neighborhood Plan Working Committee*
Matthew Shad, *Economic and Community Development Institute*
Bruce Shalter, *Clinton West Neighborhood Plan Working Committee*
Laura Shinn, *Ohio State Facilities Operations and Development*
Carol Stuart, *Clinton West Neighborhood Plan Working Committee*
Stephanie Suter, *Clinton West Neighborhood Plan Working Committee*
Bruce Tjampiris, *Clinton Township Trustee*
Brent Welch, *Franklin County Engineer's Office*
Guy Williams, *Private property owner*

Produced by:



150 South Front Street
FSL Suite 10
Columbus, Ohio 43215

Tel. 614-525-3094
Fax 614-525-7155
www.franklincountyohio.gov/edp