



GROW SMART
LIVE WELL
GO SAFELY

PLAN **RECOMMENDATIONS**

Blendon Township, Franklin County, Ohio
DRAFT 1/11/2010



Commissioners
John O'Grady
Paula Brooks
Marilyn Brown



PARTIAL FUNDING PROVIDED BY:



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BLENDON **COMMUNITY PLAN**

Blendon Township, Franklin County, Ohio



Commissioners

John O'Grady
Paula Brooks
Marilyn Brown

Blendon Township Board of Trustees

Stewart Flaherty, *Chairman*
Jan Heichel
Jerry Ward
Wade Estep, *Fiscal Officer*

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Blendon Community Plan

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BLENDON COMMUNITY PLAN

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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 for the shopping center is an attractive, fully-occupied shopping center with housing near or above the stores and convenient transportation for pedestrians. Taking its vision, the community breaks it down into goals for each vision and action items that explain what's needed to achieve each goal.

Just like the example, the Blendon Community Plan sets an overall vision and divides the vision into goals. The plan then lists action steps to achieve each goal. Each goal works both separately and together with the other goals to achieve the desired future for the planning area.

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 future of Blendon Township to look like. Over the next 10 to 20 years, the recommendations help achieve that vision.

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, *Grow Smart*, *Live Well* and *Go Safely*.

Grow Smart, p. 57

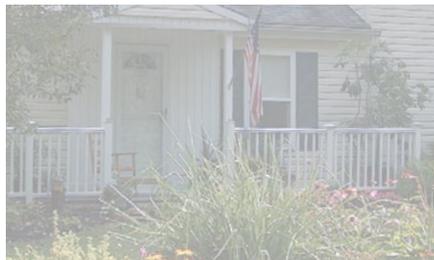
These recommendations address future development and desired community identity and streetscape improvements. The recommended *smart growth*-oriented actions will help the community become an attractive and economically vibrant area with a strong sense of community pride.

Live Well, p. 73

Recommendations in the *Live Well* chapter address housing, recreation and the environment. The actions help protect a sensitive environment, develop an accessible, well-maintained park and recreation system, and foster a community with a variety of housing types for all people.

Go Safely, p. 83

Go Safely means developing a complete transportation network that allows anyone regardless of physical ability or socio-economic status to travel to, from and within Blendon Township. The goals and actions will allow people to travel safely and easily by foot, bicycle, transit and car.



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GROW SMART

LAND USE RECOMMENDATIONS



VISION FOR THE FUTURE

Land uses that support and respect current areas, maintain quiet neighborhoods and support vibrant mixed-use areas

Commercial development that is attractive and economically sustainable

Neighborhood and commercial corridors with a strong sense of place

Achieve this vision by:

- Following the Future Land Use map for new development
- Keeping neighborhoods nearly exclusively residential
- Using conservation-style development to preserve natural features
- Adopting the Smart Growth Overlay for mixed-use corridors
- Implementing the Westerville Road Streetscape Improvement Plan
- Installing gateway signage

House size, type and lot placement contribute to community character



XXXXXX
XXXXXX
XXXXXX

future. Franklin County Economic Development and Planning staff will reference the Future Land Use map when any new development or redevelopment is proposed. A rezoning or variance for a property should only be granted when the proposed use is consistent with the Future Land Use map.

Goal A
Maintain residential character of existing neighborhoods

Huber Ridge, Sunbury Woods and Cleveland Heights are residential neighborhoods with a variety of housing types. The area east of Big Walnut Creek is characterized by low-density housing, farmland, old-growth forests and scenic waterways.

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

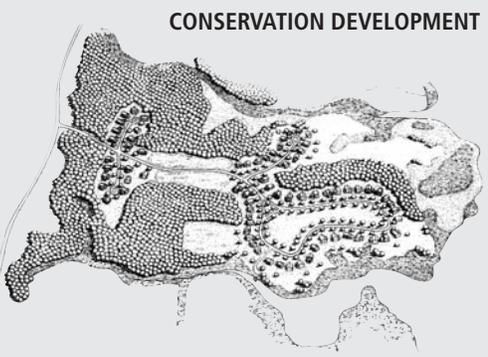
Action 2
Discontinue conditional use home occupations

Non-residential development proposals such as more-intense home occupations currently available with a conditional use permit should only be approved outside residential zones. The Franklin County Economic Development and Planning Department should pursue an amendment to the Franklin County Zoning Resolution to allow only permitted-use home occupations in these neighborhoods.

CONSERVATION DEVELOPMENT

Conservation-style development rearranges development to preserve natural resources. Instead of dividing a large tract entirely into building lots, conservation-style development reserves some land for common enjoyment.

By making each lot slightly smaller, developers can build the same number of homes while protecting natural areas. Studies show homes in developments with protected open space sell for higher prices and better retain their value.



In a conventional development, land is divided into lots, with small amounts of open space on each lot. Most trees are cut down and there is no common open space.

In a conservation development, areas with trees and open spaces are set aside before land is divided into lots. Each lot is slightly smaller, resulting in larger open spaces the whole community can enjoy.

All images:

Action 4
Facilitate the creation of a neighborhood association in Cleveland Heights

A neighborhood association is a group of residents and property owners who advocate for and organize activities in a neighborhood. Associations are led by elected leaders and may have voluntary dues. A neighborhood association in Cleveland Heights would give residents a collective voice in the future of their neighborhood.

Action 5
Use site design techniques that preserve rural character

Using site design techniques helps prevent negative impacts on the rural landscape in the area east of Big Walnut Creek. Recommended site design techniques include:

- Setting back new development from rural corridors to preserve scenic vistas and minimize visual impact to travelers
- Building away from environmentally sensitive features such as streams, ponds, wetlands, trees and steep slopes

WESTERVILLE ROAD STREETScape IMPROVEMENT PLAN

Part of the Blendon Community Plan is a streetscape improvement plan for Westerville Road. This plan makes both long- and short-term recommendations for improving the streetscape along Westerville Road and adding identity features in all areas of Blendon Township.

The recommendations for the streetscape focus on the Westerville Road corridor between State Route 161 and Interstate 270.

The vision for this corridor was developed with consideration of the following goals:

- Create an attractive streetscape
- Improve connectivity of sidewalks and crosswalks
- Offer easy access for pedestrians and bicyclists
- Incorporate trees and green areas

- Provide community gathering space
- Enhance views of Alum Creek
- Buffer automobile related businesses

Public input was taken during public meetings for the Blendon Community Plan. The result is a series of design concepts showing possible improvements to the streetscape such as sidewalks, bicycle facilities, planted medians, improved landscaping, benches and improved signage.

The second part of the streetscape improvement plan involves identity features such as gateway signs, street signs, and logos for the four areas of Blendon Township: Cleveland Heights, Huber Ridge, Sunbury Woods and the area east of Big Walnut Creek.

The complete streetscape improvement plan will be available separately.



All images: xxxxxxxxxxxxxx

- Encouraging shared access drives to increase safety for motorists and bicyclists

Developers and builders should consult with Franklin County Economic Development and Planning staff during the development review process to ensure quality site design is used.



Goal B

Encourage attractive and economically sustainable commercial development

New commercial development should have street presence and inviting design to attract and retain business and investment, providing a strong, sustainable tax base for Blendon Township.

Action 6

Adopt the Smart Growth Overlay for mixed-use commercial corridors

The Smart Growth Overlay encourages attractive, pedestrian-oriented design through

reduced building setbacks, parking to the rear or side, landscaping and inviting building design. In consultation with Blendon Township and Franklin County agencies, the overlay standards should be incorporated into the Franklin County Zoning Resolution. The overlay standards should apply along the following corridors:

Cleveland Heights

- Cleveland Avenue
- Morse Road

Huber Ridge

- Westerville Road

Sunbury Woods

- Sunbury Road, Valley Quail Boulevard North to Valley Quail Boulevard South
- Executive Parkway
- Valley Quail Boulevard South, Sunbury Road to Sunlawn Drive

Well-designed commercial development looks nice and attracts customers

Action 7

Auto-related businesses should strictly adhere to development standards

The Westerville Road and Cleveland Avenue corridors have a high number of unattractive auto-related businesses. Variances to development standards should not be approved for any auto-related business. New auto-related businesses along these corridors will be required to develop using Smart Growth Overlay standards.

FACADE AND LANDSCAPING IMPROVEMENTS

A major component of the Westerville Road Streetscape Improvement Plan involves improving the appearance of existing businesses. The Plan recommends doing this by buffering parking lots, adding landscape features, improving

signage and making façade improvements. Minor improvements in the appearance of a business can draw more customers and in turn increase sales.



All images: Franklin County

Action 8
Limit the number of access points along commercial corridors

A road with many access points is dangerous for pedestrians, bicyclists and motorists alike. Common access points and shared parking arrangements consolidate and limit access points to make a safe, well-functioning street. In coordination with the Franklin County Engineer’s Office, regulations requiring these practices should be adopted.

Action 9
Implement recommendations of the Westerville Road Streetscape Improvement Plan

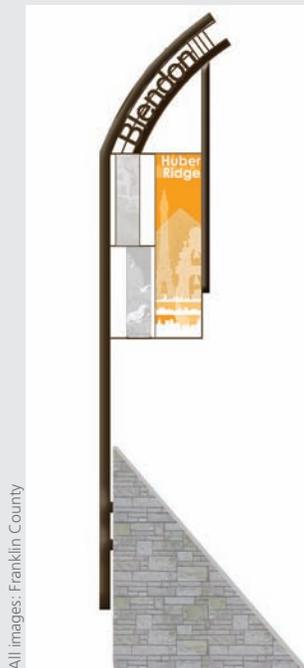
The Westerville Road Streetscape Improvement Plan makes design recommendations for streetscape improvements and identity-building features. Recommendations include adding sidewalks, bicycle facilities, planted medians, improved landscaping, benches, gateways and street signs (*for more detail see below*). Franklin County and Blendon Township should work closely with the Ohio Department of Transportation and the Mid-Ohio Regional Plan-

GATEWAYS AND STREET SIGNS

The Westerville Road Streetscape Improvement Plan recommends decorative gateways and street signs for each of the four areas of Blendon Township: Huber Ridge, Sunbury Woods, Cleveland Heights and the area east of Big Walnut Creek. Gateways and street signs include logos with visual elements specific to each area, creating a consistent visual identity

for Blendon Township while also identifying specific areas.

At public meetings, residents chose among several design possibilities. The preferred designs for gateways, street signs and logos are shown below. The complete streetscape improvement plan will be available separately.



All images: Franklin County



ning Commission to seek funding sources to implement recommendations of the plan.

Action 10

Conduct a market analysis of the Westerville Road corridor

Market studies identify realistic business and real estate development opportunities. A more thorough understanding of the corridor will help implement the Westerville Road Streetscape Improvement Plan and facilitate redevelopment.

Action 11

Support small business development

Small businesses are critical to local economies. The Franklin County Economic Development and Planning Department administers several programs to help small businesses. Commercial corridors along Cleveland Avenue, Sunbury Road and Westerville Road should be targets for investment in the area's economic future.

Action 12

Establish a façade improvement program

Attractive building façades support and encourage local business development. Matching grants and low-interest loans are incentives for business owners to reinvest in existing commercial areas which are otherwise healthy. The Franklin County Economic Development and Planning Department will work with local banks and business owners to establish a façade improvement program and locate funds for these improvements.

Action 13

Require installation of sidewalks and bicycle parking for new development

New office, commercial, industrial and multi-unit residential developments should be required to install sidewalks and provide bicycle parking. This will create a network that pedestrians and bicyclists can navigate safely while increasing business activity.

Action 14

Encourage installation of sidewalks and bicycle parking on public and private property

Convenient access to destinations by foot and bicycle reduces traffic congestion, promotes public health, improves safety and increases business activity. Public agencies in collaboration with bicycle advocacy groups should encourage existing business owners to provide sidewalks and bicycle parking.



Using visually consistent signs at key locations helps build pride and a sense of community

Goal C

Nurture a sense of place in neighborhoods and along commercial corridors

Features such as gateway signs, street signs and decorative streetlights give neighborhoods a common visual identity, which builds pride and ownership within a community.

Action 15

Install gateway signs in priority areas

Consistent gateway signs tell residents and visitors when they enter a community and also create a consistent visual identity. The Westerville Road Streetscape Improvement Plan includes design recommendations for gateway signs throughout Blendon Township. The Franklin County Engineer's Office and Blendon Township should partner to install gateway signs.

Important gateways to the community include the following intersections:

Cleveland Heights

- Cleveland Avenue and Morse Road

Huber Ridge

- Westerville Road and State Route 161
- Westerville Road and Interstate 270

Sunbury Woods

- Sunbury Road and State Route 161
- Sunbury Road and Valley Quail Boulevard North

Rural East

- Central College Road and Big Walnut Creek

Sunbury Plaza to determine the best use of the wall.

Action 16**Install decorative street signs**

Installing decorative street signs builds visual consistency in a community. Priority areas for these signs include commercial corridors and neighborhood streets with higher traffic volumes. The Westerville Road Streetscape Improvement Plan includes design recommendations for street signs which reflect the unique characteristics of each neighborhood while maintaining consistency throughout. Blendon Township should partner with the Franklin County Engineer's Office to install these street signs.

Action 17**Install consistent streetlights in priority areas**

Streetlights can improve public safety and build a community's visual identity. Blendon Township should partner with the Franklin County Engineer's Office and utility providers to install streetlights in priority areas such as commercial corridors and residential neighborhoods. Streetlights should have an attractive, consistent design.

Action 18**Convert the concrete barrier on Sunbury Road to a community amenity**

The concrete barrier is a highly visible, under-utilized space. It should be converted to a use that benefits the community such as a mural or vertical garden. Murals add visual interest and help define a community's identity. Vertical gardens are an attractive, low-maintenance landscaping feature that grow on walls and provide visual interest.

Blendon Township should work with the Sunbury Woods Neighborhood Association, Ohio Department of Transportation and owners of

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LAND USE CATEGORY DESCRIPTIONS



Low density residential

Allowed land uses: Single-family homes only

Density: Maximum of 1 unit per acre



Medium density residential

Allowed land uses: Single-family and two-family homes

Density: Minimum of 2 units per acre, maximum of 8 units per acre



High density residential

Allowed land uses: Townhomes and multi-unit buildings

Density: Minimum of 8 units per acre, maximum of 24 units per acre



Office + Residential

Allowed land uses: Offices, single- and multi-unit housing. Uses may mix within the same building.

Density: For buildings without offices, minimum residential density of 4 units per acre. For all buildings, maximum residential density of 24 units per acre



Commercial: Limited range + Multifamily

Allowed land uses: Limited range of retail uses, mostly neighborhood-scale, plus offices and multi-unit housing and townhomes.

Density: Maximum residential density of 24 units per acre



Commercial: Full range + Multifamily

Allowed land uses: Full range of retail and office uses, plus multi-unit housing and townhomes.

Density: Maximum residential density of 24 units per acre



Light Industrial + Office

Allowed land uses: Range of uses from office, industrial, storage and warehousing.



Parks/Open Space

Intended for nature or recreation with minimal buildings.



Stream buffer

Environmentally-sensitive area that includes streamways and 100-year floodplain.

Prohibited land uses: Construction, parking lots, and dredging or filling.

Allowed land uses: Permissible uses are passive recreation and trails. If a stream buffer area is permanently protected, development density may be transferred elsewhere on the same property or an immediately-adjacent property.



Conservation development overlay

Preservation of natural features including trees and steep slopes is required for all new developments.

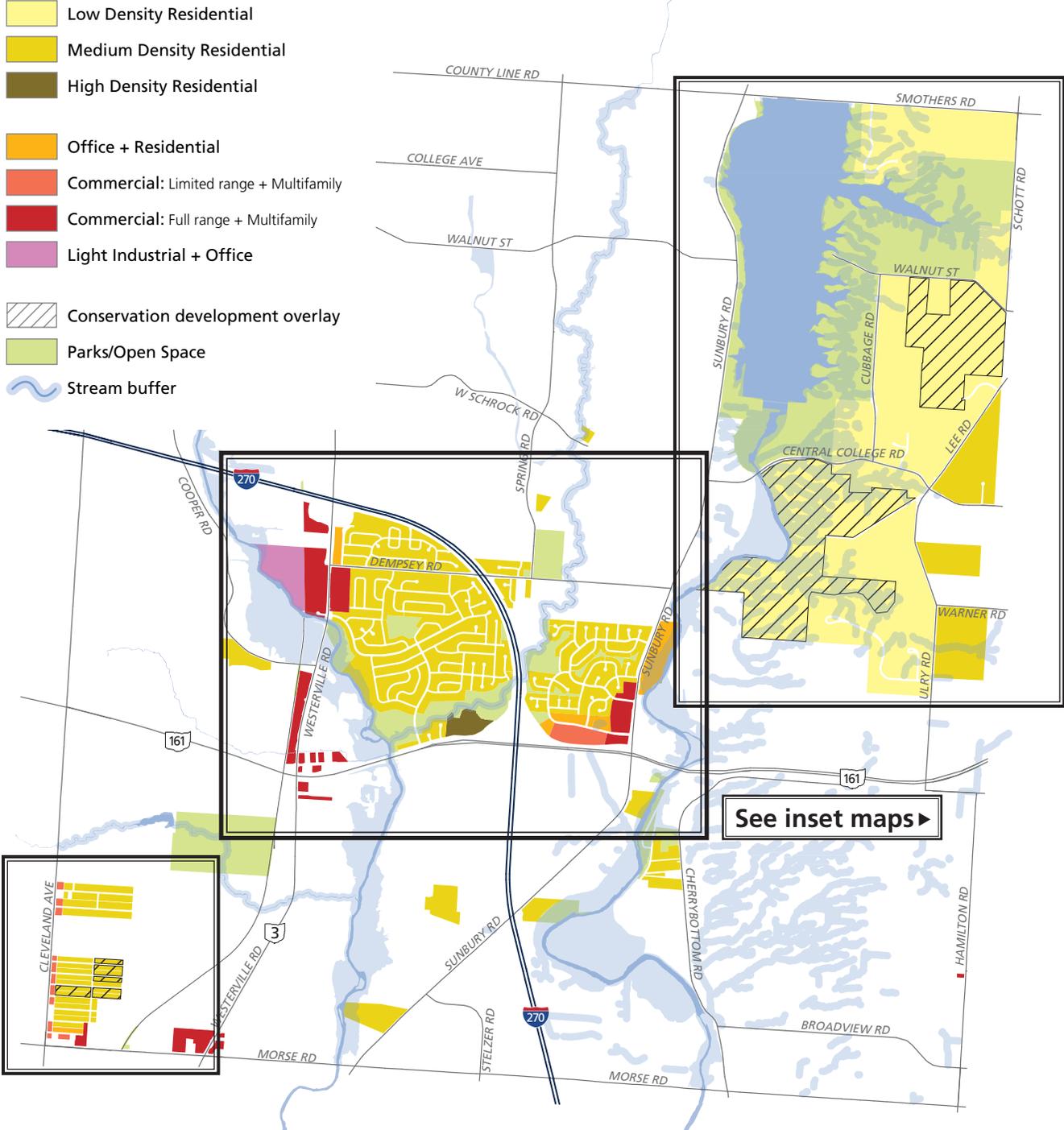
The dedicated open space requirement for Cleveland Heights is 25 percent and in the area east of Big Walnut Creek, 50 percent.

Dedicated open space consists of undisturbed woodlands, other natural areas or disturbed areas returned to a natural state. Open space may be used for passive recreation and trails with limited environmental impact.

Overall density not to exceed maximum density permitted in underlying district.

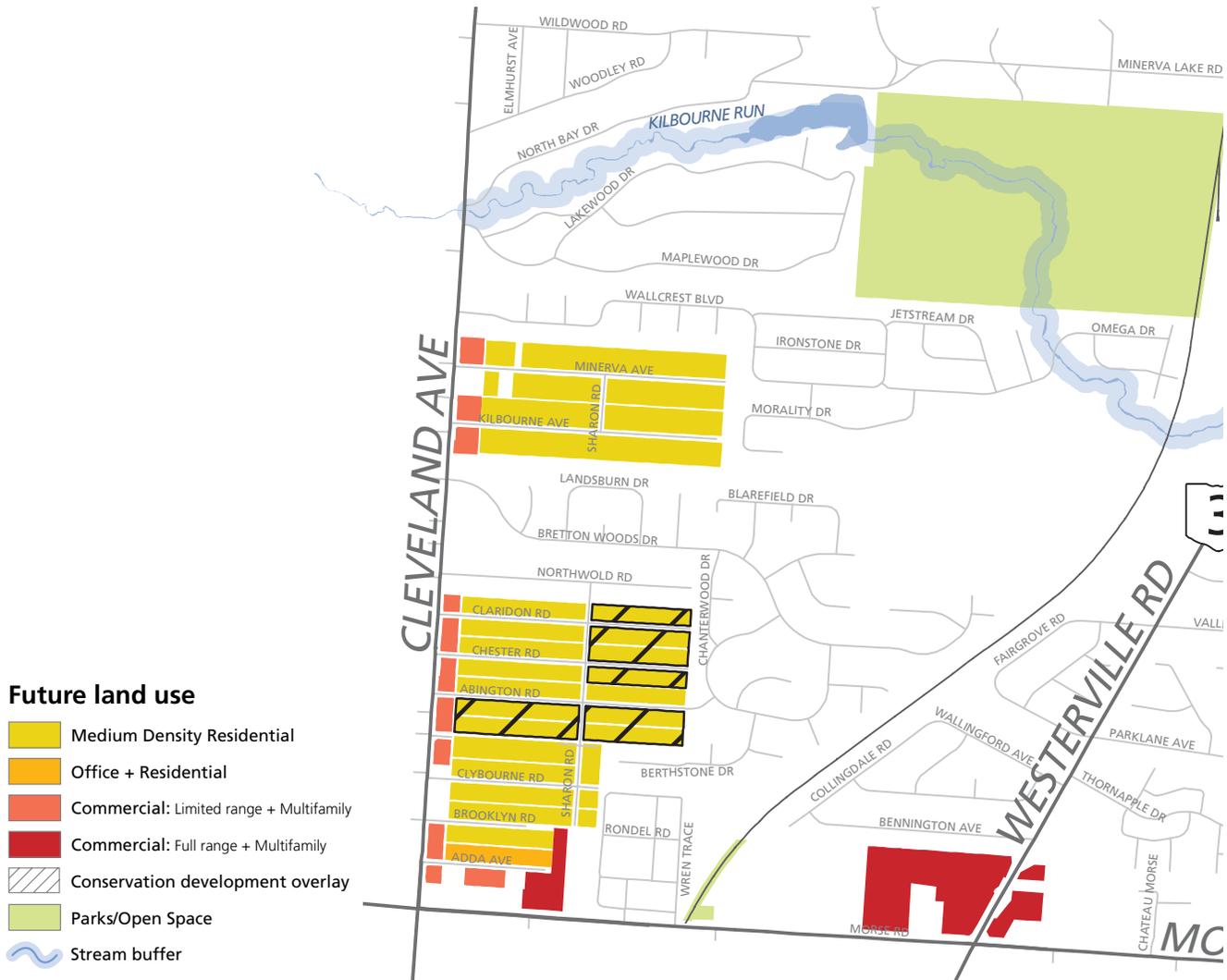
Future land use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office + Residential
- Commercial: Limited range + Multifamily
- Commercial: Full range + Multifamily
- Light Industrial + Office
- Conservation development overlay
- Parks/Open Space
- Stream buffer



FUTURE LAND USE MAP

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CLEVELAND HEIGHTS

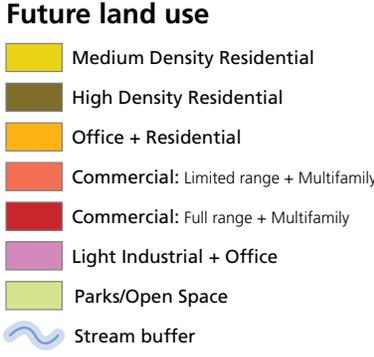
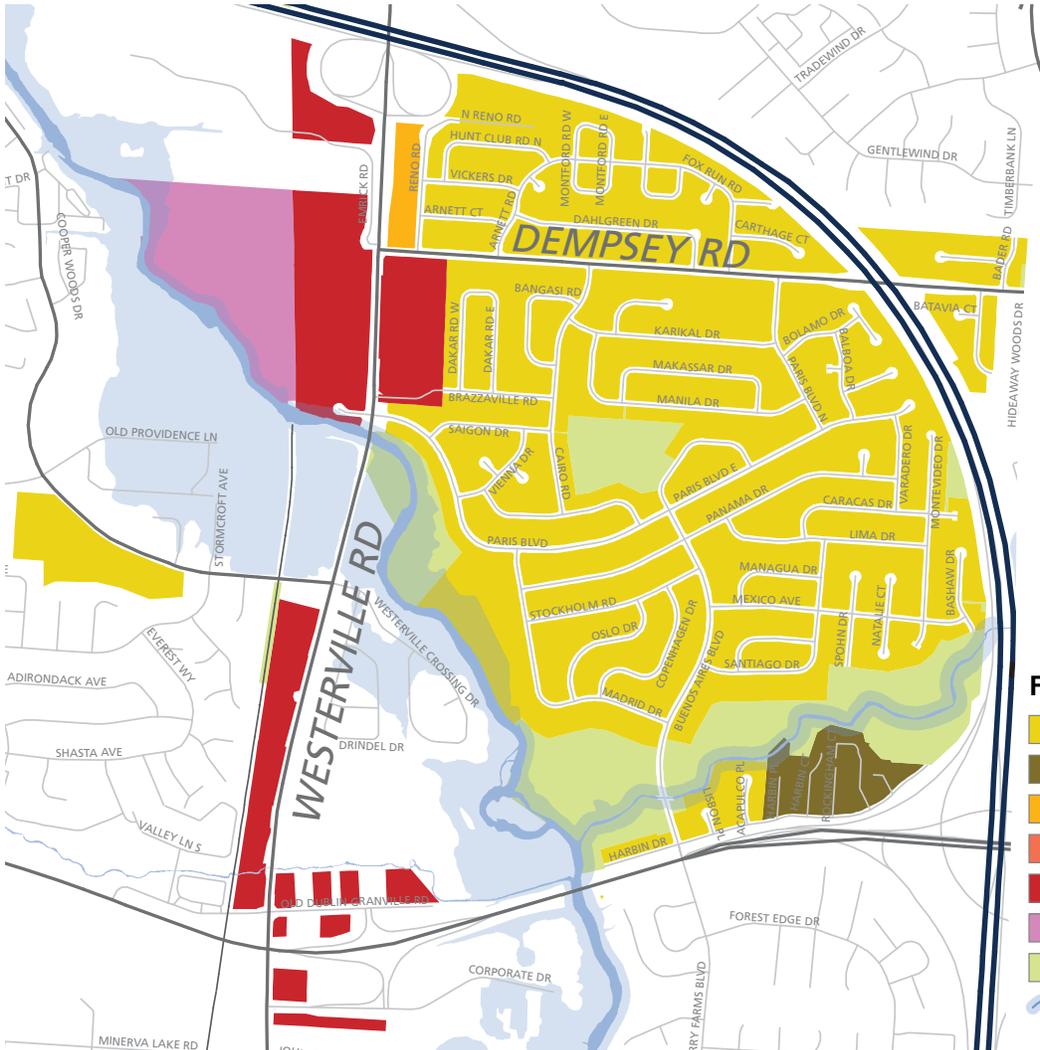
Cleveland Heights Conservation Area

The conservation area is intended to preserve trees by clustering new homes. Recommended housing types include townhouses, row houses and condominiums, with a maximum 3-story height.

The minimum project size for a conservation development should be 5 acres, with a maximum overall density of 8 units per acre. Twenty-five percent of the project site should be dedicated open space.

Cleveland Avenue

This corridor is intended to provide neighborhood scale retail and office opportunities. This complements an abundance of regionally-targeted retail establishments on Morse Road. Multi-unit residential development is permitted with a maximum density of 24 units per acre.



HUBER RIDGE

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Spring Run Open Space

The undeveloped areas along Spring Run should remain open space that will provide recreational opportunities to residents.

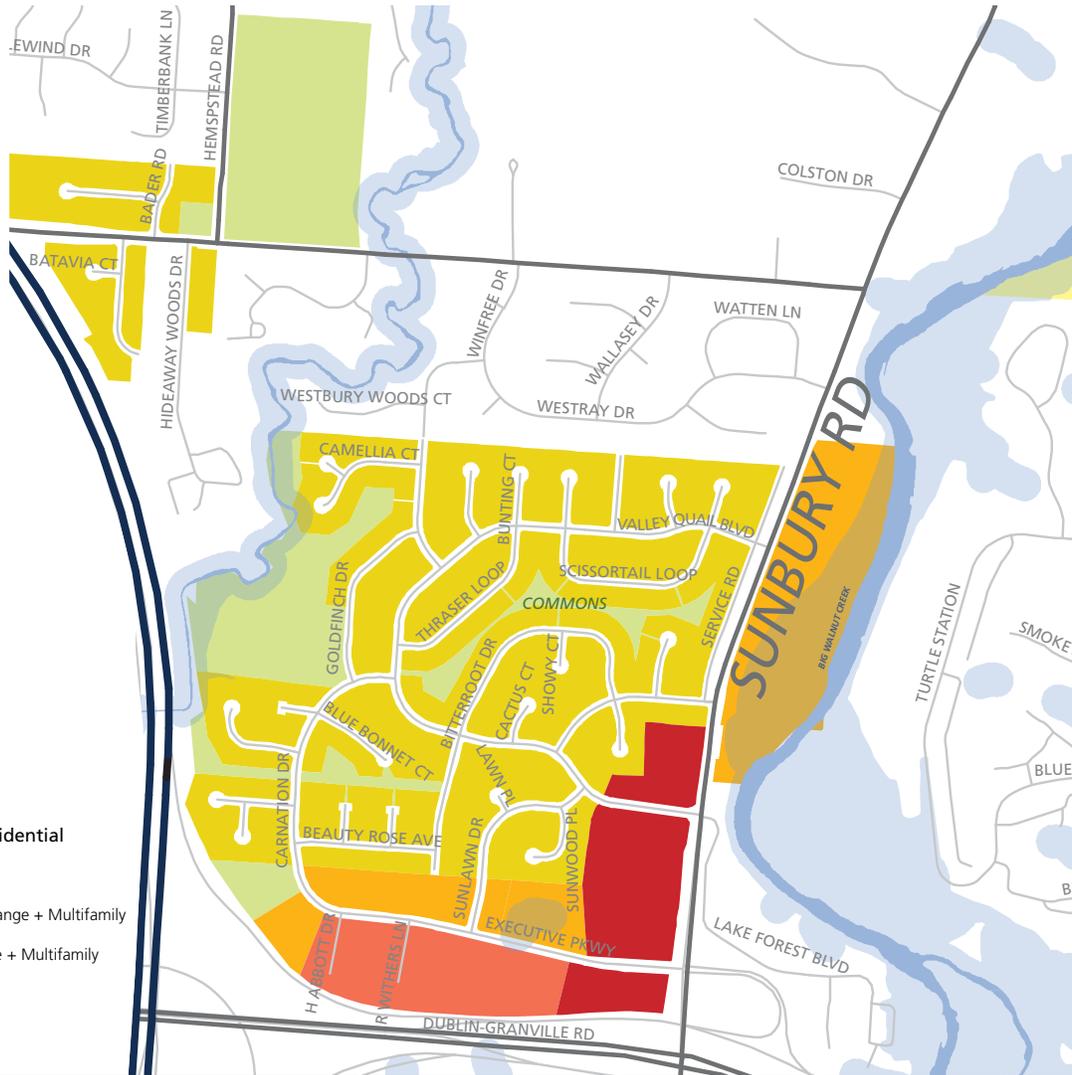
Westerville Road Office and Residential

The area north of Dempsey Road and east of Westerville Road is intended for office and residential uses that will buffer the medium-density residential neighborhood to the east.

Westerville Road Commercial

Businesses along the Westerville Road corridor attract local and regional customers. The corridor should be mixed-use in nature with a range of commercial and residential uses.

The area west of the Westerville Road and Dempsey Road intersection employs many people. Proposals for multi-unit uses in this area warrant special consideration.



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Future land use

- Medium Density Residential
- Office + Residential
- Commercial: Limited range + Multifamily
- Commercial: Full range + Multifamily
- Parks/Open Space
- Stream buffer

SUNBURY WOODS

Executive Parkway

Land uses along Executive Parkway should provide a transition from large-scale retail along Sunbury Road to residences in Sunbury Woods.

Buildings on the north side of Executive Parkway should be built closer to the road in order to buffer the adjoining residential uses.

New buildings should not exceed 3-stories in height and residences should be of the townhouse or condominium design.

Sunbury Open Space

The undeveloped parcel on the west end of Executive Parkway is recommended to be open space to buffer the neighborhood from commercial uses along the roadway.

Sunbury Road Office and Residential

The area east of Sunbury Road is recommended for office and residential uses. Development in this area must

consider steep slopes and floodplain in site design.

Wilder Elementary and Blendon Township Complex Open Space

Future land uses should be limited to open space, community recreation facilities and other park-type uses.

Rural East Conservation Area

The conservation area is intended to preserve trees and farmland by clustering new homes.

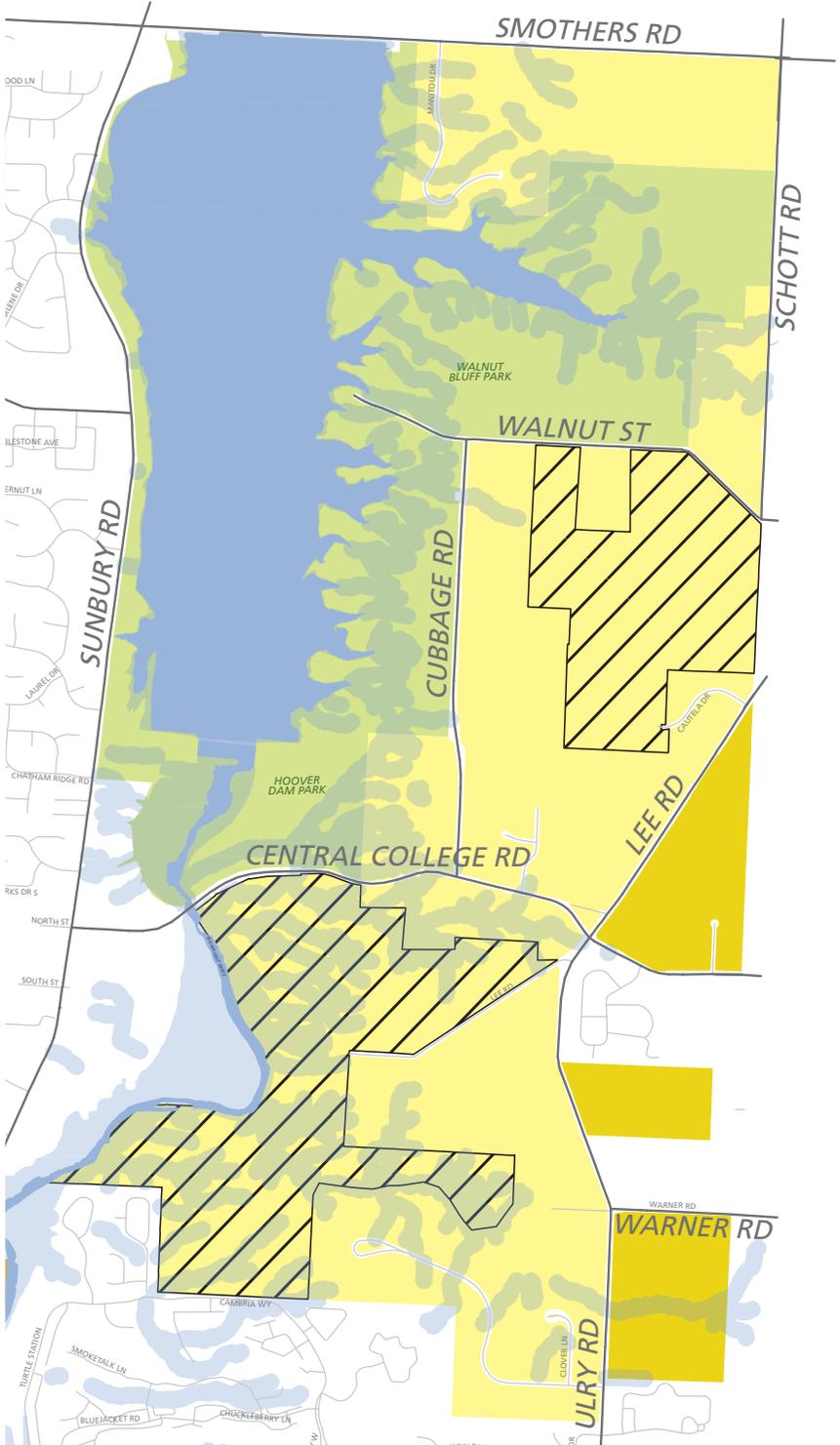
The minimum project size for a conservation development should be 20 acres, with a maximum overall density of 1 unit per acre. Fifty percent of the project site should be dedicated open space.

Medium-Density Residential

The area east of Ulry and Lee Roads is recommended for medium density residential development. Recommended housing types are single-family and two-family homes. The density is not to exceed 8 units per acre.

Future land use

-  Low Density Residential
-  Medium Density Residential
-  Conservation development overlay
-  Parks/Open Space
-  Stream buffer



RURAL EAST

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LIVE WELL

HOUSING · RECREATION · ENVIRONMENT



VISION FOR THE FUTURE

A variety of housing types that respect existing development patterns and allow people to age in place

An accessible, well-maintained park and recreation system

A healthy and protected environment

Achieve this vision by:

- Using universal design elements to make housing accessible to all
- Improving the appearance of rental properties
- Conducting a parks master plan
- Providing connections to bikeways
- Establishing a buffer zone along Alum Creek, Big Walnut Creek and their tributaries

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No-step entryways ensure accessibility for all people regardless of physical ability



Bachman Builders

maintain their quality of life by growing older in their familiar surroundings.

Action 1

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 accessible

Goal A

Promote sustainable housing that facilitates aging in place

Sustainable and accessible housing is environmentally sensitive and allows seniors to

AWARE STANDARDS FOR SUSTAINABLE, ACCESSIBLE HOMES

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 doors, for lower door-opening effort
- 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.

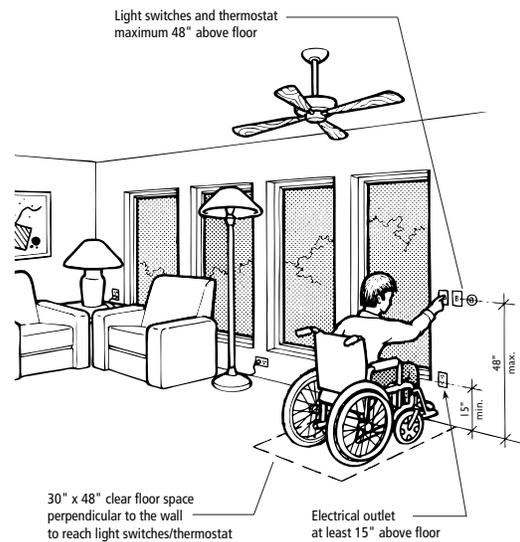


Illustration of selected *AWARE* accessibility standards

US Department of Housing and Urban Development

New or rehabilitated homes receiving public funds must follow AWARE standards. Privately-funded projects are encouraged to use the standards as guidelines (*for more detail see previous page*).

Action 2

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

Homes 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 3

Facilitate conversion and construction of accessory apartments

Accessory apartments, also known as ‘granny flats’ are additional housing units secondary to a main residence. They are ideal for extended families and make home ownership more affordable.

Currently, regulations allow accessory apartments in one residential district and require a special permit. The Franklin County Economic Development and Planning Department should revise applicable sections of the Zoning Resolution to encourage more of this housing type.

Action 4

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.

Action 5

Support the use of alternative energy sources such as solar, wind and geothermal

Alternative energy sources have no emissions, can reduce energy costs and reduce reliance on non-renewable resources. Franklin County can support the use of solar, wind and geothermal energy by providing information, incentives and referrals to public, private or nonprofit organizations.



Church of St. Martin

Well-kept homes make quality neighborhoods and maintain property values

Goal B

Maintain quality neighborhoods by improving the housing stock

New development should complement the use, density, setback and scale of existing development. Existing development should be maintained and improved to retain property values and the quality of the neighborhood.

Action 6

Facilitate home rehabilitation and compatible infill housing

Well-maintained housing supports neighborhood stability. Building in existing neighborhoods is an efficient use of land. Regulatory and financial assistance should be directed to vacant lots and homes in need of rehabilitation to provide quality housing and maintain the neighborhood's character.

Action 7**Turn around neglected properties**

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. Blendon Township officials should keep the Treasurer's Office informed of vacant and abandoned properties and partner with them to return them to productive use.

The Franklin County Economic Development and Planning Department administers the Neighborhood Stabilization Program which assists in acquiring and redeveloping foreclosed properties. Blendon Township and the Franklin County Economic Development and Planning Department should work together to identify foreclosed homes and apply for funds to acquire and rehabilitate these properties.

Action 8**Increase the homeownership rate**

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

Action 9**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 when feasible to appear consistent with the surrounding housing. The curb appeal of rental homes can be improved through landscaping and home improvements. Franklin County, Blendon Township and local rental agencies should work collaboratively to target resources at improving the appearance of rental homes.

Action 10**Direct financial assistance programs to help low-income families perform home maintenance and resolve code violations**

Many property owners are unable to resolve 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 and helping to resolve violations.

Action 11**Continue enforcement of the Blendon Township Property Maintenance Code**

A property maintenance code establishes minimum standards for the maintenance of residential properties. Key requirements of Blendon Township's maintenance code include: no inoperable vehicles, keeping trash in approved containers, maintaining homes, gutters and roofs, and cutting grass. Continued code enforcement is essential to maintaining a safe environment and property values.

Action 12**Consider the feasibility of a rental housing inspection pilot program**

Neglected rental homes are eyesores and 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 Blendon Township Code Enforcement 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

Maintain, improve and expand township parks and recreational facilities

Blendon Township's parks and recreational facilities are assets to township residents

providing opportunities to be physically active.

Action 13

Conduct a parks master plan

A parks master plan evaluates existing park facilities and outlines the recreational needs of a community. The master plan gives strategic direction for the future and includes recommendations for achieving the community's vision for the park system. Public input is essential during the planning process to ensure the vision for the parks system is consistent with residents' wishes. The Franklin County Economic

Parks are community assets, providing recreational opportunities to residents

STRATEGIC POLICY DIRECTION

The Blendon Community Plan abides by three adopted policies: the Sustainability Resolution, the Central Ohio Green Pact and Regional Connections. The common goal of each is to create sustainable economic growth.

Sustainability Resolution

The Franklin County Commissioners passed resolution 683-06 stating its commitment to environmental protection and economic growth. The resolution covers a range of county activities. For land use plans, the resolution states two important policy goals:

1. Practicing environmentally responsible land use
2. Preserving natural resources

Central Ohio Green Pact

Beginning in 2007, Franklin County communities have adopted the Central Ohio Green Pact, a shared agreement to make a more sustainable region. This is achieved by:

- Reducing household waste
- Building greener buildings
- Growing a green economy
- Adopting sustainable land use policies

Regional Connections

Regional Connections is an effort to establish a growth plan for the next 25 years in the central Ohio region

Formed by the Mid-Ohio Regional Planning Commission with input from public and private leaders, Regional Connections emphasizes the importance of local governments taking steps to anticipate growth. This is achieved by:

- Increasing development intensity in areas near existing roads and sewer lines
- Promoting economic and community development that respects nature
- Cooperating regionally and sharing development's costs and benefits
- Providing affordable housing near jobs, recreation and cultural amenities
- Making decisions with a regional perspective



Development and Planning Department can assist Blendon Township in conducting the master plan.

Action 14
Establish a parks advisory board

A citizen-led advisory board should be established to oversee the maintenance and development of the parks system. The parks advisory board would be responsible for making recommendations to the Blendon Township Board of Trustees on the distribution of parks funds and the implementation of the parks master plan.

Members should be appointed by the Blendon Township Trustees and should represent all areas of the township.

Action 15
Set aside general maintenance funds for each park

Residents enjoy visiting well-maintained parks. Without regular maintenance, parks fall into disrepair, eventually requiring large sums to restore damage.

Dedicating funds each year specifically for maintenance ensures the upkeep of parks and facilities.

Action 16
Consider a levy for parks

A property tax levy for parks is one option to generate more funds. If approved by voters, dedicated funds could be used for general maintenance, capital improvements or land acquisition.

Action 17
Establish a park in the Cleveland Heights neighborhood

Cleveland Heights residents expressed the need for a park in their neighborhood. There is a large amount of open space in the neighborhood that could be converted to a park.

A park gives residents opportunities to be physically active and facilitates more interaction

between residents. Future development in the neighborhood should provide open space for public use.

Action 18
Explore the feasibility of installing a wellness garden at the Blendon Township Senior Center

A wellness garden is handicapped-accessible green space that enables residents to engage in physical and mental activity. Amenities include exercise stations, walking trails and meditation gardens.

The wellness garden should also function as a rain garden, which is an area planted with natural vegetation that reduces stormwater runoff to storm sewers and waterways. Installation in a high-profile area can encourage residents to install their own rain gardens at home.

Action 19
Add sufficient bicycle parking at parks

Bicycle parking is limited at Blendon Township parks. Providing bicycle parking reduces vehicle parking demands and encourages more bicycling.

Blendon Township should provide at least one bicycle space for every 20 parking spaces. Temporary parking solutions such as a bike corral or portable bicycle racks could be used during peak bicycle parking periods such as special events.

Action 20
Provide connections to the existing trail system

The Alum Creek and Big Walnut Creek trails provide many recreational opportunities. Neither is easily accessible, however, from the residential neighborhoods. Connections to trails give residents access to more recreational opportunities. The Bikeways map shows proposed links from neighborhoods to the existing trail system.

Action 21**Utilize Alum Creek, Big Walnut Creek and Spring Run as recreational assets**

The scenic Alum Creek and Big Walnut Creek are biologically diverse aquatic systems. They can provide educational, environmental, and recreational opportunities if properly protected and utilized. Public access to stream corridors should be created where feasible.

Action 22**Work with local agencies to add land to the park system**

Franklin County and Blendon Township will work with local agencies to facilitate the addition of land to the parks system consistent with the Future Land Use map. Additional parkland will provide public access to nature and expand recreational opportunities for residents.



Jared Cherup

Goal D**Protect Alum Creek, Big Walnut Creek and their tributaries**

The scenic Alum Creek and Big Walnut Creeks are biologically diverse aquatic systems which are assets to Blendon Township.

Action 23**Adopt regulations establishing a stream buffer zone along Alum Creek, Big Walnut Creek and their tributaries**

The buffer zone is a no-build area along creeks and tributaries that filters pollution and replenishes groundwater. The buffer zone should include the area adjacent to waterways, the 100-year floodplain and steep slopes.

Prohibited uses within the buffer include construction, parking lots, dredging and filling.

Permissible uses include passive recreation and multi-use trails.

The Franklin County Economic Development and Planning Department and Blendon Township should work closely with other Franklin County agencies, Columbus, Westerville and environmental organizations in establishing watershed-wide stream buffer regulations.

Action 24**Promote the use of stormwater best management practices**

Stormwater best management practices such as rain gardens, bioswales, pervious surfaces and other techniques control stormwater runoff and stabilize soil to reduce pollution that runs off paved areas such as rooftops, driveways and parking lots.

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

Action 25**Require dedication along Alum Creek, Big Walnut Creek and Spring Run for public use**

Development along waterways should protect environmentally-sensitive land through dedication of conservation easements that allow only trails and open space. This will ensure that the environmentally-sensitive land near the creeks is permanently protected.

Action 26**Support acquisition of scenic and sensitive land located along the creeks**

Lands along waterways are habitats for plants and animals, filter water and prevent pollution. Franklin County and Blendon Township should support public acquisition of these areas through grants and other resources to ensure their protection and future conservation.

Alum Creek and Big Walnut Creek are home to diverse fish and wildlife species

Action 27
Build and maintain relationships with local watershed groups

Friends of Alum Creek and Tributaries and Friends of Big Walnut Creek are non-profit organizations that support watershed protection and stewardship. Collaboration among these groups and public agencies will help protect the creeks and their watersheds.

Community projects such as rain garden installations increase the public's awareness of environmental issues



Hudson Library, Hudson, Ohio

Goal E
Promote environmental awareness and stewardship

Public awareness of environmental issues promotes the responsible use of natural resources.

Action 28
Sign the Central Ohio Green Pact

The Central Ohio Green Pact is a multi-jurisdictional commitment to make our region more sustainable. It outlines policies that enhance quality of life, protect the environment and facilitate economic development. By signing this agreement the Blendon Township Trustees affirm the community's commitment to a sustainable future.

Community gardens are a good use of undeveloped lots and help promote healthy eating



Community Garden Gazette

Goal F
Support a sustainable local food system

A local food system is a network of farmers, consumers and communities that partner to create a more locally-based, self-reliant food system.

Action 29
Promote backyard conservation

Common backyard conservation practices include composting, tree planting, using native plants and water conservation. These practices both beautify and protect the environment.

Blendon Township will work with the Franklin Soil and Water Conservation District and area watershed groups to promote backyard conservation.

Action 30
Conduct an energy audit of buildings at the Blendon Township Complex

An energy audit assesses a building's energy use to identify opportunities to reduce consumption.

Blendon Township can save money and promote energy efficiency by performing an energy audit and reducing energy consumption.

Action 31
Support participation in the GreenSpot program

The GreenSpot program is administered by the city of Columbus and recognizes residents, businesses and community groups for their work to promote a sustainable future. It also provides resources to help people meet their goals of sustainability through conserving energy, water and recycling. Residents and businesses in Blendon Township should be encouraged to participate in the GreenSpot program.

Action 32
Establish a farmers market

Access to fresh food leads to better eating habits and a healthier community. Farmers markets connect producers and consumers of local foods. A farmers market could be located in the parking lot of Glengary Shopping Center, Sunbury Plaza or the Blendon Township Complex.

A farmers market could be supported through Community-Supported Agriculture, where customers buy a share of a farm's harvest and receive food throughout the season. This arrangement gives farmers capital up-front and enables consumers to receive a variety of fresh food.

Action 33

Revise zoning regulations to allow community gardens

Currently, zoning regulations do not allow community gardens on lots smaller than one acre. The Franklin County Economic Development and Planning Department should pursue an amendment to permit community gardens on these smaller lots with reasonable regulations to protect public health and neighborhood stability.

Action 34

Identify and convert underutilized sites to community gardens

Community gardens are self-maintained by members of a neighborhood and community organizations. They build self-reliance, a sense of community and support local food systems. Franklin County, Blendon Township and neighborhood organizations should collaborate to identify and acquire properties for community gardens.

Action 35

Support the transition of yards, window boxes and rooftops into food production areas

Urban gardening creates independence from corporate food systems, fosters community involvement and gets people closer to the natural environment. The Franklin County Economic Development and Planning Department will provide information on resources to start gardens and education on urban gardening practices.

Action 36

Provide information to connect producers and consumers of local foods

Locally-grown food is often difficult to find and usually only available in farmers markets. Connecting local producers and consumers will increase access to locally grown foods and the economic vitality of local farming initiatives.

Action 37

Support local food production and processing enterprises

Franklin County has recently funded the *Growing Entrepreneurs Initiative*. The initiative will develop and expand food service enterprises by providing training, technical assistance and loans to income-eligible residents.

The initiative gives entrepreneurs access to the Ohio State University Food Industries Center for product development and marketing training. Participants work with local grocers, farmers markets and other distributors in selling their product. Information should be provided to Blendon Township to inform residents of this opportunity for entrepreneurship.

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GO SAFELY

TRANSPORTATION RECOMMENDATIONS



VISION FOR THE FUTURE

A complete transportation system where people can easily travel by foot, bicycle, transit and car

Achieve this vision by:

- Installing sidewalks in priority areas
- Connecting to existing bicycle trails
- Adding amenities at existing bus stops
- Designing streets to accommodate all users

Sidewalks allow residents to travel safely to nearby destinations



City of Sammamish, Washington

Goal A
Create and maintain a complete network for pedestrian traffic

Walking has environmental, social and health benefits. A complete network for pedestrians means that people can get to destinations safely on foot.

Action 1
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. Blendon 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.

Action 2
Maintain and improve existing sidewalks

The majority of streets in the existing residential neighborhoods have sidewalks. Sidewalks in disrepair are unattractive and dangerous to pedestrians. Sidewalks should be properly maintained to ensure safety and their continued use.

Action 3
Require sidewalks for new development

New office, commercial, industrial, and multi-unit residential developments should be required

to install sidewalks. This will create a network which pedestrians can navigate safely.

Action 4
Use pedestrian-friendly design for major intersections

Intersections are primarily where pedestrians come into contact with automobile traffic. Improving the safety of intersections will decrease accidents and encourage more people to walk.

A PedFlag program is one affordable tool to make intersections safer. It involves the placement of flags at each end of a cross walk. Pedestrians use them while crossing to increase their visibility therefore making crossing the street faster, safer and more pleasant.

Action 5
Use pedestrian-friendly design within shopping centers and along commercial corridors

In large shopping centers with lots of automobile traffic, defining walkways for pedestrians can prevent accidents. In turn, better pedestrian friendliness can lead to more people traveling on foot. 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. These connections should be accompanied by improved landscaping.

Action 6
Complete a Safe Routes to Schools Plan

A Safe Routes to School Plan aims to make walking and bicycling to school safer for children which can in turn enhance children’s health, ease traffic congestion and improve the quality of life in a community. A Safe Routes to School Plan can be completed as an amendment to the Blendon Community Plan with input from stakeholders and the public.



Dakota County, Minnesota

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

The Bikeways map is a compilation of area and regional bikeways plans and specific recommendations for Blendon Township. Franklin County and Blendon Township should consult the Bikeways map when expanding bicycle

facilities or reviewing development proposals. This ensures the creation of a well connected bikeway system.

Action 8
Provide connections to existing bikeways

There are existing bikeway facilities near Blendon Township including the Big Walnut Creek and Alum Creek trails. However, neither is easily accessible from the residential neighborhoods. Connections to trails give residents access to more recreational opportunities. The Bikeways map shows proposed links from neighborhoods to the existing trail system.

Action 9
Require new development to provide rights-of-way to accommodate shared use paths

New development along bicycle corridors should dedicate rights-of-way for bikeways in addition to requirements of the Franklin County Thoroughfare Plan. These rights-of-way should be a minimum of 20 feet to accommodate future

Bikeways provide transportation and recreation opportunities

COTA LONG-RANGE TRANSIT PLAN

In 2005–2006 the Central Ohio Transit Authority hosted a series of public meetings seeking input on improving transit service in the region. Key stakeholders such as state and regional planning agencies, local municipalities, and business and community leaders provided additional input in identifying transit needs and possible solutions.

The long range plan makes recommendations that will help meet immediate transit needs and also create a viable, responsive and modern transit system for the future.



Central Ohio Transit Authority

Key recommendations include:

- Using the newest technology to enhance the transit experience
- Increasing access, convenience and reliability for people with limited mobility
- Improving passenger convenience by providing real-time information at major bus stops and transit centers
- Expanding service to employment and activity centers
- Calling for strategic transit investments
- Adding several neighborhood-oriented, circular LINK routes

One proposed LINK route serves many areas of Westerville. The Blendon Community Plan recommends extending the LINK route to serve the Huber Ridge and Sunbury Woods neighborhoods.

shared-use paths as designated on the Bikeways map.

Action 10
Establish bicycle routes through the Huber Ridge and Sunbury Woods neighborhoods

Bicycle-friendly street design and signage direct bicyclists safely through a neighborhood.

Recommended bicycle routes include:

Huber Ridge

- Buenos Aires Boulevard
- Paris Boulevard

Sunbury Woods

- Executive Parkway
- Valley Quail Drive

Action 11
Improve bicycle parking on public and private property

Convenient bicycle parking near destinations encourages bicycling. Existing business owners should be encouraged to provide bicycle park-

ing. One bicycle space should be installed for every 20 parking spaces.

Action 12
Locate buildings outside the railway corridor near Westerville Road

The abandoned railway right-of-way has the opportunity to become part of the regional bikeway system. The proposed Westerville to Arena District Bikeway would connect existing trails, parks, schools, universities and places of interest. It will be a safe, convenient and fast way for commuting by bicycle. Locating buildings outside of this corridor ensures that it will be available for a future regional bikeway.

COMPLETE STREETS

A complete street is designed to balance safety and convenience for everyone using the roads. Communities that adopt a Complete Streets policy make a commitment to consider and provide appropriate facilities for motorists, pedestrians, bicyclists and transit users during new and retrofit road projects.

By adopting a complete streets policy, a community can:

- Support economic growth by providing accessible and efficient connections between residences, schools, parks and businesses
- Reduce crashes and improve safety through safety improvements
- Ease traffic congestion by increasing travel options such as walking and bicycling

- Help children get physical activity and gain independence through bicycling and walking
- Reduce carbon dioxide emissions by riding a bicycle or walking
- Save costs for retrofitting streets later by integrating sidewalks, bike lanes, transit amenities and safe crossings into the initial design of a project



www.m-bike.org



Franklin County

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 13
Improve pedestrian infrastructure near bus stops

Using transit is more attractive with better pedestrian infrastructure. A safe path to a bus stop encourages transit use. Blendon 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.

Action 14
Improve existing bus stops

COTA provides shelters at bus stops to protect transit users from weather and provide a place to sit. The presence of 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 Blendon Township should work with COTA to install bus shelters and other amenities at existing bus stops.

Action 15
Investigate the possibility of locating a Park and Ride in the Sunbury Woods area

Park and Ride facilities allow commuters to avoid driving during the most congested times of the day. COTA’s long range plan recommends

the addition of a park and ride facility in the Sunbury Woods area.

The Franklin County Economic Development and Planning Department, Blendon Township and COTA should work together in planning and construction of Park and Ride facilities.

Action 16
Ensure the proposed Westerville LINK route serves Huber Ridge and Sunbury Woods

LINK routes provide bus service within neighborhoods and activity centers using smaller buses. COTA’s long range plan recommends a LINK route in the Westerville area which could be extended to include Huber Ridge and Sunbury Woods.

The Franklin County Economic Development and Planning Department, Blendon Township and COTA should work together to ensure the LINK route serves Huber Ridge and Sunbury Woods.



Wasatch Front Regional Council

Goal D
Maintain a safe, well-connected auto network

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

Action 17
Adopt a complete streets policy for future road improvements

A complete street is one designed for all users including pedestrians, bicyclists, transit users and motorists. A network of complete streets is safer, more livable and welcoming to everyone. Adopting a complete streets policy ensures

Amenities like benches make the use of transit services more appealing to residents

Physical treatments help calm traffic along neighborhood streets

that future road projects are designed and constructed with all users in mind.

Action 18

Improve damaged roads and roadside drainage infrastructure

Damaged roads and poor drainage pose a threat to motorists, bicyclists and pedestrians. Blendon Township and Franklin County agencies can work together to improve the condition of these roads. Streets needing immediate attention include:

Cleveland Heights

- Abington Road
- Adda Avenue
- Brooklyn Drive
- Chester Road
- Claridon Road
- Clybourne Road

Huber Ridge:

- Brazzaville Road
- Paris Boulevard

Action 19

Install traffic calming devices in priority areas

Traffic calming devices reduce vehicle speeds. They can also be visual amenities that beautify neighborhoods. Traffic calming devices should incorporate landscaping elements in their design. Blendon Township will work with the Franklin County Engineer's Office to install and maintain traffic calming measures in the following high speeding areas:

Huber Ridge

- Buenos Aires Boulevard
- Karikal Drive
- Paris Boulevard

Sunbury Woods

- Executive Parkway
- Valley Quail Drive

Action 20

Encourage speed limit reductions on high-accident roads

High-accident roads were identified through accident data and reports by residents. Blendon Township does not have direct authority to order a reduction in speed limits. Speed limit reductions must be applied for through the Ohio Department of Transportation. Roads recommended for review include:

Cleveland Heights

- Cleveland Avenue

Huber Ridge

- Dempsey Road

Sunbury Woods

- Sunbury Road

Rural East

- Central College Road
- Cabbage Road
- Lee Road
- Schott Road
- Smothers Road
- Ulry Road
- Walnut Street

Action 21

Encourage safety improvements at high-accident intersections

Safety improvements are recommended at intersections identified by residents that are difficult or impossible to cross. Although Blendon Township has limited authority on Franklin County roads and state routes, it is recommended that Franklin County and the Ohio Department of Transportation consider safety improvements at the following intersections:

Huber Ridge

- Westerville Road and Interstate 270
- Westerville Road and State Route 161
- Westerville Road and Dempsey Road
- Westerville Road and Paris Boulevard

Sunbury Woods

- Sunbury Road and State Route 161
- Sunbury Road and Executive Parkway

- Sunbury Road and Valley Quail Boulevard South

ON THE NEXT PAGES

The maps on the following pages show the bikeways plan and sidewalk installation priorities.

The Bikeways map shows locations of current and proposed bikeways in Columbus, Westerville and Blendon Township.

The Sidewalk Priorities map shows where sidewalks should be installed in Blendon Township.

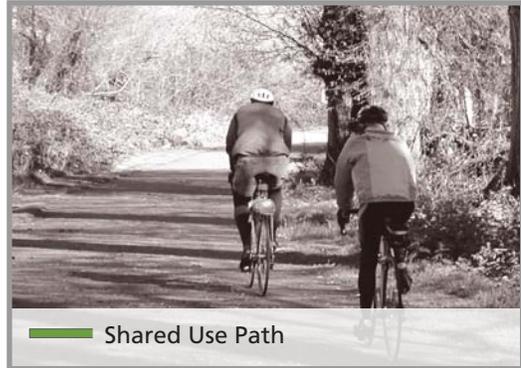
TYPES OF PROPOSED BIKEWAYS

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 in Blendon Township and throughout central Ohio.

In addition to Blendon Township bikeways recommendations, the map contains information from these sources: Columbus Bicentennial Bikeways Plan, Westerville Parks, Recreation and Open Space Plan, MORPC Regional Bikeways Plan and Metroparks Trail Plan.



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



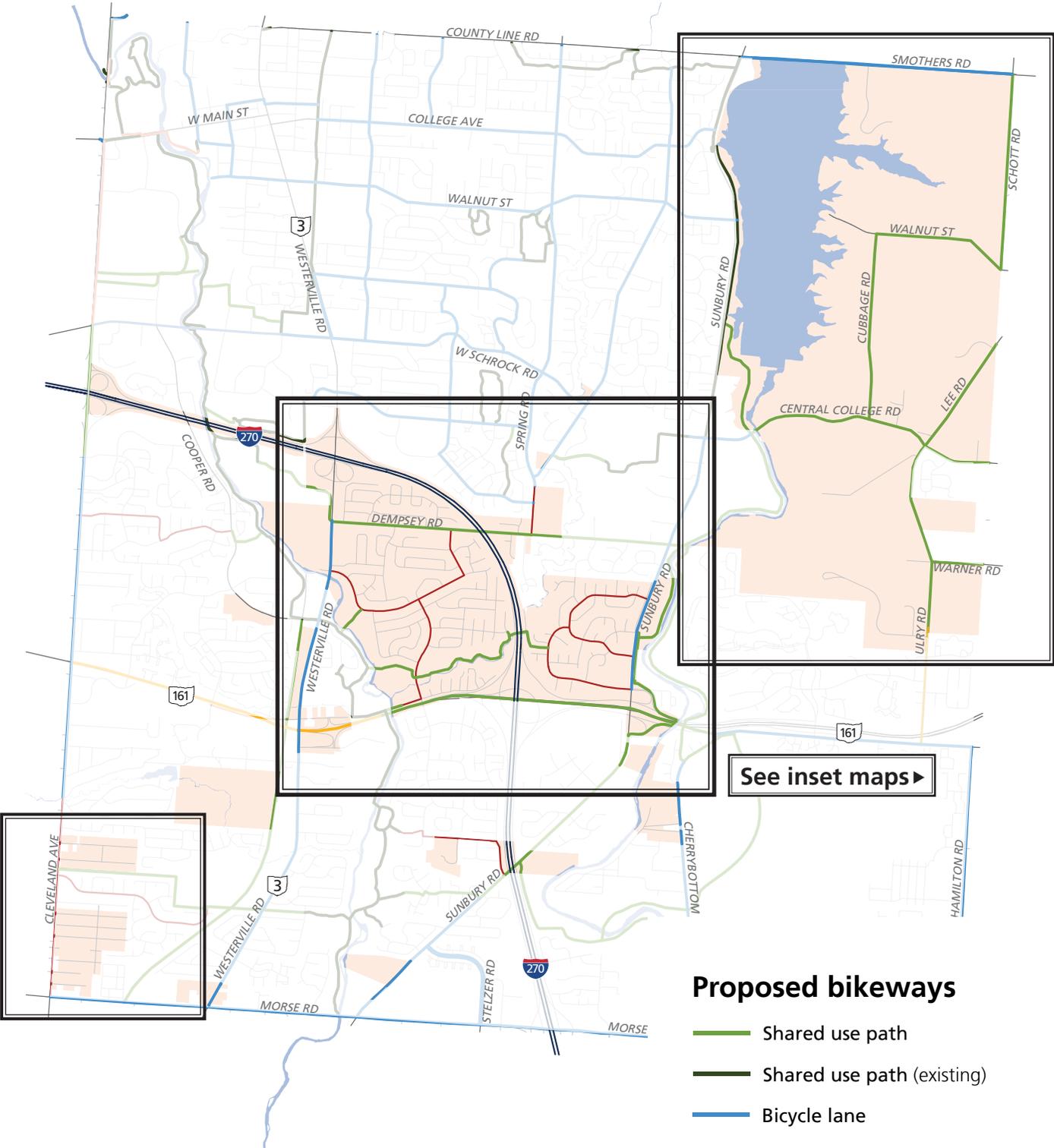
On-street striped lane for bicycles, 4 to 6 feet wide, usually next to the outermost travel lanes.



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.



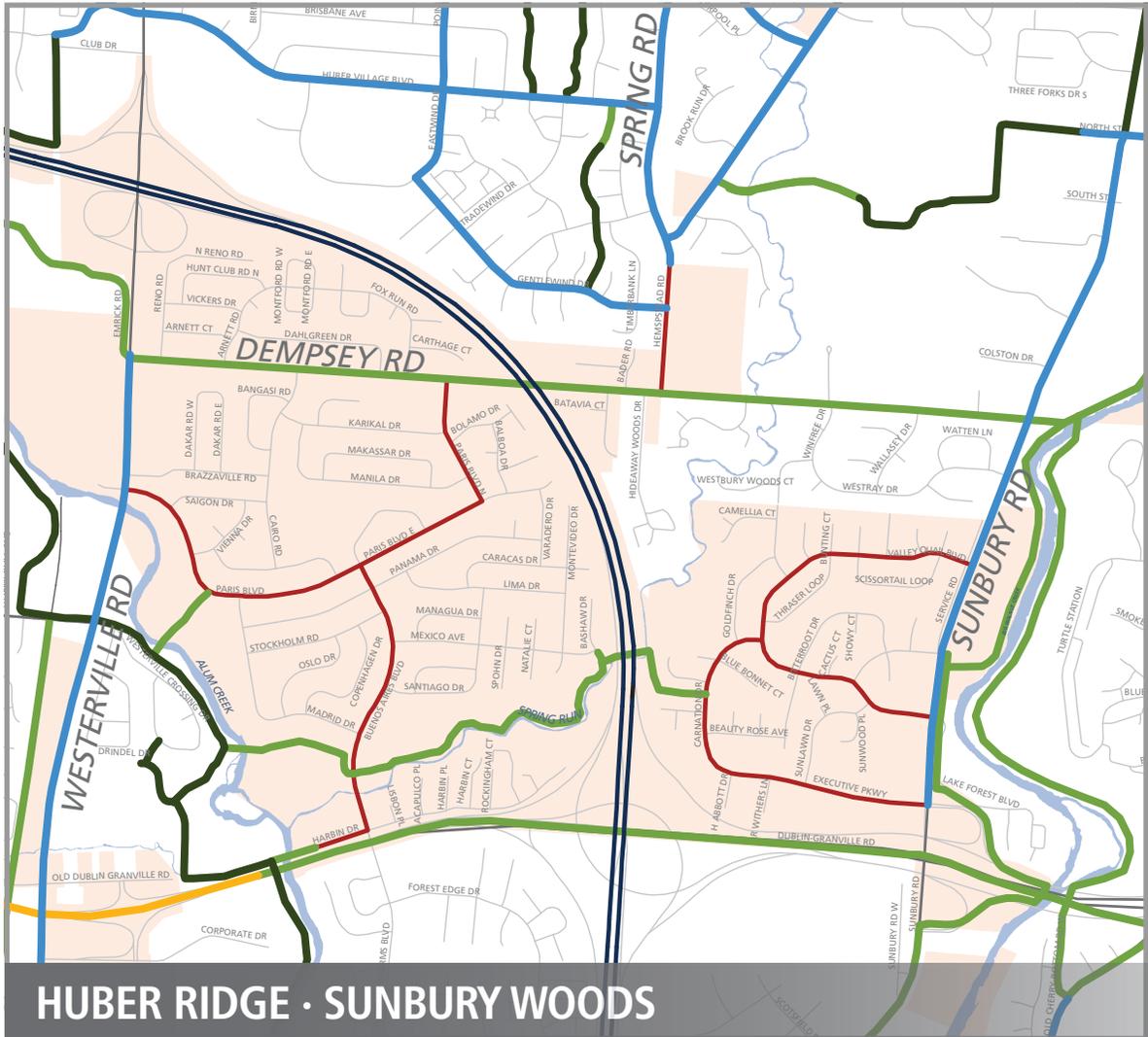
See inset maps ▶

Proposed bikeways

- Shared use path
- Shared use path (existing)
- Bicycle lane
- Signed shared roadway
- Paved shoulder

BIKEWAYS MAP

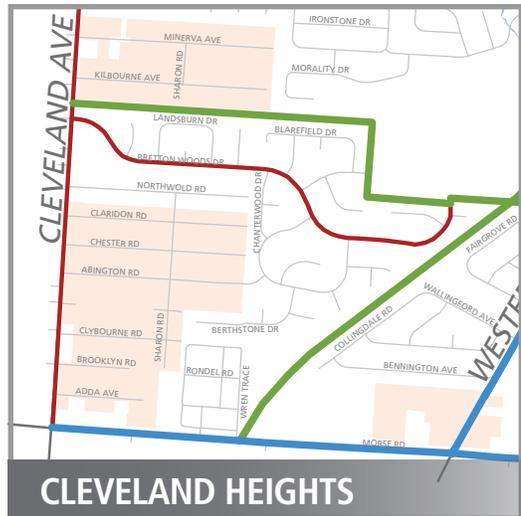
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HUBER RIDGE · SUNBURY WOODS

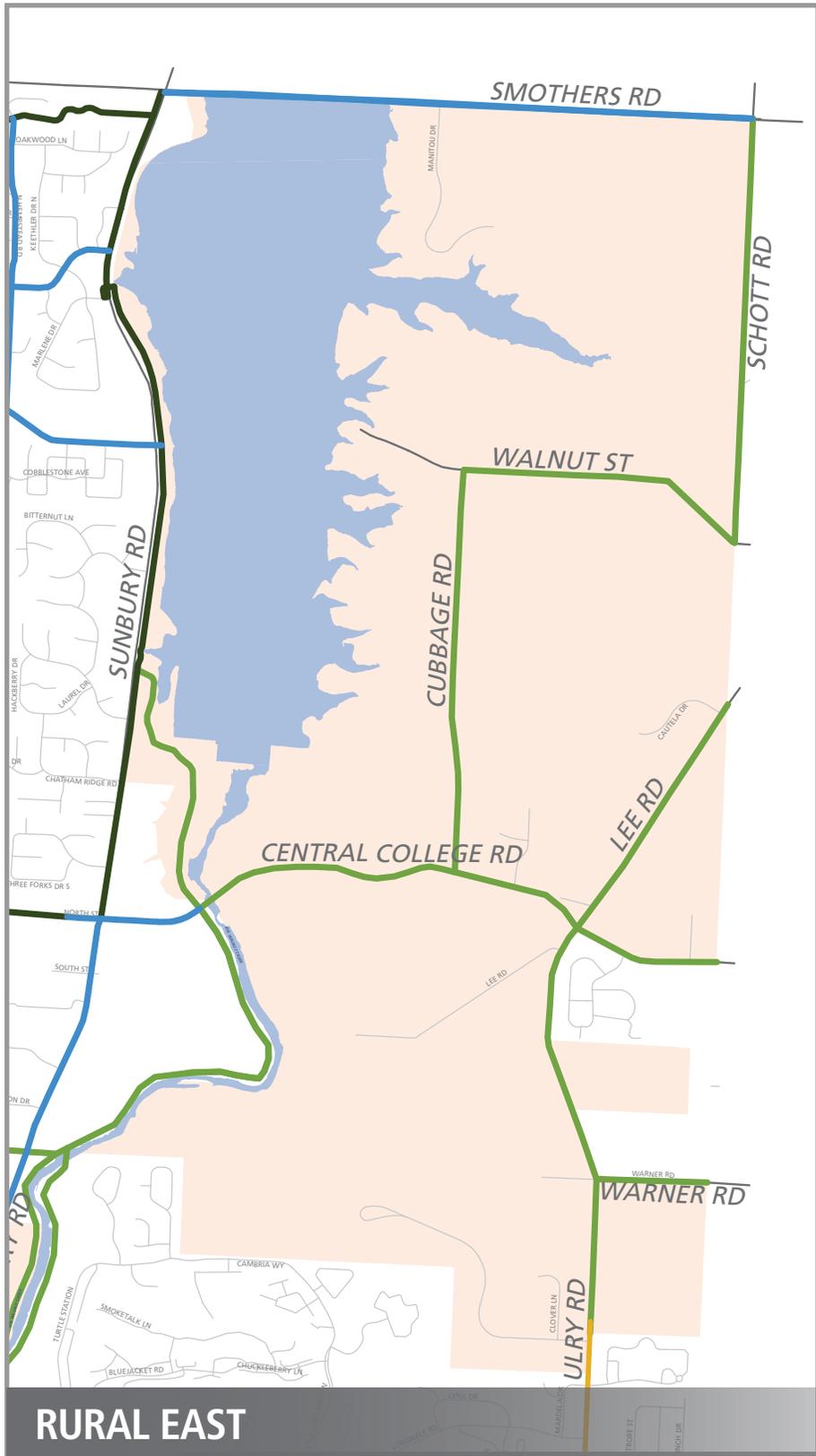
Proposed bikeways

- Shared use path
- Shared use path (existing)
- Bicycle lane
- Signed shared roadway
- Paved shoulder



CLEVELAND HEIGHTS

DRAFT
1-11-10



Proposed bikeways

- Shared use path
- Shared use path (existing)
- Bicycle lane
- Paved shoulder

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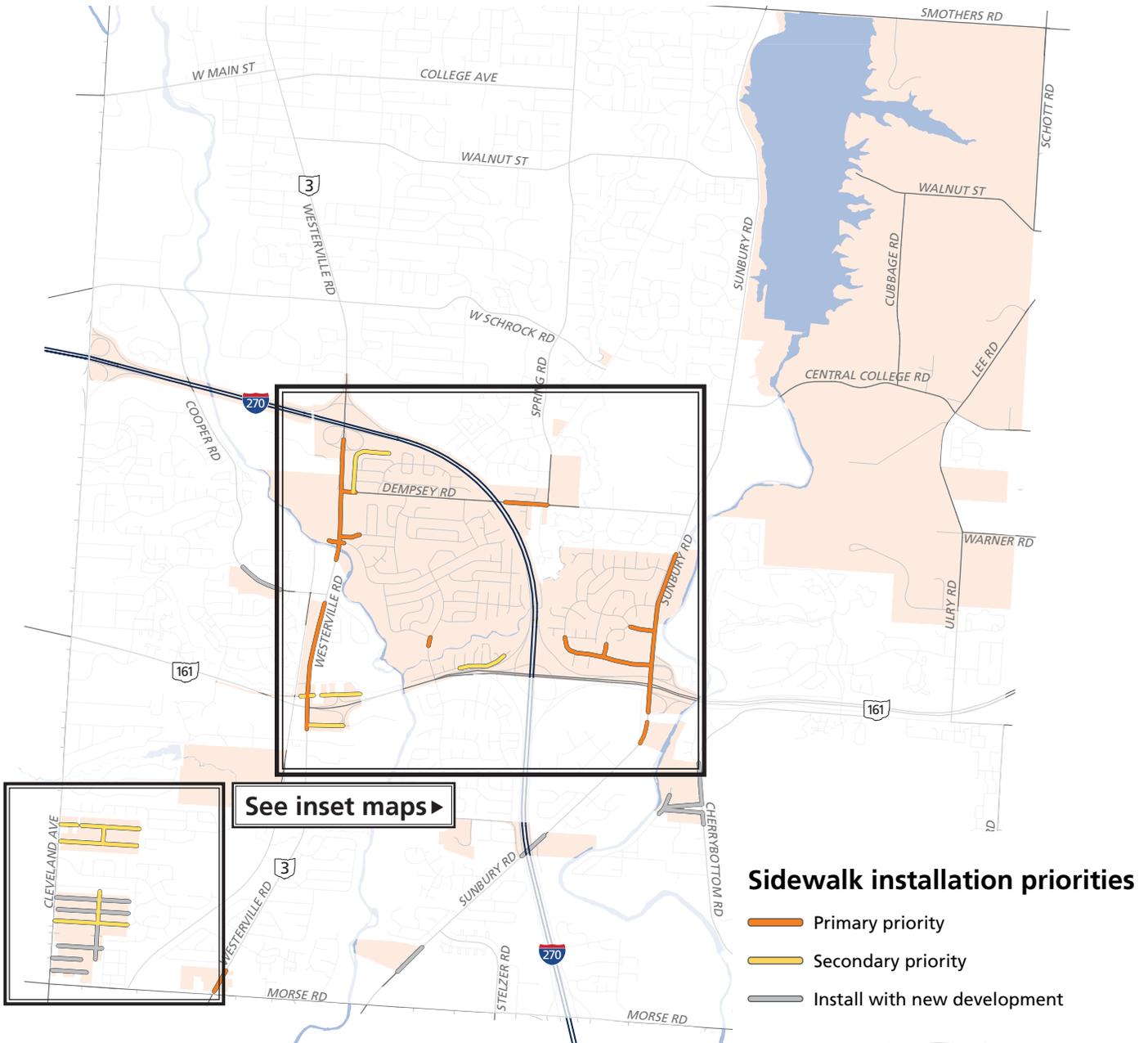
Sidewalk priorities

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

Why we need it: Installing sidewalks costs money. Realizing that funds are limited, the sidewalk maps prioritize sidewalks: primary priorities are sidewalks that should be

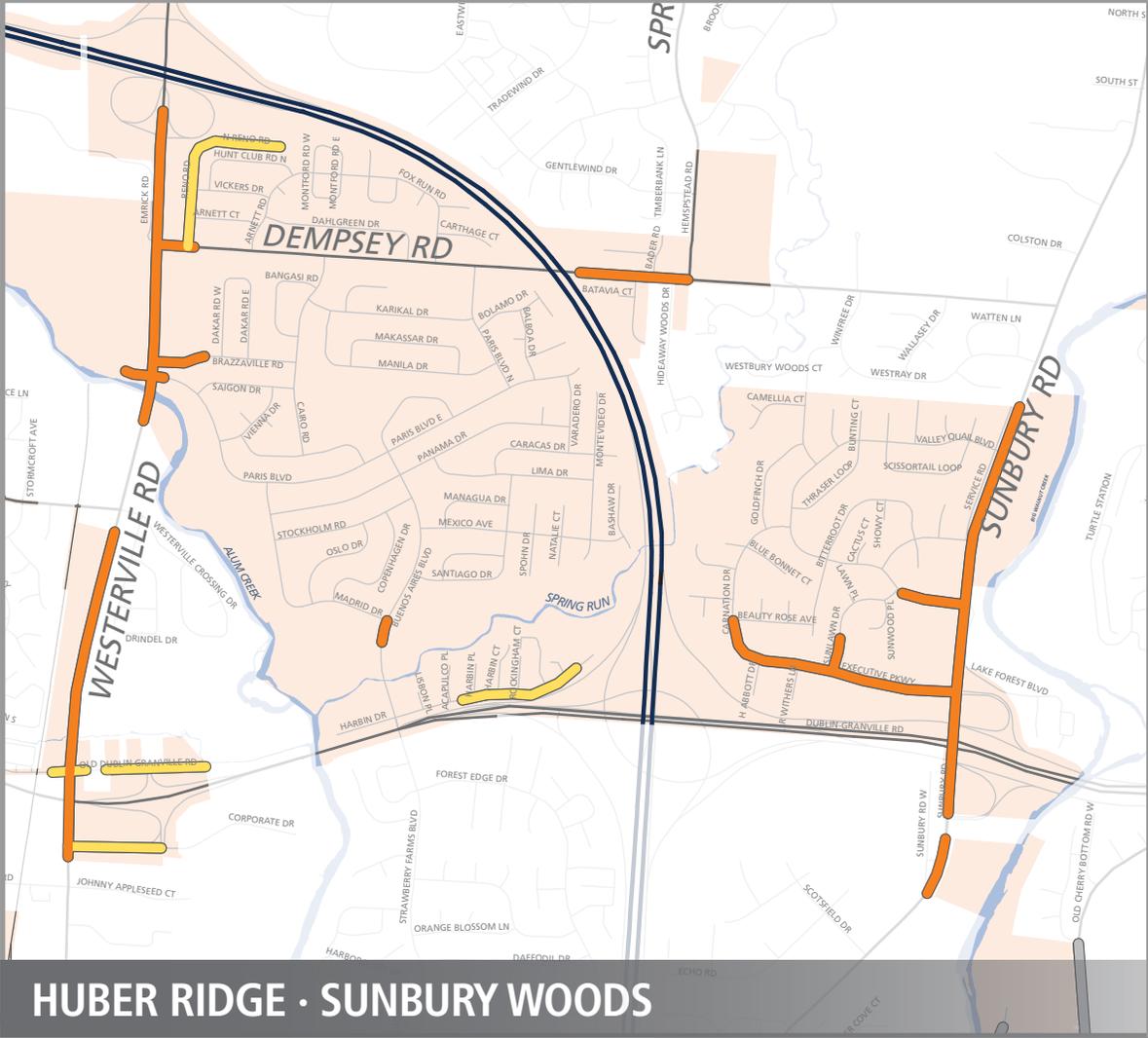
installed first. Secondary priorities are sidewalks that should be installed after all the primary priorities are installed. Sidewalks shown as “Install with new development” should be provided at any time new development or redevelopment is occurring.

The primary and secondary priorities reflect the community’s stated desires for new sidewalks.



Sidewalk installation priorities

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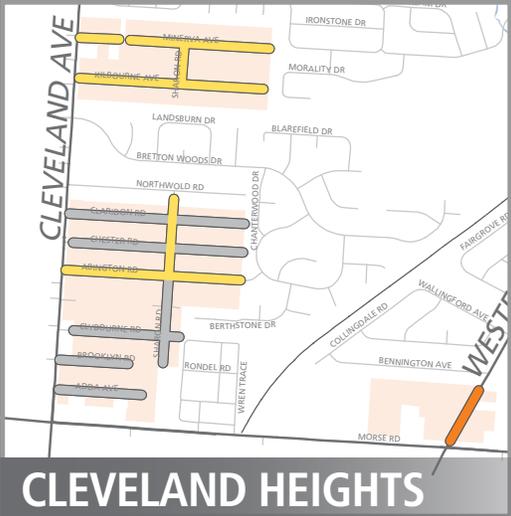
HUBER RIDGE · SUNBURY WOODS

Sidewalk installation priorities

- Primary priority
- Secondary priority
- Install with new development

SIDEWALK PRIORITIES MAP

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CLEVELAND HEIGHTS

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SECTION 5

IMPLEMENTATION

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

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

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

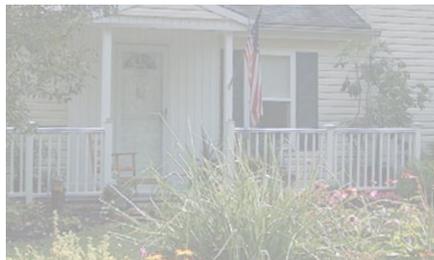
Implementation Tables, p. 99

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

New Development Checklist, p. 109

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

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



Community Plan Success

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

1. Assigning responsibility
2. Establishing clear lines of communication
3. Accountability
4. Plan updates

Assign Responsibility

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

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

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

Communication

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

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

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

Accountability

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

Plan updates

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



Franklin County

ACKNOWLEDGEMENTS

The project team thanks the following individuals and groups for input, technical advice and assistance overall with the Blendon Community Plan:

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Phillip Bouton, *Sunbury Woods Neighborhood Association*
Jack Brown, *Blendon Community Plan Working Committee*
Ron Burkey, *Larry B's Sports Lounge*
Deborah Candow, *Blendon Community Plan Working Committee*
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Delena Ciamacco, *Private property owner*
Joe Clase, *Genoa Township - Development and Zoning*
Pamela Clegg, *Blendon Community Plan Working Committee*
Amelia Costanzo, *Mid-Ohio Regional Planning Commission*
Wade Estep, *Blendon Township Fiscal Officer*
Stewart Flaherty, *Blendon Township Trustee*
Josh Garver, *Franklin Soil and Water Conservation District*
Chris Gawronski, *Mid-Ohio Regional Planning Commission*
Hanna Greer, *Franklin County Public Affairs*
Martha Gilson, *Franklin Soil and Water Conservation District*
Ariel Godwin, *Mid-Ohio Regional Planning Commission*
Albert Harter, *Friends of Big Walnut Creek*
Jan Heichel, *Blendon Community Plan Working Committee*
Tom Heichel, *Blendon Community Plan Working Committee*
Michael Hooper, *Westerville Department of Parks and Recreation*
Gregory Horch, *Columbus Department of Public Utilities*
Paul Hrnicek, *Blendon Community Plan Working Committee*
Jim Hutchinson, *Central Ohio Transit Authority*
Zhoujun Jiang, *Mid-Ohio Regional Planning Commission*
Donna Jordan, *Blendon Township Senior Center*
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Brady Koehler, *Franklin County Engineer's Office*
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Eric Leibowitz, *Blendon Community Plan Working Committee*

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Bill Lorenzen, *Glengary Shopping Center*
Justin Lorenzen, *Blendon Community Plan Working Committee*
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Joe Marcum, *Blendon Community Plan Working Committee*
Michael McCann, *Central Ohio Transit Authority*
Eric Moore, *Blendon Community Plan Working Committee*
Bruce Motsch, *Ohio Department of Natural Resources*
Nick Olah, *Blendon Community Plan Working Committee*
Nancy Reger, *Mid-Ohio Regional Planning Commission*
Stephen Renner, *Franklin County Sanitary Engineers*
David Reutter, *Blendon Community Plan Working Committee*
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Dave Ruetter, *Franklin Soil and Water Conservation District*
Thomas D. Shockley, *Franklin County Sanitary Engineers*
Tom and Jan Spangler, *The Best Restaurant*
Alex Stallings, *Former Blendon Township Trustee*
Steven Studenmund, *Columbus and Franklin County Metropolitan Park District*
Barbara Wallace, *Huber Ridge Elementary School*
Jerry Ward, *Blendon Township Trustee*
Emily Weber, *Franklin Soil and Water Conservation District*
James Welch, *Huber Ridge Neighborhood Association*
Brad Westall, *Columbus Department of Recreation & Parks*
Kevin Wheeler, *Columbus Department of Development*
Emily Wickham, *Franklin County Public Affairs*
Kim Williams, *Friends of Alum Creek and Tributaries*
Lorraine Winters, *Columbus Department of Public Utilities*
Rebecca Yanni, *Wilder Elementary School*

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

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