

SECTION 3



CURRENT CONDITIONS

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

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

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

People and Community, p. 27

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

Current Conditions Maps, p. 29

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

Stakeholder Interviews, p. 37

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

Public Meeting Results, p. 39

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

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

PEOPLE AND COMMUNITY



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



People

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

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

Source: 2010 U.S. Census



Community Facilities

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

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

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

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

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

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



Employment

Primary Business Locations

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



Housing

Housing age

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

Occupancy

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

Owning vs. Renting

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

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

Source: 2010 U.S. Census

Housing types

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

CURRENT CONDITIONS MAPS



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

Current Land Use, p. 30

Types of activity that occur in certain areas

Current Zoning, p. 31

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

Roads and Transit, p. 32

Location of roads, railroads and bus routes

Sidewalks, p. 33

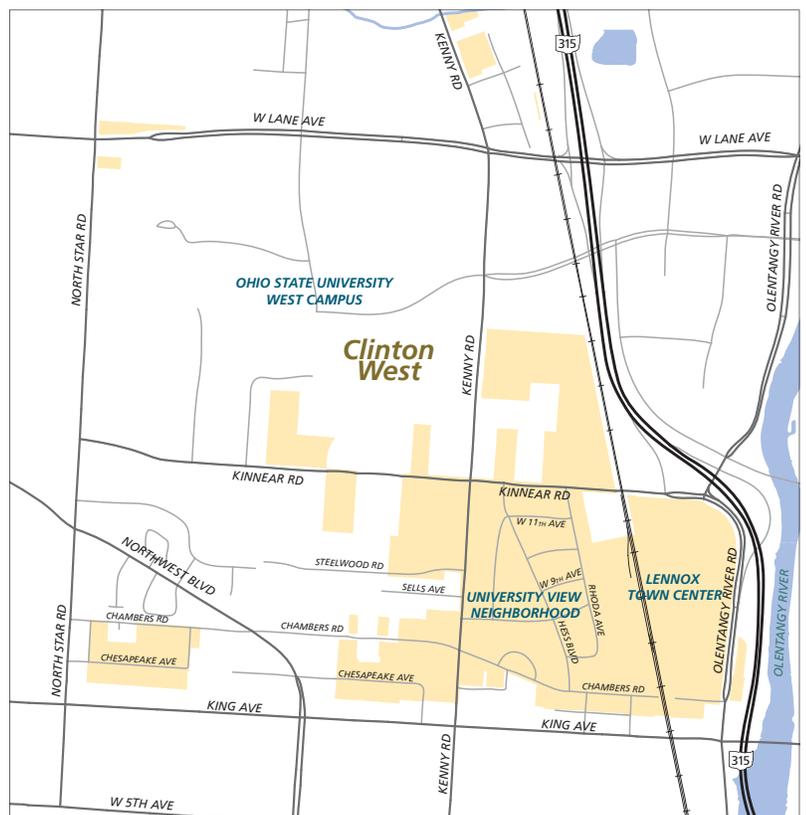
Location and availability of existing sidewalks

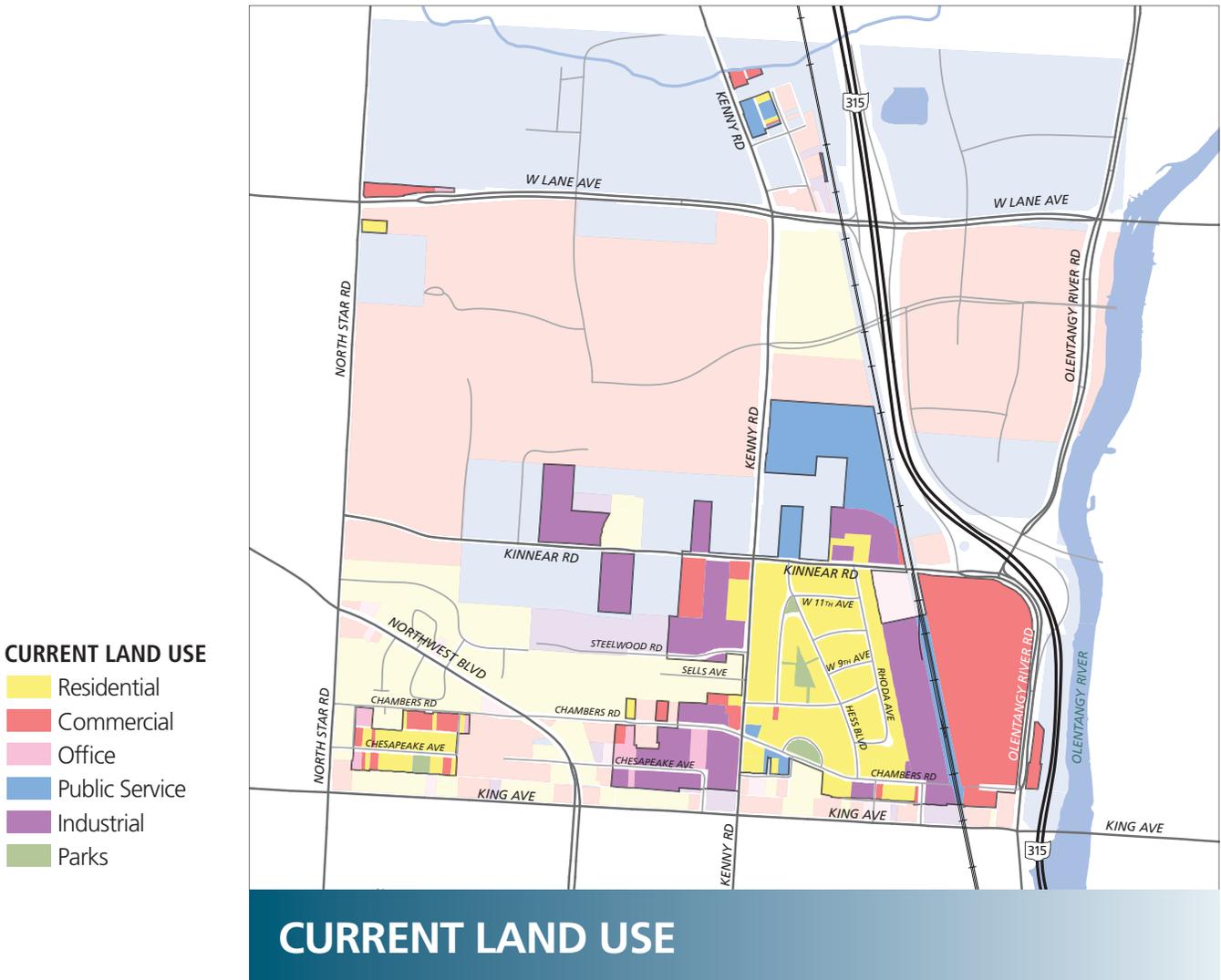
Bikeways and Paths, p. 34

Location of existing and planned bicycle routes

Township Identity, p. 35

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





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

Residential

- University View
- West end of Chesapeake Avenue

Commercial

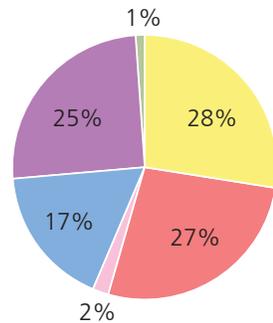
- Lennox Town Center

Industrial

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

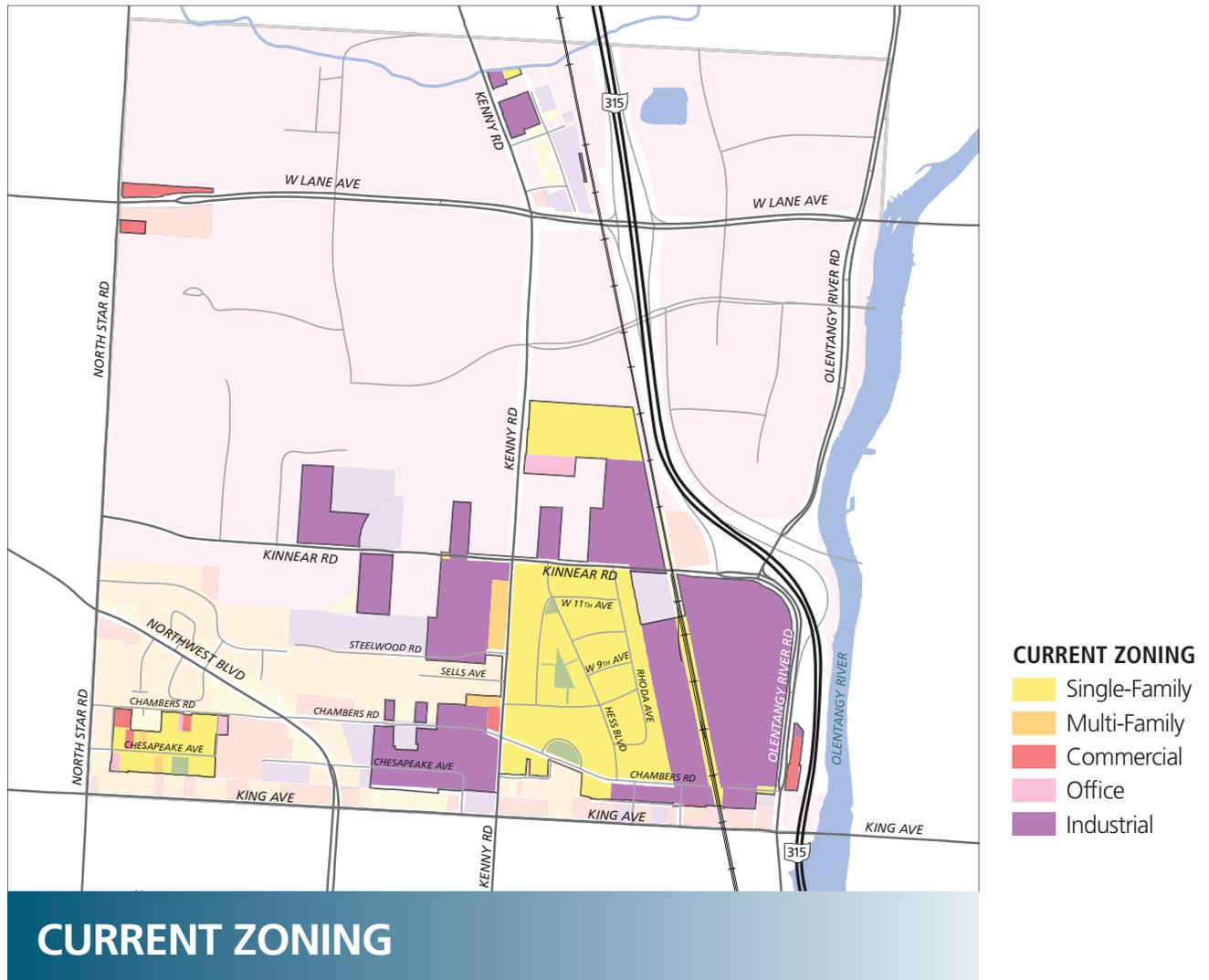
Office

- Chesapeake Avenue
- Chambers Road



CURRENT LAND USE

- Residential
- Commercial
- Office
- Public Service
- Industrial
- Parks



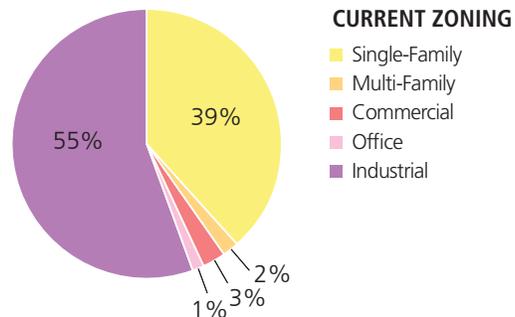
CURRENT ZONING

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

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

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

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





The Roads and Transit Map shows where roads, railroads and bus routes are located. It tells us how and where people and goods move through Clinton West.

Highways

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

Roads

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

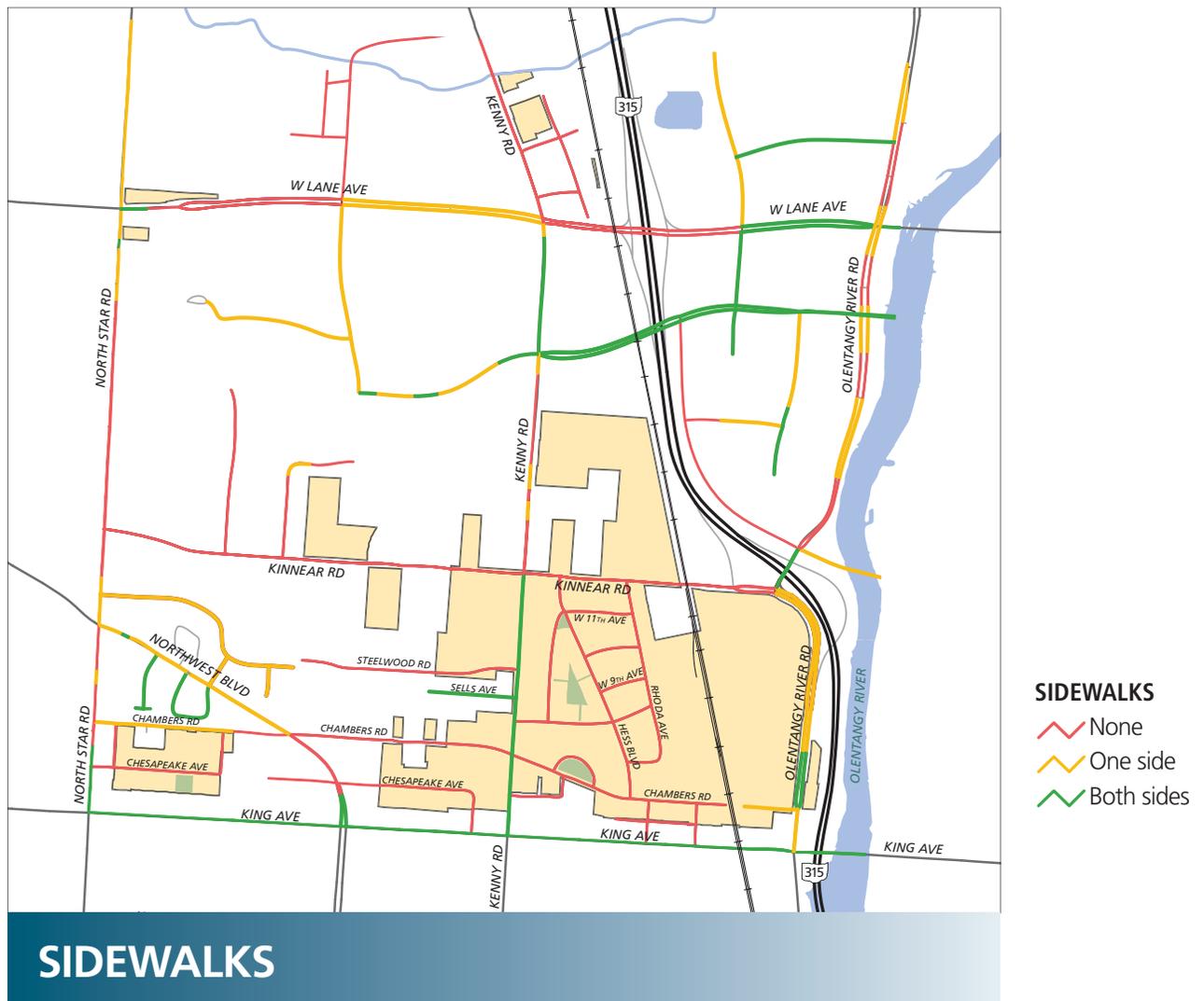
Transit

- Three COTA crosstown routes
- Various COTA local and express routes nearby

Railroad

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

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



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

Some major thoroughfares that have no sidewalks:

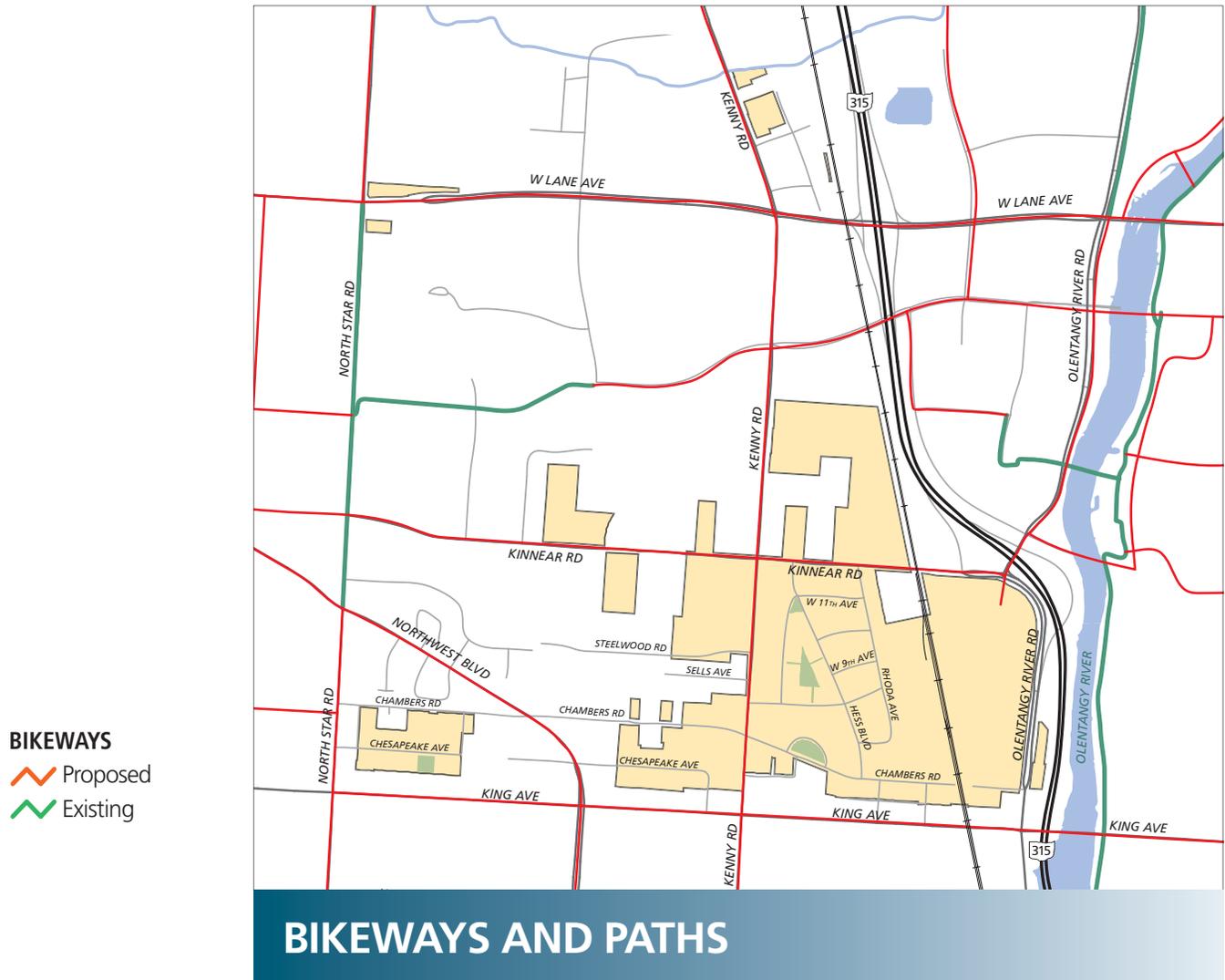
- Kinnear Road
- Kenny Road, north of Kinnear Road

Important nearby roads that have inconsistent sidewalks:

- Olentangy River Road
- Northwest Boulevard
- North Star Road

Residential areas that do not contain any sidewalks:

- University View
- Chesapeake Avenue



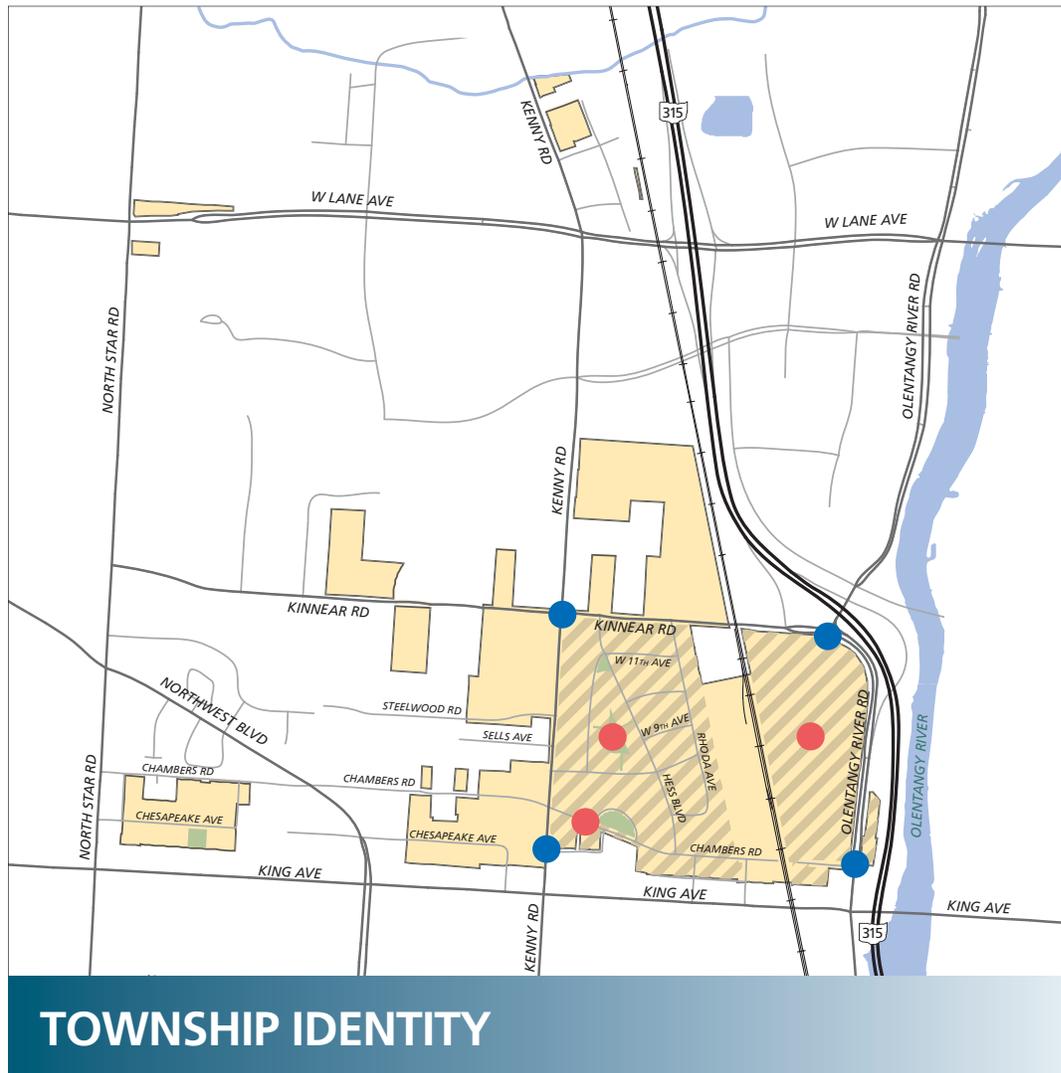
The Bikeways and Paths Map shows the location of existing and proposed bicycle routes. Bikeway types can include signs and markings to share road lanes, bicycle lanes along road shoulders and separate bicycle paths. Bikeway proposals are from the Columbus Bicentennial Bikeway Plan and the Mid-Ohio Regional Planning Commission Regional Bikeway Plan.

Existing bikeways

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

Proposed bikeways

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



TOWNSHIP IDENTITY

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

Gateways

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

Nodes

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

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

Districts

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

STAKEHOLDER INTERVIEWS



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

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

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



Development

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

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

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

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

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

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



Community Identity

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

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

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

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

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

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



Transportation

Kinnear Road: Many stakeholders suggested road improvements for Kinnear Road. Suggestions included reduced speed limits, installation of sidewalks and landscape improvements.

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

would encourage high traffic and large parking lots.

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

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

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



Property Issues

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

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

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

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

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

PUBLIC MEETING RESULTS



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

First public meeting

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

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

Gathering input

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

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

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

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

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

Using the results

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

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



GENERAL COMMENTS

RESIDENTS' LIKES AND DISLIKES

What residents like

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

What residents dislike

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

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

Bikeways Map

Respondents agree that the current Bikeways Map is appropriate for the area.

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

Sidewalk Priorities Map

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

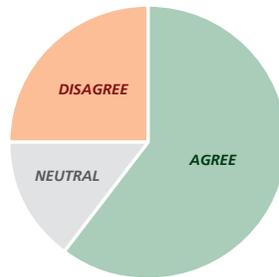


GUIDING GROWTH

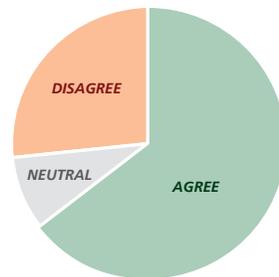
General Comments

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

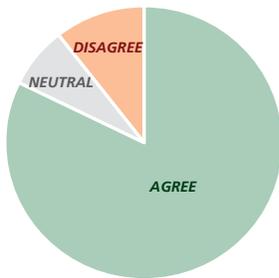
Respondents want new manufacturing centers to focus on technology and would like these uses separated from the residential neighborhoods.



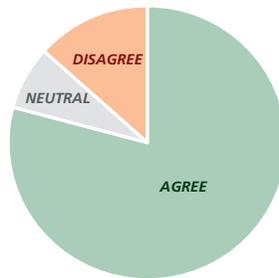
Along Kenny and Chambers Roads, there should be shops, offices and residences that are close together to make walking convenient.



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



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



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

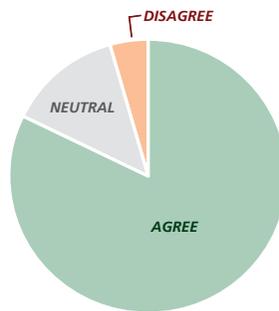


PROTECTING COMMUNITY

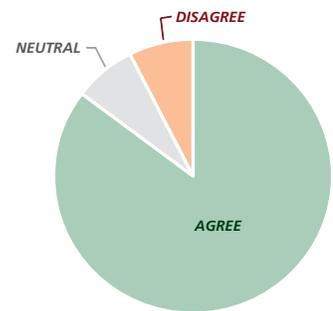
General Comments

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

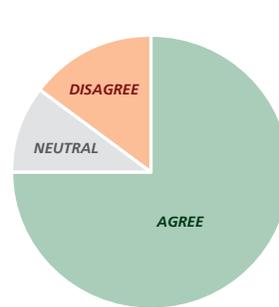
Respondents agree that streets should have decorative elements such as painted fire hydrants. Residents are split on whether lamp posts would be appropriate.



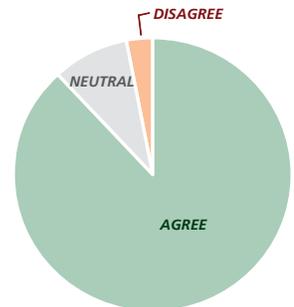
Any new development should include environmentally-friendly features such as rain gardens and energy-efficient appliances.



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



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



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



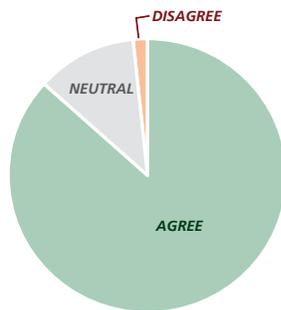
Central Ohio Transit Authority

TRAVELING SAFELY

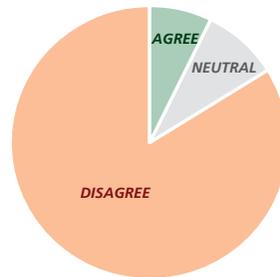
General Comments

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

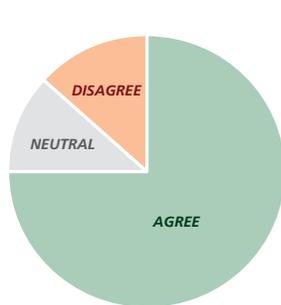
The majority of respondents want to see sidewalks on Kinnear Road. Some would like sidewalks only on the north side of the street.



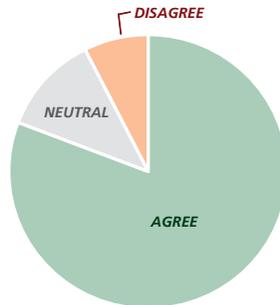
I should be able to safely walk to my job, the bus stop and shopping.



People should be able to park on their front lawns.



Bus stops should include shelters, benches and trash cans.



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

PREFERRED LAND USES



UNIVERSITY VIEW (IN THE NEIGHBORHOOD)

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

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

A small majority (between 50% and 65%) of residents want to see the following uses in the area:

- Modern-looking homes

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

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



UNIVERSITY VIEW (ON CHAMBERS ROAD)

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

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

A small majority (between 50% and 65%) of residents want to see the following uses in the area:

- Townhouses

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

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



LENNOX TOWN CENTER

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

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

A small majority (between 50% and 65%) of residents want to see the following uses in the area:

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

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

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



THE BUSINESS DISTRICT

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

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

A small majority (between 50% and 65%) of residents want to see the following uses in the area:

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

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

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

