

SECTION 4

RECOMMENDATIONS

The *Recommendations* section includes:

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

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

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

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

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

Guiding Growth, p. 49

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

Protecting Community, p. 65

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

Traveling Safely, p. 73

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



GUIDING GROWTH

VISION FOR NEW DEVELOPMENT

Land uses that support vibrant, mixed-use areas and strong residential neighborhoods

Well-landscaped and designed commercial development that is economically sustainable

Housing that fits with existing residential character

Environmentally friendly industrial development that maintains economic viability and is sensitive to surrounding neighborhoods

Achieve this by

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

How to use this section:

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



Goals Broad objectives that achieve the community's vision →

Actions Individual action items that will help accomplish each goal →

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

Goal A
Maintain residential character of existing neighborhoods

Action 1
Follow the Future Land Use Map

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

Existing University View homes create a distinct sense of place



Goal A
Maintain residential character of existing neighborhoods

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

Action 1
Follow the Future Land Use Map

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

Well-maintained homes improve neighborhood property values

Action 2
Adopt design standards to make new homes compatible with existing homes

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

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

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

Action 3
Promote the University View neighborhood to increase the homeownership rate

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

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



Goal B
Maintain quality neighborhoods by improving the housing stock

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

Action 4
Facilitate home rehabilitation

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

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

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

Action 5

Improve the appearance of rental homes

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

Action 6

Adopt and enforce a property maintenance code

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

UNIVERSITY VIEW DESIGN STANDARDS

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

Possible Design Standards

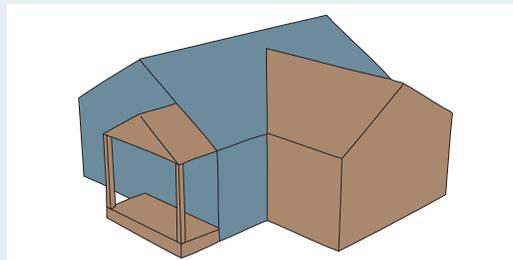
Additions: No more than two of the additions provided

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

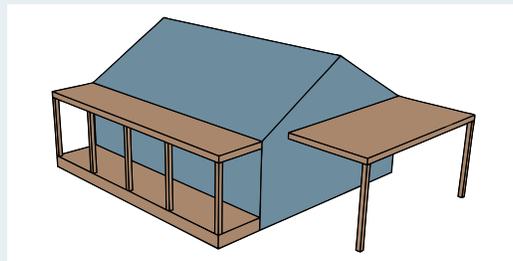
Building height and shape: Buildings must have one main, rectangular shape with a one story maximum height (second story optional in roof)

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

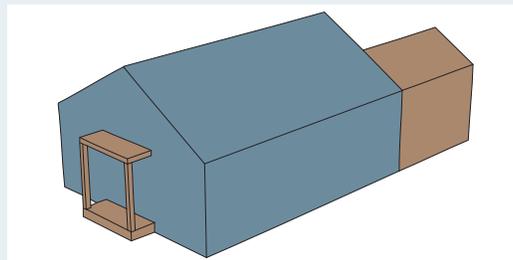
- Basic Shape of Homes
- Permitted Addition Types



Front entrance and side addition



Front porch and carport addition



Front entrance and rear addition

Action 7

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

Many property owners are unable to resolve code violation issues due to limited financial resources. The Franklin County Economic Development and Planning Department funds programs that assist property owners in performing home maintenance and should direct these funds to income-eligible residents.

Action 8

Consider a rental housing inspection pilot program

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

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



Attractive commercial buildings add to the area's character

Goal C

Encourage attractive and economically sustainable, mixed-use development

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

Action 9

Encourage denser, mixed-use development at Lennox Town Center

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

Mix of Uses:

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

Transportation:

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

Amenities:

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

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

See page 56 for more information on Lennox Town Center.





Action 10

Encourage a neighborhood commercial center at Kenny and Chambers Roads

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

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

Action 11

Encourage attractive and pedestrian friendly development

New high density residential and commercial developments should have an attractive street presence that includes landscaping, street-facing windows and attractive front entrances. They should also include safe routes for pedestrians and bicyclists. This creates stronger communities and more profitable businesses.

The Franklin County Economic Development and Planning Department should encourage attractive urban design for projects needing rezonings or variances. This can be achieved by following the proposed design guidelines outlined on page 61.

Action 12

Adopt zoning overlays for new residential and commercial development

Clinton West residents expressed the desire for attractive buildings, more transportation options and better building placement. The Franklin County zoning regulations should be revised to allow the types of small, pedestrian-oriented development residents want to see.

An overlay replaces existing zoning regulations in areas where the overlay is adopted. The Franklin County Economic Development and Planning Department should work with residents and developers to adopt overlays modeled after the proposed design guidelines on page 61.

To ease the development process, overlays should be flexible. If a developer exceeds some guidelines but cannot fully meet others, no variance should be required.

Action 13

Support small business development

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

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

Industries can provide jobs for residents while maintaining attractive buildings



Goal D
Encourage attractive, economically sustainable and environmentally friendly industrial development

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

Action 14
Partner with TechColumbus to grow technology-based industries

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

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

Action 15
Attract and retain economically sustainable and environmentally friendly light industrial development

Industrial uses provide jobs and a stable tax base. Clinton Township should foster industrial growth and expansion in appropriate places as shown on the Future Land Use Map.

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

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

Action 16
Use environmentally friendly practices when building or upgrading industrial facilities

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



Action 17

Require industries seeking rezoning or variances to comply with design guidelines

New industrial developments should have an attractive street presence that includes landscaping, more windows, and front entrances and offices that face the street. They should also include safe routes for pedestrians and bicyclists. This creates more attractive industrial areas that employees can reach on foot or bike.

The Franklin County Economic Development and Planning Department should encourage attractive urban design for projects needing rezonings or variances. This can be achieved by following the proposed design guidelines outlined on page 61.

Action 18

Adopt zoning overlays for new industrial development

Clinton West residents expressed the desire for attractive buildings, more transportation options and better building placement. The Franklin County zoning regulations should be revised to allow the types of pedestrian-oriented, attractive industries residents want to see.

An overlay replaces existing zoning regulations in areas where the overlay is adopted. The Franklin County Economic Development and Planning Department should work with residents and developers to adopt overlays modeled after the proposed design guidelines on page 61.

To ease the development process, overlays should be flexible. If a developer exceeds some guidelines but cannot fully meet others, no variance should be required.

LENNOX TOWN CENTER

Envisioning a Site's Potential

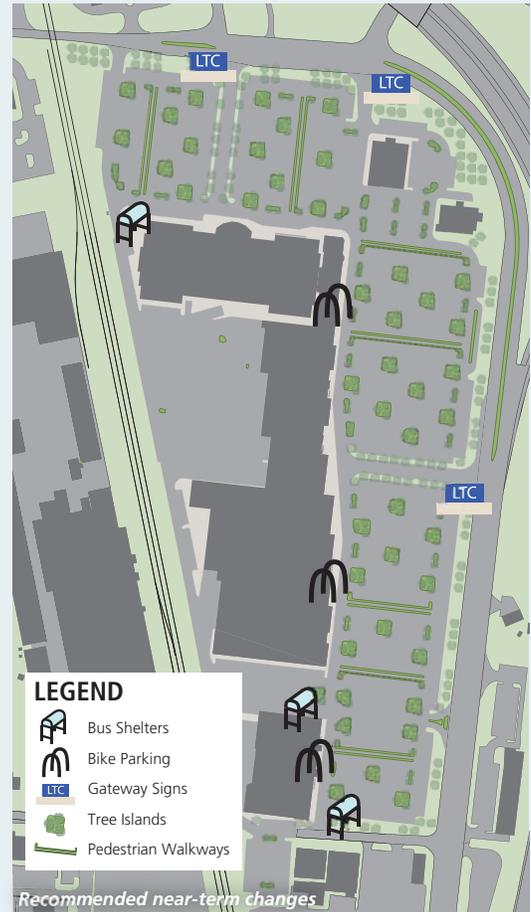
Franklin County partnered with the Neighborhood Design Center to develop site design concepts for Lennox Town Center. The site is strategically located between major Central Ohio destinations and is already a major shopping center for nearby residents, students, and OSU workers.

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

NEAR-TERM CHANGES

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

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



LONG-TERM VISION

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

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

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



Lennox from Central Green



Potential long-term Lennox site plan



Potential long-term Lennox bird's-eye view

LAND USE CATEGORY DESCRIPTIONS



Medium Density Residential

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



High Density Residential

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



meenerg.com

Office + Residential

Mix of small offices and multi-family residential.



Limited-Range Commercial

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



hotelsbycity.net

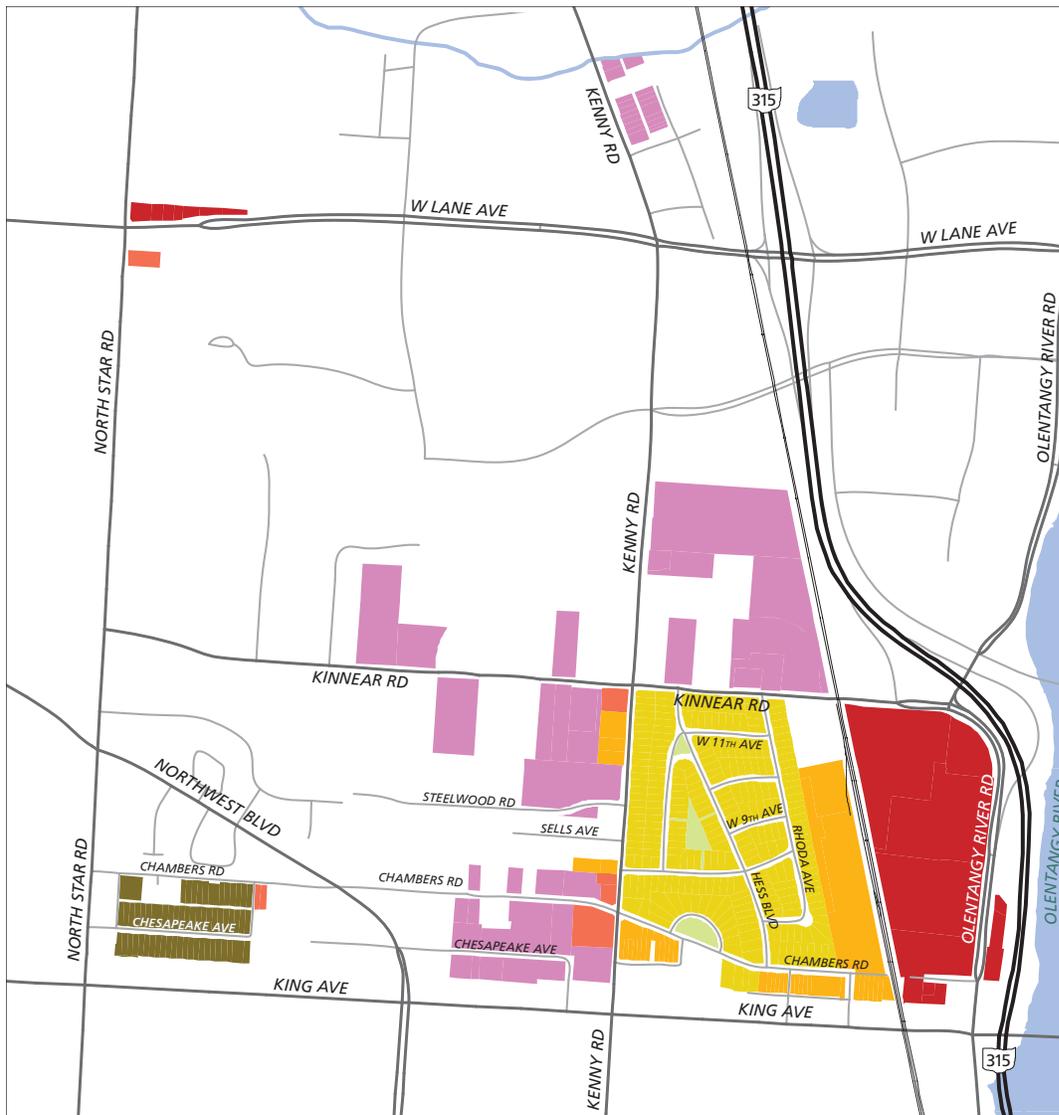
Full-Range Commercial

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



Light Industrial + Office

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



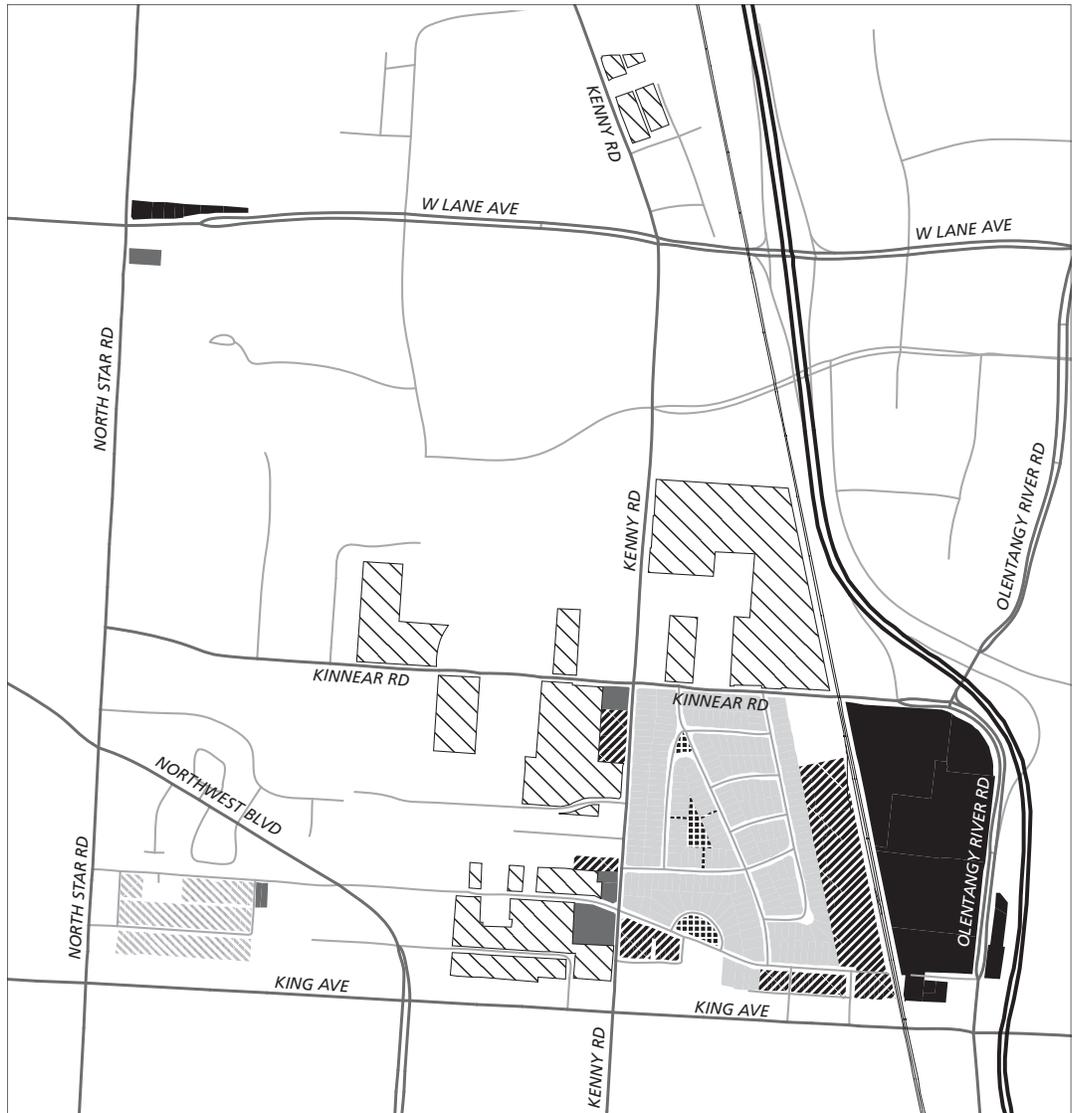
FUTURE LAND USE MAP

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

R-12 *What is this?*

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

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



FUTURE LAND USE MAP (BLACK & WHITE)

- Medium Density Residential R-8
- High Density Residential* R-12 R-24
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R-12 *What is this?*

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

DESIGN GUIDELINES

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

What are they?

Design guidelines outline what buildings should look like, where they should be placed and how people should get in and out of them. The guidelines encourage mixed use developments and improved design features such as awnings, windows and attractive front entrances.

Why do we need them?

Franklin County’s zoning resolution requires development more suburban and rural in character than Clinton West. Using design guidelines will ensure the construction of attractive multi-family buildings and stores accessible on foot.

What do they cover?

The next two pages include design guidelines for five of the land use categories shown on the Future Land Use Map on page 59. Guidelines for medium density residential areas are not included because existing regulations are appropriate for the area.

See the actions on pages 53-55 for more information on how to use the design guidelines.

How to use this section:

Land Use Category →

High Density Residential

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

R-12 R-24

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

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

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

12–24 units per acre

Example →
What the area could look like



Guidelines

Building Orientation

Facing primary street, building edges parallel to streets

↑
Development Topic

↑
Requirement(s)

Administrative Flexibility

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

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

Medium density residential guidelines are not included because existing regulations are appropriate for the area.

Guidelines		
<i>Building Orientation</i>	Facing primary street, building edges parallel to streets	Facing primary street, building edges parallel to streets
<i>Building Height</i> (1 story = ~12 ft)	2-3 stories, must have defined roofline with architectural elements	1-2 stories, must have defined roofline with architectural elements
<i>Building Front Setback</i>	10-20 ft, balconies may encroach setback 5 ft	0-20 ft, balconies may encroach setback
<i>Building Side Setback</i>	3 ft min, 10 ft total	3 ft min, 10 ft total
<i>Building Width</i>	60% minimum of lot width, courtyards reduce to 40%	60% minimum of lot width
<i>Parking number and location</i>	Number: 75%-100% of required min Location: side or rear lots	Number: 75%-100% of required min Location: side or rear lots
<i>Parking appearance</i>	Screening: 6 ft min, 80% opaque Garages: cannot face primary street	Screening: 6 ft min, 80% opaque Garages: cannot face primary street
<i>Access Drives</i>	Maximum width 20 ft	Maximum width 20 ft
<i>Awnings</i>	Optional	Optional
<i>Windows</i>	Facing street, at least 25% of ground floor wall must be glass	Facing street, at least 40% of ground floor wall must be glass
<i>Front Entrance</i>	Facing street, pedestrian access from street, illuminated	Facing street, pedestrian access from street, illuminated
<i>Bicycle Parking</i>	1 bicycle parking space for every 2 dwelling units	1 bicycle parking space for every 20 vehicle spaces, maximum of 28
<i>Vertical Elements</i>	Required and spaced at distance less than or equal to the building height	Required and spaced at distance less than or equal to the building height

cs-architects.com

Limited-Range Commercial

R-24 SO NC

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

12-24 units per acre



Full-Range Commercial

R-24 SO NC CC CS

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

12-24 units per acre



Industrial + Office

SO NC RI LI

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

No density requirements



<i>Facing primary street, building edges parallel to streets</i>
<i>1-2 stories, 1 story must have sloped roof elements, 2 story must have defined roofline with architectural elements</i>
<i>0-10 ft, balconies may encroach setback</i>
<i>No minimum</i>
<i>80% minimum of lot width</i>
<i>Number: 75%-100% of required min Location: rear lots or on street</i>
<i>Encourage shared parking</i>
<i>Maximum width 20 ft, encourage shared access</i>
<i>1 per entrance, 3 ft minimum width and depth, allowed in setback</i>
<i>Facing street, at least 55% of ground floor wall must be glass</i>
<i>Facing street, pedestrian access from street, illuminated</i>
<i>1 bicycle parking space for every 20 vehicle spaces, maximum of 28</i>
<i>Required and spaced at distance less than or equal to the building height</i>

<i>Facing primary street, building edges parallel to streets</i>
<i>20-50 ft mixed use, must have defined roofline with architectural elements, maximum difference of 12 ft between adjacent buildings</i>
<i>0-10 ft, balconies may encroach setback</i>
<i>No minimum</i>
<i>80% minimum of lot width</i>
<i>Number: 75%-100% of required min Location: rear lots or on street</i>
<i>Encourage shared parking</i>
<i>Maximum width 26 ft, encourage shared access</i>
<i>1 per entrance, 3 ft minimum width and depth, allowed in setback</i>
<i>Facing street, at least 55% of ground floor wall must be glass</i>
<i>Facing street, pedestrian access from street, illuminated</i>
<i>1 bicycle parking space for every 20 vehicle spaces, maximum of 50</i>
<i>Required and spaced at distance less than or equal to the building height</i>

<i>Facing primary street, building edges parallel to streets</i>
<i>12-40 ft, must have defined roofline with architectural elements, maximum difference of 12 ft between adjacent buildings</i>
<i>0-20 ft</i>
<i>3 ft min, 10 ft total</i>
<i>60% minimum of lot width</i>
<i>Number: 75%-100% of required min Location: side or rear lots</i>
<i>Screening: 6 ft min, 80% opaque Garages: cannot face primary street</i>
<i>Maximum width 30 ft, encourage shared access</i>
<i>Optional</i>
<i>Facing street, at least 40% of ground floor wall must be glass</i>
<i>Facing street, pedestrian access from street, illuminated</i>
<i>1 bicycle parking space for every 20 vehicle spaces, maximum of 28</i>
<i>Required and spaced at distance less than or equal to the building height</i>



PROTECTING COMMUNITY

VISION FOR COMMUNITY INTERACTION

Healthy and accessible developments that protect the natural environment

A well-maintained parks system that meets residents' needs

A community identity that builds neighborhood pride and encourages community interaction

Streamlined government services across multiple jurisdictions

Achieve this by:

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

How to use this section:

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



Goals Broad objectives that achieve the community's vision →

Actions Individual action items that will help accomplish each goal →

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

Goal A
Maintain residential character of existing neighborhoods

Action 1
Follow the Future Land Use Map

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

Gateway signs create welcoming entrances into neighborhoods



Goal A

Nurture a sense of place in existing neighborhoods

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

Action 1

Install gateway signs at priority locations

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

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

Important entrances to the community include the following intersections:

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

See below for more information on Community Identity.

Action 2

Install consistent streetlights in priority areas

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

COMMUNITY IDENTITY

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

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

attached to neighborhood streetlights or existing signs.

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

All images: Franklin County/Neighborhood Design Center



Proposed gateway sign design

Additional public input should be gathered before installation of gateway signs.



Proposed streetlight design for use on major streets

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

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

See page 66 for more information on Community Identity.

Action 3

Designate a standard lamp post for neighborhood cohesiveness

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

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

Action 4

Attract new residents into the University View Civic Association

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



Goal B

Improve and maintain township parks and public spaces

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

opportunities for physical activities and areas for community interaction.

Action 5

Reimagine 999 Chambers Road as a community center

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

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

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

See page 68 for more information on 999 Chambers Road.

Action 6

Redesign the Chambers Circle Park

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

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

See page 69 for more information on Chambers Circle Park.

Parks are community assets, providing recreational opportunities for residents

999 CHAMBERS ROAD

999 Chambers Road could become dedicated space for community events and public meetings by making minor changes to the building and landscaping.

During public meetings, residents commented on various building possibilities. The two options below should be used as starting points for a renovated building. Additional public input should be gathered before finalizing designs.

Below are some key features residents would like to see.

Interior changes:

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

Building exterior:

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

Landscaping:

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



Site plan for future 999 Chambers



Option 1: 999 Chambers



Option 2: 999 Chambers



999 Chambers

CHAMBERS CIRCLE PARK

During the planning process, residents of Clinton West saw an opportunity to upgrade Chambers Circle Park. Residents want a park that could be built and maintained easily.

Below are some key features residents would like to see.

Minor changes:

- A walking path
- Scattered benches
- Increased trees along Chambers Road and Chambers Circle
- An expanded rain garden
- Lamp posts at park entrances

Major changes:

- Community garden space
- A gazebo for community events
- Stepped seating along rain garden
- A water feature flowing into the rain garden



Action 7

Construct a comprehensive rain garden system to reduce stormwater runoff

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

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

Action 8

Establish a community space at Lennox Town Center

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

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

Action 9

Work with park owners to maintain the Chesapeake Avenue park

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

Action 10

Continue to update and improve existing parks

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

Action 11

Continue to provide programs in the parks

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



Goal C

Provide better services to residents by establishing partnerships with surrounding jurisdictions

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

Action 12

Coordinate improvement efforts with surrounding jurisdictions

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

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

Action 13

Pursue a Joint Economic Development Zone with a surrounding jurisdiction

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

Partnerships with surrounding jurisdictions can improve government services and reduce costs

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

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

Action 14

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

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

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

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

Action 15

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

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

AWARE STANDARDS FOR SUSTAINABLE, ACCESSIBLE LIVING

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

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

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

Accessible standards:

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

Sustainable standards:

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

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

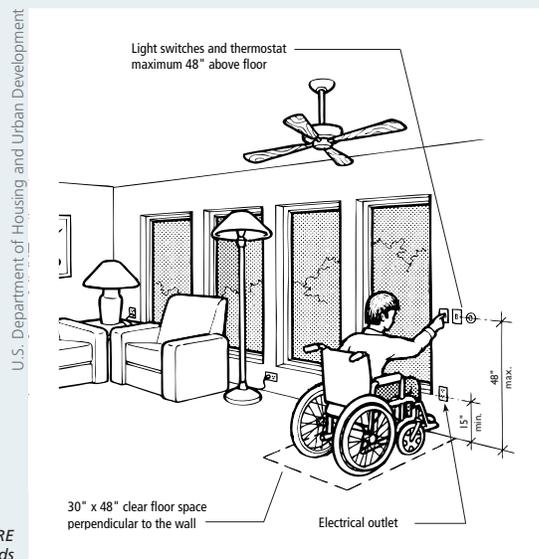


Illustration of selected *AWARE* accessibility standards

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



Bachman Builders

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

Goal D
Ensure the community has accessible, environmentally friendly developments

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

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

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

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

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

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

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

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

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

Action 18
Provide information regarding energy efficiency programs

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

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

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

Action 19
Promote the use of stormwater best management practices

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

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



TRAVELING SAFELY

VISION FOR GETTING AROUND

A well-maintained road system with appropriate traffic and parking controls for safety

A bicycle network that provides connections to nearby trails and destinations

An accessible transit network with attractive stops and sufficient routes at reasonable frequencies

A well-maintained pedestrian network that safely connects residents to jobs, transit and shopping

Achieve this by

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

How to use this section:

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



Goals Broad objectives that achieve the community's vision →

Actions Individual action items that will help accomplish each goal →

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

Goal A
Maintain residential character of existing neighborhoods

Action 1
Follow the Future Land Use Map

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

Sidewalks allow residents to travel safely to nearby destinations



Goal A

Create and maintain a complete network for pedestrians

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

Action 1

Build pedestrian connections to Lennox Town Center

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

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

Action 2

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

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

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

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

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

Action 3

Maintain and improve existing sidewalks

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

Action 4

Install sidewalks with new development

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

Action 5

Use pedestrian-friendly design for major intersections

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

Pedestrian improvements should focus on priority intersections including:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Better signage creates a safe environment for bicyclists and motorists

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

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

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

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



Central Ohio Transit Authority

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

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

Action 11
Improve pedestrian infrastructure near bus stops

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

Action 12
Improve existing bus stops

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

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

Orderly on-street parking slows down neighborhood traffic

Action 13
Improve the frequency of local routes passing through the planning area

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



Goal D
Maintain a safe, well-connected automobile network

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

Action 14
Adopt standards to stop parking on lawns

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

Action 15
Evaluate the need for permit parking

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

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

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

Action 16

Adopt a complete streets policy

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

Action 17

Complete a Clinton West Road Improvement Plan

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

Action 18

Install traffic calming devices in the University View neighborhood

Traffic calming devices reduce vehicle speeds. They can also be visual amenities that beautify neighborhoods by incorporating landscape elements in their design. Some examples of traffic calming methods include planted medians,

TRAFFIC CALMING

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

Examples of appropriate traffic calming methods include:

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

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



Speed tables



Planted medians



Raised intersections

Types of traffic calming devices

speed tables, raised intersections or even simple stop signs.

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

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

See page 77 for more information on Traffic Calming.

Action 19

Lower the speed limit on Kinnear Road to 25 mph

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

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

Action 20

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

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



SIDEWALK INSTALLATION PRIORITIES
 — Primary priority
 — Secondary priority

SIDEWALK PRIORITIES MAP

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

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

TYPES OF PROPOSED BIKEWAYS

Bikeways Map

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

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



Shared use path

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



Bicycle lane

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



Paved shoulder

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



Signed shared roadway

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

All images: pedbikeimages.org

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



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

BIKEWAYS MAP

