

TRISOUTH NEIGHBORHOOD PLAN

a publication of the Planning Division, City of Columbus, Ohio

GOALS

17 for the next seven years

Just an Opinion

Why word-of-mouth matters

STRAIGHT TALK

Thoughts from some
neighborhood residents

Get Connected

Resources and
contact information

TRENDS

What's happening in
YOUR neighborhood?

The Process

The story behind
the TriSouth Plan



ACKNOWLEDGMENTS



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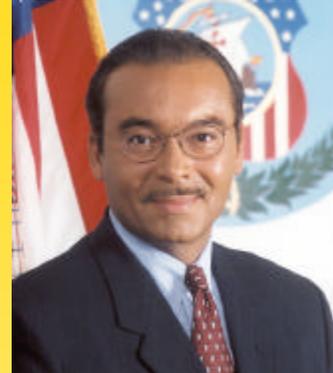
Barbara Wood

Plan prepared by: David Hall, Senior Planner

FROM THE MAYOR

Dear Friends,

The city's South Side neighborhoods have a rich history. In the early part of the 20th century, the South Side was home to various cultures that came to Columbus to work. But as with other older areas of the city, the South Side has felt the impact of industrial decline and the impact of the outward growth of the region.



The city recognizes the need to revitalize and drive new investment into this great neighborhood, and this plan will be used as a tool to guide new investment. The City is committed to engaging and promoting strong, distinct and vibrant neighborhoods, and our history of partnership with the South Side is clear. From our new Parsons Avenue Fire Station to the \$2 million in new sidewalks and lighting improvements to our efforts to bring more jobs to the community - Columbus' South Side is a vibrant partner with the City.

I would like to congratulate the planning committee that worked with staff to develop this guide. The development of this plan would not be possible without the assistance from neighborhood leaders, organizations, residents and businesses. Your work is to be commended as you look to the future of the city's South Side.

Sincerely,

A handwritten signature in black ink, appearing to read "MBC", written over a horizontal line.

Michael B. Coleman,
Mayor

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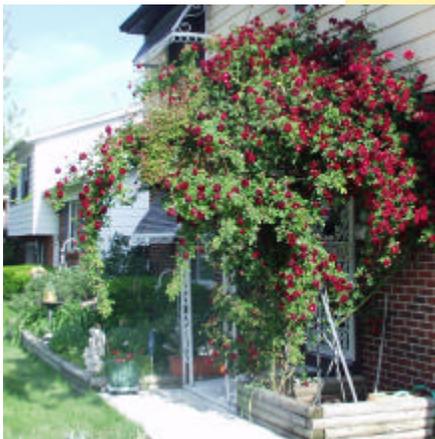
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Residence on Wayland Drive in Southfield.

JUST AN OPINION

WHY WORD-OF-MOUTH MATTERS

I haven't taken a survey, but it seems to me that most people in Columbus have three opinions in common: OSU football is a big deal, we're building too many shopping malls, and most of the neighborhoods south of German Village are bad. I suppose I can't argue with the first two assessments - there is plenty of recent history to suggest that both are valid. What I find curious about the third, however, is that there isn't much fact to support it.

Consider the Southfield neighborhood. The yards are small, the houses are modest and not much has been built in the past 20 years. Yet, a drive along Fairwood Avenue or Southfield Drive might surprise you. Almost all of the homes are in good condition. Flowers are growing in front yards. Children are riding bicycles. There isn't much evidence of wealth, but there is a strong sense that neighbors know each other, care about the appearance of their properties and generally like where they live.

So why do most people still think that south side neighborhoods are on the "wrong side of the tracks"? It's a good question, and a tough one to answer. I suspect that many people have no firsthand knowledge of the area, so they've formed opinions based upon something they once read or heard. Or maybe there's a simpler explanation -- people are compelled to regard the south side as 'bad' simply because some northern sections of the city are consistently deemed 'good'.

What's unfortunate about this perception problem is that it undermines the great things that are happening. Neighbors are working together to keep a watchful eye on the streets. Community events are attracting an increasing number of people. Civic associations are joining forces to establish an Area Commission with meaningful authority and political influence. Just like the residents of Clintonville and Worthington, homeowners are investing in their properties, devoting time and energy to local issues and taking an active interest in the welfare of their neighborhoods. This kind of spirit is not only visible, it is pervasive.

Hopefully, over time, this momentum will help shift public opinion. Bad news travels fast, but good news also gets around. With a little luck and some attention from the media, perhaps south side neighborhoods will soon be appreciated for what they actually offer: affordable homes that are close to schools, churches and possibly the best recreation center in the city of Columbus.

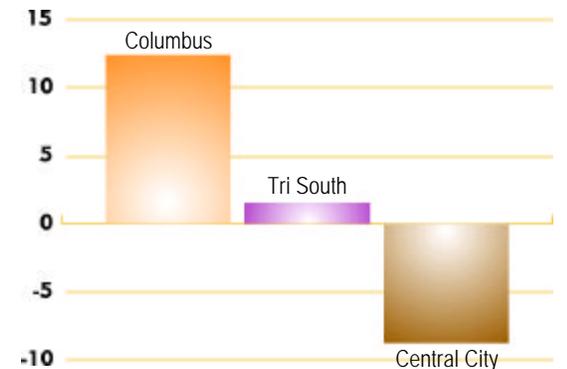
In the meantime, take another look at the south side neighborhoods. Or better yet, take a trip. They're not nearly as far from the "right side of the tracks" as you might think.

-- David Hall, Senior Planner, Department of Development, City of Columbus.

TRENDS AND STATISTICS

During the 1990's, the total population of the city of Columbus swelled to more than 700,000 - an increase of more than 12%. That's the good news. The bad news is that central city neighborhoods, collectively, experienced a decline in population. 23,000 residents moved out of the area (perhaps relocating to the suburbs). Surprisingly, the TriSouth area didn't change much at all. According to the 2000 Census, the neighborhoods within the TriSouth planning area contain roughly 2,100 households and an approximate total population of 5,600 persons. Both numbers are consistent with the counts taken in 1990.

POPULATION GROWTH (%) 1990-2000



Despite the relatively flat level of growth, the TriSouth neighborhoods are still viable and home ownership levels are high. 75% of the housing units are owner-occupied, only 18% are renter-occupied. 7% of the housing units are vacant. Most of the housing stock consists of one-family dwellings, which may partly explain the stable population as well as the high rate of home ownership. Large households consisting of five or more persons are rare, consistent with national trends. Between 1990 and 2000 the average household size decreased slightly to 2.6 persons and almost 90% of all households now contain four persons or less.

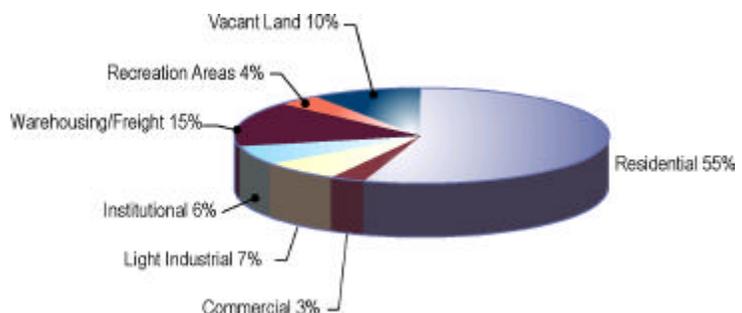
Perhaps the most intriguing finding obtained from the 2000 Census is that the population of the TriSouth community consists primarily of children and adults older than 30. Young adults between the ages of 18 and 30 comprise only 11% of the area's population. (In contrast, 22% of the Columbus population falls within those ages.) There are several possible explanations for this statistic: college enrollment, changing family situations, job opportunities and/or a preference for other housing options. Yet, other neighborhoods are subject to similar factors. Regardless of the reasons, an effort should be made to

reverse this trend. To keep home ownership levels high and crime rates low as older residents transition into other forms of housing, the TriSouth neighborhoods will need to attract the next generation of working professionals.

QUICK FACTS

2000 Population:	5,600
Older than 50:	33%
Younger than 18:	25%
Total Area:	1280 acres
Vacant Land:	10%
Number of Schools:	5
Number of Churches:	40+
Number of Parks:	2
Distance from Downtown:	3 miles
Distance from I-270:	1.5 miles

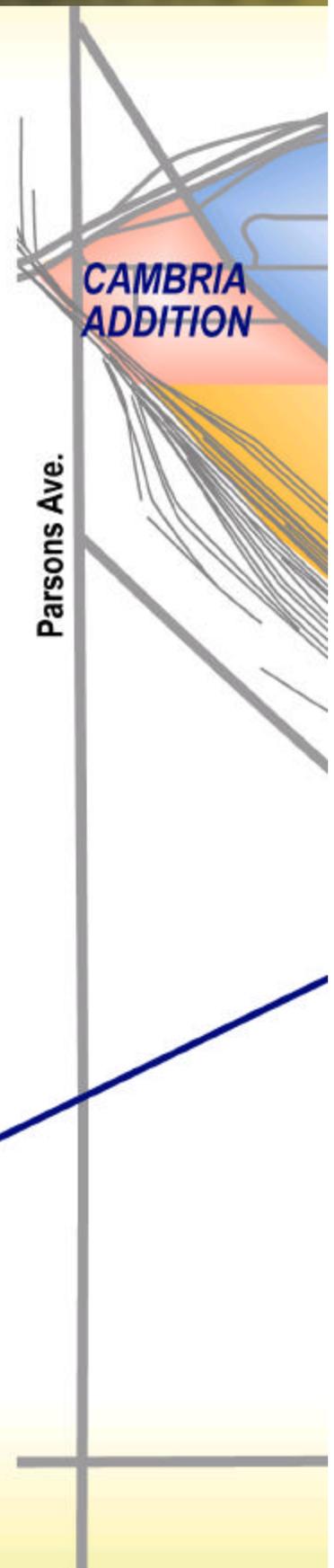
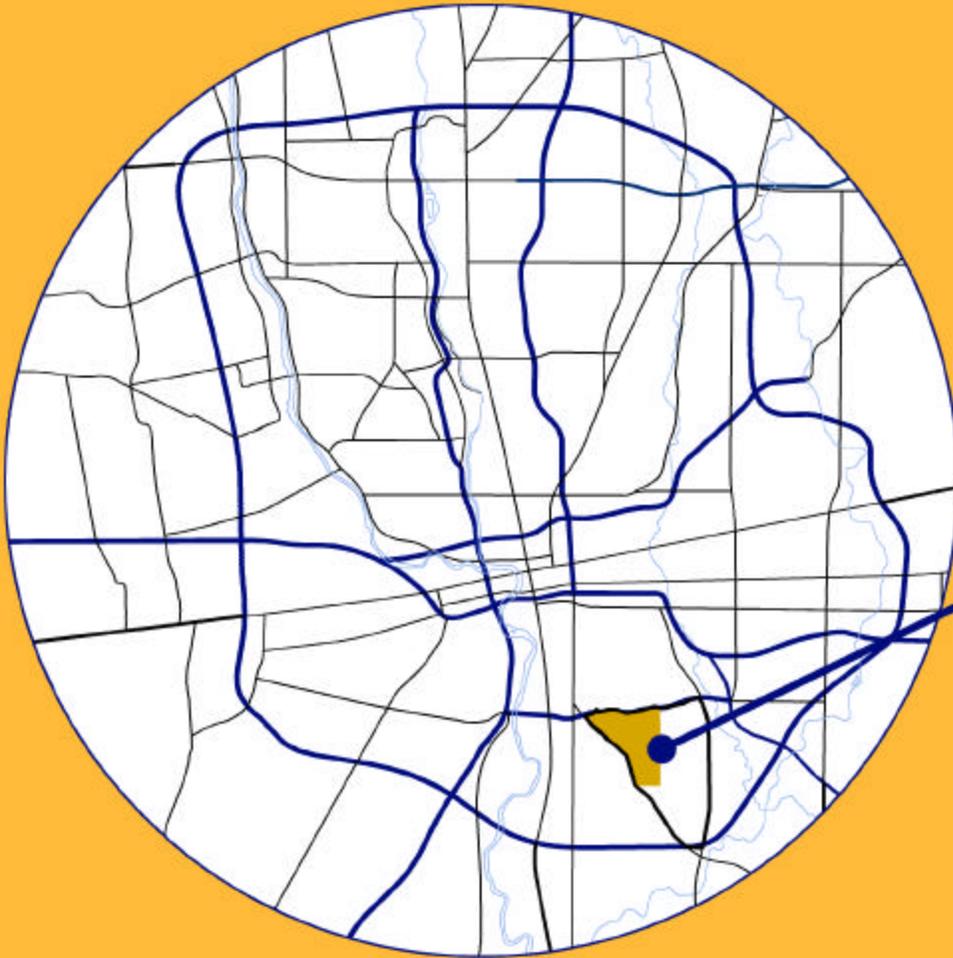
EXISTING LAND USES

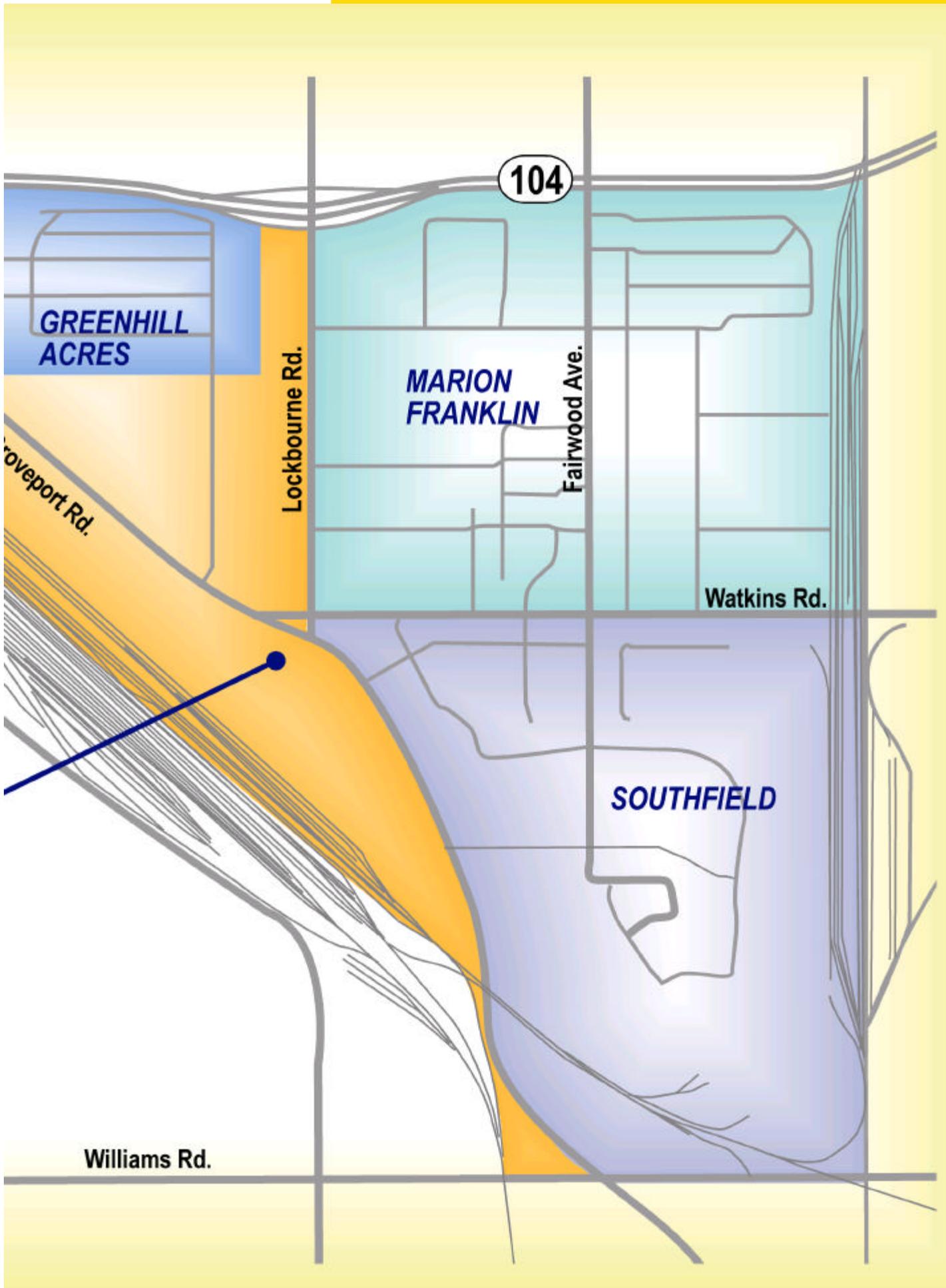


LOCATION MAP

TriSouth Planning Area

The TriSouth Planning area lies approximately 3 miles southeast of downtown Columbus. It incorporates several distinct neighborhoods, including Marion-Franklin, Southfield and Cambria Addition, and it contains approximately 1,280 acres of land. The area is bounded by State Road 104 to the north, the railroad tracks west of Alum Creek Drive to the east, Williams Road to the south, and the railroad tracks south of Groveport Road to the west. Primary thoroughfares within the planning area include Groveport Road, Lockbourne Road, Watkins Road and Fairwood Avenue.





Despite a few rumors to the contrary, a sense of community pride is still very much alive and well in the TriSouth area.



DOCUMENT PREPARATION

Incorporate the committee's recommendations into a draft plan. Prepare maps, graphics and photos to support and illustrate the plan's goals and objectives.

Obtain feedback from residents, committee members and various city departments. Revise the draft plan if necessary and obtain final approval from the working committee.

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ADOPTION PROCESS

Present the draft plan to residents and property owners at a public open house. Obtain additional feedback.

Present the draft plan to the various neighborhood civic associations and the Council of South Side Organizations. Revise the plan if necessary.

Present a final draft to the Development Commission and City Council for review and adoption.

4

shared concerns, formulated goals and identified community priorities. During the winter months, the outcomes of those meetings (goals and recommendations) were compiled by the Planning Division and assembled into this document – The TriSouth Neighborhood Plan. The Plan was then submitted to the committee members and city staff for review and revision. A final draft was presented to residents, neighborhood groups and the Council of South Side Organizations, and then forwarded to the Development Commission and City Council for review and adoption.

In the coming months and years, the Plan will be used by neighborhood leaders and city officials as a guide, to assist in decision-making. The city of Columbus will use the plan to help determine where tax dollars should be spent and which infrastructure needs should be regarded as priorities. Likewise, residents and property owners can do their part by attending civic association meetings, participating in block watches, reporting code violations and contributing time and energy to important community issues. Active citizen participation is an essential part of implementation and perhaps the most significant contributing factor to the stability of a neighborhood over time. After all, communities are sustained by much more than sewers and streets. They are kept vibrant by the people who live in them.



Committee meetings were conducted at the Marion-Franklin Community Center

NEW HOPE FOR THE NEXT GENERATION



Living in the Southfield community for over 30 years, I have developed a great sense of pride and love for the south side. We are a community of hardworking residents with a rich history. However, our community still has many issues and concerns. A few challenges facing our area include heavy truck traffic, drug activity, health concerns and environmental hazards. Many before me have confronted these issues.

I believe the TriSouth Neighborhood Plan will be a great tool for the far south side of Columbus. For many years, the problems and concerns of the area have been pushed to the wayside. Hopefully, this plan will produce different results. Area plans have shown to be of great help in redeveloping and revitalizing communities and neighborhoods.

As a product of Southfield, I have witnessed many changes - both positive and negative. As a child, I played and swam at the recreation center, learned how to play baseball at Sill's Ball Park and bought candy at Busy Bee. All had a great effect on my life. Now, as an adult, I currently serve my community as the President of the Marion-Franklin Area Civic Association. I strive to ensure that my daughter will have the same opportunities I enjoyed. Being a community leader and business owner, I'm eager to open a barbershop in the neighborhood in which I grew up. I'm ready to invest back into the community.

The TriSouth Neighborhood Plan is an effort to address the issues facing our area. Utilized effectively, this plan will create unity and a greater sense of pride. Our motto of "Pride on the south side, let it be known city wide" will be heard loud and clear. It's extremely hard to hear one screaming voice, but it's impossible to ignore the roar of several voices collectively. This plan is the collective voice the south side has been missing for decades.

In conclusion, I must thank Mayor Michael B. Coleman and the City of Columbus for their commitment to address our community's issues. I feel very honored to have been selected as a member of the plan development team.

-- Chevez M. Moman

THROUGH MY EYES: THE FAR SOUTH SIDE

By way of introduction, my name is Barbara Wood and I am an older adult. For the past thirty-four years, I have been, among other things, a "Southsider". I can, with some measure of pride, lay claim to that designation, as this is the only area in the fine city of Columbus in which I have been privileged to call home.



When I arrived in Columbus in 1968, the first and second sections of single-family homes in Southfield had already been constructed and development began on the third section where I now reside. The homes were larger with attached garages and the area was called Southfield Gardens. No residential development has been undertaken since. At that time, as I recall, businesses providing services for the neighborhood included the Busy Bee Market, The Drug Store, two laundromats and two or three gasoline stations. Sill's Ball Park, (the Little League Baseball field) and the swimming pool which preceded the Marion-Franklin Community Center were, and still are, functional assets. This was a neighbor-friendly community; residents knew each other, children walked to the neighborhood schools in safety from predators and residents were not obliged to lock their doors for fear of being burglarized. In those days, the most serious threats encountered were from dogs running loose in the neighborhood!

Alas, those halcyon days are no more! The south side has for many years been polluted, literally and figuratively. Included in and noteworthy is the fact that residential areas are hemmed in by 'M' zoning districts, industrial sites and railroads. Pollution from industrial sites has created a very unhealthy environment. Vandalism is rampant, burglaries have been on the increase, the public infrastructure has shown marked deterioration, there is heavy truck traffic through residential areas, there is no longer an accessible grocery store, the gasoline stations are closed, drug activity is pervasive, and property values are low relative to other areas of the city. Due to the myriad of challenges facing the south side, negative perceptions and associations have increased, and this area is considered to be worst in the city!

In the second paragraph, I stated that I was proud to be a "Southsider". This will appear to be incongruent in the light of the challenges outlined. However, in spite of the challenges, I continue to be optimistic as the south side has some positive community assets which can be used as a foundation for optimal growth. For example, this area was designated as a Neighborhood Pride project and many improvements were made. Residents span all age groupings and most of the residents are owner-occupants. The Marion Franklin Civic Association is active and organized. There are schools for all grade levels and some after-school programs are operational. There is also a strong church influence and there are church outreach programs. The TriSouth Neighborhood Plan, a collaborative effort between the city of Columbus' Planning Division and south side residents, which began in mid-August, has been very energizing. Among the exciting issues pending for short-term implementation is the formation of block watches in selected areas and the formation of a South Side Area Commission. In closing, I am expressing my thanks for the opportunity to share my comments and hope that they will be useful.

-- Barbara Wood

THINKING BACK, LOOKING FORWARD



I have been a resident of the Southfield community since December of 1965. The area was mostly residential and rural farmland at the time. When we purchased our home on Southfield Drive, there were only five or six homes on our block. The land on the east near Alum Creek was just a field.

I joined the civic association shortly after we moved to Southfield, when it was then known as the Southfield Civic Association. (This organization later become known as the Marion-Franklin Area Civic Association.) The Southfield Civic Association held its first meeting on Friday, April 24th, 1959. The meeting was held at the Marion-Franklin High School. The purpose of the meeting was to address some concerns and needs of the community such as street lighting, sidewalks, traffic controls, public transportation and property beautification. The association also

wanted the city to establish residential zoning for the farmland adjacent to Southfield. Unfortunately, this never happened and the Georgia Pacific chemical processing plant was built.

I have always been proud of our community. We hear about all the negative things about the south side of town, but I think we have values that are worth fighting for. We are a family-friendly community and we take pride in our churches, schools, homes and neighbors. Most of us remain in the neighborhood where we raised our families and have established a lasting relationship with neighbors. We are determined to become the "Pride-Full Addition to the City of Columbus", as established by the Southfield Civic Association many years ago.

Over the years, I have served as a member of the Marion-Franklin Area Civic Association in the elected positions of Vice-President, Treasurer and Trustee and in the appointed positions of Zoning Chairman and Acting President. Our civic association is determined to address the concerns of the neighborhood.

We appreciate Mr. David Hall and the Department of Development for working with the concerned residents of this community. We feel that the TriSouth Neighborhood Plan will establish and sustain a positive community identity so that we all can say: "This is my community and I am proud of it."

-- Clyde T. Williams

A VISION IN PROCESS

For the past year and a half, I have been positioned as the Pastor of the Southfield Community Missionary Baptist Church where I respectfully serve. The present theme of our church is "Building the kingdom of God through fellowship, discipleship, worship, evangelism, ministry and mission." With this theme in view, the church is strategically located as part of the very fabric of the south side community and stands ready and willing to support positive change.



First impressions are said to be lasting. A neighborhood is very similar to an individual; its present status is the result of its previous challenges, priorities, history and ability to extract meaningful information to make correct choices. Initially, I saw Southfield as a neighborhood of caring people and a prime location for a new and innovative leader to unite with existing motivated leaders to work together to improve the community.

One year and a half later, I see the same potential that I recognized then. I have also had many opportunities to interact with, and listen to, others' views regarding the community's strengths and weaknesses. In my opinion, community leaders should continue, with energy and determination, to work with the residents to heighten awareness of the need for increased services and programs. These include, but are not limited to, quality educational opportunities for our children, adult day care services, provision of adequate multigenerational health care facilities and services, a decrease in environmental hazards and elimination of drug trafficking. There should also be training programs designed to assist residents to identify appropriate sources of assistance, support, leadership and guidance within the community at large. Strong emphasis should also be placed on the development and implementation of plans for economic development.

A vision is what one sees through mental acuteness and sometimes by divine revelation. However, the vision must be nurtured. As such, I pledge my allegiance to actively participate, cultivate and nurture what must be done for the survival of our community.

The planning committee for the TriSouth Neighborhood Plan should be commended for their diligence and commitment to the research necessary for the development of this fine document.

-- The Rev. Dr. Alfred L. Thompson

FORTY YEARS IN MARION-FRANKLIN



As a child 40 years ago, I watched the many changes in the Marion-Franklin area. Back in the day, our community was farmland. Today, our community includes residential housing, churches, schools and area businesses. In the late 1950's it was the mission of our community to be a great neighborhood to live, work and raise a family - and in the 21st century, it is now the vision of the Columbus Covenant!

The Southfield Civic Association was organized in 1959. The organization is now known as the Marion-Franklin Area Civic Association. Many of the issues and needs, however, remain the same: street lights, sidewalks, traffic controls, public transportation, recreation and property beautification. Many residents, churches, schools and businesses have given time and talent to address these

issues and add to the value of our community.

Our neighborhood residents worked diligently with the city of Columbus to have a very successful Neighborhood Pride week in July, 2000. We continue to follow up yearly with a report to the city on our progress. In 2002, the Marion-Franklin Area Civic Association received funding for weed abatement. Every April, we conduct our annual neighborhood clean-up with "Keep Columbus Beautiful". Since 1996, we have received funding from the Columbus Foundation, United Way Neighborhood Partnership Center, Columbus Coatings Company and Columbus Public Schools. The partners have enabled our community to grow and prosper!

However, there are still issues that our community must confront, including environmental health issues, declines in academic achievement, heavy truck traffic and drug activity. To remain strong, we must continue to empower our neighborhoods.

As a community leader and resident, I take pride in living in (and serving) the far south side of Columbus and the Marion-Franklin area. I will continue to be a vital part of community-building. I believe in the old African proverb, "It takes a whole village to raise a community". The TriSouth Neighborhood Plan will help by serving as the established guide to revitalizing our communities. I am very thankful to have been part of the team that developed this plan!

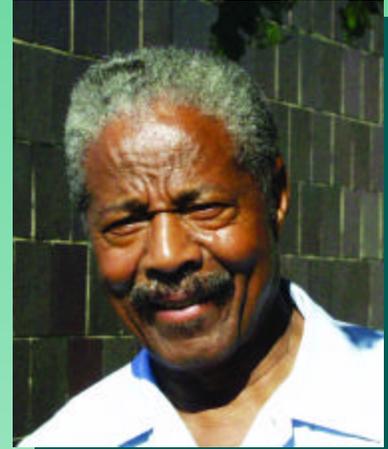
-- Shirleen Anderson

HAIRCUTS AND HISTORY

In 1965, when I told some of my friends that I was coming to Southfield to open a barbershop, they said I was crazy to go out in the country.

I had been working at Lockbourne Air Force Base for ten years. A lot of my customers were moving out here. So, when I came, some of them were already here. I am now cutting some fourth generations of hair. Some of you may not realize it, but Southfield made history when I opened up. We had the first integrated barber shop in Franklin County.

I moved into the place where the Busy Bee used to be on March 1, 1965. Where I am located now was proposed to be a shopping center, anchored by an A & P Grocery Store. The owners were going to be Al Shawl and Schottenstein. Fortunately, they decided not to build. They put the ground up for sale and dissolved their partnership. I was lucky to have been there at that time. If I had it to do over again, I would still do the same thing. I have met some of the very best people in the world in Southfield - they are my customers.



-- Boyd W. Holliman





Residential back yard in Southfield.

GOALS AND STRATEGIES

"The American city should be a collection of communities where every member has a right to belong. It should be a place where every man feels safe on his streets and in the house of his friends. It should be a place where each individual's dignity and self-respect is strengthened by the respect and affection of his neighbors. It should be a place where each of us can find the satisfaction and warmth which comes from being a member of the community of man. This is what man sought at the dawn of civilization. It is what we seek today."

– Lyndon B. Johnson

BUILDING COMMUNITY

GOAL: *Form an advocacy organization to elevate the community's profile and promote the collective interests of south side civic associations and neighborhood groups.*

STRATEGY: Establish a South Columbus Area Commission for the area bounded by State Road 104, Alum Creek Drive and the railroad tracks west of Groveport Road. Allocate commission memberships to representatives from the Marion-Franklin, Southfield, Greenhill Acres, Cambria Addition and Alum Crest Acres neighborhoods.

RESOURCES: South Columbus Area Commission Task Force	The Lock Avenue Block Watch
Marion-Franklin Area Civic Association	Southside Community Action Association
Alum Crest Acres Civic Association	Marion-Franklin Community Center CRC
Division of Neighborhood Services, City of Columbus	Greenhill Acres
Cambria Addition	SAVY



GOAL: *Establish and sustain a positive community identity.*

STRATEGY: Encourage print, broadcast and electronic media to report accomplishments and increase coverage of important community events, such as the Marion-Franklin April Cleanup, the Southfield Reunion, the Council of South Side Organizations Corn Roast, the Southside Settlement House Thanksgiving Dinner and holiday festivities at the Marion-Franklin Community Center. Send press releases to local newspapers and radio stations.

RESOURCES: <i>ThisWeek</i> Community Newspapers	<i>The Communicator</i>
<i>The Columbus Dispatch</i>	<i>The Columbus Call and Post</i>
<i>The Columbus Post</i>	Urban and Gospel radio stations
<i>The Other Paper</i>	Channel 3 and 21

STRATEGY: Add landscaping and install unique signage at major neighborhood entrances and community 'gateways'. Request funding assistance from The Columbus Foundation and the Urban Infrastructure Recovery Fund.

RESOURCES: Marion-Franklin Area Civic Association	United Way Neighborhood Partnership Ctr.
The Columbus Foundation (Neighborhood Partnership Program)	Area Businesses
Economic Development Division, City of Columbus	SAVY

BUILDING COMMUNITY

GOAL: *Improve the community's working relationship with the city of Columbus.*

STRATEGY: Share local information and concerns with representatives in city government, such as the city's south side neighborhood liaison(s) and the community liaison officer assigned to the 13th Precinct. Report problems related to city services to the Mayor's Action Center or the appropriate city department (Public Safety, Public Service, Public Utilities, Development).

RESOURCES: Neighborhood Services Division, City of Columbus
 Strategic Response Bureau (Division of Police, City of Columbus)
 Mayor's Action Center, City of Columbus
 Department of Public Safety, City of Columbus
 Department of Public Service, City of Columbus
 Department of Public Utilities, City of Columbus
 Department of Development
 Southside Pride Center



GOAL: *Increase youth involvement in community activities, organizations and events.*

STRATEGY: Encourage participation in the after-school programs offered by the Marion-Franklin Community Center. Circulate promotional materials in area churches and local schools. Assist other organizations in efforts to promote summer internship programs (such as the Private Industry Council's Summer Youth Work and Learn Program).

RESOURCES:	Local Churches	Cap City Kids
	Columbus Public Schools	OSSCP
	Marion-Franklin Community Center CRC	Southside Settlement House
	Marion-Franklin Area Civic Association	Southside Learning and Development Center
	Private Industry Council	SAVVY
	Boys and Girls Clubs of America	Corporate Sponsors
	SouthSide Crime & Environmental Task Force	

STRATEGY: Create leadership opportunities for high school students. Form a student committee or task force, affiliated with the Marion-Franklin Civic Association or future South Columbus Area Commission, to address current community issues and offer guidance in decision-making.

RESOURCES:	Marion-Franklin High School	Marion-Franklin Community Center CRC
	Marion-Franklin Area Civic Association	Columbus Metropolitan Library
	South Columbus Area Commission	Community Development Corporations

PLACES ATTRACTING PEOPLE

GOAL: *Increase citizen involvement in the development review process for rezonings, variances and special permits.*

STRATEGY: Upon establishment of the South Columbus Area Commission, create a zoning subcommittee to receive, review and distribute information concerning applications for rezonings, special permits, variances and other development approvals. Distribute the zoning committee's monthly agendas to property owners and residents through the Marion-Franklin Area Civic Association, the Alum Crest Acres Civic Association, local churches, and the Marion-Franklin Community Center.

RESOURCES: Building Services Division, City of Columbus
South Columbus Area Commission
Marion-Franklin Area Civic Association
Alum Crest Acres Civic Association
Cambria Addition
The Lock Avenue Block Watch



GOAL: *Promote redevelopment of the area's vacant properties and structures: the retail shopping center at Lockbourne and Groveport roads, the vacant commercial site on Groveport Road and the idle gas station at the intersection of Groveport and Augmont.*

STRATEGY: Preserve the existing C-3 and C-4 commercial zoning districts. Offer tax abatement and other economic incentives to encourage revitalization and reduce investment costs.

RESOURCES: South Columbus Area Commission (and Zoning Subcommittee)
Economic Development Division, City of Columbus
Columbus Collaborative
Columbus Urban Growth



Vacant commercial site at Groveport and Augmont.

PLACES ATTRACTING PEOPLE

GOAL: *Attract new development to the area, including neighborhood-scale retail, office commercial and multi-family uses.*

STRATEGY: Support rezoning and council variance proposals that are consistent with the Recommended Land Use Plan (page 20). In particular, endorse requests for the following:

- ▶▶ discount grocery stores
- ▶▶ fast food restaurants
- ▶▶ convenience stores / gas stations
- ▶▶ pharmacies
- ▶▶ video rental stores
- ▶▶ medical / dental offices
- ▶▶ youth-oriented specialty shops
- ▶▶ social service agencies
- ▶▶ assisted-living facilities

RESOURCES: Zoning Subcommittee, South Columbus Area Commission



GOAL: *Establish review criteria for zoning and variance applications to assist the area commission in decision-making.*

STRATEGY: Develop review criteria that are consistent with the goals of the TriSouth Neighborhood Plan. (See appendix.) Incorporate the criteria into the bylaws of the South Columbus Area Commission.

RESOURCES: Zoning Subcommittee, South Columbus Area Commission

GOAL: *Provide access to public transportation for residents in Cambria Addition and Greenhill Acres.*

STRATEGY: Submit a formal request to the Central Ohio Transit Authority (COTA) for new stops on Lock and Koebel avenues. Provide COTA with the names and addresses of prospective riders.

RESOURCES: Central Ohio Transit Authority (COTA).



GOAL: *Protect existing residential neighborhoods from the impacts of neighboring industrial sites and railroads.*

STRATEGY: Require compliance with the setback requirements imposed by the Zoning Code. In addition, for new development or the expansion of an existing use, require continuous landscape screening to reduce noise and obscure views from and into the subject property. Residential areas to be protected include the southern perimeter of Cambria Addition and the eastern perimeter of the Marion-Franklin and Southfield neighborhoods.

RESOURCES: Zoning Subcommittee,
South Columbus Area Commission



Freight distribution center adjacent to the Southfield neighborhood.



Railroad south of Groveport Road.

RECOMMENDED LAND USE

LIGHT INDUSTRIAL

Applies to the properties between Groveport Road and the C & O Railroad. The most desirable uses include construction and contracting, plant nurseries, machine shops, industrial supply, heavy machinery sales, equipment rental, printing, small-scale warehousing and convenience storage.

SINGLE-FAMILY RESIDENTIAL

Limited to one-family dwellings, small neighborhood churches and home-based businesses. There are opportunities for infill development and redevelopment on platted lots. New development at densities of 4-8 units per acre, consistent with the existing neighborhood character, could be accommodated along Wilson Avenue.

REDEVELOPMENT PRIORITIES

The strip-commercial shopping center at Lockbourne and Groveport roads, highly visible and strategically located, is presently underutilized. Tax incentives and infrastructure assistance should be considered to encourage redevelopment. The property located at Augmont Avenue and Groveport Road previously contained a gas station; the site is currently vacant.

RETAIL COMMERCIAL

The Watkins Road / Lockbourne Avenue intersection is the geographic heart of the community and the perfect place for new retail commercial development. Desirable uses include: a discount grocery store, a pharmacy, youth-oriented specialty shops, a video rental store, fast-food restaurants, a convenience store/gas station and a consumer electronics store.

OFFICE COMMERCIAL

Includes the broad spectrum of professional office uses: medical, dental, legal, insurance, sales, information technology, government, financial planning and other office uses. In addition to serving the surrounding neighborhoods with needed services, new office commercial development would provide skilled local professionals with entrepreneurial opportunities.

SHOPPING CENTER

This large, greenfield site along Groveport Road would be ideal for a big-box retailer or large grocery store. Eleven neighborhoods are situated within a two-mile radius of the site: Marion-Franklin, Southfield, Buckeye-Stambaugh, Alum Crest Acres, Madison Mills, Williams Creek, Stockridge, Southern Pines, Hillgate, Greenhill Acres and Cambria Addition.

INSTITUTIONAL

- Limited to existing schools and large churches:
- 1) Koebel Elementary School
 - 2) Marion-Franklin High School
 - 3) Beery Middle School
 - 4) The Greater Ebenezer Church
 - 5) Church of Hope United Methodist Church
 - 6) Watkins School
 - 7) Clarfield Elementary School
 - 8) Southfield Community Baptist Church.
 - 9) Hosack Street Missionary Baptist Church
 - 10) Columbus Bible Way Church



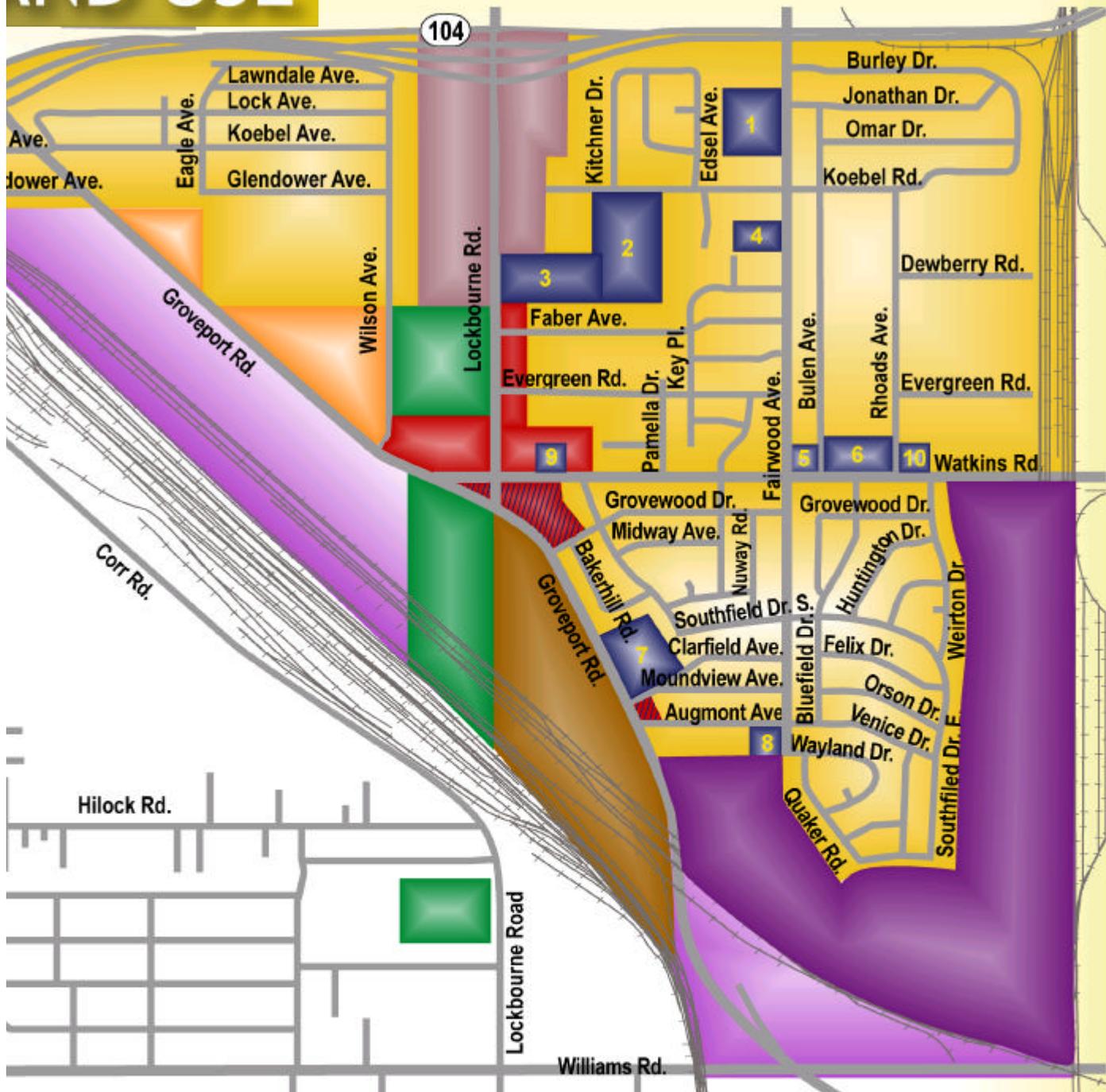
Vacant commercial building at the intersection of Groveport and Lockbourne roads.



Under-utilized shopping center at Lockbourne and Groveport roads.



LAND USE



HOUSING / GHT

As the existing transportation/shipping and other freight facilities serving the C & O and N railroads. Additional encroachment into residential neighborhoods should be discouraged, improvements to these properties should be made as long as these facilities remain viable.

MIXED-USE

Properties along Lockbourne Road, north of the Marion-Franklin Community Center, have been developed with institutional, office, residential and retail commercial uses. This mix could be both enhanced and supported with additional residential development (i.e. assisted living facilities, condominiums or senior housing).

RECREATION AREAS

The Marion-Franklin Park / and Community Center is perhaps the community's most significant physical asset. With programs and facilities for both adults and youth, it serves to support families and strengthen surrounding neighborhoods by providing educational and recreational opportunities. Sills Park, south of Groveport Road, contains ball fields and is actively used during the summer.

INVESTING FOR GROWTH

GOAL: *Reduce flooding at major intersections during storm events.*

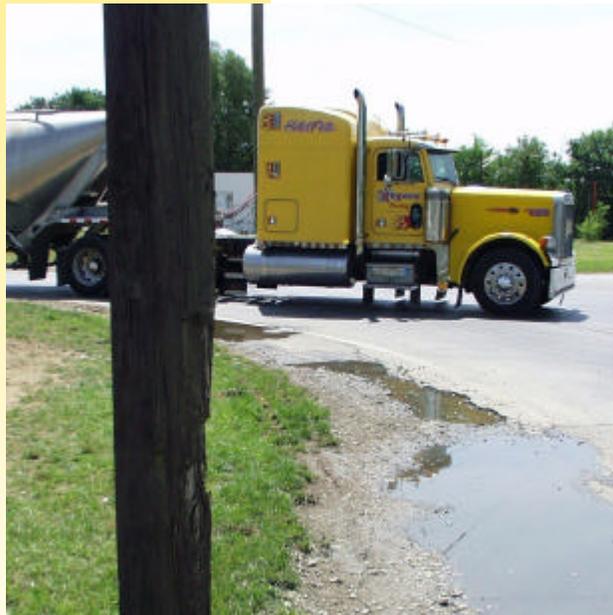
STRATEGY: Install drainage ditches, swales, culverts and/or new storm sewers where appropriate. Include the following priority areas in capital improvements programming:

- »» Watkins Road, at Lockbourne Road and at Southfield Drive
- »» Fairwood Avenue, at Watkins Road and at Evergreen Road
- »» Wager Street, south end
- »» Glendower Avenue, west end
- »» Bulen Avenue, between Watkins Road and Koebel Road

RESOURCES: Sewerage and Drainage Division,
 Department of Public Utilities,
 City of Columbus
 Transportation Division,
 Department of Public Service,
 City of Columbus



Wager Street: Insufficient roadway swales.



Lockbourne Road at Watkins Road.

GOAL: *Provide safe and convenient pedestrian access along primary roadways and local streets that connect neighborhoods with schools and parks.*

STRATEGY: Install new sidewalks at school sites in conjunction with planned building construction and/or renovation activities. (Refer to the Columbus Public Schools' Master Facilities Plan.) As an alternative, include the following school sites in the Sidewalk Installation Program administered by the city's Transportation Division:

- »» Watkins Elementary School
- »» Marion-Franklin High School
- »» Koebel Elementary School
- »» Beery Middle School
- »» Clarfield Elementary School

RESOURCES: Columbus Public Schools
 Division of Transportation, Department of Public Service, City of Columbus



Lockbourne Road south of Beery Middle School.



Watkins Road west of Watkins School.

INVESTING FOR GROWTH

STRATEGY: Include the following sidewalk priority areas in capital improvements programming:

- »» Watkins Road, from Groveport Road to N & W Railroad viaduct
- »» Lockbourne Road, from Koebel Road to Watkins Road
- »» Bulen Avenue, from Koebel Road to Watkins Road
- »» Fairwood Avenue, from Wayland Drive to Jonathan Drive

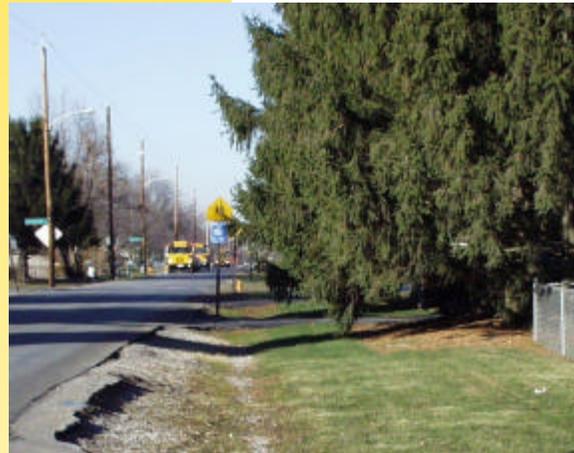
RESOURCES: Transportation Division,
Department of Public Service,
City of Columbus



Lockbourne Road north of Watkins Road.

STRATEGY: Initiate the petition process to assess property owners for new sidewalk construction. Apply for Urban Infrastructure Recovery Fund (UIRF) project grants to assist with construction funding. Include the following streets:

- »» Faber Avenue
- »» Rhoads Avenue
- »» Evergreen Road
- »» Llewellyn Avenue
- »» Glendower Avenue
- »» Koebel Avenue
- »» Lock Avenue



Fairwood Avenue: No sidewalk.

RESOURCES: Transportation Division, Department of Public Service, City of Columbus
Economic Development Division, Department of Development, City of Columbus



Watkins Road: Heavy truck traffic, no sidewalks.

GOAL: Reduce the amount of heavy truck traffic traveling through residential neighborhoods.

STRATEGY: Revise the Columbus Thoroughfare Plan. Remove Watkins Road, between Groveport Road and the N & W Railroad viaduct, from the inventory of type "C" arterial roadways.

RESOURCES: Transportation Division,
Department of Public Service,
City of Columbus
Planning Division,
Department of Development,
City of Columbus

STRATEGY: Post "No Thru Truck Traffic" signs and/or implement traffic calming measures along Watkins Road, between Groveport Road and the N & W Railroad viaduct. Request enforcement assistance from the Division of Police.

RESOURCES: Transportation Division, Department of Public Service, City of Columbus
Police Division, Department of Public Safety, City of Columbus

STRATEGY: Request voluntary cooperation from the area businesses that generate heavy truck traffic (i.e. local container freight companies).

RESOURCES: Local container freight companies
Local businesses



GOAL: Improve the surface condition of local streets.

STRATEGY: Include the following streets in capital improvements programming:

- »» Watkins Road, from Groveport Road to the N & W Railroad viaduct
- »» Glendower Avenue / Wager Street intersection
- »» Koebel Road

RESOURCES: Transportation Division, Department of Public Service, City of Columbus

RECOMMENDED IMPROVEMENTS



WAGER STREET: ROADWAY AND DRAINAGE IMPROVEMENTS

Although not heavily traveled, Wager Street connects Cambria Addition's two principal roadways. It allows neighborhood traffic to circulate internally without exiting onto Groveport Road. However, the current pavement width (approximately 12 feet) is insufficient to accommodate 2-way traffic. In addition, the south end is poorly contoured and often floods after storms. Therefore, the following improvements are recommended:

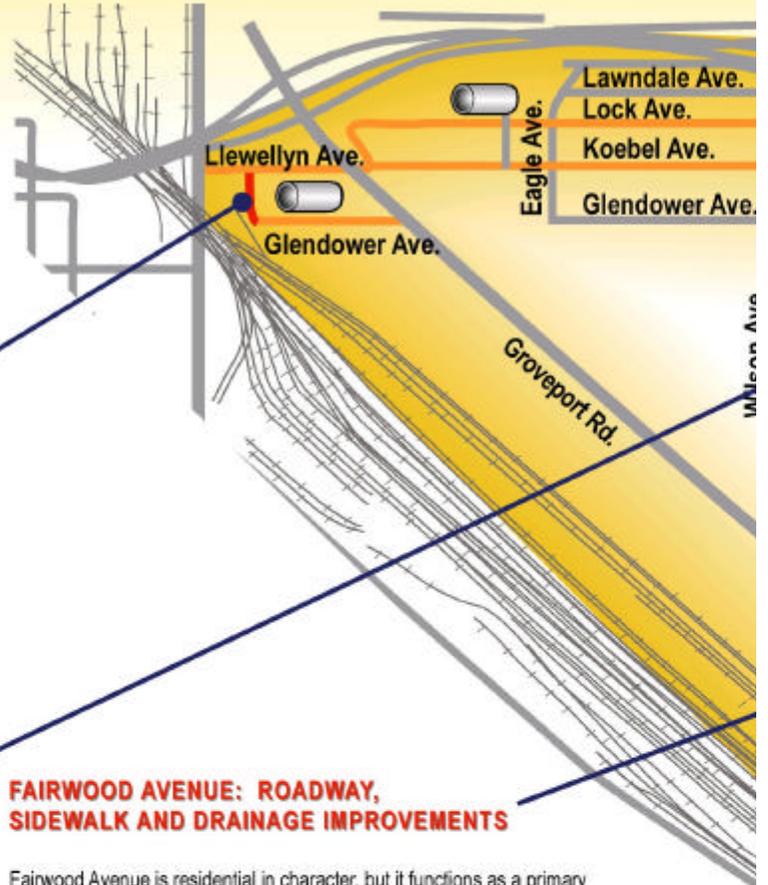
- ▶ Reconstruct the south end of the street to improve drainage
- ▶ Increase pavement width to accommodate two full-width travel lanes.
- ▶ Install drainage swales along both sides of the roadway

LOCKBOURNE ROAD: SIDEWALK IMPROVEMENTS

Beery Middle School and the Marion Franklin Recreation Center generate significant amounts of pedestrian and bicycle traffic along Lockbourne Road, but there are no provisions for either. New sidewalks are therefore recommended for both sides of Lockbourne Road between Watkins Road and Koebel Road.



Lockbourne Road at Beery Middle School



FAIRWOOD AVENUE: ROADWAY, SIDEWALK AND DRAINAGE IMPROVEMENTS

Fairwood Avenue is residential in character, but it functions as a primary north-south transportation corridor. The road connects several residential neighborhoods to major arterial thoroughfares such as Livingston Avenue and Refugee Road. The pavement is in good condition, but like Watkins Road, there are no shoulders, curbs, storm sewers, drainage ditches or sidewalks. Given the density of the adjoining neighborhoods and Fairwood Avenue's proximity to two schools (Koebel Elementary School and the Watkins School), the installation of sidewalks should be regarded as a top priority. The following improvements are recommended:

- ▶ Add paved shoulders to both sides of Fairwood Avenue
- ▶ Install drainage culverts and swales
- ▶ Extend the existing sidewalk at Augmont Avenue north to Jonathon Drive



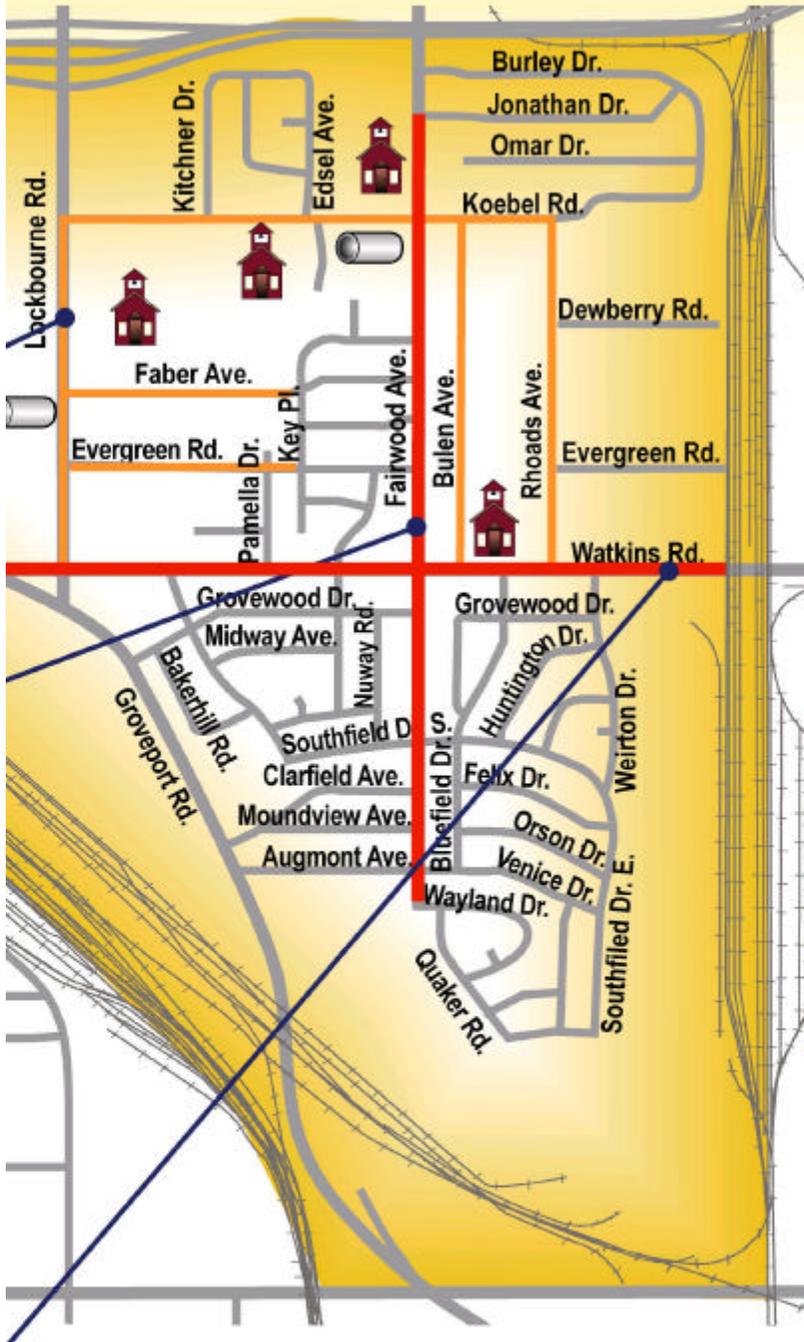
No sidewalk: Fairwood at Augmont looking north

WATKINS ROAD

Watkins Road serves as an arterial roadway in several measures. The road is wide, but there are no accommodations for pedestrians. The absence of sidewalks makes it difficult to get to and from

- ▶ Install sidewalks
- ▶ Widen both lanes
- ▶ Install drainage

PLANNED IMPROVEMENTS



KEY

-  storm sewer drainage improvements
 - ▶ Glendower/Llewellyn Avenue
 - ▶ Fairwood Avenue/Koebel Road
 - ▶ Lock Avenue/Koebel Avenue
 - ▶ Lockbourne Road
-  roadway, sidewalk & drainage improvements
-  sidewalk improvements
-  school renovations & new construction (planned)
 - ▶ Watkins School
 - ▶ Koebel Elementary School
 - ▶ Beery Middle School
 - ▶ Marion Franklin High School



PRIORITY AREAS FOR SIDEWALKS

Although sidewalks exist along some streets in the Marion-Franklin and Southfield neighborhoods, many of the area's principal transportation corridors lack pedestrian facilities. Sidewalks are desperately needed around the five schools within the planning area and should also be installed along routes that attract heavy pedestrian traffic. Priority areas include portions of the following:

- ▶ Llewellyn Avenue
- ▶ Glendower Avenue
- ▶ Lock Avenue
- ▶ Koebel Avenue
- ▶ Lockbourne Road
- ▶ Koebel Road
- ▶ Faber Avenue
- ▶ Evergreen Road
- ▶ Bulen Avenue
- ▶ Rhoads Avenue

ROADWAY, SIDEWALK AND DRAINAGE IMPROVEMENTS

Watkins Road is the community's primary east-west thoroughfare. Though classified as a type "C" Major Thoroughfare Plan, the current cross-section is substandard by most standards. It lacks shoulders, there are no curbs, drainage ditches or storm sewers, and it is not suitable for pedestrian traffic. During the morning and evening rush hours, the road sees a mix of bicycles, automobiles and heavy trucks carrying container freight, particularly troubling; neighborhood kids often walk along the roadway edges near Beery Middle School. Therefore, the following improvements are recommended:

- ▶ Add paved shoulders on both sides of Watkins Road between Lockbourne Road and the railroad viaduct.
- ▶ Install drainage ditches and swales.



Watkins Road at Lockbourne



Roadway lanes lack shoulders

FAMILY-FRIENDLY NEIGHBORHOODS

GOAL: *Eliminate vandalism and drug activity in residential areas.*

STRATEGY: Increase the visibility and effectiveness of community policing. Establish additional block watch programs and work collaboratively with the Community Liaison Officer(s) assigned to the 13th Precinct.

RESOURCES: Police Division, Department of Public Safety, City of Columbus
Lock Avenue Block Watch
Marion-Franklin Area Civic Association
Vision and Hope
Southside Crime and Environment Task Force



GOAL: *Address existing code violations such as weeds, junk and dilapidated buildings.*

STRATEGY: Encourage residents to report building and zoning code violations to the city's code enforcement officers. Distribute code requirements and contact information to residents at civic association meetings.

RESOURCES: Neighborhood Services Division, Department of Development, City of Columbus



GOAL: *Market the TriSouth neighborhoods to young working professionals.*

STRATEGY: Hire a local advertising agency to gather relevant market data and prepare a promotional 'Fact Sheet'. Distribute the information and copies of the TriSouth Neighborhood Plan to south side Realtors.

RESOURCES: Advertising agencies
Marion-Franklin Area Civic Association
South side Realtors



Block Watch Program in Southfield.

PROGRAM PROFILE: **CAP CITY KIDS**

The Cap City Kids program is one of several innovative, community-based solutions to the educational and after-school needs of south side children. Created by the Mayor's Office of Education and administered jointly with the Columbus Recreation and Parks Department, this model program has pilots currently operating at four community centers, including Marion-Franklin. The program incorporates trained staff, state of the art technology, high expectations and high performance standards to gauge achievement and promote academic excellence. It also provides kids with a safe place to learn and play when school lets out.



EACH PROGRAM CONTAINS SIX COMPONENTS:

- 1.** A nutritious snack, which the children receive as soon as they arrive at the site from school;
- 2.** Academic assistance, including homework help, science projects, literacy tutoring and computer math;
- 3.** Enrichment activities such as cooking, field trips, drama and art;
- 4.** Prevention programs in anger management, substance abuse, violence and peer mediation;
- 5.** Recreation and socialization through basketball, board games, outdoor play, and group activities;
- 6.** Strong family involvement, including family fun nights, resource referrals, parent-staff conferences and newsletters.

The program currently serves children in grades K-5 and operates from dismissal of school until 6 p.m. when school is in session. The registration fee is only \$20 and can be made with cash or money order. For additional information, please contact the Cap City Kids office at the Marion-Franklin Community Center (645-5456) or the Mayor's Office of Education (645-0831).



GET CONNECTED

CITY OF COLUMBUS

<u>SERVICE</u>	<u>PHONE</u>	<u>SERVICE</u>	<u>PHONE</u>
Animals (Strays)	462-3400	Police (Crime Prevention)	645-4610
Block Watch Information	645-4610	Pothole Repair	645-5660
Bulk Refuse Pick-up	645-8774	Sewers and Drains (Repair)	645-7102
Building Services Division	645-7433	Sidewalk Complaints and Permits	645-7497
Code Enforcement	645-8139	Snow and Ice Complaints	645-5660
Crime Stoppers Anonymous	645-8477	Southside Pride Center	645-8097
Electricity (Repair)	645-7627	Strategic Response Bureau	645-4610
Garbage Collection	645-8774	Street Light Repair	645-7627
Housing Inspection	645-8139	Street Repair	645-5660
Junk Cars on Private Property	645-8139	Traffic Lights and Signs	645-7393
Junk Cars on Public Property	645-2277	Volunteer Corps	645-6404
Mayor's Action Center	645-2489	Water (Repair)	645-7788
Narcotics Hot Line	645-4850	Weed and Environmental Complaints	645-8191
Police Complaints and Praise	645-2677	Zoning Information	645-7314

OTHER RESOURCES (WEBSITES)

Central Ohio Transit Authority	www.cota.com	Old South Side Comm. Partnership	www.ossccp.org
City of Columbus	www.cityofcolumbus.org	Private Industry Council	www.ipicsolutions.com
City of Columbus Planning Division	www.columbusinfobase.org	Public Safety Department	pubserv.ci.columbus.oh.us
Columbus Foundation	www.columbusfoundation.org	Public Service Department	www.publicsafety.ci.columbus.oh.us
Columbus Public Schools	www.columbus.k12.oh.us	Public Utilities Department	utilities.ci.columbus.oh.us
Columbus Supersite	www.columbus.org	Recreation and Parks Department	www.columbusrecparks.com
		Urban League of Greater Columbus	www.columbusurbanleague.org

APPENDIX

REVIEW CRITERIA FOR REZONING AND COUNCIL VARIANCE APPLICATIONS:

1. The extent to which the proposal is consistent with the purposes, goals and recommendations of the TriSouth Neighborhood Plan;
2. The zoning classifications, land uses and character of the adjoining properties and surrounding area;
3. The extent to which the subject property could accommodate development or redevelopment consistent with the standards and requirements of the zoning code;
4. The extent to which the proposal incorporates development standards to achieve compatibility through landscaping, building materials and design, lighting and signage.
5. The recommendations, if any, of the neighborhood/civic association;
6. The presence of any environmental constraints such as water courses, wetlands, floodplain or topography;
7. Other factors deemed relevant to protect the health, safety and welfare of the public.



City of Columbus
Department of Development
Planning Division
109 N. Front Street
Columbus, Ohio 43215