

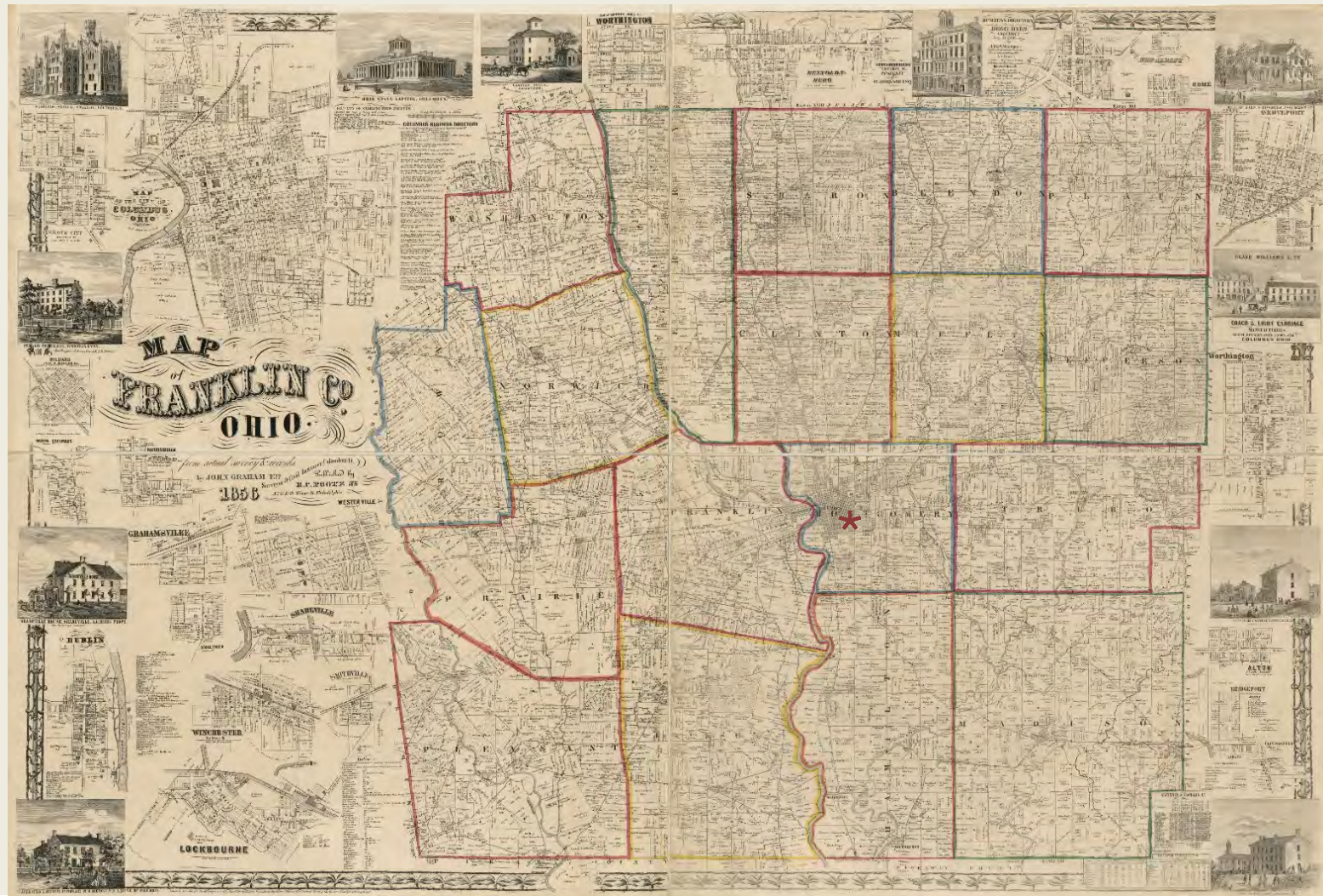
COLUMBUS GROWTH PATTERNS

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

May 2021

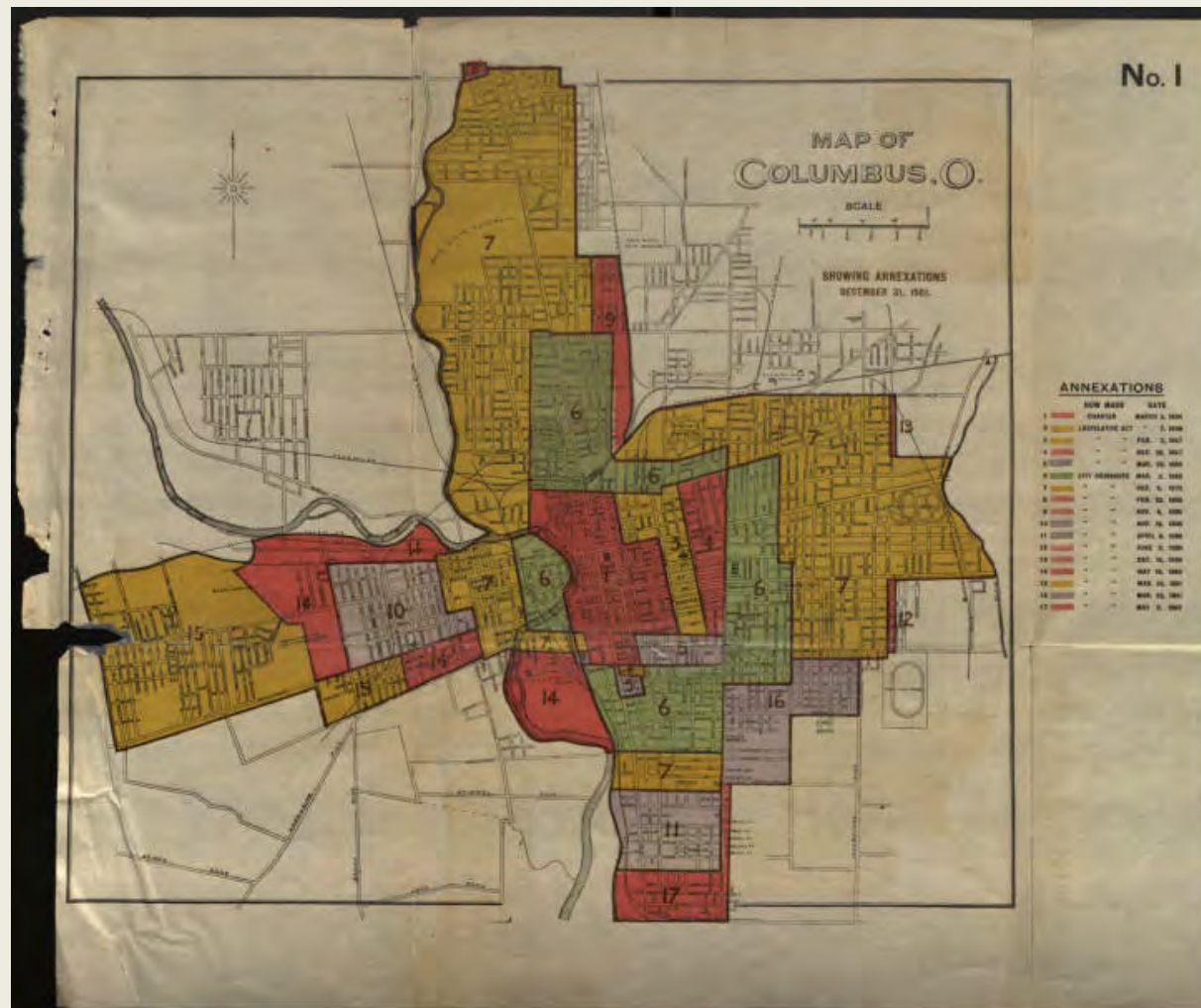
FRANKLIN COUNTY 1856

Columbus
incorporated in
1816



Philadelphia : R. C.
Foote, Jr., 1856.
Library of Congress,
Geography and Map
Division

COLUMBUS 1901



Source: Columbus Metropolitan Library
Columbus and Ohio Map Collection

COLUMBUS

and Surrounding Municipalities

1950

1950 POPULATION

Bexley: 12,378	New Albany: 268
Canal Winchester: 1,194	Obetz: 1,049
Columbus: 375,901	Reynoldsburg: 784
Dublin: 289	Riverlea: 324
Gahanna: 596	Upper Arlington: 9,024
Grandview Heights: 7,659	Urbancrest: 823
Grove City: 2,339	Valleyview: 611
Groveport: 1,165	Westerville: 4,112
Hilliard: 610	Whitehall: 4,877
Marble Cliff: 437	Worthington: 2,141
Minerva Park: 232	

Franklin County: 503,410

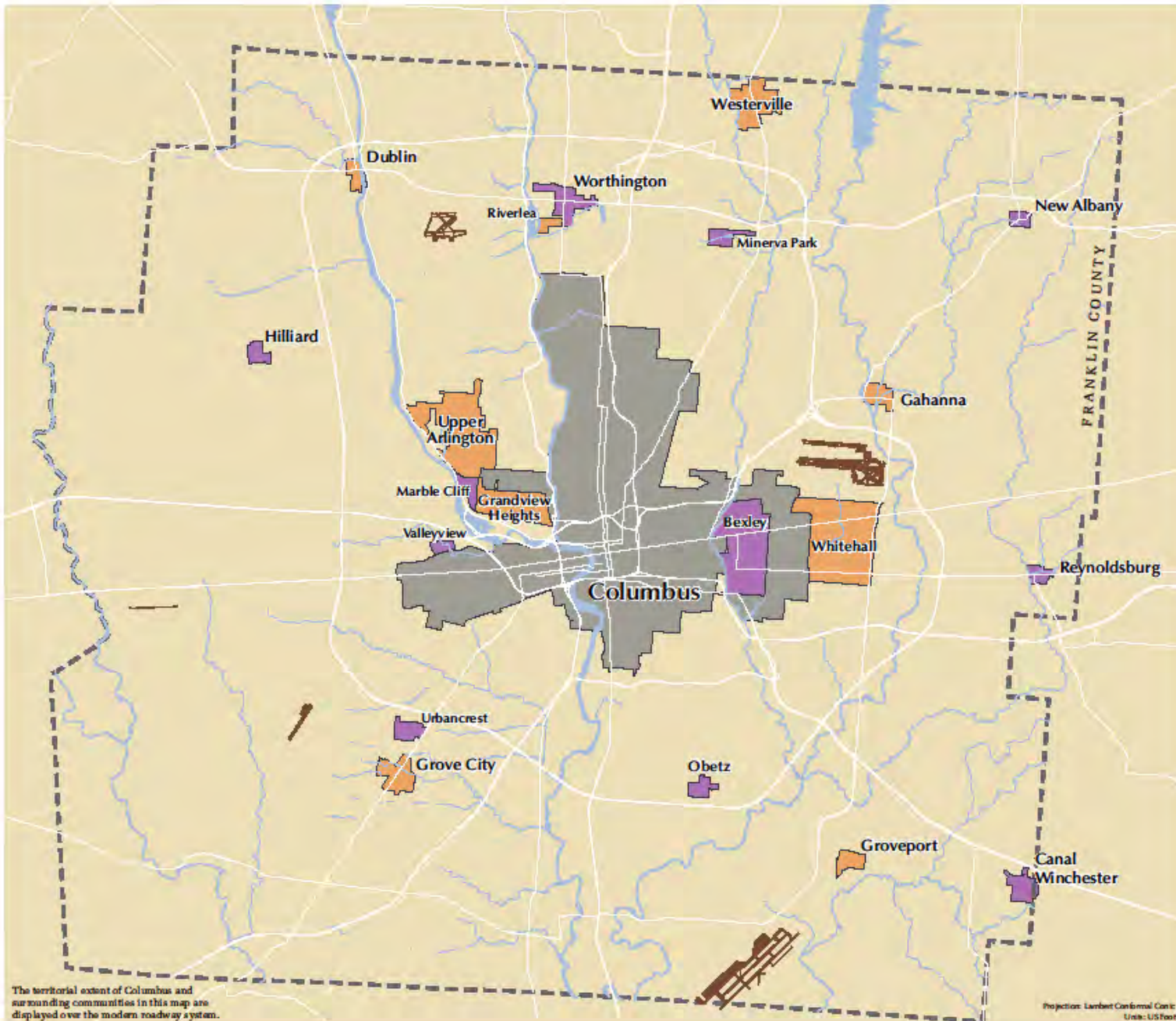


0 2 4 Miles

October 2012

Columbus Planning Division/mc
109 N. Front Street
Columbus, OH 43215

*Data provided by the City of Columbus,
Franklin County Engineer's Office, and
U.S. Census*



COLUMBUS

and Surrounding Municipalities

1970

1970 POPULATION

Bexley: 14,888	Minerva Park: 1,402
Brice: 228	New Albany: 513
Canal Winchester: 2,412	Obetz: 2,248
Columbus: 539,677	Reynoldsburg: 13,921
Dublin: 681	Riverlea: 558
Gahanna: 12,400	Upper Arlington: 38,630
Grandview Heights: 9,460	Urbancrest: 754
Grove City: 13,911	Valleyview: 909
Groveport: 2,490	Westerville: 12,530
Hilliard: 8,369	Whitehall: 25,283
Marble Cliff: 676	Worthington: 15,326

Franklin County: 833,249

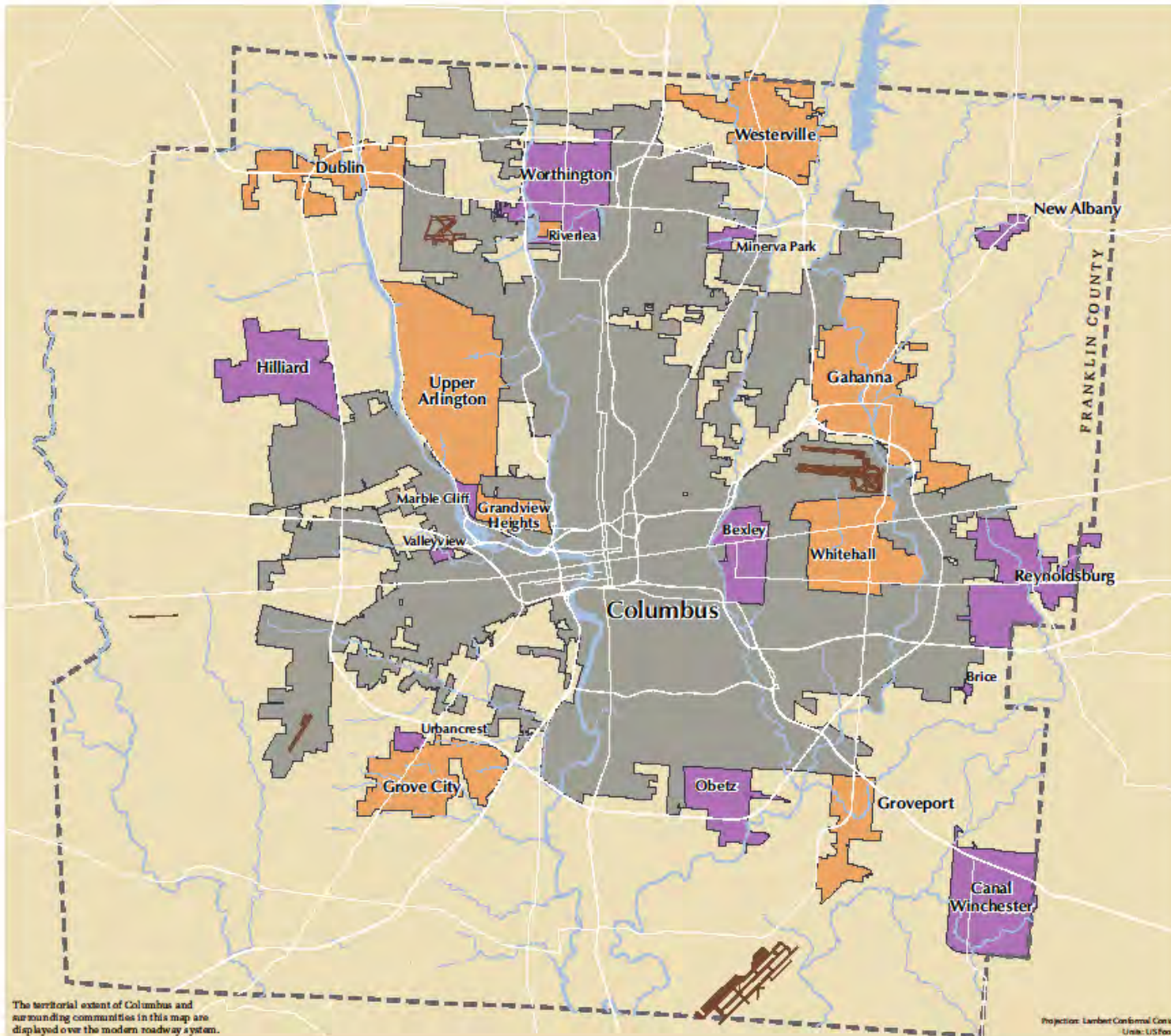


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*Data provided by the City of Columbus,
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U.S. Census*



The territorial extent of Columbus and surrounding communities in this map are displayed over the modern roadway system.

Projection: Lambert Conformal Conic
Units: US Feet

COLUMBUS

and Surrounding Municipalities

1990

1990 POPULATION

Bexley: 13,088	Minerva Park: 1,463
Brice: 109	New Albany: 1,621
Canal Winchester: 2,617	Obetz: 3,167
Columbus: 632,910	Riverlea: 503
Dublin: 16,366	Reynoldsburg: 25,748
Gahanna: 27,791	Upper Arlington: 34,128
Grandview Heights: 7,010	Urbancrest: 862
Grove City: 19,661	Valleyview: 604
Groveport: 2,948	Westerville: 30,269
Hilliard: 11,796	Whitehall: 20,572
Marble Cliff: 633	Worthington: 14,869

Franklin County: 961,437

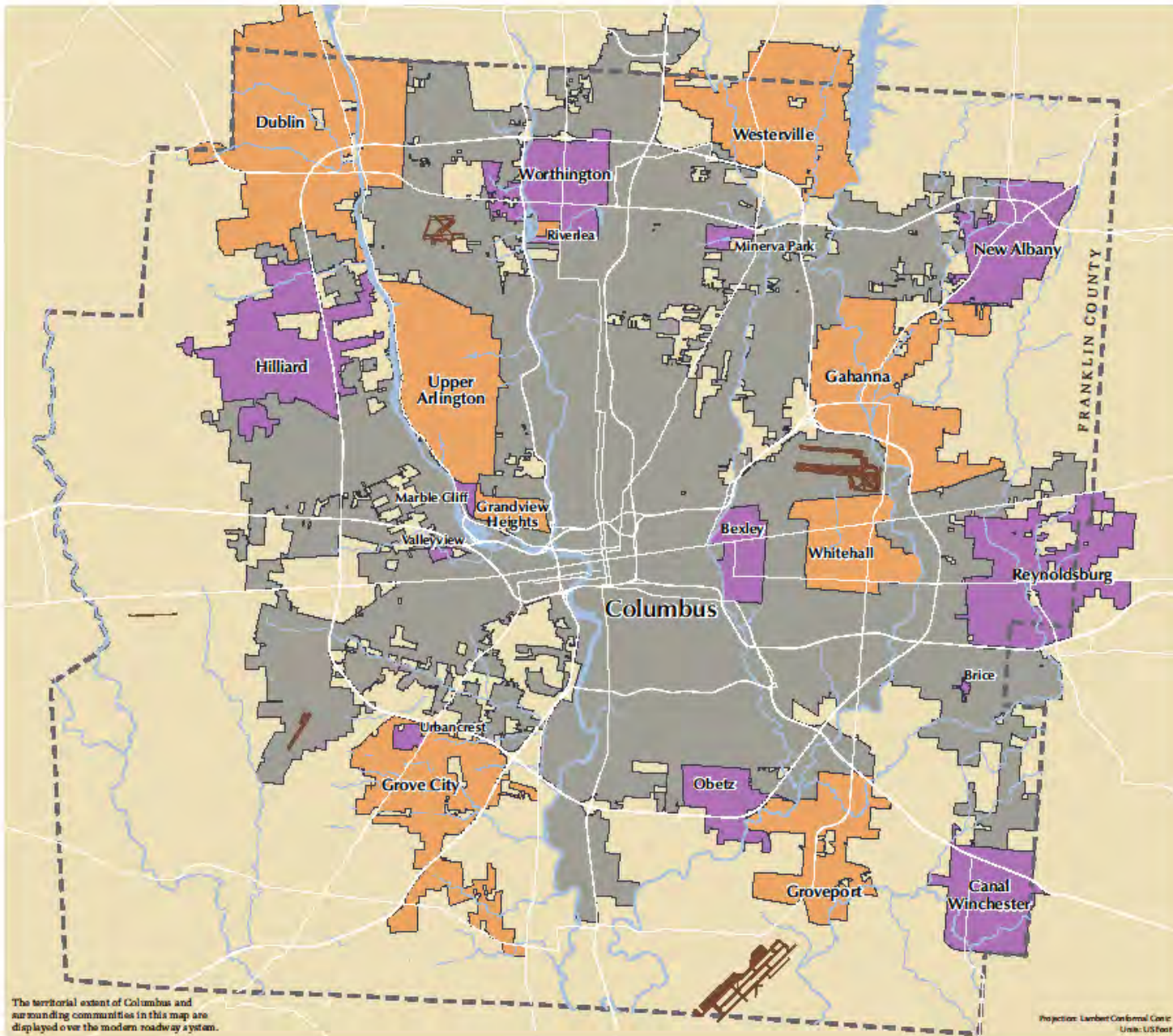


0 2 4 Miles

October 2012

Columbus Planning Division/mc
109 N. Front Street
Columbus, OH 43215

*Data provided by the City of Columbus,
Franklin County Engineer's Office, and
U.S. Census*



COLUMBUS

and Surrounding Municipalities

2020

2020 POPULATION

Bexley: 13,370	Marble Cliff: 586
Brice: 117	Minerva Park: 1,554
Canal Winchester: 9,093	New Albany: 10,980
Columbus: 914,449	Obetz: 5,339
Dublin: 50,593	Reynoldsburg: 37,650
Gahanna: 36,018	Riverlea: 568
Grandview Heights: 8,559	Upper Arlington: 35,542
Grove City: 42,776	Urbancrest: 989
Groveport: 5,860	Valleyview: 634
Harrisburg: 327	Westerville: 40,656
Hilliard: 38,244	Whitehall: 19,406
Lockbourne: 276	Worthington: 14,509



0 2 4 Miles

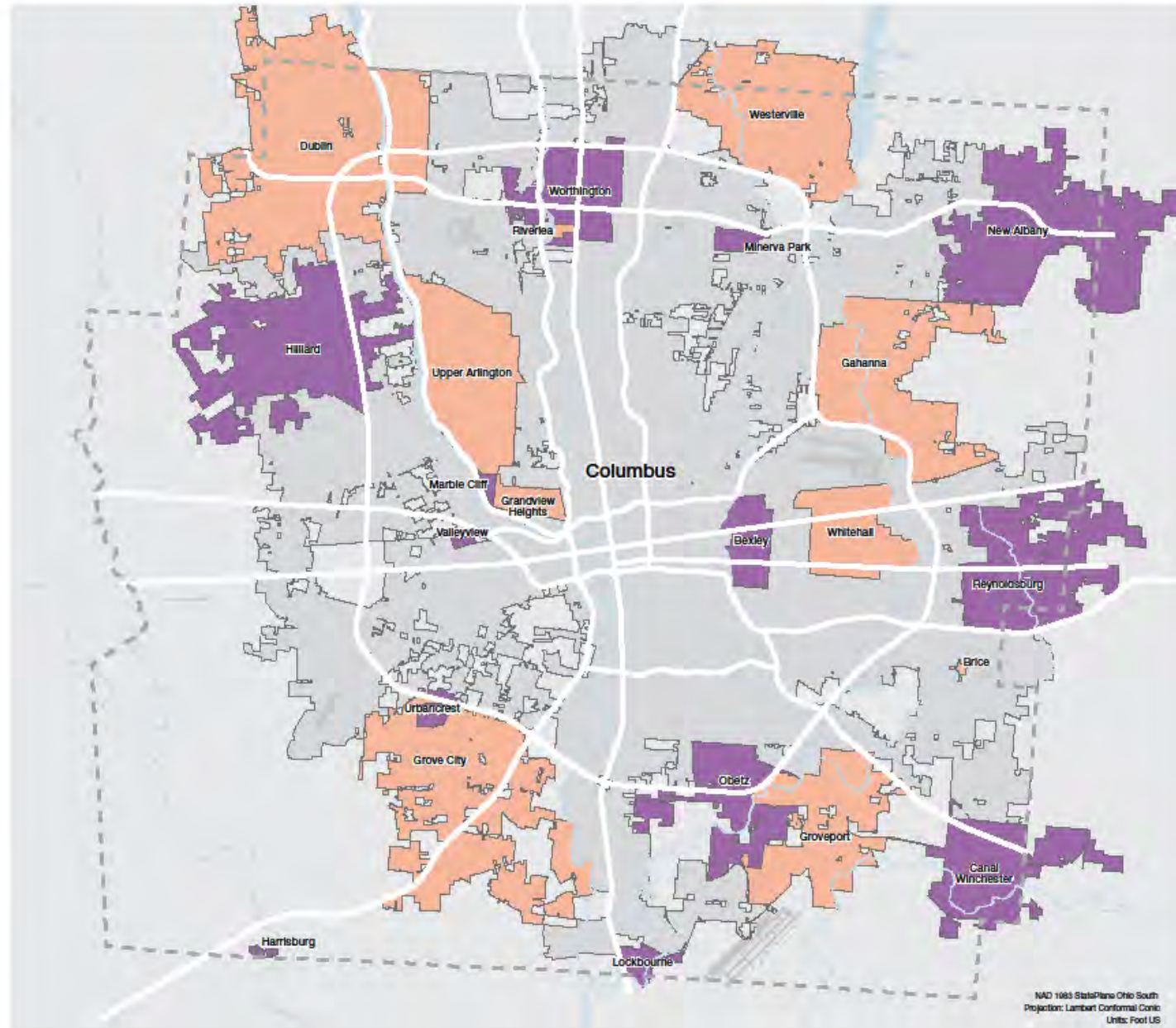
February 2020

Columbus Planning Division/mc
111 N. Front Street, Third Floor
Columbus, Ohio 43215

Source: MORPC 2020 Member Population Estimates

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

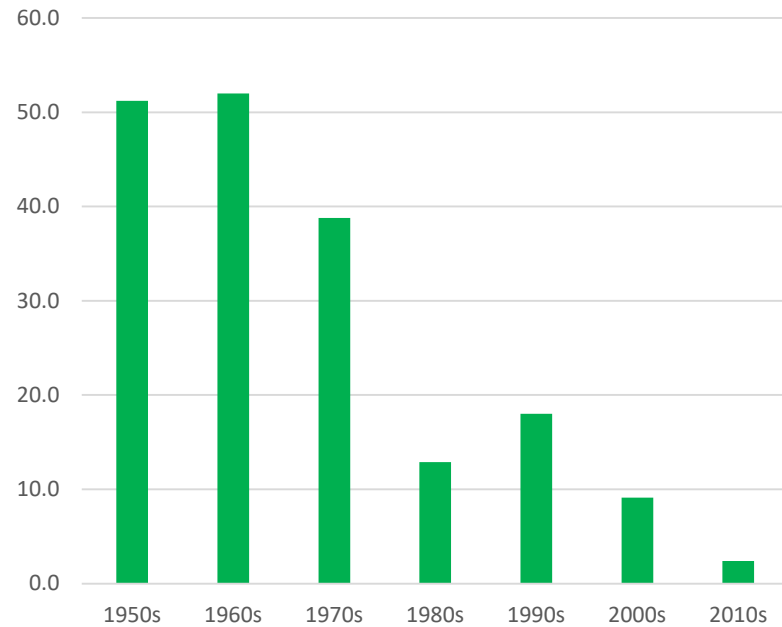
DEPARTMENT OF
DEVELOPMENT



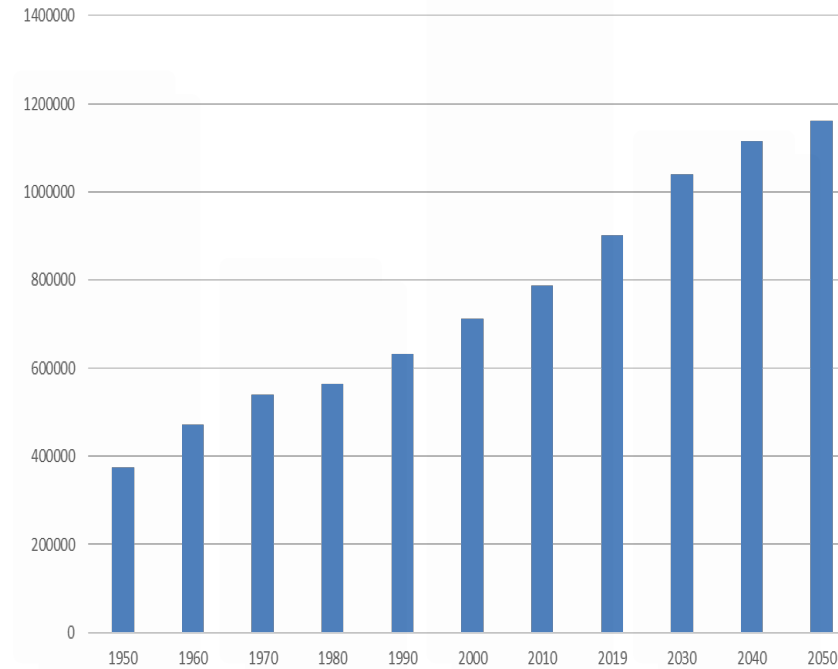
NAD 1983 StatePlane Ohio South
Projection: Lambert Conformal Conic
Units: Foot US

GROWTH TRENDS

Annexation



Population



Source: US Census, City Records, MORPC Estimates

POPULATION

Year	Total Population	African American	Asian	White	Other	Two or more races	Hispanic Origin*
1930	290,564	11.3%	-	88.7%	-	-	-
1950	375,901	12.4%	-	87.5%	0.1%	-	-
1970	439,677	18.5%	-	81.0%	0.5%	-	-
1990	632,910	22.5%	2.3%	74.5%	0.6%	-	0.9%
2010	787,033	28.0%	4.1%	61.5%	3.2%	3.3%	5.6%
2019	898,553	29.0%	5.8%	58.6%	2.4%	4.2%	6.2%

**Hispanic Origin is considered separate from race.*

Source: US Census, 2019 numbers are estimates from the Census' American Community Survey (ACS) Program

OLDER CITY POPULATION

Year	Population	% of City	% of County
1950	375,901	100.0%	74.7%
1980	287,723	50.9%	33.1%
2000	241,300	33.9%	22.6%
2018	251,335	28.5%	19.3%

- Older city lost population and regional share.
- Cleveland went from 914,808 in 1950 (7th largest in US) to a 2017 estimate of 385,524.
- Cincinnati went from 503,998 to 301,301 during the same period.

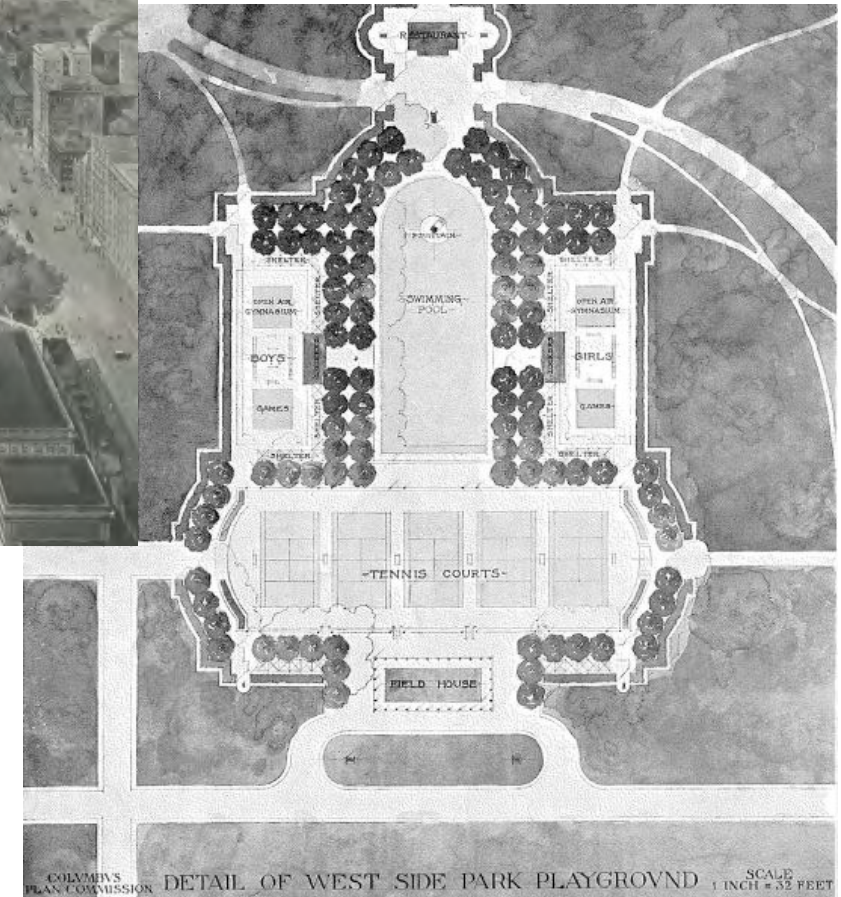
Sources: US Census, MORPC, ESRI Community Analyst.

1908 Plan & City Beautiful

- Columbus' first city plan
- Emphasis on public spaces and buildings
- Touted parks, civic center extending west to the Scioto River

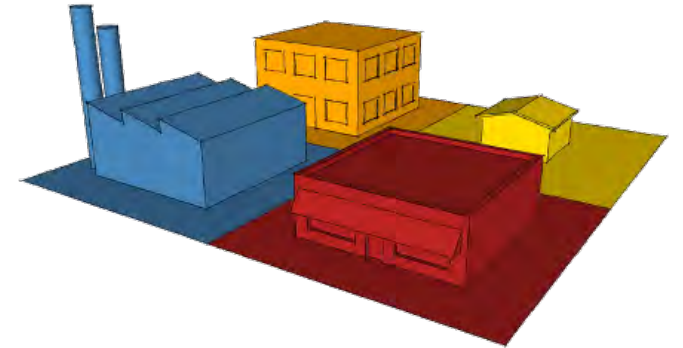


Image Sources: City of Columbus



RISE OF ZONING

- 1923 Columbus first adopts zoning with a total of five use districts.
- 1926 *Village of Euclid v. Ambler Realty* declared modern zoning to be constitutional.
- Columbus code undergoes major revisions in 1950s
- While frequently amended, the Code has not undergone a comprehensive update since that time.
- Efforts to update the Code have recently begun.



RESTRICTIVE COVENANTS

Restrictive covenants or deed restrictions are rules applying to private property, governing such things as land use, building placement and architecture

- Widespread use impacted the form and composition of cities.
- Beginning in the 1920s, restrictive covenants were frequently used to prohibit property ownership or occupancy based on race.
- In 1948 US Supreme Court in *Shelly v. Kraemer* found that the Fourteenth Amendment's Equal Protection Clause prohibits racially restrictive housing covenants from being enforced.
- Discrimination in lending practices and real estate transactions compounded the impact.

Source: Fair Housing Center of Greater Boston

RESTRICTIVE COVENANTS

Planning in the Private Interest, Patricia Burgess, 1994, Ohio State University Press

- Evaluated the impact of restrictive covenants in large portions of Columbus and several suburban communities.
- Within the Columbus study area, 44 subdivisions with race restrictions were platted between 1900 and 1929.
- Within the suburban communities studied, 43 subdivisions with race restrictions were platted between 1900 and 1945.

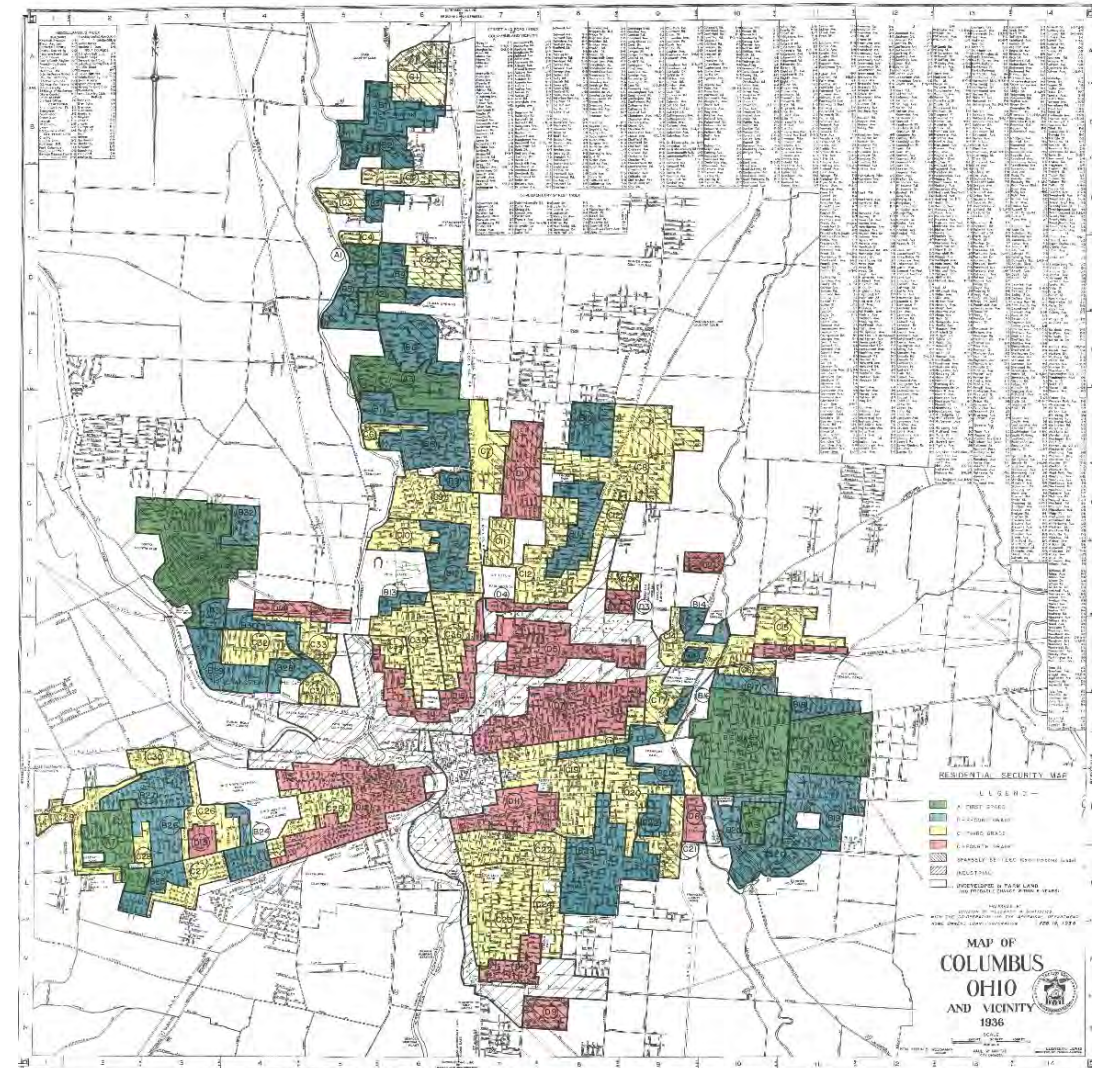
REDLINING

Homeowner's Loan Corporation & Federal Housing Administration

- Created to address housing insecurity and foreclosure from Great Depression
- Provided guidance for issuance of government secured mortgages

Residential Security Maps

- HOLC mapped 239 cities, including Columbus in 1936
- A or B: Green and blue categories were perceived as lower risk, new, desirable, well-planned
- C or D: Yellow and red categories were perceived as higher risk, older, declining, hazardous



HOUSING, HIGHWAYS AND URBAN RENEWAL

1937 and 1949 U.S. Housing Acts

- Authorized public construction of low-income rental housing
- Funded urban renewal projects
- Amended by the Housing and Community Development Act of 1974, which created the Section 8 housing program

1965 Federal Highway Act

- Provided 25 billion dollars for new highway systems- often routed through redlined areas
- Disproportionate impact on minority neighborhoods
- Columbus formed the SCAR, or Slum Clearance and Redevelopment program, which leveled whole neighborhoods such as Flytown for highway construction



Sandusky Freeway (315) Dedication, 1959
Source: Columbus Metropolitan Library

Broad St.

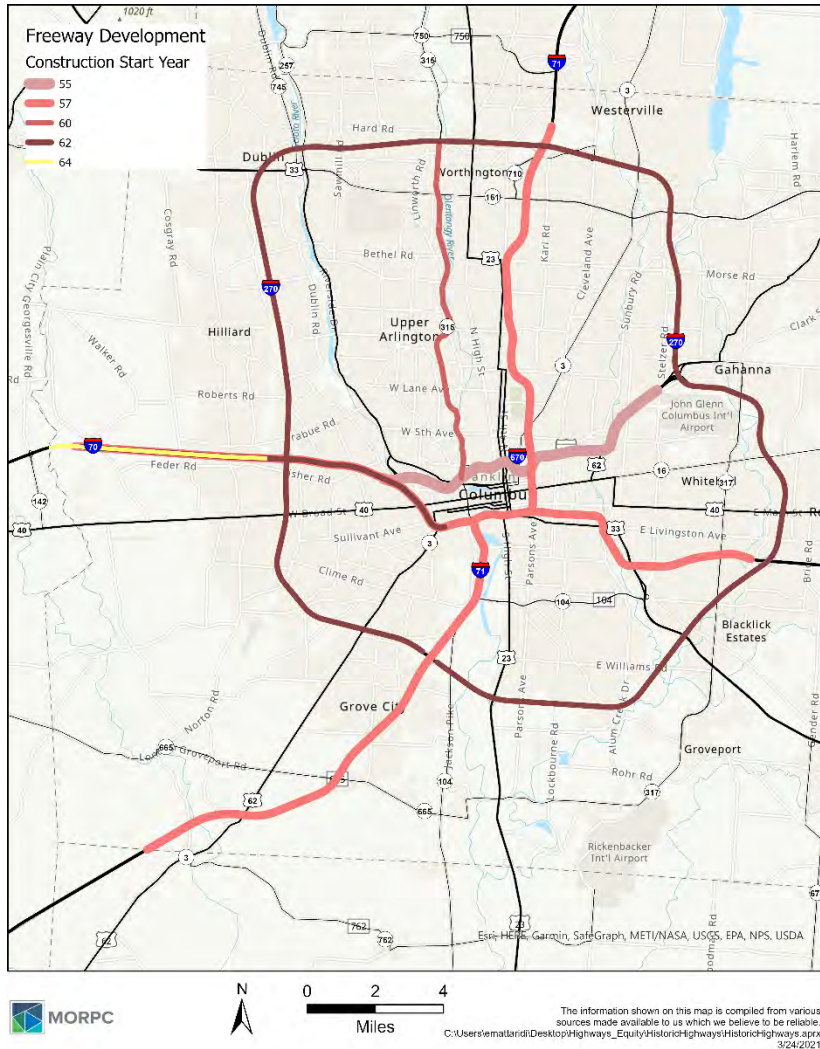


Image Sources: Ohio Department of Transportation and The Kirwan Institute



Image Sources: Columbus
Metropolitan Library & The
Kirwan Institute

Sandusky Street in the 1930s razed for the 315 of today



INCREASING RELIANCE ON CARS

- 1920's – onset of streetcar system
- 1965 – last streetcars replaced with buses
- Development of interstate system
- Suburbanization of city raising challenges for transit.



Downtown's Changing Landscape



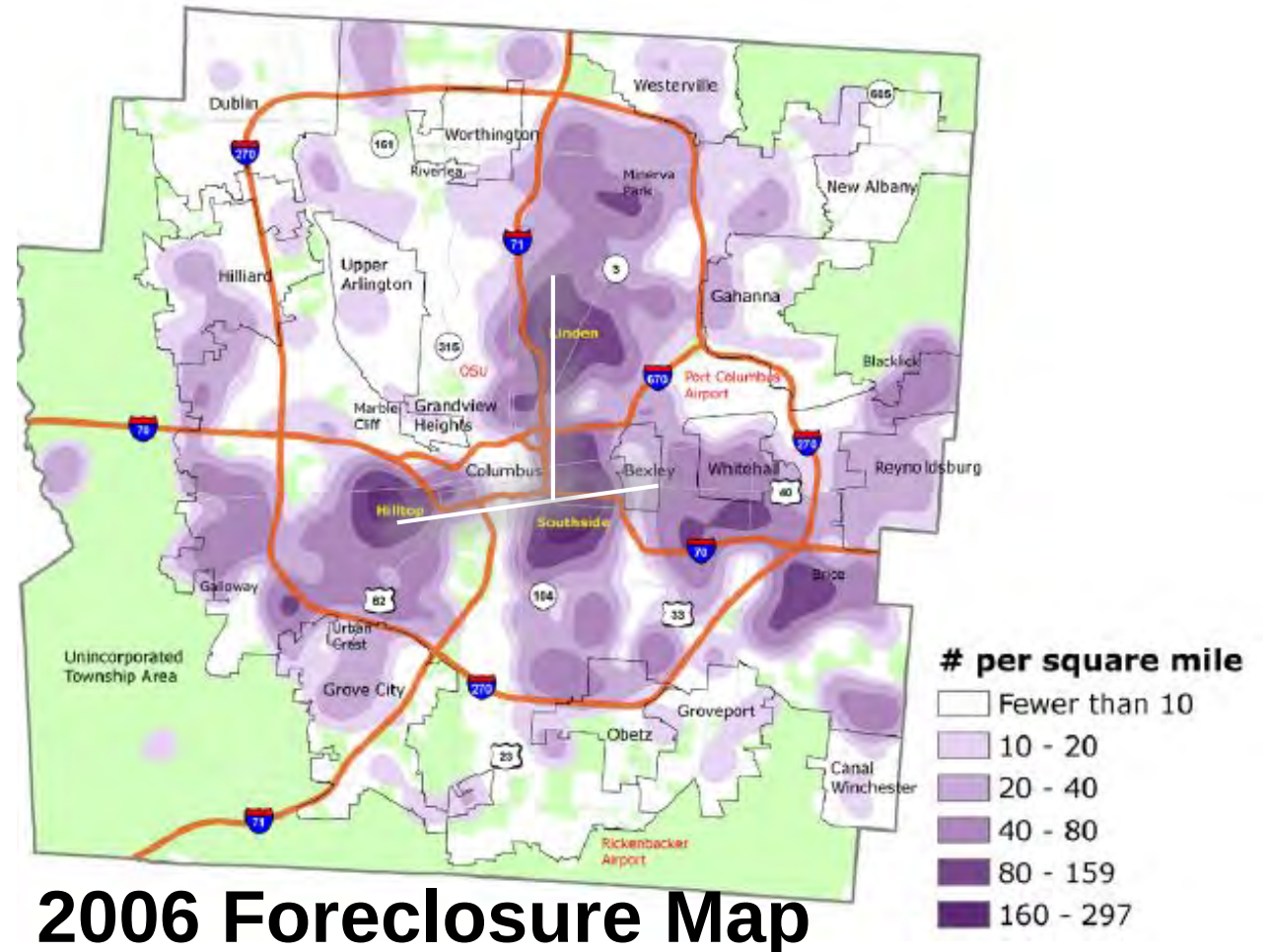
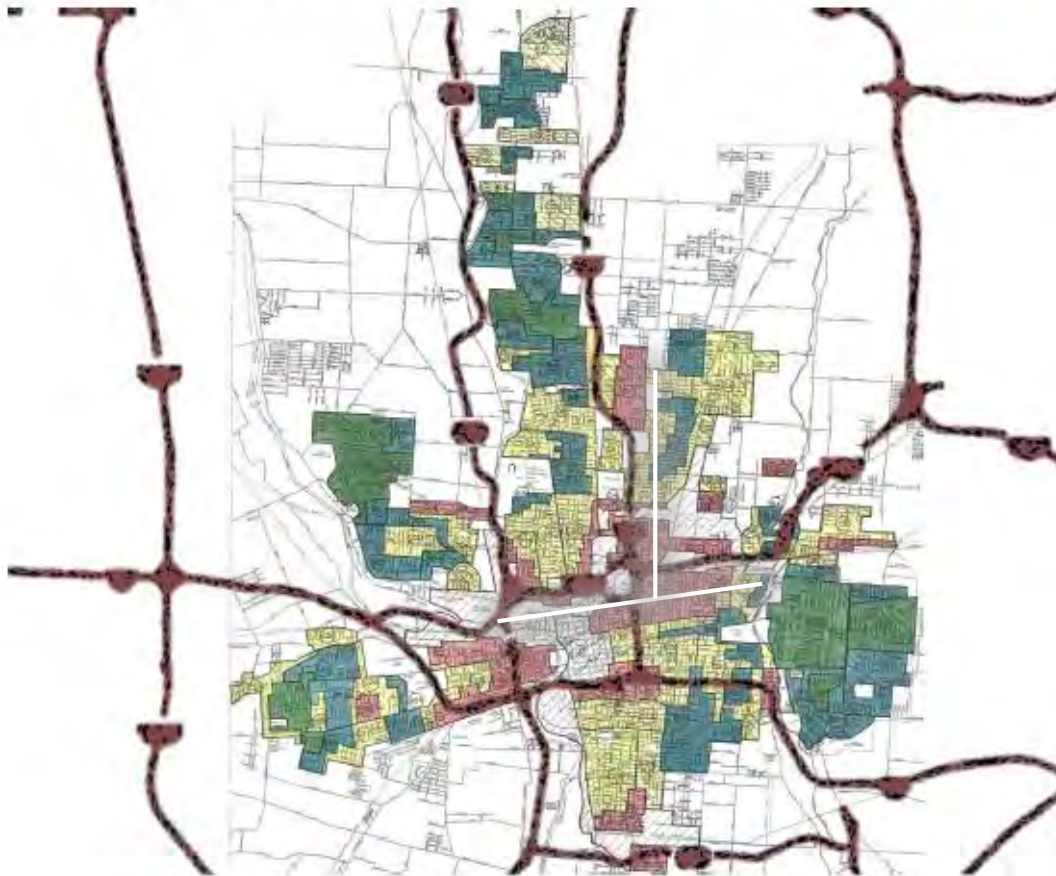
1921

2008

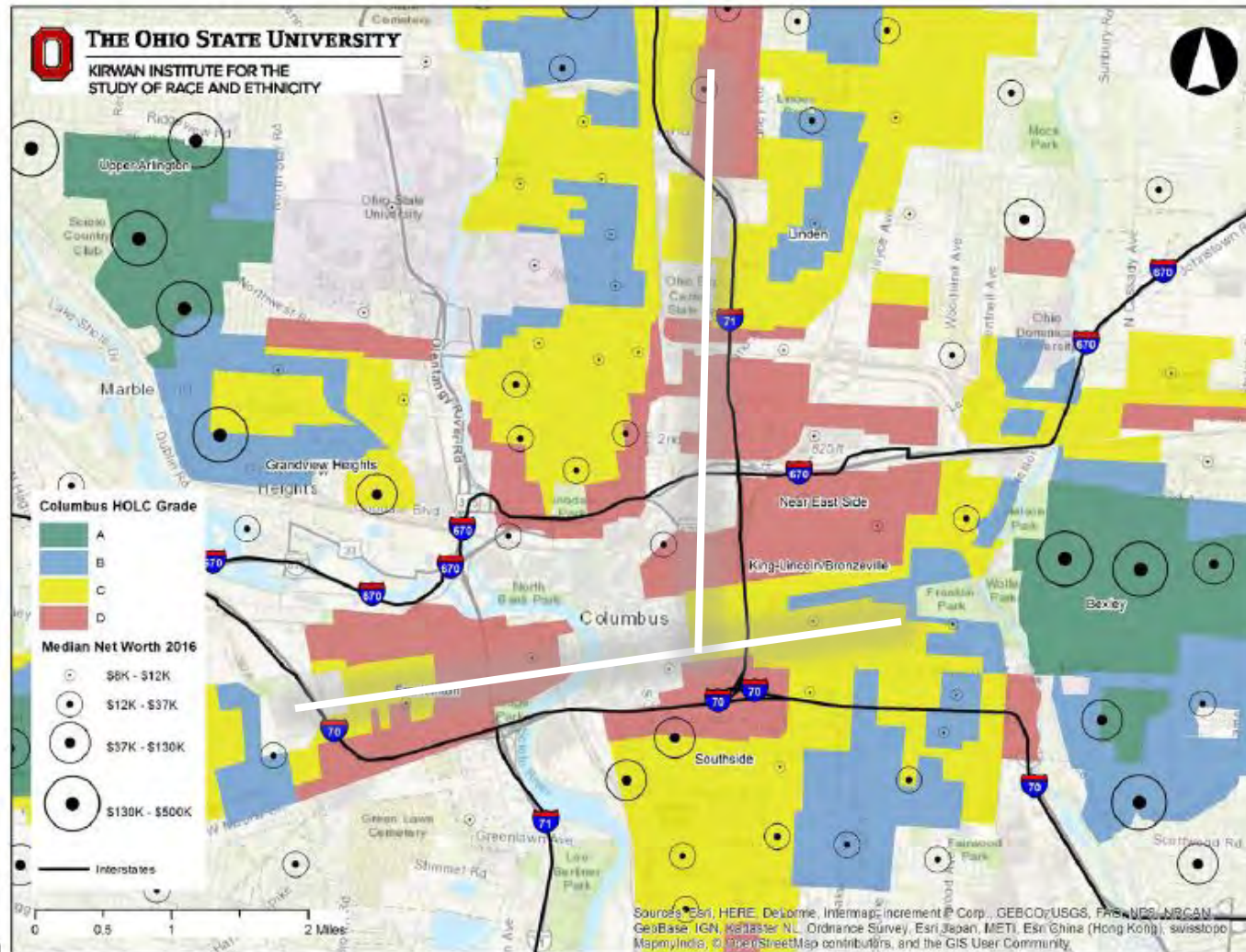


Columbus & The Inverted T

Redlining and Highways



Columbus & The Inverted T

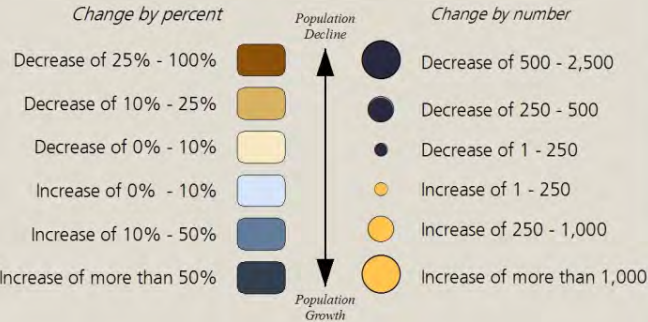
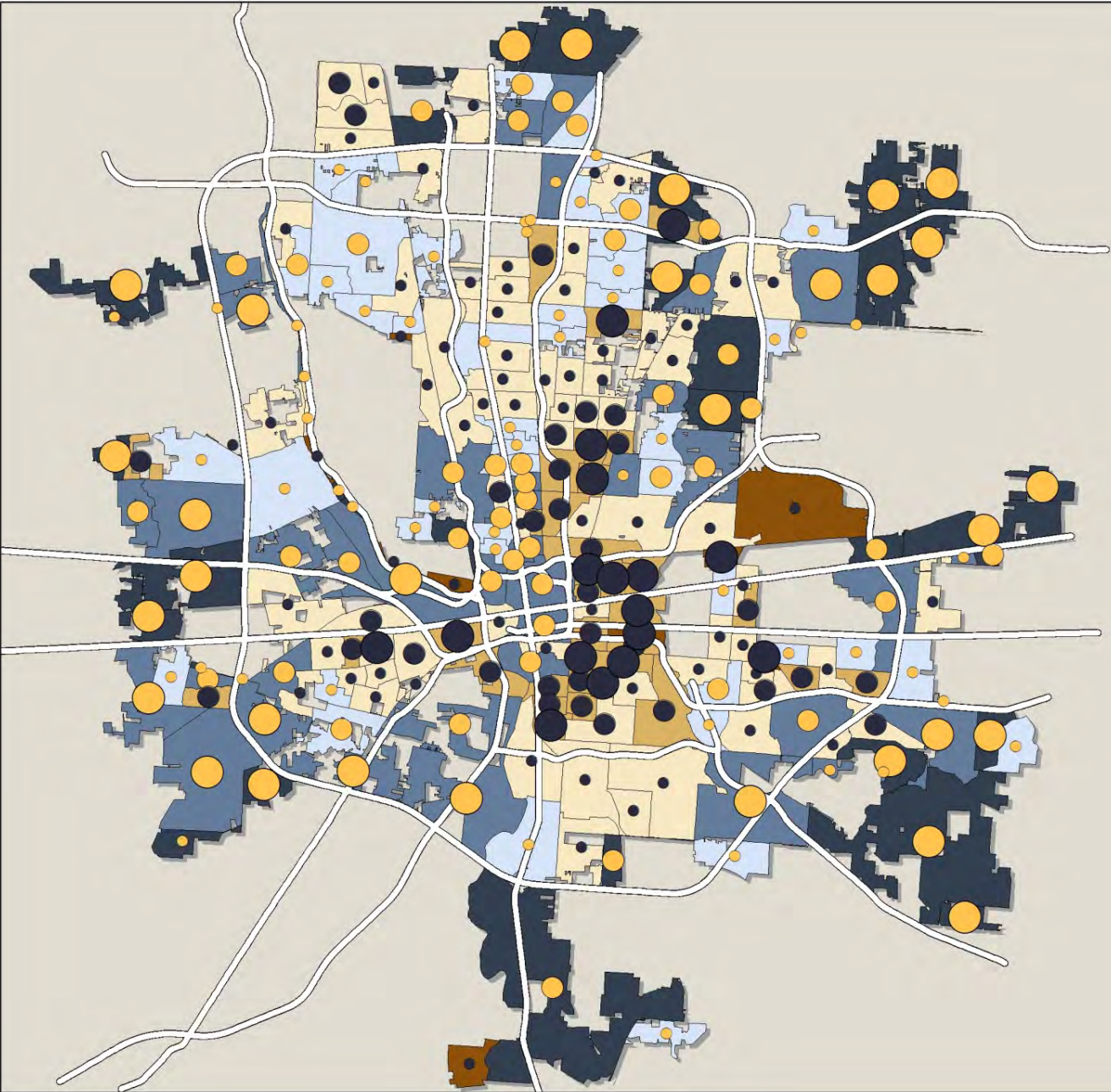


HOLC Grades in 1932
overlaid by Median Net
Worth for Households in
2016

CITY OF COLUMBUS

2010 Census Summary

POPULATION CHANGE 2000 - 2010



YEAR	POPULATION
2010	787,033
2000	711,470
1990	632,910

PERIOD	CHANGE	% GROWTH
2000 - 2010	75,563	11%
1990 - 2010	154,123	24%
1990 - 2000	78,560	12%

Source: U.S. Census

This map depicts population change at the Census tract level within Columbus only. In some instances the data reflected represents a subset of blocks within a particular tract in order to better match the Columbus City boundary.



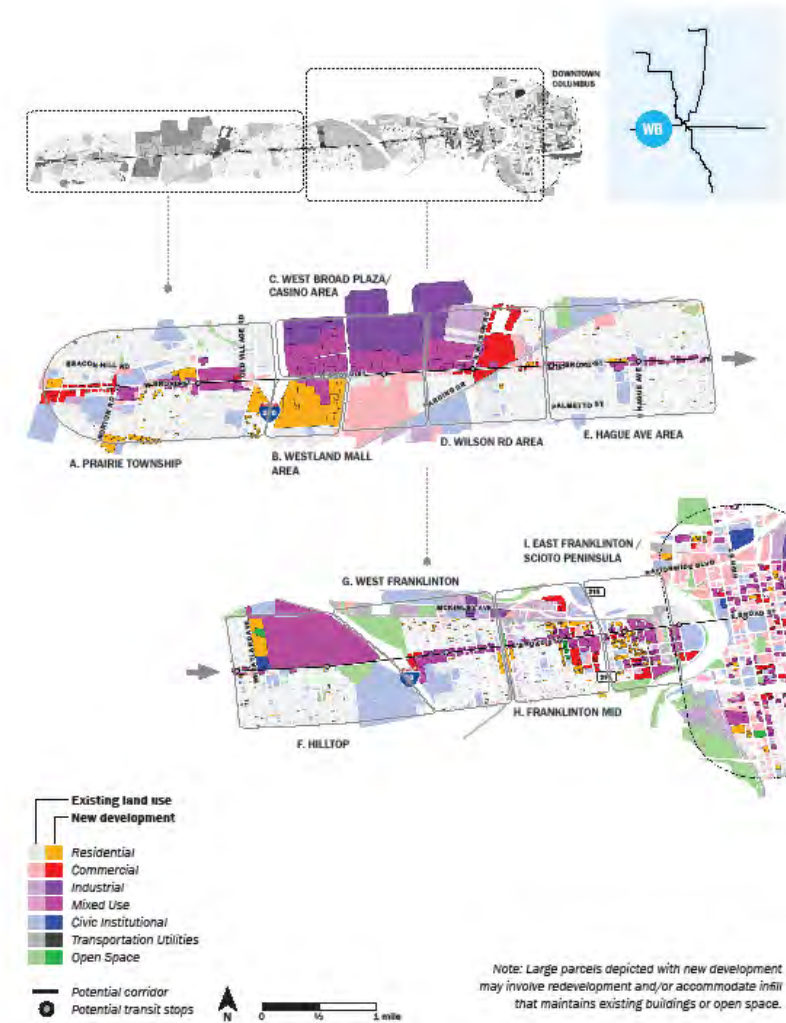
City of Columbus
Department of Development
Planning Division

109 N. Front Street
Columbus, Ohio 43215

LOOKING FORWARD

- 900,000 residents and growing
- More infill development and redevelopment
- Less territorial expansion
- Rising housing costs and inadequate supply
- Need for transportation options
- Increased demand for multi-family, smaller homes and smaller lots
- Desire for walkable neighborhoods
- Not all neighborhoods have prospered

- Led by MORPC, this work builds on the 2014 Insight 2050 process, which evaluated different approaches to regional growth.
- A focused growth scenario was determined as the most sustainable and able to address key regional goals.
- Focused growth:
 - o Builds on existing neighborhoods
 - o Provides opportunities for infill development.
 - o Results in better connections to jobs, education, healthcare and services
 - o Supports transit options – lessen reliance on cars
 - o Allows for new housing options
 - o Lower cost to serve
 - o Better for the environment



DRAFT



COLUMBUS CITYWIDE PLANNING POLICIES

- Guided Growth and Sustainable Development
- Healthy and Complete Communities
- Design and Character
- Area Land Use Plans



HOW WILL WE GROW?

- Where are people going to live and work?
- How are they going to get around?
- What will our neighborhoods look like?
- How do we build opportunity for our residents?

Work is underway –Examples:

- LinkUS
- Zoning Code Update
- Affordable Housing Strategies
- Sustainable Columbus
- Vision Zero



- Partnership of City, COTA, MORPC, County, others.
- A transformational mobility vision for Central Ohio:
 - o High capacity and advanced rapid transit along key corridors
 - o New transportation technology solutions
 - o Bicycle and pedestrian improvements
 - o New housing and job opportunities

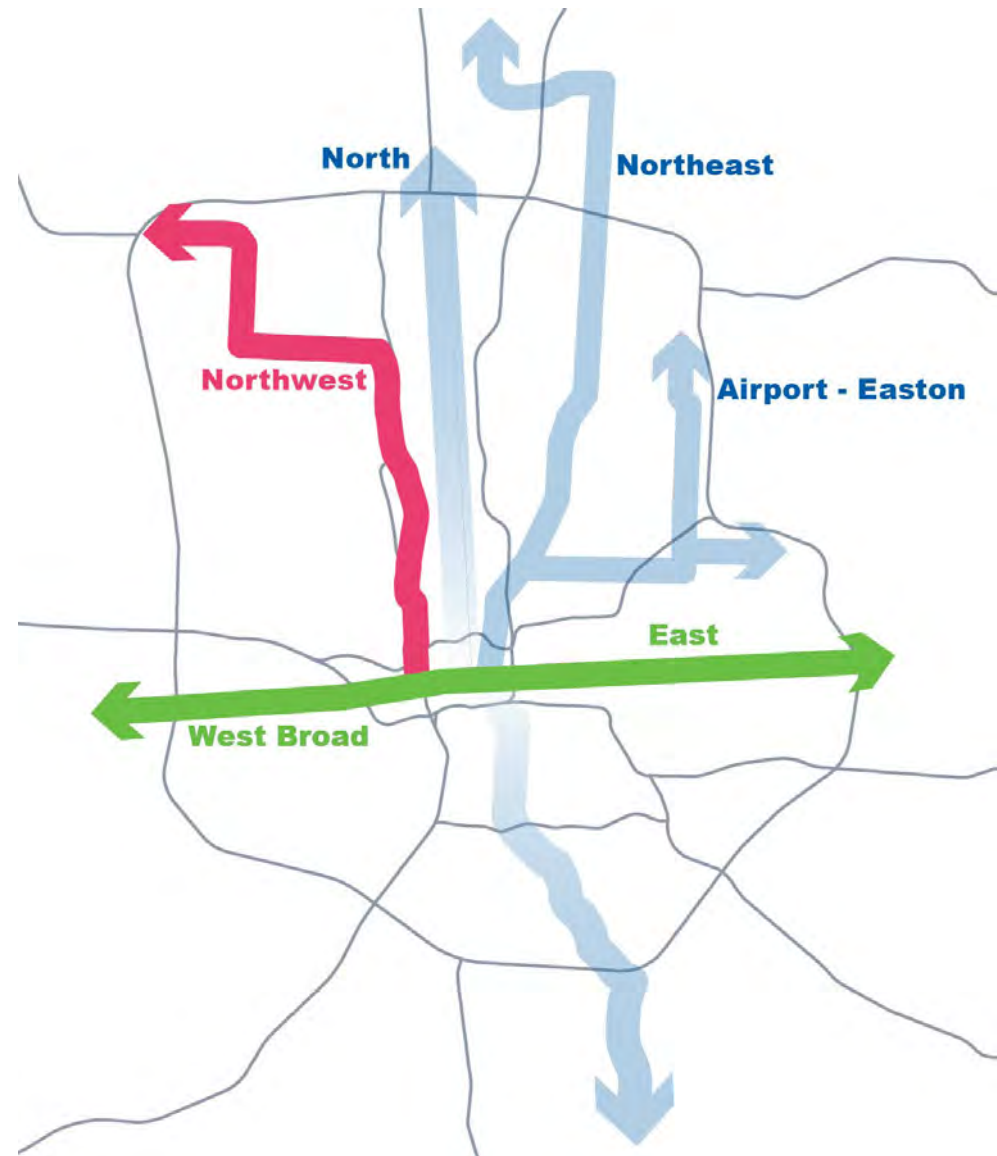


<https://linkuscolumbus.com/>





- Work Currently Underway:
 - o Northwest Corridor
 - o East/West Corridor
- Ongoing community outreach and engagement



ZONING CODE UPDATE

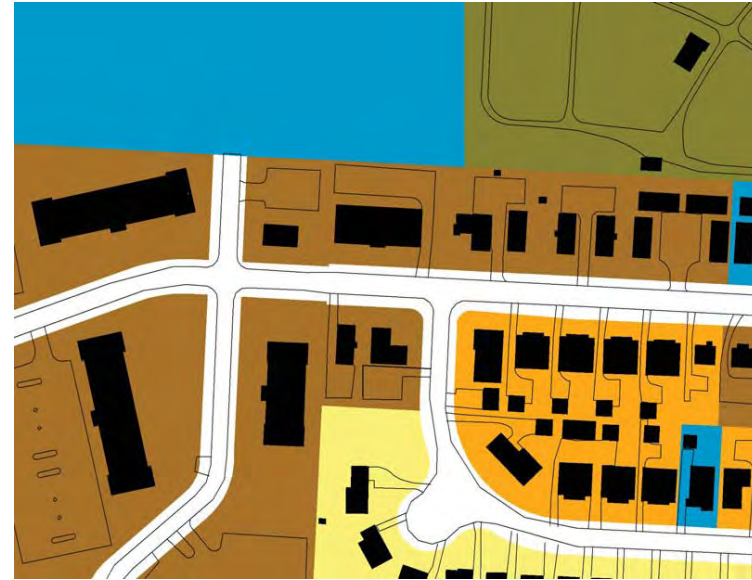
Working Goal: An updated zoning code aligned with City priorities for growth management, equity, affordable housing, job creation, neighborhood vitality, sustainability, and transportation.

Phase I: Diagnostic and Update Strategy

Phase II: Code Revision

Engagement throughout

<https://www.columbus.gov/zoningupdate/>



AFFORDABLE HOUSING

- “As the city and region continue to grow, we must make sure that residents who work in the region can afford to live here...” Mayor Andrew J. Ginther.
- Affordable housing bond allocation.
- Revised Residential Tax Incentive Strategy
- Regional Housing Strategy
 - MORPC led, support from Columbus, Franklin County and others.
 - Identifies housing demand and shortage.
 - Outlines critical steps to expanding Central Ohio’s housing supply.

<https://www.morpc.org/program-service/regional-housing-strategy/>



SUSTAINABLE COLUMBUS

Focuses on optimizing internal city operations and working with external stakeholders from throughout the community to enhance and promote environmentally friendly policies throughout our community.

- Climate Action Plan
- Energy Aggregation
- Sustainable Steps
- GreenSpot
- Urban Forestry Master Plan
- Waste reduction

<https://www.columbus.gov/sustainable/>



VISION ZERO

- Vision Zero Columbus is focused on ending crash-related fatalities and serious injuries on our streets, while increasing safe, healthy, and equitable mobility for all.
- The Vision Zero Columbus Action Plan 1.0 outlines specific actions and strategies focused on eliminating traffic fatalities and serious injuries in our city. Saving lives and getting to zero will take all of us.

<https://vision-zero-columbus.hub.arcgis.com/>



THANK YOU!

Kevin J. Wheeler
Assistant Director for Growth Policy
Department of Development
kjwheeler@columbus.gov