

The North Central Plan



The North Central Plan



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The North Central Plan was adopted by Columbus City Council on May 6, 2002

Dear Citizens:

On May 6, 2002 Columbus City Council adopted The North Central Plan as the city's official guide for future development within the North Central neighborhood.

The North Central Plan began as a grassroots effort of the North Central Area Commission. Neighborhood leaders, residents, and business interests participated throughout the planning process. Their participation was critical to ensure that the plan would reflect the needs and aspirations of the North Central neighborhood.

On behalf of the Department of Development, I would like to congratulate the North Central community for their excellent work and their dedication to their neighborhood. I look forward to continuing our partnership with the North Central neighborhood on future initiatives.

Sincerely,



Mark Barbash, Director
Department of Development

The community initiated the North Central Plan. The following individuals/organizations contributed to the effort and deserve to be acknowledged for their contributions:

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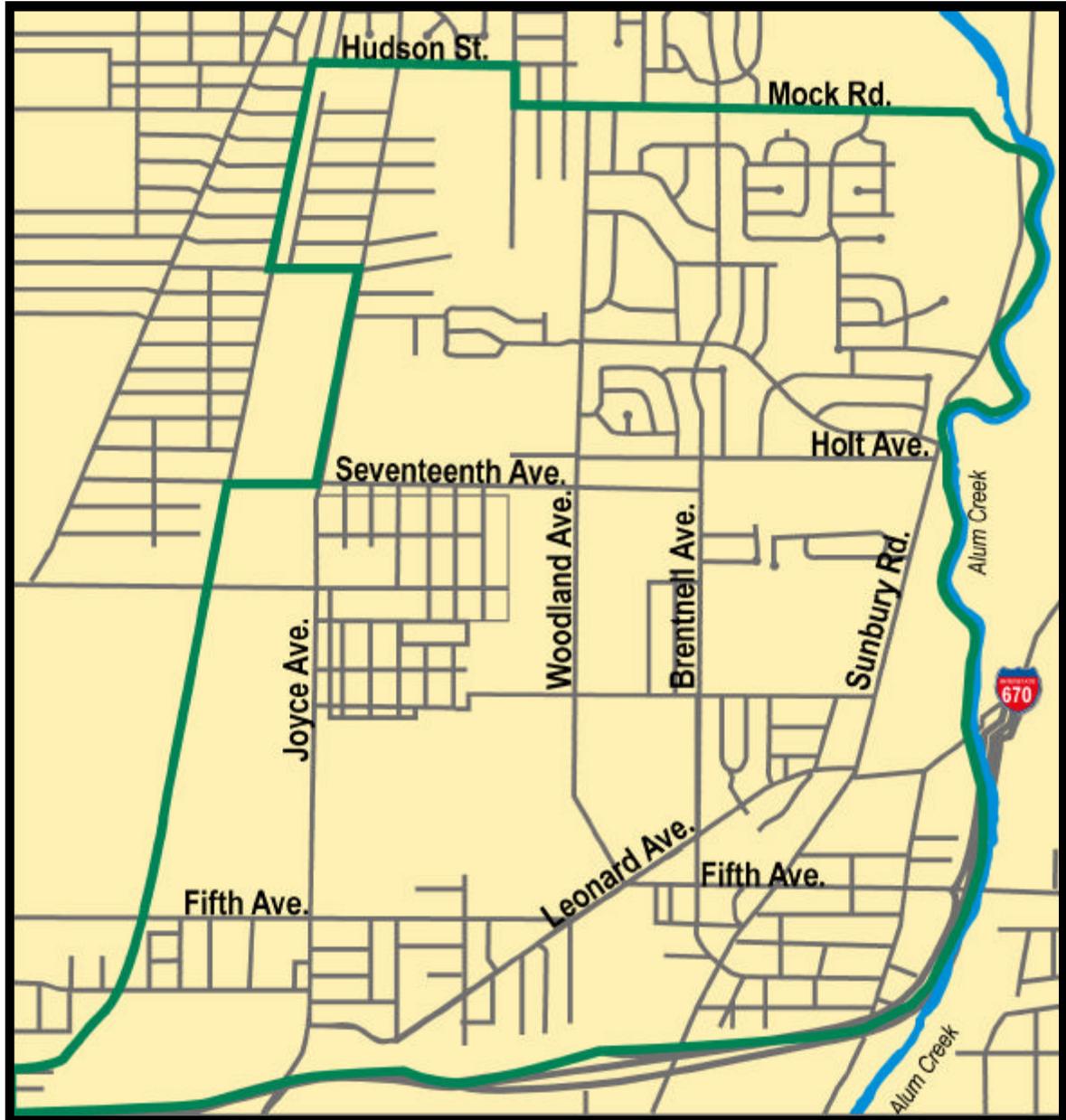
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boundaries of plan



The North Central Plan addresses the entire area under the jurisdiction of the North Central Area Commission. The boundaries are as follows: Hudson/Mock roads to the north, Alum Creek to the east, Conrail tracks/I-670 to the south, and Conrail tracks/17th Avenue/Joyce Avenue, and 25th Avenue to the west.

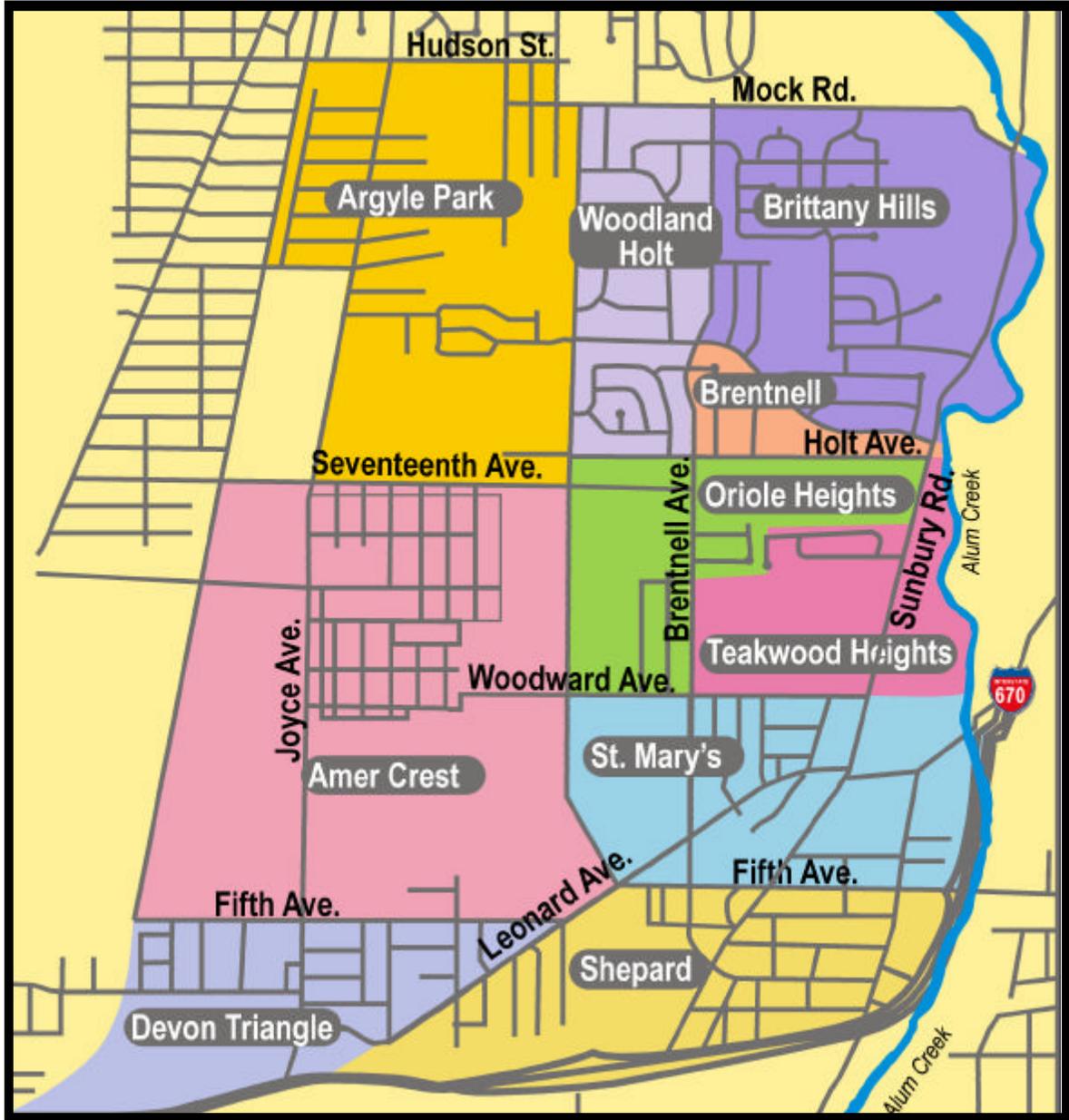
history of north central



Ohio Dominican College

history of north central

district map



As the end of the 19th Century approached, the North Central area was essentially undeveloped. The area at that time was comprised of large parcels of undeveloped land owned by several families and individuals.

The development pattern began to change at the beginning of the 20th Century. The establishment of the rail lines within North Central led to the area being labeled as an industrial section of the city of Columbus. The rail lines also influenced the residential development of the area. Some of the first housing was built near the rail lines so that people would be close to the employment opportunities. As the years progressed, the residential development spread from the south and southwest sections of the area that were so influenced by the rail lines to the southeast and northwest sections and finally to the northeast quadrant.

North Central remained in the Franklin County townships of Mifflin and Clinton until the city of Columbus annexed the area in 1959. The annexation of the neighborhood spurred further residential development.

North Central is also home to one of the oldest colleges in the city. Ohio Dominican College was founded in the early 1900s. It officially opened in 1924 as St. Mary of the Springs, a Catholic four-year liberal arts college for women. In 1964 the school became coeducational and in 1968 its name was changed to Ohio Dominican College. There are approximately 2,100 students that currently attend the college.

North Central is also home to one of the oldest colleges in the city. Ohio Dominican College was founded in the early 1900s.

The North Central Area Commission has designated 10 districts within its boundaries. All of the districts are represented on the North Central Area Commission and some of the districts also have formal civic associations that cover all or part of the district. These districts are Amer Crest, Argyle Park, Brentnell, Brittany Hills, Devon Triangle, Oriole Heights, Shepard, St. Mary's, Teakwood Heights, and Woodland Holt. Refer to page 4 for map showing the location of the districts.

planning process and goals



Newly developed Hegemon Crest neighborhood.

The residential community initiated the North Central Plan. The North Central Area Commission's Planning Committee, with the assistance of an intern, took the lead on forming the plan and its content.

At the outset of this process the Planning Committee established the following goals for the plan:

- To create a healthy and attractive neighborhood that will retain current residents and attract new residents.
- To recommend a land use pattern that enhances the quality of life for current and future residents.
- To improve the standard of living for the residents by encouraging affordable housing, improved transportation options, a walkable community, employment opportunities, and a healthy environment.
- To build a positive relationship between the residents and city government.
- To foster positive relationships between residents and area businesses.

To "kick-off" the process, meetings were held with all 10 districts of the community. The goal was to gather what the residents felt were the major issues impacting their community and to formulate land use recommendations to guide future development within the community. At the end of this initial issue collection phase, an "alternatives" fair was held in association with a North Central Area Commission meeting. The purpose was to share the results of the meetings with the 10 districts.

The city of Columbus' Planning Division staff began to meet with the Planning Committee after the alternatives fair to assist the community in combining all the information collected into a neighborhood plan. As part of the process, information was sent out to major businesses in the area and the local community development corporations regarding the plan. These parties were invited to participate and comment on the plan.

Once the planning committee completed its work, the plan was distributed to city departments and divisions for their comment. The planning committee reviewed these comments and changes were made to the plan as appropriate.

A public open house was held on February 27, 2002. The purpose of the open house was to present the work of the planning committee and to take any comments or questions on the plan.

After the open house the area commission approved the plan on February 28, 2002. The plan was then submitted to the Development Commission for their review and approval. City Council reviewed and approved the plan on May 6, 2002.

previous planning studies



A scenic view along Sunbury Road.

In early 1989 Columbus City Council adopted the *I-670 Corridor Development Plan* (City of Columbus, Planning Division, Department of Development, 1989). A portion of North Central is included in this plan. The major goals of this plan are as follows:

- Create a positive city image through well designed, high quality development.
- Increase jobs and generate tax revenues through new development.
- Assist in the development of business opportunities for minorities.
- Generate private investment in the I-670 corridor.
- Improve corridor neighborhoods through increased, well-planned economic opportunities.
- Aid in the redevelopment of deteriorated areas.
- Aid in the elimination of incompatible land uses.

As an outgrowth of the *I-670 Corridor Development Plan*, economic development policies were established for the Joyce, Woodland, Fields Urban Employment Center. The geographic area of the policy is Hudson Street to the north, I-670 to the south, Woodland Avenue to the east, and the Conrail tracks to the west. The mission is to provide a set of economic development policies to guide future economic development decisions in the manufacturing areas of the Joyce, Woodland, Fields Urban Employment Center. The goals are as follows:

- Upgrade and enhance the image of the community.
- Provide jobs and economic opportunities for area residents.
- Provide development guidelines that will serve as a resource and assist:
 - The city economic development staff in evaluating which businesses/industries to encourage in the planning area through the use of financial incentives.
 - The city regulations staff in evaluating site plans and applications for new construction and expansion in the planning area.
 - Present and future businesses in upgrading the development image of the area, while meeting their business needs.

The *North Central Plan* is to work in conjunction with the *I-670 Corridor Development Plan* and the Economic Development Policies for the Joyce, Woodland, Fields Urban Employment Center (City of Columbus, Planning Office, Department of Development, 1993). The *North Central Plan* addresses neighborhood-wide issues, while the other two plans address smaller geographic areas. For instance, the *I-670 Corridor Development Plan* offers detailed guidelines for development that is within 1,000 feet from I-670. The *I-670 Corridor Development Plan* also recommends general land uses for several sites within North Central. These recommendations are generally consistent with the land use recommendations contained within this plan. There are three areas in which the two plans differ. These differences are mainly due to changes in existing conditions since the adoption of the *I-670 Corridor Development Plan*. The differences are as follows:

- Northwest corner of Woodland and Woodward avenues: *I-670 Corridor Development Plan* recommends manufacturing uses and the *North Central Plan* recommends cemetery uses. The site is adjacent to an existing cemetery and the cemetery owns the site.
- Southeast corner of Woodland and Woodward avenues: *I-670 Corridor Development Plan* recommends manufacturing uses and the *North Central Plan* recommends neighborhood commercial service uses that will serve the existing residential area.
- Abandoned Seventeenth Avenue: The *I-670 Corridor Development Plan* recommends residential use and the *North Central Plan* recommends parkland. The city's Recreation and Parks Department has recently acquired this land.

land use



New homes on Joyce Avenue.

Existing Conditions

The North Central area is, in large part, a residential area. However, due to the proximity of the area to the freeway system, there are also many manufacturing uses within the neighborhood. These uses are predominantly in the western and southern portions of the neighborhood. In some instances manufacturing uses abut residential areas.

Several residential areas, mainly in the Amer Crest and Argyle Park neighborhoods, contain vacant lots. These lots are scattered throughout the residential areas. Infill housing and/or pocket parks should be developed on these sites.

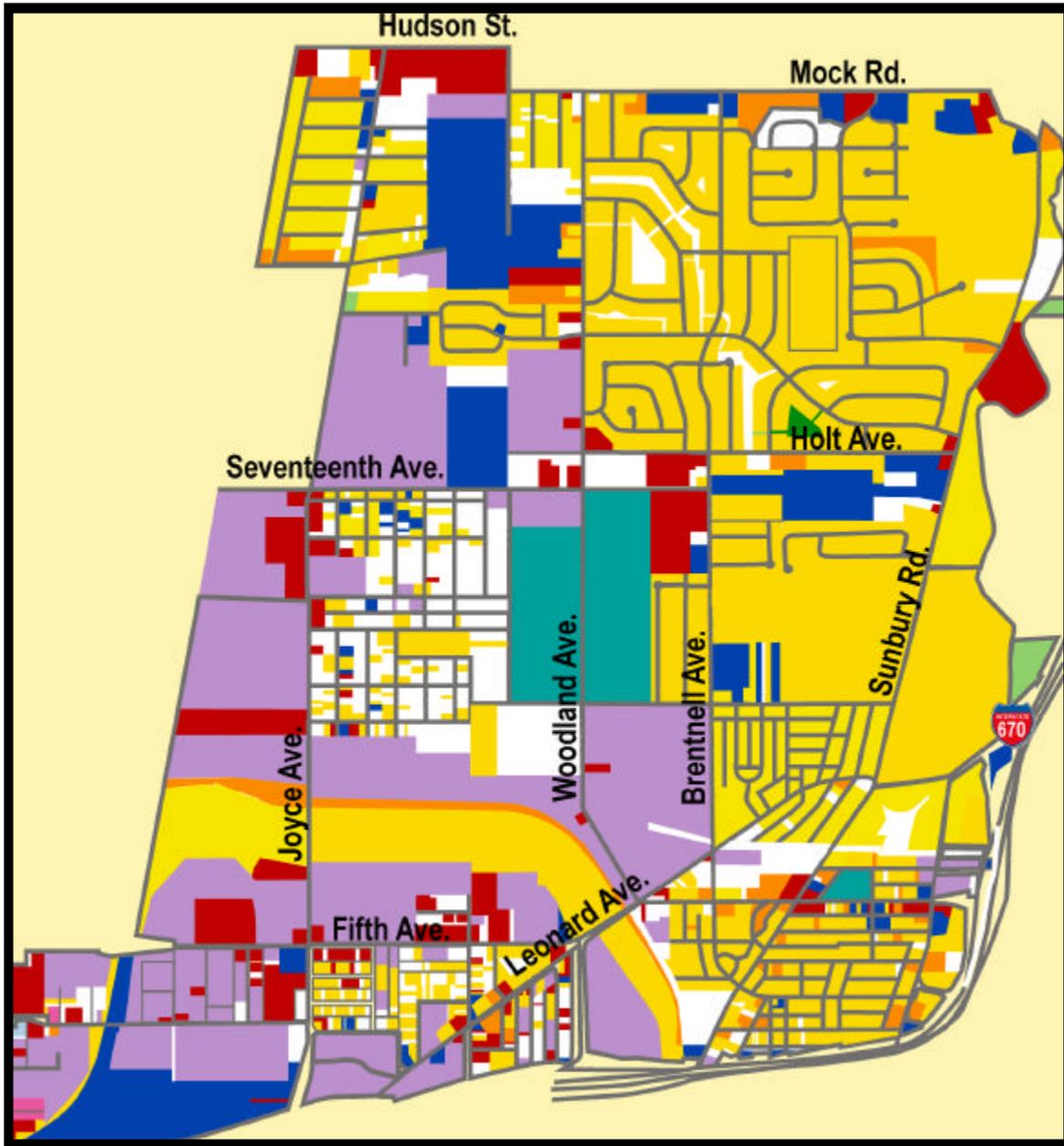
Pockets of commercial uses exist in the area. However, current uses do not meet the needs of the residents, and there is no defined commercial area within North Central. Neighborhood-supporting commercial development, such as a grocery store or pharmacy, should be developed within the North Central area.

The existing land use and zoning patterns can be seen on the maps on pages 13 and 14. These patterns represent how the North Central has developed over time and are respected as a right that can continue. However, zoning and use changes will continue to occur and the proposed land use map on page 15 is to guide future development decisions within North Central. It is to be used in conjunction with the issues and recommendations contained in this plan. Land use descriptions to be used with the map are included in the Appendix, page 60.

Objectives

- To enhance the existing residential areas.
- To provide neighborhood commercial uses that will offer needed services to the residents.
- To promote sound and aesthetically pleasing development that is sensitive to the density, buffering, traffic and circulation pattern, and architectural character of the surrounding area.
- To guide the development of North Central in a manner that increases the quality of life for the residents.

existing land use

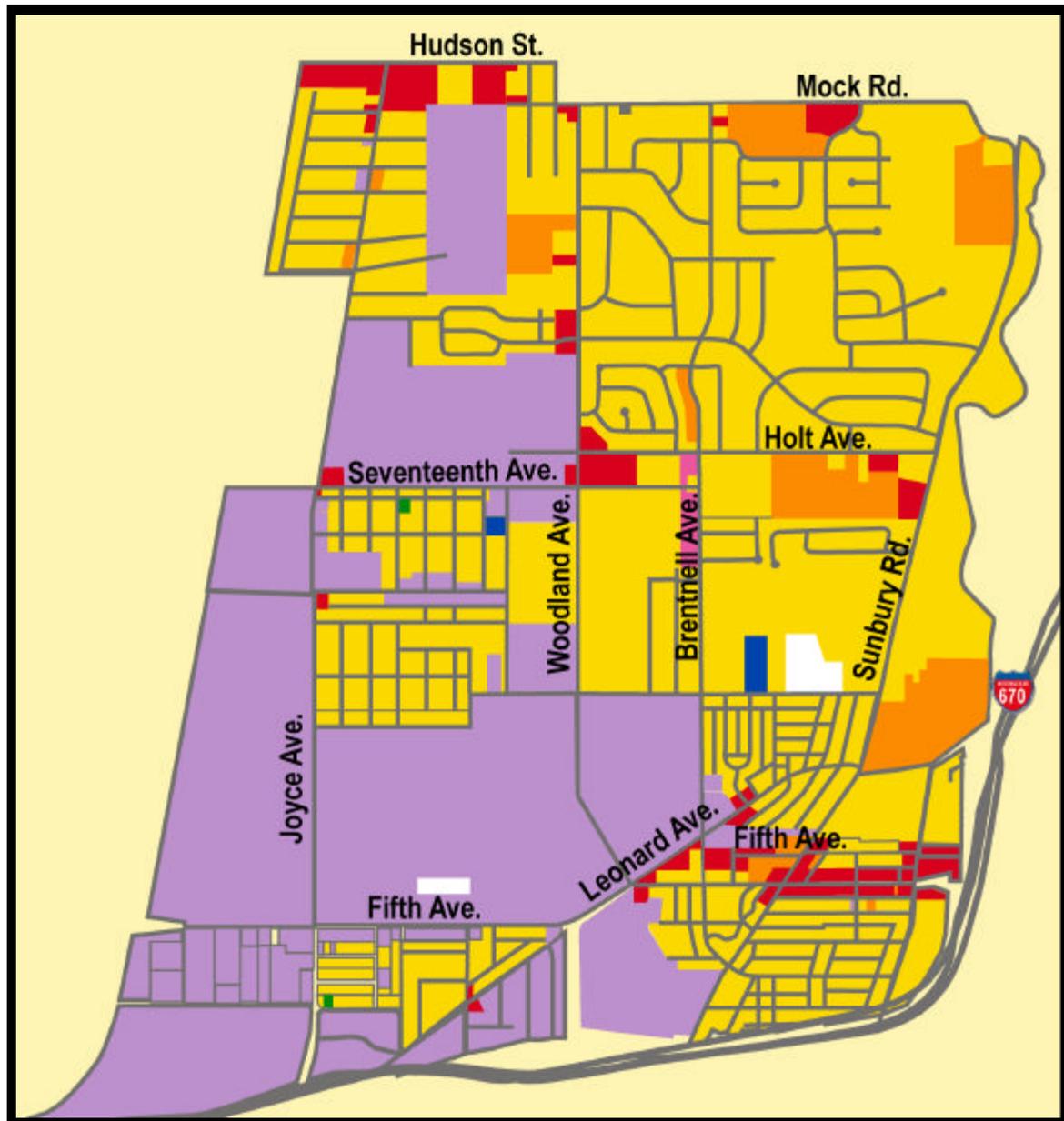


Existing land use

- Agricultural/Forestry
- Cemetery
- Commercial
- Industrial
- Manufactured Housing
- Multi-family Residential
- No Information Available on this Parcel
- Parkland
- Public/Institutional
- School
- Single Family Residential
- Vacant Land



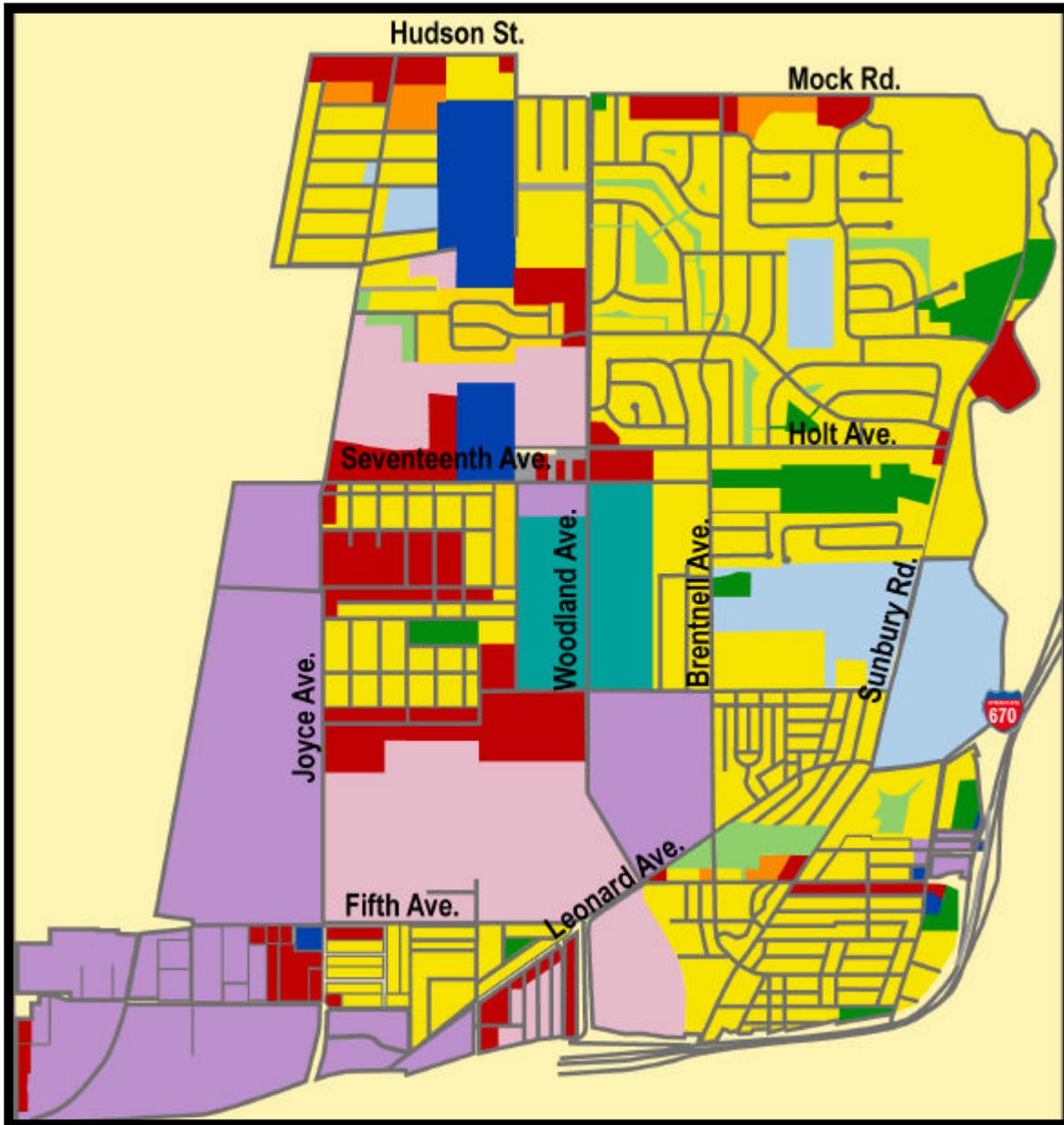
existing zoning



Existing Zoning

- Commercial
- Institutional
- Manufactured Home
- Manufacturing
- Multi-family Residential
- Parking
- Single-Family Residential





Proposed Land Use

- Neighborhood Commercial Services
- Light Manufacturing
- Multi-family Residential
- Public/Institutional
- Single-family Residential
- Open Space
- Office/Light Manufacturing
- Parkland
- Cemetery
- School



Issues and Strategic Recommendations

Issue: Large undeveloped sites and sites with unoccupied buildings that are zoned for manufacturing uses.

Strategic Recommendations:

- Recognize existing manufacturing zoned and used land and encourage that future manufacturing development be in areas that are already zoned manufacturing. If redevelopment occurs, limit uses to light manufacturing and office. Appropriate development would include service and distribution businesses.
- All uses listed as "more objectionable" in the Zoning Code must maintain a distance of at least 600 feet from any residential area.



View from residential backyard adjacent manufacturing use.

Issue: Manufacturing uses are located adjacent to residential areas.

Strategic Recommendations:

- Recognize existing land use and zoning patterns. However, if rezoning should occur there should be conformance with the Proposed Land Use Map.
- Protect existing residential neighborhoods. Landscaped buffers are strongly encouraged between any manufacturing use and residential areas.
- Discourage new development of hazardous and "more objectionable" uses, as defined in the Zoning Code, which would have negative impacts on residential neighborhoods.
- Office uses should be considered as an appropriate transitional use between residential and more intense development.
- In those cases where transitional zoning is not possible, means must be provided to minimize objectionable elements. Potential treatments include, but are not limited to, landscaped screening, fences and walls, additional setback, building orientation, bulk and height limitation, restrictions on hours of operations, limitations on size of operation and limitations on truck and service traffic.
- All primary site intensive use or use that requires a high proportionate use of outdoor storage or operations should utilize adequate screening and setbacks.
- Existing parking lots and driveways should be paved. Parking lots should be adequately landscaped and screened with plant material, fencing or combination.

Issue: Numerous vacant lots within existing residential areas. This condition is most prevalent in the Argyle Park and Amer Crest neighborhoods.

Strategic Recommendations:

- Encourage infill single-family housing development that is aesthetically compatible to the existing neighborhood. Multi-family and intense commercial developments are not appropriate in existing single-family neighborhoods.
- Recognize the high cost of infrastructure improvements that would be needed for development, and the limited capital dollars available, by considering alternative solutions to needed improvements.
- Encourage the incorporation of community gardens and small "pocket" parks and playgrounds into the development of any of the vacant lots.
- Encourage the preservation of existing trees through the development and redevelopment process.

Issue: Poorly maintained manufactured home parks.

Strategic Recommendations:

- The North Central Area Commission, in cooperation with the civic associations, should work with the City's code enforcement officers on identifying code violations to upgrade the areas to code standards. Illegal nonconforming uses should be suspended.
- Encourage the redevelopment of the mobile home areas to permanent residential housing that is aesthetically compatible with the surrounding neighborhood. Uses may include single-family, multi-family, or senior housing. Density should be limited to 8-12 units/acre.



Existing manufactured home park in North Central.

Issue: Poorly maintained vacant land with high grass and loose trash.

Strategic Recommendations:

- North Central Area Commission, in corporation with the civic associations, should identify code violations and partner with the City's code enforcement officers to achieve compliance with the Health Code.
- Civic associations should work with the city's Land Management Office on identifying tax delinquent vacant property.
- Encourage that vacant land be developed with single-family homes, where appropriate.
- The linear strips and small pockets of vacant land that are surrounded by residential development should remain as green space and be maintained to code standards.

Issue: Poor maintenance of multi-family developments.

Strategic Recommendations:

- North Central Area Commission, in cooperation with the civic associations, should identify nuisance areas and partner with the City's code enforcement officers to achieve code compliance.
- Work with landlords on identifying funding opportunities to assist with improvements.

Issue: Poorly maintained junk and salvage yards and commercial properties.

Strategic Recommendations:

- North Central Area Commission, in cooperation with the civic associations, should identify code violations and partner with the City's code enforcement officers to achieve code compliance.
- Enhance development standards for sites as they are redeveloped or when there is a change in use.
- Encourage business owners to buffer and screen sites from adjacent uses, as appropriate.
- Require uses such as junk and salvage yards meet all standards of the zoning code.
- Discourage the development of additional junk and salvage yards and the expansion of existing yards within North Central.



Existing junk and salvage yard.

Issue: Lack of neighborhood-oriented commercial services.

Strategic Recommendations:

- Develop new neighborhood-scale commercial uses within walking distance of residential and employment areas. Encourage pedestrian connections to surrounding uses.
- Promote the development of neighborhood commercial uses, such as pharmacies, laundry facilities, banks, restaurants, post office, daycare centers, library, doctors' offices, and grocery stores.
- Encourage the existing gasoline stations to upgrade and/or expand into full service stations.
- Encourage the redevelopment of existing commercial buildings so that they meet the needs of current residents.



Food World grocery store within North Central.

Issue: Increasing development pressure along Sunbury Road and Alum Creek, one of the most scenic areas in North Central.

Strategic Recommendations:

Properties along the east side of Sunbury Road:

- The city of Columbus is currently working to acquire properties and easements for the Alum Creek trail system. Properties that are not needed to accomplish the trail system should be developed residentially and in a manner that is consistent with the natural surroundings. The natural wooded state of the properties should be maintained.
- The Valley Dale Ballroom (1590 Sunbury Road) building should be preserved. It has been designated as an historic structure both locally and nationally.
- Encourage continued community-city communications regarding future improvements to Sunbury Road.

Properties along the west side of Sunbury Road:

- Encourage the retention of the natural wooded character of the corridor.
- If development occurs along the corridor, low-density single-family development, that preserves the natural wooded state and wildlife of the area, should be encouraged.
- Discourage any rezoning of existing residential land to commercial or manufacturing.
- Encourage continued community-city communications regarding future improvements to Sunbury Road.



The Valley Dale Ballroom

Issue: A disproportionate number of alcohol serving establishments within North Central and surrounding communities.

Strategic Recommendations:

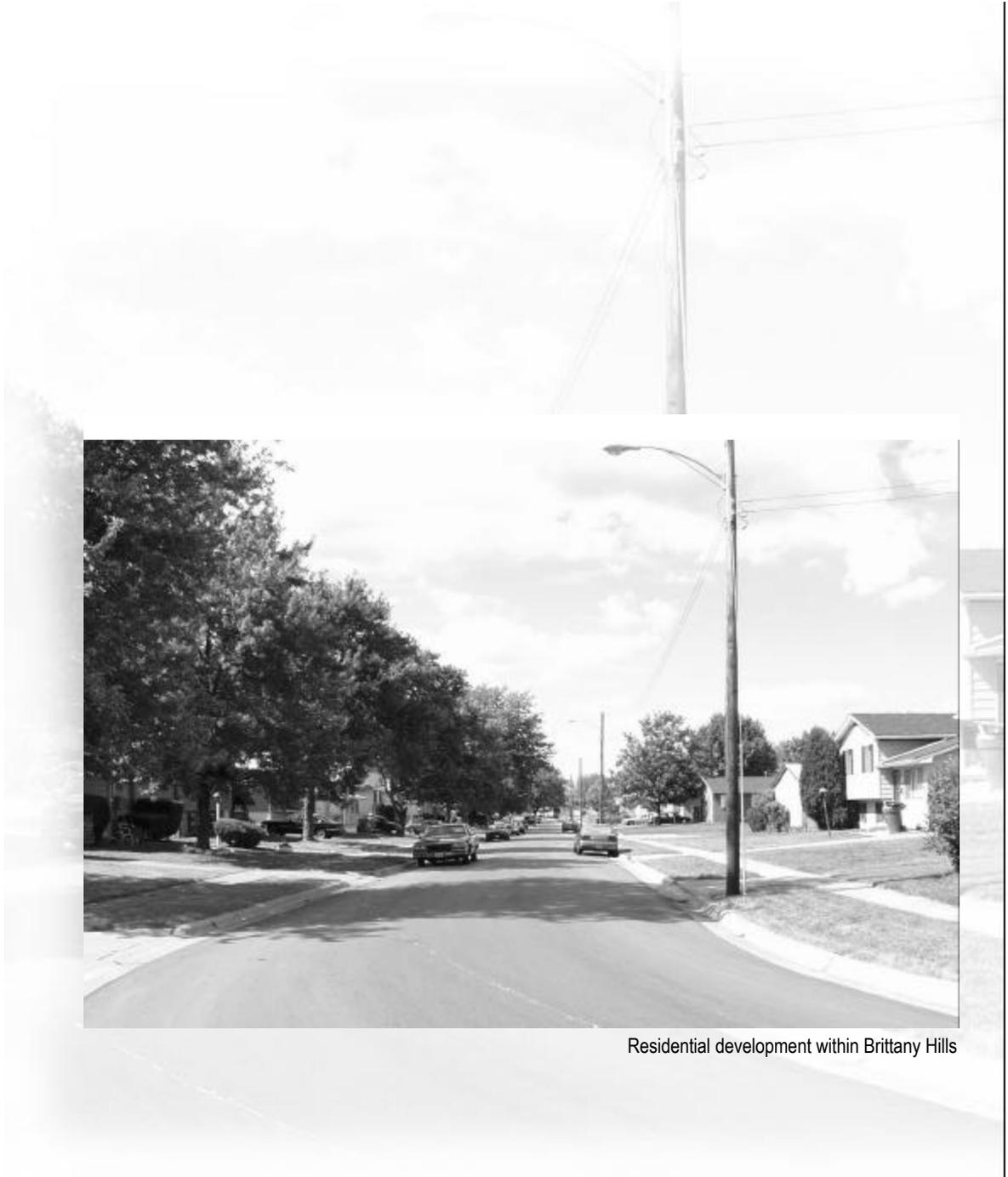
- North Central Area Commission should partner with Columbus' City Attorney's Office, the state of Ohio, and the South Linden and the Northeast Area Commissions to better manage the number of liquor licenses in North Central and the surrounding communities.

Issue: The North Central Areas is in relative close proximity to the Columbus International Airport. Some portions of North Central are within noise contours of the Airport Environs Overlay.

Strategic Recommendations:

- Require all new development or redevelopment to comply with the regulations of the Airport Environs Overlay, as defined in the Zoning Code, in terms of land use and building standards. No variances or waivers should be granted to the regulations.
- Encourage the continued communications between the city, North Central community and the Airport Authority.

development guidelines



Residential development within Brittany Hills

The North Central Area Commission lacks guidelines to use in evaluating new development. This leaves the area commission, and the entire North Central community, ill-prepared to evaluate and make decisions on development applications.

The standards below are designed to apply to future developments and redevelopments in the North Central planning area. The standards will be used in the development process, including zoning applications, area variances, special permits, graphic variances, and Council variances. The standards should be used as guidelines by developers and community representatives during their discussion and negotiation of individual development and redevelopment proposals. Zoning texts must contain those specific standards applicable to the proposal. Properties with existing zonings are encouraged to follow these development standards as much as possible. These development standards must be applied uniformly and without discrimination to all applicants.

It is strongly encouraged that developers and business owners meet with the North Central Area Commission and appropriate civic associations prior to filing a rezoning or variance application to the city. This will allow the community to review and discuss the development's appropriateness, feasibility and desirability. Once an application is submitted to the city it should immediately be submitted to the North Central Area Commission and any impacted civic association. These guidelines are in addition to the standards contained in the Zoning Code.

General guidelines for all new development or redevelopment:

- Sidewalks along all streets (either public or private) should be constructed. This applies to all new development, including infill development.
- Pedestrian access to bus stops should be provided
- New bus stops should be incorporated into new development, as appropriate and feasible. Sidewalks and shelters should be provided.
- Natural features, such as trees, streams, etc., should be preserved and incorporated into any development.

Non-residential development:

- Provide internal sidewalks that will connect the building(s) to the frontage sidewalk.
- Sign design should consider the following:
 - ❑ Materials and colors of ground signs should be consistent with the development.
 - ❑ Lighting source should be internal or silhouette.
 - ❑ Prohibited signs include signs with flashing lights, co-op signs, rotating signs, trailer type signs, tethered balloons, roof signs, banners, pennants and billboards.
 - ❑ Storefront signs within a commercial center should reflect a uniform design.
- Landscaping/Buffering
 - ❑ Commercial and manufacturing uses that abut existing or planning residential property must include a buffer between the site and the residential property. The buffer may contain any combination of earth mounding or planting and must be reasonably uniform in height and opacity along its entire length. When screening with live plant material species that have year-round dense foliage must be selected.
 - ❑ Landscaped buffers must be provided between non-residential uses. This is not intended to prohibit shared access or circulation between adjacent sites.
 - ❑ Street trees should be planted along street frontages.
 - ❑ Parking lots must be broken up with sufficient landscaping. Landscaped islands or peninsulas with shade trees must be provided and should be located in a manner that helps promote an orderly flow of traffic and placed in a uniform manner throughout the parking area.
 - ❑ Loading and service areas must be fully screened by structures and/or landscaping.
 - ❑ All entrance driveways must be designed to handle large truck turning radii.
 - ❑ All propane tanks, recycling stations, and outdoor trash containers must be screened by a combination of structures and landscaping and must meet all fire and safety design standards.
 - ❑ All parking areas must be surfaced with either concrete or blacktop, with drainage provided according to applicable standards.
- Site lighting:
 - ❑ For general lighting areas including parking lots, down lighting is appropriate.
 - ❑ All external outdoor lighting fixtures within a given development should be from the same or similar manufacturers type.
 - ❑ Parking lot lighting must not exceed twenty-eight feet in height

Residential development:

- Back and side yards that are adjacent to arterials must be screened. Screening should be coordinated on a subdivision basis. Trees, shrubbery and other landscaping, landscaped walls, fences and berms or any combination of the above can be used for this screening.
- Street trees within new residential developments should be provided.
- Appropriate street lighting within new residential developments should be provided.

housing



New construction on 26th Avenue.

Existing Conditions

The housing in North Central was generally built between 1896 and the mid-1980s. The housing is most dense in the area east of Woodland Avenue. While the portion of the neighborhood west of Woodland Avenue does contain residential uses, it is much more scattered with industrial uses and undeveloped parcels.

Based on the 2000 Census the homeownership rate for North Central is 67%. This is compared to 49.1% for the entire city of Columbus. Although, the homeownership rate is higher than that of the entire city, it is the goal of the North Central community to increase the percentage of homeowners to 80%.

The Sunbury Road corridor is home to several older homes. Measures need to be taken to preserve the homes and a part of the North Central history.

A major issue in North Central is lack of home maintenance. Many homes in the area are in disrepair. There are many low-income elderly residents, and they are unable to keep repairs in order.

North Central has seen an increase in new home development in recent years. As improvements occur within the area more development is likely to occur. In fact, the MiraCit Development Corporation, which is located in North Central, was formed in 1993. MiraCit's first development project is Hegemon Crest. The project consists of single-family homes and a senior citizen complex. Also, Dominion Homes recently rezoned a site along Sunbury Road, just south of Mock Road, for over 200 single-family homes.

Efforts have also begun to rehabilitate homes that were formally owned by Columbus Metropolitan Housing Authority. Several organizations have been involved with this effort. The homes, once rehabilitated, will be available for homeownership. Columbus Metropolitan currently still owns property within North Central. The locations are listed in the Appendix on page 62.



Home located in St. Mary

Objectives

- To increase homeownership in North Central.
- To provide appropriate housing and to provide a variety of housing opportunities.
- To provide safe homes, free of code violations, for existing and future residents.

Issues and Strategic Recommendations

Issue: Homeownership rates are below the goal of the North Central community. Based on the 2000 Census the homeownership rate for North Central is 67%. This is compared to 49.1% for the entire city of Columbus. Although, the homeownership rate is higher than that of the entire city, it is the goal of the North Central community to increase the percentage of homeowners to 80%.

Strategic Recommendations:

- Encourage the on-going sale of Columbus Metropolitan Housing Authority owned property for the development of owner-occupied single-family homes. An offer to purchase should first be given to existing tenants and then to a developer, either non-profit or for-profit, whose goal is homeownership.
- Encourage the city to purchase tax delinquent properties for the development of homes. Where appropriate, individual neighborhoods should be targeted to assist in the stabilization of the area.
- Explore the possibility of developing and implementing homeownership education programs, targeting both existing and potential North Central residents. The programs should include information on down payment assistance programs that are available.
- Promote and support the development of housing for all economic levels within North Central.



CMHA rental housing that will be rehabilitated by Community Homes Revitalization Corporation.

Issue: There is a perception in the community that some residential properties within North Central are in violation of code.

Strategic Recommendations:

- North Central Area Commission should encourage home renovation and upgrades by informing the community of funding opportunities.
- North Central Area Commission should work with the city to identify houses that are in violation of the code. Illegally parked inoperable cars and trucks are a particular problem in the planning area.
- Consider North Central as a Neighborhood Pride area.

Issue: Older homes along Sunbury Road are not currently protected from demolition.

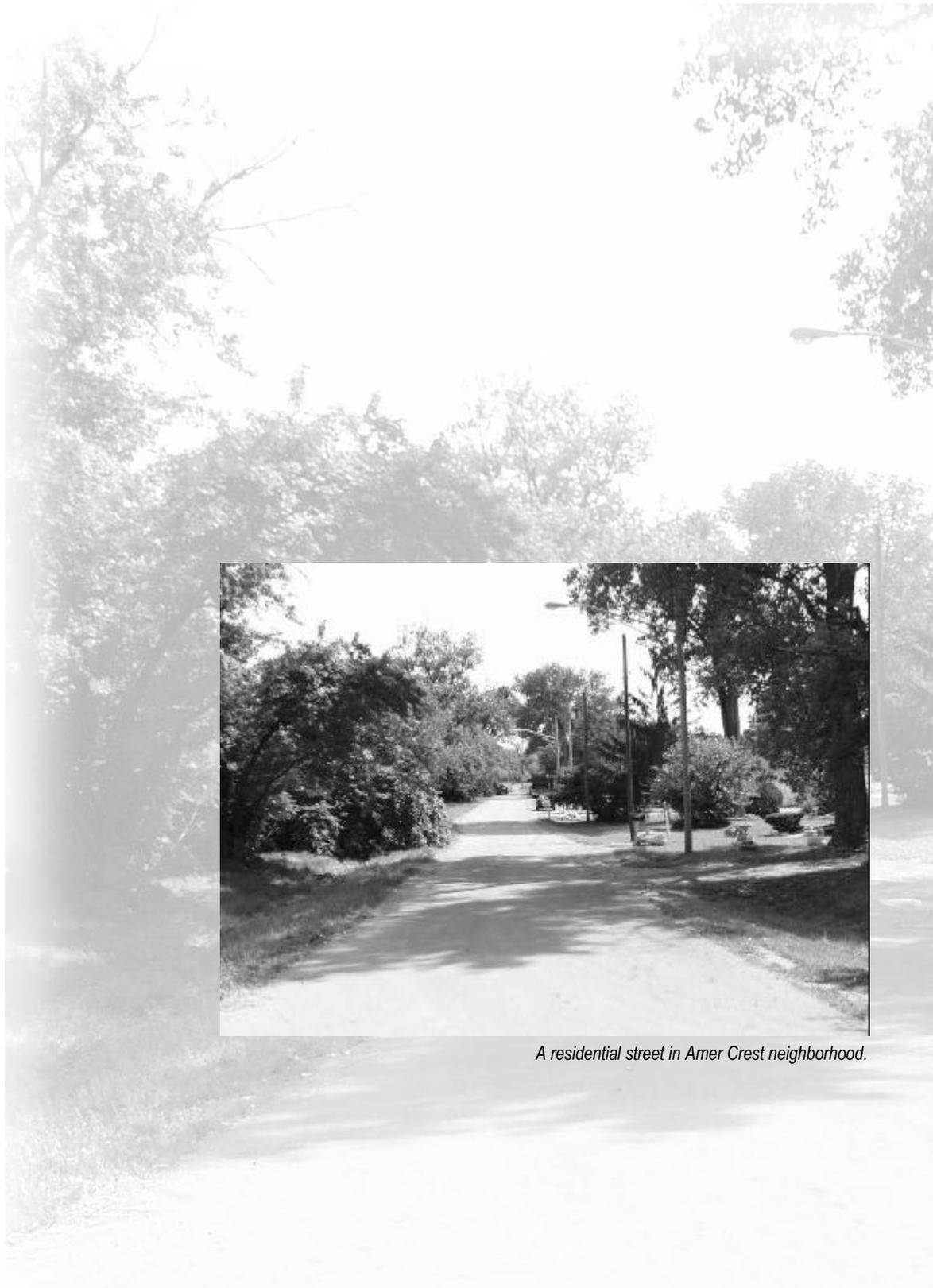
Strategic Recommendations:

- The North Central Area Commission should work with the city of Columbus' Historic Preservation Office, and other preservation organizations, on evaluating the historic significance of homes along Sunbury Road.



Newly developed Hegemon Crest neighborhood.

infrastructure



A residential street in Amer Crest neighborhood.

Existing Conditions

The street system of the North Central area generally reflects the grid pattern that is typical of urban neighborhoods. However, several streets, especially in the east-west direction, are dead end streets. This impacts the efficiency of traffic circulation.

North Central is accessible from Interstate 670 and Interstate 71. The major east-west roads, as defined by the city's current Thoroughfare Plan, include Fifth Avenue, Seventeenth Avenue/Holt Road, and Mock Road/Hudson Street. The major north-south roads, as defined by the city's current Thoroughfare Plan, include Sunbury Road, Nelson Road, Joyce Avenue, and Brentnell Avenue.

As available land in North Central is developed and as destinations, such as Easton, outside the area continue to grow the traffic congestion will continue to worsen.

Due to the age of the North Central area and the time period most of the development has occurred in, there are many infrastructure improvements needed.

Major improvements that are needed within North Central include the addition of sidewalks, curbs and gutters along the major thoroughfares and within the residential areas. The need is particularly apparent around schools and bus stops. These improvements are long-term goals and will be implemented as funding is available.

Some areas within North Central experience poor stormwater drainage. This often times leads to the accumulation of standing water in backyards and in open ditches along roadways. The Public Utilities Department is currently planning on an area-wide study of the stormwater system.

Additionally, some areas of North Central are serviced by on-lot sewer systems or septic tanks. The on-lot sewer systems are within an existing manufactured home park and the septic systems service older homes that are not within subdivisions. See Appendix, page 62 for addresses of areas not currently connected to city sewer system.

Objectives

- To create a safe environment for pedestrians, bicyclists and motorists.
- To improve the quality of the roadway system.
- To provide adequate stormwater drainage and sanitary sewer service.

Issues and Strategic Recommendations

Issue: Brentnell Avenue is currently classified on the city's Thoroughfare Plan as an arterial street but it serves primarily as a local street. Land uses on the street include residential, a school, and a recreation center/park. Woodland Avenue is currently classified as a local street but is developed with uses such as commercial, industrial, a cemetery, and residential. The residences on Woodland Avenue are typically set back from the roadway or on a service road.

Strategic Recommendations:

- Reclassify Brentnell Avenue from an arterial to a local street and Woodland Avenue from a local to an arterial street on the city's Thoroughfare Plan. This reclassification will match the current use pattern of the two streets.

Issue: Many streets, including major arterials, within North Central are in need of major, comprehensive improvements. These improvements include widening, installation of curbs and gutters, and pavement repair.

Strategic Recommendations:

- Conduct traffic studies and counts for the major arterials within North Central to determine road widening needs and priorities.
- Repair such as repaving and filling potholes, North Central's major corridors. These include Joyce Avenue, Woodland Avenue, Fifth Avenue, Sunbury Road, Seventeenth Avenue, Holt Avenue, and Mock Road.
- Repair, such as repaving and filling potholes, North Central local streets, including Brentnell Avenue and Woodward Avenue.
- Investigate the possibility of widening local streets within the Argyle Park and Amer Crest neighborhoods that do not meet current code standards.
- Install curbs and gutters on North Central's major corridors. These include Mock Road, Holt Avenue, Seventeenth Avenue, Sunbury Road, Woodland Avenue, Fifth Avenue, and Joyce Avenue.
- North Central Area Commission, in cooperation with the civic associations, should apply for funds, such as Urban Infrastructure Recovery Fund, to assist in the funding of road improvements.

Issue: Many streets within the North Central area lack sidewalks.

Strategic Recommendations:

- High priority areas for sidewalks include streets that lead to schools, have bus stops, and/or have high levels of pedestrian usage. These areas include Joyce Avenue, Woodland Avenue, Brentnell Avenue, Fifth Avenue, Sunbury Road, Woodward Avenue, Seventeenth Avenue, Holt Avenue, and Mock Road. Sidewalks must be incorporated into all road improvement projects. It is the consensus of the community that asphalt paths are not an acceptable alternative over concrete sidewalks.



Looking south down Joyce Avenue from Maynard Avenue. there is an elementary not far from this intersection.

Issue: Some areas of North Central are experiencing poor drainage and standing water because of problems with the stormwater drainage system.

Strategic Recommendations:

- Evaluate the stormwater drainage system of North Central. Major problem areas include areas within the Shepard, Woodland-Holt, Amer Crest, and Oriole Heights neighborhoods. Specific problems include the capacity of Enderly Ditch 2 within Woodland-Holt, drainage along Brookcliff Avenue and Woodnell Avenue in Oriole Heights, and the open ditches along Mock Road between Woodland Avenue and Sunbury Road.
- Coordinate stormwater drainage projects with the North Central Area Commission and impacted civic associations.



Open ditches along Woodland Avenue.

Issue: Areas within North Central still served by on-lot sewer systems.

Strategic Recommendations:

- Evaluate the possibility of including these areas in the citywide system. Refer to the Appendix, page 62 for a listing of the areas that are still served by on-lot sewer systems.

Issue: Excessive automobile speeds and truck traffic through neighborhoods.

Strategic Recommendations:

- Investigate the possibility of applying the city's Residential Traffic Mitigation Program, such as speed humps, to areas experiencing problems with excessive speeds.
- Investigate the possibility of installing signs prohibiting trucks on non-arterial streets within residential neighborhoods.

Issue: Several intersections within the planning area rely on stop signs to control traffic flow.

Strategic Recommendations:

- Evaluate those intersections that function with stop signs to determine if traffic signals are warranted.

public transportation



COTA bus

public transportation

Existing Conditions

The Central Ohio Transit Authority (COTA) serves North Central with the following routes: #6 - Mt. Vernon Line; #9 - Leonard-Brentnell Line; #80 - Ohio Avenue Line (Cross-town line); and #81 - Hudson Street Line (Cross-town line)

Additional connections and lines are needed within North Central. These additions are critical elements in getting North Central residents to employment opportunities both within North Central and in the surrounding region.

COTA has conducted an analysis of bus service in Central Ohio. In May 2001 the COTA Comprehensive Operational Analysis Service Plan was completed. This study recommends that the #80 line and the #81 line be combined to create a new north/south - east/west crosstown route. This combination of routes would create a new non-transfer connection to North High Street employment opportunities for riders located along the #80 line. The changes to these lines are contingent on available funding.

Objectives

- To provide adequate public transportation to North Central residents and businesses.

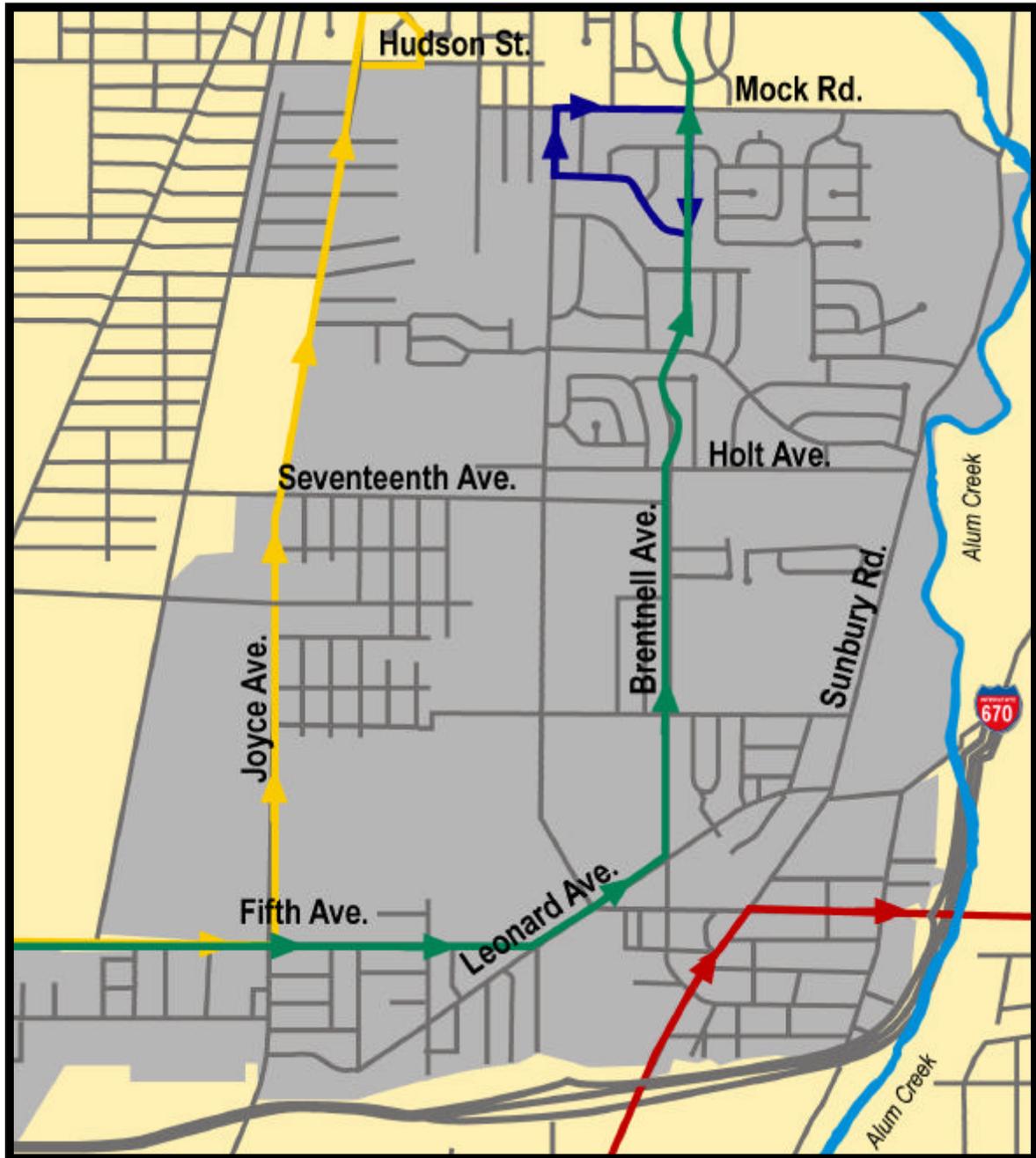
Issues and Strategic Recommendations

Issue: Many areas within North Central lack accessible bus service and sufficient public transportation to employment and other central Ohio facilities.

Strategic Recommendations:

- Add additional bus service, including transfers, to the bus lines that currently serve North Central. The COTA Comprehensive Operational Analysis Service Plan should be implemented and monitored. Additional lines or transfers to employment center, such as Easton, should be encouraged.
- Provide safe pedestrian access, shelters and proper lighting to existing and new bus stops.
- If light rail is developed within Columbus, the North Central community should be represented in the planning and development phase of the program.

existing bus routes



Existing Bus Routes



-  Line 81- Hudson Street (cross-town)
-  Line 6 - Mt Vernon
-  Line 9 - Leonard-Brentnell
-  Line 80 - Ohio Avenue (cross-town)

recreation and parks



Bretnell Recreation Center

Existing Conditions

Columbus uses several standards to ensure adequate provision of parkland and recreation facilities. The Columbus Recreation and Parks Commission has adopted the standard of 5.5 acres of parkland per 1,000 people. Based on this standard and the planning area's 2000 population of 8,806 people, approximately 48 acres of parkland should be provided in North Central. Currently, there are approximately 29 acres of parkland within North Central. However, Recreation and Parks Department is currently in the process of assembling land for a 26-acre park. The State of Ohio has already transferred 17 acres to the city of Columbus. This park will be located between Brentnell Avenue and Sunbury Road and will extend to Alum Creek. With this additional parkland the North Central area will contain 55 acres of parkland.

There are generally three types of parks - neighborhood, community, and regional. Neighborhood parks should be provided within a one-half mile radius of all residents and be located on a minimum of 5 acres where possible. Community parks should be provided within two miles of all residents and be located on a minimum of 20 acres where possible. In addition to neighborhood and community parks there are regional parks. These parks include downtown parks, athletic parks, reservoir parks, campgrounds and bike paths. Regional parks serve the entire Central Ohio area. Regional parks should be easily accessible by automobiles, public transportation, pedestrians, and bicyclists.

The Columbus Recreation and Parks Department operates and maintains eight park facilities within North Central. Refer to map on page 42 for park locations.

The Columbus Recreation and Parks Department operates and maintains eight park facilities within North Central.

Six of the parks within North Central are neighborhood parks. They range in size from under two acres to just over ten acres. Amenities are limited and no onsite parking is available.

Brentnell Park and Recreation Center and the Brittany Hills Park and Recreation Center serve as the area's recreation centers. These parks are considered community parks because their service area is over two miles. Both centers are developed with small buildings that contain a multi-purpose room, meeting room and staff office. The Brentnell Recreation Center contains an indoor gym. Brittany Hills does not have an indoor gym but does contain an outdoor basketball court and football field. Both centers have accessible playgrounds.

The North Central area is also within the service area of Lulu Pearl Douglas Recreation Center. This recreation center is located on Windsor Avenue, just west of the North Central area boundaries. Amenities at the recreation center include a pool and a gym.

There currently is not a senior center within North Central. The closest senior centers are the Martin Janis Senior Center at the Ohio State Fairgrounds, the Sawyer Senior Center on Atcheson Street, and the Gillie Community Center on Morse Road.

The Columbus Comprehensive Plan (1993) includes a number of provisions regarding greenways. The Plan specifically provides that the city "develop its river corridors as a system of greenways, containing a mix of cultural, natural, recreation and transportation opportunities." Greenway development has already occurred on the Olentangy and Lower Scioto rivers. The 1997 Franklin County Greenways Plan further underscored the importance of protecting the region's river and stream corridors.

Through ongoing land and easement acquisition along Alum Creek, the city has reached a point where a 12-foot, paved multi-use trail corridor can be built. A portion of this trail will be in North Central.

The Alum Creek multi-use trail will connect to Westerville's trail system by using a "shelf" under the I-270 bridge over the river. A series of developed and undeveloped parks as well as open space easements will be connected along the river as the path extends south to I-670 where it will connect with the I-670 bikeway and continue on to Broad Street.

In addition to the city of Columbus parkland there are also several community gardens in North Central. They are located in the Argyle Park, Shepard, and Amer Crest neighborhoods. The community gardens provide an opportunity for the community to work together to improve the appearance of the neighborhood and offer the opportunity for communities to grow their own food.

Objectives

- To provide accessible parks, open space and recreational activities for all North Central residents.
- To preserve natural features, such as trees and creeks.
- To provide linkages to and between parks/open space.

existing and proposed park and open space



Existing Parks

- American Addition Park
- Amvet Village Park
- Avalon Park
- Brentnell Park & Recreation Center
- Brittany Hills Park & Recreation Center
- Perhar Parkland
- Shepard Park

Proposed Parkland and Open Space

- Open Space (community gardens, passive open spaces, buffers)
- Parkland (parkland, recreation centers, etc.)



Issues and Strategic Recommendations

Issue: Some areas of North Central lack an accessible community park, neighborhood park and/or community recreation center.

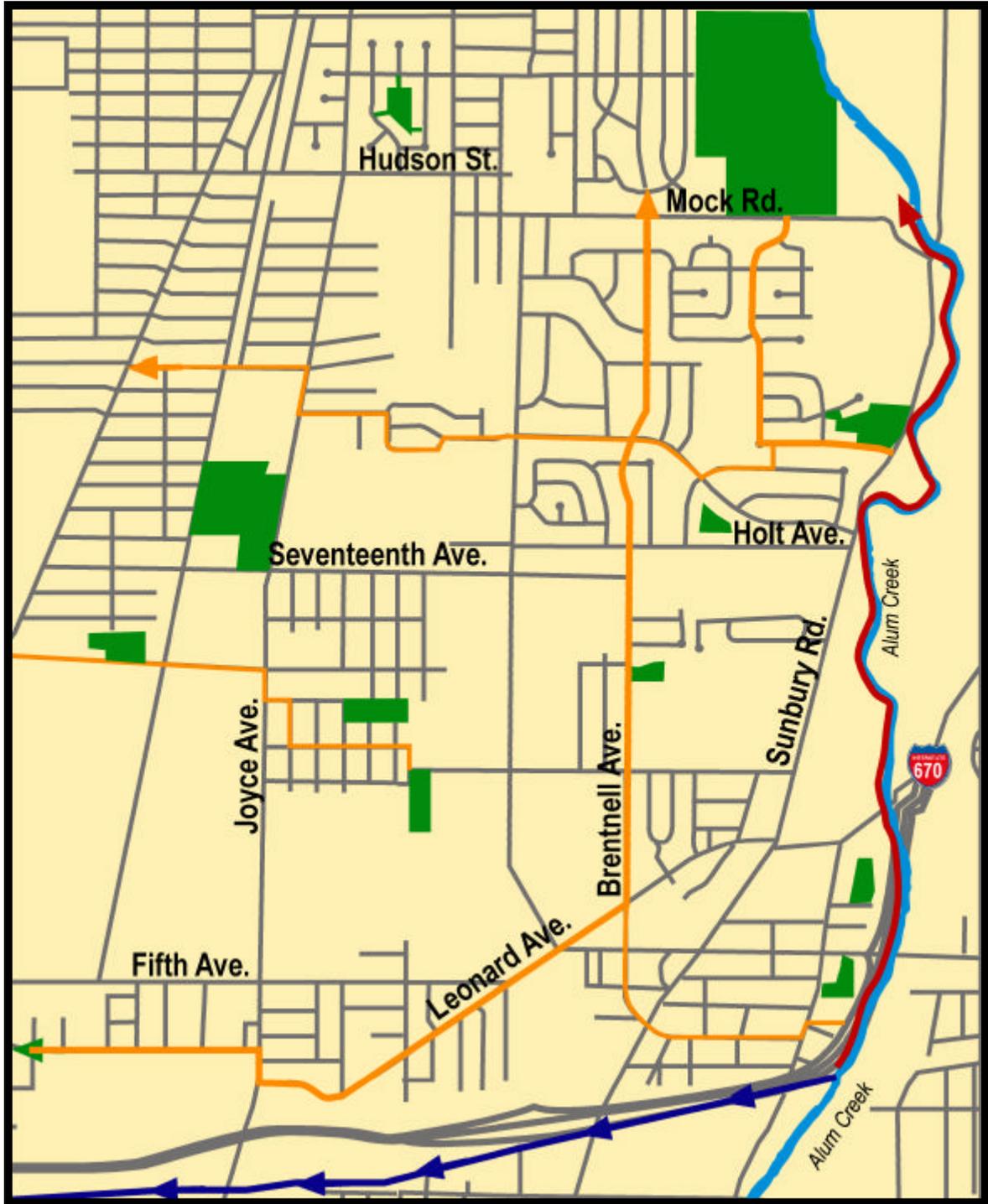
Strategic Recommendations:

- Civic organizations, along with the North Central Area Commission, should continue to work with the Recreation and Parks Department on identifying park and recreation opportunities. Parks are especially needed in the area west of Brentnell Avenue and the Shepard neighborhood.
- Apply for funding opportunities, through organizations such as the United Way and Columbus Compact, for new park development.
- Approach property and business owners to donate vacant land for community parkland, pocket parks and community gardens.
- Evaluate the possibility of using schools that are located within North Central as recreation centers after school hours and during all school breaks.

Issue: North Central lacks recreational facilities and programs, such as multi-purpose indoor/outdoor community pools, bikeways, walking and exercise trails, intramural sports programs and events, and senior recreation centers.

Strategic Recommendations:

- Work with current recreation center directors within North Central and the Recreation and Parks Department to examine the possibility of expanding programs.
- North Central Area Commission should submit specific proposals for new recreation opportunities to the Recreation and Parks Department.
- Implement the city and regional bikeway plan. The bikeway plan would include on-street signed bike routes, on-street bike lanes, and off-street multi-use trails. See page 44 for proposed bikeways through North Central.
- Apply for funding opportunities such as the Urban Infrastructure Recovery Fund for facility improvements.



- City and Regional Bikeway**
- Neighborhood Bikeway
 - Alum Creek Trail
 - Downtown Bikeway
 - Parks



Issue: Facilities at the Brittany Hills and Brentnell recreation centers need to be upgraded. Improvements to be considered include, indoor pools, gyms, meeting areas, walking paths, lighting, and technology.

Strategic Recommendations:

- Work with the recreation center directors and the Recreation and Parks Department to examine the possibility of increasing services, such as extending hours, and enhancing the facilities.
- Apply for funding opportunities such as the Urban Infrastructure Recovery Fund for facility enhancement.

Issue: Undeveloped land within the planning area that could be used as parkland.

Strategic Recommendations:

- Civic organizations, along with the North Central Area Commission, should continue to work with the Recreation and Parks Department on identifying park and recreation opportunities on land that is currently undeveloped.
- Approach property and business owners to donate vacant land for community parkland, pocket parks or community gardens.
- Apply for funding opportunities through organizations such as United Way and Columbus Compact for the development of new parks.



Park in Amer Crest owned by Columbus Public Schools.

health and environment



A scenic view along Sunbury Road.

health and environment

Existing Conditions

The health of the North Central community is a major concern for the residents of the area. Issues range from the environmental health of the community to access to health care facilities. To help the community address these issues the Columbus North Central Area Health Advisory Board was created.

The purpose of the Health Advisory Board is to identify and address health, environmental and human service issues to improve the quality of life of North Central residents. The Board also provides an avenue for community residents and businesses to communicate with state and local representatives.

Membership of this Board consists of the following entities: North Central residents and businesses, Ohio Commission on Minority Health, Ohio EPA, Columbus Health Department, Ohio Health Department, Franklin County Board of Health, Ohio Environmental Council, The Ohio State University Medical Center, James Cancer Clinic, Friends of Alum Creek, and religious representatives.

Additionally, there is a perception in the community that there are many instances of code violations within North Central. The major issues are high weeds and grass and health conditions of food service establishments. Cooperative partnerships between the city and community will help address these issues.

Preserving the natural features located with North Central is also a goal of the community. Alum Creek, located along the eastern border of North Central, offers beautiful natural features for the residents of the area. Additionally, a bike trail is planned for the Alum Creek corridor. The creation of this trail will enhance the options for outdoor exercise/recreation for area residents. To increase the impact of the trail it will be important to provide bikeway and walkway connections from the North Central area to the trail.

North Central is located in close proximity to the Columbus International Airport. It is in the flight path of many planes departing and arriving into the airport. Noise from the airplanes has been an ongoing issue for the residents of the area.

Objectives

- To provide a healthy environment and to improve the quality of life of North Central residents.
- To preserve the natural features of North Central.
- To correct code violations that contribute to an unhealthy environment.

Issues and Strategic Recommendations

Issue: Lack of primary healthcare providers, pharmacies and health education in the North Central community.

Strategic Recommendations:

- Consider the recommendations of the Columbus North Central Health Advisory Board.
- Develop comprehensive community programs to prevent disease, promote health and deliver appropriate care to the community.
- Encourage the development of successful community partnerships that improve health access.
- The North Central Area Commission, in cooperation with civic associations, should partner together to outline a community wellness program that would use volunteer health care providers and social service agencies to expand health care prevention and treatment services.
- Proactively solicit the development of a pharmacy within North Central.

Issue: North Central has numerous manufacturing businesses that release emissions

Strategic Recommendations:

- Consider the recommendation of the Columbus North Central Health Advisory Board.

Issue: Trash and other forms of litter are accumulating along Alum Creek and its tributaries.

Strategic Recommendations:

- Establish cleanup programs involving the community groups, city of Columbus, adjacent property owners and environmental groups.
- Establish an education program to heighten the awareness of preserving the area's natural resources.
- Work with Friends of Alum Creek and Tributaries, a citizen-based environmental organization working throughout the Alum Creek watershed.

Issue: Abandoned businesses and gas stations need clean up.

Strategic Recommendations:

- Identify all existing and possible brownfield sites. A brownfield is defined as an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived environmental contamination. See Appendix, page 63, for sites that have been classified as brownfields.
- Encourage the city of Columbus to continue to work with the State of Ohio on brownfield cleanup efforts.
- Encourage redevelopment of brownfield sites and support the application for state and federal funds to assist in the site clean up.
- Existing brownfield sites should be developed in a manner that is consistent with the surrounding area.

Issue: Lack of code enforcement

Strategic Recommendations:

- Code Enforcement staff and the Health Department should work with the North Central Area Commission on identifying code violations, such as weed abatement and food service inspections. A follow-up program should be established to ensure that the problems are resolved in a timely manner.

economic development



Land available for redevelopment.

Existing Conditions

In North Central there is a limited amount of retail and commercial development. Corridors, such as Fifth Avenue, Joyce Avenue, Seventeenth Avenue, Hudson Street, Mock Road and Woodland Avenue, lack neighborhood-supporting retail development. There is a perception of the community that the area is in need of grocery stores, pharmacies, banks, restaurants, and hardware stores.

Several community development corporations are currently beginning to focus on North Central for new development opportunities. These include the MiraCit Development Corporation, the Hebron Development Corporation, and the Greater Linden Corporation.

Objectives

- To stimulate business growth and new job creation to increase the standard of living of North Central residents.
- To create interest and awareness of job training opportunities for North Central residents.
- To cultivate investment opportunities within North Central.
- To provide support services for employees to help sustain employment.

Issues and Strategic Recommendations

Issue: North Central lacks small business ownership and employment opportunities.

Strategic Recommendations:

- The North Central Area Commission should partner with the local community development corporations and Columbus Urban Growth Corporation to create new business and employment opportunities.
- North Central community should utilize existing programs and opportunities through the Empowerment Zone program. North Central Area Commission should also partner with the Columbus Compact to ensure that businesses developed under the Empowerment Zone program are meeting the criteria of the program.
- The North Central Area Commission, in cooperation with the civic associations, should investigate programs that target business and employment development and communicate this information to the community through newsletters, websites, and other appropriate media.
- Encourage the creation of business associations to serve the commercial corridors in North Central.
- North Central Area Commission should partner with the United States Department of Labor to ensure that affirmative action criteria is being met by businesses within the neighborhood. Programs should be developed that encourage businesses to hire and retain employees from the North Central neighborhood.

Issue: Opportunities for job training and education are inadequate for North Central residents.

Strategic Recommendations:

- The North Central Area Commission, in cooperation with the civic associations, should work and partner with local employers and organizations to create job training and education opportunities, especially for those workers who are classified as "unemployable".
- North Central Area Commission, in cooperation with the civic associations, should work with local employers to communicate job opportunities within North Central. Job opportunities should be posted in local recreation centers and in civic associations' newsletters.

Issue: Employee support services, such as daycare and transportation, need to be created within North Central.

Strategic Recommendations:

- The North Central Area Commission should work with local employers to provide daycare for their employees.
- The North Central Area Commission, along with local employers, should work with local employers and the Central Ohio Transit Authority (COTA) to improve bus service between North Central and major employers.
- Encourage employers to enroll in the Employer Pass Program with COTA. This program allows employers to take advantage of tax-deductible transit subsidies for their employees.

Issue: Banks have not established branch offices in the North Central area.

Strategic Recommendations:

- North Central Area Commission, in conjunction with area businesses and community development corporations, should promote and market North Central as a prime area for investment.

safety



Existing Conditions

Fire

There currently is not a fire station located within the North Central planning area. The fire stations that serve North Central are as follows:

#18 - 1551 Cleveland Avenue

#13 - 309 Arcadia Avenue

#1 - 300 North Fourth Street

#8 - 1240 East Long Street

#20 - 2646 East Fifth Avenue

Fire departments in the metropolitan Columbus area have automatic response agreements where assistance is automatically provided between service districts. The North Central planning area, in addition to the city of Columbus stations, is served by Mifflin Township. The station that serves the area is located on Agler Road, just east of Woodland Avenue.

Generally, fire service is not an issue within the planning area. However, as future development occurs the need for an increase in service may become warranted.

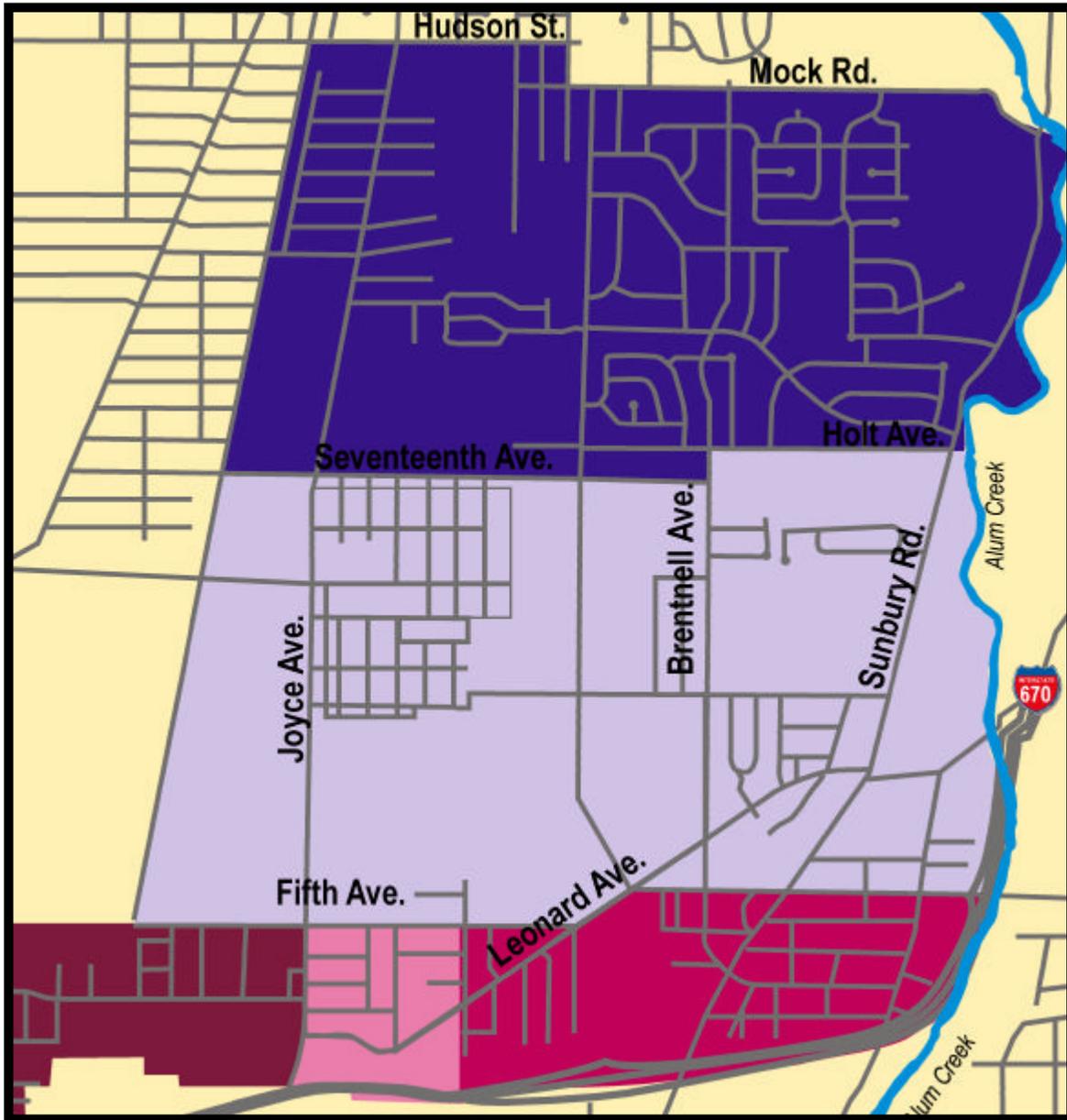
Police

Both Precinct 5 and 6 of the Columbus Police Division serve North Central. Specifically, the following cruiser districts serve the area: 51, 52, 61, 62, and 67. See map on page 55 for cruiser district boundaries.

Comparing 1999 and 2000 crime rates for murder/manslaughter, rape, robbery, aggravated assault, burglary, and vehicle theft, the incidences did not vary a great deal for the North Central area. Increases did occur in the aggravated assault and vehicle theft categories. Aggravated assault increased by 24%, which is much higher than the increase of 12% citywide for the same time period. Vehicle theft increased by 5%, which is slightly higher than the 4% increase citywide for the same period. See appendix, page for 64 the crime rates.

The community generally perceives that the area is safe, however, pockets of crime do exist. Several neighborhood block watches exist currently, but these could expand.

cruiser districts



Cruiser Districts

- 51
- 52
- 61
- 62
- 66



Objectives

- To provide a safe neighborhood for residents, visitors, and businesses.

Issues and Strategic Recommendations

Issue: Although the area is perceived as being generally safe, improvements in safety are needed.

Strategic Recommendations:

- Expand block watch programs in all neighborhoods. Look to what other neighborhoods, such as Driving Park, have accomplished. Community Liaison and Strategic Response Bureau staff, within the Division of Police, should be used as a resource to the community for this initiative.
- Identify drug or illegal businesses in the area and communicate information to police for attention and resolution. Community Liaison and Strategic Response Bureau staff, within the Division of Police, should be used as a resource for developing a program within the community.
- Enhance and strengthen existing community-based safety initiatives. Groups and organizations associated with area schools and churches should be encouraged to participate in community-based safety initiatives.
- Install crime deterrent signs, such as Drug Free/Weapon Free and Neighborhood Block Watch, throughout North Central.
- Evaluate the possibility of increasing car patrols, bike patrols, and walking patrols.
- Identify streets and areas where lighting is inadequate.
- Increase one-on-one interaction between citizens and police officers. Programs, such the citizen's academy, ride-a-longs with neighborhood police officers and civilian volunteer police programs, should be initiated.
- Develop a program to communicate safety-awareness strategies to the residents of North Central, such as what to look for and who to call to report possible crimes.

Issue: New growth in the area may increase the need for a new fire station.

Strategic Recommendations:

- Consider locating a new fire station in North Central as new growth occurs in the area.

education



Duxberry Alternative Impact School

Existing Conditions

There are three public elementary schools located in North Central. These schools serve both residents of North Central and the broader Columbus community. There are no middle or high schools within North Central. The schools are as follows:

Duxberry Park Alternative Arts Impact School - a 100 percent lottery Arts Impact Alternative School.

Brentnell Montessori School - a neighborhood lottery Montessori Alternative School.

South Mifflin Elementary - a traditional school.

The North Central community perceives that there is poor access to quality schools for North Central children. Two out of the three schools within North Central are lottery-based schools. South Mifflin Elementary has rated low in the city for proficiency test scores.

Education is a key factor in the quality of life for North Central residents. The development of education programs, such as tutoring, is very important to North Central residents. The location of Ohio Dominican College within North Central is an asset that could possibly be used for tutoring or mentoring programs.

Objectives

- To improve access to neighborhood schools.
- To promote educational programs, such as tutoring, for North Central children.

Issues and Strategic Recommendations

Issue: Access to quality neighborhood schools is difficult for North Central school-aged children.

Strategic Recommendations:

- Work with the city of Columbus Education Director and the Columbus City Schools to evaluate the needs of North Central school-aged children. Evaluate the possibility of locating new school facilities within North Central and improving transportation to existing facilities outside North Central.
- Encourage that Duxberry Park Alternative Arts Impact School become a neighborhood lottery school instead of being a citywide lottery school.

Issue: After-school and summer school education programs are not available at North Central schools.

Strategic Recommendations:

- The North Central Area Commission, along with the city of Columbus Education Director, should encourage after-school and summer tutoring and homework programs within the boundaries of North Central. These programs should service students of all grade levels, including middle and high school students.
- Utilize the existing school facilities within North Central as recreation centers, focusing on youth programs.



Brentnell Recreation Center



The playground at Duxberry School.

land use descriptions (to be used with proposed land use map)

Neighborhood Commercial Services

- Establishments engaged in selling goods or merchandise to the general public for personal or household consumption. Neighborhood-scale establishments are encouraged.
- General offices, such as attorney and medical/dental establishments. Neighborhood-scale establishments are encouraged.
- Neighborhood services, such as daycare, library, post office and banks.

Light Manufacturing

- Establishments that require a finished product consisting of small machine parts or small electronic equipment.
- Manufacturing or assembling of small products within a business.

Office/Light Manufacturing

- General business establishments. This is the preferred land use within this category.
- See *Light Manufacturing*
- If site is adjacent to residential uses, office uses must be located closest to the residential area to serve as a buffer from light manufacturing uses.

Single-Family Residential

- A building containing one dwelling unit that is not attached to any other dwellings by any means, and is surrounded by open space.
- A one-family dwelling attached to two or more one-family dwellings by common vertical walls. This can include senior housing.

Multi-family Residential

- A building that contains three or more units including units located over one another. This can include senior housing.

Public/Institutional

- Any public area, either privately or publicly owned, where the public is directly or indirectly invited to visit or permitted to congregate.

Parkland

- Land owned by the municipality for the purpose of recreation and/or open space.

Open Space

- Privately owned land for recreation and/or open space.

Properties Owned by Columbus Metropolitan Housing Authority

as of January 2, 2002

- 2005 Bancroft Street
- 2020 Berrell Avenue
- 1666 Blake Avenue
- 1312 Brookcliff
- 1690 Duxberry Avenue
- 1782 East Blake Avenue
- 1828 East Blake Avenue
- 1834 East Blake Avenue
- 1704 East Maynard Avenue
- 1650 East Maynard Avenue
- 1762 East Maynard Avenue
- 1766 East Maynard Avenue
- 1814 East Maynard Avenue
- 1687 East Maynard Avenue
- 849 Wellington Boulevard
- 851 Wellington Boulevard
- 853 Wellington Boulevard
- 855 Wellington Boulevard
- 1323 Woodnell Avenue
- 1324 Woodnell Avenue

Sites Within North Central That Utilize On-Lot Sewer Systems

- 1715 East 24th Avenue
- 1178 Joyce Avenue
- 1916 Joyce Avenue
- 1460 Sunbury Road
- 1891 Sunbury Road
- 2200 Sunbury Road
- 2300 Sunbury Road
- 2322 Sunbury Road
- 2360 Sunbury Road
- 2374 Sunbury Road
- 2400 Sunbury Road
- 1743 Hudson Street
- 1781-83 Hudson Street
- 2599 Mock Road
- 2633 Mock Road
- 2655 Mock Road
- 2096 Woodward Avenue

Source: City of Columbus Health Department

brownfields

A brownfield is defined as an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived environmental contamination.

Sites within North Central that have been identified by the Environmental Protection Agency as brownfields:

- Bliss Street Railroad Yard, 1459-1479 Bliss Street

- Unico Alloys, 1555 Joyce Avenue

Sites that the North Central community suspects may be potential brownfields:

- Old Can Recycle Plant, Seventeenth Avenue

- Seventeenth Avenue Junk Yard, Seventeenth Avenue

- Joyce Avenue Iron and Metal, 1283 Joyce Avenue

- All City Auto Parts, 1441 Joyce Avenue

- Any site that was previously developed with a gasoline station

1999 and 2000 crime statistics in north central

	Car 51	Car 52	Car 61	Car 62	Car 66	Totals (Columbus)
Murder/Manslaughter						
1999	0	3	1	1	2	7 (113)
2000	2	2	0	2	1	7 (110)
Rape						
1999	1	14	2	3	16	36 (650)
2000	1	3	6	6	15	31 (581)
Robbery						
1999	12	24	21	30	73	160 (3026)
2000	10	18	21	28	63	140 (3104)
Aggravated Assault						
1999	6	16	16	25	606	123 (2046)
2000	14	22	21	42	53	152 (2298)
Burglary						
1999	31	164	62	175	166	598 (14070)
2000	52	131	49	131	148	511 (10819)
Vehicle Theft						
1999	40	42	21	70	90	268 (7277)
2000	32	59	25	63	100	282 (7585)

census 2000 for north central

Total Population **8,814**

Race	Number	Percent
One Race White	1,036	11.8%
One Race Black	7,488	85.0%
One Race Native	25	0.3%
One Race Asian	28	0.3%
One Race Islander	5	0.1%
One Race Other	61	0.7%
Total Two or More Races	171	1.9%
Hispanic	97	1.1%
<hr/>		
Sex		
Total Males	3,993	45.3%
Total Females	4,821	54.7%
<hr/>		
Total Households	3,450	
Average Household Size	2.5	
<hr/>		
Total Housing Units	3,770	
Occupied Housing Units	3,451	91.5%
Owner-Occupied	2,526	67.0%
Renter-Occupied	925	24.5%
Vacant Housing Units	319	8.5%
<hr/>		
Group Quarters Population	58	0.7%
<hr/>		
Population in Households	8,756	99.3%

total population: 8,814

Sex by	Male	Female	Total	Percent of
Under 5	275	275	550	6.2%
5 to 9	366	373	739	8.4%
10 to	382	362	744	8.4%
15 to	230	223	453	5.1%
18 and	116	116	232	2.6%
20	52	50	102	1.2%
21	52	39	91	1.0%
22 to	125	138	263	3.0%
25 to	212	247	459	5.2%
30 to	213	297	510	5.8%
35 to	291	324	615	7.0%
40 to	284	344	629	7.1%
45 to	262	325	587	6.7%
50 to	223	320	543	6.2%
55 to	178	299	477	5.4%
60 and	91	124	215	2.4%
62 to	122	172	294	3.3%
65 and	80	113	193	2.2%
67 to	90	147	237	2.7%
70 to	167	241	408	4.6%
75 to	102	146	248	2.8%
80 to	54	83	137	1.5%
85 and	25	64	89	1.0%
			Median Age	36.77

	Number	Percent of
Total Housing Units	3,770	100.0%
Occupied Housing Units	3,451	91.5%
Vacancy Status		
Vacant Housing Units	319	8.5%
Vacant For Rent:	96	2.5%
Vacant For Sale	62	1.6%
Rented or Sold, Not Occupied:	32	0.9%
Seasonal, Recreational or Occasional	5	0.1%
Migrant Use	0	0.0%
Other Vacant	124	3.3%
Tenure by Race of		
Owner-Occupied	2,526	67.0%
White Only	303	8.0%
Black Only	2,174	57.7%
Owner American Indian Only	6	0.2%
Asian Only	9	0.2%
Hawaiian/Pacific Islander	0	0.0%
Other Race Only	3	0.1%
Two Or More Races	32	0.8%
Renter-Occupied	925	24.5%
White Only	111	2.9%
Black Only	777	20.6%
American Indian Only	6	0.2%
Asian Only	2	0.1%
Hawaiian/Pacific Islander	1	0.0%
Other Race Only	8	0.2%
Two Or More Races	20	0.5%

total households: 3,450

Household Number	Percent of	
One-Person Households	986	28.6%
Male Householder	409	11.9%
Female Householder	576	16.7%
Two or More Person	2,464	71.4%
Family Households	2,298	66.6%
Nonfamily Households	166	4.8%
Household		
Average Household Size	2.5	
1-Person Households	986	28.6%
2-Person Households	1,092	31.6%
3-Person Households	573	16.6%
4-Person Households	406	11.8%
5-Person Households	229	6.7%
6-Person Households	104	3.0%
7 Or More Person	62	1.8%
Race of		
White Only	413	12.0%
Black Only	2,951	85.5%
American Indian Only	12	0.4%
Asian Only	11	0.3%
Hawaiian/Pacific Islander	1	0.0%
Other Race Only	11	0.3%
Two Or More Races	52	1.5%
Hispanic ²⁶		0.8%

This report was prepared by the Columbus Planning Division, Department of Development.

