South Side Plan

COLUMBUS PLANNING DIVISION

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF
DEVELOPMENT

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South Side Plan

COLUMBUS PLANNING DIVISION

Adopted by Columbus City Council on Month, Day, Year

This plan supersedes *The South Side Plan* (2002), *The South Side Plan: Merion Village and Schumacher Plan Amendment* (2008), and land use and design recommendations from the *Greater Parsons Avenue Vision Plan* (2006). The capital improvement recommendations from this plan serve as the Urban Infrastructure Recovery Fund priorities for the South Side.

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Columbus Fire Station 14
Lincoln Park
Barack Park

WHAT IS A PLAN AND HOW IS IT USED?

Neighborhood plans address future land use, urban design, and capital improvements. They provide an opportunity for neighborhoods to help shape and direct the pattern of growth and development in their area. The two primary ways a neighborhood plan is used is to guide neighborhood and city review of future rezoning and variance requests, and to guide the expenditure of future Urban Infrastructure Recovery Fund (UIRF) investments in the area.

THE SOUTH SIDE PLAN:

- Provides land use recommendations for the planning area that serve as a framework for zoning and other land use decisions.
- Provides guidelines for the design of new development.
- Informs capital improvement priorities.

The plan does not address the following:

- It does not solve issues unrelated to the built and natural environment, such as health care, code enforcement, and public safety.
- A plan does not force public and private entities to do something that they would not otherwise do.
- A plan isn't zoning—though it provides the policy basis for zoning and related development decisions.

PLANNING AREA BOUNDARIES

The South Side planning area, which is generally bound by Livingston Avenue (west of Parsons Avenue) on the north, Alum Creek on the east, State Route 104 on the south, and the Scioto River on the west, is a fully developed, urban district that is approximately 3,443 acres in size.

Figure 1: Planning area location within Columbus

FIGURE 2: PLANNING AREA BOUNDARY

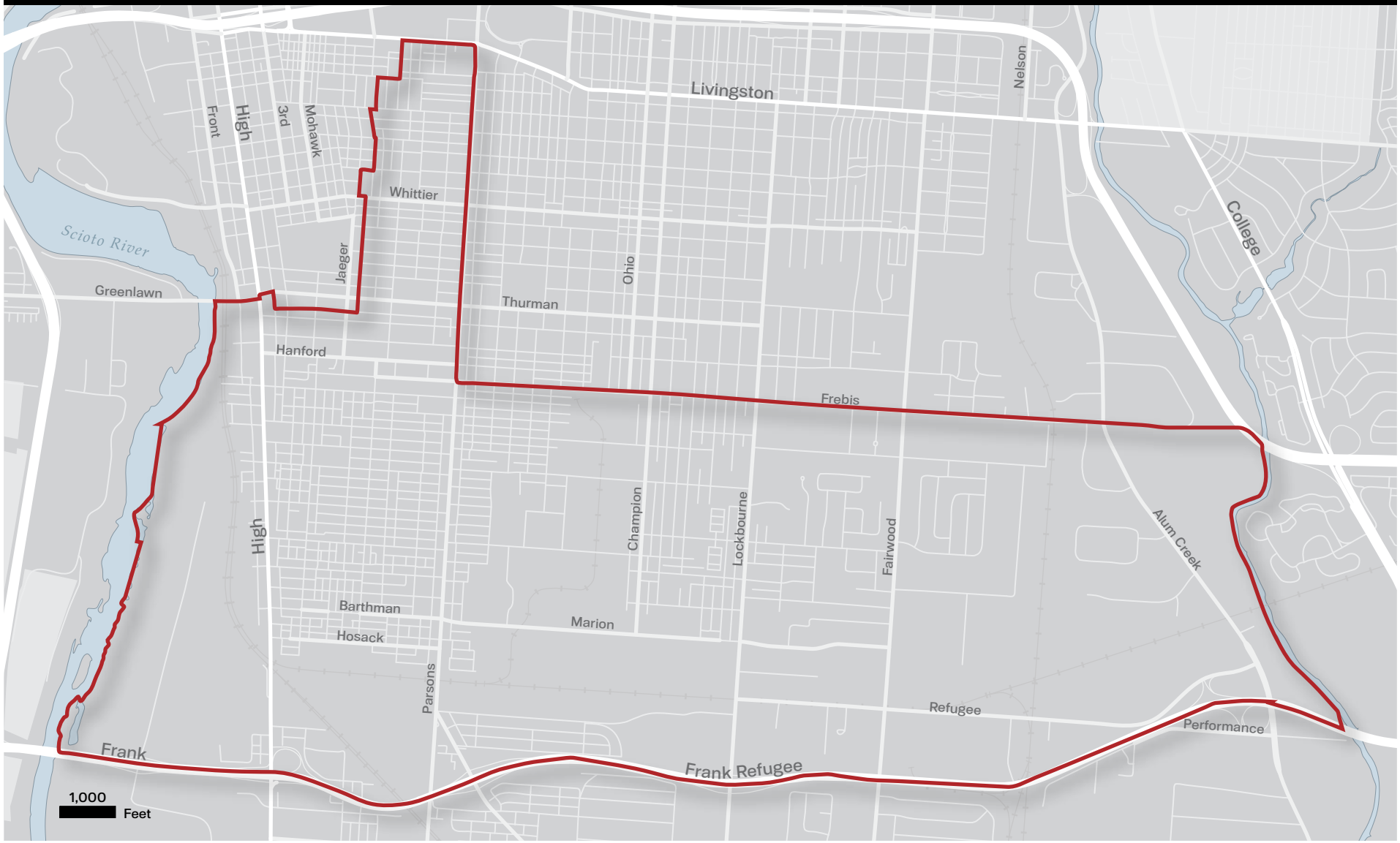


FIGURE 3: AERIAL PHOTO (2013)

EXISTING CONDITIONS

Photo: Reeb Avenue School (http://urbancurse.tumblr.com)

ANNEXATION HISTORY

The entire planning area lies within the City of Columbus. Annexation history and the age of existing buildings are illustrated in figures 4 and 5. In general, the portion of the neighborhood to the west of Parsons Avenue was annexed previous to 1900, with the majority of the area to the east of Parsons annexed from 1950 to 1960. Building ages generally reflect the years of annexation.

EARLIER PLANNING EFFORTS

The South Side Plan (2002)

The South Side Plan was adopted in 2002 and includes recommendations regarding a variety of planning issues. It was intended to preserve and improve residential areas, encourage revitalization of commercial areas, and guide development of industrial areas. The Plan includes some land use recommendations, but does not include a land use plan. It recommends the development of design guidelines but does not include such guidelines.

South Side Plan: Merion Village and Schumacher Place Amendment (2008)

The South Side Plan Merion Village and Schumacher Place Amendment was adopted in 2008. Key recommendations include a land use plan, design guidelines for commercial and mixed use development, infill residential development guidelines, and development concepts for the reuse of the Barrett Middle School and Beck Street School.

The Greater Parson Avenue Vision Plan (2006)

The Greater Parsons Avenue Area Vision Plan was adopted in 2006 and is a revitalization plan for the Parsons Avenue corridor. Included are case studies and recommendations from other communities facing similar redevelopment issues of historic neighborhood business districts. Also included are a number of strategic recommendations intended to spur commercial revitalization.

FIGURE 4: ANNEXATION HISTORY

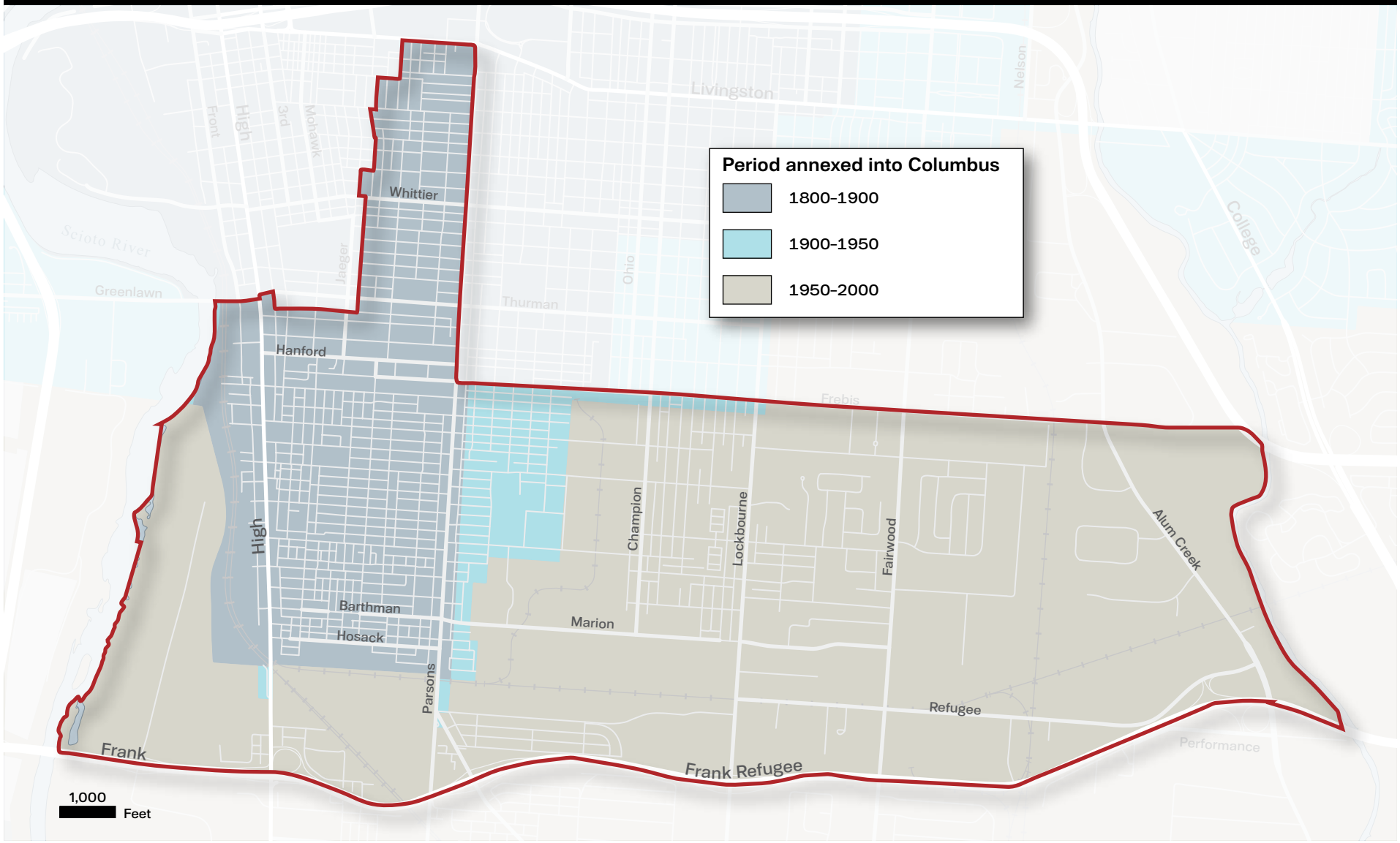


FIGURE 5: BUILDING AGE

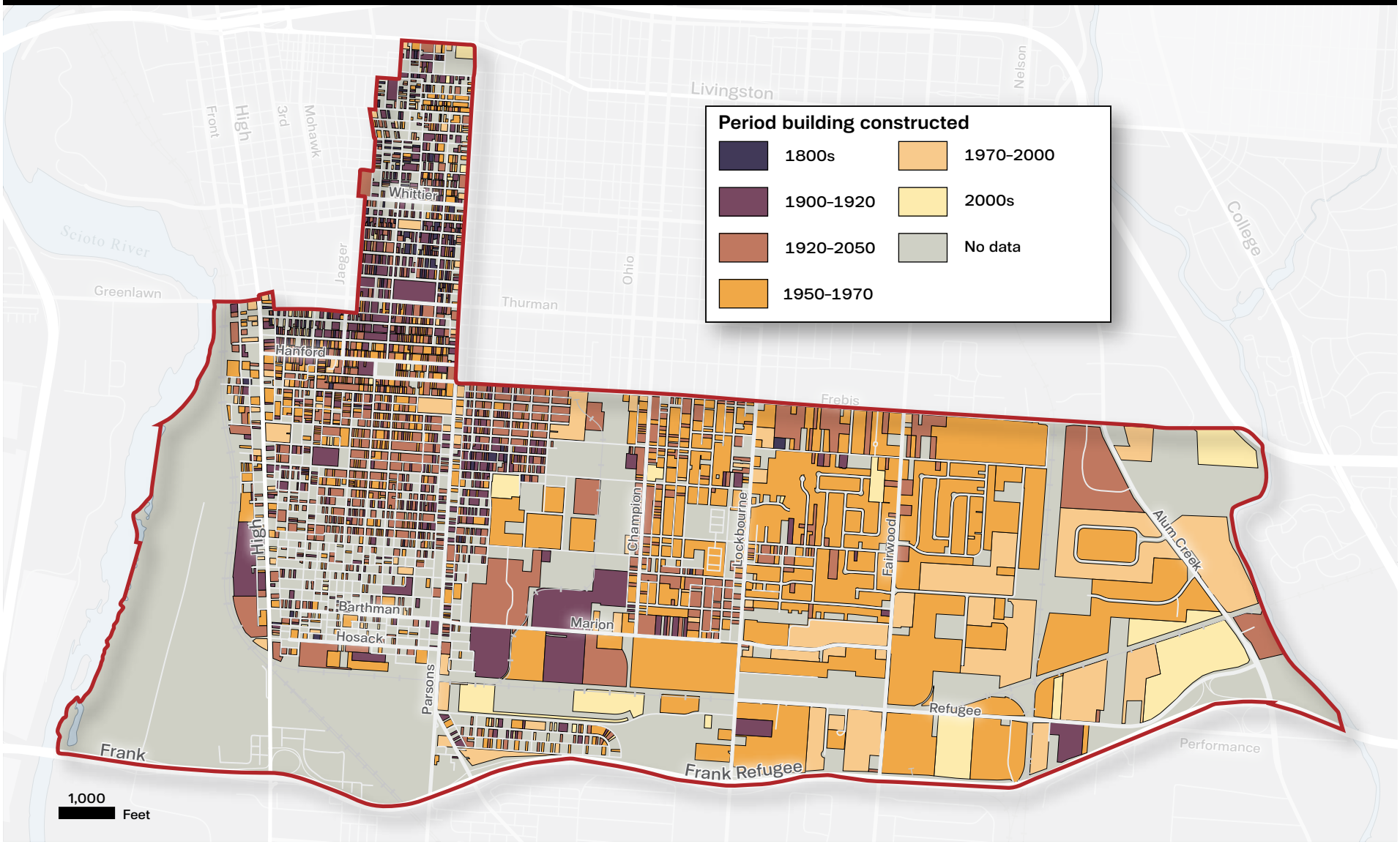
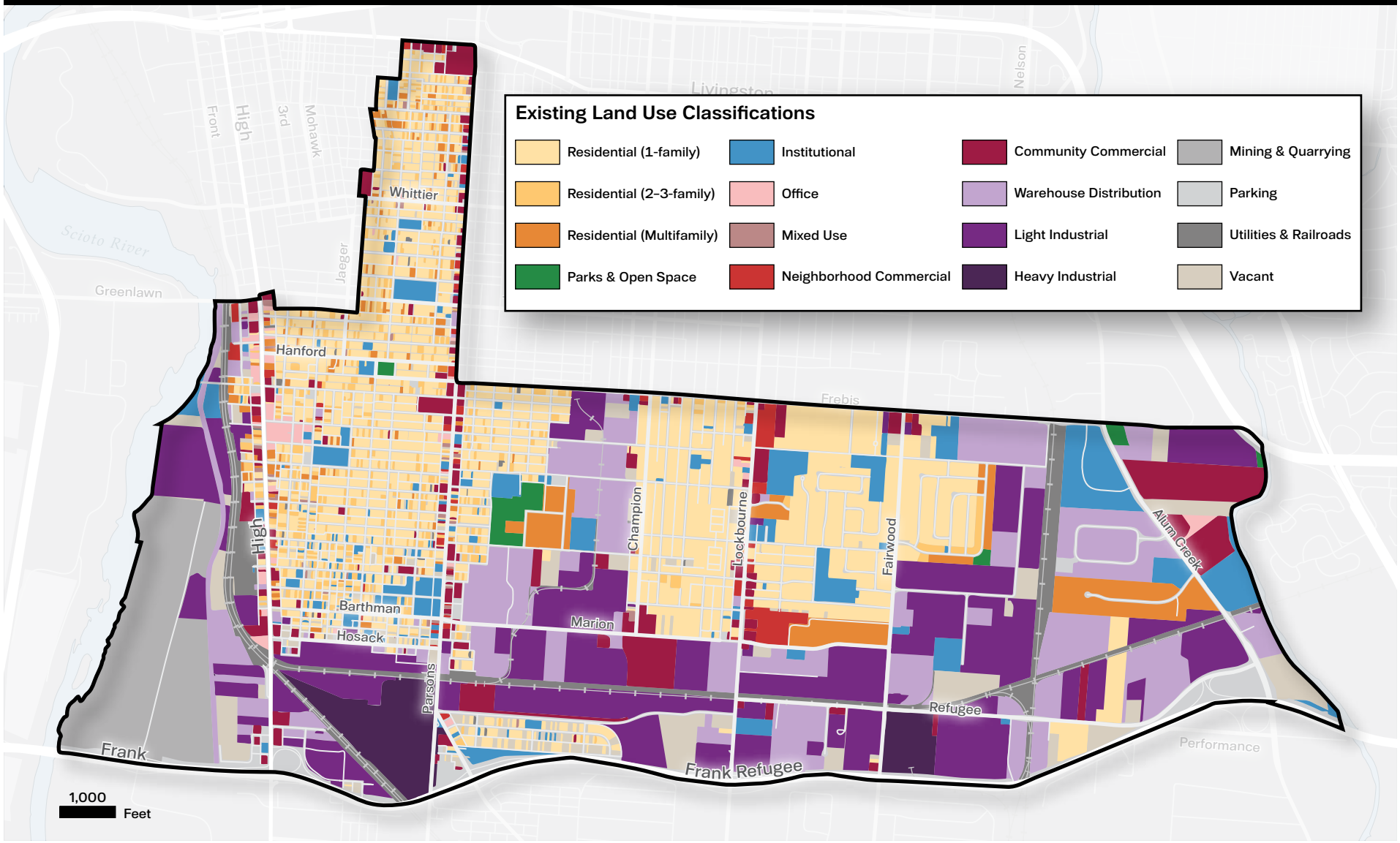


FIGURE 6: EXISTING LAND USE



Existing Land Use

The planning area consists of a diverse mix of residential, commercial and industrial or manufacturing land uses.

Residential uses account for nearly 31 percent of the planning area. While most residential use is single family, the planning area also contains two-family and multifamily residential. The majority of two-family units are located west of Parsons Avenue. Large pockets of multifamily units exist east of Parsons Avenue. In general, these multifamily complexes function as a buffer between single family housing and manufacturing.

Almost eight percent of the planning area consists of commercial and office uses. This land use is largely confined to three areas: High Street, Parsons Avenue, and Lockbourne Road. The planning area also contains numerous individual sites with commercial/office uses. These parcels are scattered throughout the area, especially west of Parsons Avenue.

Industrial and warehouse distribution uses account for approximately 37 percent of the planning area and is the predominate land use east of Fairwood Avenue, south of Marion Road and Hosack Street, and west of High Street. In addition, manufacturing uses are found within the center of the planning area, between Parsons and Champion avenues.

Nearly seven percent of the planning area consists of institutional uses, including schools and churches. Though scattered throughout the planning area, these uses tend to be located within residential districts.

Land used for parks and recreation consist of about two percent of the total area and is located within residential districts or contiguous to multifamily residential complexes.

Vacant land accounts for approximately five percent of the planning area. The vacant residential lots are scattered throughout the planning area, particularly west of Parsons Avenue (chart 1, table 1 and figure 6).

Table 1: Existing land use (Source: Franklin County Auditor's Office)

Land Use	Area in acres	Percentage
Commercial (Neighborhood)	35	1%
Commercial (Community)	177	6%
Warehouse Distribution	414	14%
Industrial (Heavy)	91	3%
Industrial (Light)	582	20%
Institutional	195	7%
Mixed Use	8	0%
Office	21	1%
Parking	12	0%
Parks and Recreation	21	1%
Single-family residential	670	23%
Two-three-family residential	89	3%
Multifamily residential	133	5%
Utilities and Railroads	116	4%
Mining and Quarrying	189	7%
Vacant	152	7%
NA	17	1%
Total	**2,921**	**100%**

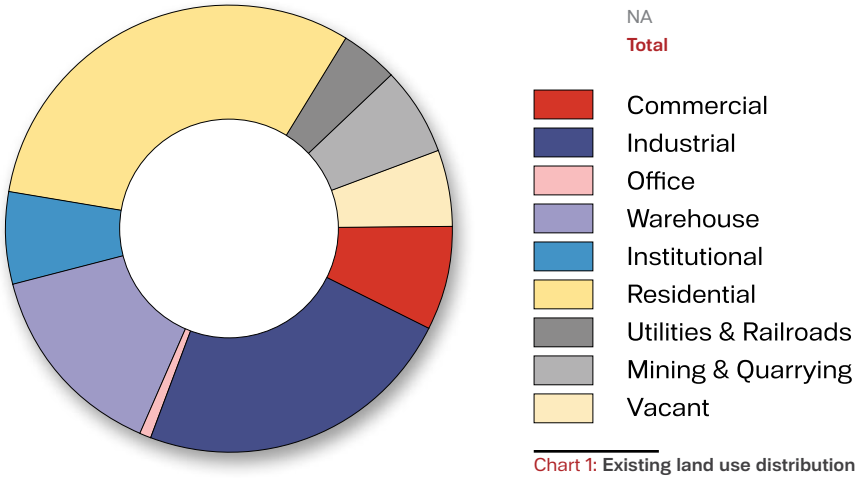
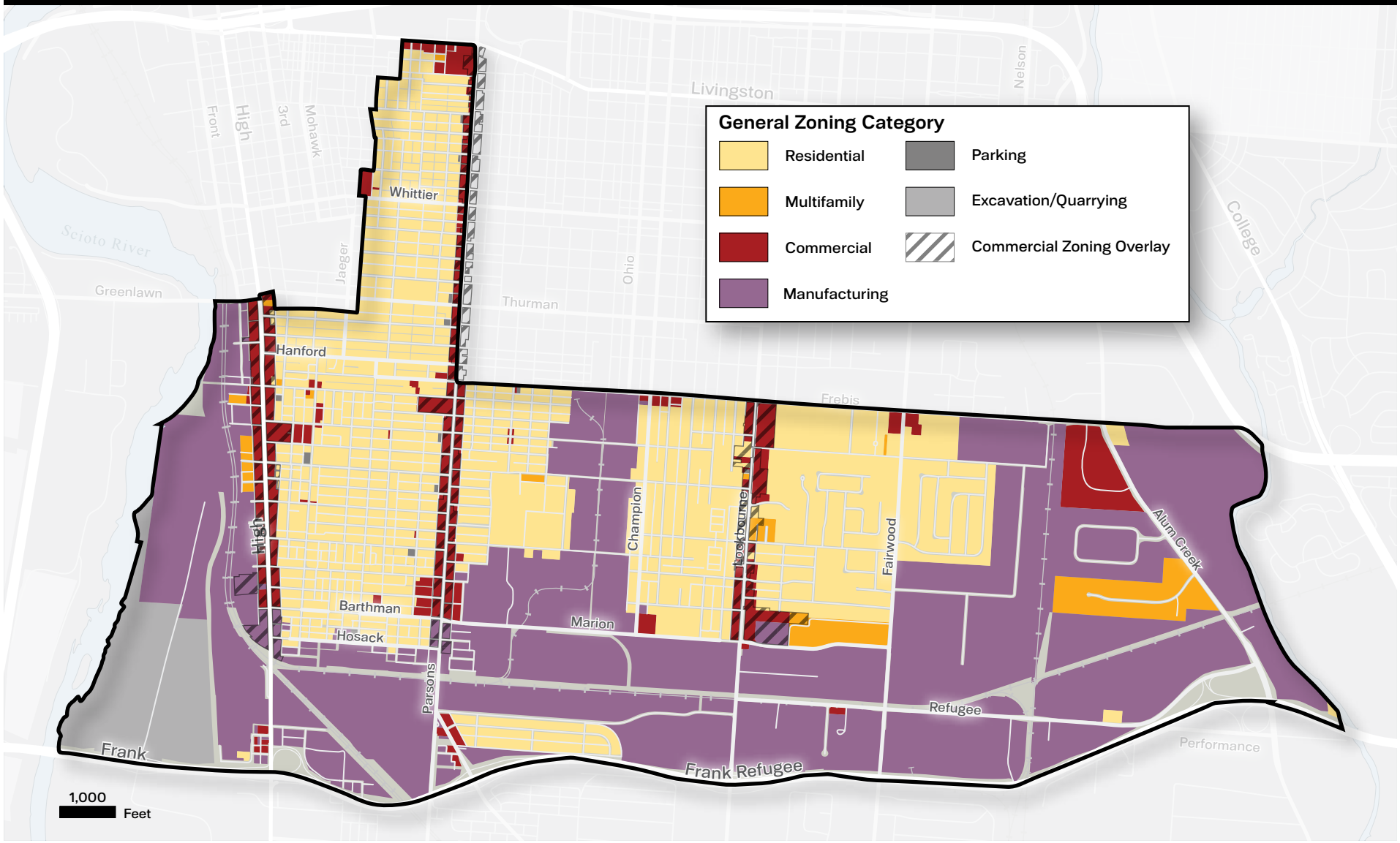


Chart 1: **Existing land use distribution**

FIGURE 7: EXISTING ZONING



Existing Zoning

Zoning is an instrument used by local governments to determine how land can be used. In addition, zoning policies may regulate density, building height, lot coverage, setbacks, and landscaping and parking requirements.

While land uses and zoning classifications are generally consistent in the planning area, there are a number of nonconforming properties. Most of these are residential uses which were in existence prior to the adoption of the city's first zoning ordinance, and exist in areas zoned manufacturing.

The majority of the planning area is zoned 1-, 2-, or 3-family residential, commercial, multifamily residential, and manufacturing (figure 7). The majority of residential zoning classifications are residential (R1), two-family (R2F) and three-family (R3) followed by multifamily (R4). The South High Street, Parsons Avenue, and Lockbourne Road corridors are almost zoned entirely commercial. Multifamily residential zoning districts are generally located adjacent to commercial zoning districts along these major corridors. Manufacturing zoning is the largest zoning category, consisting of approximately 52 percent of the planning area. The Urban Commercial Overlay (UCO) designation is in place on South High Street and Parsons Avenue. Lockbourne Road also has combination of the UCO and Community Commercial Overlay (CCO) designation in place. The commercial overlay designations establish additional standards and requirements on top of existing, underlying zoning to commercial properties and focus on establishing aesthetically pleasing and pedestrian friendly atmospheres along commercial corridors.

Table 2: Existing zoning (Source: City of Columbus Zoning)

Zoning Category	Area in acres	Percentage
Commercial	187	7%
Excavation & Quarrying	143	5%
Manufacturing	1,496	53%
Residential	994	35%
Parking	4	<1%
Total	**2,824**	**100%**

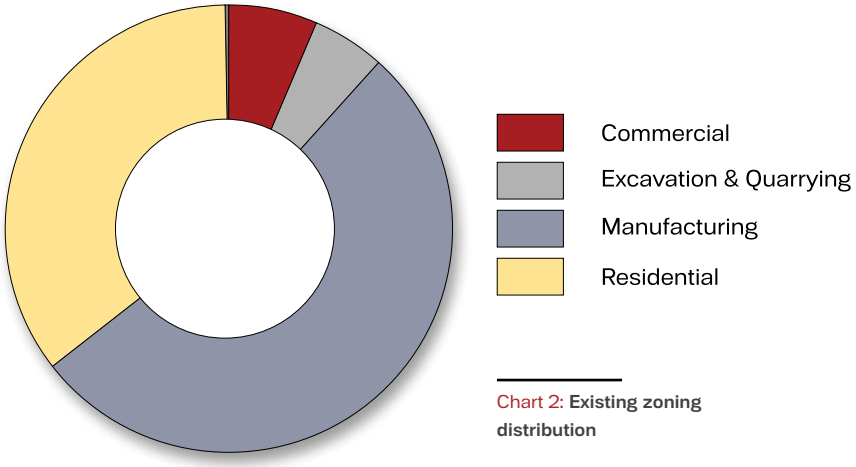


Chart 2: **Existing zoning distribution**

RECOMMENDATIONS

The Plan Recommendations section addresses land use, natural resources, urban design, and capital improvements. This element is an outgrowth of existing plans, staff analysis, and public input. The resultant development principles, policies, guidelines and strategies respond to the identified priorities and are consistent with overall city of Columbus development-related policies. Each development principle is followed by supporting policies and guidelines and strategies. Capital improvement recommendations will serve as the area's UIRF priorities.

02

LAND USE

Land use defines how a property and/or a building is used: single family residential, a business, or mixed use in the same building (for example, retail on the first floor and residential on upper floors). For neighborhoods to be sustainable over the long term, it is important that a mix of uses is provided. This means that people can live in a neighborhood, can locally purchase the goods and services they need, and may even be employed in their neighborhood. This mix of uses provides for a stable economic and residential base. It also supports walking and biking as options to driving, provided densities (number of units per acre) are sufficient to encourage such transportation options (such as short walking distances between a home and shops).

The Land Use Plan recommends future land uses for the South Side. The map legend corresponds with table 3, which provides generalized descriptions of the recommended land use classifications. Density recommendations from table 3 are to be used as general guidelines. Each development should be judged on its own merits and must consider the specific site and the site's context (adjacent uses and development pattern). Some developments may merit a higher density, but a specific rationale supporting the higher density should be provided.

Principle 1

Neighborhoods should have a mix of land uses.

The following text also corresponds with the Land Use Plan map (figure 8) and provides a general overview of the map's recommendations.

POLICY 1.1

Future development patterns in areas that are generally single-family should be developed at a density consistent with existing development.

- Future development in residential areas should be generally compatible with existing residential densities, as indicated in the Land Use Plan.
- The Land Use Plan includes areas recommended for High Density Residential. These designations are reflective of existing development patterns. New development in these areas should incorporate design elements and standards including setbacks and buffering, that mitigate potential negative impacts on surrounding, lower density areas.
- The existing very low density (large lot) residential areas that front Frebis Avenue between Lockbourne Road and Fairwood Avenue are recommended for Low-Medium Residential. Somewhat higher densities could be supported for the portion of this area that fronts Frebis Avenue, conditioned on the use of higher development standards and significant buffering and screening of adjacent areas.
- For "corner" retail stores or offices located within residential areas, support for rezoning or variance requests for retail or office uses in these buildings should consider the following conditions:
  - The proposed use is within an existing storefront.
  - Evidence is provided that the development would have minimal negative impact on the surrounding residential area in terms of parking, lighting, graphics, noise, and similar issues. It should be noted that neighborhood retail can also benefit the community through the presence of jobs and convenient access to goods and services.

- Expansion of the building footprint of the retail or office use is discouraged.
- Residential uses in existing units above the storefront and/or conversion of the storefront space to a residential use may also be considered, provided the proposed residential use is consistent with the plan's density and other recommendations.

- Areas recommended for Industrial on the Land Use Plan that are redeveloped as industrial should provide significant buffers and setbacks, and include the installation of screening and landscaping to minimize impacts.

POLICY 1.2

Mixed use development should be common along primary corridors on the South Side and should include multifamily housing, retail, offices, and other services that contribute to a walkable urban environment.

- The Neighborhood Mixed Use designation is recommended for portions of South High Street and Parsons Avenue, reflecting existing development patterns and to encourage mixed use development. Potential future uses should include smaller scale retail, office, or institutional uses, with residential units located either above and/or next to the other uses. Residential densities should fall within the range of 16 to 28 dwelling units per acre (du/acre).
- Higher densities (up to 45 du/acre) should be considered at the commercial site at the southwest corner of Parsons and Livingston avenues in consideration of the size of the site and its proximity to Nationwide Children's Hospital and Downtown. Design guidelines should be utilized to mitigate any potentially negative impacts.
- In general, expansion of commercial developments beyond an alley into primarily residential districts is discouraged. Such expansion may be supported in limited circumstances, provided that the project adequately addresses the following considerations.
  - General compatibility of the proposed land use with the Land Use Plan.
  - Compliance with the Urban Commercial Overlay (UCO).
  - Buffering and landscaping to minimize impacts on the adjacent neighborhood.
  - Minimization of off-site impacts such as noise and light.

- Consistency with other applicable plan recommendations as well as site specific considerations.
- Attempts to preserve any existing historic structure.

- The Land Use Plan recommends new residential uses for some existing parking lots (associated with commercial uses) that are across the alley behind Parsons Avenue. The Plan recognizes these parking lots as permitted commercial uses, but recommends residential in order to reinforce the plan policy that, in general, expansion of commercial development beyond the alley is discouraged.
- Existing light industrial uses are recognized in the area recommended for Neighborhood Mixed Use between South High Street and the railroad tracks to the west.

POLICY 1.3

Industrial areas should be maintained and supported as job centers.

- For existing industrial areas (areas along Marion Road, Refugee Road, and Alum Creek Drive) the emphasis should continue to be light industrial, research and development, warehouse distribution, and flex office space. Existing heavy industrial uses are recognized, but the introduction of new heavy industrial uses is not supported due to the proximity of residential. Retail uses are supported within the industrial area in close proximity to the State Route 104 interchanges at Alum Creek Road, Lockbourne Road, and S. High Street (from the interchange north to the railroad tracks).
- The residential uses along Jenkins Avenue, east of 19th Street within the area recommended for Industrial are recognized.

- The north and south sides of Hosack Street include a mix of manufacturing and residential zoning and uses. In general, the Plan recommends that Hosack Street serve as a border with manufacturing uses to the south and residential to the north. But the existing residential to the south is recognized, as is the existing parking lot and other non-residential uses associated with the manufacturing on the north side of the street.
- Green infrastructure including green buildings, green roofs and sustainable uses such as urban farming and hydroponics are encouraged for light industrial land uses.

POLICY 1.4

Redevelopment of existing institutional land uses should be compatible with surrounding development.

- Schools, libraries, places of worship, post offices and other institutional uses play a key role in communities. Due to the nature of these uses, they are often located in residential areas. This can make proposals for reuse or expansion of an existing institutional use challenging. Consideration of such proposals requires careful attention, with a particular emphasis on impacts to adjacent properties and residences.

- A broad range of adaptive reuses may be appropriate for existing institutional uses and sites, but is largely dependent on the specific location and associated impacts on the surrounding neighborhood. New uses could include mixed use, retail, office, education, housing, arts and entertainment, recreation, health care, and neighborhood assembly. The scale and intensity of new uses should reflect the location in terms of surrounding uses and access. For instance, retail and entertainment uses may be appropriate on commercial corridors, but not in the midst of a residential neighborhood.
- New construction should be generally compatible with the existing neighborhood fabric relative to style, scale, and density.
- Site design for reuse or expansion should minimize negative impacts on adjacent properties and neighborhood character.
- New or expanded uses should provide adequate parking for current and future needs and consider the availability of public transit services.
- Preservation of contributing historic sites and structures is encouraged.

POLICY 1.5

A neighborhood park, community park or recreation facility (public or private) should be located within one-half mile of all residents consistent with the city's recreation and parks recreation plan.

- As development occurs within the planning area, opportunities to include green space should be explored.
- Opportunities to enhance connections to adjacent recreation areas and green spaces should be explored.
- Wherever feasible, new residential development should provide for on-site open space and facilities to meet the recreation needs of its occupants.

- Neighborhood civic associations should be encouraged to partner with Recreation and Parks by adopting a neighborhood park to maintain and improve.
- Community gardening offers many benefits to neighborhoods, including the provision of fresh food, building community, and improving neighborhood beauty and property values. Challenges to success include maintaining long term site control, provision of water, ensuring that the garden soil is clean, and maintaining volunteer support. Strategies for successful community gardening include:
  - Identify potential sites. Desirable sites could include those near existing parks, schools, or other community facilities, as well as highly visible locations and gateways.
  - Partner with the local area commission and/or civic association to build support.

The Riverfront Vision Plan: Merion Village Reach (1995)

The *Riverfront Vision Plan: Merion Village Reach* identifies opportunities to develop Environmental Park along the Scioto River which will:

- Reclaim the industrial and commercial lands for public park use and commercial access.
- Create a unique environmental destination with interpretive features related to the river valley environment.
- Strengthen lateral connections from the neighborhood to the river's edge and from the existing recreational areas to the river's edge.

The 200-acre Environmental Park at Merion Village will be one of the most unique settings along the riverfront corridor, with riparian, wetlands, lake, and upland environments in close proximity. The Environmental Park will complement the Ohio State University Wetlands Research Area at the northern end of the study.

The concept plan envisions the following elements for the Environmental Park:

- Large open water bodies, formerly quarries with over 60 acres of open water, will be one of the key features in the environmental program, perhaps serving as bird rookeries.
- Approximately 40 acres of newly created wetlands will expand across the low lying areas on the east bank.
- A visitor center will overlook the quarries at the southern entrance off of State Route 104.
- In the center of the site, an environmental education center will feature hands-on learning opportunities for the public as well as research laboratories.
- Interpretive trails and boardwalks will explore the riparian ecosystem along the river, the wetlands research areas, and bird and other wildlife habitat areas.

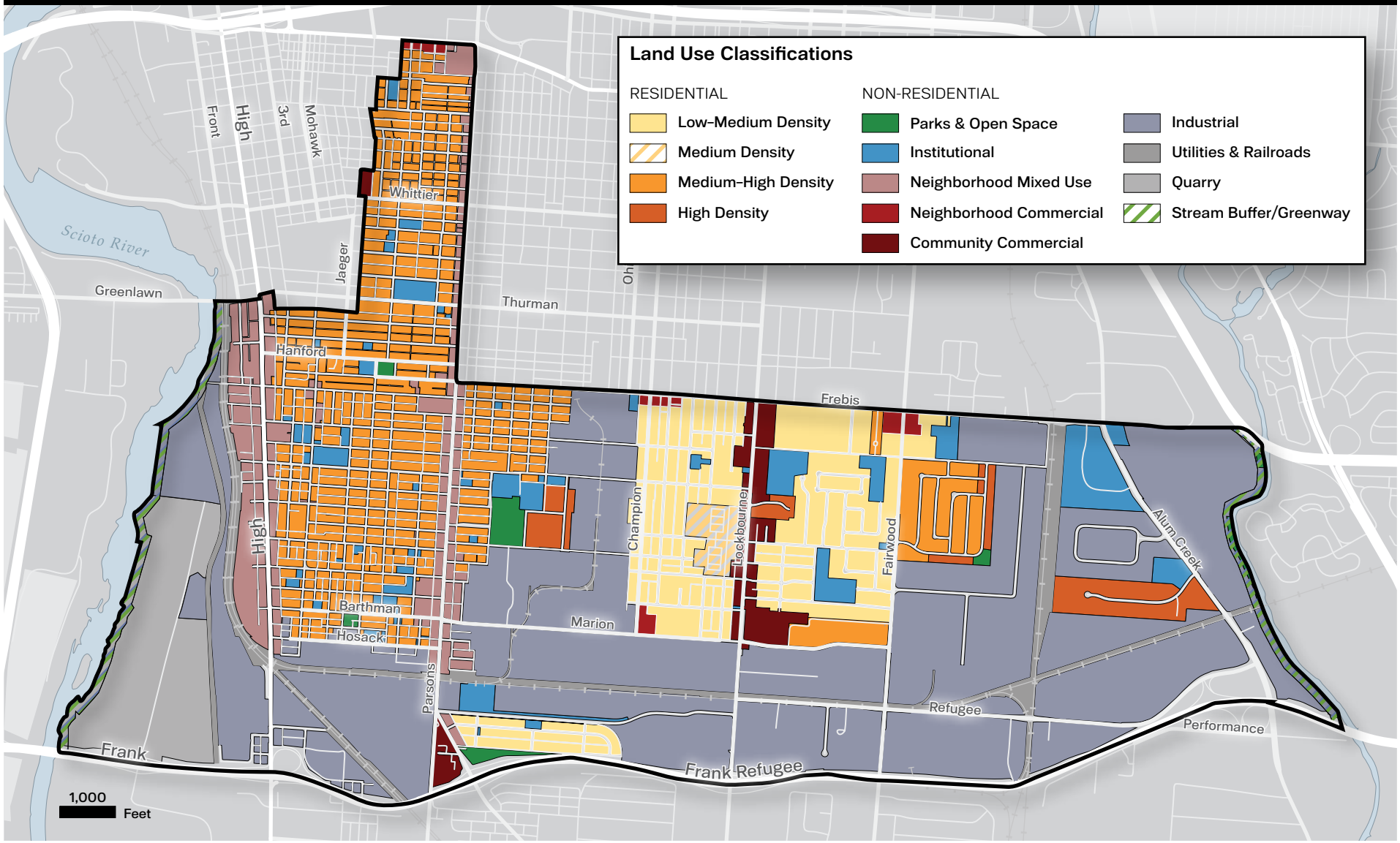
- Contact the Franklin Park Conservatory's Growing to Green program for training, networking, and other resources.
- Form a group that will be responsible for establishing and maintaining the garden.
- Consider potential sponsors to supply or pay for materials.

POLICY 1.6

The areas currently used for quarrying purposes should be integrated with the land uses in the vicinity, after the conclusion of quarrying operations.

- Quarry reclamation often results in the creation of lakes and associated lands, which may serve as settings for recreational, residential or office uses. In many cases, the quarries lie within regulated floodplain areas, limiting their redevelopment potential.
- Long term reclamation of quarry sites in the planning area should prioritize passive and active recreation and open space along the Scioto River. This should include connections to the greenway system already in place to the north, which includes Scioto Audubon Metro Park and trail connections extending through downtown to other parts of the city.

FIGURE 8: FUTURE LAND USE PLAN



General Description of Land Use Plan Classifications

General Classification	Classification	General Description
Residential	Low-Medium Density (4–6 units per acre)	This classification is characterized by a mix of single-family homes, interspersed with doubles and some smaller scale multifamily development.
	Medium Density (6–10 units per acre)	This classification of residential development is common in older neighborhoods and can include single-family, doubles, and townhouses. New development should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities and multi-story buildings with more than four units per building may be considered. Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern of the area.
	Medium-High Density (10–16 units per acre)	A variety of dwelling types, including doubles, townhouses and multifamily are included in this category. New development patterns should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities may be considered, provided a high quality design that can demonstrate that it will not adversely impact the existing development pattern of the area.
	High Density (16–45 units per acre)	This classification includes multi-story multifamily housing proposals for High Density development must be reviewed on a case by case basis, be judged on its own merits, and must consider the specific site and the site's context (surrounding uses and development pattern). Proposals that include the highest end of the density range should be scrutinized in regard to their contribution to street level activity, relationship to adjacent neighborhoods, building materials, and architecture.
Commercial	Neighborhood Commercial	The function of this classification is to provide neighborhood commercial services. These areas contain multiple functions and act as local centers of economic activity. Examples include smaller scale retail, office, or institutional uses, including gas stations with convenience stores that are built to Urban Commercial Overlay design standards.
	Community Commercial	The Community Commercial classification supports retail, office, hotel, or institutional uses that serve multiple neighborhoods, but generally do not attract residents from outside the area. An example includes neighborhood shopping centers. Gas stations built to Community Commercial Overlay design standards may be supported.
	Neighborhood Mixed Use	This classification is the same as the Neighborhood Commercial classification but also includes residential units located either above and/or next to the commercial, office, or institutional uses. Residential densities should fall within the range of 16 to 28 dwelling units per acre.
	Industrial	The Industrial classification includes light industrial uses, including light assembly, fabrication, and related uses. Existing Heavy Industrial Uses are recognized within this classification. Office, technology, and other job focused uses are also supported within this classification. Retail uses are not supported within this classification.
Other	Institutional	Institutional uses include schools, government property, and houses of worship. Note: The Institutional designation on the Land Use Plan does not imply support for all uses identified in the Institutional classification of the Columbus Zoning Code.
	Parks and Open Space	Parks are either publicly- or privately-owned recreational facilities and include golf courses. Open space should be conserved lands that are not suitable for development, such as the floodway and floodplain, wetlands, major wood stands, steep slopes and ravines, and species habitat. These are natural areas that do not provide recreational facilities.
	Stream Buffer	The Future Land Use Plan map illustrates a stream buffer along Scioto River and Alum Creek. The illustrated buffer is shown to indicate a no-disturb zone meant to preserve the greenway. The no-disturb zone width will vary depending on the creek, waterway, and/or ravine based on the Columbus Stormwater Drainage Manual requirements. Efforts should be made to extend this buffer whenever possible.
	Quarry	Landfills and quarries.
	Utilities and Railroads	Utilities and railroads.

Table 3: Land use classification descriptions

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1

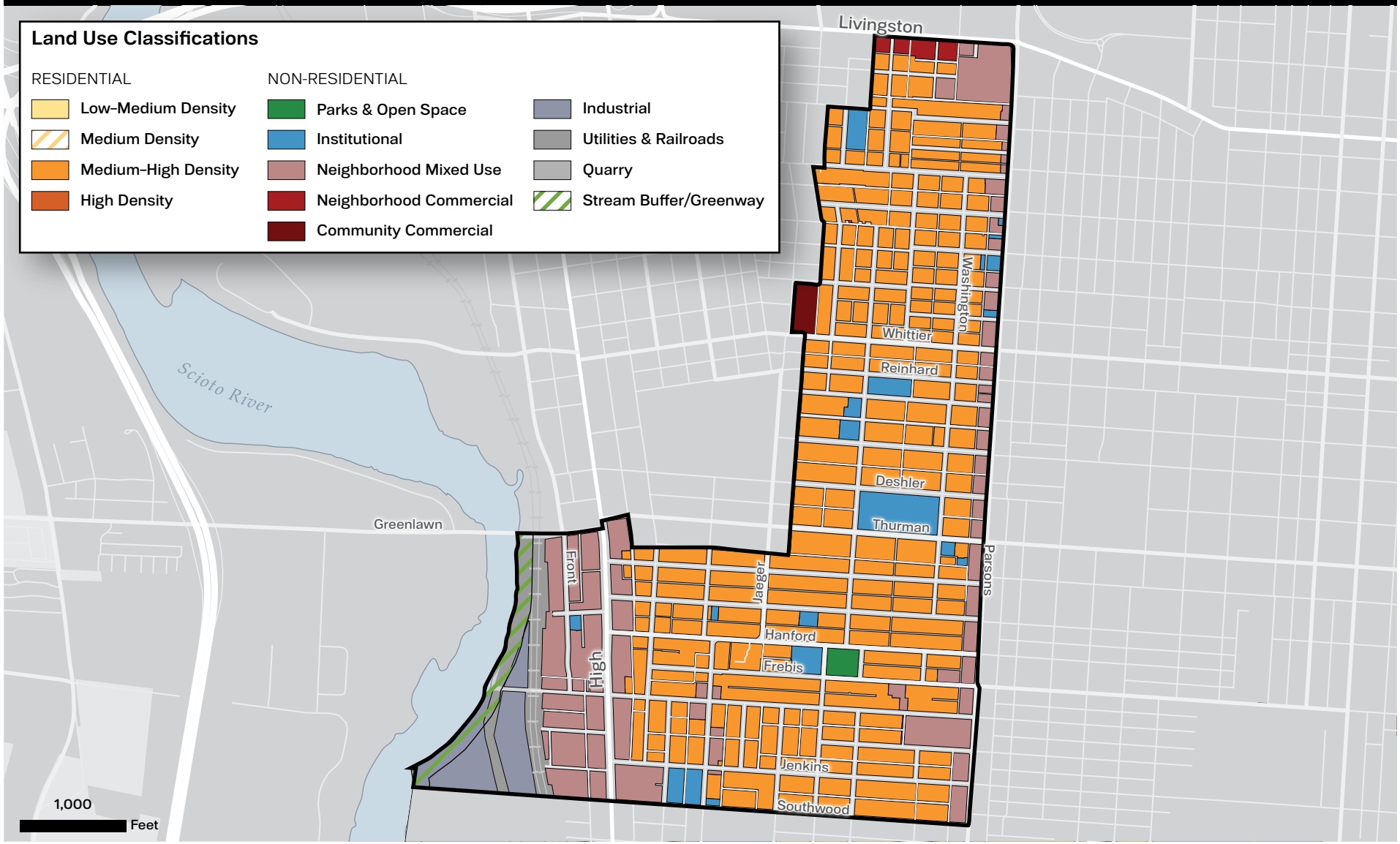


FIGURE 10: FUTURE LAND USE PLAN: QUADRANT 2

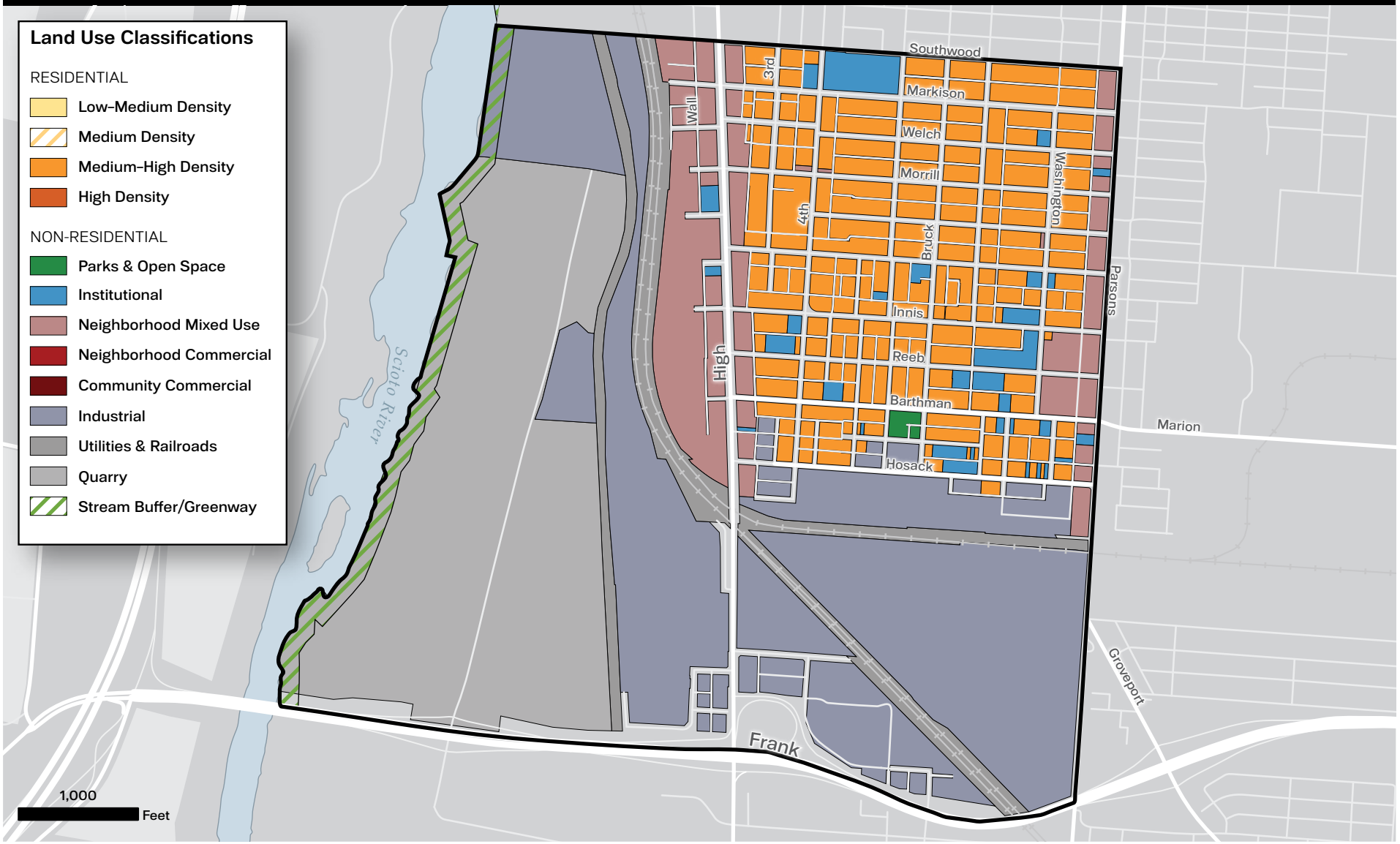


FIGURE 11: FUTURE LAND USE PLAN: QUADRANT 3

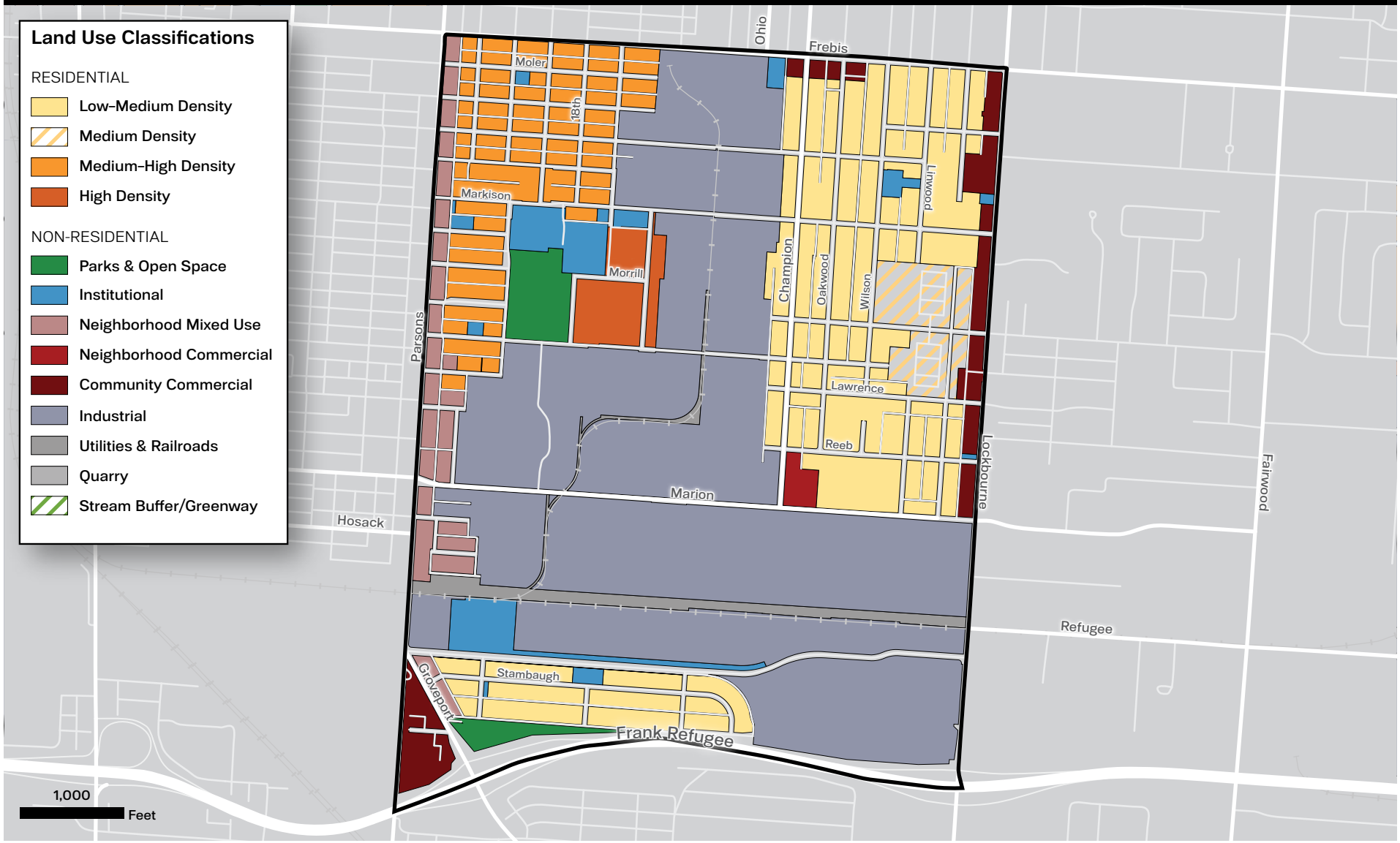
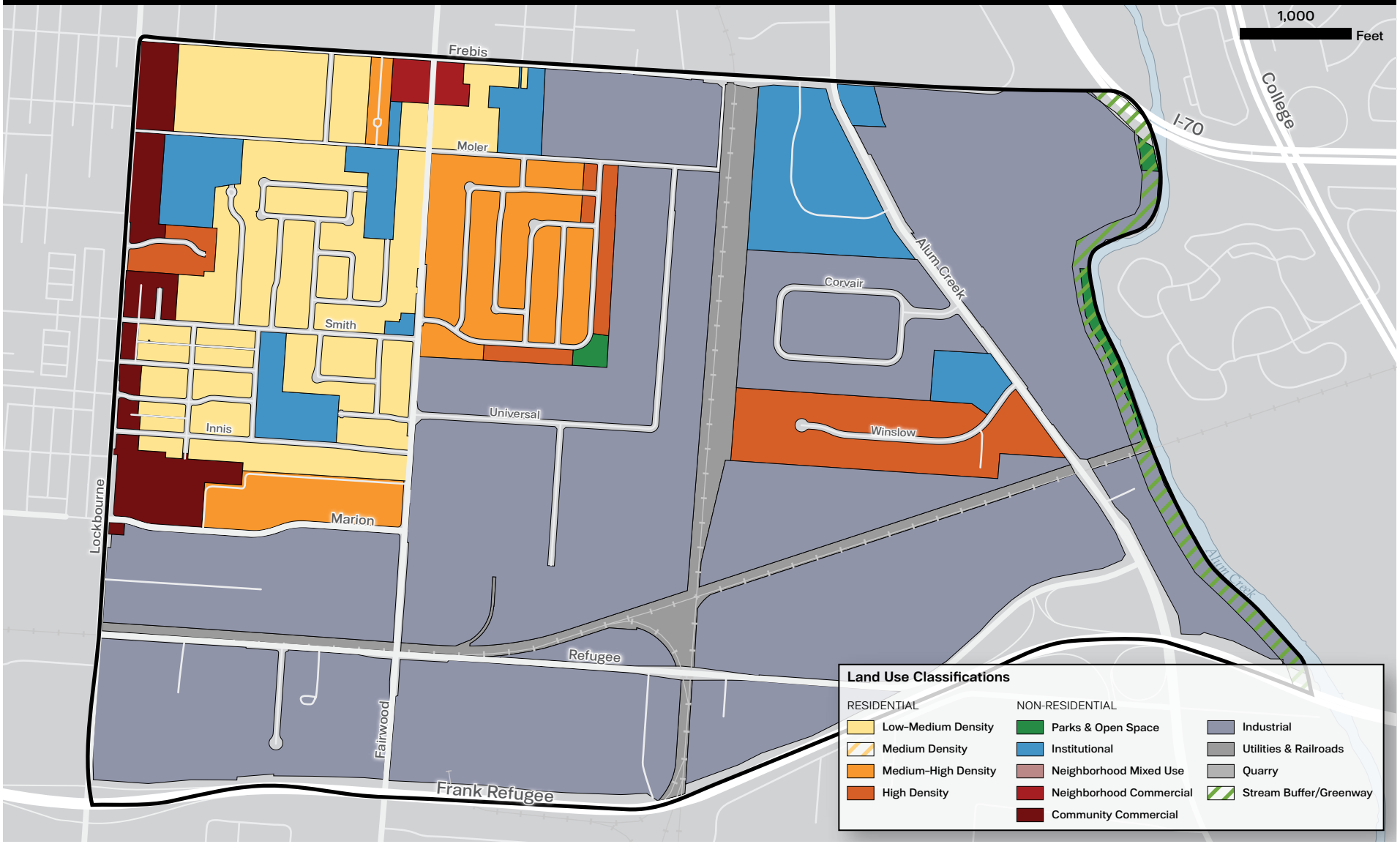


FIGURE 12: FUTURE LAND USE PLAN: QUADRANT 4



POLICY 1.7

Efforts should be made to preserve natural areas.

Open space and significant environmental areas are features that provide recreational opportunities for residents, protect functioning ecosystems that support urban wildlife, manage stormwater runoff, act as transitions between land uses, and stabilize and enhance property values.

- Alternative methods to manage stormwater, such as bioswales, native landscaping, rain gardens, and naturalized detention and retention basins should be considered (refer to city of Columbus Stormwater Drainage Manual).
- The amount of impervious surface should be minimized in order to reduce stormwater flow and rates and to facilitate its infiltration.
- Preservation of mature trees (six inches or larger caliper) should be considered as part of site planning for new development. Techniques should be used to protect the root system of such trees during construction.
- The riparian corridor on the main stem and tributaries of the Scioto River and Alum Creek should be preserved and restored.

URBAN DESIGN

The quality of the built environment is a reflection of a community's character and identity. A poor image is more than an aesthetic issue; it can have significant economic consequences as individuals and businesses may be less likely to invest in an area considered undesirable. New investment and development is very important to ensure the long term economic viability of all neighborhoods. Such activity indicates that neighborhoods are safe places to invest private funds, while also providing necessary facilities that benefit the residents (new shops, places to work, places to live). However, development should also respect the character of surrounding buildings and the area as a whole.

New buildings should add to the built environment. Design guidelines for future development are a key factor in ensuring it makes a strong contribution to the overall goals of the plan. The design guidelines recommended here should be used as a tool to promote high-quality development, which will present a positive image of the area. They will also help to ensure long-term economic viability by maintaining property values and encouraging additional development.

Principle 2

New development should respect community character and historic features.

POLICY 2.1

New commercial and mixed use developments should use design techniques to ensure that they are integrated with the existing fabric and scale, and retain the character of the area.

- Commercial overlays are in place for portions of the planning area (High Street, Parsons Avenue, and Livingston Avenue). These overlays work in conjunction with the underlying zoning district to apply standards addressing such things as building design and placement, parking location, screening and pedestrian access. The following guidelines should be utilized in the review of commercial development proposals that fall outside commercial overlay areas:
  - A consistent level of detailing and finish should be provided for all sides of a building.
  - Flat, plain building walls should be discouraged. This should be accomplished through the use of changes in color, materials, or relief, such as the inclusion of beltlines, pilasters, recesses, and pop outs (offsetting planes). Building surfaces over 20 feet high or 50 feet in length should be relieved with a change of wall plane or by other means that provide strong shadow and visual interest. Building heights should also be compatible.
  - Front elevations of retail buildings should be divided into increments to mimic traditional storefronts, should consist of at least 50 percent glass windows at the street level, and should utilize a variety of human scale treatments and details.
- The architectural style of new buildings should not be literal duplications of historic styles. Instead, new designs should be contemporary interpretations of traditional buildings, especially styles found throughout the city. These interpretations should be similar in scale, building heights, and overall character to historical precedents, but should differ in terms of detailing.
- Leadership in Energy and Environmental Design (LEED) green building technologies are encouraged for commercial and industrial buildings.
- Signs should be placed and sized such that they are in keeping with the scale and size of building facades and the general streetscape, and do not obscure or interfere with architectural lines and details.
- Wall and blade signs are preferred for pedestrian areas, such as where the Urban Commercial Overlay is in place and other historic commercial locations.
- Freeway signs, pole signs, billboards, ad murals, bench signs, roof signs, larger overhanging signs, LED and other such electronic or

digital signs, and excessively large signs that interfere with visual character are discouraged.

- Buildings should be generally parallel to the street with the primary facade facing the only street or the major street, and providing an entrance door(s) to the public sidewalk.
- The incorporation of elements that enhance pedestrian activity, such as plazas, outdoor dining, and transparent windows is encouraged.
- Convenient, safe, well-marked, and attractive pedestrian connections should be provided from the public street to commercial, office, mixed use, and multifamily building entrances.
- Pedestrian connections between adjacent parking lots should be provided to better use available parking spaces in areas where parking is limited.
- Adaptive reuse is encouraged for historically significant structures.

POLICY 2.2

Landscaping and screening should be used to beautify the area and to minimize the impact of non-residential development on adjacent residences.

- In context with its location, all development should be landscaped and buffered as appropriate, with particular attention be paid to transitions between commercial and residential developments.
- Landscaping, including rain gardens, should be used to support stormwater management goals for filtration, percolation, and erosion control.
- Landscaped buffers should be established between residential and non-residential uses. Buffer strips can include a combination of plant material, masonry walls, fence and/or mounding. Plant material should be adapted to urban conditions. Native species are encouraged and Invasive species should be avoided. Buffers should be designed and maintained to ensure a high level of opacity year round.

POLICY 2.3

Residential design guidelines should be used to protect the long-term quality and value of the community.

- The design and character of new housing should be compatible with adjacent nearby housing with respect to height, width, and setback.
- The primary facade of new housing should face the public street.
- New residential garages should be located behind the house if the site may be accessed by an alley. Otherwise, garage door openings facing a lot frontage should not exceed 40 percent of the width of the house facade (including the garage).
- Variation in building design is encouraged for larger multifamily developments with multiple buildings.
- New houses should include usable front porches (generally at least eight feet deep) that span the majority of the front of the house.
- Housing developed on primary corridors as multifamily or mixed use/multifamily development should include design elements that contribute to street life and encourage social interaction. These include front stoops and/or porches, primary building entrances fronting the street, balconies that face the street, small plazas, etc.
- Leadership in Energy and Environmental Design (LEED) green building technologies are encouraged for new residential buildings.

POLICY 2.4

The design of new industrial and manufacturing development should enhance and help to build positive transitions from one land use to another.

- To the extent feasible, loading and delivery service areas should be located and designed to minimize their visibility, circulation conflicts, and adverse noise impacts. They should be screened with portions of the building, architectural wing walls, freestanding walls, and landscape plantings.
- As stated in the Landscaping and Screening section, landscaped buffers should be established between residential and non-residential uses. Buffer strips can include a combination of plant material, masonry walls, fence and/or mounding. While site situations vary widely, a minimum buffer width of 25 feet is generally recommended between industrial/manufacturing and residential uses. Plant material should be adapted to urban conditions. Native species are encouraged and Invasive species should be avoided. Buffers should be designed and maintained to ensure a high level of opacity year round.

POLICY 2.5

Parking needs should be balanced with the goals of reducing development's impact on the built environment, creating walkable and bikeable neighborhoods, and encouraging the use of public transit.

- On-street parking should be provided along street frontages consistent with city transportation policies.
- To the extent possible, off-street parking should be located to the rear and/or the side of a building.
- Parking reductions are incorporated in the urban and community commercial overlay, in recognition of the mixed use development pattern, pedestrian accessibility, and transit service that characterize these areas. Reductions may also be appropriate for other locations within the planning area that share these attributes, particularly when such a variance will facilitate reuse of an existing historic storefront.
- Shared parking arrangements should be encouraged, particularly between land uses with differing peak hours.
- The incorporation of Low Impact Design (LID) features in parking lots is encouraged as a means to manage stormwater and other minimize other impacts.

POLICY 2.6

Neighborhoods should have an interconnected street and sidewalk system with connections to existing and future residential, commercial, civic, and cultural areas, and to existing and planned paths and trail systems that connect neighborhoods within the south side to the region as a whole.

- Existing street and alley grids should be maintained.
- Where there are gaps in the sidewalk network, sidewalks should be considered for construction.
- Parks, schools, and open spaces should be connected to neighborhoods with pedestrian, bicycle, and/or mixed use paths.

While not in the Bicentennial Bikeways Master Plan, additional bicycle related recommendations to consider include:

- Bike lanes for Frebis Avenue. It could be necessary to transition to sharrows at intersections where space does not allow for a bike lane.
- Access to the Alum Creek Trail from the eastern end of Frebis Avenue should be pursued.
- A shared use path is recommended along Alum Creek Drive that would ultimately connect to the Alum Creek Trail.
- An east-west connection through the planning area from the Scioto River greenway to the Alum Creek corridor should be explored.

CAPITAL IMPROVEMENTS

Capital improvements are investments in neighborhood infrastructure. The table on the following pages (42–43) lists projects that were identified during the neighborhood planning process that are potentially eligible for funding through the City of Columbus UIRF Program. Provided the availability of UIRF funds and further engineering analysis, projects from this list may be implemented on an ongoing basis. Most of the listed projects require and are contingent on a study and/or preliminary engineering to determine the project's feasibility. Additional conditions for planted medians or bike facilities include, but are not limited to: 1) a maintenance agreement with an established neighborhood group who will be responsible for maintaining the items (for example, plantings in median strips); 2) support from potentially impacted property owners that could be affected by proposals that could include a change in access to their property; and 3) neighborhood support in the case where the establishment of a bike lane would result in the removal of on-street parking, and/or other conditions. Park improvements, in particular park shelters, will require additional communication with the specific community to confirm support. Neighborhood lighting projects will be coordinated with the Department of Public Utilities to confirm need based on Department of Public Utilities analysis.

Project Category and Location	Potential Project and Notes
Park	
Lincoln Park	Complete walk. Add outdoor fitness equipment.
Millbrook Park	Consider park shelter.
Moeller Park	Lighting around perimeter of park and/or parking lot. Consider park shelter.
Smith Road Park	Lighting around perimeter of park and/or parking lot.
Stambaugh-Elwood	Playground equipment.
Street Trees	
Marion Road	
In Stambaugh-Elwood Neighborhood	Coordinate with any upcoming storm water project.
South Fourth Street	
Consider street trees throughout the planning area	
Planted Median	
South High Street	Could be investigated as part of a road diet study. If road diet proves feasible, also consider potential for bike lanes.
Bicycle Facilities	
Sharrows along Whittier Street	Study. (Whittier Street road diet with sidewalks—Construction planned in 2017.)
Sharrows or Bike lanes along South High Street from Livingston Avenue to SR 104	Study.
Bicycle Facilities for east-west connection between Scioto River and Alum Creek	Study.
A bike facility on a road adjacent and parallel to Parsons Avenue	Study.
Street Lighting: Standard Cobra Head	
Refugee Road: west of Lockbourne to ramp	Confirm with Department of Public Utilities.
Street Lighting: Decorative (eligible only within commercial districts)	
South High Street	The portion of South High located in the planning area is currently lit with approximately 85 30-foot tall aluminum poles, standard cobra head luminaires, and underground circuits. For more decorative lighting, aluminum poles and cobra head luminaires could be replaced with 85 standard Esplanade lights, new black poles and T-Bases. Estimated cost for this option is approximately $1 million, which would include design, construction, and contingency and inspection costs.
Parsons Avenue	The portion of Parsons Avenue located in the planning area is currently lit by a combination of 95 post top lights (decorative) fed by underground circuits and 85 overhead cobra head luminaires on wood poles. Two options exist for the installation of 100 percent decorative lighting. Option 1 consists of removing the 85 cobras and replacing them with 85 Esplanade lights on the existing wood poles (estimated cost is $250, 000). Option 2 consists removing the 85 cobras and replacing them with 95 post tops and installing new 3-wire underground wiring (estimated cost is $1 million). Estimates include construction cost, design, contingency and inspection fees.

Table 4: Capital improvements projects (staff and public input)
New sidewalks on Lockbourne Road from Frebis Avenue to SR 104 are not included in the above list as the project has already been programmed and funded.
Street tree project on Parsons Avenue between Livingston Avenue and Hosack Road is not included in the above list as it is already funded by NCR.

Project Category and Location	Potential Project and Notes
Alley Repairs	
Hungarian Village/ Reeb-Hosack area	Alley repairs limited to chip-seal treatment (resurfacing is not possible)
East–west alley, south of Hanford Street just east of City Park Avenue	Alley repairs limited to chip-seal treatment (resurfacing is not possible)
New Sidewalks	
Marion Road from Lockbourne to Fairwood Avenue	Sidewalks on Marion Road from Parsons to Lockbourne to be added in 2014.
Markison Ave from Lockbourne Road to 18th Street	
Stambaugh-Elwood Neighborhood	Coordinate with any upcoming storm water project.
Schools to parks connections and other missing segments	
Intersection or Road Improvements	
Marion Road: Intersection or other road improvements to enhance its role as an industrial corridor	Analysis would be required to determine if cost is too high to be funded by UIRF.
Curb Replacements	
Millbrook-Kermit area: various streets including Nason and Valcon Avenues	
Thurman Avenue	
Jaeger Street	Coordinate with any upcoming storm water project.
Elwood Avenue	
Road Diet	
South High Street	Study. Coordinate with upcoming Thoroughfare Plan development.
Curb Ramps (new or repair)	
Schumacher Place and Merion Village	Any new curb ramp or replacement does not include brick installation.
Stambaugh-Elwood Neighborhood	
Jaeger Street and E. Gates Street	
Jenkins Avenue and S. 5th Avenue	
Kossuth Street and Barth Alley	
Kossuth Street and Ebner Street	
Kossuth Street and Bruck Street	
Hanford Street and first alley west of Parsons Avenue	
S. High Street and Greenlawn Avenue	
Markison Avenue and 18th Street	
S. Washington Avenue and Stewart Avenue	
S. Washington Avenue and Alley south of Thurman Avenue	
Other Traffic Calming	
Jaeger Street in Merion Village	Study

IMPLEMENTATION

The most effective way to implement the provisions of a neighborhood plan is through the consistent and unified advocacy of area residents and businesses working in concert with the city of Columbus and other stakeholders. The most typical mechanism for plan implementation is the review of development proposals for consistency with the plan. Additionally, the plan can be used proactively to seek investment in the area, advocate for neighborhood issues, pursue grant funding and guide capital improvements. As indicated, this plan will serve as the area's list of UIRF priority projects.

Major implementation elements include: Organization, Education and Outreach; Plan Amendment and Revision; Development Review Checklist

ORGANIZATION, EDUCATION AND OUTREACH

Organizational, educational and outreach mechanisms can play a key role in area plan implementation. Potential mechanisms include:

- Utilize a website and email to supplement existing information distribution system.
- Ensure copies of the plan and/or its executive summary are distributed to key stakeholders.

PLAN AMENDMENT AND REVISION

Area plans should be regularly reviewed and updated to ensure timeliness and relevancy. Minor amendments and brief updates may be considered on an as-needed basis. A more complete review and revision of an area plan should be considered within ten years of adoption.

DEVELOPMENT REVIEW CHECKLIST

A development review checklist is a summary of the development guidelines and recommendations found in an area plan. It is designed for application by stakeholders in the review of development proposals for consistency with plan provisions. It is intended for use with rezoning and variance requests, investments in community facilities and infrastructure, and other initiatives or requests impacting the built environment in the community. Guidelines from an area plan are not city code. But as part of a city adopted plan they serve as city policy. This provides a basis for stakeholders to review development proposals and make sure the guidelines are considered and optimally included in a proposed development.

Users of the checklist are strongly encouraged to review the body of this plan for additional recommendations and information. Nothing in the checklist is intended to speak to the development proposal's conformance with other city code requirements and policies.

Recommendations regarding the use of development review checklists include:

- Applicants for a rezoning and/or variance are encouraged to review a development review checklist and incorporate its provisions in their proposals.
- Community groups use a checklist to evaluate development proposals in their respective areas.

Table 5: Development review checklist

Guidelines and Recommendations	Yes	No	N/A	Comments
Has developer reviewed the recommendations of the plan?				
Has a site plan for the project been submitted?				
Is the proposal consistent with the Land Use Plan? (Page 28)				
Residential Development				
Is the proposal consistent with the densities recommended on the Land Use Plan? (Page 28)				
Is the proposal consistent with the design recommendations from Urban Design section for residential development? (Page 38)				
Mixed Use And Commercial Development				
Is the proposal consistent with the Land Use Plan? (Page 28)				
Is the residential component of Mixed Use development proposal consistent with the plan's density recommendations? (Page 23)				
Does the proposal follow guidelines regarding expansion beyond alley as recommended? (Page 23)				
Does the proposal follow design guidelines recommended in Urban Design section? (Page 36)				
Are the Landscaping and Screening guidelines used as recommended in the Urban Design section? (Page 37)				
Are the Parking guidelines followed as recommended? (Page 39)				
Industrial Development				
Is the proposal consistent with the Land Use Plan? (Page 28)				
Are the Landscaping and Buffering standards followed as recommended in the Urban Design section? (Page 39)				

COLUMBUS PLANNING DIVISION