

# Planning Matters



CITY OF COLUMBUS, MAYOR MICHAEL B. COLEMAN

DEPARTMENT OF DEVELOPMENT, DIRECTOR BOYCE SAFFORD, III

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#### Planning Division

109 N. Front Street

Columbus, Ohio 43215

<http://development.columbus.gov>

## South Side Plan Amendment

### Preserving Neighborhood Character While Envisioning the Reuse of Historic Resources

By Devayani Puranik

A neighborhood planning process is currently underway to amend the *South Side Plan* to include the southern portion of Merion Village and Schumacher Place. As this is the first plan for Schumacher Place and marks another important planning effort for Merion Village, the community has been highly involved and committed. The aim of the plan is to improve upon many assets for residents, property and business owners, commuters, and shoppers who frequent the area.

#### Historic Context

The Columbus' south side was initially developed by British and Nova Scotian settlers in the early 1800s, when Congress deeded over 50,000 acres of land east of the Scioto River to settlers in payment for assistance during the Revolutionary War. In the mid 1800s, the area became a destination for German, Irish, Italian, and Hungarian immigrants and settlers from Appalachia and the southern U.S. A large building boom occurred on the South Side between 1910 and 1913 that resulted in the area becoming a steel manufacturing center dubbed "Steelton." As a result, street car lines were run from downtown as a means of transportation for the steel workers. This development in transportation opened up the areas now known as Merion Village and Schumacher Place as viable working class neighborhoods. Today these neighborhoods are vibrant and diverse with various land uses and preserved historic resources.



*The concept for Beck Urban Academy.*

The planning process was initiated at the request of the Schumacher Place Civic Association and Merion Village Association in November 2006; the plan amendment is scheduled to be adopted by Columbus City Council in December 2007. The planning process included a working committee representing various neighborhood stakeholders that met on a regular basis to provide input and guidance. Input from the broader community was gathered through various planning techniques such as web-based surveys, distributed surveys and workshops. ►►

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This information was compiled and presented to the working committee to reach consensus on the plan's Goals and Principles, which defined the policy structure for the plan.

Along with community input, the amendment process took into consideration existing city-adopted plans around the area to ensure cohesive development goals, working cohesively with the *Greater Parsons Avenue Vision Plan*, *South Side Plan*, master plan by Nationwide Children's Hospital, and *Near Southside Plan*.

#### Opportunity Sites

During the planning process two key opportunity sites were identified within the planning area: Barrett Middle School and Beck Urban Academy. Both are beautiful historic school buildings constructed in 1892 and 1886 respectively, and are listed on the historic registers. Both buildings are currently vacant. The community desires to preserve these buildings and explore different ways to encourage adaptive reuse of these buildings.

To help gain community input, a public workshop was held in February 2007, to provide a creative and interesting forum to generate ideas for different uses of the historic schools. Participants worked with urban designers and planners to develop various land use ideas for each site. ►►



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Using aerial maps and a very coordinated facilitation process, participants identified the strengths and weaknesses of the buildings and worked collaboratively to develop various reuse scenarios. They also had an opportunity to rank potential ideas in order of preference. Along with staff from the Planning Division, City Council, Columbus Public Schools, South Side Pride Center and both civic associations, the attendees included residents, property and business owners and other stakeholders such as Columbus Urban Growth, Columbus Landmarks, and Nationwide Children's Hospital to name a few. Councilmember Maryellen O'Shaughnessy was present at the workshop to extend her appreciation for the involvement by the community.

The evening proved to be very productive. A boutique hotel was the preferred option for Beck Urban Academy and art space and active senior housing were the chosen options for Barrett Middle School. In addition, community open space was recommended to be included in the eventual reuse of both school sites. Planning Division staff used the ideas to develop conceptual layouts. These concepts were then presented to the community and further refined.

In addition to the school sites at Barrett Middle School and Beck Urban Academy, the plan addresses the Livingston Avenue and Parsons Avenue intersection. The plan also addresses commercial and residential design guidelines, resources preservation and compatible development. ♦



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## Northeast Area Plan

### Creating a Sense of Place in Ever Evolving and Diverse Suburban Neighborhoods

By Mark Dravillas, AICP

The *Northeast Area Plan*, adopted by City Council on July 16th, establishes high goals for a diverse area of Columbus poised for strong growth. The area includes a wide variety of development patterns, including World War II era homes on traditional street grids, semi-rural properties, conventional suburban residential development, and major job centers, including Easton.

Challenges addressed by the plan included the need to establish a center or “downtown” for the community, enhance connectivity for autos and pedestrians, and natural resource preservation. The plan applies to the Northeast Area Commission boundary, which the area bounded by Morse Road on the north, I-270 on the east, I-670/Alum Creek/Mock Road/Hudson Road on the south, and the abandoned railroad right-of-way located to the west of Westerville Road on the west.

#### Creating a Center

The Northeast does not have a traditional “Main Street” commercial district. To address that and other needs, the Plan recommends a mixed-use center focused at the intersection of Agler and Cassady Roads. This center is envisioned as the primary focus for future neighborhood retail, neighborhood office, civic, and higher density residential uses.



The area provides an excellent opportunity for the development of a core for the community. The area already includes two schools, the Howard Recreation Center, and is near the developing Alum Creek Trail. Commercial uses in the center are recommended to be built using standards consistent with the city of Columbus Urban Commercial Overlay, which aims to encourage pedestrian-oriented commercial design. The center would fulfill the community goals of both providing neighborhood based retail and enhancing the sense of place in the Northeast Area. ►►

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## Northeast Area Plan

### Creating a Sense of Place in Ever Evolving and Diverse Suburban Neighborhoods

#### Creating a Pedestrian-Friendly, Walkable Environment

The plan sets goals and standards for a pedestrian-friendly and walkable environment that will foster physical activity. Future road improvements are recommended to be context sensitive and make accommodations for pedestrians and bicyclists.

The plan also recommends enhanced road and pedestrian connectivity to better distribute vehicle traffic. This will reduce congestion on primary roads, assist travelers to efficiently reach their destination, and enhance commerce by focusing traffic at key locations and making commercial destinations accessible by vehicle, foot and bicycle.

#### Creating Jobs

The Easton and Citygate areas are recognized as major job centers for Columbus and Central Ohio and recommended for continued development as such. The plan suggests the importance of future implementation of urban design, land use, and other recommendations that will enhance the quality of the physical environment and make the Northeast Area more attractive for future jobs development.

#### Creating a Green Community

Alum Creek, including its greenway and the developing Alum Creek Trail are defining features of the Northeast Area. The plan recommends the completion of the trail as well as an interconnected system of greenways and trails/paths, utilizing tributaries of Alum Creek and/or well-landscaped multi-use trail connections to existing and future neighborhoods.

The Northeast Area includes significant tree cover. The plan provides detailed guidelines for the preservation of tree cover, including the potential use of residential density transfer and bonus in order to accommodate development that incorporates natural resources. The plan also recommends that the city of Columbus develop a city-wide tree preservation policy or ordinance, recognizing the plan's limited ability to accomplish tree preservation.

#### Implementing the Plan

The plan is expected to be implemented through the use of a development review checklist for the review of zoning and variance applications for consistency with the area plan and a chart of action oriented recommendations to assist with the prioritization of plan recommendations. The development review checklist will highlight key plan recommendations at the zoning/variance stage and assist with implementing the plan, one development at a time. ♦



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## Southeast Area Plan Amendment

### Facilitating an Environmentally Sensitive Corporate Office Presence at Bixby Road

By Lisa Russell

The *Southeast Area Plan-Bixby Road Economic Development Amendment* is an update to the *Southeast Area Plan* that was adopted in 2000. The amendment applies to 243 acres north and east of the Bixby Road/US 33 intersection. The *Southeast Area Plan* recommended residential uses for this area, however the Ohio Department of Transportation subsequently developed plans to transform US 33 into a limited access highway and to construct an interchange at Bixby Road.

The improved and safer access afforded by the proposed interchange provides the community and the city with the opportunity for attracting employment-generating land uses. The *Bixby Road Economic Development Amendment* recommends office, limited commercial and mixed-use development. The plan amendment reflects priorities of the Mayor's 21st Century Growth Team, area stakeholder input, and coordinated efforts among local jurisdictions.

The amendment is intended to serve as a guide for development and the planning of future public improvements. Its purpose is to capture the income and job-producing potential represented by the future Bixby Road interchange located on an improved US 33. Land use recommendations are for town center commercial, freeway-scale office, neighborhood-scale office, and limited community commercial among the key recommendations are the following:



Conceptual plan

- ▶ Promote land uses that facilitate job growth and tax revenue generation.
- ▶ Encourage high quality development through the use of design principles and standards.
- ▶ Respond to the environmentally sensitive nature of the southeast area.
- ▶ Describe physical limitations and opportunities of the site.
- ▶ Offer a conceptual land use development plan based on probable roadway realignments. ▶▶

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## Southeast Area Plan Amendment

### Facilitating a Environmentally Sensitive Corporate Office Presence at Bixby Road

Additional goals for the effort are to set a positive tone for development in this area as a gateway to southeast Columbus, and to reflect the conservation spirit of the *Southeast Area Plan*. A conceptual land use plan is included in the amendment, which is intended to provide guidance and flexibility. Among its features are:

- ▶ Freeway-scale office along US 33.
- ▶ Town Center north of Bixby Road.
- ▶ Gateway feature.
- ▶ Limited community commercial uses south of Bixby Road at the interchange.
- ▶ Neighborhood-scale office on both sides of Rager to the eastern edge of the amendment area.
- ▶ Network of multi-purpose fitness and recreational trails connecting all uses.
- ▶ Innovative stormwater management system focused in the southern portion of the site.
- ▶ Recommended environmental protection strategies include Low Impact Development (green roofs, bioswales); LEED certified green buildings; reduced impervious surfaces; and a 150-foot no-disturbance buffer on both sides of Georges Creek.
- ▶ The concept suggests the site has the potential for approximately 1.9 million square feet of office and commercial uses that could generate approximately 6,000 jobs. ◆



Above: Recommended office uses. Below: Georges Creek.



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## West Broad Street

### Cooperative Planning with Prairie Township

*By Brent Warren*

The *West Broad Streetscape Improvement Plan* focuses on the right-of-way along West Broad Street stretching from Alton & Darby Creek Road (the western edge of the study area) to Wilson Road (the eastern edge). The plan uses maps and renderings to illustrate proposed improvements such as sidewalks, street trees, new traffic lights, and street furniture. It also examines the existing conditions of the corridor and provides approximate cost estimates for the proposed improvements.

#### Corridor Revitalization

The goal of the plan is to present a vision of a completely revitalized corridor; one that is aesthetically pleasing and friendly to pedestrians. Such a corridor would help to improve the conditions for existing businesses, while also encouraging further investment and economic development.

In conjunction with the streetscape plan, Prairie Township is producing an economic development plan based upon a real estate market study. Both projects are first steps in the establishment of a Joint Economic Development District (JEDD) between the City of Columbus and Prairie Township. The revenues generated through the JEDD would then fund the streetscape improvements outlined in the plan, as well as other activities to encourage corridor revitalization and improvement.



*Streetscape concept for West Broad Street.*

#### Lack of Connectivity

The current development pattern of West Broad Street is that of a low density, automobile-dependent commercial corridor. Development is dispersed along the entirety of the corridor, with large parking lots fronting West Broad Street and a lack of connectivity between businesses and adjacent neighborhoods. The landscaping of the corridor is also generally very sparse and there are very few sidewalks. ▶▶

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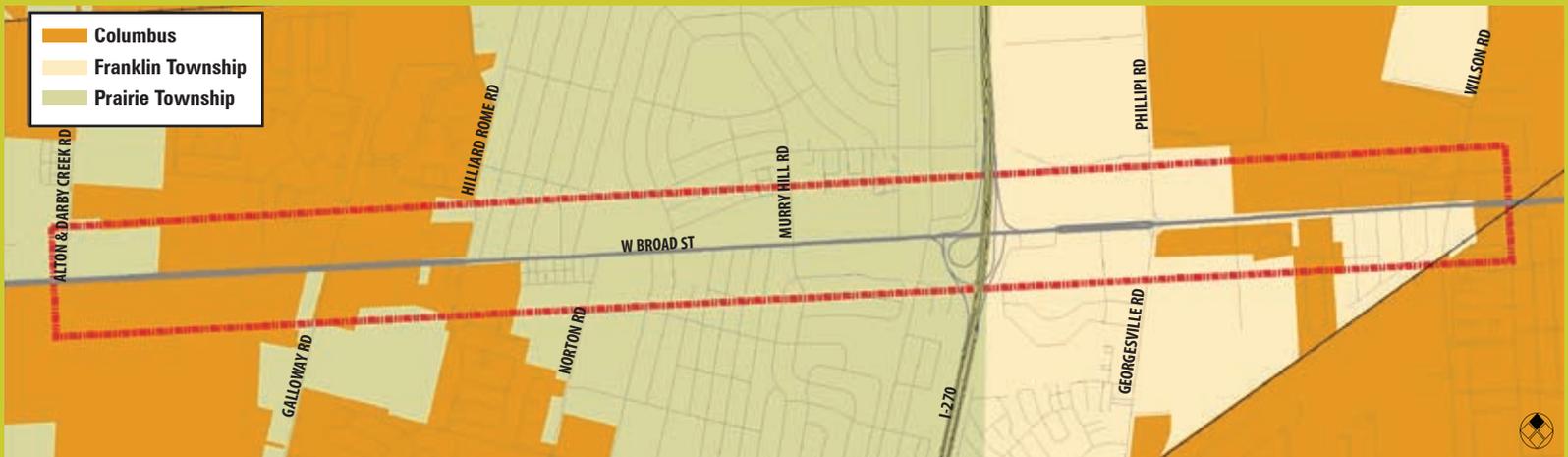
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## West Broad Street Cooperative Planning with Prairie Township

Another defining feature is the number of curb cuts and the close proximity between these curb cuts and adjacent intersections. The safety issues presented by this are addressed by a roadway safety improvement plan being completed by Ohio Department of Transportation (ODOT). The ODOT plan covers a 3.2-mile area between Wilson Road and Hilliard-Rome Road and calls for eliminating unsafe curb cuts and adding sidewalks. The enhancements proposed in the Streetscape Improvement Plan are meant to complement the improvements outlined in the ODOT plan.

A public open house was held on August 21st. The West Broad Streetscape Improvement Plan can be viewed at <http://td.ci.columbus.oh.us/Bizdevelopment/PlanList/index.asp>. ♦



The study area.



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## From the Administrator Summer 07

By Vince Papsidero, AICP

### Project Updates

**Adopted Plans.** The *Northeast Area Plan* was adopted by City Council in July. The Development Commission recommended approval of three plans at their September meeting: *Southeast Area Plan - Bixby Road Economic Development Amendment*, *Scioto Southland Area Plan* (formerly the Far South Planning Area), and *Northwest Area Plan Update*. These three plans will be forwarded to City Council for adoption in October.

**Darby.** The *Big Darby Accord Watershed Management Plan* was recently recognized with a planning award from the Ohio Planning Conference, which is the state chapter of the American Planning Association. The award was given on September 21st at the state planning conference in Columbus following the keynote luncheon address by **Governor Ted Strickland**. Senior Planner **Adrienne Joly** spoke at a session focused on the Big Darby Accord.

**OPC Conference.** Speaking of the 2007 state planning conference, the Planning Division staff provided assistance to the conference committee. Over 300 planners from across the state descended on the Columbus Convention Center for three days of sessions, a professional development workshop, and a planning and zoning workshop for citizens. **Mayor Michael B. Coleman** provided a



keynote welcome and was followed by **Kyle Ezell, AICP**, who addressed the conference theme of "innovations in planning". The division was represented in an exhibit prepared by Graphic Designer **Elsie Stiger** to promote the efforts of our staff and the various neighborhoods in the areas of planning and urban design, as well as key projects such as the Darby and 2012. ►►

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**Commercial Overlays.** The Planning Division and Zoning Office staff have been working on a series of updates to the commercial overlays to streamline the codes, provide clarity, enhance parking standards, and incorporate some green components. The public review process is starting in early October. Copies of all materials can be found under the title "Proposed Revisions to Commercial Overlays" on the Plans and Overlays page on the city website: <http://td.ci.columbus.oh.us/Bizdevelopment/PlanList/index.asp>.

### Personnel

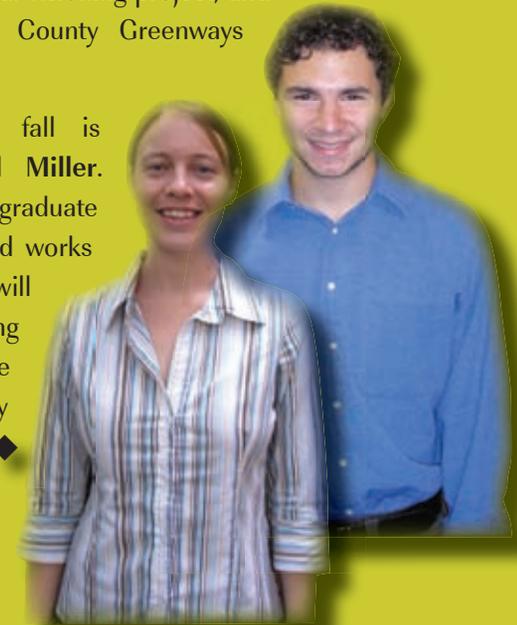
Urban Designer **Corrin Wendell** was recognized as part of a story on Ohio State planning students that used YouTube and other tools to forge their future in *Planning* magazine. The article was written by former Columbus planner Kyle Ezell, AICP, who also taught the course Where Do I Fit? in OSU's city and regional planning section.

Also teaching an upcoming course this fall is **Vince Papsidero**, AICP and Urban Designer **Dan Ferdelman**, AIA titled "Negotiating the Planning Process". The city and regional planning studio is teaching students the nuances of negotiation between the public and private sectors in the development process. The studio is divided into teams to design and negotiate a mixed use project on one of two sites.

Assistant Administrator **Kevin Wheeler** spoke at the OPC state planning conference in mid-September on Mayor Michael B. Coleman's Green Team with **Susan Ashbrook**, the city's Environmental Steward. As noted earlier, Senior Planner Adrienne Joly also spoke at the conference.

OSU first year graduate student **Taylor McKinley** is interning with the Planning Division. Taylor has an undergraduate degree in geography in urban and regional studies from OSU where he made the Dean's List five quarters. He has also interned with *Chicago Metropolis 2000*, a regional visioning project, and with MORPC's Franklin County Greenways program.

Joining Taylor for the fall is volunteer intern **Rachel Miller**. Rachel has an undergraduate degree in architecture and works in freelance design. She will enter the graduate planning and landscape architecture programs at the University of Washington in the fall. ♦



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