

Planning Matters



CITY OF COLUMBUS, MAYOR MICHAEL B. COLEMAN DEPARTMENT OF DEVELOPMENT, INTERIM DIRECTOR BOYCE SAFFORD, III

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2006 Year in Review New Staff to New Plans

by Vince Papsidero, AICP

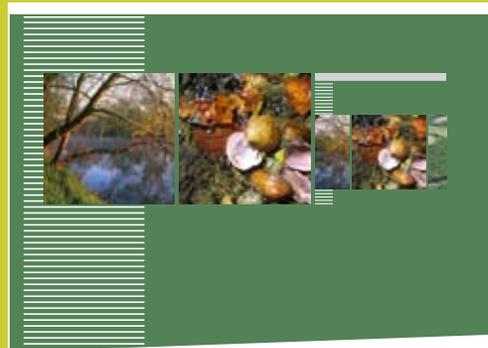
The past 12 months have been quite busy for the Planning Division, completing several planning assignments, undertaking new initiatives, revising how we undertake our business, and filling staff vacancies. Below is a brief summary.

Adopted Plans. Columbus City Council adopted a number of plans in 2006, specifically the *Big Darby Accord Watershed Management Plan*, and *Weinland Park Neighborhood Plan*. In addition the *Jobs Centers Study* prepared by Bay Area Economics and Lincoln Street Studio was completed.

Plan Implementation. A number of individual tasks were undertaken to implement portions of recently adopted plans. The division participated in an East Main Street charrette managed by the Neighborhood Design Center as a follow-up to the *Near East Area Plan*. We have been working on several initiatives

as part of the *West Broad Street Economic Development Study*. The Long Range Planning Section has been working on several tasks to implement the Darby Accord, coordinating with Susan Ashbrook, the city's environmental steward, Franklin County, and other Accord partners. Whittier Peninsula implementation activities included the initial phase of searching for a developer, coordination with the Audubon Society's nature center, and working with Metro Parks on initial phases of their project.

Plans Underway. Several planning processes were underway in 2006, specifically the *Eastmoor Design Charrette* (Broad and Main streets), *Far South Area Plan*, *Hamilton Road Corridor Plan*, *Milo-Grogan Neighborhood Plan*, *Northeast Area Plan*, and *Southside Plan Amendment* (Merion Village and Schumacher Place). ►►



Big Darby Accord Watershed Master Plan

Weinland Park Neighborhood Plan



City of Columbus Department of Development Planning Division

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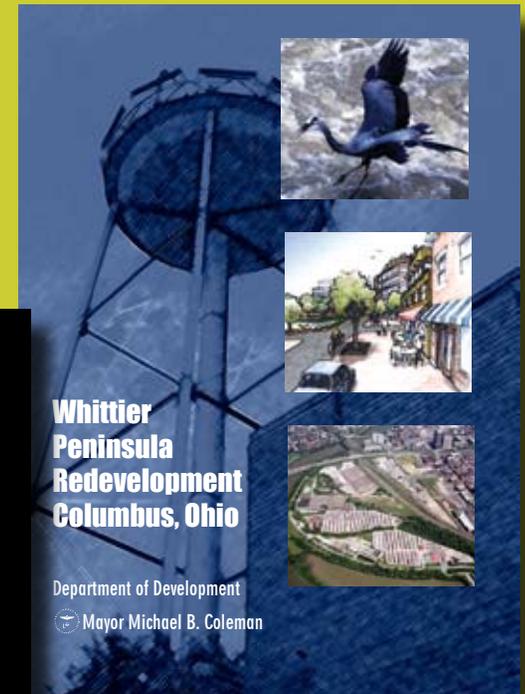
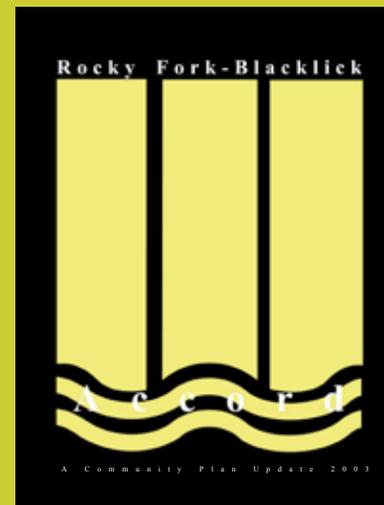
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2006 Year in Review New Staff to New Plans

New Initiatives. In 2006 the division was engaged in a variety of new efforts, such as growth agreement initiatives between Columbus and several neighboring communities. Planning also provided key support in a new joint economic development planning process with Port Columbus, Gahanna, and Whitehall. The staff also played a role in addressing urban design and cap issues related to the reconstruction of I70/I71 in the downtown.

Development Activity. In 2006 the University Area Review Board considered 154 cases (such as several tenant facades at Gateway, BW3's new two-story restaurant at Lane and High, and several commercial buildings), while the Rocky Fork – Blacklick Accord Implementation Panel considered 40 cases including a number of rezonings and development projects. The division also played a key role in completing negotiations with Dominion Homes on their 300-plus-acre Hayden Run rezoning, among other development projects.

Special Projects and Assignments. The division is participating on the AIA Columbus Re-Wired: Multi-Modal Transit Center Design Competition as part of AIA's 150th anniversary celebration, the Ohio Planning Conference's committee for the 2007 Annual Meeting scheduled for September 19-21 at the Columbus Convention Center, and a variety of committees/tasks under the Mayor's Green Initiative. ◆



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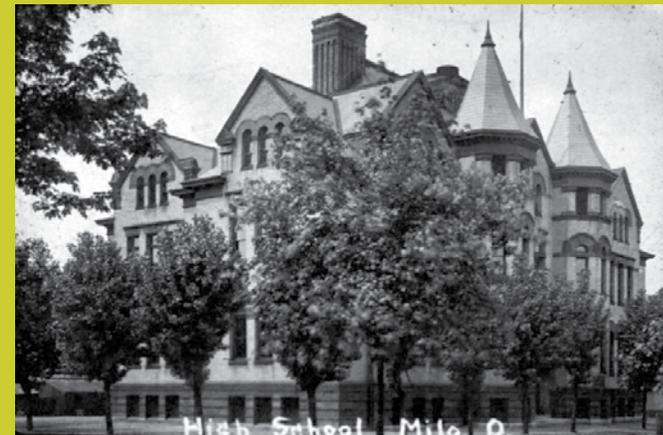
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Milo-Grogan Neighborhood Plan A Rich History and a Bright Future

by Reza Reyazi

Milo-Grogan is the first residential neighborhood north of downtown Columbus along Cleveland Avenue. It is adjacent to Italian Village and the Short North, the fastest appreciating residential and commercial markets respectively in the central city for the last ten years. Milo-Grogan has had a long and vital history that has endured and exhibited resilience in light of national economic trends. The small villages of Milo and Grogan rapidly grew through the 1890's, boasting a combined population of nearly 5,000 residents covering over 1,500 acres by 1900.

As the villages' population continued to swell, the administrators of Milo and Grogan (then referred to as Milo) soon realized they were unable to provide residents with necessary services. Rapidly growing Columbus could more easily provide police protection, water, fire services, and electricity. After a decade of fierce debate and several "no" votes, Milo was annexed into the city of Columbus on October 16, 1908. Once annexed, however, Milo remained somewhat isolated from Columbus with its residents connected by a common thread, the Pennsylvania Railroad. With the railroad as the industrial backbone of the neighborhood, other industry set up shop in the community and the population flourished. Cleveland Avenue contained a thriving commercial base with over 40 businesses between First Avenue and Fifth Avenue in 1937. Fifth Avenue also contained a large number of shops and restaurants.



The *Milo-Grogan Neighborhood Plan* was initiated at the request of the Milo-Grogan Area Commission in October, 2005, and is scheduled to be adopted by Columbus City Council in March, 2007. The planning process included an Advisory Group representing the various stakeholders in the neighborhood that met on a monthly basis to provide input and guidance. Additionally, staff presented monthly reports to the area commission at their regularly scheduled public meeting and answered questions from community members regarding work that had been carried out the previous month. There have been three public open houses to share the findings of the planning process and seek input from the broader community.

The goals of the neighborhood plan are:

- Revitalize Milo-Grogan by assisting current and future residents and other interests to create a diverse, mixed-income neighborhood of residential, commercial, industrial, and other appropriate land uses. ►►

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Milo-Grogan Neighborhood Plan A Rich History and a Bright Future

- Serve as an official, publicly adopted guide to public and private investment in the neighborhood over the next 15 to 20 years and beyond.
- Demonstrate to potential funding sources for community development and other needs that an exhaustive community-based planning process has been completed, that a wide array of options have been fully discussed, and that a high level of consensus has been achieved in major policy areas.
- Provide realistic and fiscally responsible direction for future change in the Milo-Grogan community.
- Identify opportunity sites for development or redevelopment that represent the best opportunities for positively impacting the future of Milo-Grogan.
- Further the pursuit of job creation, increase of property values and elevate the quality of life for the residents of Milo-Grogan.

Milo-Grogan has many opportunities for growth and development; perhaps the most obvious is the former Timken Manufacturing site at the southwest corner of Cleveland Avenue and Fifth Avenue. This parcel is among the largest infill development opportunity in the central city.



Options for creating a mixed-use development with a pedestrian orientation on the former Timken site.

The plan includes many recommendations for achieving the goals established by the plan, some of the key recommendations are:

- Focus on the empty lots on the corner of Saint Clair and Shoemaker as a potential site for a playground/medium-scale neighborhood park.
- Develop an Urban Commercial Overlay for Cleveland and Fifth Avenues in 2007.
- Clarify and educate the community regarding the code enforcement strategy for residential, commercial, and industrial uses in cooperation with the Milo-Grogan Area Commission with a simple monthly report to the community on all active cases.
- Inform area residents of private and public loan and grant dollars available for housing rehabilitation. ◆

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The Far South Side Plan South High Street Design Charrette

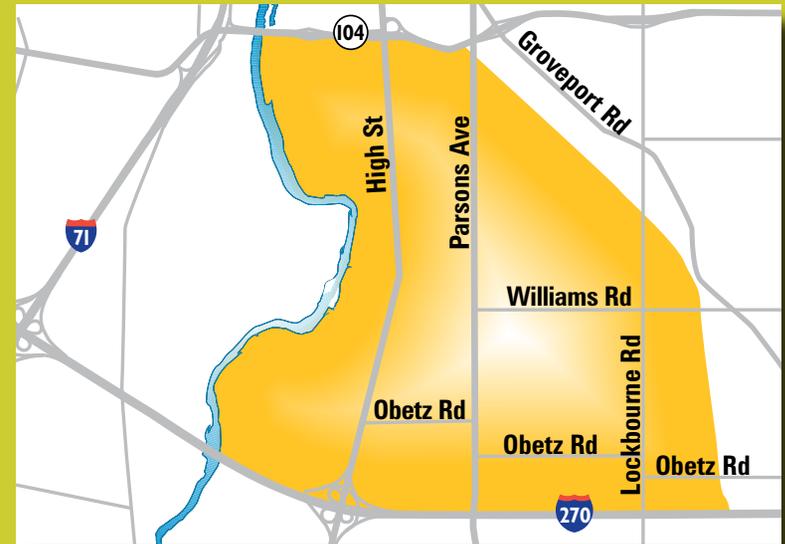
by Christine Palmer

An area plan is currently underway for the Far South Side, which consists of properties south of SR 104, north of I-270, east of the Scioto River, and west of the CSX railroad tracks. As this is the first plan to be created for the Far South Side, the community has been highly involved and committed. The aim of the plan is to improve upon the many assets of the Far South Side for residents, property and business owners, commuters, and shoppers who frequent the area.

As the major corridor for both transportation and commerce, much of the focus of the plan has been on South High Street. The corridor has undergone a transformation over the past 20 years and continues to thrive, however the community recognizes improvements are needed within the retail mix and to some extent, the physical appearance of the corridor.

To help gain community input on the direction and vision for South High Street, a design charrette was held in September, 2006, to provide the community a creative and interesting way to be involved in the planning process. Participants worked with designers and urban planners to address the following areas: streetscape, pedestrian amenities, façades, signage, gateways, and retail markets.

Using aerial maps and streetscape pictures, participants identified the strengths and weaknesses of South High Street. Along with staff from the Planning Division, Transportation, South Side



Pride Center, attendees included residents, and property and business owners. Councilmember Maryellen O'Shaughnessy opened the evening meeting by expressing her commitment to the Far South Side planning process and her appreciation for the involvement by the community.

Mindi Hardgrow, spokesperson for the Save Our Southside Civic Association, expressed appreciation for the interdepartmental effort from the city, stating "I'm encouraged and pleased to have the ability to work with so much city staff on the planning process." Hardgrow also expressed ►►



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The Far South Side Plan South High Street Design Charrette

appreciation for the community involvement. "It's great to see business people and residents working together," she noted.

The evening proved to be very productive. Infrastructure was identified as a high priority, such as a contiguous sidewalk to provide pedestrian access for adjacent businesses and the surrounding residential districts. Two key intersections on High Street that were identified for needed improvement were at Williams and Obetz roads. Widening both intersections was recommended along with turning lane improvements to handle truck traffic. In addition, better crosswalk delineation for safe pedestrian access was identified.

To get a picture of its current state, participants identified the economic function of the South High Street corridor. Currently the corridor predominantly provides day-to-day necessities, transportation, including public transportation with the Central Ohio Transit Authority (COTA), automotive services, and entertainment. Building upon the existing assets, attendees envisioned a High Street corridor that isn't as heavily focused on auto-related uses, providing a more balanced range of retail offerings, such as additional grocery stores, higher end retail department stores, additional entertainment options, and a broader range of restaurant options.

There are tremendous opportunities for infill and new development. Local developer and business and property owner, Ron Sams, stated, "The South High Street corridor has several primary lots, small and large, between SR104 and 1-270 that can be developed as this part of town benefits from development taking place near Rickenbacker.



We need to be on the forefront of planning for growth because within four to five years development will be taking place."

Beyond the economic base and infrastructure, the charrette analyzed physical appearance. The community recommended improving the gateway at I-270 to convey a more positive image of the city, as well as additional landscaping, especially street trees. An appealing streetscape would better reflect the level of investment and redevelopment taking place. Facade and sign improvements were recommended.

The dedicated community members of the Far South Side and Save Our Southside Civic Association are instrumental in building a vision for how the South High Street corridor will change and evolve over the coming years. With their dedication, the Far South Side planning process is proving very successful. ♦

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Eastmoor Update

Commercial Corridor Plan for Broad and Main Streets Nears Completion

by Daniel Thomas

The Planning Division staff is wrapping up an intensive community process concerning the two major commercial corridors in Eastmoor - the area of Columbus between Bexley and Whitehall. Both commercial corridors face their share of issues – tired infrastructure, perception and actual crime, the need for reestablishing an identity, to name a few.

Initial community input occurred in two charrettes held in May in which assets and problems were identified. A charrette is defined as an intense, time condensed process, usually associated with design. Two subsequent charrettes were held in August that primarily focused on solutions. A single meeting took place in mid November to review a draft report. Over a hundred community members participated in the process. Close to ten planning staffers lent their expertise. The initial draft was distributed to the community and affected City agencies for their review in December and January.

Computer techniques applied by the planning staff helped participants visualize proposals in a variety of ways.

- Senior Planner Devayani Puranik used PhotoShop to illustrate aesthetic improvements to Main Street with the removal of overhead wires and the addition of new decorative light poles with acorn light fixtures, banners and street trees. ▶▶



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Eastmoor Update Commercial Corridor Plan for Broad and Main Streets Nears Completion

- Urban Designer Dan Ferdelman applied Sketchup to illustrate two options for the development of a vacant parcel on the corner of Broadleigh Road and Broad Street, which had been identified by the community as a critical location for new mixed-use development.
- Graphic Designer Elsie Stiger utilized Illustrator to demonstrate how the Community and Urban Commercial Overlays could affect redevelopment on the eastern portion of Main Street by creating a pedestrian-oriented development pattern, as opposed to the existing or conventional pattern that would result under current zoning.

That draft plan can be downloaded at: http://development.columbus.gov/Bizdevelopment/PlanList/PL_103.asp

Concluding events scheduled for February included a public meeting with the community to discuss final document revisions and a breakfast forum to brief Broad and Main Streets' business owners. It is anticipated that the plan will go before the Development Commission in March, to be followed by City Council adoption. ♦

A three-story mixed-use rendering of proposed landuse of the Broadleigh Road and Broad Street site.



Urban Commercial Overlay of eastern port of Main Street.



Community Commercial Overlay of eastern portion of Main Street.



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From the Administrator

by Vince Papsidero, AICP

With this Winter Issue of the Planning Division newsletter, *Planning Matters*, we profile several ongoing projects, as well as summarize key accomplishments in 2006. Below are highlights regarding our internal operations.

Awards

Two members of the Planning Division staff were recently recognized by the American Planning Association (APA).

Near East Area Plan. In recognition of the efforts to revitalize Columbus' Near East Side, the Central Ohio Section of the Ohio Planning Conference (a chapter of the American Planning Association) recently selected the *Near East Area Plan* as the 2006 Plan of the Year. The *Near East Area Plan*, adopted by Columbus City Council in 2005, is a roadmap to guide the continued revitalization and redevelopment of the historic Near East Side. Mark Dravillas, AICP, Neighborhood Planner Section Manager, served as the project manager.

"Good planning helps build stronger neighborhoods, but it only works if residents, businesses and the City are all working together," said Mayor Michael B. Coleman. "I'm proud of our City's team, as they continue to work every day to improve the quality of life in Columbus' neighborhoods." ►►

SAVE
THE
DATE

September 19-21
2007
Columbus, OH



OPC State Planning Conference
"Innovations in Planning"

held in conjunction with the central ohio planning & zoning workshop

The conference will be held at the
Columbus Convention Center

Lodging is available on Nationwide Blvd. at the
Crowne Plaza Hotel

Contact Chris Strayer at 740.587.0707/cstrayer@granville.oh.us
for more information



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APA Student Planner Leadership Award. OSU graduate student Kevin Chastine, currently interning in the Planning Division, has been recognized by the national APA with its 2007 National Planning Leadership Award for a Student Planner. Earning high academic marks is only one reason for his being selected as the first student in Ohio to receive this award. Since enrolling at Ohio State, Kevin has used all of his experiences to gain knowledge and understanding about planning principles and practice.

"Kevin understands an important part of going to graduate planning school is to participate in the community in a professional manner," said Carol Rhea, AICP, chair of the APA 2007 Awards Committee. "His well-rounded approach gives him an excellent foundation upon which to serve as a role model and build his career." Kevin is one of two students receiving awards at APA's National Planning Conference in April in Philadelphia and will be highlighted in *Planning* magazine.



Franklinton Floodwall



Personnel

Ken Klare Retires. One of the more significant changes this past quarter was the retirement of Ken Klare, Urban Designer, after 30 years of service with the city. Ken served as staff to the University Area Review Board and Rocky Fork-Blacklick Accord Implementation Panel. His accomplishments included establishment of the UARB and the University Overlay, and design oversight for the Franklinton Floodwall.

New Hires. The Planning Division has added three new staff to fill existing vacancies since the Fall issue of *Planning Matters* was published. ▶▶

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From the Administrator

Joining the Long Range Planning Section is **Brent Warren**, Planner, who is currently completing his master's in city and regional planning at Ohio State and **Adrienne Low-Joly**, Senior Planner, who has worked for the past five years at the City of Las Vegas and is relocating to Columbus, her hometown.

In the Neighborhood Planning Section, **Elizabeth Linville** has joined the staff as a Planner. She is a recent Ohio State grad with a master's in city and regional planning. Most recently Elizabeth was employed as a research coordinator at Colliers Turley Martin Tucker, a commercial real estate brokerage.

In a future issue of *Planning Matters* a profile will be presented of all the new staff joining the division over the past 18 months.

Operations

The Planning Division has undertaken a variety of initiatives to improve its efficiency and enhance the work environment. Below is a summary.

- The office has been enhanced through a slight modification to individual cubicle spaces, relocation of the division library allowing expansion of the conference room, and creation of a "commons" area as part of the new library to create a central space for informal work sessions among the staff.
- *A Policies & Practices* handbook has been developed to provide a framework of consistency, new standards and processes, and a common point of reference for undertaking area and neighborhood plans.

- The scope of area and neighborhood plans has been expanded to address the topics of urban design, economic development, housing, and natural resources within individual chapters. The staff has also committed to completing these planning processes in 12 months once they are initiated.

- The use of charrettes and interactive workshops has been greatly expanded into all area and neighborhood planning processes. Examples include a visual preference survey for SR161 to address character issues, design charrettes for Main and Broad Streets in Eastmoor, and a public visioning workshop for the reuse of Barrett and Beck public schools in Merion Village/Schumacher Place (Southside Plan amendment) working with Columbus Public Schools.
- The staff continues to utilize the city website to post documents throughout individual planning processes. Please refer to the section on Columbus Plans and Overlays, which has a link on the city home page under the About Columbus column. ♦



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