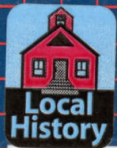
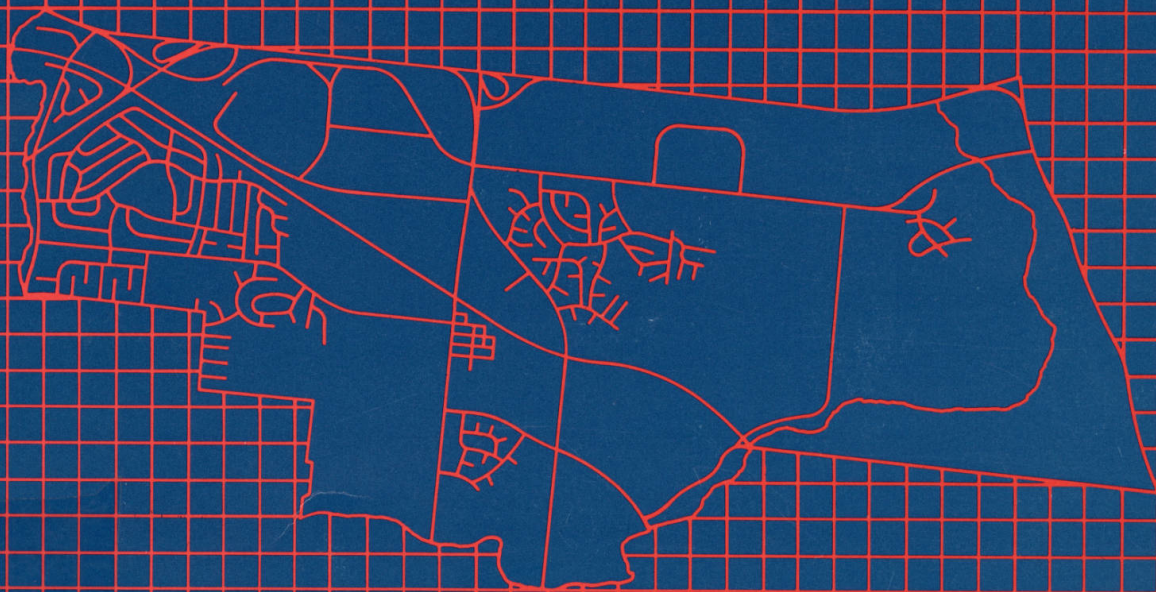


# BRICE/TUSSING • PROFILE

City of Columbus

Mayor Dana G. Rinehart

Development Department



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BRICE/TUSSING PROFILE

November, 1988

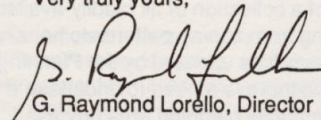
Dear Citizen:

The data contained in this profile represents the most current physical and demographic information available for the Brice/Tussing Area and serves as a resource for on-going planning and discussion.

An Area Planner has been assigned to work with Brice/Tussing residents and various public and private agencies to assist with the provision of planning information, analysis of problems and opportunities, and the development of guidelines for action. As we forge a working partnership with the Brice/Tussing community, the planning area profile and subsequent planning guidelines will help us direct future growth and development activities.

The Brice/Tussing Profile is the first step. The success of the Profile over the next several years is dependent upon the willingness of all individuals concerned to work towards the betterment of our community. To participate in this planning partnership, please contact the Planning Division at 645-8502, or address correspondence to Planning Division, 140 Marconi Boulevard, Room 801, Columbus, Ohio 43215.

Very truly yours,



G. Raymond Lorello, Director  
Development Department

# The Community Planning Process

The community planning process involves the preparation of area planning studies to address growth pressures or special area development problems. They are conducted by staff of the Planning Division in cooperation with citizens and public or private agencies. These studies are designed to bring the planning process to the community level and will deal with physical problems and opportunities of the respective planning areas.

The planning process has been designed for implementation in three phases. Each phase will be tailored to reflect the particular nature and characteristics of the community planning area. Based upon existing information, resources, and community support, the timetable for completion of a community plan will vary with the complexity of the issues and the priority of need relative to other community planning areas.

## PHASE I - INFORMATION

This activity provides a planning information base for each of the city's 27 community planning areas. This phase was begun in September of 1975 and was completed in November 1979. The studies consist of a collection of all readily-available planning information, ranging from zoning patterns to housing conditions. Information Profiles will be updated by the Planning Division when it is determined that there is a need to undertake the complete three-phase community planning area process.

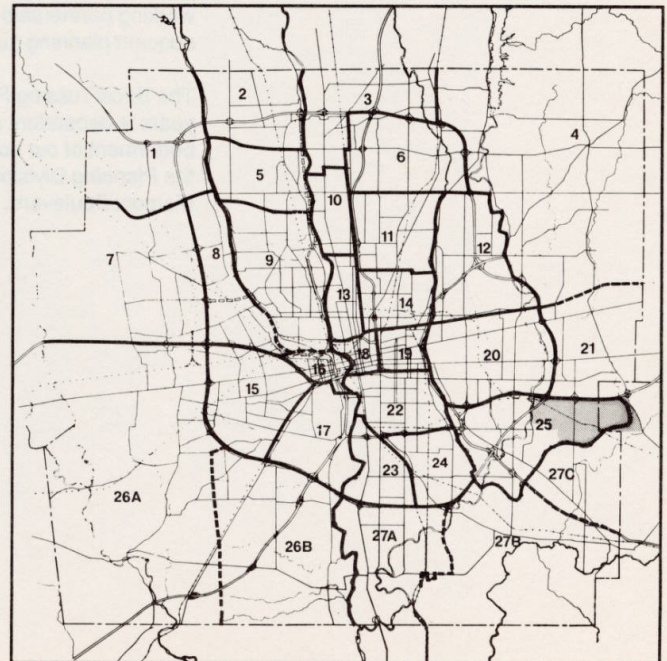
## PHASE II - ANALYSIS

This portion of the program examines all available information in the community planning area in order to identify problems and opportunities. This phase will not include land incorporated by other municipalities. Detailed analyses of problems and opportunities will be produced. This activity will require extensive community and agency interaction and cooperation.

## PHASE III - ACTION

This activity develops guidelines for action based on the results of Phase II. The content will be dependent upon the particular element being addressed and the amount of consensus that can be developed within the respective area. The guidelines will be concerned with all activities that should be considered over approximately 15 years.

The results of Phase II and Phase III are produced as a single document.



# BRICE/TUSSING PROFILE

## Community Planning Information

*November, 1988*

Prepared By:  
Roxyanne Cartier Burrus, Area Planner

Designed By:  
Larry D. Lewis

This Profile is intended as a reference document to assist in planning activities in the Brice/Tussing community over an extended period of time. Any questions regarding the accuracy or interpretation of the information in the profile, should be directed to the Planning Division, 140 Marconi Boulevard, Columbus, Ohio 43215, or call 645-8502.

City of Columbus  
Dana G. Rinehart, Mayor

Development Department  
G. Raymond Lorello, Director  
Kathy M. Kerr, Deputy Director

Planning Division  
Stephen R. McClary, Administrator



# Contents

## **THE BRICE/TUSSING AREA**

History Update .....	1
Annexation Dates .....	1
Statistical Summary .....	2
Census Tracts .....	3
Summary of 1980 U. S. Census .....	4
Population Update and Forecasts .....	5
Household Income Update and Forecasts ..	6
Comparison Summary of 1970 & 1980 U. S. Census .....	7

## **ZONING AND LAND USE**

Existing Land Use Map .....	8
Land Use .....	9
Flood Plain .....	10
Zoning Patterns .....	11
Zoning Classifications .....	12

## **HOUSING GROWTH**

Household Growth .....	14
------------------------	----

## **TRAFFIC**

Street Patterns .....	15
Thoroughfare Plan .....	15
Major Traffic Generators .....	16
Existing and Forecasted Traffic Counts ..	18
Traffic Counts .....	18
Accident Reports .....	19
Public Bus Routes .....	20
Bus Service .....	21

## **SEWERS**

Sanitary Sewer Lines .....	22
----------------------------	----

## **WATER**

Water Lines .....	23
-------------------	----

## **STREET LIGHTING**

Street Lighting Services .....	24
--------------------------------	----

## **Police**

Police Cruiser Districts .....	25
Crime Statistics .....	26
Columbus Police Precincts .....	27
Crime Definitions .....	27

## **FIRE**

Fire Facilities .....	28
-----------------------	----

## **HEALTH**

Health Facilities .....	29
-------------------------	----

## **RECREATIONS AND PARKS**

Public Recreation Facilities .....	30
------------------------------------	----

## **SCHOOLS**

Public Schools and School Districts .....	31
---	----

## **LIBRARIES**

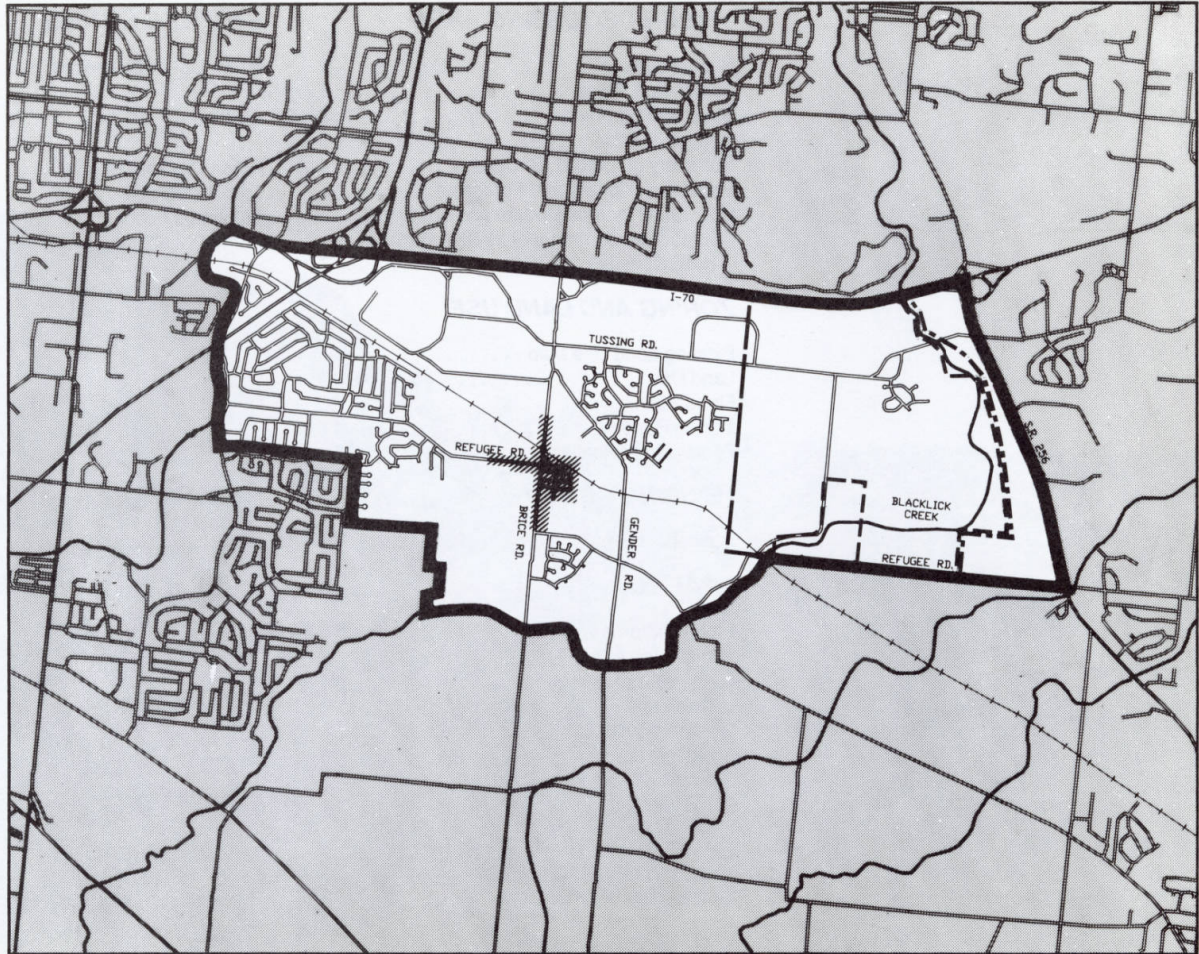
Library Facilities .....	32
--------------------------	----

## **SANITATION**

Sanitation Services .....	34
---------------------------	----

## **COMMUNITY IMPROVEMENTS SUMMARY**

Capital Improvements Projects .....	35
-------------------------------------	----



Brice/Tussing  
Planning  
Area

----- City of Columbus    ————— Fairfield County    - - - - - Village of Pickerington    // // // // Village of Brice

# The Brice/Tussing Area

## History Update

Since 1970, the Brice/Tussing planning area has experienced rapid and substantial growth in commercial and residential development. Prior to 1970, this area was predominately agricultural characterized by an abundance of undeveloped land and single family housing. Most of the land east of Brice Road was annexed to the City of Columbus after 1974. Since 1980, the largest parcel of land annexed to the City of Columbus contained 300 acres in Fairfield County.

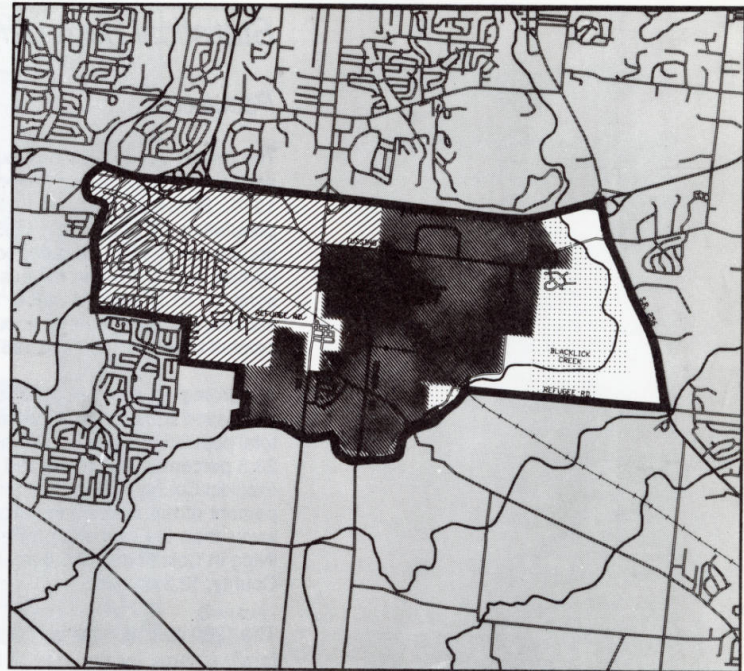
The first major industrial development was the J.C. Penney's distribution center located near Brice Road abutting the southeast side of I-70 and the outerbelt.

The first major commercial center in this area was built in the 1980's. The Consumer Square Shopping center, where Cub Foods is located, spurred the vast commercial growth currently developing in the area.

Other commercial centers which have contributed to the change in character of this area are located on and near Brice and Tussing Roads.

Walnut Heights, the largest residential subdivision in the area, was built in the late 1960's, however, residential development has increased substantially since 1970. The Independence Village subdivision was the first major residential investment in the 1970's. Currently, residential construction is occurring at a

Annexation Dates



////// Annexations - 1960-1969

||||| Annexations - 1970-1979

..... Annexations - 1980-1988

Areas Not Annexed

rapid pace primarily along Tussing Road near State Route 256.

There remains a sizeable amount of undeveloped land in the eastern and southern

portion of the Brice/Tussing area. If development continues at its current pace the remaining agricultural land may succumb to the pressures of this phenomenal growth.



## *Statistical Summary*

### *Population*

The Brice/Tussing Area has experienced rapid and substantial growth in population since 1970. Between 1970 and 1980 the area's population increased by 19.3 percent. The population in 1987 as reported in the census update, was 9,684, an increase of 1,725 persons or 21.7 percent since 1980. By comparison, Franklin County's population grew 4.7 percent between 1980 and 1987.

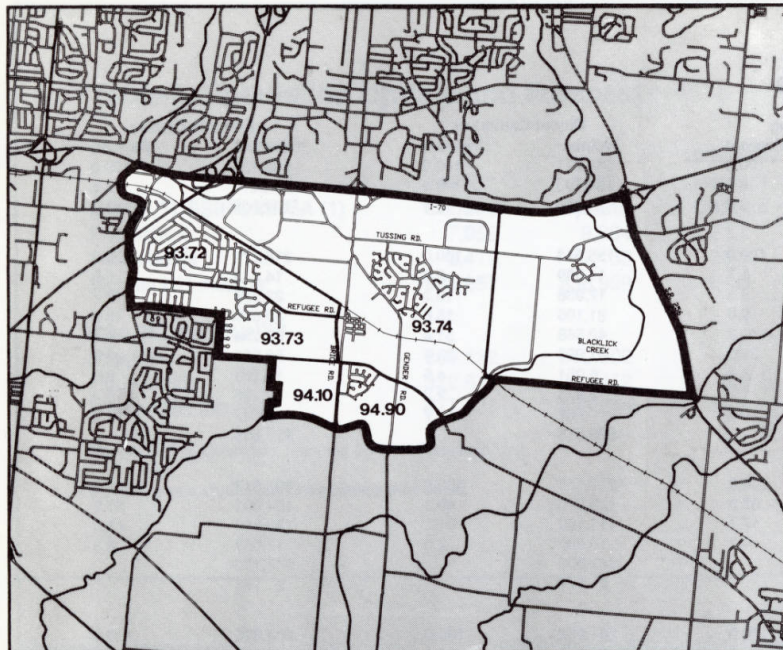
According to the 1980 census, non-white population comprised 6.0 percent of the area's total population which is low when compared to 23.8 percent in Columbus and 16.5 percent in Franklin County. Elderly residents make up 3.6 percent of the area's population which is also lower than the proportion of elderly residents living in Columbus, 12.5 percent, and Franklin County, 12.3 percent.

The 1980 census reported the average annual family income for the area at \$23,981, which was slightly above the City of Columbus at \$20,515 and Franklin County at \$23,685. However, according to the 1987 census update, the average annual family income for the area has

increased to \$38,979. More than 40 percent of the total families in the area had incomes ranging between \$15,000 to \$25,000.

1980 census labor force data showed the area was comprised of primarily managerial and professional workers, technical, sales and administrative support employees, in addition to operators, fabricators and laborers. The proportion of professional workers, 19.7 percent, was slightly lower than comparable employees in Columbus and Franklin County, 24.4 and 26.4 percent, respectively. The reverse is true with the administrative support category. Brice/Tussing's share is 41.3 percent which exceeds both the City of Columbus at 35.9 and Franklin County at 35.5 percent. In addition, 67.7 percent of the families in this area have two or more workers. This is greater than the proportion of two-income families living in Columbus, 55.6 percent and Franklin County, 57.6 percent.

With persons 25 years old and over, 1980 census figures show that the area had proportionately more high school graduates at 47.5 percent than did the city at 35 percent and the county at 35.9 percent. However, there were proportionately fewer college and post graduate residents at 12.0 percent when compared with those in Columbus at 18.6 percent and Franklin County which reported 21.2 percent.



Source: 1980 U. S. Census

Census  
Tract

## Housing

Brice/Tussing is characteristically a suburban residential area experiencing rapid commercial and residential development in its northern sector. The housing stock is primarily low-density single and multi-family residential. Most area residents are buying their homes, 82.3 percent.

Residents who are renting only account for 17.7 percent of the households. By comparison, the Brice/Tussing Area has a significantly higher proportion of owner-occupied residences than in Columbus and Franklin County.

As reported in the 1980 census, the area's average value of an owner - occupied unit was

\$47,648 which exceeded both the City of Columbus, \$41,300, and Franklin County, \$47,100. Approximately, 46 percent of the housing units were built between 1960 and 1970, and 51 percent were built between 1970 and 1980. In 1980, there were 2,522 housing units in the Brice/Tussing area, approximately 98 percent were occupied.

Table 1. Summary of 1980 U. S. Census

Population Characteristics	Brice/Tussing		City of Columbus		Franklin County	
	Number	Percent	Number	Percent	Number	Percent
Total Population	7,959	100.0	564,871	100.0	869,132	100.0
Non-White	478	6.0	134,193	23.8	143,411	16.5
Elderly - 60 years and over	289	3.6	70,795	12.5	107,605	12.4
<b>Income Characteristics</b>						
Total Families	2,117	100.0	135,543	100.0	218,777	100.0
0 - \$ 4,999	36	1.7	11,959	8.8	14,443	6.6
\$ 5,000 - \$ 9,999	113	5.3	17,936	13.2	23,374	10.7
\$10,000 - \$14,999	190	9.0	21,106	15.6	30,070	13.8
\$15,000 - \$24,999	866	40.9	42,568	31.4	68,054	31.1
\$25,000 - \$39,999	815	38.5	31,985	23.6	58,688	26.8
\$40,000 - \$49,999	72	3.4	6,051	4.5	13,103	6.0
\$50,000 - \$74,999	25	1.2	2,971	2.2	7,498	3.4
\$75,000 and over	0	0.0	967	0.7	3,547	1.6
Average Annual Family Income	\$23,981		\$20,515		\$23,685	
<b>Household Characteristics</b>						
Total Occupied Housing Units	2,477	100.0	217,150	100.0	322,817	100.0
Owner Occupied	2,039	82.3	105,970	48.8	184,001	57.0
Renter Occupied	438	17.7	111,180	51.2	138,816	43.0
Rental Vacancies	45	9.3	10,980	9.0	12,503	8.3
Average Value - Owner	\$47,648		\$41,300		\$47,100	
Average Rent Value	\$ 229		\$ 171		\$ 174	
<b>Labor Force Characteristics</b>						
Total Labor Force	3,867	100.0	261,852	100.0	408,874	100.0
Managerial and Professional	759	19.7	63,939	24.4	107,992	26.4
Technical, Sales and Administrative Service	1,598	41.3	93,970	35.9	145,127	35.5
Farming, Forestry and Fishing	6,304	7.9	36,683	14.0	51,755	12.6
Precision Production, Craft and Repair Operators, Fabricators and Laborers	9	0.2	1,699	0.7	2,783	0.7
	446	11.5	25,244	9.6	41,105	10.1
	751	19.4	40,317	15.4	60,112	14.7
<b>Educational Characteristics</b>						
Adult Population - 25 years and older	4,020	100.0	311,598	100.0	490,385	100.0
Elementary	206	5.1	41,885	13.4	56,135	11.4
1 to 3 Years of High School	634	15.8	55,075	17.7	76,135	15.6
4 Years High School	1,910	47.5	109,130	35.0	175,932	35.9
1 to 3 Years of College	789	19.6	47,569	15.3	77,965	15.9
4 or More Years of College	481	12.0	57,939	18.6	103,940	21.2

Source: City of Columbus, Planning Division, Research Unit

**Table 2. Population Update and Forecast**

	1980	1987	1980-1987	1992	1987-1992	1980-1992	1980-1992
	Census	Update	Percent Change	Forecast	Percent Change	Change	Percent Change
<b>BRICE/TUSSING AREA (1)</b>							
Population	7,959	9,684	21.7	10,880	12.4	2,921	36.7
Households	2,477	3,133	26.5	3,610	15.2	1,133	45.7
Median HH Income	\$23,957	\$36,959	54.3	\$40,797	10.4	\$16,840	70.3
<b>FRANKLIN COUNTY</b>							
Population	869,132	910,303	4.7	931,912	2.4	62,780	7.2
Households	322,817	351,419	8.9	367,980	4.7	45,163	14.0
Median HH Income	\$17,935	\$28,844	60.8	\$32,542	12.8	\$14,607	81.4

Source: City of Columbus, Planning Division, Research Unit

(1) This area excludes data from census tract 94.90

### *Primary Demographic Trends and Forecasts*

Population, housing, and other demographic data have been updated for 1987 and forecasted through 1992. A population increase of 12.4 percent is projected between 1987 and 1992. This exceeds the county's forecasted population increase of 2.4 percent. The number of occupied housing units is expected to increase at a rate of 3.1 percent on an annual basis. These rates can be attributed to the

area's geographic location near two interstate systems, an abundance of undeveloped agricultural land, rapid commercial and residential development, and the adjacent neighboring Village of Pickerington, which is also currently experiencing rapid residential growth. Also by 1992, the median household income is expected to increase by 10.4 percent.

In addition, by 1991, there will be a discernible difference in the household income range in this area. The majority of households are expected

to have incomes that fall between \$35,000 to \$50,000.

Also by 1991, the average age will be 29.5, up from 25.3 which was reported in the 1980 census. The residents in this area will be significantly younger when compared with the projected average age by 1991 in Columbus at 34.8, and Franklin County which will have an average age of 35. <sup>(1)</sup>

(1) 1986 CACI, Arlington, VA. Demographic and Income Forecast

**Table 3. Household Income Update and Forecast**

BRICE/TUSSING - HOUSEHOLD INCOME (1)	1980		1986		1991	
	Census	Percent	Update	Percent	Forecast	Percent
\$ 0 - 9,999	328	8.4	201	4.1	181	3.2
\$10,000 - 14,999	521	13.3	188	3.9	188	3.3
\$15,000 - 24,999	1,631	41.7	897	18.5	732	13.0
\$25,000 - 34,999	992	25.4	1,352	27.8	1,267	22.4
\$35,000 - 49,999	379	9.7	1,435	29.5	1,768	31.3
\$50,000 - 74,999	61	1.6	679	14.0	1,155	20.4
\$75,000 and over	0	0.0	107	2.2	361	6.4
Total Number Households	3,913	100.0	4,861	100.0	5,651	100.0
Average Household Income	\$22,810		\$35,772		\$41,072	
<b>FRANKLIN COUNTY - HOUSEHOLD INCOME</b>						
\$ 0 - 9,999	88,134	27.3	56,111	16.0	48,441	13.1
\$10,000 - 14,999	51,752	16.0	33,367	9.5	29,808	8.1
\$15,000 - 24,999	89,615	27.8	71,923	20.5	65,665	17.8
\$25,000 - 34,999	53,169	16.5	63,416	18.1	62,942	17.0
\$35,000 - 49,999	27,984	8.7	68,071	19.4	74,116	20.0
\$50,000 - 74,999	8,275	2.6	40,351	11.5	57,376	15.5
\$75,000 and over	3,870	1.2	16,848	4.8	31,332	8.5
*Total Number Households	322,799	100.0	3350,087	100.0	369,680	100.0
Average Household Income	\$20,175		\$30,852		\$35,323	

Source: CACI, Fairfax, Virginia

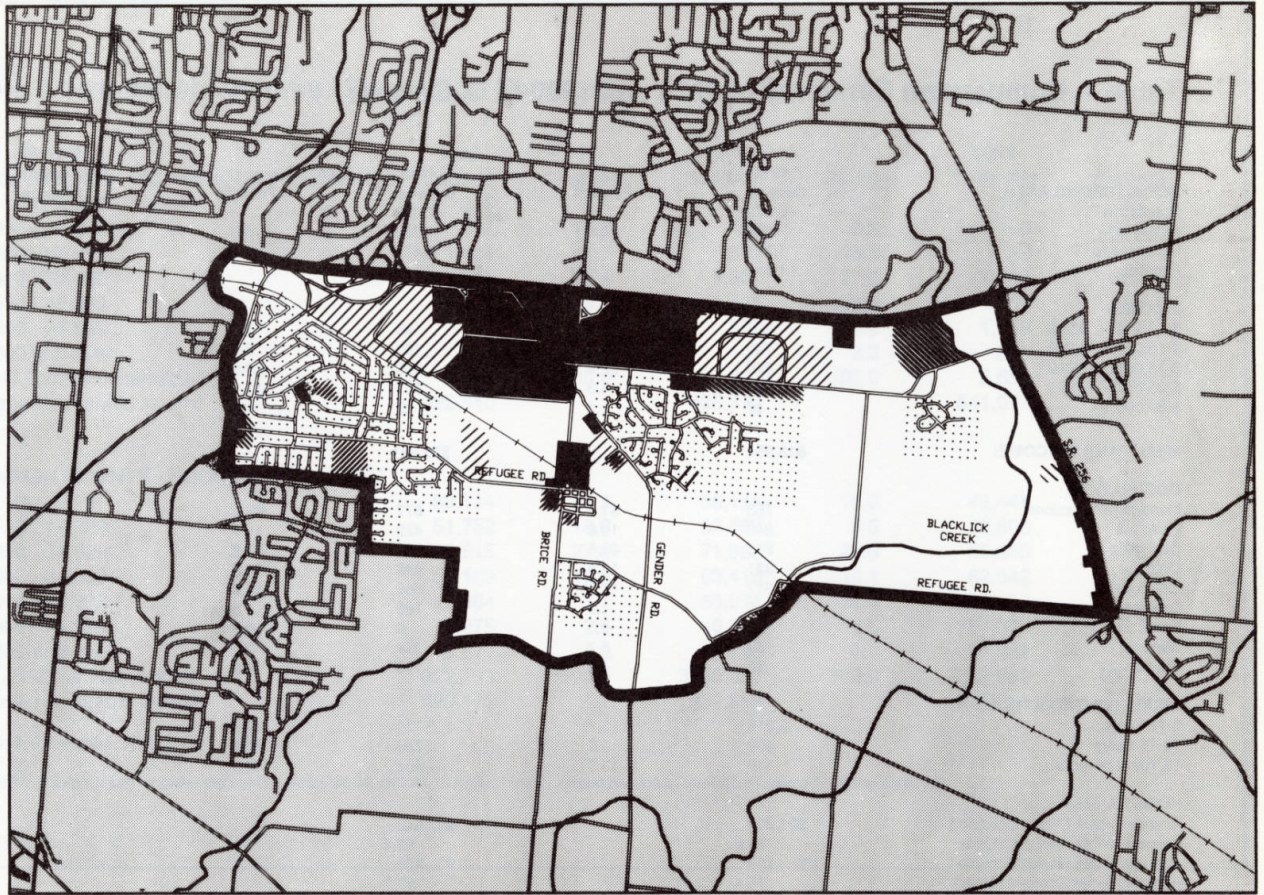
(1) Statistical Information includes the census tracts 94.90 and 94.10 both of which extend outside of the Brice/Tussing Planning Area.

Table 4. Comparison Summary of 1970 and 1980 U. S. Census

BRICE/TUSSING AREA	* 1970 Census	Percent	** 1980 Census	Percent	1970-1980 Percent Change
Population	6,673		7,959		19.27
Elderly 60+	292	4.4	289	3.6	-1.00
Households	1,781		2,477		39.07
Families	1,611		2,117		31.41
<b>INCOME:</b>					
\$ 0 - 9,999	397	26.0	149	7.0	
\$ 10,000 - 14,999	700	46.0	190	9.0	
\$ 15,000 - 24,999	345	22.6	866	40.9	
\$ 25,000 - 49,999	66	4.3	887	41.9	
\$ 50,000 - +	17	1.1	25	1.2	
<b>MEAN FAMILY INCOME:</b>	<b>\$13,834</b>		<b>\$23,981</b>		
<b>OCCUPATION:</b>					
Manager/Professional	753	31.5	877	22.7	
Sales	240	10.0	429	11.1	
Clerical	516	21.6	1,051	27.2	
Craft	331	13.8	446	11.5	
Operatives	317	13.2	566	14.6	
Laborer	45	1.9	185	4.8	
Farm	23	1.0	9	0.2	
Service	137	5.7	294	7.6	
Private	32	1.3	10	0.3	
<b>EDUCATION (ADULTS 25)</b>					
0-12 Years	2,316	73.7	2,750	68.4	
13-15 Years	409	13.0	789	19.6	
16 Years or more	419	13.3	481	12.0	
<b>HOME VALUE:</b>					
Average Value Owner Occupied	\$21,200		\$47,648		
Percent Owner Occupied Units	84.6		82.3		
Average Value Renter Occupied	\$ 168		\$ 229		
Percent Renter Occupied Units	15.4		17.7		

Source: City of Columbus, Planning Division, Research Unit. \* Includes census tract 93.70 which extends beyond the planning boundaries. \*\* Excludes census tract 94.90.

Existing  
Land  
Use



- Commercial
- Manufacturing/Industrial
- Institution

- Low Density Residential
- Medium Density Residential

- Park Open Space
- Vacant/Agricultural

## Land Use

Existing land uses in the Brice/Tussing planning area consist of large tracts of undeveloped agricultural land, extensive commercial growth, and concentrated residential development. The area's residential development is homogeneous in character consisting of low-density single and multi-family subdivisions. Clusters of apartments are located at the corner of Noe-Bixby and Refugee Roads, on the south side of Tussing Road and the southern part of the Independence Village subdivision.

The oldest residential subdivision, Walnut Heights, is located along the western border of the planning area. These homes are primarily small, 3-4 bedroom, moderately priced single family units. One of the newer residential subdivisions in this area is Independence Village which is centrally located south of Tussing and east of Gender Road. These homes are also 3-4 bedroom moderately priced, single family and 2-family units. New homes are also being built in Walnut Bluffs. This development is an extension of the Walnut Heights subdivision, located south of Refugee Road. Another newer but much smaller residential development called Countryview, is located south of Refugee Road between Brice and Gender Roads. These homes are also primarily single family 3-4 bedroom units.

Construction has also begun on Tussing Road just west of State Route 256, on a 16 acre

multi-family development of 252 one and two bedroom townhomes and garden apartments called Highland Park. The developer has set-aside approximately 40 additional acres for future multi-family development. Another community of 748 single family and multi-family units began construction in 1987 on the south side of Tussing Road.

Commercial growth has also been phenomenal in this area during the last 5 years. The Consumer Square Shopping Center is located east of Brice and north of Tussing Roads. Cub Foods is the largest store in this center and includes approximately 30 other retail stores. In addition, restaurants and fast food chains are developing along the northside of Tussing Road close to the intersection at Brice Road.

Farther east on Tussing Road is Kobackers, a large distribution center and the Americana Industrial Park. Vacant land for future industrial uses is available within the park.

Major commercial and industrial uses are also located to the west of Brice Road. The largest and oldest is the J.C. Penney regional warehouse facility and outlet store which is positioned at the convergence of the Interstate 270 and 70 freeways. The J.C. Penney's outlet store has been reported in the *Columbus Dispatch*<sup>(1)</sup> as being the 3rd most popular tourist attraction for the City of Columbus.

Commercial uses including car dealerships, restaurants, and hotels border Scarborough Boulevard. The newest retail store in this section is Meijers which opened in April, 1987. Adjacent to Meijers is the Scarborough Mall which will ultimately house 60 retail shops.

Also during 1989, another shopping center is planned for construction located in Chantry Park which abuts Scarborough Square on the south. This 62 acre shopping center plans to bring more than 100 new stores to the area.

Additional commercial development in the planning area, which includes small office buildings and a neighborhood shopping center, is situated along state Route 256, north of Refugee Road.

The planning area characteristically has an abundance of undeveloped land within its boundaries. The entire area contains 4200 acres of which approximately 42 percent is agricultural land, primarily located in the eastern portion. The southern boundary of the area is Blacklick Creek which also bisects the land bordering the eastern boundary. A 263 acre municipal golf course is planned for 1989 in the area and will adjoin the multi-family and single-family development currently under construction on Tussing Road. This golf course will be developed in the Blacklick Creek flood plain.

(1) *The Columbus Dispatch, Capitol Magazine; July 28, 1985*



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## *Flood Plain*

Considerable land, substantially within the flood plain, remains undeveloped in the eastern half of the Brice/Tussing area. In addition, hundreds of acres of undeveloped flood plain lie just beyond the planning area's southern boundary. Agriculture continues to be the predominant land use in these sectors; however, within the planning area boundaries, development is steadily replacing agricultural land.

Blacklick Creek and Georges Creek bisect the land to the south of the planning area. Because this land is so flat, the flood plain is expansive.

Due to the current rapid development in the Brice/Tussing area, long range planning must consider the development potential of these flood prone areas. An important factor in determining the pattern of growth is the added cost to developers of preparing flood prone land for development.



## Zoning Patterns

Manufacturing zoning dominates the extreme northern portion of the area abutting the I-70 freeway. The presence of the Conrail Railroad tracks as well as access to I-270 and I-70 provide the area with the transportation network needed to support industrial uses.

Commercial zoning districts are located primarily along Brice, Tussing and Gender Roads. Major commercial centers have developed along the northeast, northwest and southwest corners of Brice and Tussing Roads.

Neighborhood scale commercial zoning is in place at the intersection of Noe-Bixby and Refugee Roads, the northside of Tussing Road east of the manufacturing zone, and at the intersection of Gender and Refugee Roads.

Zoning classifications permitting multi-family uses are primarily located within existing

residential developments. Apartment residential zoning exists along both sides of Refugee Road adjacent to Big Walnut Creek. In the eastern part of the area, several pockets of multi-family zoning have been designated along Brice and Tussing Roads.

Recently annexed areas of Columbus in Fairfield County and the large tracts of vacant land on the eastern portion of the planning area are primarily zoned for low-density residential single and two-family units.

The Villages of Brice and Pickerington maintain their own zoning districts. The Village of Brice maintains a mix of residential, commercial, and industrial zoning. The Village of Pickerington's zoning classifications include residential, planned residential, commercial, planned commercial, industrial, and special use districts.

## Zoning Classifications

The following zoning classifications and permitted uses are currently in force in the Brice/Tussing Planning Area:

### City of Columbus

#### Commercial

C-1	Neighborhood Uses (Limited)
C-2	Offices
C-3	General Commercial (Limited)
C-4	General Commercial (Liquor License Permitted)
LC-4	Limited Overlay for C4 use
C-5	Drive-in and Automobile Oriented
CPD	Planned Commercial District

#### Residential

R	Rural; Single Family; Five Acre Minimum
SR	Suburban Residential; Single Family; 7,200 sq. ft. Net Density; 60 ft. Minimum Lot Width
R-1	Residential; Single Family; 7,200 sq. ft. Net Density; 50 ft. Minimum Lot Width

#### Residential (continued)

R-2	Residential; Single Family; 5,000 sq. ft. Net Density; 50 ft. Minimum Lot Width
R-2F	Residential; 1-2 Family; 12-14.5 Dwelling Units per Acre; 3,000 sq. ft. lot area per unit for 2-story; 3,600 sq. ft. lot area per unit for 1-story
R-4	Residential; 1-4 Family; 17.4 Dwelling Units per Acre; 4 units per building maximum
PUD	Planned Unit Development; Single and Multi-Family; 2-8 Dwelling Units per Acre; Registered Site Plan Required

#### Apartment Residential

AR-12	Apartments; 12 Units per Acres Town House Development
-------	--

#### Apartment Residential (continued)

LAR12	Limited AR-12
AR-LD	Low Density Apartments; 17 units per acre
AR-1	Apartments; 36.2 Units per Acre
AR-0	Apartments and Offices; Unlimited Net Density

#### Manufacturing

M	General Industrial and Commercial
LM	Limited Overlay for an M use
M-1	General Industrial Only; Development Standards Required
M-2	Limited Industrial and Office only; Development Standards Required

#### Institutional

I	Medical Buildings and Quasi-Public uses (Limited Commercial, schools, Daycare Centers)
---	--

## Village of Brice

### Commercial

RC	Roadside Commercial
GC	General Commercial

### Residential

R-1	One Family Residence, 20,000 square feet.
R-2	One Family Residence, 10,000 square feet.
R-3	One Family Residence, 7,200 square feet.
R-4	Multiple Family Residence, 3,500 square feet per dwelling

### Industrial

I	Industrial
---	------------

Source: Zoning Ordinance of the Village of Brice, Ohio. Adopted December 18, 1962

## Village of Pickerington

### Commercial

SO	Suburban Office and Institutional
NC	Neighborhood Commercial
CC	Community Commercial
CS	Community Service

### Planned Commercial

PCC	Planned Shopping Center
PHS	Planned Highway Service

### Residential

R-1	Restricted Suburban Residential
R-2	Limited Suburban Residential
R-4	Suburban Residential
R-12	Urban Residential
R-24	Suburban Apartment Residential

### Planned Residential

PR-6	Planned Low-Density
PR-10	Planned Mobile Home
PR-12	Planned Medium Density
PR-48	Planned High Density

### Industrial

RI	Restricted Industrial
LI	Limited Industrial
GI	General Industrial
PIP	Planned Industrial Park

### Special Districts

FP	Flood Plain Regulations
EO	Excavation and Quarry Regulations
OG	Oil and Gas Regulations
EU	Exceptional Use

Source: Zoning Regulations for Pickerington, Ohio, 1972.

## Housing Growth

The residential sector of the Brice/Tussing planning area is currently experiencing rapid growth. With an over-abundance of undeveloped land, and the close proximity to schools, major shopping centers and the freeway system, the demand for low-density residential units in this area is great.

The total number of households is expected to increase by 45.74 percent between 1980 and 1992. This percentage increase is substantially greater than the anticipated household growth for Franklin County during the same period, at 13.99 percent.

Since 1980, a total of 943 low-density residential subdivision lots have been recorded at the Franklin County courthouse. Since the majority of housing units were built after 1970, there are few indicators of substandard housing.

### Household Growth

	<b>1980</b>	<b>(1980-87)</b>	<b>1987</b>	<b>(1987-92)</b>	<b>1992</b>	<b>(1980-92)</b>
Brice/ Tussing	2,477	(26.48%)	3,133	(15.23%)	351,419	(45.74%)
Franklin County	322,817	(8.8%)	351,419	(4.71%)	367,980	(13.99%)

### Recorded Subdivision Lots 1980-1986

<b>Year</b>	<b>Number of Lots</b>
1980	234
1981	21
1982	25
1983	48
1984	109
1985	80
1986	255

Sources: 1980 Census

Development Department

## Street Patterns

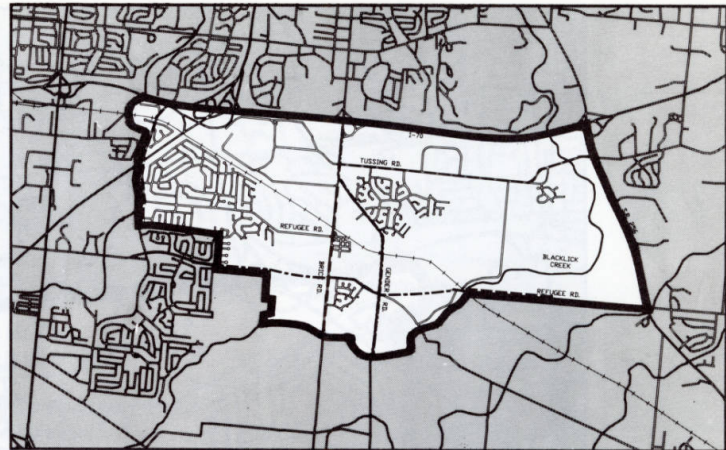
The circulation system in the Brice/Tussing planning area consists of major interstate freeways, four lane arterials, two lane arterials and residential streets. Interstate 70 forms the northern boundary of the planning area and the I-270 outerbelt passes through the planning area.

Major arterials running north and south include Noe-Bixby Road, Gender Road, and State Route 256. All of these arterials are two-lane corridors. Brice Road is also a north/south arterial and the only four lane corridor within the area's boundary. Brice Road changes from a two lane arterial to a four lane arterial north of Gender Road. Refugee Road which is also a two lane arterial is the only major east/west street in the area.

According to the Columbus Capital Improvements Program 1987-1992, there are no major street improvements planned for the area. However, street improvements are being made utilizing private financing. Improvements will be made to the existing Brice and Gender Roads. The developers of the Fiesta Courtyard at Chantry Square will upgrade and re-route Brice Road at Chantry Drive. They will also share in the cost of installing a traffic signal at this same intersection.

In addition, Tussing Road just west of S.R. 256 has been relocated to accommodate high traffic volumes and safer traffic flow generated from the multi-family housing currently under construction on the north side of Tussing Road. Private funds have also paid for an additional

*Thoroughfare Plan*



- Four Lane Arterial with a Median Divider
- Four Lane Arterial
- Proposed Four Lane Arterial with a Median Divider

Source: Columbus Thoroughfare Plan and Arterial Construction Types: 1981

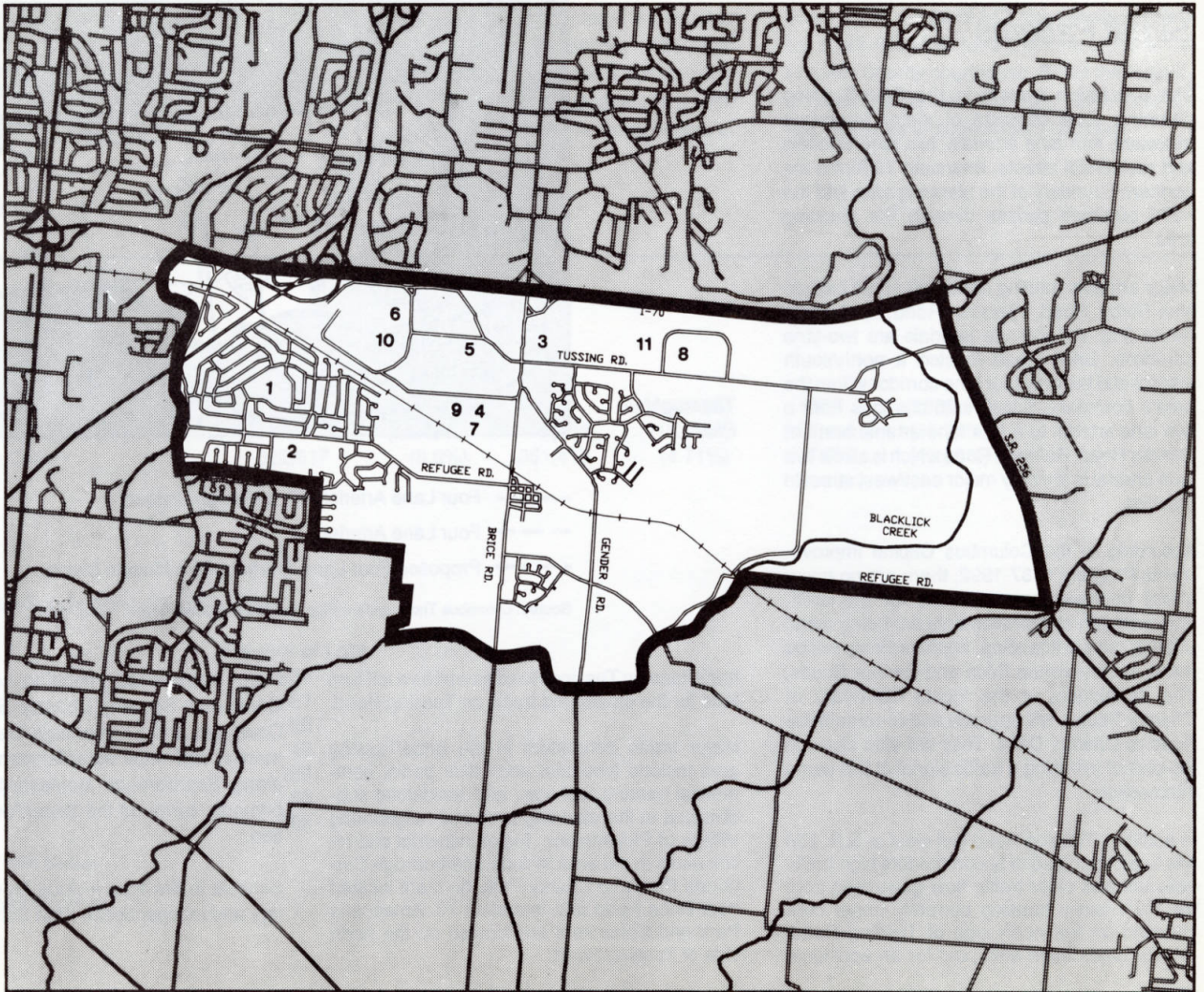
traffic lane on Tussing Road as well as a left turn lane for the eastbound traffic on Tussing Road.

Major traffic generators in the Brice/Tussing area include industrial and office parks, commercial centers, schools, and residential subdivisions in the planning area and neighboring Village of Pickerington. Major industrial and office parks in the area include Scarborough Corporate Park and Chanty Park, both are located near Brice Road and Interstate 70. Americana Park and Kobackers are located on the north side of Tussing Road.

Major commercial shopping centers include Consumer Square, Chantry Square, Fiesta Courtyard and Scarborough Mall. Other commercial and retail establishments are located along Scarborough Boulevard. Restaurants primarily surround the Brice/Tussing intersection.

Schools in the area include Maybury Elementary and Independence High School.

# Planning Growth



Major  
Traffic  
Generators

## Major Traffic Generators

### Schools

1. Independence High School  
5175 East Refugee Road
2. Maybury Elementary School  
2633 Maybury

### Retail Commercial Centers

3. Consumer Square Shopping Center  
Brice/Tussing Roads
4. Chantry Square Shopping Center  
Chantry Drive
5. Scarborough Mall  
Scarborough Boulevard
6. J.C. Penney's Catalog Outlet Store  
Scarborough Boulevard
7. Fiesta Courtyard  
Chantry Drive

### Office and Industrial Parks

8. Americana Industrial Park  
6950 Americana Parkway
9. Chantry Commerce Park  
Chantry Drive
10. Scarborough Corporate Park  
Scarborough Boulevard
11. Kobacker  
Tussing Road



## Existing and Forecasted Traffic Counts

Location	ADT*	Year Taken	2010 ADT*	Percent Increase
SR 256 north of SR 204	23,200	1987	31,700	36.7
SR 256 south of SR 204	16,700	1987	18,800	12.6
Tussing Road west of SR 256	2,500	1987	12,600	404.0
Tussing Road east of Brice Road	14,800	1986		
Brice Road south of Tussing Road	21,400	1986	27,000	26.2
Scarborough Blvd. west of Brice Road	16,200	1986		
Brice Road south of I-70	36,200	1986	57,000	57.5
Gender Road north of Refugee Road	9,700	1985	15,500	59.8
Gender Road south of Refugee Road	8,000	1985	11,300	34.0
Refugee Road west of Gender Road	1,900	1985	5,000	163.1
Refugee Road east of Gender Road	3,100	1985	9,200	196.8
Noe Bixby Road north of Refugee Road	9,600	1980		
Refugee Road at Greenbriar Street	5,700	1985	12,000	110.5

\* Average Daily Traffic

## Traffic Counts

The Ohio Department of Transportation, Bureau of Transportation Technical Services, conducts traffic counts periodically at many intersections and major streets in Ohio.

Several major streets in the Brice/ Tussing planning area have had traffic volumes recorded. The Traffic Volumes Map, prepared by the Mid-Ohio Regional Planning Commission (MORPC), shows the average daily traffic (ADT) for non-directional traffic flow.

## Projections

Typically with high growth areas, traffic studies are conducted to assess the impact of development on traffic flow. Variables such as dwelling units, retail floor space, office floor space and industrial growth are forecasted and used to calculate future traffic volumes. MORPC's estimates show that traffic volumes, primarily in the eastern half of the planning area, will increase substantially by the year 2010.

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## *Accident Reports*

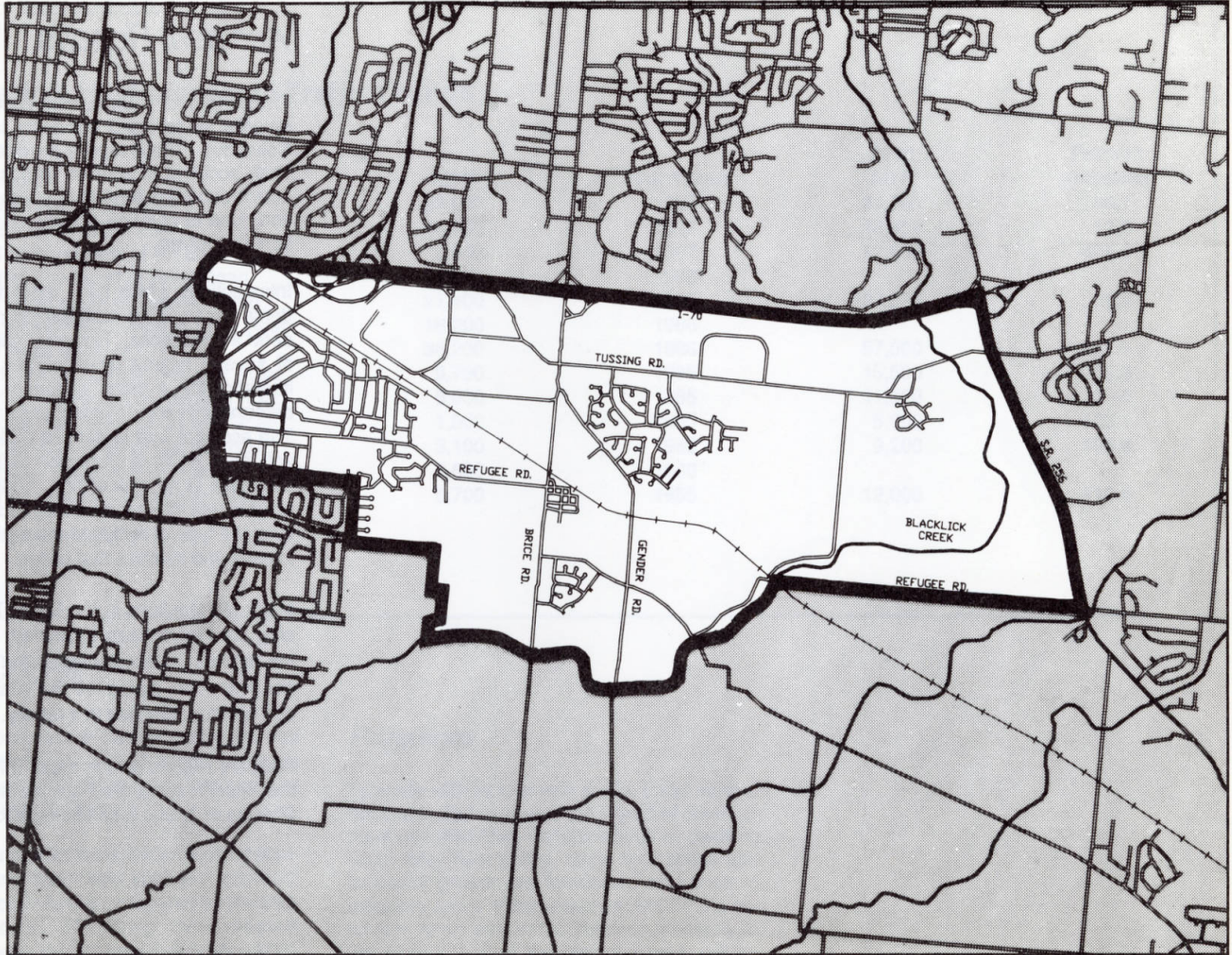
The Division of Traffic Engineering and Parking records all reported accidents in the City of Columbus. These reports provide a diagram of each accident in addition to documenting the date it occurred, time of day, pavement condition, type of collision and injury status of person(s) involved.

Intersections which have more than 30 accidents per year are categorized as "high accidents" intersections. However, this is only one of several criteria used to rank "dangerous" intersections. A rating system is also used for determining which intersections are dangerous. The accident rate is derived by looking at the volume of traffic in proportion to the number of accidents at an intersection. Additional criteria used to rate intersections may include frequency of the type of accident and/or the number of injuries and fatalities that occur.

Major intersections in the Brice/ Tussing planning area have been examined. According to the records, all accidents totalled less than 30 per year. Also, during the five year period, only one accident resulted in a fatality.

Accident reports on the major intersections in the Brice/Tussing area are maintained in the Division of Traffic Engineering and Parking.

Public  
Bus  
Routes



--- Crosstown 89-Hamilton

..... Express Route 65-Berwick

1 Reynoldsburg Park & Ride

## *Bus Service*

The Central Ohio Transit Authority (COTA) provides bus service to the residents of the Brice/Tussing planning area.

Bus #89 Hamilton Road is currently the only crosstown bus that serves the western portion of the planning area.

Brice/Tussing area residents have access to three express buses in which only one, #65 Berwick, stops within the planning boundaries. This express bus also serves the western portion of the planning area.

Area residents located on the eastside of Brice Road are serviced by a park and ride located in Reynoldsburg. Express buses #47 Brice Road and #45 Reynoldsburg pick up and drop off at this park and ride located on the northside of I-70, east of Brice Road. Express busses offer service only in the morning and evening hours.

Residents located on the westside of Brice Road are serviced by the Eastland Mall/Hamilton Road Park and Ride. Express buses #46 and #65 pick up and drop off at this location.

COTA staff are currently researching the demand and feasibility for a shuttle service bus that would transport residents in the Brice/Tussing area to and from the Reynoldsburg park and ride.

### *Express Routes:*

#### **Route 45-Reynoldsburg**

This route begins at Livingston Avenue and Haft Drive going west towards the Reynoldsburg Park and Ride location on Birchview Drive. This bus leaves the Park and Ride and heads west on Livingston Avenue. While travelling on Livingston Avenue, it also stops at the York Plaza Park and Ride. It then enters Interstate 70 from Hamilton Road, headed for downtown Columbus. Two morning buses alter their route and enter Interstate 70 at Brice Road.

#### **Route 46-Eastland**

This bus serves the residents living in the western portion of the Brice/Tussing area. It begins picking up riders at Eastland Square Shopping Center and heads south on Hamilton Road towards Winchester Pike. The bus then travels north on Noe-Bixby Road making several stops along the way. Stops are also scheduled at Hatfield Drive and Dunloe Road, Chatterton Road at Renfro and Refugee Road at Noe-Bixby. Traveling east on Refugee Road, The bus stops at the Berwick Park and Ride then enters U. S. 33 towards downtown Columbus.

#### **Route 47-Brice Road**

This express bus primarily serves the residents of Reynoldsburg. The route begins at Broad

Street near Rosehill Road. It then heads south to Main Street and on to Brice Road. Going south on Brice Road, a stop is made at the Reynoldsburg Park and Ride. From this location, the buses enter Inter-state 70 at Brice Road. This express bus runs twice in the morning and twice in the evening.

#### **Route 65-Berwick**

This bus serves the residents living in the western portion of the Brice/Tussing area. It begins picking up riders on Noe-Bixby Road, Carbondale, Maywood, and Refugee Road. Heading west on Refugee Road, a stop is made at the Eastland Mall Park and Ride on Hamilton Road. This route proceeds west on Refugee Road to U.S. 33, stops near Petzinger and on to Interstate 70 towards downtown Columbus.

#### **89-Hamilton (Crosstown)**

This crosstown bus moves riders from southeast to northeast. Riders headed in other directions can use this bus to reach transfer points. The bus travels from the Broad and Hamilton Park and Ride and proceeds south on Hamilton Road. Another transfer point on this route is the Eastland Mall Park and Ride. It collects riders on Refugee Road near Fleet and Fontaine as well as Deforest, Harbor, Fullerton and Hamilton Road near Winchester Pike.

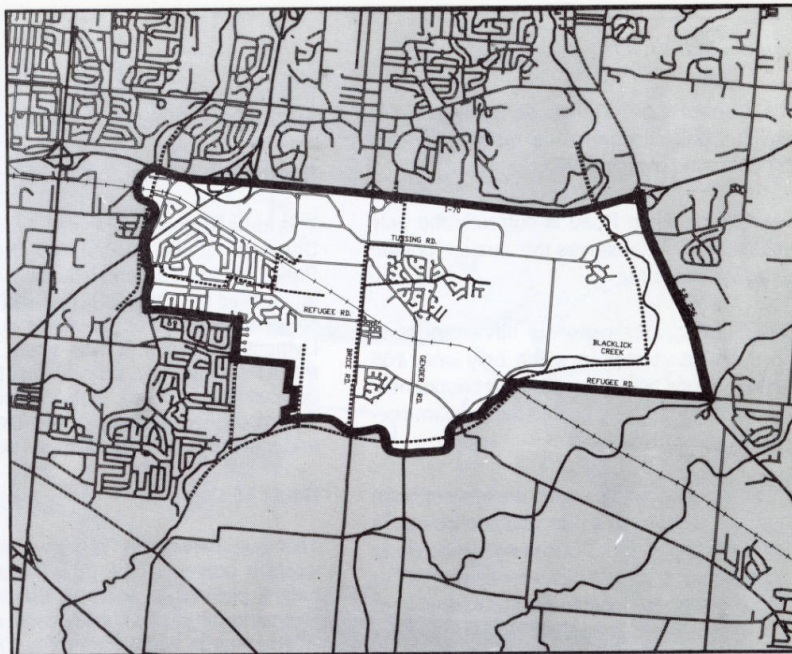
## Sewers

Since 1977, large parcels of land located east of Brice Road in Franklin and Fairfield Counties have been annexed into the City of Columbus. Columbus subsequently provided adequate sewer services to this area. The Division of Sewers and Drainage extended the Blacklick Trunk line which travels south from Interstate 70 and heads west adjacent to Blacklick Creek.

No other major sewer extensions or improvements are planned within the Brice/Tussing planning area boundaries.

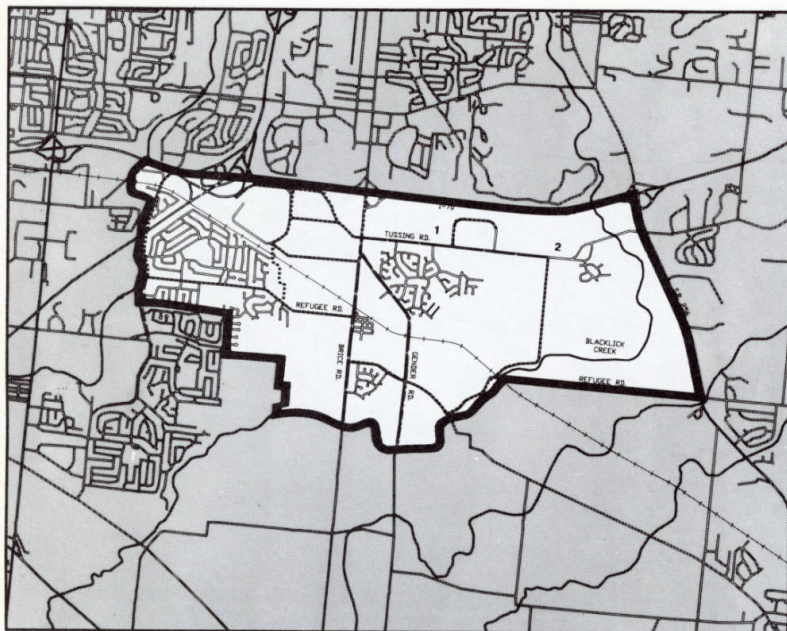
The Division of Sewerage and Drainage has submitted a proposed Capital Improvements Project to construct a non-erodable ditch channel for the ditch located under Gender Road near Teapot Court. This project is also identified in the 1987 Columbus Physical Improvements Needs Survey.

*Sanitary  
Sewer  
Lines*



..... Sewer Lines

Source: Division of Sewerage & Drainage



Water  
Lines

### Existing Water Lines

- ..... 12" Water Lines
- 16" Water Lines
- - - 24" Water Lines

### Capital Improvements Projects

- 16" Water Line - 1987
- 1 Two Million Gallon Tank - 1988
- 2 Booster Station - 1991

New water lines are needed due to the rapid development in the eastern portion of the Brice/Tussing area. Several improvement projects have been funded and are scheduled in the 1987-1992 *Capital Improvements Program*.

### Capital Improvements Projects

- 184 Noe-Bixby Road Water Line - Winchester Pike to Refugee 1988
- 306 Tussing Road-Hines Road Booster Station 1992
- 299 Tussing Road-Gender Road - Two Million Gallon Tank 1988

In 1987, a 16" water line on Gender Road was extended going south of Refugee Road. Also, on Tussing Road a 16" water line will be extended going east of Hines Road. The latter project is scheduled for completion by 1990.

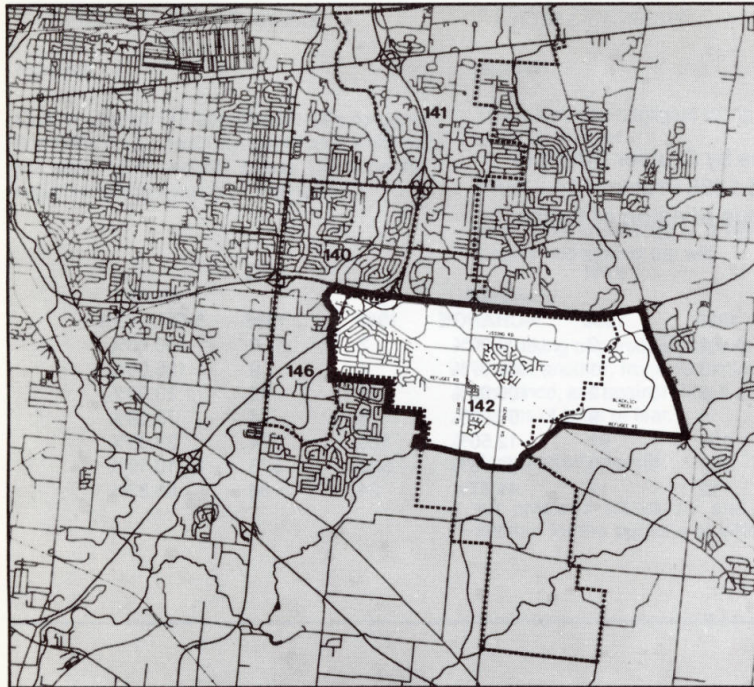
## Street Lighting

In 1988, the City of Columbus installed street lights in the northern portion of the Walnut Heights Subdivision. Approximately \$230,000 was programmed to finance street lighting and distribution improvements in this area. Lights were installed in the portion bounded by Noe-Bixby Road on the west, I-270 and Conrail Railroad on the north, Millvale Street on the east and Refugee Road on the south.

Street lights are also located on Brice Road north of Tussing Road, Scarborough Boulevard, Chantry Drive, and at the intersection of S.R.256 and Tussing Road. Other residential subdivisions and major streets do not have street lights.

Independence Village, a major residential subdivision in the planning area, does have street lights located at five entrance points to the subdivision.





..... Cruiser Districts

Source: Division of Police, City of Columbus

Police Services in the Brice/Tussing planning area are provided by four jurisdictions. They include Franklin County, Fairfield County, the Village of Pickerington, and the City of Columbus.

The Franklin County Sheriff's Department provides police protection in the county for the areas outside of the City of Columbus municipal boundaries.

Fairfield County residents are served by their Sheriff's department and the Village of Pickerington Police Department provides police protection to the residents that live within their municipal corporation boundaries.

The City of Columbus serves the residents living within their corporate boundary lines. This area falls within the jurisdiction of Precinct 14. This precinct contains cruiser districts 140, 141, and 142. In addition, police wagon 149 serves the entire area within Precinct 14. City of Columbus residents living in the Brice/Tussing area receive police protection from cruiser district 142.

*Police  
Cruiser  
Districts*



**Table 5: Crime Statistics**

**Offenses by Cruiser Districts  
1985-1986 Precinct 14  
Columbus Division of Police**

OFFENSES:	#140			#141			#142		
	1985	1986	85-86 % CHANGE	1985	1986	85-86 %CHANGE	1985	1986	85-86 %CHANGE
MURDER	0	2	N/A	1	2	100.00%	3	0	-100.00%
RAPE	2	4	100.00%	3	1	-66.67%	4	9	125.00%
ROBBERY	17	14	-17.65%	6	12	100.00%	13	16	23.08%
ASSAULT	11	7	-36.36%	6	9	50.00%	8	14	75.00%
BURGLARY	159	163	2.51%	104	91	-12.50%	126	174	38.09%
LARCENY	380	464	22.10%	198	250	26.26%	520	573	10.19%
VEHICULAR THEFT	51	34	-33.33%	12	17	41.67%	24	38	58.33%

## Columbus Police Precincts

### Precinct 14

Cruiser District 142 boundaries: City corporation limits on the east City corporation limits on the south I-270 and Big Walnut Creek on the west Livingston Avenue on the north

## \* Crime Definitions

### Murder:

The willful, non-negligent killing of one human being by another.

### Rape:

The carnal knowledge of a woman by a man forcibly and against her will.

### Robbery:

The taking of personal property in the possession of another, from his person or immediate presence, and against his will, accomplished by means of force or fear.

### Aggravated Assault:

An unlawful attack by one person upon another for the purpose of inflicting severe or

aggravated bodily injury usually accompanied by the use of a weapon or by means likely to produce death or great bodily harm.

### Burglary:

The unlawful entry of a structure to commit a felony or theft. The term "felony" is an indication of the serious nature of the crime.

### Larceny:

The fraudulent taking and carrying away of a thing without claim of right, with intention of converting it to a use other than that of the owner with his consent.

### Vehicle Theft:

Theft or attempted theft of a motor vehicle.

\* Police Division, Department of Public Safety

# Fire

## Existing Services:

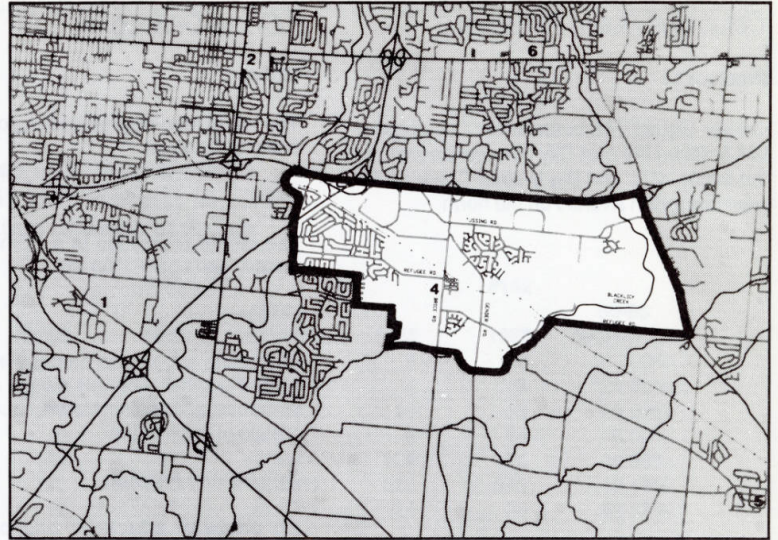
The Brice/Tussing planning area is served by fire departments from four jurisdictions. The jurisdictions include the City of Columbus, Madison Township, Truro Township and Violet Township.

The Columbus Division of Fire operates Station 4 located at 3030 Winchester Pike and Station 23 at Hamilton Road and Livingston Avenue. Station 4 has a tank and engine company. Station 23 includes an engine company, ladder company and a rescue squad.

The Madison Township Fire Department operates a station on Hamilton Road near Floyd Drive. Its equipment includes two pumps and provisions for an emergency squad service.

The Truro Township Fire Department is located near the intersection of Refugee and Brice Roads. It has one pump and a grass fighter.

The Violet Township Fire Department located at 21 Lockville Road in Pickerington, serves all of Violet Township outside of the Columbus municipal corporation line. Their equipment includes 2 engines, a grass fighter, one tank, provisions for heavy equipment and 2 medic vehicles.



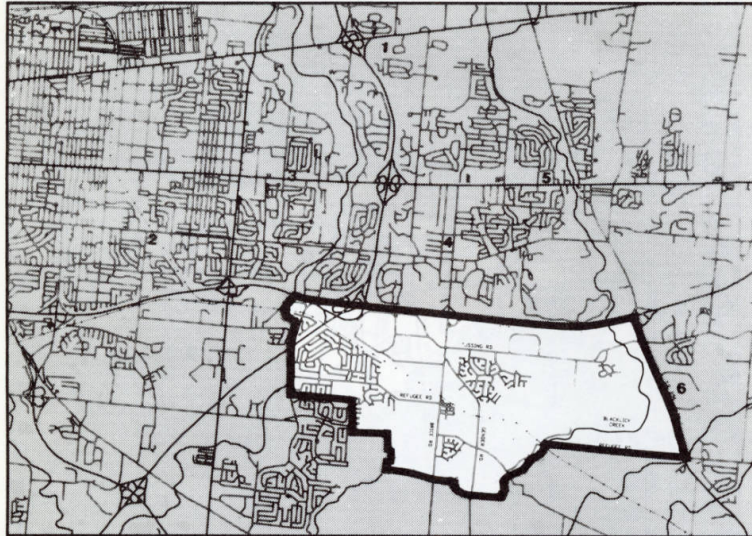
*Fire  
Facilities*

- |   |                      |   |                      |
|---|----------------------|---|----------------------|
| 1 | Columbus Station #4  | 4 | Truro Township       |
| 2 | Columbus Station #23 | 5 | Violet Township      |
| 3 | Madison Township     | 6 | Reynoldsburg Station |

## New Services:

Because of the rapid growth and development in this area, the Columbus Division of Fire plans to build a new station within the Brice/Tussing planning area. This station will be a one engine

company and is scheduled to begin construction in 1989. An exact location has not yet been determined.



*Health  
Facilities*

- |  |   |
|--|---|
| 1 Mt. Carmel East Hospital<br>6001 East Broad Street       | 4 Reynoldsburg I<br>1653 Brice Road                           |
| 2 Mt. Carmel Medical Center<br>4373 East Livingston Avenue | 5 Reynoldsburg II<br>6702 East Main Street                    |
| 3 Urgent Medical Care Center<br>5175 East Main Street      | 6 Pickerington Medical Center<br>11299 Stonecreek Drive N. W. |

Mt. Carmel East Hospital, 6001 East Broad Street, continues to be the major health care facility serving residents who live on the far east side of Columbus and Franklin County.

Several family practice medical facilities are located near the Brice/Tussing planning area. Mt. Carmel provides a medical center at 4373 East Livingston Avenue.

Other major Columbus Hospitals also provide family oriented medical facilities for far east side residents. The Urgent Medical care center, a Grant care provider, is located at 5175 East Main Street. Also, located on East Main Street is the Riverside Physician Center.

St. Anthony Hospital provides three medical care centers located near the Brice/Tussing area. Reynoldsburg I, 1653 Brice Road, Reynoldsburg II, 6702 East Main Street, and the Pickerington Medical Center which is located at 11299 Stonecreek Drive N.W.

Additional health care facilities and/or names of physicians located near the Brice/Tussing area can be obtained by contacting a physician locator service or the Medical Bureau.

## Recreation and Parks

Many parks and recreational facilities are available to the residents in the Brice/Tussing planning area. The City of Columbus, Parks and Recreation Department has five existing parks located within the planning area boundaries.

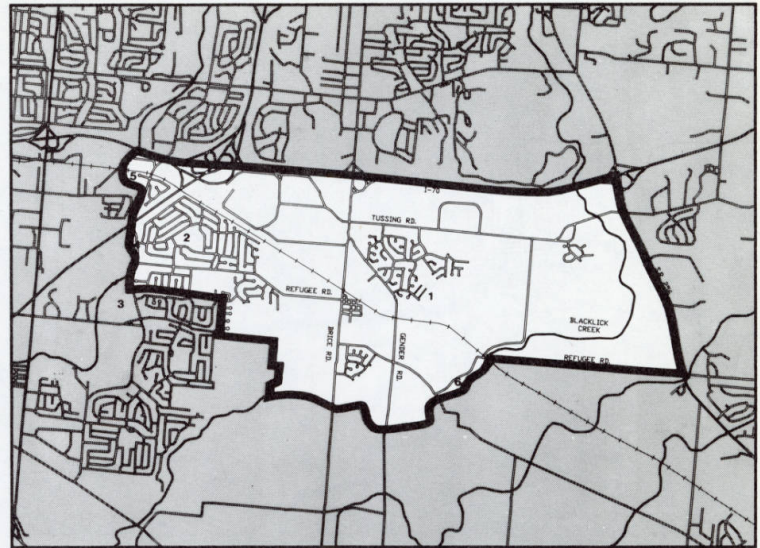
Independence Village has a 10.1 acre park located at 3075 Arrowsmith Drive. This centrally located neighborhood park has playground equipment, softball, basketball, and picnic facilities.

Maybury Park is located in the western portion of the planning area at 5026 Lindora Drive. This combination school/park facility is 5.2 acres and contains playground equipment, softball and adult league baseball diamonds.

Nafzger Park which is located at 2845 Noe-Bixby Road contains 61.3 acres. This park has a playground, youth soccer and an adult league softball diamond.

Noe-Bixby Parkland and Winding Creek are also located on Noe-Bixby Road north of Nafzger Park. These two areas total more than eight acres of conservation land. Both are undeveloped parks and Noe-Bixby Parkland has a paved parking lot located on site.

Two new parks are currently being planned for this area. The largest is a 264 acre park that will be located along the westside of State Route 256 between I-70 and Refugee Road. Privately developed, this park will be donated to the City of Columbus. It will include an 18 hole golf course. Within the same general area north of



*Public  
Recreation  
Facilities*

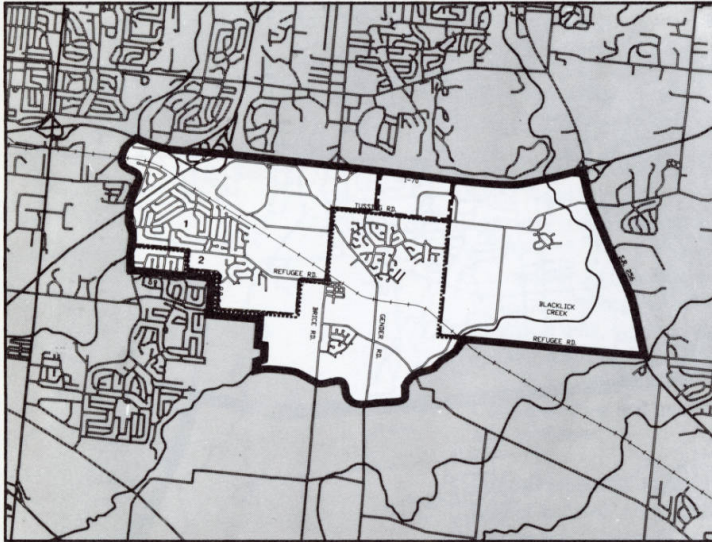
- |                                   |                      |
|-----------------------------------|----------------------|
| 1 Independence Village - Proposed | 4 Noe-Bixby Parkland |
| 2 Maybury Park                    | 5 Winding Creek Park |
| 3 Nafzger Park                    | 6 Portman Park       |

Tussing Road, a 6 acre neighborhood park will be developed. It will contain a playground, baseball diamond and picnic facilities. Construction for both parks is scheduled to begin in 1988.

Because of the rapid development in the area, the Department of Recreation and Parks is

searching for land near Blacklick Creek for additional parkland.

Several parks are close to the Brice/Tussing planning area but are located outside of the area's boundaries. The largest is Blacklick Woods Metropolitan Park located just north of I-70 on the south side of Livingston Avenue.



The Brice/Tussing planning area residents are served by three school districts: Columbus Public, Groveport-Madison Local, and Pickerington Local schools.

A high school and one elementary school are located within the area's boundaries. Both of these schools are in the Columbus Public School District. All of the Groveport-Madison Local and Pickerington Local schools are located outside of the area's boundaries.

Since 1977, one Columbus Public elementary school and a Groveport Madison elementary school have closed.

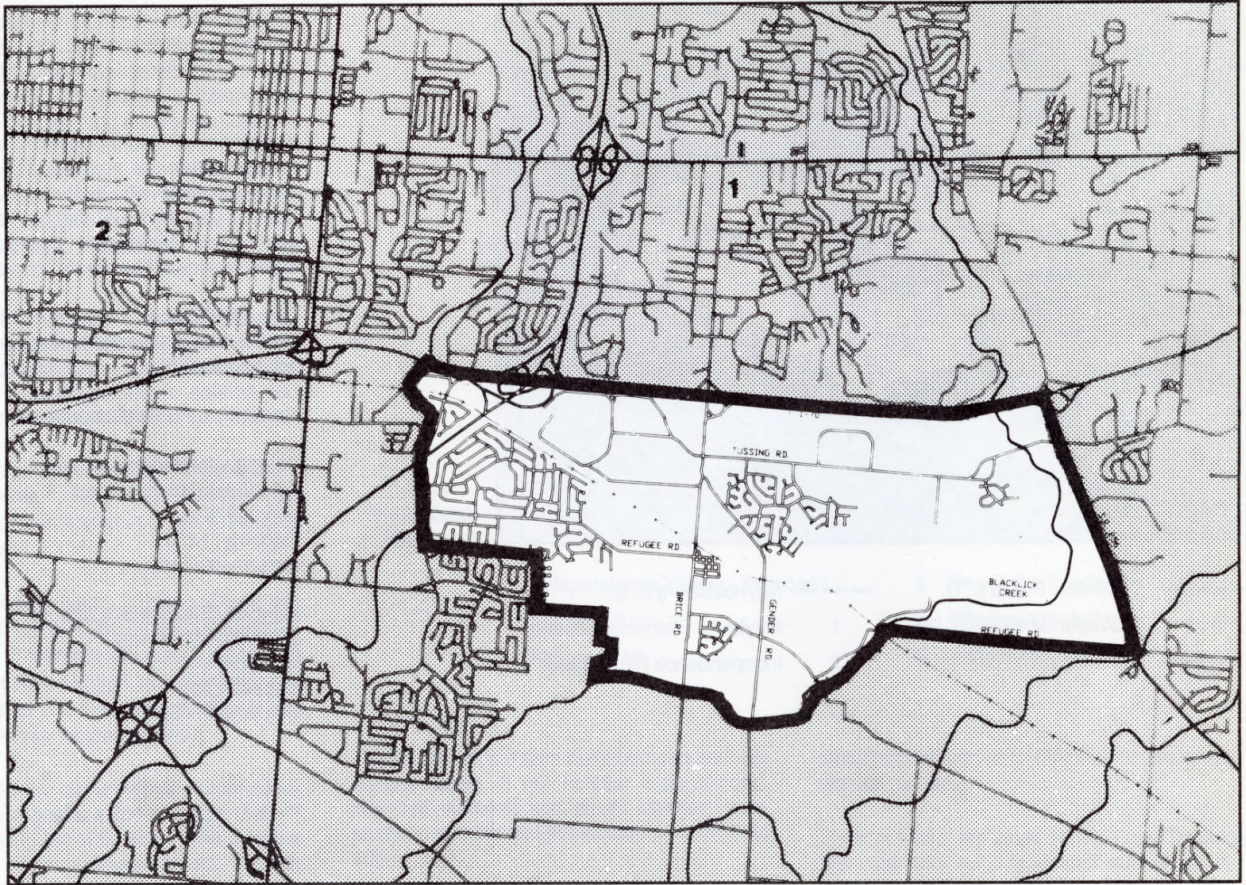
### Columbus Public Schools

**Independence High School**  
 5175 East Refugee Road  
 Built: 1976  
 Capacity: 1200  
 Enrollment: 1100

**Maybury Elementary School**  
 2633 Maybury Road  
 Built: 1964  
 Capacity: 500  
 Enrollment: 456

*School Districts*

- Columbus Public S. D.
- ..... Groveport Madison S. D.
- .-.-.- Pickerington S. D.
- Reynoldsburg S. D.
- 1 Mayberry Elementary School
- 2 Independence High School



**Library  
Facilities**

- |   |  |   |   |
|---|--|---|---|
| 1 | Reynoldsburg Branch<br>1402 Brice Road | 2 | Livingston Avenue Branch<br>3655 East Livingston Avenue |
|---|--|---|---|

The Public Library of Columbus and Franklin County does not currently have a branch facility located within the Brice/Tussing planning boundaries. However, there are plans to construct a southeast branch within 5 to 6 years.

The Reynoldsburg Branch is located at 1402 Brice Road, north of I-70. By 1989, this library will expand and become a regional facility.

Current services include a collection of 69,000 items such as books, records, video cassettes, books on tape, large print books and a special collection on Judaica.

Copy machines and meeting room facilities are also available.

Special programs include story hour for pre-school children and toddlers aged 18 to 36 months old. Hours of operation are Monday through Thursday, 10:00 a.m. to 9:00 p.m. and Fridays and Saturdays, 10:00 a.m. to 6:00 p.m. Between the months of September through

May, this branch will be open on Sundays from 1:00 to 5:00 p.m.

The Livingston Branch Library is located at 3655 East Livingston Avenue. Items among their collection include books, magazines, newspapers, sound recordings, compact discs VHS video cassettes and tapes for children. Special programs include story hour for pre-school aged children. Hours of operation are 10:00 a.m. to 9:00 p.m. Monday through Thursday and 10:00 a.m. to 6:00 p.m. on Fridays and Saturdays.

Within 4 to 5 years this branch will also expand and relocate within their current service area boundaries.

The Public Library of Columbus and Franklin County also offers out reach services available to all residents of Franklin County. The book-mobile stops at the Eastland Square Shopping Center, the nearest location for the residents of the Brice/Tussing planning area. Other out-reach services include books by mail, homebound and talking books.



# Sanitation

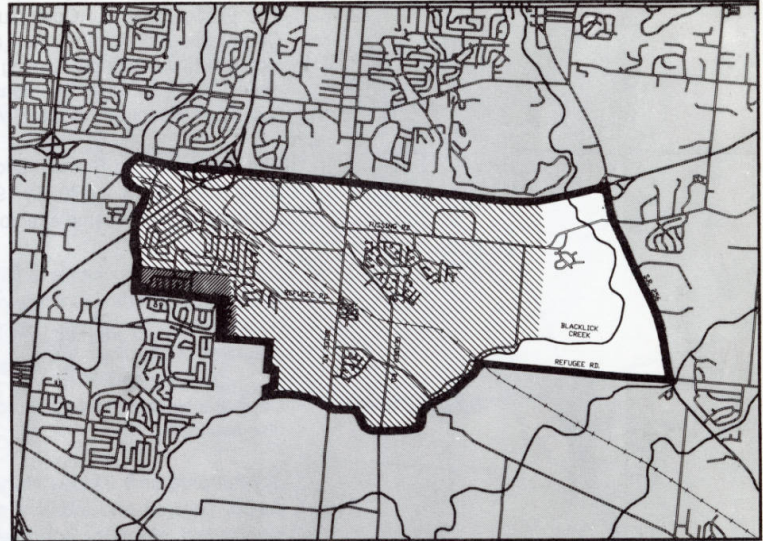
The Columbus portion of the Brice/Tussing planning area is served by the Alum Creek facility of the City of Columbus, Division of Refuse Collection. Regular collections are made Monday through Friday in accordance with the color-coded, rotating holiday schedule. Unincorporated portions of this area and the Village of Pickerington contract with private refuse collection companies for trash pick-up service.

## The Color-Code System

Under the color code system, various areas in the city are assigned one of five colors: navy, pink, ruby, gold or grey. After each holiday that is recognized by the City of Columbus, a collection day moves forward by one day. Color coded collection days are published in the vital statistics page of The Columbus Dispatch. Any resident can also call 222 followed by the four letters of their color to reach a recorded message giving the current collection day.

## Mechanization

The Division of Refuse Collection is currently in the process of automating collection activities. With the mechanized system, residents requiring curb collection will be given 90 gallon trash containers that can be serviced by one-person garbage trucks. Contingent upon adequate funding, the Brice/Tussing planning area should have a completed mechanized system within three to four years.<sup>22</sup>



Sanitation  
Services

////// Pink Collection Area

////// Ruby Collection Area

## Bulk Collection

The Division of Refuse Collection will pick up bulk items. Brice/Tussing area residents must contact the Alum Creek service location at 222-7230 to arrange for bulk pick-up service. Al-

though many large items may be collected, the Division of Refuse Collection will not pick up construction material.

# Community Improvements Summary

35

## Capital Improvements Project

The following is a list of Capital Improvements Projects for the Brice/Tussing planning area as identified by each division of the City of Columbus.

Project Number	Division	Description	Scheduled
* 299	Water	Tussing Road - Gender Road Two Million Gallon Tank	1987 1987
306	Water	Tussing Road - Hines Road Booster Station	1992
003	Electricity	Street Lighting and Distribution Improvement - Walnut Heights area	1987
002	Police	Facility Renovation Precinct 9 and Substation 14, 3022 Winchester Pike	1986-1989
003	Fire	Facility Renovation - Station 4 3030 Winchester Pike	1986-1989

Source: Capital Improvements Program 1987-1992, City of Columbus, Development Department

\* Water Capital Improvements Map