

EAST FRANKLINTON WEST
BROAD STREET STUDY - 1983

EAST FRANKLINTON JAN-83
WEST BROAD ST. STUDY

First Reading

CITY OF COLUMBUS

COMMITTEE:

INTRODUCED BY:

ORDINANCE
~~RESOLUTION~~ NO. _____

FLOOR ACTION (Space reserved for Clerk)

AUDITOR'S CERTIFICATE

I hereby certify that there is in the treasury, or anticipated to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within ordinance.

DATE: _____ NO: _____

FUND No. _____ DEPT. No. _____ APPROP. CODE _____

ENTERED BY: _____ AMOUNT: _____

City Auditor or Deputy Auditor

REASON FOR LEGISLATION

September 2, 1982

Ben Espy, Chairman
Development, Health and
Community Services Committee
City Council
City Hall

Re: Contract with consultant for East Franklinton and West Broad Street Study

Dear Councilman Espy:

This ordinance was prepared to enable the Director of the Department of Development to contract for consulting services for a planning study in the Franklinton Area which responds to concerns of the Franklinton Area Commission and the Board of Trade.

ORIGINATED BY: Division of Planning APPROVED (DIV. HEAD): *[Signature]*

FORM APPROVED (ATTY.): _____ APPROVED (DEPT. HEAD): *[Signature]*

EMERGENCY 30 - DAY

ORDINANCE
~~RESOLUTION~~ NO. _____

TITLE (BRIEF DESCRIPTION)

To authorize and direct the Director of the Department of Development to enter into a contract with a qualified consultant for a study of East Franklinton and West Broad Street and to authorize the expenditure of \$35,000.00 from Fourth Year Community Planning Funds (\$35,000).

PASSED _____
ADOPTED _____
(DATE)

APPROVED _____
(DATE)

ATTEST:

PRESIDENT OF COUNCIL

MAYOR

CITY CLERK

WHEREAS, the Franklinton Area Commission has requested the development of a plan for the East Franklinton area bounded by the Olentangy River and S.R. 315; and

WHEREAS, the Franklinton Board of Trade and the Department of Development have committed resources to the revitalization of the West Broad Street Neighborhood Commercial Revitalization area; and

WHEREAS, the completion of plans and redevelopment strategies for East Franklinton and West Broad Street requires the assistance of a qualified consultant due to limited in-house resources; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

- Section 1. That the Director of the Department of Development, be and he is hereby authorized to enter into a contract and amend the same if necessary with a qualified consultant to prepare a revitalization study for East Franklinton and the West Broad Street Neighborhood Commercial Revitalization Area.
- Section 2. That the expenditure of \$35,000.00 or so much thereof as may be necessary from Sub-Fund 09-044, Department 44-01, Index Code, 443010, Character 03, Minor Object 336 for the aforesaid purpose is hereby authorized.
- Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

The City of Columbus
Mayor Tom Moody



Department of Development
140 Marconi Boulevard
Columbus, Ohio 43215

Director Ralph W. Smithers
614-222-7763

September 3, 1982

Councilman Ben Espy, Chairman
Development, Health &
Community Services Committee
City Council
City Hall
Columbus, OH 43215

Dear Councilman Espy:

The attached ordinance authorizes me, as Director of the Department of Development, to enter into contract in an amount not to exceed \$35,000 for the purpose of preparing a revitalization study of East Franklinton and the West Broad Street Corridor between the Scioto River and I-70.

The West Broad Street component stems from the Neighborhood Commercial Revitalization (NCR) Program presently underway in six areas of the city. The study will focus on the redevelopment potential of selected nodes along the corridor and will seek to realistically promote the revitalization of this corridor. The work will support efforts already underway on West Broad Street, including the expansion of the Anthony-Thomas Candy Company, the renovation of ADS Systems, and other plans to assist businesses in relocating within this area.

The second major component of this study will address issues of redevelopment and revitalization within East Franklinton (bounded by the Scioto River on three sides and S.R. 315 on the west).

This area is unique in Columbus in that it has an astounding variety of land uses and is a transition from the downtown core to the neighborhoods. This study arises from a request from the Franklinton Area Commission some years ago that a City policy direction be established for this area, and from interest shown in the area rezoning. Although numerous studies of East Franklinton have been undertaken over the years, none have received definitive support nor have substantially influenced development in the area. Our goal is to involve a broad cross-section of the affected community in this effort and to resolve selected issues in a pragmatic manner.

A community committee has been involved in the review of various consultants' proposals and in the refining of the selected proposal submitted by Bohm-NBBJ. Both the consultant and the community are ready to begin work.

Sincerely,

RALPH W. SMITHERS, DIRECTOR
DEPARTMENT OF DEVELOPMENT

Building Regulation
222-7433

Code Enforcement
222-7260

Community Development
222-7336

Planning and
Economic Development
222-8172

Böhm-NBBJ

CONFERENCE MEMORANDUM

EAST FRANKLINTON AREA NEIGHBORHOOD STUDY/#83064.00

CONFERENCE DATE: FEBRUARY 1, 1983

IN ATTENDANCE: MR. BOB GRIFFITHS -- UNITED REFRIGERATION
MR. CAL LUTZ -- DaNITE SIGN COMPANY
MR. ALAN McKNIGHT -- DEPARTMENT OF RECREATION
& PARKS
MR. DAVID MASTERSON -- FRANKLINTON AREA COMMISSION
MR. TIM BOYER -- FRANKLINTON AREA COMMISSION
MS. VELMA CLIFFORD -- FRANKLINTON AREA COMMISSION
MS. ALMA CAHILL -- FRANKLINTON AREA COMMISSION
MR. JEFF JACKMAN -- STUDENT INTERN
MS. EILEEN WISE -- FRANKLINTON AREA COMMISSION
MS. HELEN EVANS -- FRANKLINTON AREA COMMISSION
MR. RICHARD NOLAN -- VETERANS MEMORIAL AUDITORIUM
MR. JOHN SPINELLI -- COLUMBUS AREA CHAMBER
OF COMMERCE
MR. MILOUS KEITH -- DEPARTMENT OF DEVELOPMENT
MS. GEORGIA EHLERS -- DEPARTMENT OF DEVELOPMENT
MR. DENNIS BRANDON -- BOHM-NBBJ
MR. STEVE SEABURN -- BOHM-NBBJ

The purpose of the meeting was to select a task force chairperson and liaison to the West Broad Street Task Force, undergo a goal-setting session, and review a brief presentation by Bohm-NBBJ on planning issues for the study effort.

1. Chairperson Selection: Mr. Tim Boyer was selected by those in attendance to serve as chairperson of the East Franklinton Neighborhood Task Force. He is to receive a copy of the West Broad Street minutes. As chairperson, Mr. Boyer's responsibilities include reporting to the Director of the Columbus Department of Development the degree of satisfaction of the task force with the Consultant's work. The chairperson may also be asked to participate in a meeting of task force chairpersons and the liaison committee which is made up of the chairpersons of the East Franklinton Commission, the West Broad Street Board of Trade, and the Executive Director of the Development Committee for Greater Columbus.
2. Goal Setting Session: At the request of the members of the task force, the goal setting session was conducted prior to the presentation to ensure that the opinions of the members would not be affected by the judgements and opinions of the Consultants.

Mr. Brandon and Mr. Seaburn proceeded to conduct the session. All members were encouraged to complete five index cards with each card containing a long-term specific goal. Each member was to rate the goals in order of importance.

Böhm-NBBJ

CONFERENCE MEMORANDUM
EAST FRANKLINTON AREA NEIGHBORHOOD STUDY/#83064.00
FEBRUARY 1, 1983
PAGE 2

This procedure was repeated for short-term objectives. All cards were collected and an initial sort was made for both goals and objectives. Within each category, "Like Statements" were grouped and scores were tallied. An initial analysis showed consistency between goals and objectives which is indicative of the commitment of the members to their responses. In the discussion that followed, no major points of conflict emerged.

Mr. Brandon indicated that a composite description of each grouping would be prepared and the results of this process ("Delphi Process") would be distributed to the task force members (documentation attached). Copies will be distributed to members not attending and their input requested.

3. Presentation: As requested by the Committee, the presentation of the Consultants was made following the goal setting session. Mr. Seaburn presented the preliminary analysis of the Consultants as follows:

Focus-to-Date:

- a. Identification of Edges of Residential Core:

Effective revitalization of the East Franklinton Neighborhood begins with identifying the "core" of the existing residential community. S.R. 315 on the west and Sunshine Park and the river on the south determine conclusively two of the bounds of a residential core.

Over 90% of the residential structures in East Franklinton are located in a five-block by five-block area east of S.R. 315 and north of Sunshine Park.

It was shown that the dominance of West Broad Street as a commercial corridor has reduced the residential portions of the neighborhood southward to Culbertson Street.

Similarly less than ten residential structures remain east of the railway in the Central High School vicinity. A conclusive determination of a viable eastern boundary of a residential core was presented as depending upon the chosen objectives for that portion of the neighborhood between McDowell Street and the railway. Results of the "Delphi Process" will help address this issue.

Böhm-NBBJ

CONFERENCE MEMORANDUM
EAST FRANKLINTON AREA NEIGHBORHOOD STUDY/#83064.00
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b. Identification of Need for Single versus Multi-Dimensional Strategy:

The opportunities and problems of East Franklinton can be addressed either with one single strategy or by means of several coordinated efforts customized to meet a range of objectives.

The analysis to date indicates that a multi-dimensional strategy is most appropriate for achieving residential revitalization in East Franklinton.

An "Assessment of Residential Building Conditions/by Block" was presented to show that "sound" structures and areas with pervasive "poor" conditions tend to be clustered.

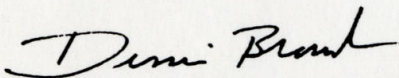
A diagram of "Stabilization Areas" was then presented showing the location of "sound" residential areas and major institutional locations.

As a third step, "Potential Revitalization Areas" were presented. Such areas include: vacant parcels, areas with pervasive poor building conditions, and large, older industrial structures that might become candidates for "conversion", i.e. be converted to residential structures.

The varied size, configuration and on-site conditions of the "Potential Revitalization Areas" underscores the need for a multi-dimensional strategy for revitalization. Aspects of such a strategy might include infill housing, rehabilitation, clearance/construction or conversion.

These notes are submitted for your review and/or correction.

Sincerely,



Dennis A. Brandon, AICP
Associate
Senior Planner

DAB:st

cc: All Above
Task Force Members Not in Attendance
R. Vrenna

T 4/26/83 Bohm rides again!

In re West Broad Street....

Chapter 1728 corporations

fees in lieu of taxes

funding the group through property assessment

maintenance of group vitality

Crime prevention program

crime alert

technical assistance (art)

Enhance sense of community through strengthening the definitions of the edges and facade treatment.

Technical assistance from those in the neighborhood who are already well acquainted with marketing.

RECD JUL 27 1983

Mr. Masterson

CONFERENCE MEMORANDUM

EAST FRANKLINTON/WEST BROAD STREET STUDY/#83064.00

CONFERENCE DATE: JULY 13, 1983

IN ATTENDANCE: LIN CARVER — CITY PLANNING, CITY OF COLUMBUS
PAT GRADY — NEIGHBORHOOD/COMMERCIAL REVITALIZATION, CITY OF COLUMBUS
ROBERT GRINCH — CITY OF COLUMBUS RECREATION AND PARKS
TIM BOYER — FRANKLINTON AREA COMMISSION
JEFF JACKMAN — FRANKLINTON AREA COMMISSION
OSCAR THOMAS, JR. — REALTOR
FRED ELDER -- BOARD OF TRADE, WEST BROAD STREET
GREGORY CARR — DESIGN CENTER, NORTH HIGH STREET
JOHN D. CHRISTIANSEN -- BANC OHIO MORTGAGE
JOHN SPINELLI — CHAMBER OF COMMERCE
LARRY DANDURAN — GLADDEN COMMUNITY HOUSE
MILOS KEITH — BOARD OF TRADE, WEST BROAD STREET
KIM LITTLETON — BOHM-NBBJ
STEVE SEABURN -- BOHM-NBBJ

A joint meeting of the East Franklinton/West Broad Street Task Forces convened in the meeting room of the Columbus Chamber of Commerce together with key members of the City staff and professionals experienced in residential and commercial neighborhood revitalization. The informal meeting was opened by a brief presentation by Mr. Kim Littleton and Mr. Steve Seaburn. An "Action Agenda" (attached) was circulated to those present which provided a structure for the discussion. People who took part in the discussion were in general agreement that the lack of a "feature" has been a liability to the neighborhood and the West Broad Street corridor in particular.

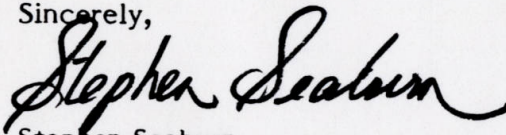
It was widely felt that the local history was the the principal feature to draw upon for building a positive future for the area. It was suggested that the proposed moving of the "Sullivant Land Office" to a site adjacent to the "Harrison House" could be an appropriate "event" to kick-off an effort at focussing on the historic attributes of the community.

Other issues which were addressed but which did not lead to a consensus were:

- The past negative impact of real estate speculation on the neighborhood;
- The possible impact of gentrification on the neighborhood;
- The advantage of diversity on the West Broad Corridor;
- The apparent difficulty of revitalizing neighborhood business and fully utilizing available space;
- The interdependence of commercial/residential revitalization and the phasing of these components;
- The impact of the flood plain on the redevelopment throughout the entire area.

These notes are submitted for your review and/or correction.

Sincerely,



Stephen Seaburn
Planner

SS:kf

cc: All Present

**EAST FRANKLINTON NEIGHBORHOOD
ACTION AGENDA**

Environmental/Circulation Improvements

PROJECT/ITEM	RESPONSIBILITY OF	POTENTIAL FUNDING SOURCE	TERM
Clean-up/Fix-up	F.A.C/City	Volunteer/ City Service	Spring 1984
315 Landscape Buffer Gift St. enhancement Sunshine Park o Improve curb cuts o Accent entrance	City	Columbus Capital Improvements	ASAP
West State Street width reduction	City	Columbus Capital Improvements	1984- 1986
West State Square enhancement	City	Columbus Capital Improvements	1984- 1986
Neighborhood Street Lighting (pedestrian scale)	City	Columbus Capital Improvements	1983- 1986 currently scheduled
Continue Neighborhood Street-tree program	City	Columbus Capital Improvements	As needed
Street/Alley Vacation	City	Not required	Partial 1983 1984 Partial as is feasible
Alley Extension	City	Columbus Capital Improvements	Partial 1984 Partial 1984+ (subject to schedule of alley vacation)
Buffering of Commercial redevelopment adjacent to Residential Property	Commercial Owners	Owners, per design standards	During commercia redevelopment phase

PROJECT/ITEM	RESPONSIBILITY OF	POTENTIAL FUNDING SOURCE	TERM
Enhancement of Rail Overpasses State, Town, Rich Streets	Owner/City	To be negotiated	To be negotiated
<u>Revitalization</u>			
Recognition of Neighborhood "Boundaries" as a matter of policy	City	Not required	1983 (Permanent)
Enforcement of Building Code	City	Current Funding	ASAP contingent upon increase in housing supply
House Rehabilitation	Private Owners	Individual Private Commercial Sources	Continuous
Encourage conventional Infill housing through the site-specific granting of dimensional variances within the "Recognized" Neighborhood	City	Not required	1984- continuous
Adoption of Industrialized Industrialized Infill Housing Incentive Zone	City	Not required	1984
Riverside Homes Renovation	CMHA	Sale/lease to private owner (e.g. co-op)	Phased 1984+
Multi-family Infill and conversion	Private Owners	Individual Private/Commercial Sources	1985+ Contingent upon initiation of Riverside Renovation

TO: WEST BROAD STREET & EAST FRANKLINTON TASK
FORCE

FROM: PLANNING CONSULTANT

DATE: JUNE 5, 1983

SUBJECT: ROUNDTABLE DISCUSSION ON CENTRAL CITY
REDEVELOPMENT; POTENTIALS & PITFALLS

Throughout the study process we stressed the need to solicit the expertise of area realtors, bankers, marketing specialists, housing specialists and state and local government officials in implementing the study's recommendations. We are now at a point where we feel it might be of interest to you knowing how these professionals view their role in urban revitalization. Therefore, we are inviting you to attend a roundtable discussion involving six professionals discussing their views on Central City Redevelopment; Potentials and Pitfalls on July 13, 1983 at the Columbus Area Chamber of Commerce, second floor meeting room from 7:00 until 9:00 p.m.

For your information, we have enclosed a copy of the study's Executive Summary and a Preliminary agenda. We are looking forward to a lively and informative discussion and hope that you can attend.

ROUNDTABLE ON CENTRAL CITY REDEVELOPMENT; POTENTIALS & PITFALLS

Preliminary Agenda

July 13, 1983

- | | |
|------------------|--|
| 7:00 - 7:10 P.M. | I. Opening/Introduction. |
| 7:10 - 7:50 P.M. | II. Perspectives (from each panel member). |
| 7:50 - 8:30 P.M. | III. Discussion (between each panel member). |
| 8:30 - 8:40 P.M. | IV. Break. |
| 8:40 - 9:00 P.M. | V. Open Discussion. |

EXECUTIVE SUMMARY

EAST FRANKLINTON/WEST BROAD STREET STUDY

June 1, 1983

**Prepared For:
THE CITY OF COLUMBUS**

**Prepared By:
Bohm-NBBJ, Inc.**

WEST BROAD STREET/EAST FRANKLINTON STUDY: EXECUTIVE SUMMARY

BACKGROUND

Because of its location within the Scioto River Valley, the entire Franklinton neighborhood, including the West Broad Street commercial strip, East Franklinton and the West River Bank, has long been known as "The Bottoms". Most of the entire area has been inundated several times in its long history, only to be resettled. The residents' strong attachment to and concern for the area still persists and is one of the primary reasons this study was undertaken. Residents know that even though the area has experienced a number of setbacks, socially and economically in the past, it has a number of attributes that give it a promising future.

- * The purpose of this study is not only to identify and capitalize on some of these attributes, but to suggest pragmatic solutions to some of the area's most immediate problems. The approach included analyzing existing data on the neighborhood and working closely in conjunction with neighborhood residents, property owners and business people to produce a workable set of strategies for revitalization.

Never before has timing been so critical to the area's future. Right now, the City of Columbus is considering the Franklinton area as a candidate for designation as the City's first enterprise zone. According to the environmental impact statement on I-670, Souder Avenue will be extended to Spring Street thus opening up the north end of the downtown to Franklinton and connecting the West Broad Street corridor with surrounding neighborhoods. Furthermore, the future of the Central High site is under consideration pending The Columbus Board of Education's decision concerning the property.

Now is the time for the Franklinton area to take action and rise out of "The Bottoms" and become, in certain respects, an integral part of Central City Columbus. It can begin by making the City aware of its desire to be considered as an enterprise zone, by responding to some of the area's recent activity, and by organizing to implement this study's following recommended strategies.

EAST FRANKLINTON NEIGHBORHOOD

The distinct current identity of the neighborhood known as East Franklinton dates from the construction of the freeway, State Route 315, which separates the neighborhood from the larger Franklinton community. As the portion of Franklinton nearest downtown Columbus, the neighborhood historically developed in conjunction with the original industrial growth of Columbus, focused on the Scioto River.

The current land use pattern which is mixed-use in character is the result of the perpetuation of 19th century development concepts long after such practices have fallen by the way-side elsewhere. This situation has left East Franklinton at a disadvantage in recent decades at a time when the development of a positive neighborhood identity has been critical, but wanting.

Not surprisingly a spiral of uncertainty/deterioration has resulted in the decline in the number and quality of residences in the neighborhood. Given this situation, residents participating in this study have identified, through a modified "Delphi Process", the need to define and enhance the residential character as their goal of highest priority. One aspect of such an enhancement was defined as the need to: "establish East Franklinton as a model for the City to show a cooperation between the business sector, residential and downtown development...."

The analysis of East Franklinton proceeded from the belief that defining a viable residential "core" was a problem to be solved by analyzing the residential area, the West Broad Street Corridor and the West Bank (Central High School vicinity) in an integral manner. In this way defensible boundaries of the residential Neighborhood Core could be identified.

The neighborhood was analyzed in seven steps:








1. **Environmental Factors** were studied, generally;
2. Areas were studied and valued as being **Stabilization** versus **Potential Revitalization** locations;
3. An assessment of **Building Conditions** was made based on parcel-specific data;
4. The **1980 Census** was studied to obtain as detailed an understanding of the population as is practical.
5. **Zoning,**
6. **Vehicular circulation,** and
7. **Ownership** were considered as is customary.

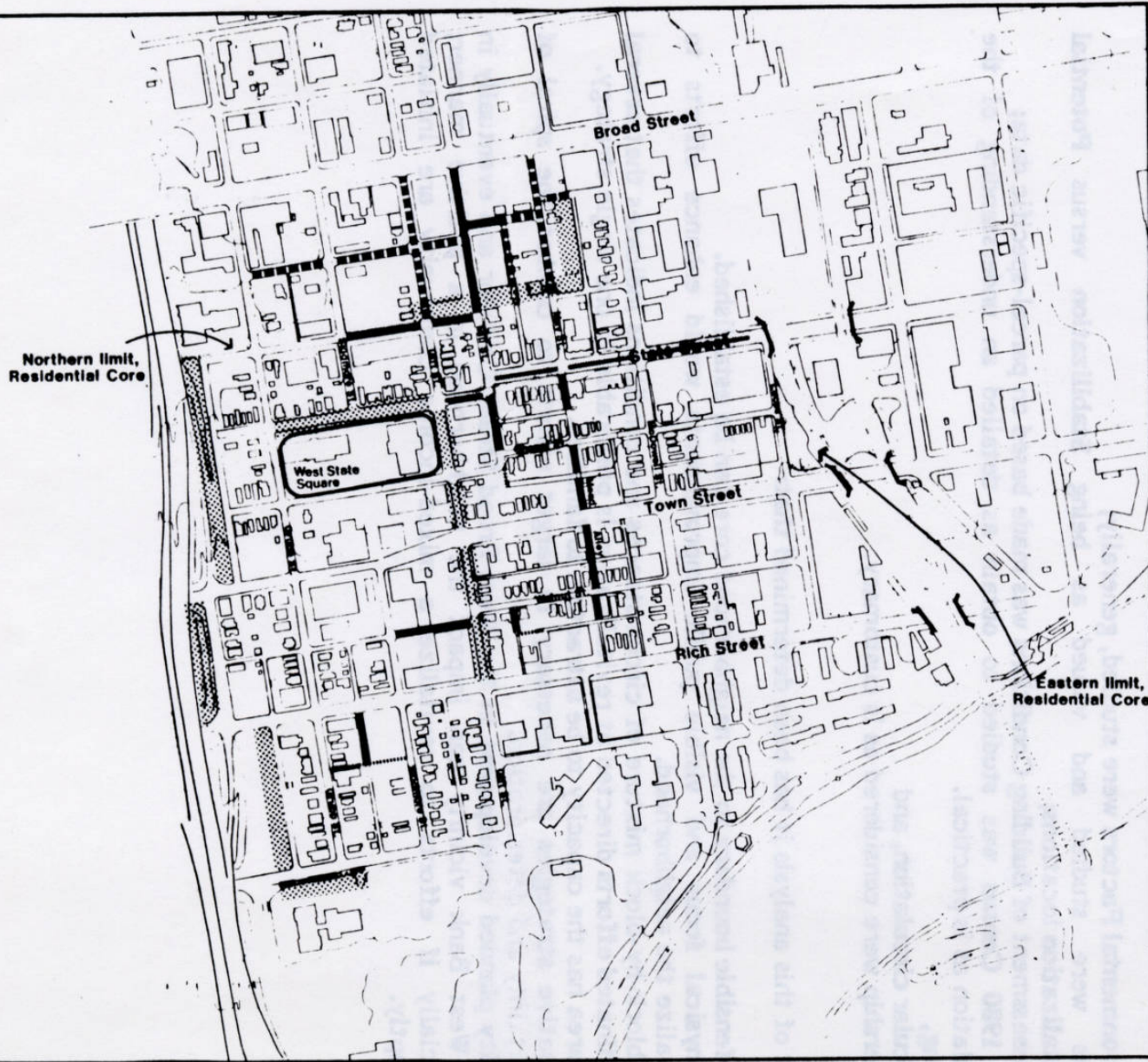
As a result of this analysis it has been determined that:

1. A **defensible boundary** to the neighborhood core can be established.
2. A **physical focus** and visible public improvements would enhance efforts to revitalize the neighborhood.
3. The block-by-block mixture of circumstances and conditions indicates that **several coordinated efforts** directed at revitalization is preferable to one single strategy.
4. The area has the capacity to be **attractive to families.**
5. **Innovative strategies** are necessary to target efforts to combat the spiral of uncertainty and deterioration.
6. **Quality planned development** in the West Broad Street Corridor and eventually in the West Bank vicinity can impact the neighborhood in a positive manner; especially if efforts to revitalize a mixed-income community are initiated promptly.

7a.

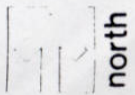
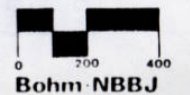
ENVIRONMENTAL / CIRCULATION IMPROVEMENTS

-  Proposed Street/Alley vacation, currently feasible
-  Proposed future street vacation possible only given changes in ownership pattern
-  Proposed alley extension or relocation
-  Boulevard Proposed
-  Target Area for landscaping improvements
-  Proposed curb-cut planting strip improvements
-  Railway overpass



East Franklinton Area Study

City of Columbus



SUMMARY OF NEIGHBORHOOD RECOMMENDATIONS:

In anticipation of future redevelopment of the West Broad Street Corridor and West Bank vicinity, it is recommended that the Residential Core of East Franklinton be revitalized as a mixed-income neighborhood retaining aspects of its existing land use mix. In so doing, East Franklinton can become a model inner-city neighborhood containing sound residences and businesses in close proximity to intense urban uses.

1. Neighborhood Edges and Circulation Improvements (See Facing Map 7a.)

It is important that the edges of the neighborhood be deliberately defined as a first step toward establishing an East Franklinton identity.

Specifically the northern edge of the neighborhood in the Culbertson Street area, should be strengthened by altering the circulation system in conjunction with the commercial redevelopment in the West Broad Corridor. The vacating of street and alley segments north of Culbertson, as is feasible, would greatly discourage the utilization of neighborhood streets by through traffic (north/south), and encourage efficient usage of commercial space in the West Broad Corridor.

Elsewhere in the neighborhood, alley segments need to be relocated and/or vacated.

The eastern boundary of the neighborhood should be considered the railway overpasses; the western edge - S.R. 315; the southern edge - Sunshine Park/Scioto River.

2. Environmental Improvements (See Facing Map 7a.)

In order to enhance the environmental quality in the neighborhood and encourage the acceleration of private improvement efforts, visible public improvements should be initiated early. Providing numerous public improvements in a single comprehensive phase will help:

- Establish community identity
- Maximize effectiveness of other program's undertakes such as infill housing or the renovation of Riverside Homes.

Specifically landscape buffering is needed in several areas most notably along S.R. 315. Such a buffer would address visual more than acoustical concerns.

West State Street, which is excessively wide for a short residential street should be enhanced with street trees in a spacious arrangement such as a boulevard strip.

To mitigate the impact of the large transmission lines, flowering ornamental street trees should be planted along Gift Street. Attention should be given to highlight the identity of the public and semi-public property in the vicinity. Specifically, the block between West State and Chapel Street; Grubb and Gift Streets should be enhanced with trees and pedestrian scale lighting (15'-20' poles) and other street furniture to encourage its utilization as a neighborhood focal point.

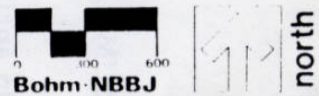
8a. NEIGHBORHOOD REVITALIZATION CONCEPT

- | LAND USE | HOUSING STRATEGIES |
|-----------------|---|
| R Residential | ■ Infill Housing, Conventional |
| I Institutional | ▨ Industrialized Infill Housing Incentive Zone |
| C Commercial | rc Conversion to residential |
| M Manufacturing | Housing Rehabilitation:
To be encouraged throughout the Residential Core |
| — Streets | |
| - - Alleys | |



East Franklinton Area Study

City of Columbus



3. **Four Housing Strategies** (See Facing Map 8a.)

- A. **Rehabilitation:** The improvement of housing supply and conditions must be balanced. Enforcement of the Building Code must be coordinated with the efforts to make house rehabilitation in East Franklinton more attractive, financially. Federal programs are much less available as a funding source as in the past. The State program, however, designed to reduce the interest rate for qualifying first-time homeowners is of benefit to East Franklinton.

The 1980 census identified East Franklinton as a location able to attract young families. The new State program will make it easier for such families to become homeowners in East Franklinton.

All house clusters within the defined residential core should be conserved and enhanced through rehabilitation and when possible enlarged through the infill of housing on vacant lots.

Besides area-wide rehabilitation efforts three other site-specific alternatives should be pursued: Conventional infill housing; Industrialized (manufactured) infill housing, and; Conversion of functionally redundant non-resident structures.

- B. **Conventional Infill:** Conventional infill should be encouraged on vacant lots (or where dilapidated dwellings are to be demolished). Where lots are adjacent to clusters of single-family dwellings infill should be single-family. Multi-family dwellings should be built where parcels are of sufficient size to accommodate larger structures (and land is currently zoned to allow multi-family).

Rehabilitation and Conventional Infill are techniques that will maximize the number of owners involved in revitalization efforts. This is a positive attribute, and visible comprehensive public improvements should coincide with the first private efforts to improve properties in this manner. Early efforts at public improvements including a State Route 315 landscape buffer, West State Street and Gift Street enhancements could maximize the positive impact encouraging rehabilitation and conventional infill.

- C. **Conversion:** The conversion of sound, vacated manufacturing/warehouse structures to multi-family use is possible in East Franklinton. The marketing appeal of this approach however, is dependent upon the early successes of other strategies.

Riverside Homes Renovation: The future of Riverside Homes (CMHA), because of its condition, size and location, is a major factor in the revitalization of portions of the neighborhood in its vicinity. The sale and renovation of Riverside Homes as condominiums is recommended. A three phased approach is encouraged for renovation that will achieve all exterior improvements visible from the neighborhood as the first block of units is being totally renovated.

9a. INDUSTRIALIZED INFILL HOUSING CONCEPT

I. THE APPROACH

A. PURPOSE

To target a supply of modest priced housing
To provide incentive for action through modification
of the Zoning Code

B. INCENTIVE ZONE CONCEPT

CHARACTER CONSIDERATIONS

- Zone size
- Neighborhood Character
- Visibility
- Adjacency
- Zone character

DENSITY CONSIDERATIONS

- Not to exceed 9 d.u. per ac.
- Allow individual units on 2000 sf. parcels
- ADVANCE DESIGNATION of all sites required
with Zone proposal

C. PROCEDURE

LOCAL CONTROL : Recommendation of Area Commission required

TIMING : Designated sites to be occupied before the expiration of a fixed term

D. PROPOSED MODEL LANGUAGE : INDUSTRIALIZED INFILL-HOUSING INCENTIVE ZONE

Purpose:

To increase the supply of modest priced housing in specific areas by allowing the limited placement of industrialized housing at medium densities in selected city blocks that are characterized as being in mixed-use neighborhoods.

Criteria for Consideration of Industrialized Infill Housing Incentive Zones:

- 1) The zone must not be larger than a city block; up to 4 acres maximum. (Multiple adjacent blocks may be approved concurrently).
- 2) The area must be in a neighborhood characterized as "mixed use".
- 3) The area must not be on an arterial, collector or other prominent right-of-way.
- 4) The area must not be adjacent to residential zones of lower density than "ARLD".
- 5) Thirty percent of parcels in blocks under consideration shall have either:
 - Severe building conditions.
 - And/or vacant structures for more than 6 months.
 - And/or shall be vacant parcels.

Procedure

A proposed Industrial Infill Housing Incentive Zone shall be identified and recommended by an Area Commission and the Development Commission, for approval by City Council; to be in effect for a designated term of not less than five years or more than twenty years.

All potential Industrial Housing sites for a given block must be designated when the Incentive Zone is proposed.

- Industrial Housing may be placed on the designated sites at any time during the term.
- Industrial Housing need not be removed at the expiration of the term unless determined by action of Council.
- At the end of the term no Industrial Housing units may be added to vacant designated Industrial Housing sites.

Specifications:

- Industrial Infill Housing is for single family occupancy only.
- Minimum parcel size - 2,000 S.F.*
- HOWEVER, NO SINGLE ACRE OF ADJACENT PARCELS SHALL CONTAIN MORE THAN NINE DESIGNATED INDUSTRIAL HOUSING SITES.
- Yards:
 - Side: 5'
 - Sum of Side Yards: 13'
 - Front: 15'
 - Rear: 5'
- Parking: One (1) per Industrial Housing Site
- Pad: See 114.30; Columbus Zoning Code.

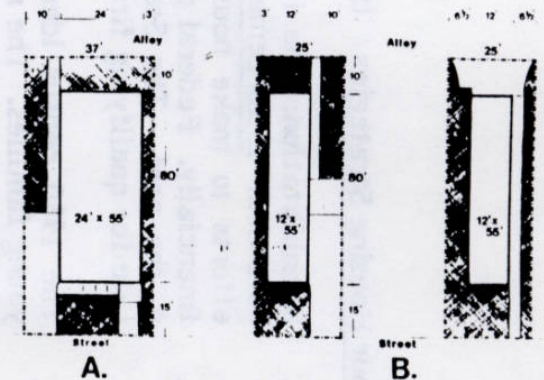
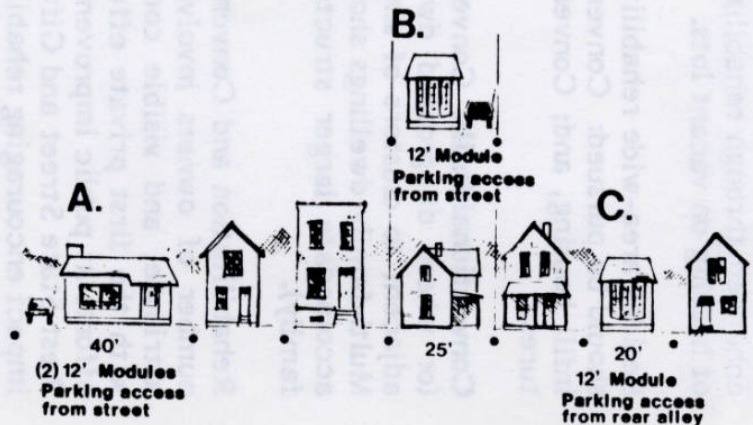
II. BASIC ALTERNATIVES

A. (2) 12' Modules on 40' x 80' lot 1320sf. (one level)*
Provides "suburban" house type
and "in-town" density.

B. (1) 12' Module on 25' x 80' lot . 660sf. (one level)*
Appropriate for "urban" single-family lots
currently occupied by dilapidated structures or vacant.
Could yield a "strategic" increase in dwelling units.

C. (1) 12' Module on 20' x 80' lot
Acceptable "urban" scale visually
but:
Sum of side yards is less than 13'
therefore NOT recommended.

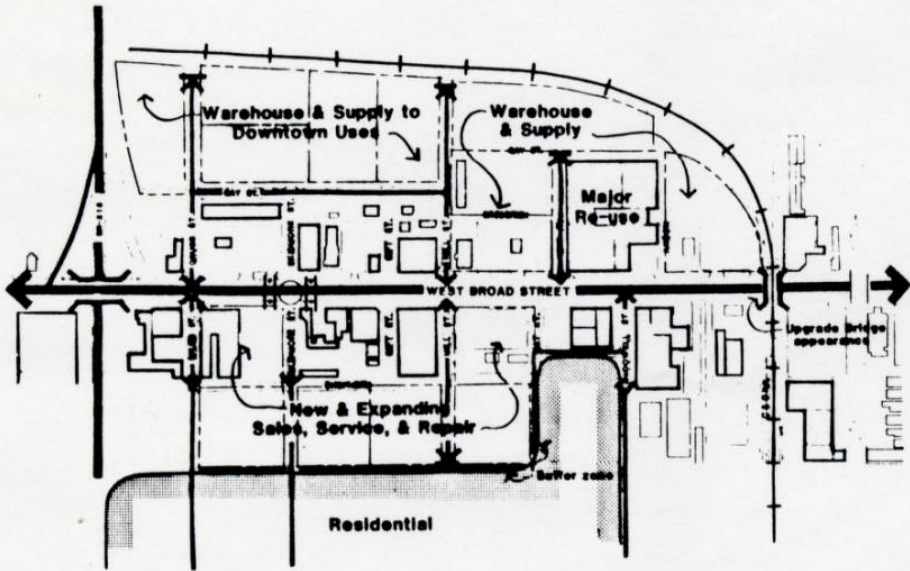
*The possibility of two-story units should be considered.



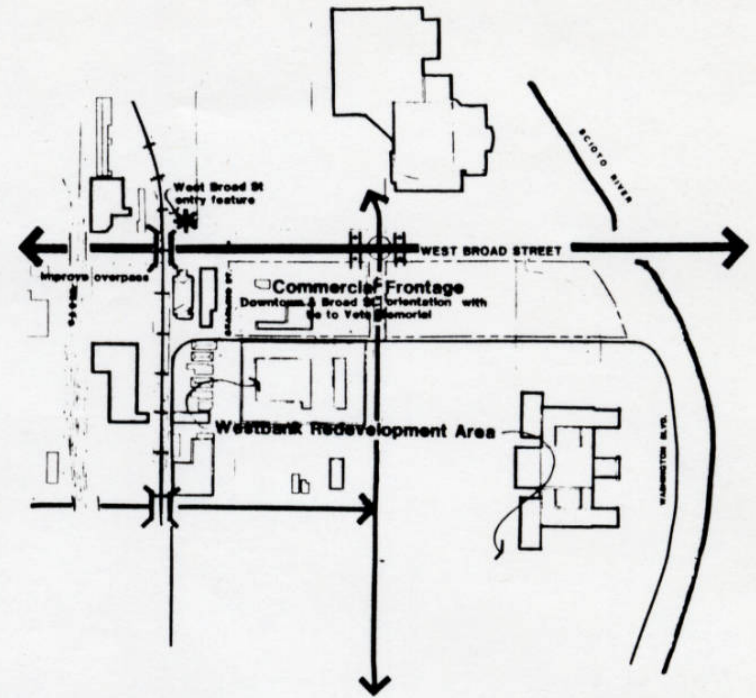
WEST BROAD STREET CORRIDOR (See the Following 3 Maps)

The West Broad Street Corridor is defined by the area along West Broad Street between I-70 on the west and the Scioto River on the East, approximately two miles in length and from one to two parcel depths in width on both sides of West Broad Street. To facilitate analysis, the corridor is further segmented into five sub-areas. The study gives an analysis of the existing situation along West Broad including existing environmental conditions, land use, parking and circulation, property ownership, and zoning. This analysis is then concluded with the summary of the area's strengths, weaknesses, threats and opportunities. A general concept involving the redevelopment potential of five target areas is presented based on the analysis and the set of goals and objectives provided by the West Broad Street Corridor Task Force. The development concept is further refined into the following general and recommended strategies in order to realize the successful revitalization of the West Broad Street Corridor.

1. Designation, along with most of Franklinton, as an Enterprise Zone by the City of Columbus to allow tax incentives for business expansion and location.
2. Re-establish the historic character of the corridor taking advantage of federal tax incentives for historic rehabilitation and staging events centered around the area's long history.
3. Working closely with the City of Columbus and the Federal Government's Emergency Management Agency in developing special flood management guidelines for Franklinton/West Broad Street that recognize the area's unique urban situation.
4. A financially self-sufficient, ongoing umbrella organization charged with revitalizing the business district composed of area businessmen, property owners, realtors, government officials, etc.
5. Segmentation of the area into five target areas, each with specific development/redevelopment strategies.
6. Development of an overall design guideline for the corridor and a set of specific design guidelines for each of the five target areas. This includes guidelines on parking, circulation, building setback, landscaping and signage to name a few.
7. Undertake a crime prevention program that mobilizes corridor merchants and residents to assist in crime prevention.
8. A technical assistance program augmented by the City of Columbus to provide information to local businesses on financing sources and merchandising/-management techniques.
9. Work with the City of Columbus' program to market available sites/buildings in each target area for distribution to surrounding community businesses, city chambers of commerce, realtors, etc.
10. Prepare an identity program aimed at unifying the neighborhood and projecting that image to the consuming public.



2. DOWNTOWN COMMERCE CENTER

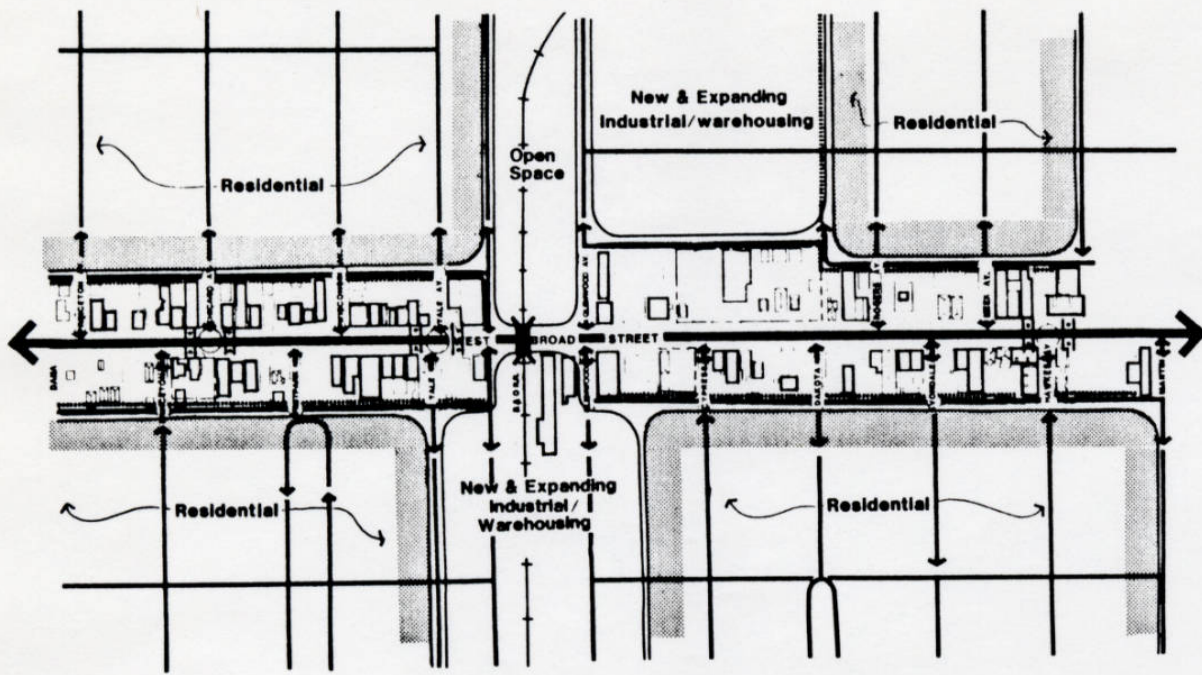


1. WESTBANK

- Structures with rehab and / or reuse potential
- Redevelopment Area
- Residential area maintained
- Landscaped buffer
- One way traffic
- Two way traffic
- Signalization
- Pedestrian control

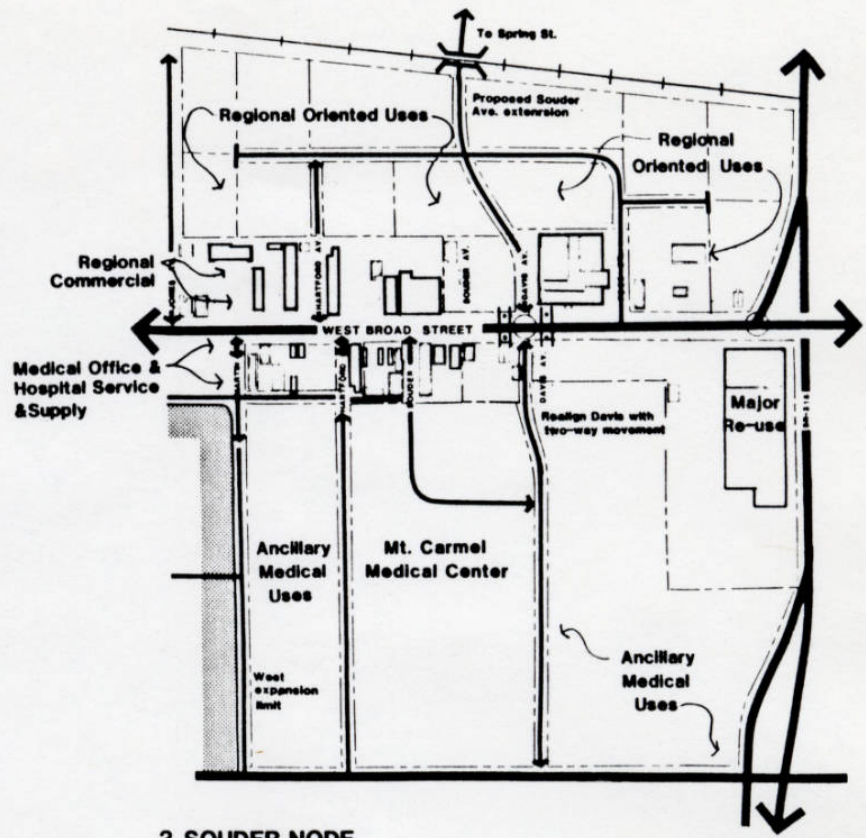
7b. TARGET AREAS 1-2.

West Broad Street Study



4. NEIGHBORHOOD BUSINESS

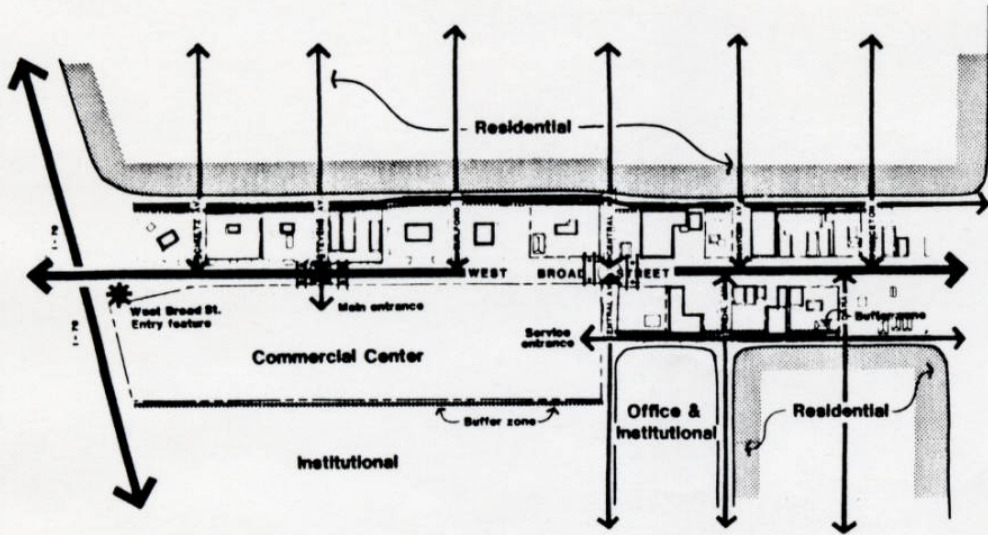
- Structures with rehab and/or reuse potential
- ▨ Redevelopment Area
- Residential pres maintained
- Landscaped buffer
- One way traffic
- ↔ Two way traffic
- Signalization
- ⊕ Pedestrian control











3. SOUDER NODE

7b. TARGET AREAS 3-4.

West Broad Street Study



5. FREEWAY ANCHOR

-  Structures with rehab and/or reuse potential
-  Redevelopment Area
-  Residential area maintained
-  Landscaped buffer
-  One way traffic
-  Two way traffic
-  Signalization
-  Pedestrian control

7b.TARGET AREAS 5.

West Broad Street Study

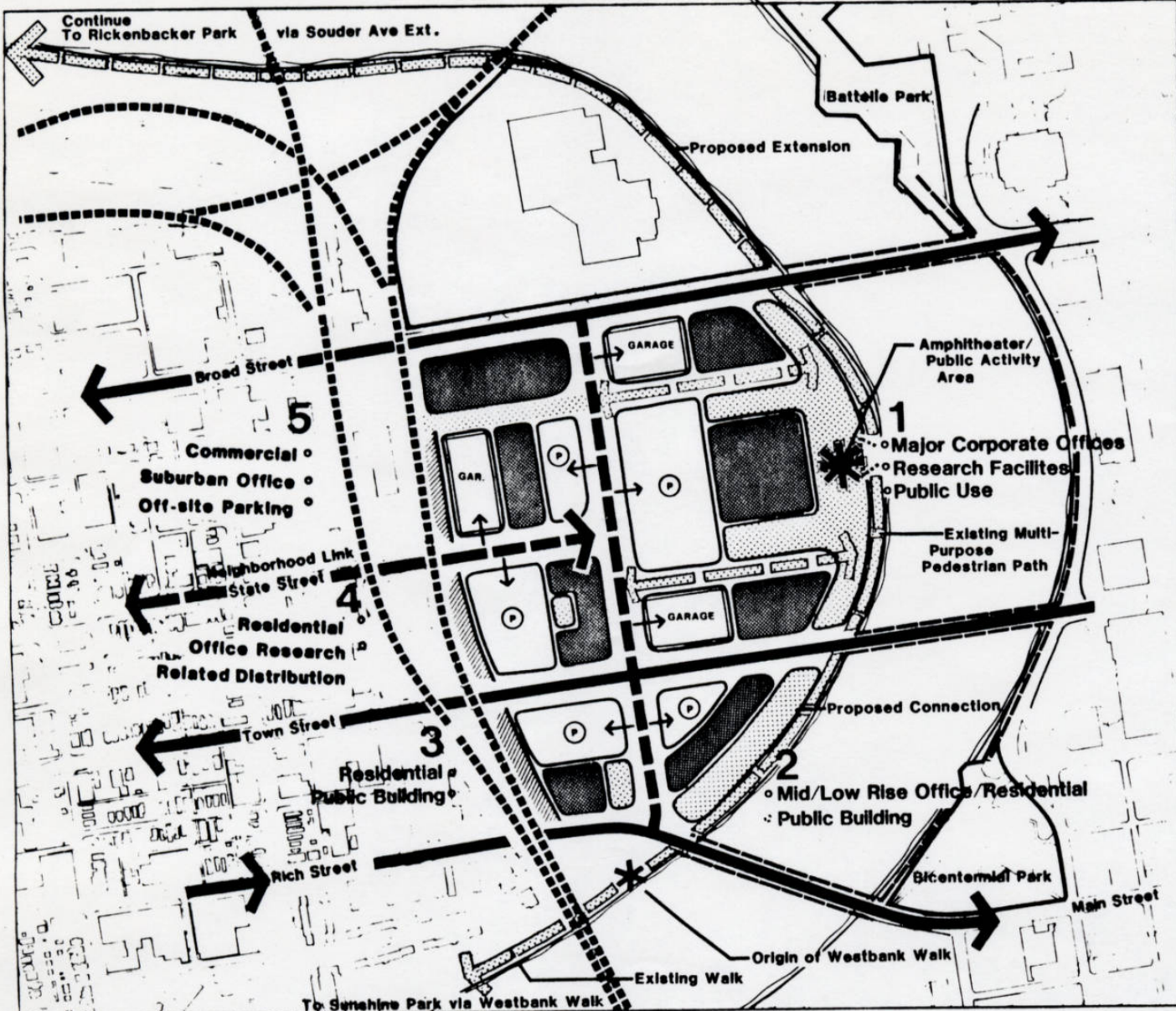
WEST BANK (See Following Maps: 2c., 3c.)

Located at the western edge of the Columbus Central Business District, the West Bank area fronts the Scioto River with an excellent unobstructed view of the downtown Columbus evolving skyline. Because of its proximity to the downtown as one of the last available collections of large, mostly open parcels (including the Central High Site), this "one of a kind" area warrants special attention by community leaders. For future development to complement the downtown and have a minimal impact on the neighborhood, the following strategies should be pursued:

1. Form sub-groups of the corridor umbrella group with representatives from the East Franklinton neighborhood to officially adopt the alternative of the "Central High Converted" alternative and to designate the second alternative "Central High Removed" as a contingency plan. These groups should consider incorporating in order to take advantage of Federal and State redevelopment incentives. Although more difficult, incorporating on a **project-by-project** basis, instead of the entire area at one time (e.g. under Section 1728 of the Ohio Revised Code) will allow development to occur in an incremental, market responsive fashion. Declaring the entire area for redevelopment at one time puts the property in an expensive "holding pattern" waiting for the right developer or developers. The development must follow the adopted plan or some modification of the adopted plan.
2. Meet with officials from the County, Columbus Board of Education, City of Columbus and surrounding property owners, first on an individual basis and then collectively to explain the alternative concepts and the desire to have a quality self-contained development with as little negative impact as possible on the neighborhood.
3. Work with the City of Columbus in adopting the recommended guidelines as zoning overlay regulations within a special West Bank District to assure consistent quality development.
4. Monitor development through public review of proposed projects using the adopted guidelines and concept plans as review criteria.

2c.
LAND USE
SITE DIAGRAM

CENTRAL HIGH CONVERTED



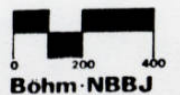
Building/Parking/Open space

- Building
- Structured Parking
- Public/Semi-Public Open Space
- Landscaped Buffer
- Surface Parking
- Vehicular Access to Parking
- Proposed Pedestrian Path
- Existing Pedestrian Path

Parking areas are based on projected building envelopes. For the purposes of approximation, 3 spaces have been allowed for every 1,000 square feet of building area, and 350 square feet of parking area allowed per car.

East Franklinton Area Study

City of Columbus



north

Bohm-NBBJ

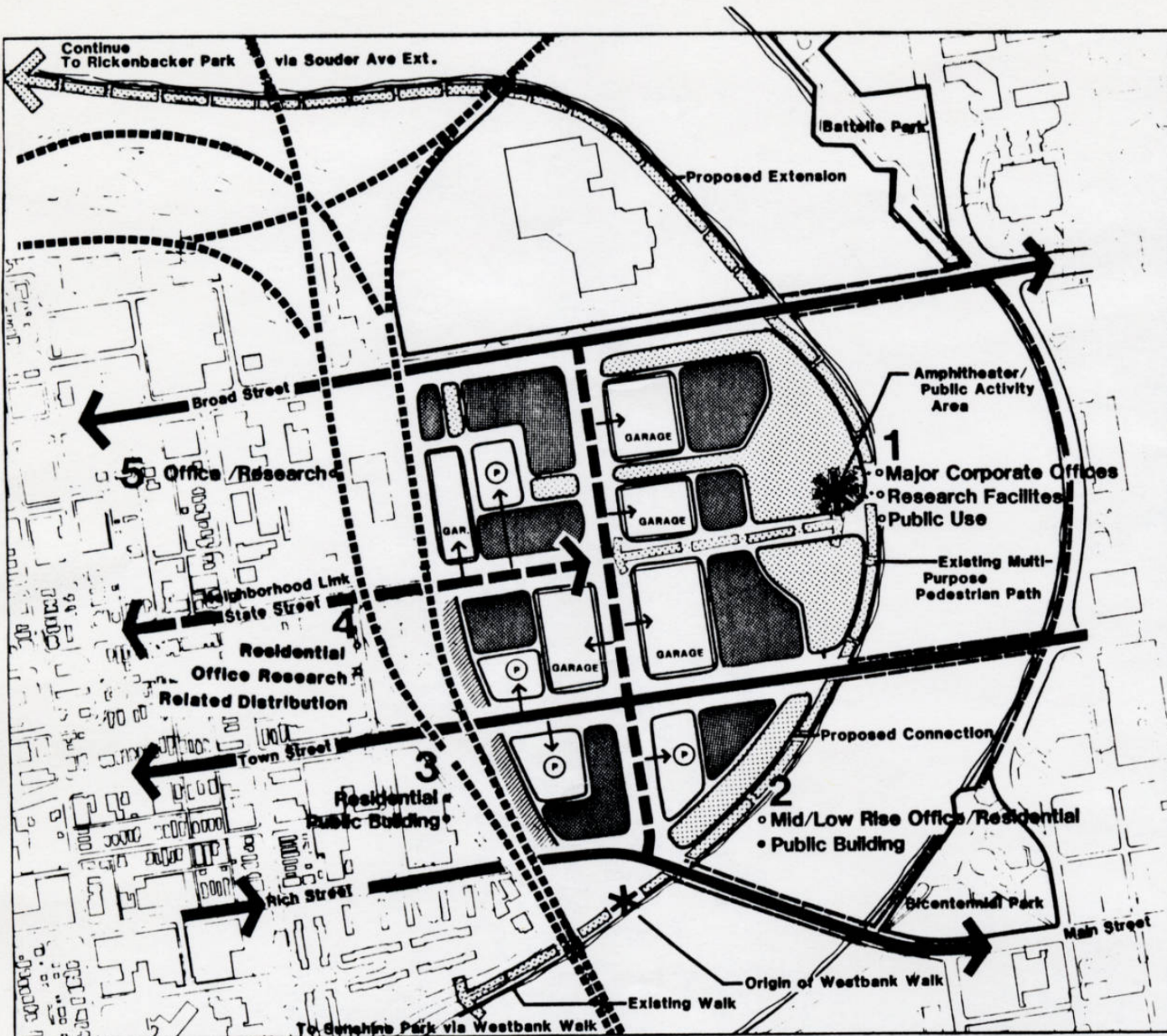
3c. LAND USE SITE DIAGRAM

CENTRAL HIGH REMOVED

Building/Parking/Open space

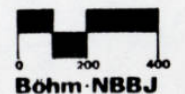
-  Building
-  Structured Parking
-  Public/Semi-Public Open Space
-  Landscaped Buffer
-  Surface Parking
-  Vehicular Access to Parking
-  Proposed Pedestrian Path
-  Existing Pedestrian Path

Parking areas are based on projected building envelopes. For the purpose of approximation, 4 spaces have been allowed for every 1,000 square feet of building area, and 330 square feet of parking area allowed per car.



East Franklinton Area Study

City of Columbus



Böhm·NBBJ

4/26/23

Environmental / Circulation improvements

why not extend buffer

of vacant parcels

Housing

- strategy
- Rehab (area wide)
 - " • conventional infill (area wide)
manufacture mobile housing
 - Conversion of warehouse structures
to non-residential
 - new model language & targeting

& R2R2 housing should not be adjacent to
manufactured housing concept

< 9 dwelling units / Acre

MEMORANDUM

**TO: WEST BROAD STREET TASK FORCE AND
EAST FRANKLINTON TASK FORCE**

FROM: PLANNING CONSULTANT

DATE: APRIL 22, 1983

RE: APRIL 26TH JOINT MEETING ON FINAL RECOMMENDATIONS

Just a note to remind you about the April 26th joint meeting at the Sunshine Recreation Center at 7:00 P.M. I have also enclosed background information on successful neighborhood business revitalization programs and a flyer on the state-of-the-art in industrial housing. We will discuss more about these concepts in our final recommendations on the 26th.

KCL:kf

IV. RECENT DEVELOPMENTS

In the 1980's interest in the redevelopment of the Near North Side neighborhoods adjacent to High Street was revived. Several factors contributed to or were part of this new focus on the Near North Side:

- Formation of the Victorian and Italian Village Societies and subsequent designation of their respective architectural review commissions by City Council;
- Creation of the Fifth-to-King neighborhood association (now known as the Dennison Place Association);
- Active participation by the Association of Near Northside Businesses (ANNB) in the redevelopment planning of North High Street;
- Expenditure of Community Development Act funds for housing rehabilitation and other physical development needs in the neighborhoods;
- Earmarking of \$400,000 in 1982 and \$1,550,000 for 1983 and 1984 of 1980 voted bond monies for public improvements on North High Street (Goodale to 11th Avenue);
- Individual and corporate restoration efforts including the Battelle-Olentangy Management Company Renaissance program in the area west of Neil Avenue;
- Additional publicly funded or assisted programs such as the Innovative Grant Section 8 housing rehabilitation, and Near Northside Housing, Inc. efforts to enable low- and moderate-income families to remain in the neighborhood after physical renovations are complete.
- Designation of approximately the western half of the EMA as a National Historic District.

The residential rezonings of neighborhoods in the Near North/University have established medium density residential districts in most areas adjacent to the North High Street commercial strip. These area rezonings should encourage further renovation and redevelopment of single family and medium-density multi-family structures in the neighborhoods.

The construction of the Ohio Center convention complex, Hyatt Regency Hotel, Sensenbrenner Park, and Nationwide Plaza at the northern edge of the downtown has created a major activity center which should have a favorable (if limited) impact on High Street north of Goodale. Renovation of the North Market area in the downtown west of High Street would also add to a favorable climate for the North High Street corridor. The proximity of the North side residential neighborhoods to downtown and to the Ohio State University-Battelle Memorial Institute campuses has made the neighborhoods attractive for convenience and access reasons.

In addition, the North High Street Commercial Revitalization Program has stimulated property owner and business operator interest in redevelopment of High Street between Goodale Street and 11th Avenue. The Commercial Revitalization Program includes low-interest commercial loans for exterior building treatment and public improvements to the High Street corridor. The factors listed above have contributed to the improved market image of North High Street which has resulted in the undertaking of several new developments:

1) 750 N. High Street - Columbus Metropolitan Housing Authority.

CMHA will be constructing an 11-story, 100-unit senior citizens housing facility on a 0.8 acre tract at the southeast corner of Warren and High Streets. This project has received neighborhood and City staff support because it will provide additional housing opportunities for elderly residents in the Near North side. This project will include relocation of Cedar Alley to the south approximately 30 feet.

2) 1015 N. High Street - Kentucky Fried Chicken.

Kentucky Fried Chicken has recently opened a new sit-down restaurant on a 0.5 acre tract at the northwest corner of Starr Avenue and High Street. This new establishment has approximately 1700 square feet of gross floor area and provides 25 off-street parking spaces.

3) 1301 N. High Street - North Central Community Mental Health Center.

North Central is constructing a new out-patient treatment and administration facility on a 1.3 acre tract on the west side of High Street between Smith and Clark Places. This center will be a two-story building of 23,800 square feet and will include approximately 65 off-street parking spaces. Landscaping will be provided along the High Street frontage (which will be closed to automobiles) as well as along Smith and Clark Places.

4) 1350 N. High Street - Kroger Company.

Kroger's is constructing a new grocery store on a site of approximately three (3) acres on the east side of High Street between 6th and 7th Avenues. This new "super store" will occupy over 35,000 square feet of floor area and the parking lot will have a minimum of 180 parking spaces. High Street curb cuts will be closed to traffic so that primary automobile access will be from 6th and 7th Avenues. Direct pedestrian access from High Street through the parking lot to the store entrance will be provided.

5) 1398 - 1400 N. High Street - Super X Company.

Super X is constructing a new drug store and Pic-Way Shoe Store on a 1.1 acre tract on the east side of High between 7th and Euclid Avenue. This neighborhood center will consist of about 10,000 square feet of gross floor area for the drug store and 4,000 square feet for the shoe store. The parking area will have 43 off-street parking spaces.

6) 1605 N. High Street - Riverside Builders, Inc.

Riverside Builders has completed remodeling of an old gasoline station for a mini-market grocery store and carry-out on a 0.2 acre tract at the southwest corner of 11th Avenue and High. This neighborhood center, "The Convenient Place," will have additional retail space and a small restaurant when final development is completed. The total building area will be approximately 5,300 square feet. Four off-street parking spaces will be provided in this pedestrian-oriented facility adjacent to the Ohio State campus.

MEMORANDUM

TO: EAST FRANKLINTON/WEST BROAD STREET
TASK FORCE MEMBERS

FROM: PLANNING CONSULTANT *KCL*

DATE: APRIL 14, 1983

RE: CHANGE IN NEXT JOINT MEETING DATE

Because of a scheduling error, we will be meeting jointly to discuss our final recommendations on the East Franklinton/West Broad Street plans on Tuesday, April 26, at 7:00 PM in the Sunshine Recreation Center instead of Friday, April 22 as indicated on the schedule.

Also, we understand that the May 10th seminar will have to be rescheduled because of a conflicting Franklinton area commission meeting. We would like to discuss the possibility of an alternate meeting time at the April 26th meeting.

We hope this schedule change does not create an inconvenience.

:kf

4/5/83

CORE NEIGHBORHOOD

- Define & STRENGTHEN EDGES OF CORE & NON. RES. USES
- REVITALIZE RES. VIA

- REHAB

- INFILL / CONV.

- INFILL / INDUS. HSG. & INCENTIVE ZONES

- CONVERSION

- INDUSTRIAL HSG. INFILL INCENTIVE ZONE

- PURPOSE: IMPROVE SUPPLY, CONDITIONS

- CRITERIA: MIXED USE NEIGH.

SMALL INCREMENTS

OFF THROUGH FARE

Away from Low Density Res.

Blocks may be 30% OF:

vacant parcels &/OR vacant

structures &/OR severe cond.

Procedure: Recommended by area commission
for designated term
for specific sites

→ Specified to prevent High Density of industrial housing sites

9 mobile homes / acre

25' x 80' = 2000 ft

Consider to change of City code to allow mobile homes
as existes now have to be in park

EAST FRANKLINTON AREA NEIGHBORHOOD STUDY

April 5, 1983

RECD APR 2 1983

AGENDA

- | | |
|------|---|
| 7:00 | Call to Order |
| 7:05 | Approval of Minutes/March 1, 1983 |
| 7:15 | Overview of Analysis and Presentation
of Preliminary Recommendations |
| 7:45 | Discussion |
| 8:15 | Other Business |
| 8:30 | Adjourn |

CONFERENCE MEMORANDUM

EAST FRANKLINTON AREA NEIGHBORHOOD STUDY/#83064.00

CONFERENCE DATE: MARCH 1, 1983

IN ATTENDANCE: MR. BOB GRIFFITHS -- UNITED REFRIGERATION
MR. CAL LUTZ -- DANITE SIGN COMPANY
MR. JEFF JACKMAN -- STUDENT INTERN
MR. JOHN M. SPINELLI -- COLUMBUS AREA
CHAMBER OF COMMERCE
MR. TIM A. BOYER -- FRANKLINTON AREA
COMMISSION
MS. HELEN EVANS -- FRANKLINTON AREA
COMMISSION
MS. EILEEN WISE - FRANKLINTON AREA
COMMISSION
MS. GEORGIA EHLERS -- DEPARTMENT
OF DEVELOPMENT
MR. DAVID JONES -- COLUMBUS BOARD
OF EDUCATION
MR. STEVE SEABURN -- BOHM-NBBJ
MR. KIM LITTLETON -- BOHM-NBBJ

1. Approval of Minutes: The meeting was called to order by Chairman Tim A. Boyer. The minutes entitled "Conference Memorandum" from the February 1 meeting were approved as written. The meeting proceeded with representatives of Bohm-NBBJ presenting further analysis of the Franklinton Study Area.
2. Overview of West Broad Street/Regional Perspective: Mr. Littleton who is involved with the analysis of the West Broad Street Corridor demonstrated the interrelationship of the two projects. In the West Broad Street Study, the corridor is broken down into five sub areas, two of which are in East Franklinton comprising the area from the Scioto River to S.R. 315.

Mr. Littleton opened the presentation by showing the regional perspective of East Franklinton relative to the Central Business area and the other six downtown oriented neighborhoods. Of these neighborhoods, East Franklinton is distinguished by the lack of a strong identity, the mixture of residential and industrial uses and the large areas in the public domain. As a downtown-oriented neighborhood, the tip of East Franklinton (east of the railroads) is susceptible to redevelopment in the long-term future. As the Columbus Central Business District has been redeveloped, two things have occurred that impact the tip of East Franklinton:

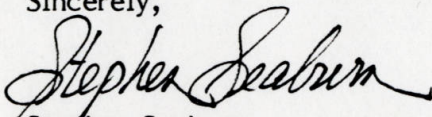
CONFERENCE MEMORANDUM
EAST FRANKLINTON AREA NEIGHBORHOOD STUDY/#83064.00
MARCH 1, 1983
PAGE 3

- B. The analysis to date concluded with a presentation of demographic information, based on a block-by-block review of the 1980 Census.
- Most census block (which correspond to city blocks) in East Franklinton can be characterized as being 50% or more "renter occupied";
 - Further half of the blocks are 50% or more married couple occupied;
 - Finally, in more than half of the blocks, the median age of both males and females is less than 32.
 - The image of East Franklinton as a neighborhood with a higher than average median age likely is the result of the presence of the Senior Housing. This is balanced however by a cluster of blocks in the northeast portion of the Residential Core where the median age is significantly lower than normal.
- C. Two segments of the analysis remain to be completed: 1) documentation of property ownership and 2) analysis of the circulation pattern.

A preliminary study of property ownership shows a variety of sizes of parcels. Parcels in the Residential Core are typically small; parcels east of the railroad are large. In the immediate West Broad Street vicinity, a transition is occurring as land is being assembled in some cases more than one block deep.

These notes are submitted for your review and/or correction.

Sincerely,



Stephen Seaburn
Planner

SS:kf

cc: All Above

East Franklinton/Neighborhood Plan/#83064.00
Delphi Process: Goals & Objectives

February 8, 1983

	<u>Score</u>
<u>Goals</u>	
1. To Define and enhance residential character.	<u>26</u>
Define more clearly - from a visual and design point of view, existing residential areas and expanded new residential opportunities in the area. (Some areas should remain mixed, "free-for-all" areas.	4
Maintain existing Residential areas. Prevent Commercial and Industrial uses from moving into existing Residential areas.	5
Maintain as much residential property as possible.	5
Retain present housing stock.	4
To preserve the residential nature of the E.F. area and to not destroy its character, upgrading its areas to encourage new residents.	3
Preserve and stabilize housing stock. This will include existing as well as addressing infill development.	5
2. To visually and socially harmonize the mixed-use character as a positive attribute.	<u>21</u>
A proper mix of commercial and residential and light manufacturing.	5
To establish East Franklinton as a model for the City to show a cooperation between the business sector, residential and downtown development west of the river is a workable situation and an environment that can work.	1

<u>Goals</u>	<u>Score</u>
Be an inner city neighborhood that has a thriving Commercial/Retail/Regional Business community.	2
Develop a good relationship between the Residential sector and the business sector.	3
Make East Franklinton a more attractive, livelier neighborhood (accommodating residential and business uses), taking advantage of its unique mixed land uses, interesting structures, and proximity between downtown and West Franklinton. Develop a sense of being a neighborhood.	5
To harmonize the exteriors (especially the signage) of the commercial and residential establishments in the East Franklinton area.	1
Attractive living environment; imaginative mix of land use, avoidance of unreasonable conflicts, preservation of open space.	1
Find adaptive uses for vacant industrial and commercial buildings.	3
3. To increase local business employment opportunities.	<u>15</u>
New business in certain areas.	2
Maintain good sound business community.	4
Establish hi-tech area, light manufacturing, research, and office parks.	4
Availability of job opportunities for the unskilled and semi-skilled; employment opportunities with East Franklinton, satisfactory public transportation to places of employment.	5
4. To develop a mix of housing opportunities.	<u>14</u>
Be a model of community living, whereby all incomes can co-exist and support a retail market.	4
Ample and stable housing for low and moderate income groups suitable housing at reasonable cost.	4

<u>Goals</u>	<u>Score</u>
Be an Inner-City Neighborhood in which affordable and energy efficient housing exists.	3
New residential construction or conversions.	3
5. To develop commitment toward achieving improvements.	<u>14</u>
The citizens who work and live in the East Franklinton area realize the potential of the area and begin to work together to restore and upgrade its areas. The development of an active on-going pride.	4
Fight crime and poverty in the area.	2
Show definite signs of upgrading in both Residential and Commercial development.	1
To minimize the blight caused by vacant buildings and insensitive commercial enterprises.	2
Improve amount of property value in the Franklinton area with clean up campaign and help from Owners.	1
Improvement of community.	2
Major upgrading of existing facilities that are currently below standard. Major defects.	2
6. To improve intergovernmental relations.	<u>13</u>
That the East Franklinton areas share proportionally in the future development time, monies and efforts put forth by the City of Columbus.	5
Contact C.M.H.A. for Improvement of Properties.	5
Long term communication with City, County and State on improvement of area.	3

<u>Goals</u>	<u>Score</u>
11. To maintain and enhance services.	<u>4</u>
Access to full range of goods and services.	2
- Wide variety of places providing goods a and services.	
- Satisfactory public transportation to ensure such access.	
Street and sewer maintenance.	2
12. Remove utility poles.	<u>3</u>
Underground burial of all electric lines.	2
Reroute or bury utility poles.	1
13. Others	
Solve the flood plain problem in the area- so that it is not subject to 100 yr. floods.	2
Study the Central High School site. Develop guidelines or recommendations to the future development. Development should be compatible with the neighborhood.	3

Objectives	<u>Score</u>
1. Street/Traffic improvements.	<u>27</u>
One way street run into two-way streets without proper signs. Grubb.	1
Reduce need for neighborhood streets to handle downtown traffic and serve as main arterials for transit in and out of downtown.	3
Improve the street circulation pattern.	4
Have some streets wider, with at least one more bridge across river.	3
End Sullivant Avenue a first south bound street east of freeway "315" and reroute behind Byers truck rental and on to McDowell. Make Grubb, Skidmore and Gift Streets courts and develop new housing adjacent to Sunshine Park.	4
Better flow of bus traffic.	4
Identify funds to repair and pave streets and alleys, as well as install new curbs.	5
Analysis of traffic flow in area and take corrective measures.	3
2. Encourage neighborhood and governmental involvement in addressing area-wide problems.	<u>21</u>
Encourage a more active neighborhood/business group to work on area problems.	2
The involvement of area residents, employees, Landlords and Landholders in the upgrading and monetary of their properties.	4
NOTE: City involvement and commitment must come hand in hand.	
For fighting crime is to be able to contact and talk with community and police about the problems and try and reach a solution.	1
Formulate a program that would be conducive and helpful in helping Police in fighting Crime in community.	4

Objectives	<u>Score</u>
Formulate a program for fighting crime and poverty that could be presented to the State, County and City government that would bring in financial help from all three for these improvements.	5
Preservation of program to community as a whole for evaluation for fix up, clean up of community and surroundings.	3
The election of City Council members by districts in order for all areas of the City to receive an adequate amount of consultant attention, in their case for E.F. projects. Council is where the action is....by electing council by districts this would increase the accountability of each member.	2
3. Improve "Streetscape", clean-up area.	<u>20</u>
Street tree plantings, street furnishings, benches, trash receptacles.	2
Parks and green belts separating commercial and residential.	3
Minor improvements to area; paint, neighborhood clean up, etc.	5
To upgrade the commercial strip corridors with appropriate site development, signage, greenery.	1
Visual beautification of the area by the removal of; 1) exposed high power lines, 2) garrish signage, 3) vacant buildings and lots.	3
Clean up litter and debris in the area.	5
Clean up residential areas.	1
4. Encourage mix of affordable housing.	<u>20</u>
Better and safer housing with some remodeling to beautify better looking neighborhood.	5
Development of single unit and two family new housing on vacant land now existing. And that housing be a proper mix of subsidized and non-subsidized housing.	4

	<u>Score</u>
Objectives	
Develop housing that is both affordable and energy efficient so that living downtown is more attractive.	4
Housing rehabilitation - encourage Sanderfer-type operations.	5
Oppose high rent residential development especially west of railroad tracks.	2
5. Upgrade and maintain City services.	<u>20</u>
The City of Columbus to upgrade and maintain the level of its City services in East Franklinton.	5
<ul style="list-style-type: none"> - City utilities - City sanitation - City lands and facilities - City signage and lights' - City streets - City security 	
Go underground with utilities.	2
Improve street lighting.	3
Installation of adequate street lighting on residential streets.	2
Something should be done with the sewer system to prevent flooding.	5
Identify and solve storm sewer flooding, i.e. Grubb and Rich Streets. This corner is at flood stage with a minimal amount of rain.	3
6. Provide direction for Riverside Homes; Central High School areas.	<u>13</u>
Present a program to C.M.H.A. on what would be good as a basic formal for the clean and fixing up of properties owned by them in the Franklinton area.	1
Provide some direction, lobbying for Riverside Homes area and Central High School area.	3

	<u>Score</u>
Objectives	
Rehabilitate C.M.H.A. Housing Complex for low/moderate income families.	2
Develop Central High into an attractive mixed-use facility that caters to both local area residents and employees, as well as attract those from elsewhere to this area.	5
Make some good use of Central High School.	2
7. Provide conditions to encourage (small) business development.	<u>11</u>
To have a nice liveable area, professional and technical businesses.	4
Location of community oriented commercial establishments, i.e. book store, card shop, dry cleaners, drug store, so as to provide services to community residents.	1
Improve the capital infrastructure so that an attractive business environment exists that can attract small to medium sized businesses to the area.	2
Support small businesses locating in vacant structures.	4
8. Consider intense downtown oriented development along the Riverfront.	<u>11</u>
Development along the river, of high rise apartments, condos, offices, regional retail, i.e Central High School, Riverside Homes, so as to have a spin off effect for community of attracting moderate and high income tenants which would in turn create a market and demand for community businesses and services.	1
Identify impact of any major celebration in the downtown area or the Franklinton area.	5
Tie down business areas with East Franklinton.	5

Böhm-NBBJ

CONFERENCE MEMORANDUM

EAST FRANKLINTON AREA NEIGHBORHOOD STUDY/#83064.00

CONFERENCE DATE: FEBRUARY 1, 1983

IN ATTENDANCE: MR. BOB GRIFFITHS -- UNITED REFRIGERATION
MR. CAL LUTZ -- DaNITE SIGN COMPANY
MR. ALAN McKNIGHT -- DEPARTMENT OF RECREATION
& PARKS
MR. DAVID MASTERSON -- FRANKLINTON AREA COMMISSION
MR. TIM BOYER -- FRANKLINTON AREA COMMISSION
MS. VELMA CLIFFORD -- FRANKLINTON AREA COMMISSION
MS. ALMA CAHILL -- FRANKLINTON AREA COMMISSION
MR. JEFF JACKMAN -- STUDENT INTERN
MS. EILEEN WISE -- FRANKLINTON AREA COMMISSION
MS. HELEN EVANS -- FRANKLINTON AREA COMMISSION
MR. RICHARD NOLAN -- VETERANS MEMORIAL AUDITORIUM
MR. JOHN SPINELLI -- COLUMBUS AREA CHAMBER
OF COMMERCE
MR. MILOUS KEITH -- DEPARTMENT OF DEVELOPMENT
MS. GEORGIA EHLERS -- DEPARTMENT OF DEVELOPMENT
MR. DENNIS BRANDON -- BOHM-NBBJ
MR. STEVE SEABURN -- BOHM-NBBJ

The purpose of the meeting was to select a task force chairperson and liaison to the West Broad Street Task Force, undergo a goal-setting session, and review a brief presentation by Bohm-NBBJ on planning issues for the study effort.

1. Chairperson Selection: Mr. Tim Boyer was selected by those in attendance to serve as chairperson of the East Franklinton Neighborhood Task Force. He is to receive a copy of the West Broad Street minutes. As chairperson, Mr. Boyer's responsibilities include reporting to the Director of the Columbus Department of Development the degree of satisfaction of the task force with the Consultant's work. The chairperson may also be asked to participate in a meeting of task force chairpersons and the liaison committee which is made up of the chairpersons of the East Franklinton Commission, the West Broad Street Board of Trade, and the Executive Director of the Development Committee for Greater Columbus.
2. Goal Setting Session: At the request of the members of the task force, the goal setting session was conducted prior to the presentation to ensure that the opinions of the members would not be affected by the judgements and opinions of the Consultants.

Mr. Brandon and Mr. Seaburn proceeded to conduct the session. All members were encouraged to complete five index cards with each card containing a long-term specific goal. Each member was to rate the goals in order of importance.

Böhm-NBBJ

CONFERENCE MEMORANDUM
EAST FRANKLINTON AREA NEIGHBORHOOD STUDY/#83064.00
FEBRUARY 1, 1983
PAGE 2

This procedure was repeated for short-term objectives. All cards were collected and an initial sort was made for both goals and objectives. Within each category, "Like Statements" were grouped and scores were tallied. An initial analysis showed consistency between goals and objectives which is indicative of the commitment of the members to their responses. In the discussion that followed, no major points of conflict emerged.

Mr. Brandon indicated that a composite description of each grouping would be prepared and the results of this process ("Delphi Process") would be distributed to the task force members (documentation attached). Copies will be distributed to members not attending and their input requested.

3. Presentation: As requested by the Committee, the presentation of the Consultants was made following the goal setting session. Mr. Seaburn presented the preliminary analysis of the Consultants as follows:

Focus-to-Date:

a. Identification of Edges of Residential Core:

Effective revitalization of the East Franklinton Neighborhood begins with identifying the "core" of the existing residential community. S.R. 315 on the west and Sunshine Park and the river on the south determine conclusively two of the bounds of a residential core.

Over 90% of the residential structures in East Franklinton are located in a five-block by five-block area east of S.R. 315 and north of Sunshine Park.

It was shown that the dominance of West Broad Street as a commercial corridor has reduced the residential portions of the neighborhood southward to Culbertson Street.

Similarly less than ten residential structures remain east of the railway in the Central High School vicinity. A conclusive determination of a viable eastern boundary of a residential core was presented as depending upon the chosen objectives for that portion of the neighborhood between McDowell Street and the railway. Results of the "Delphi Process" will help address this issue.

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CONFERENCE MEMORANDUM
EAST FRANKLINTON AREA NEIGHBORHOOD STUDY/#83064.00
FEBRUARY 1, 1983
PAGE 3

b. Identification of Need for Single versus Multi-Dimensional Strategy:

The opportunities and problems of East Franklinton can be addressed either with one single strategy or by means of several coordinated efforts customized to meet a range of objectives.

The analysis to date indicates that a multi-dimensional strategy is most appropriate for achieving residential revitalization in East Franklinton.

An "Assessment of Residential Building Conditions/by Block" was presented to show that "sound" structures and areas with pervasive "poor" conditions tend to be clustered.

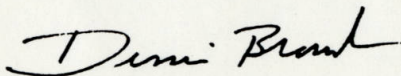
A diagram of "Stabilization Areas" was then presented showing the location of "sound" residential areas and major institutional locations.

As a third step, "Potential Revitalization Areas" were presented. Such areas include: vacant parcels, areas with pervasive poor building conditions, and large, older industrial structures that might become candidates for "conversion", i.e. be converted to residential structures.

The varied size, configuration and on-site conditions of the "Potential Revitalization Areas" underscores the need for a multi-dimensional strategy for revitalization. Aspects of such a strategy might include infill housing, rehabilitation, clearance/construction or conversion.

These notes are submitted for your review and/or correction.

Sincerely,



Dennis A. Brandon, AICP
Associate
Senior Planner

DAB:st

cc: All Above
Task Force Members Not in Attendance
R. Vrenna

Böhm-NBBJ

January 27, 1983

Mr. David Masterson
800 Thomas Avenue
Columbus, Ohio 43223

Dear Mr. Masterson:

This is a reminder that we will be meeting Tuesday evening, February 1, 1983 at 7:00 P.M. at the Sunshine Recreation Center. Our agenda is as follows:

1. Selection of Chairperson
2. Goal Setting Session
3. Preliminary Analysis Presentation

We look forward to your attendance and a productive session. The meeting should last approximately 90 minutes.

Sincerely,



Dennis A. Brandon, AICP
Associate
Senior Planner

DAB:kf

cc: Georgia Ehlers, Department of Development

East Franklinton Study Task Force

<u>Name*</u>	<u>Address</u>	<u>Telephone No.</u>
1. Helen Evans	183 Hawkes Ave., 43223	221-7801
2. Velma Clifford	250 McDowell St., #F, 43215	464-0138
3. Harry Wiss	199 W. Park Ave., 43223	274-2968
4. David Masterson	800 Thomas Ave., 43223	228-7784
5. Tim Boyer	184 Sandusky St., 43215	461-1206
6. Alma J. Cahill	1330 Thacker Ct., #G, 43204	276-0623
7. Mary Stoll	876 Bellows Ave., 43223	464-1958
8. Steve Vargo	270 East State St., 43215 Columbus City Schools	225-2600
9. ^{JOHN SPINELLI} Carol Williams	37 North High St., 43215 Columbus Area Chamber of Commerce	221-1321
10. Cal Lutz	629 Rich St., 43215 DaNite Sign Company	221-3114
11. Robert Griffiths	581 West Town St., 43215 United Refrigeration	228-5311
12. Alan McKnight	City Hall, 90 West Broad St., 43215 Department of Recreation & Parks	222-7410
13. Bob Fouty	300 West Broad St., 43215 Veterans Memorial Auditorium	221-4341
14. Hap Cremean	37 North High St., 43215 Development Committee for Greater Columbus	221-7871

* Or Designated Representative

Böhm-NBBJ

January 7, 1983

Mr. David Masterson
800 Thomas Avenue
Columbus, Ohio 43223

Dear Mr. Masterson:

We are pleased to announce the following schedule for the East Franklinton/West Broad Street Study being prepared by our firm for the City of Columbus Department of Development. Attached is a list of identified task force members and the particular task force on which they are serving. The time frame of the study is anticipated to run to the latter part of May, 1983.

Our first meeting will be a meeting of the entire participating group at which time we will discuss a detailed time frame, the general direction and scope of the study, and participation approaches on the part of task force members.

We appreciate your interest in being involved in the East Franklinton/-West Broad Street Study and look forward to meeting with you on January 12, 1983.

<u>Meeting Group</u>	<u>Date</u>	<u>Location</u>	<u>Time</u>
<u>All Task Force Members</u>	1/12/83	Sunshine Recreation Ctr.	6:30 p.m.
<u>West Broad Street Task Force</u> Corridor Plan Analysis	1/25/83	Franklinton Library	4:00 p.m.
<u>East Franklinton Task Force</u> Neighborhood Study Analysis	2/1/83	Sunshine Recreation Ctr.	7:00 p.m.
<i>East</i> <u>Franklinton Task Force</u> Master Land Use Plan Analysis	3/1/83	Sunshine Recreation Ctr.	7:00 p.m.

Böhm-NBBJ

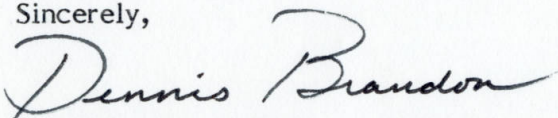
Mr. David Masterson
January 7, 1983
Page 2

<u>Meeting Group</u>	<u>Date</u>	<u>Location</u>	<u>Time</u>
<u>West Broad Street Task Force Analysis</u>	2/22/83	Franklinton Library	4:00 p.m.
<u>West Broad Street Task Force Preliminary Recommendations</u>	3/22/83	Franklinton Library	4:00 p.m.
<u>East Franklinton Task Force Master Land Use Plan Preliminary Recommendations</u>	4/5/83	Sunshine Recreation Ctr.	7:00 p.m.
<u>West Broad Street & East Franklinton Task Force Final Recommendations</u>	4/22/83	Sunshine Recreation Ctr.	7:00 p.m.
<u>Seminar</u>	5/10/83	Sunshine Recreation Ctr.	7:00 p.m.

Meetings at the Sunshine Recreation Ctr. will be held in the Multi-Purpose Room #1. Meetings at the Franklinton Library which is located at 1061 West Town Street will be in the basement.

We hope to see you on the above mentioned dates and look forward to a challenging and profitable planning effort.

Sincerely,



Dennis A. Brandon, AICP
Associate
Senior Planner

DAB:st

Attachment

cc: G. Ehlers

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14. Hap Cremean	37 North High St., 43215 Development Committee for Greater Columbus	221-7871

West Broad Street Study Task Force

<u>Name</u>	<u>Address</u>	<u>Telephone No.</u>
1. Christine Strong Schneider	140 Marconi Blvd., 43215 8th Floor City of Columbus Dept. of Development Neighborhood/Commercial Revitalization Program	222-8580
2. Gene Kanfeldt	1150 McKinley Ave., 43222 Capital Drywall Supply Co.	276-6391
3. Oscar L. Thomas, Jr.	21 E. State St., 43215	463-1515
4. Milous Keith	140 Marconi Blvd., 43215	222-7336
5. J.T. Edwards, Jr.	1241 McKinley Ave., 43222 The J.T. Edwards Company	274-1127
6. Ben J. Rehmar	977 W. Broad St., 43222	228-5759
7. Tom Zanetos	1160 W. Broad St., 43222 Anthony Thomas Candies	274-8405
8. Fred Elder	998 W. Mound St., 43223 Columbus Retreading Co.	228-4445
9. William Herbert	1121 Sullivant Ave., 43223 Herbert's Market	224-8774
10. Rick Vrenna	424 W. Town St., 43215 Capital Elevator Co.	228-6948
11. Martha Knisley	199 S. Central Ave., 43215 Southwest Health Centers, Inc./ Franklin Health Center	274-7000
12. Dr. Dan Bunner, D.D.S.	1084 W. Broad St., 43222	224-9777
13. Jane Mattlin	88 East Broad St., 43215 The Mattlin Company	

Böhm-NBBJ

January 10, 1983

Mr. Jeff Jackman
560 Stinchcomb
#8
Columbus, Ohio 43202

Dear Mr. Jackman:

We are pleased to announce the following schedule for the East Franklinton/West Broad Street Study being prepared by our firm for the City of Columbus Department of Development. Attached is a list of identified task force members and the particular task force on which they are serving. The time frame of the study is anticipated to run to the latter part of May, 1983.

Our first meeting will be a meeting of the entire participating group at which time we will discuss a detailed time frame, the general direction and scope of the study, and participation approaches on the part of task force members.

We appreciate your interest in being involved in the East Franklinton/-West Broad Street Study and look forward to meeting with you on January 12, 1983.

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Böhm-NBBJ

Mr. Jeff Jackman
January 10, 1983
Page 2

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We hope to see you on the above mentioned dates and look forward to a challenging and profitable planning effort.

Sincerely,



Dennis A. Brandon, AICP
Associate
Senior Planner

DAB:st

Attachment

cc: G. Ehlers

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East Franklinton Development
Steering Committee

July 27, 1981 4:10 p.m.
Banc-Ohio (West Broad Street)

Member present: Tim Boyer, Rick Vrenna, Bill Meadows, John Spinelli,
Georgia Ehlers, Hap Cremeans, Bill Seipel (Chairman)
and Larry Danduran (Secretary)

The committee was asked to identify ideas that could be considered as guidelines for a Comprehensive land-use study. Tim Boyer made the point that these guidelines should be considered in the light of a development plan for East Franklinton rather than just a land-use study. Chairman Seipel agreed and informed the committee that we were here to outline a set of guidelines that could be used to develop an "Action Plan" not another study.

The following items were given by the members of the committee as recommended guidelines.

1. Identify the area to be developed.
2. Limit the future developpe of M zoning.
3. Revise rezoning recommendations as needed.
4. Prepare a Long Range Development Plan.
5. What could be a potential mix of: (short & long term)
 - a. Residential (single and double family, high density apt., and condominium.
 - b. Commercial
 - c. Institutional
 - d. Historical
 - e. Manufacturing
6. Identify plans for current expansion of commerical and residential properties.

7. General trends of private capital investment in traditionally moderate to low-income areas.
8. Potential use or development of vacant land and/or buildings.
9. Suggestions for Design Guidelines for West Broad Street.
10. Tools to be used for development and their potential:
 - a. Zoning
 - b. Financing methods
 - private capital
 - public funding
 - combination of private and public
 - revenue sharing bonds
 - etc.
11. As with all comprehensive development plans - an evaluation of public services (water, sewer, electricity, etc.) and traffic patterns.
12. Evaluate the potential for a significant celebration in 1992.
13. The potential for immediate improvements in the appearance of section of East Franklinton (especially West Broad Street).
14. The proper mix of subsidized - vs -non-subsidized housing in the East Franklinton area.

Chairman Seipel asked all members to review these ideas and be prepared to prioritize and expand at our August 3rd meeting. Also, additional items can be added to this list at the start of meeting.

Rick Vrenna suggested a developer attend our meeting August 3rd to informally review our process and make suggestions were needed. Georgia Ehlers will take the responsibility to provide that resource, free of charge.

Meeting adjourned 5:30 p.m.

Respectfully submitted
Larry D. Danduran

Böhm - NBBJ
Proposal

REC'D OCT 14 1982

June 17, 1982

Mr. Lin Carver
Administrator
Division of Planning
Department of Development
140 Marconi Boulevard
Columbus, Ohio 43215

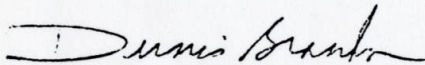
RE: Contract Scope of Study for East Franklinton/West Broad Street

Dear Lin:

Enclosed is our revised scope based on the \$35,000 budget and input from our discussions with members of the Selection Committee. The scope is very complete for the budget. Based on inspections of the City's base material, assurances on assistance in data collection, and the work elements emphasized by the Committee, we believe that the major study objectives can be met.

Please review the enclosed scope and give us your recommendations.

Sincerely,



Dennis A. Brandon, AICP
Associate
Senior Planner

DAB:st

Enclosure

SCOPE OF SERVICES

For

EAST FRANKLINTON/WEST BROAD STREET STUDY

SCOPE OF WORK

A. Planning Study Committees:

1. There are no easy methods to resolve conflicts independent of forming a representative group that accurately reflects conflicting interests and structuring a process by which these representatives seek to reach an equitable balance whereby as many individual interests and concerns can be resolved. We propose that three study committees be formed as follows:

- o The Study Liaison Committee: This committee will function* as the "executive committee" of the study effort, composed of the two components, East Franklinton Area Study and the West Broad Street Corridor Study. Membership would include:
 - * Chairman of the Board of Trade
 - * Chairman of the Franklinton Area Commission
 - * Executive Director of the Development Committee for Greater Columbus

In addition, members would be advised by a City Department of Development representative and the Consultant.

Number of Meetings: As Needed.

- o The East Franklinton Study Committee: This committee will have as its purpose to refine general goals for the study area (each from an individual perspective), to refine and prioritize objectives, to prioritize individual members feelings on the area's greatest problems and opportunities, and the causes for both present problems and opportunities. It will be the Consultant's responsibility to serve as advisor and to prepare a closely coordinated, structured process to achieve areas of agreement and to isolate any areas of disagreement. Suggested membership could include:

- * Representative of the Columbus Board of Education
- * Representative from the Columbus Chamber of Commerce
- * Director of the Gladden Community House
- * Area Resident

- * Major Realtor/Developer having concern/interest in the area.
- * Director of the Development Committee for Greater Columbus
- * Member of the Board of Trade
- * Member of Franklinton Area Commission
- * Representative Owner of the major non-residential use within the study area.

The Development Department representative, as well as the Consultant, would serve as advisers to the study committee.

Number of Meetings: Five.

- o The West Broad Street Corridor Study Committee: The purpose of this study committee will be to deal more specifically with all study efforts pertaining to the West Broad Street Corridor. It is suggested that the membership of this committee consist of:

- * Member of the Board of Trade
- * Representative from the Columbus Chamber of Commerce
- * Business Persons from Each Segment within the Study Corridor
- * A Local Lender Representative

This group would be advised by both the Development Department's representative and the Consultant.

Number of Meetings: Five.

2. General Definition of Work Process with Study Committees

Following the forming of the study committees, a general orientation meeting would be scheduled to fully integrate all study members into their responsibilities and duties through the life of the study effort. One initial work task would be to fully describe all written and possibly unwritten goals and objectives for the East Franklinton area. At the very earliest

stage, focus will be made on those goals which remain diverse and not mutually agreed to as areas for resolution. This will lead to the establishment of study priorities and areas of special concentration in undertaking the study effort.

The second major milestone in the study effort will be to jointly review with the study committees a complete analysis by the Consultant of existing conditions within the area. This analysis will include a breakdown of the total study area into individual sub-areas or segments of like characteristics. The purpose of this work step will be to isolate those specific areas within the overall study area which are the source of the most significant conflict and disagreement. For example, areas mutually agreed to as being appropriately manufacturing, services, residential, etc. will be identified and so labeled. Sub-areas that are in possible transition or subject to competing, conflicting land use pressures will also be so identified.

Working within the context of the total study area, the Consultant will develop a series of "what if" alternatives to be evaluated by the study committees, e.g., "what if" the transition parcels are maintained for residential uses, "what if" such parcels do convert to manufacturing or other type uses. The Consultant will then review the series of alternatives with each study committee noting advantages and disadvantages of each alternative in meeting the goals and objectives of all representatives on the committee. A final series of alternatives (or alternative if consensus is obtainable) will be prepared to again narrow areas of disagreement prior to the completion of a finalized area plan.

The final plan for the study areas should then represent a balanced plan between any conflicting claims and interests within the area and shall serve as a guideline for both City policies (such as community development block grant funds, special projects and zoning) and for private development activity.

B. Research Methods

In concert with the above procedures, the following additional research methodology will be undertaken:

1. Definition of Study Area Sub-Neighborhoods: Each of the two study areas will be further broken into smaller defined sub-

- D. Economic and financial feasibility by testing alternative proposals.
- E. Identification and commitment to a best course of action.
- F. Solid "hands-on" communication; internal/external.
- G. Imagination and excitement coupled with hard data.

WORK PROGRAM

Orientation

Prior to initiating the major project work steps, a Project Orientation Phase will be undertaken to firmly establish target dates and to ensure that all study participants have a clear understanding of the scope of the study efforts. This phase will include but not be limited to:

- A. Identification of study team participants, contacts and responsibilities.
- B. Formation of appropriate study committees to work directly with the study team throughout the study effort.
- C. Setting operating objectives for the study effort, subject to on-going refinement.
- D. Explaining, tailoring and solidifying work steps.
- E. Setting project schedule, meeting dates, purpose of meetings and overall review dates.
- F. Determination of level of desired public/media involvement.
- G. Background information on area businesses.
- H. Historic perspective of past events, cycles and community perceptions.

WORK PROGRAM Neighborhood Plan

Purpose/Objective

It is the purpose of the Neighborhood Plan component to serve both as a vehicle to analyze individual sub-neighborhood needs and as a redevelopment guide for meeting potential current and future neighborhood needs. The end product will serve as the baseline for recommending housing and potential residential neighborhood improvements.

Work Tasks

1. Analyze and document residential areas and generally define sub-neighborhoods within the study area.
2. Overview individual sub-neighborhoods to provide an overview of physical characteristics, housing types, environmental conditions (including streetscape), open space needs and general design character without duplicating prior efforts.
3. Identify potential list of neighborhood improvements desired/recommended including priorities.
4. Identify potential housing sites to include:
 - a. Land suitable for new construction and vacant infill parcels.
 - b. General infrastructure availability and physical elements.

Product(s)

Products will include a Neighborhood Plan component complete with analysis by the Consultant of housing conditions, analysis of housing needs, and a recommended course of action. Graphics will be prepared indicating neighborhood areas, physical conditions and recommendations per sub-neighborhood area, identification of new sites for infill housing and potential renovation and/or new residential development on presently vacant property. In text form, a full review of the analysis and recommendations will be included, indicating and prioritizing neighborhood improvement projects necessary to support the recommendations.

WORK PROGRAM

Study Area Land Use Redevelopment Plan

Purpose/Objective

In response to the need to rationally resolve neighborhood land use issues and to determine potential growth opportunities within the study area, it is essential to provide a sound framework to guide public and private decisions regarding redevelopment and new development. Transportation needs will also be examined in relation to a proposed Land Use Redevelopment Plan component.

Work Tasks

1. Establish and review community perceptions/needs (historically and present).
2. Analyze regional context, e.g., the Central Business District, the emerging McKinley Avenue industrial area, major shopping areas serving the area, regional traffic patterns affecting the area.
3. Identify and document probable growth and/or redevelopment areas based on factors such as serviceability, transportation patterns and physical constraints.
4. Inventory and illustrate major ownership patterns within the study area.
5. Inventory and review major physical features such as major railroad facilities, major non-residential structures/uses and existing open space, including existing and proposed provision of recreational activities.
6. Identify and review known and other historically significant property or structures within the study area for a potential incorporation into final study plans.
7. Inventory and review land use, zoning, traffic patterns, parking, pedestrian and transit; problems and opportunities, especially areas of existing or potential land use conflicts.
8. Prepare environmental analysis including strong points, weak points, streetscape, side streets, vistas, "gateways", areas of focus to include detailed analysis/inventory of potential development or redevelopment of sites and specific focus on transition between residential and non-residential uses.

9. Solidify and define public and private goals and objectives for future land use.
10. Develop a future land use plan to include but not be limited to:
 - a. Areas for retention and/or expansion of housing opportunities.
 - b. Areas for retention and expansion of commercial/industrial opportunities.
 - c. Areas for the integration of major new uses and potential impacts and relationships to remainder of study area.
 - d. Potential special purpose areas (if any) and impacts and relationship to study area.
 - e. Potential modifications to area transportation network necessary to support proposed land use plan.
 - f. Potential reuse and/or retention/expansion of study area public and institutional uses.
 - g. Identification of example buildings most suitable for redevelopment with single or mixed uses and use of land and structures potentially not suitable for redevelopment.
11. Develop an implementation program that includes:
 - a. Critical project objectives, parameters and program criteria required for a successful implementation.
 - b. Potential prioritized neighborhood improvement projects and work elements.
 - c. Approximate project costs and generalized sources of funds, project participants, responsibilities and anticipated timing.
 - d. Overview of required infrastructure improvements.
 - e. Sites and projects suited for private development.
 - f. Overview of typical local and regional users that would be potential candidates for relocating within the study area (and/or the West Broad Street area).

Product(s)

A Land Use Redevelopment Plan and Executive Summary, in both graphic and text form, will be prepared indicating recommended land uses for the study area, recommended location of required public facilities, major analyses of transportation needs, references, and assumptions from which plan recommendations have been made.

Printing of final report to be the responsibility of the City of Columbus. The Consultant will provide twenty (20) copies of the draft plan for review and comment.

WORK PROGRAM
West Broad Street Corridor Redevelopment Plan

Purpose/Objective

The West Broad Street Corridor Redevelopment Plan must represent the best possible balance between creativity and innovation and the desires and capabilities of local businesses, merchants and property owners. The Plan must serve as the basis by which City policy within the study area is guided and should also serve as a tool to assist in guiding private reinvestment within the study area. The Corridor Plan will respond to analysis of natural 'segments' and the level of detail will vary depending on assessment of need.

Work Tasks

1. Create and work with the West Broad Street Study Committee as a key liaison between the community and the study effort.
2. Establish key project review points for businessmen/citizen input.
3. Review businesses, locations and operational characteristics based on work provided by Economic Development Division.
4. Review existing structures, segments, owners' and zoning as documented by the Planning Division.
5. Identify vacant parcel ownership.
6. Assess property owner/business, neighborhood, municipal and public objectives for the study area.
7. Analyze available regional and local market data to determine:
 - a. Type and amount of retail, service and other businesses that can be supported by the area population.
 - b. Type, number and locational criteria for regional uses.
 - c. Potential for mixed use for the study area (i.e. commercial, residential/warehousing, etc.).
8. Analyze traffic circulation, loading zones and parking needs to complement future redevelopment plans.
9. Analyze pedestrian circulation, pedestrian spaces and transit needs required to complement future redevelopment plans.

10. Analyze existing environmental character and condition of study area including existing landscaping, signage, building facades, street furniture, vistas, areas of focus, and overall strong/weak features of streetscape, including transition to rear uses, e.g., residential.
11. Analyze and review the general condition of infrastructure, e.g., alleys, sidewalks, street lighting, curb and street pavement.
12. Develop a West Broad Street Corridor Plan to include:
 - a. Definition of segments, physical limits and potential transition areas to the rear of the Corridor.
 - b. Existing and future land use for commercial, residential, office, public facilities and open space.
 - c. Identification of development/redevelopment opportunities, sites and uses within the study corridor.
 - d. Generalized streetscape improvements with approximate cost figures.
 - e. Generalized signage recommendations.
 - f. Street lighting and pedestrian/open space amenities with approximate cost figures.
 - g. Potential organizations or entities suitable for affecting change.

Product(s)

A West Broad Street Corridor Redevelopment Plan and Executive Summary will be prepared, indicating all design, circulation, building, land use and open space recommendations in a complete report summarizing all of the information from the Work Tasks as listed above. The Plan will also indicate development opportunities for potential investors and serve as a marketing tool to solicit such interest.

Printing of final report to be the responsibility of the City of Columbus. The Consultant will provide twenty (20) copies of the draft plan for review and comment.

WORK PROGRAM Implementation Summary

The purpose of the Implementation Phase is to design a process or set of tools that will allow the public and private sectors to utilize the products of this study effort to accomplish change. We must provide the public sector with a prioritized schedule of activities to be undertaken which will establish the proper framework to foster private sector investment in both East Franklinton and the West Broad Street Corridor. We must provide tools that will allow the private sector to utilize the data and conclusion of the study effort to minimize risk and identify opportunities for successful investment.

It is our responsibility to assure that these tools are responsive to the product of the study effort and more importantly are both useful to and usable by both the public and private sectors.

Dependent on final plan recommendations and as is applicable, these tools may include:

- A. A clear, concise plan document that focuses on staged, practical objectives and the necessary steps to accomplish same.
- B. Data base and a decision tool for all affected, involved parties, indicating responsibilities, costs, timing and back-up alternatives, aimed at achievable, positive change.
- C. A clear description of prioritized potential key redevelopment projects, indicating key information, procedures and assumptions suitable for direct promotional marketing uses.
 1. Specific redevelopment prospects identified and "packaged" at a level where a developer or development group can clearly identify the project's risks and use potential with a minimum amount of work.
- D. Overview the impact of upgrading existing facilities or developing additional facilities to capture regional users.
- E. Creation of tools to serve as vehicles and resources for positive change. Tools may include but not be limited to:
 - * "Specialized" Funding Sources: Tax Reinvestment Financing, "Innovative Grants", Grants and Loans, Other Special Sources
 - * Special City "SWAT" Team for Area
 - * Special Incentives by City, Possible Zoning Code Changes
 - * Preferential Employment Program
 - * Community Development Corporation

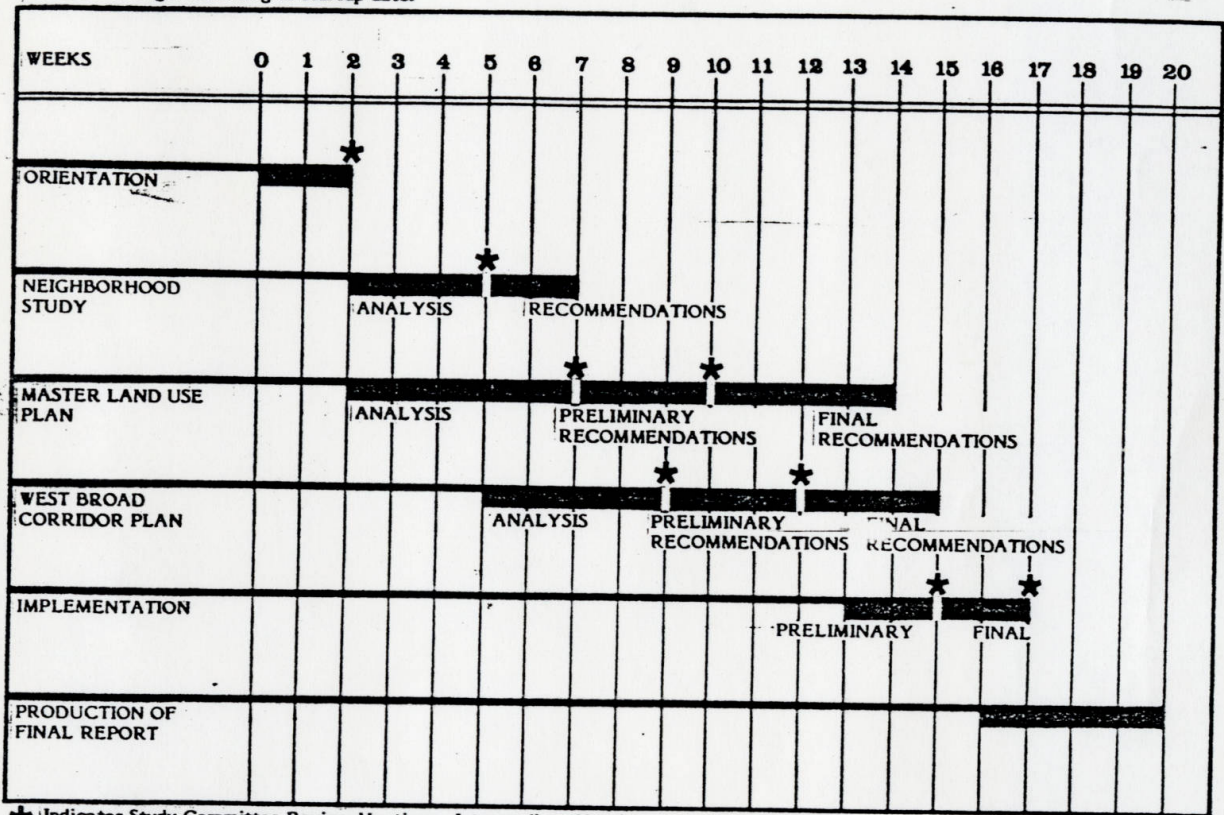
F. Revitalization seminar bringing together property owners, realtors, developers, and financial institutions for presentations and work sessions on development prospects.

SERVICES PROVIDED BY THE CITY OF COLUMBUS

- o Description of liaison person.
- o Base mylars of Broad Street properties from the Scioto River to Central Avenue.
- o Base mylars of East Franklinton.
- o Map of current, existing land use and structural conditions.
- o List of all property owners and businesses on Broad Street.
- o List of all structures of 10,000 gross square feet or larger within the entire study area(s).
- o Detailed description of all committed capital projects and their impact.

PROJECT SCHEDULE

Schedule to begin according to startup date.



* Indicates Study Committee Review Meetings; Intermediate Meetings to be Scheduled as Required.

FRANKLINTON AREA LAND USE,
THOROUGHFARE AND COMMUNITY
FACILITIES PLAN: 1983-2013

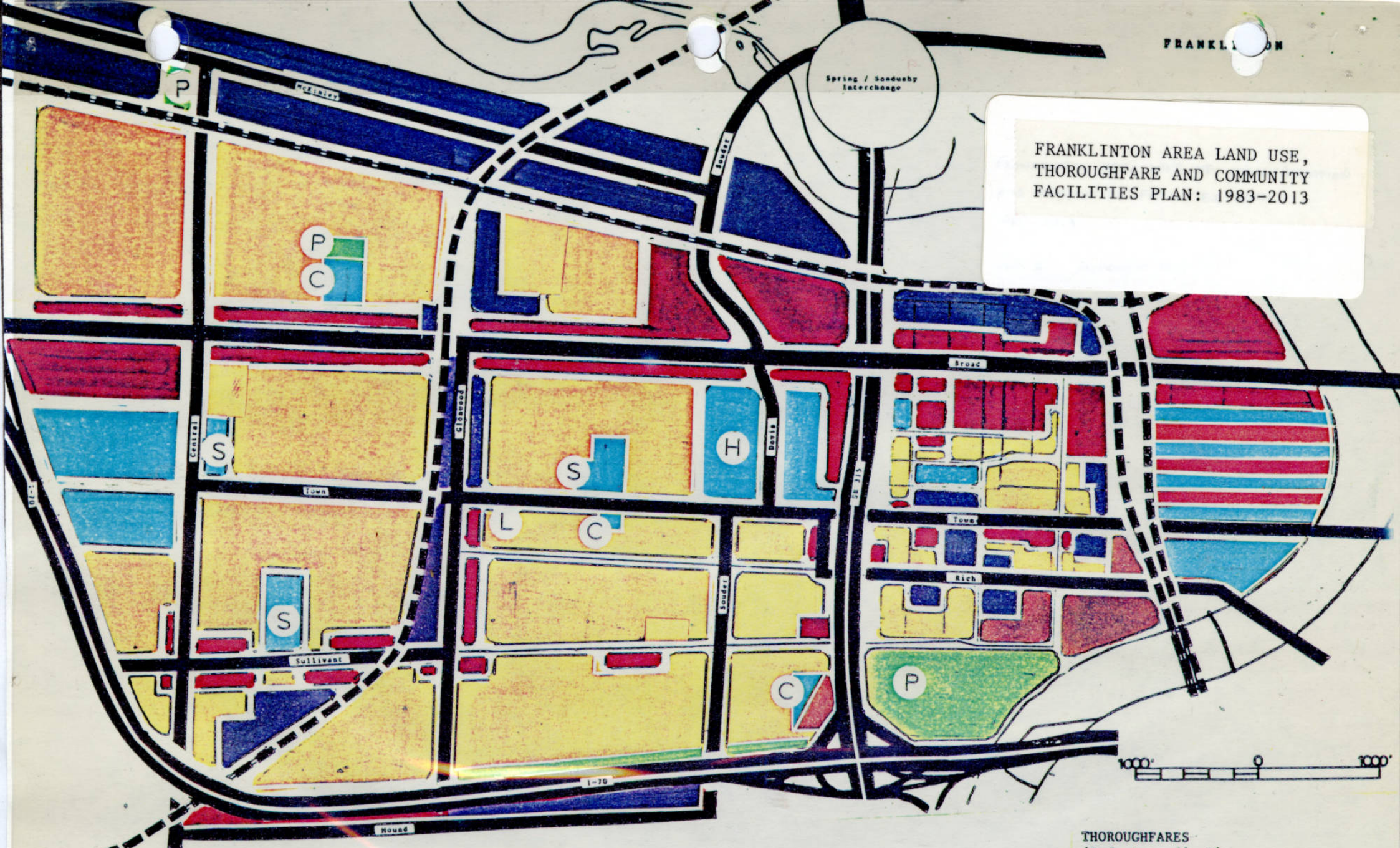


EXHIBIT A

- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MODERATE TO HIGH DENSITY
- APARTMENT-RESIDENTIAL-OFFICE, HIGH DENSITY
- COMMERCIAL
- INSTITUTIONAL
- PARK / PUBLIC OPEN SPACE
- INDUSTRIAL / MANUFACTURING

- C COMMUNITY CENTER
- F FIRE STATION
- H HOSPITAL
- L LIBRARY
- P PARK
- S SCHOOL

- THOROUGHFARES (Ref. Appendix E)
- LIMITED ACCESS HIGHWAY (I-70, Sr315)
- ARTERIAL STREET (TYPE 6-2)
- MINOR ARTERIAL (TYPE 2-1, 4-2, 3-J, C)
- MINOR OR LOCAL STREET
- RAILROAD

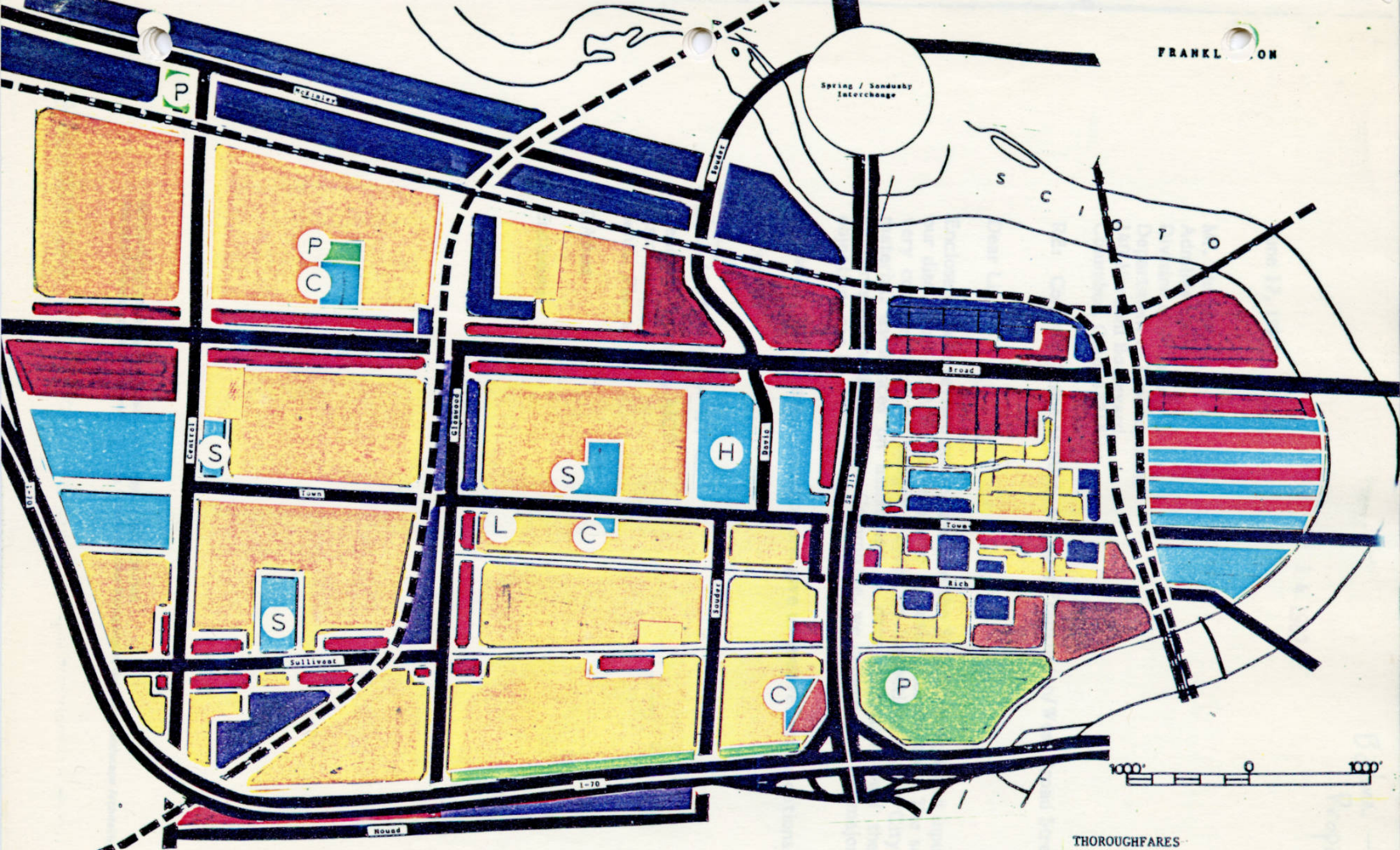


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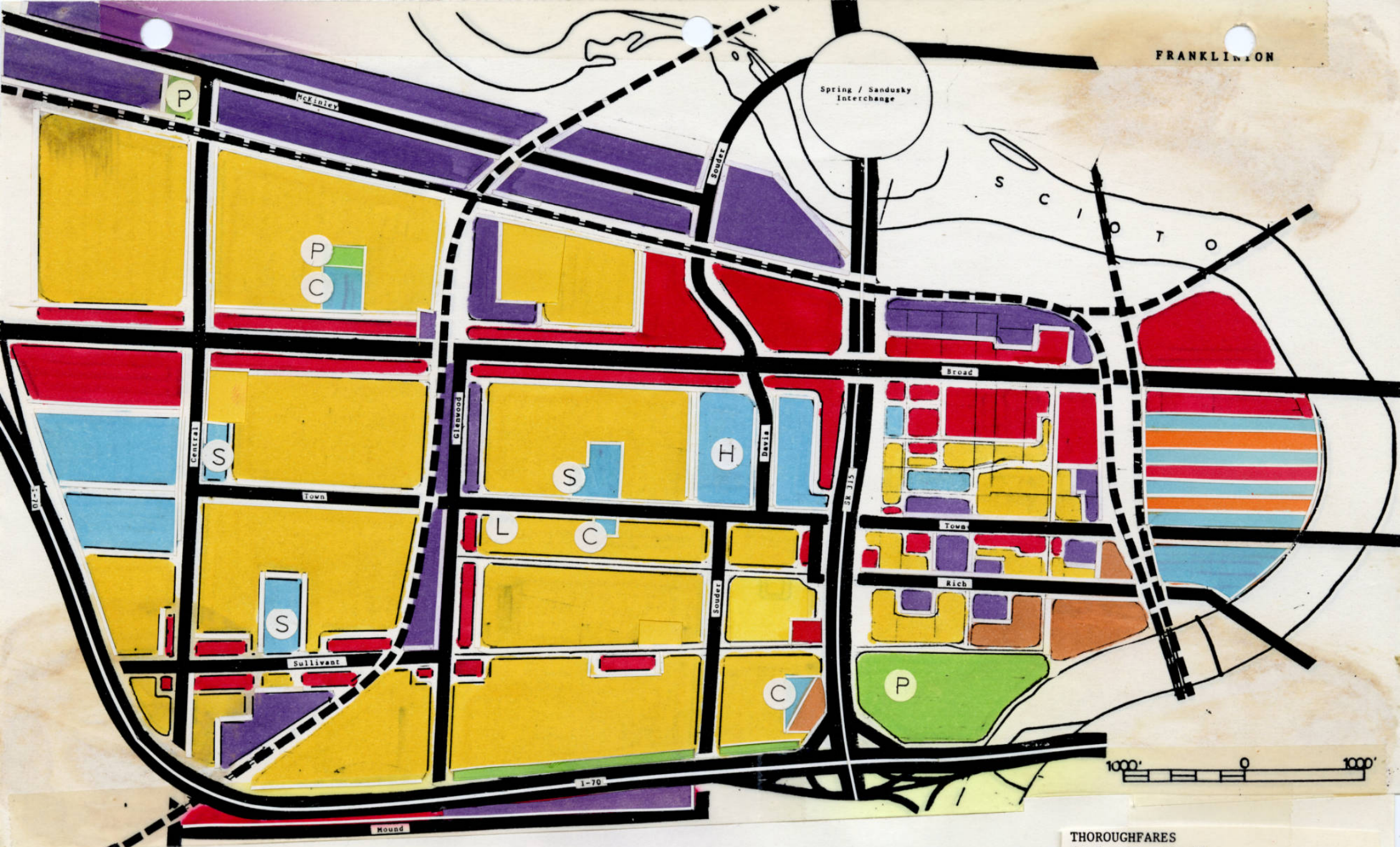


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A LAND USE PLAN FOR FRANKLINTON
1982 - 2012

FRANKLINTON

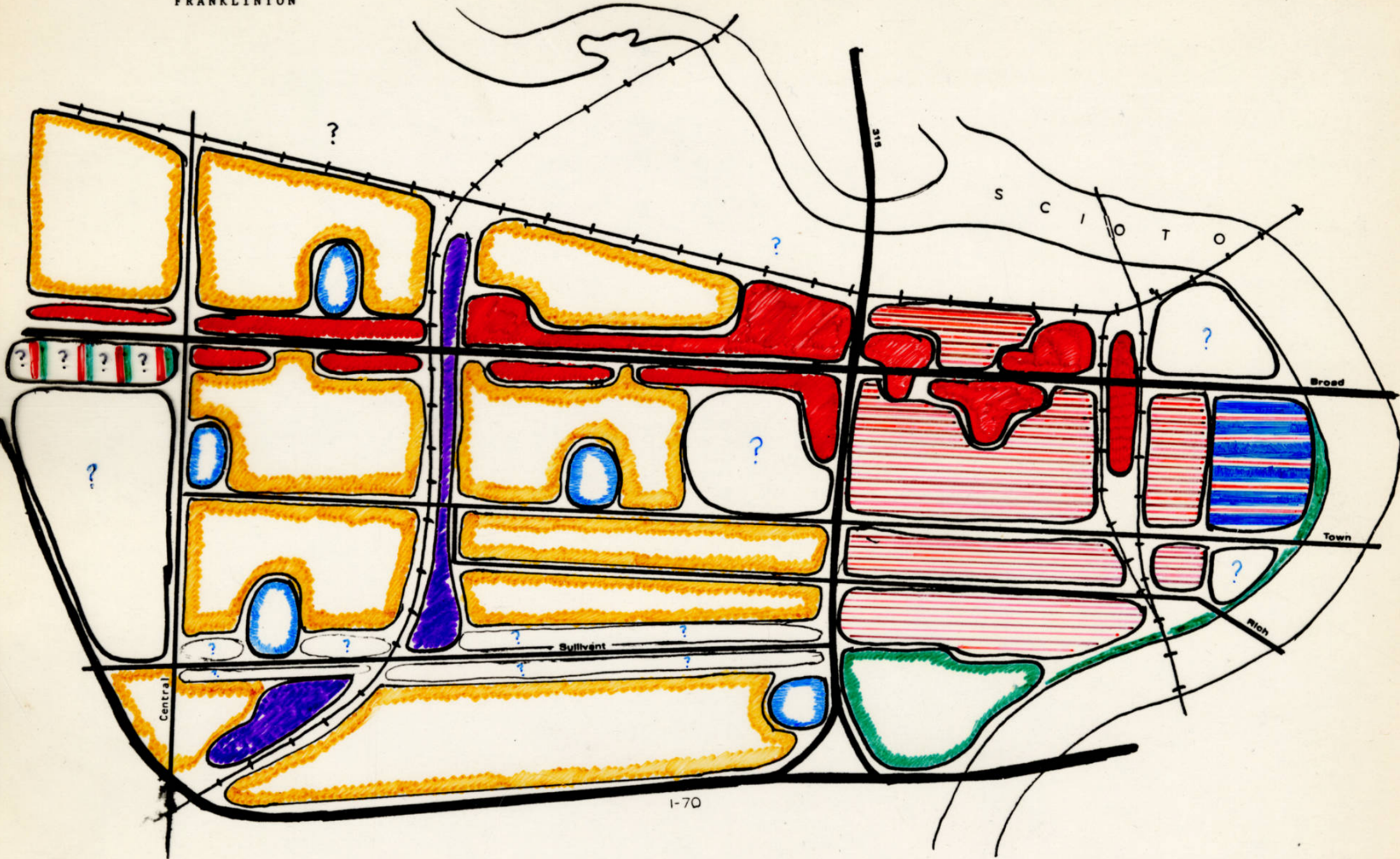


EXHIBIT A

FRANKLINTON

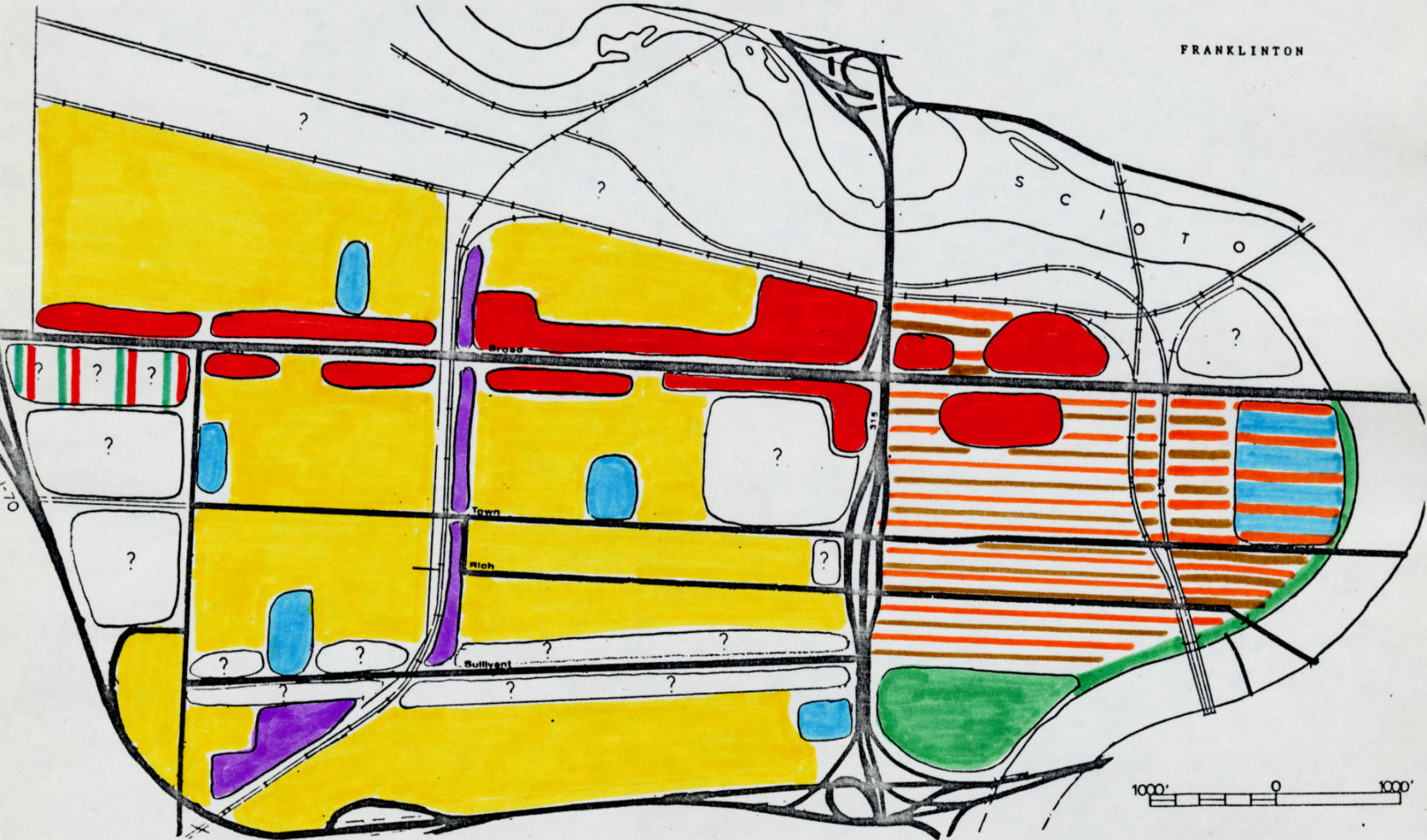


EXHIBIT A

FRANKLINTON





Columbus, Ohio
Mayor Tom Moody
Department of Development
N. Jack Huddle Director

Division of Planning

	Medium Density Residential
	High Density Residential
	Industrial
	Park/Open Space
	Commercial
	Institutional

Source: 1970 Land Use Maps
and Field Surveys



0 1500

Franklinton 3.11 Existing Land Use

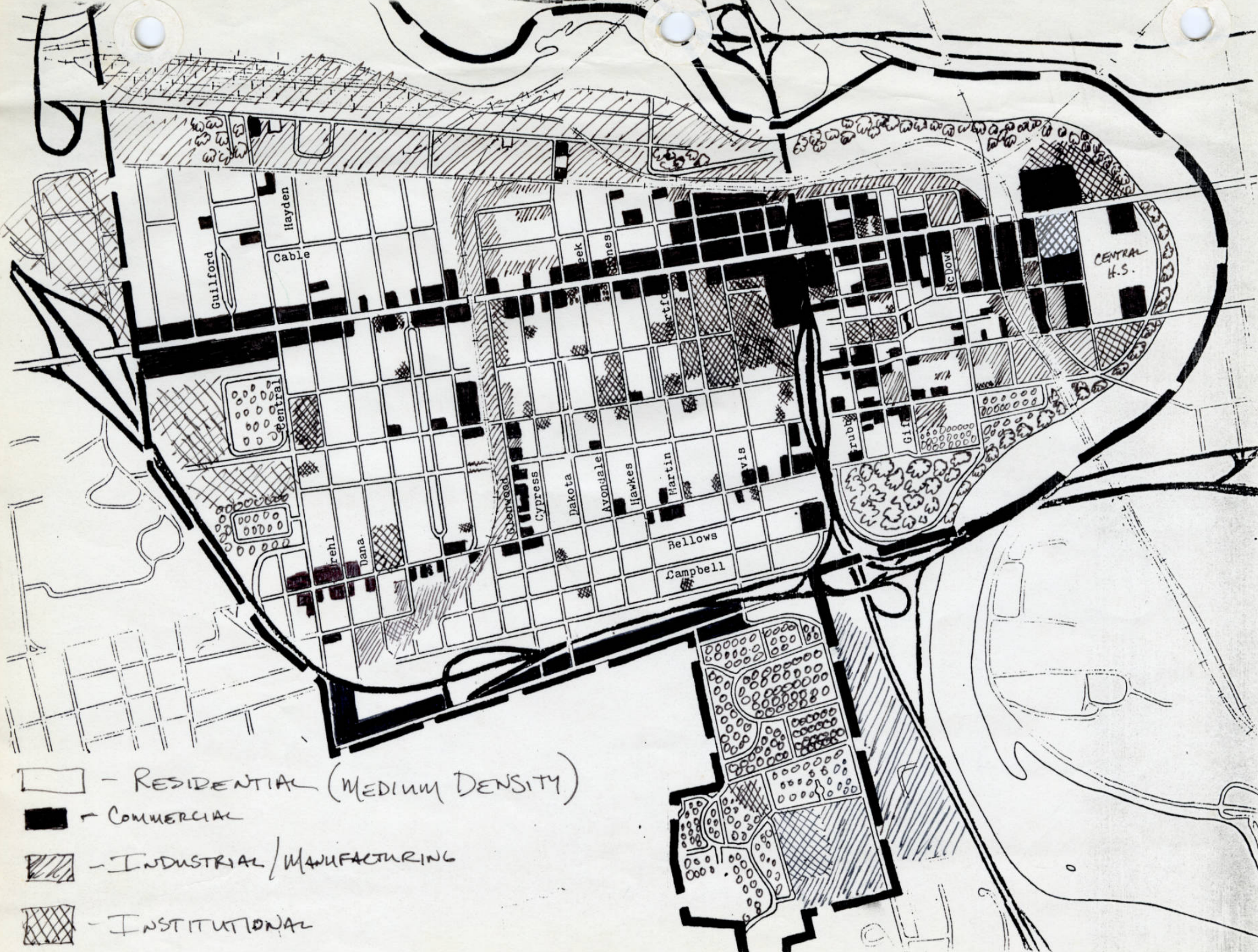
January 1976

CURRENT LAND USE

FRANKLINTON



- Residential
- Commercial
- Institutional
- Industrial
- Recreational/
open green space
- Cleared areas



□ - RESIDENTIAL (MEDIUM DENSITY)

■ - COMMERCIAL

▨ - INDUSTRIAL / MANUFACTURING

▩ - INSTITUTIONAL

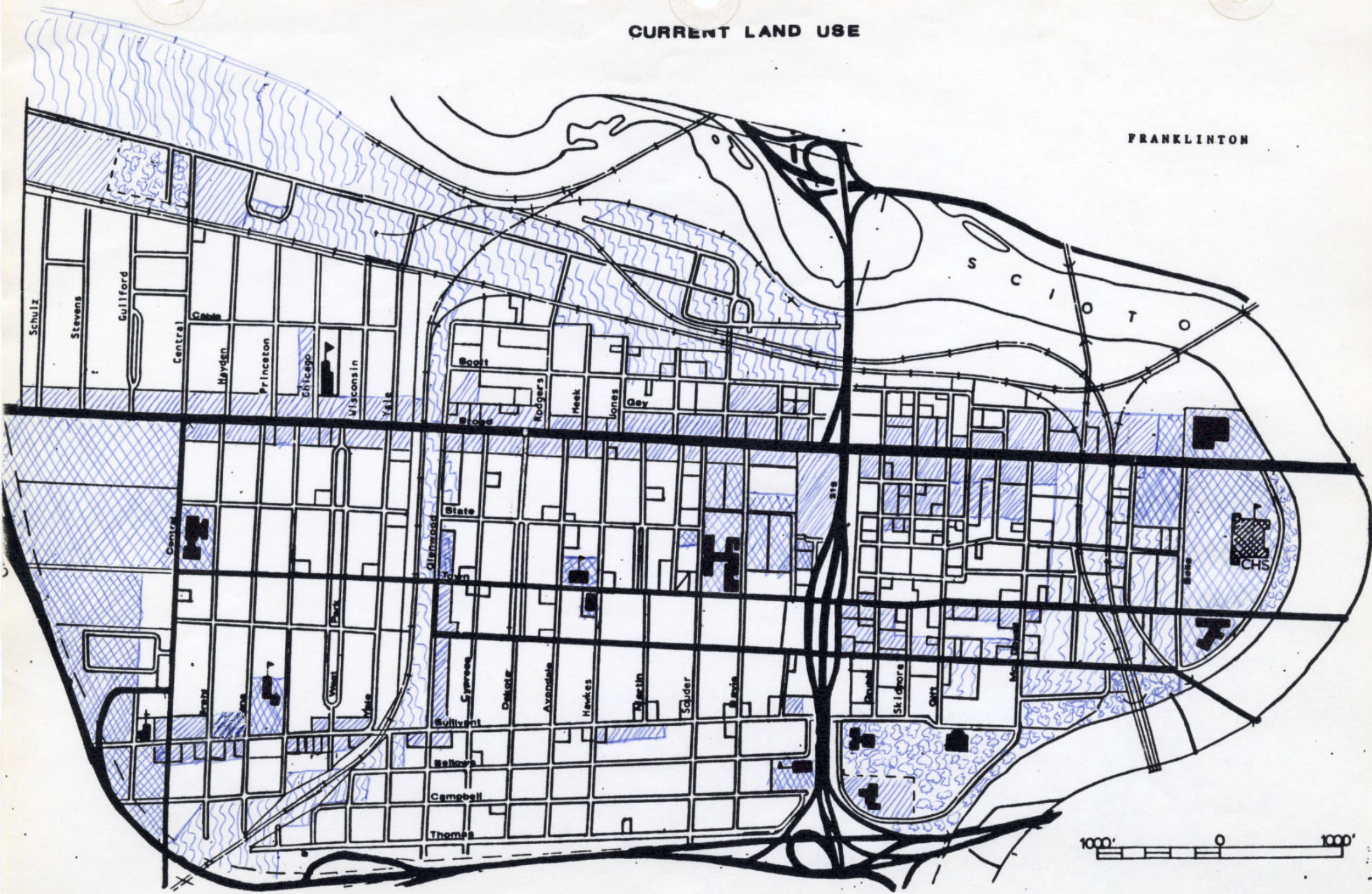
⊞ - HIGH DENSITY RESIDENTIAL

⊞ - PARK / OPEN SPACE

PRESENT LAND USE (DRAFT)

CURRENT LAND USE

FRANKLINTON



- Residential
- Commercial
- Institutional
- Industrial
- Recreational/
open green space
- Cleared areas

CURRENT LAND USE

FRANKLINTON



Residential

Commercial

Institutional

Industrial

Recreational/
open green space

Cleared areas

CURRENT LAND USE

FRANKLINTON



- | | | | | |
|---|---|--|--|--|
| Residential | Commercial | Institutional | Industrial | Recreational/
open green space |
| | | Cleared areas | | |

CURRENT LAND USE

FRANKLINTON



Residential

Commercial

Institutional

Industrial

Recreational/
open green space

Cleared areas

CURRENT LAND USE

1982

FRANKLINTON



Residential

Commercial

Institutional

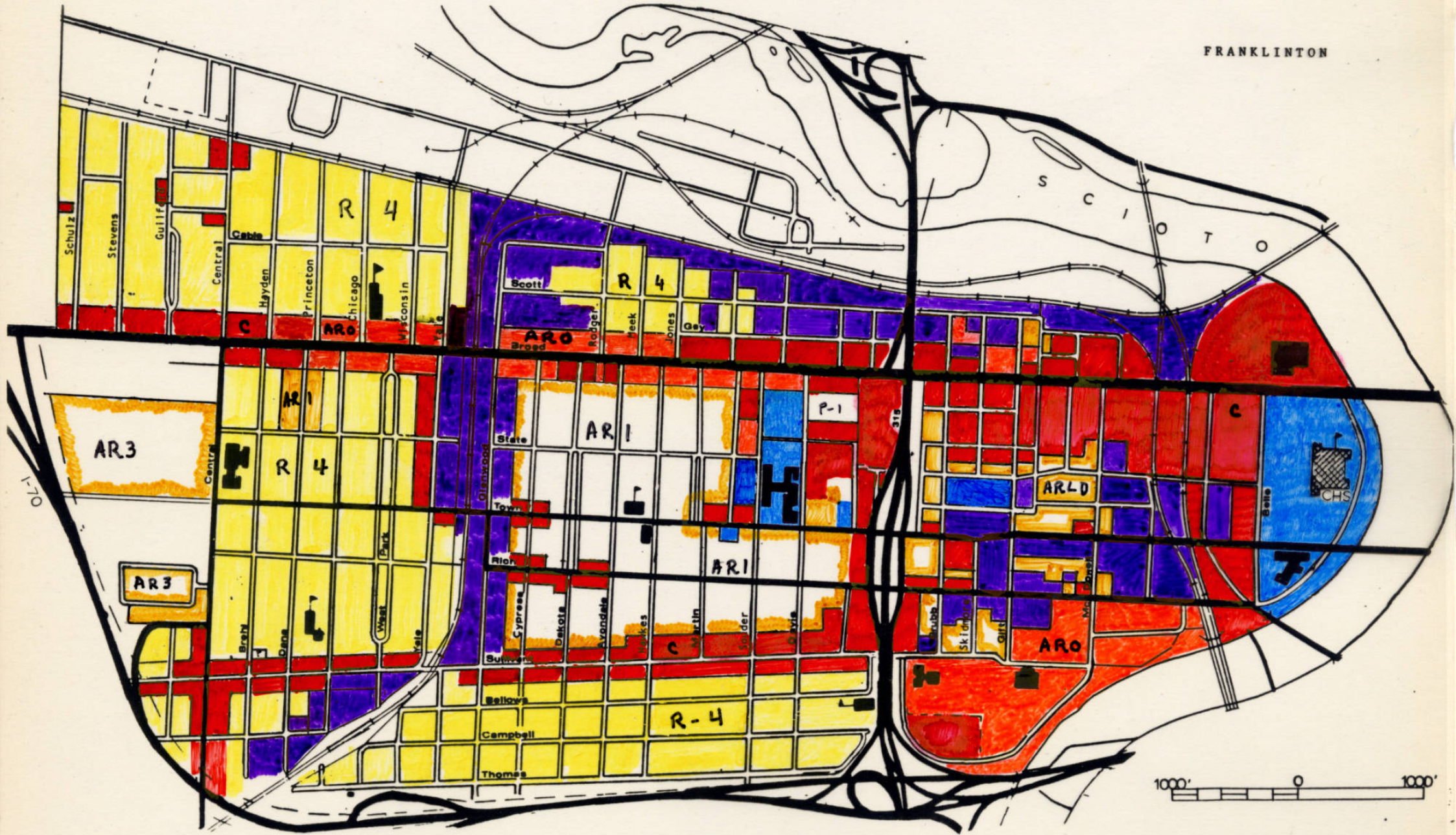
Industrial

Recreational/
open green space

Cleared areas

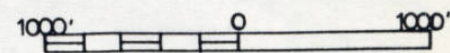
ZONING

FRANKLINTON

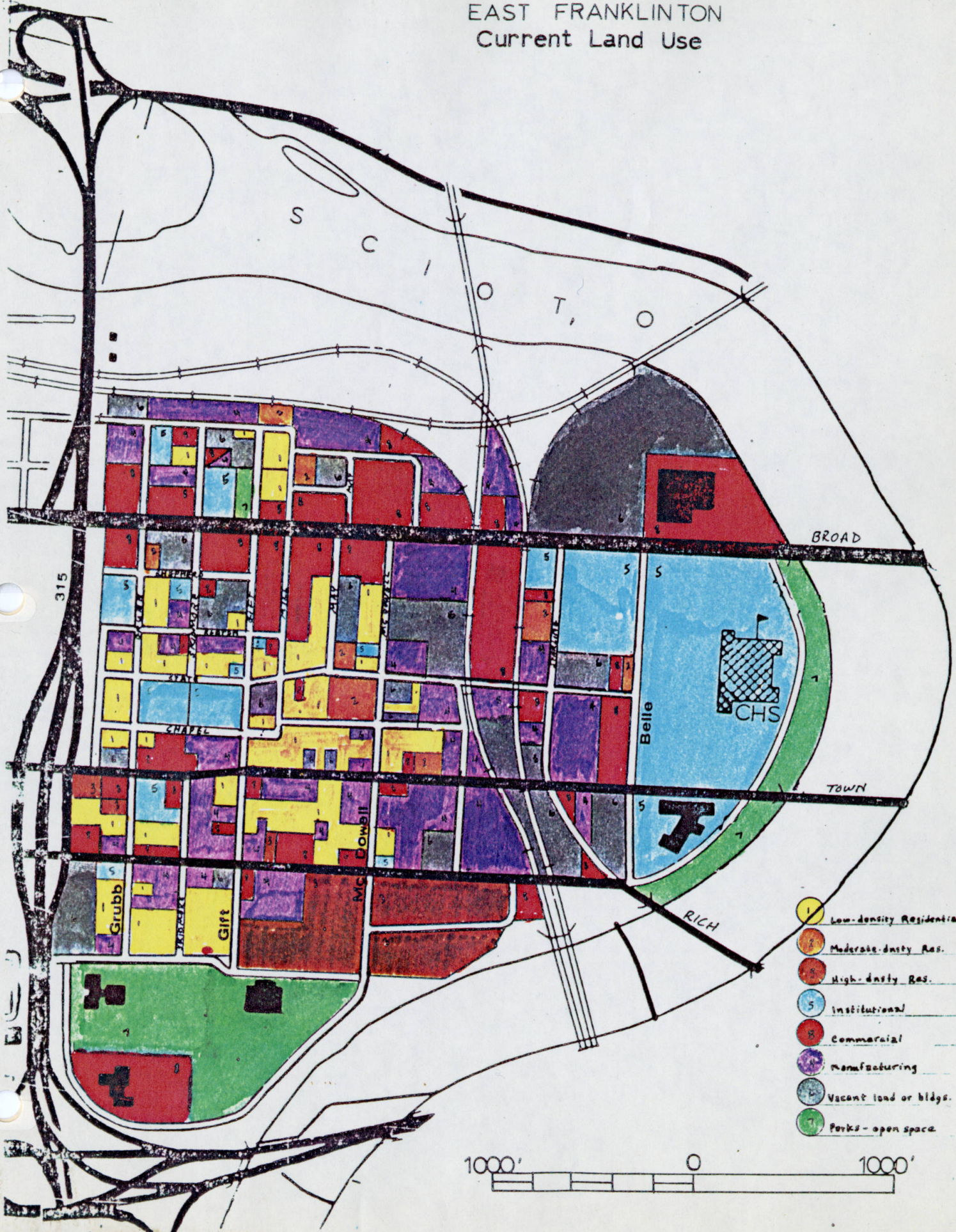


ZONING

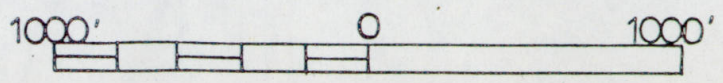
FRANKLINTON



EAST FRANKLINTON Current Land Use

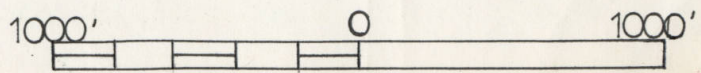
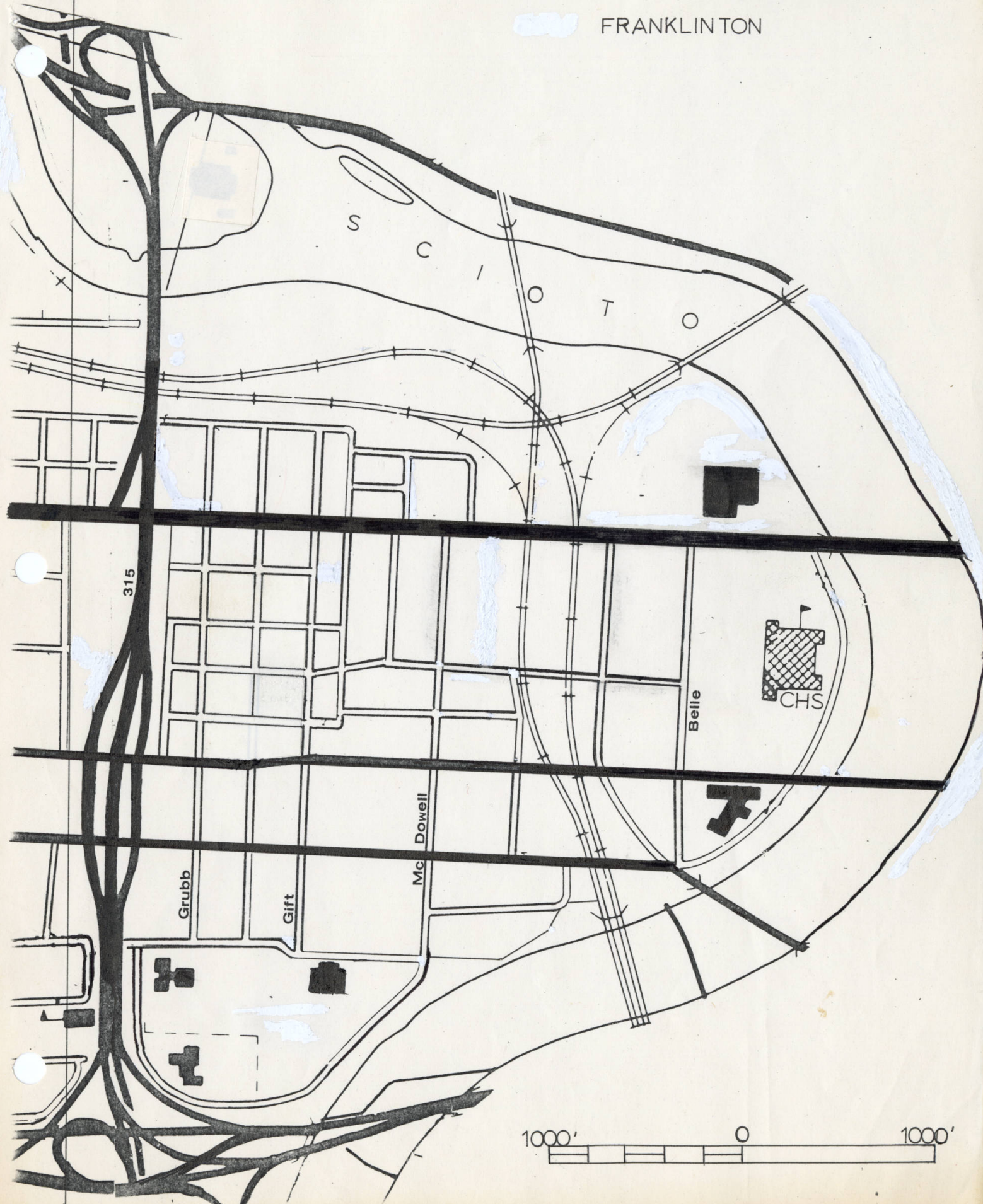


- 1 Low-density Residential
- 2 Moderate-dnsty Res.
- 3 High-dnsty Res.
- 5 Institutional
- 6 Commercial
- 7 Manufacturing
- 8 Vacant land or bldgs.
- 9 Parks - open space

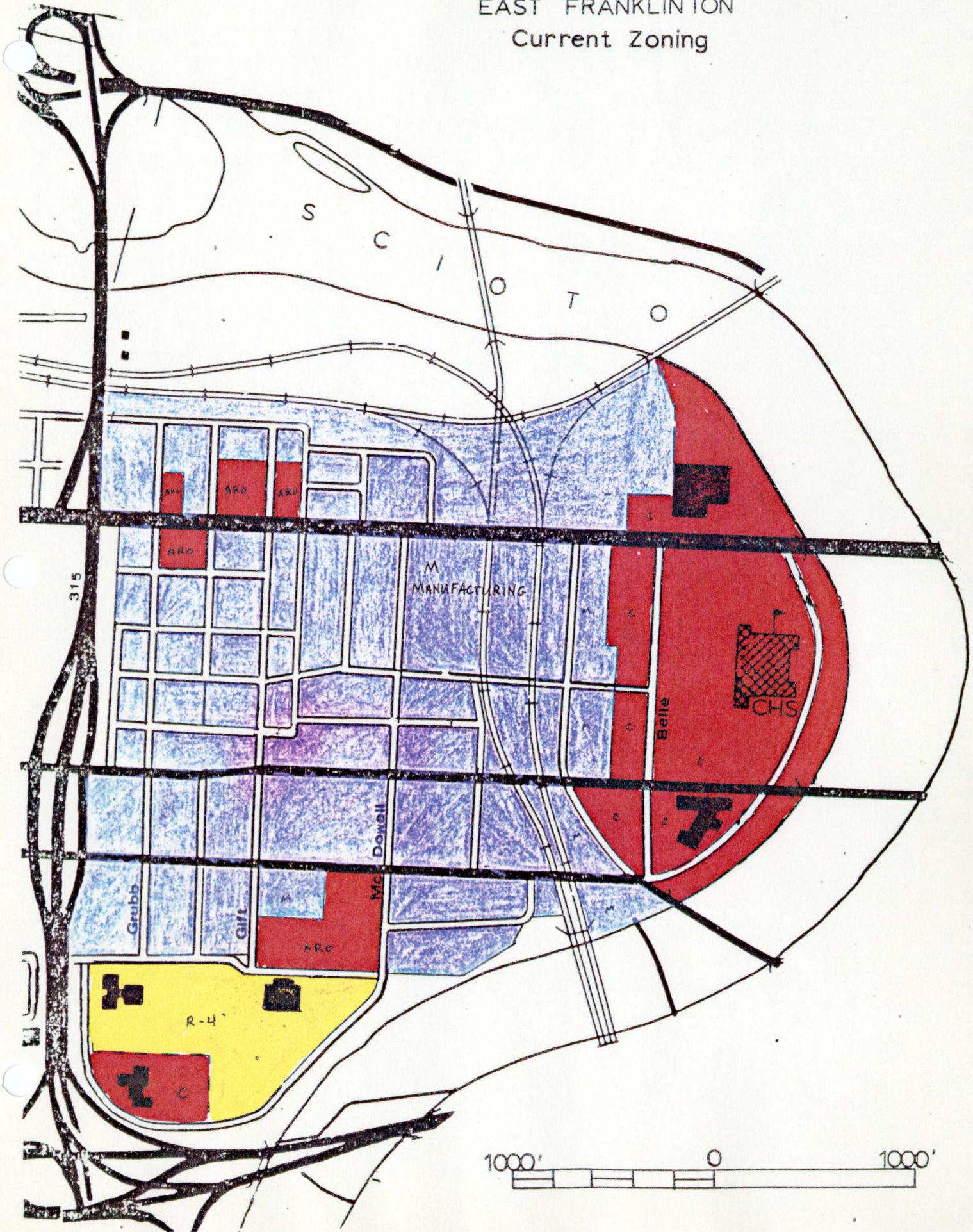


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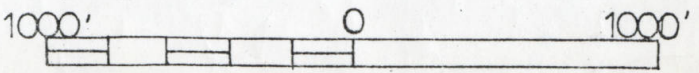
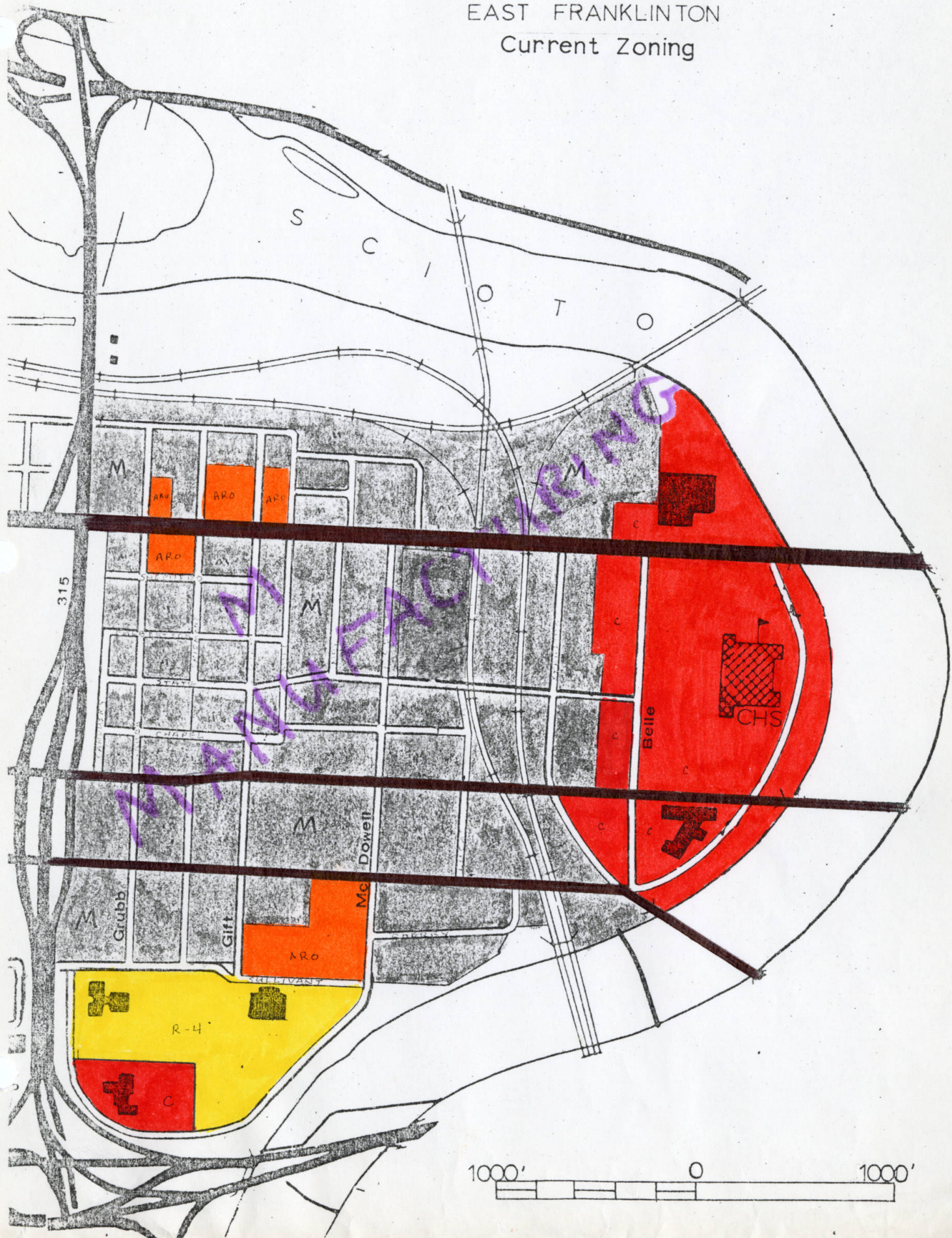
FRANKLINTON



EAST FRANKLINTON
Current Zoning

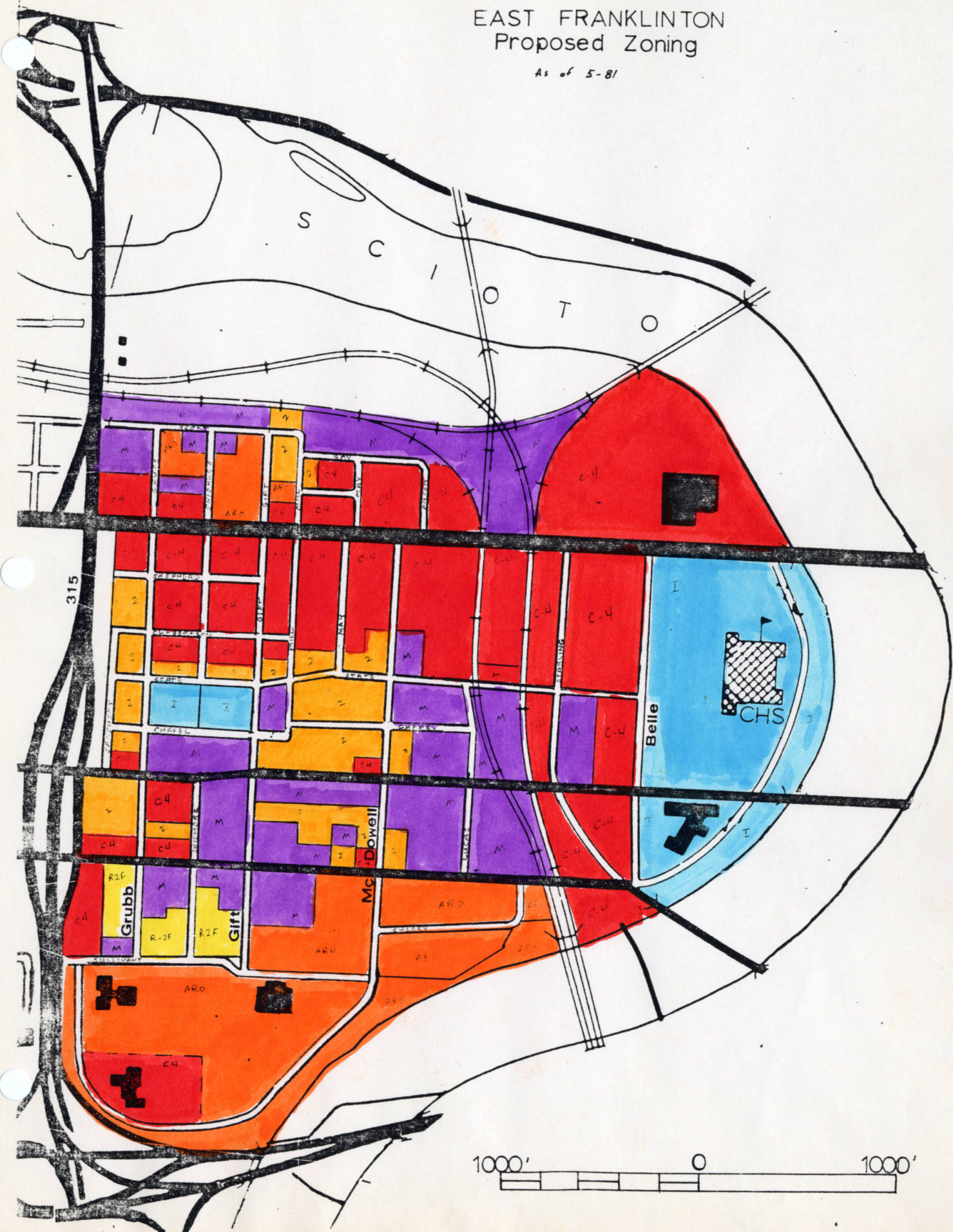


EAST FRANKLINTON
Current Zoning



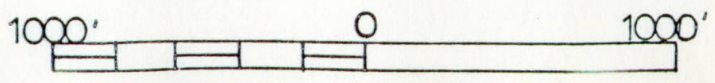
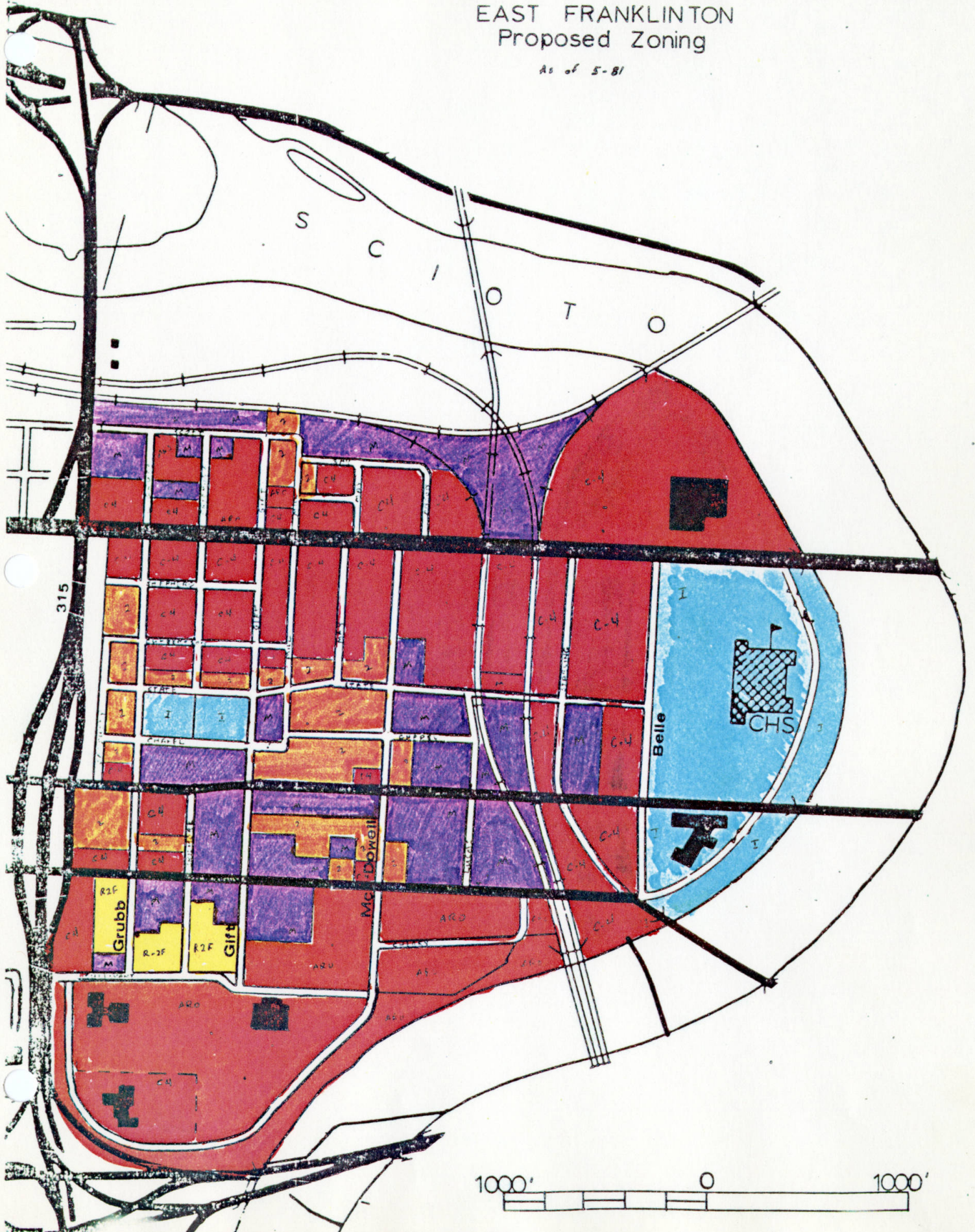
EAST FRANKLINTON Proposed Zoning

As of 5-81



EAST FRANKLINTON Proposed Zoning

As of 5-81



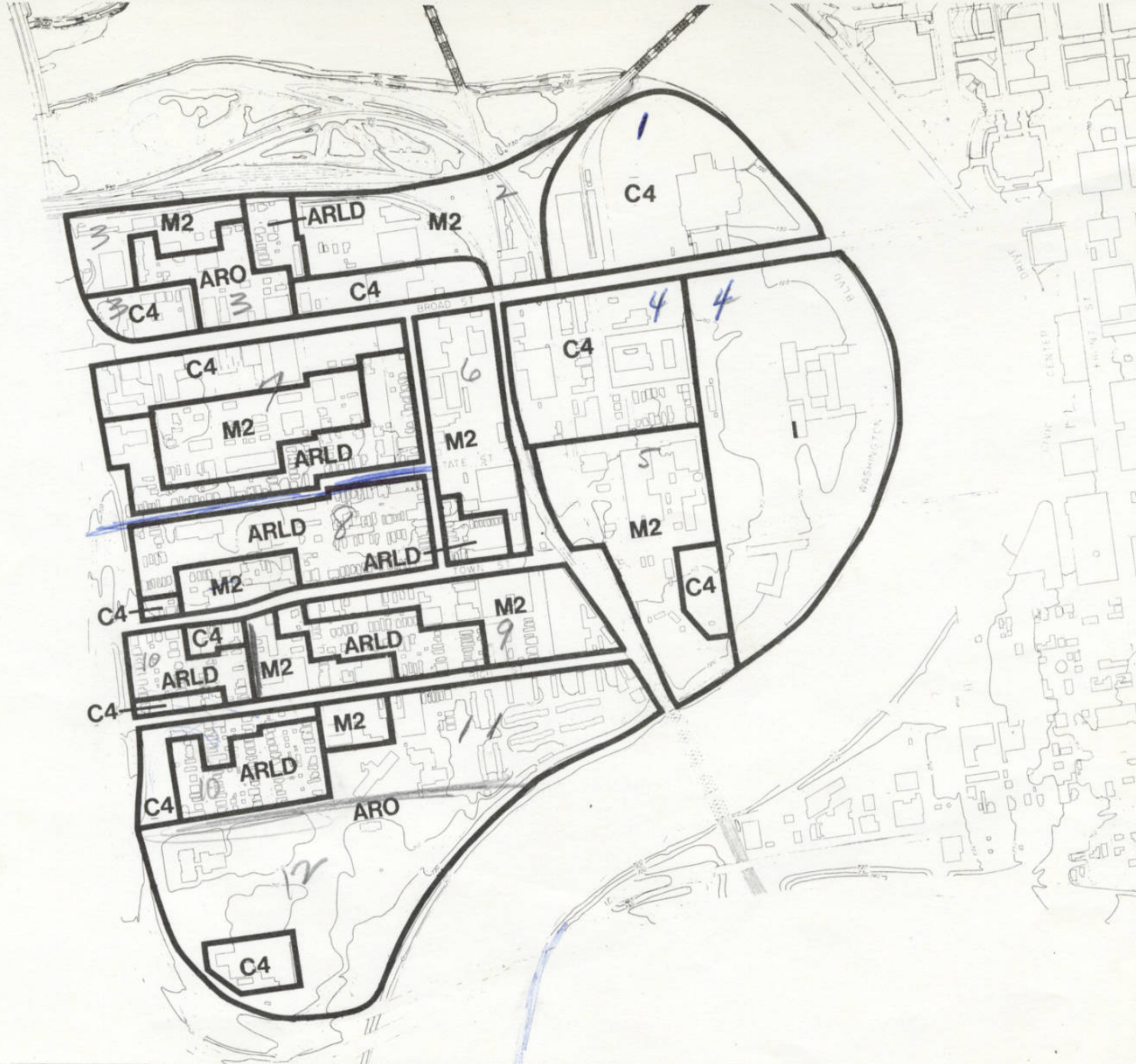


The City of Columbus
 Mayor Tom Moody
 Department of Development
 Director Ralph W. Smithers

ARLD	Apartment Residential-Low Density
ARO	Apartment Office
C2	Office Commercial
C3	General Commercial, Limited
M2	Limited Industrial and Office
C4	Commercial



East Franklinton Proposed Area Rezoning-A

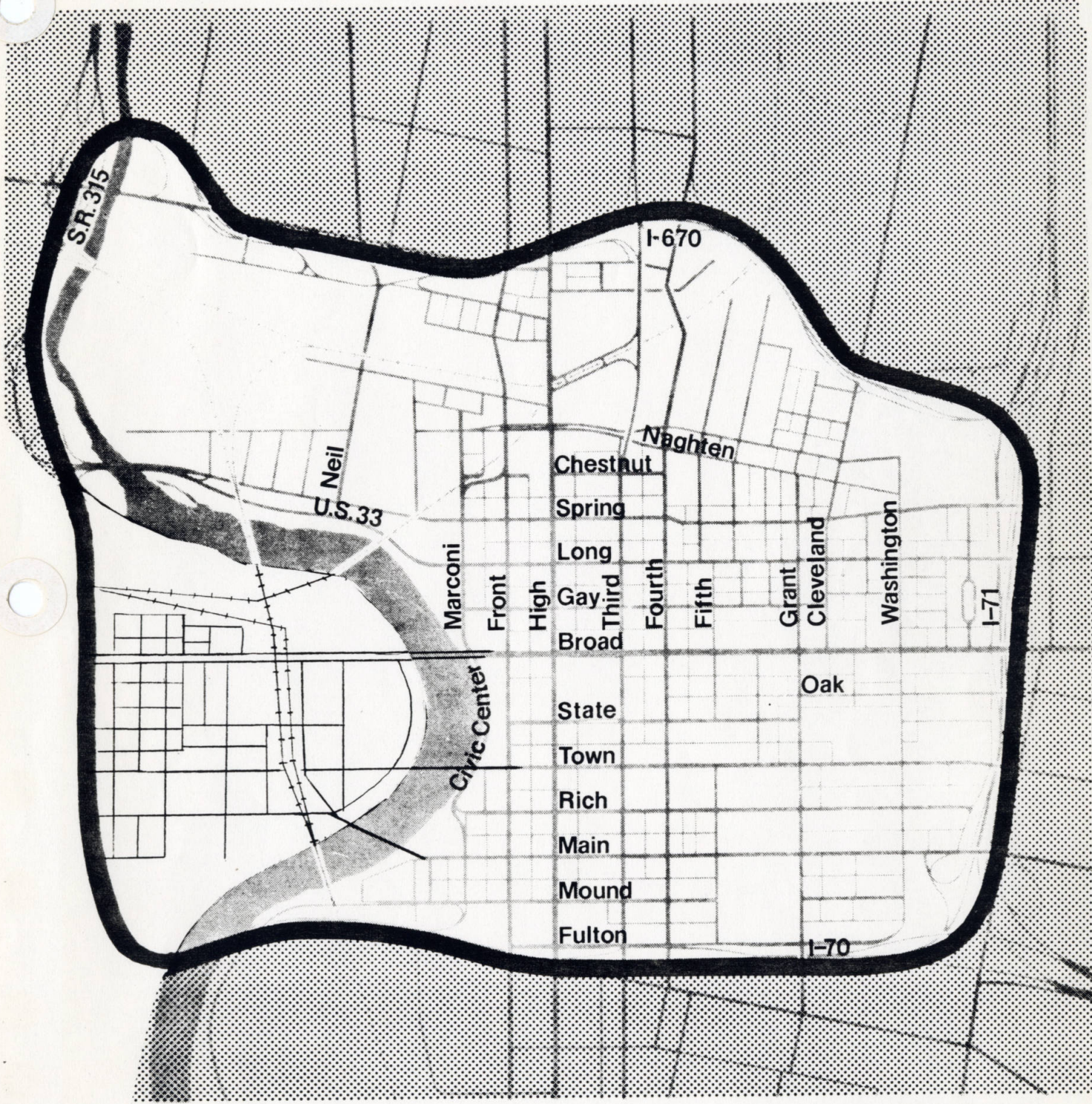


The City of Columbus
 Mayor Tom Moody
 Department of Development
 Director Ralph W. Smithers

ARLD	Apartment Residential—Low Density
ARO	Apartment Office
I	Institutional
C4	General Commercial
M2	Limited Industrial and Office



East Franklinton Proposed Area Rezoning—B



SR. 315

I-670

Neil

U.S. 33

Chestnut

Spring

Long

Gay

Broad

State

Town

Rich

Main

Mound

Fulton

Naghten

Marconi

Front

High

Third

Fourth

Fifth

Grant

Cleveland

Washington

Civic Center

Oak

I-71

I-70