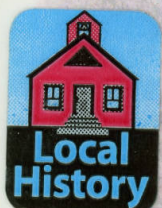




SOUTH SIDE PLAN



Merion Village and Schumacher Place Amendment



City Columbus / Department of Development / Planning Division

Ohio
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SOUTH SIDE PLAN

Merion Village and Schumacher Place Amendment



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The *South Side Plan — Merion Village and Schumacher Place Amendment* was adopted by City Council on February 11, 2008. The planning process was facilitated by the city of Columbus Planning Division.

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SOUTH SIDE PLAN

Merion Village and Schumacher Place Amendment

The Southside Plan Merion Village and Schumacher Place Amendment was adopted by Columbus City Council on February 11, 2008. This plan is the result of a dedicated effort towards the improvement of their community by residents of both Merion Village and Schumacher Place.

Key recommendations from the plan include design guidelines for commercial and mixed use development, infill residential development guidelines, and development concepts for the reuse of the historic Barrett Middle School and historic Beck Street School.

Design guidelines will be implemented through the review zoning and variance applications for conformance with plan recommendations. The plan will also be used to review and guide proposed public improvements and other neighborhood or city development related initiatives. The plan's chart of action oriented recommendations is meant to assist the community with the prioritization of potential projects.

On behalf of the Department of Development, I would like to congratulate the residents of this area and the many stakeholders who participated in the planning process. We look forward to continued cooperation with the community on the implementation of this plan.

Sincerely,

Boyce Safford III, Director
Department of Development



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Element 1

Executive Summary

What is a Plan and How is it Used?

A neighborhood plan provides an opportunity for the community to help shape and direct the pattern of growth and development within their neighborhood. The neighborhood planning process addresses urban design, land use, transportation, community facilities, and economic development. The goal of the plan is to develop a shared vision unique to the planning area by bringing together a range of community stakeholders.

A neighborhood plan:

- Identifies strengths and assets
- Identifies neighborhood needs and concerns
- Represents a vision defined by the community
- Sets goals for improving the neighborhood
- Recommends specific actions and strategies to accomplish goals
- Identifies the resources and responsible parties that can help implement the recommendations

Adoption of the plan helps a neighborhood in a number of ways. An adopted plan will:

- Reflect clearly what the neighborhood desires for the future
- Provide a framework for zoning and other land use decisions
- Inform capital improvement priorities appropriate for the neighborhood
- Create a clear picture of the type of development that is desired by the neighborhood
- Provide guidelines for the design of new development

Plan Format

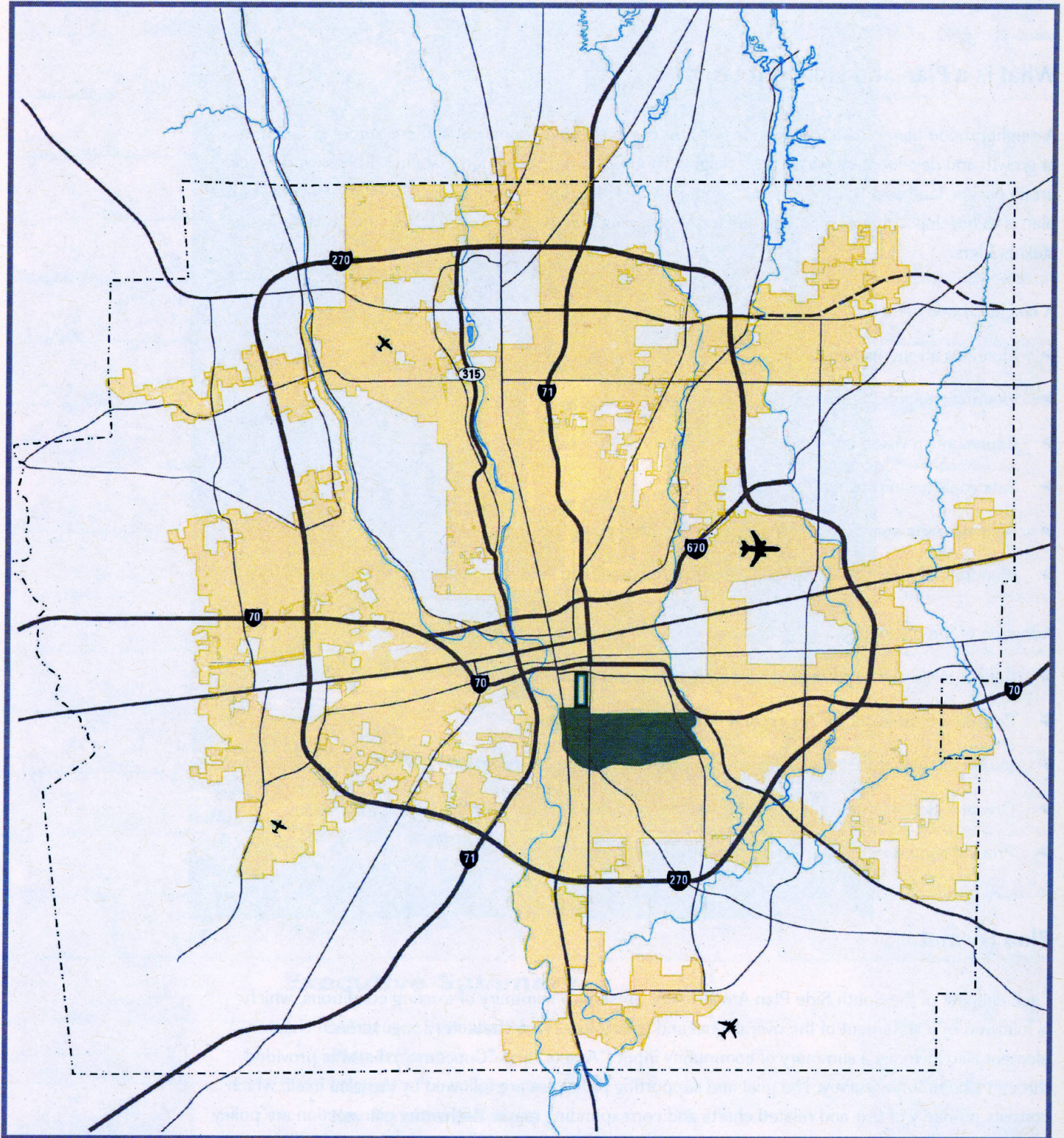
Each element of the South Side Plan Amendment presents a summary of existing conditions, which is followed by a statement of the overall goal and principles. The introductory page of each chapter element also includes a summary of community input ("Assets" and "Concerns") that was provided through a community survey. The goal and supporting principles are followed by the plan itself, which consists primarily of text and related charts and corresponding maps. Within the plan section are policy recommendations and related guidelines and standards. Each element concludes with a list of strategies that reinforce the policy statements and guidelines and are intended to provide direction relative to implementation.




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Figure 1: Planning Area Location



Legend

-  South Side Plan Amendment
-  South Side Plan





History

The South Side Plan Amendment encompasses the areas of the South Side of Columbus known as Merion Village and Schumacher Place.

The South Side of Columbus was first settled by the British and Nova Scotians in the early 1800s. Congress deeded 50,080 acres of land east of Scioto River for their assistance during the Revolutionary War. In the mid 1800s, the area became a destination for German, Irish, Italian, and Hungarian immigrants and settlers from Appalachia and the southern United States. A large building boom occurred on the South Side between 1910 and 1913 that resulted in the area becoming a steel manufacturing center dubbed "Steeltown." As a result, street car lines were run to the area from downtown as a means of transporting steel workers. This development in transportation opened up the areas now known as Merion Village and Schumacher Place as viable working class neighborhoods.

Merion Village

The area known as Merion Village takes its name from the Merion family, which settled on 1,800 acres in 1809, building a home near the intersection of Moler and South High Streets. William Merion developed "Merion's Landing" in the 1830's, a port of entry to local canals. The Merion family continued to prosper in the area for some time. One of its most famous descendants is humorist James Thurber. While the Merion family line has died out, the original 1,800 acres serve as the approximate boundaries of Merion Village.



As manufacturing blossomed in the area, corresponding institutional development began to grow. Schools included Southwood Elementary School, a public school located at Southwood and Fourth Street and Barrett Middle School. St. Leo's Church, built in 1904, was the city's only free parochial school, until it began to charge tuition in the 1970s. Columbus Community Hospital was opened in 1903 in a house at 1522 South High. In 1904, a charter was established authorizing the hospital's operation and creating a nursing school. Money was raised to purchase a new permanent building at 1430 South High (now an Urgent Care Facility). 1907 saw the hospital's School of Nursing graduate its first class and fund raising efforts for a new facility. The hospital opened in 1910 and was expanded in 1930. A medical office building was constructed in 1958.

Merion Village businesses historically concentrated along street car lines on Fourth Street, which became a commercial hub for the area (Source: Merion Village Association).



Schumacher Place

Schumacher Place is named for another prominent local family, the Schumachers, who owned a home at 343 Sycamore Street. The family owned a dairy business near the intersection of Forest and Grant Streets. The farm's grazing grounds constituted most of what is now the southeast quadrant of Schumacher Place.

In the 1800s, Livingston Avenue became a main arterial into downtown Columbus, allowing farm products in the area to be transported to local markets. The corridor became a home to many business and manufacturing companies, including tanneries that created supplies for the buggy industry, cigar shops, and produce merchants.



Schumacher Place has been home to many important local businesses and facilities. The original Franklin County Infirmary was located at the present day site of the Beck Street School. Important local businesses include H. Krupp & Son, located at the southwest corner of Beck and Ninth Streets which served as a combined saloon and grocery store. Burkholz Bowling Alley, on Sycamore Street, featured two bowling lanes. A recreation field was located at Whittier and Jaeger Streets; called "the Recy" by area residents, it was the home field of the Columbus Red Birds baseball team (Source: Schumacher Place Civic Association).

Key Recommendations

Commercial and Mixed Use Development

- Commercial and mixed use design standards in addition to existing Urban Commercial Overlay (UCO) standards are recommended for new developments and potential redevelopments.
- The UCO is recommended for the portion of Livingston Avenue in the planning area.
- The plan recognizes the mix of residential and commercial land uses on the commercial corridors and recommends new mixed use development.
- Mixed use buildings with strong architectural character and presence are recommended for the southwest corner of Parsons and Livingston Avenue intersection.

Residential Development

- The plan recommends infill development standards to ensure compatibility with existing historic structures



Key Opportunity Sites

Different concepts for possible adaptive reuse for historic school buildings are presented in collaboration with Columbus Public Schools and the community.

➤ Barrett Middle School

The first concept for Barrett Middle School is an Artists Live/Work center accommodating studio and performance spaces for artists. Another concept includes residential spaces for active seniors. In both cases the current open space is recommended to be preserved for community purposes.

➤ Beck Street School

The first concept for Beck Street School recommends reuse of the existing school building as an upscale Bed and Breakfast supporting major employment centers around the planning area. The second concept includes a mixed-use project with small scale commercial uses with office and residential components. The current open space is recommended to be preserved for community purposes.

Implementation

- Plan implementation is recommended through the use of a development review checklist for zoning and variance applications to ensure consistency with the plan and a chart of action oriented recommendations to assist with the prioritization of plan recommendations.

Planning Process Summary

The plan was initiated at the request of the Schumacher Place Civic Association and Merion Village Association. A Working Committee consisting of stakeholders was formed and met monthly from November 2006 to August 2007 to provide input and guidance. Additional meetings were held with stakeholders, including property owners and other representatives, for a public workshop to develop various potential land use ideas for Barrett Middle School and Beck Street School.

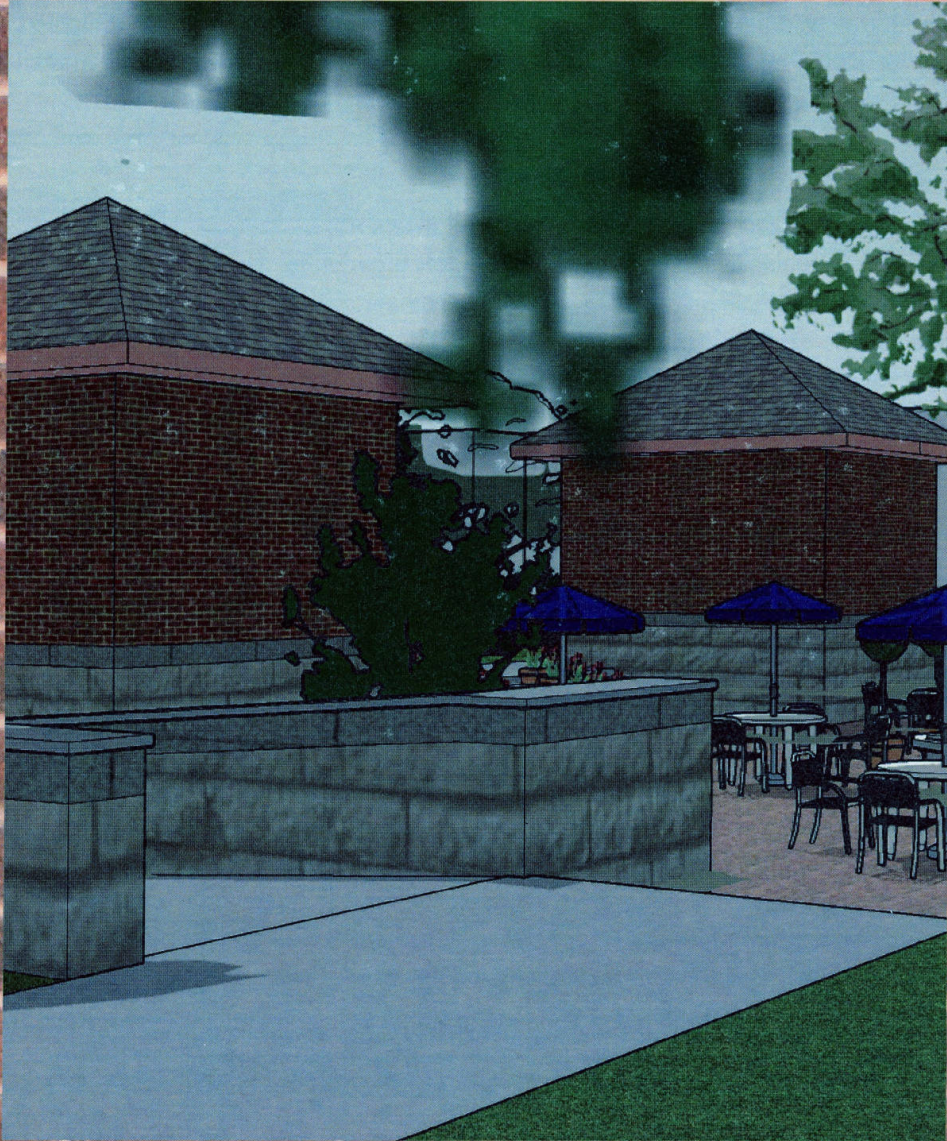
The existing adopted plans including The *South Side Plan* and the *Greater Parsons Avenue Area Vision Plan* were referred to at various stages to ensure cohesive development recommendations.

A complete draft plan was formed in the summer of 2007. An open house was held in October 2007 to allow for broader public input. The plan was recommended for consideration by City Council by the Merion Village Association and the Schumacher Place Civic Association on November 7, 2007. The plan was recommended for consideration by City Council by the City of Columbus Development Commission on November 29, 2007.



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Element 2

Urban Design

Urban design speaks to the built environment and the ways in which it defines a place, district or corridor, creates a sustainable environment for people, and reinforces a positive image of the neighborhood. Urban design takes into consideration the amalgamation of the design of buildings, placement of buildings, positive and negative spaces, and the landscape. The components of urban design are often defined in terms of edges, gateways, corridors, districts, landmarks and historic character. Taken together these various elements communicate a message about a place, its values and aspirations. The Urban Design element is an essential part of the community effort to foster an outstanding quality of life for its residents, businesses and visitors.

Community Survey Input:

Assets:

- Historic development.
- Proximity to downtown.

Concerns:

- Community needs design standards.
- Distressed conditions in neighborhood, particularly on Parsons Avenue.

Existing Conditions

The Existing Conditions section discusses the existing urban form of the planning area. Urban form can be defined as the pattern of development in an urban area, including urban density, land use; the existence of denser nodes, corridors; and the degree to which urban development is contiguous or scattered.

The existing urban form for the planning area is illustrated in Figure 4. It is dense, close knit, mostly developed and unique. While the residential areas display coherent development patterns, commercial sites on Livingston and Parsons Avenues have been developed without design guidelines or development standards. The result is a less attractive physical environment, such as parking lots that lack screening and interior landscaping.

Gateways

Gateways are major entry points to the community that establish a tone for its image. The major gateway to the Merion Village is at the intersection of High and Mithoff Street. While it is not within the planning area, the gateway serves the community well. However, Parsons Avenue does not have a gateway feature to inform the travelers that they have entered Merion Village.

A minor gateway for Schumacher Place is at the intersection of Jaeger and Whittier and Sycamore Streets. There are no major gateways for Schumacher Place on the primary corridors (Parsons and Livingston Avenues).





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Corridors

Corridors play an important part in conveying a community's image. The primary road corridors of the planning area are the major roadways, including Parsons, Livingston Avenues and Whittier Street, which serves as the boundary between Merion Village and Schumacher Place. The Parsons corridor plays an important role as a commercial conduit for neighborhood traffic into the city. The Parsons corridor suffers from an aging physical environment, including missing sidewalks, deteriorated parking lots, and other signs of deterioration.

The Whittier Street, Thurman Avenue, Jaeger Street and Third Street corridors showcase well maintained historic homes and some neighborhood scale businesses.

Districts

Districts share common design elements and characteristics, setting them apart from other areas. Districts are generally grouped as commercial, residential, open space, and greenways. The two neighborhoods that are the subject of this plan amendment have distinctly different characteristics that define them as separate districts. Both have a rich combination of the historic homes and new built residential development, commercial and institutional land uses. There is no recreational open space within these districts but parkland is nearby.

Edges

Edges are boundaries of the community that provide definition to a neighborhood. Edges of the planning area are Parsons Avenue on the east, Thurman Avenue on the south, Merion Village and Schumacher Place Civic Association boundary on the west and Livingston Avenue on the north. Thurman Avenue and the boundary of Merion Village and Schumacher Place are mainly residential, whereas Livingston Avenue and Parsons Avenue are primarily commercial.

Landmarks and Historic resources

Merion Village and Schumacher Place both are known for their rich historical resources and cultural quality of life. Developed by early British and Nova Scotian settlers in the early 1800s, German immigrants in mid 19th century; later expanded by Irish, Italian and Hungarian immigrants, the planning area showcases beautiful historic homes dated back to the 1850s. Most of the area was developed prior to 1937.



Most of the residential streets are developed with a supporting alley system that contributes to the streetscape by allowing beautiful historic building massing to line the street. Most of the houses are built in the Italianate style. The predominant building materials are brick and natural stone.

The planning area is home to two historic school buildings, Barrett Middle School and Beck Street School. Both schools were completed in the late 1800s and designed in the Renaissance Revival style, giving a very pleasant and grand character to the area. The primary commercial district, Parsons Avenue, has some historic structures, typical of Columbus central city commercial corridors. The planning area is also home to several churches.

In many cases, architectural styles and elements (such as roof gables, building setbacks, and other design elements) of recent development do not match or complement existing building styles. In some cases, infill development—individual buildings constructed on vacant lots in otherwise developed neighborhoods—incorporates building materials and architectural styles that are inconsistent with the character of existing neighboring buildings

Density

The housing density pattern largely consists of single family and two- three family residential units set on smaller lots ranging from .02 to .19 acres. Corresponding densities range from four dwelling units per acre to 25 dwelling units per acre. To a lesser extent there are some-what larger lots dispersed throughout the planning area. Multifamily housing consists primarily of higher density apartment complexes, (four-unit to 22 unit buildings).

Figure 4 illustrates a sample of existing residential densities. Overall the planning area is in the high density range for housing units, reflecting the late 1800s to early 1900s historic development pattern of two story brick housing.

Goal and Principles

The Amendment to the South Side Plan's goal for Urban Design is:

A cohesive community with preserved historic resources, compatible new development and well designed gateways, corridors and streetscapes to provide a rich physical environment.

The supporting principles for Urban Design are the following:

- Historic structures should be preserved and incorporated into new development
- Design standards should be utilized to foster development compatible with the historic environment
- Mixed use development should be well designed by visually appropriate arrangement, orientation and buffers to create a high quality of living environment.
- Gateways, corridors and streetscapes should be designed with consistent standards to "brand" the neighborhood to create a sense of place that is in context with its historic setting.
- Flexible, creative design solutions should be provided in a manner sensitive to the surrounding neighborhood.



Urban Design Plan

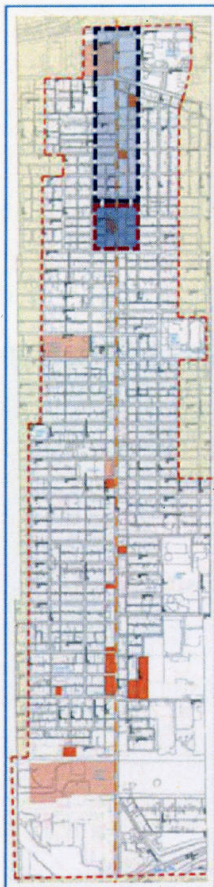
The Urban Design Plan provides recommendations and guidelines that will enhance the organization of future development and infill, and foster a sense of place in the planning area by highlighting its historical and cultural features.

Gateways

Opportunities exist to create the well designed and landscaped gateways, located strategically, to inform travelers of the entrances to Merion Village and Schumacher Place.

- **New Gateways.** Designs for new gateways should be developed using the best attributes of the existing gateways, but with incorporation of contextual building materials and historical references. The common design should then be utilized to establish gateways at the locations identified on the Urban Design Plan.
- **Minor Gateways.** Additional minor gateways should be constructed at locations identified in the Urban Design Plan, along the internal boundaries of Merion Village and Schumacher Place.
- **North Gateway.** *The Greater Parsons Avenue Area Vision Plan* recommends the northern gateway project as a community partnership project by joining with the Nationwide Children's Hospital, Bob Chevrolet-Geo and others to design and create a gateway feature. This will help to draw the consumers to the Northern Gateway and down Parsons Avenue, thereby revitalizing the commercial districts.

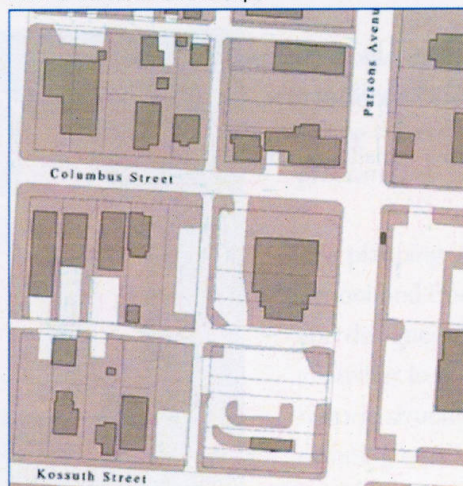
North District and Gateway Commercial District



Location



View of Restored Streetscape



Existing Site



Plan Key:

- | | |
|-----------------------------------------------|------------------------------------------|
| 1. Library Converts to Retail/Restaurant Uses | 5. Parking Reconfigurations |
| 2. New Construction (Retail/Residential) | 6. Remove Alley, Create Pedestrian Plaza |
| 3. Adaptive Re-Use (Church to Bank) | 7. Streetscape Improvements |
| 4. Renovation of Existing Retail | |

Figure 2: North Gateway (Source: Greater Parsons Avenue Area Vision Plan)

- **Livingston and Parsons Intersection.** The intersection at Livingston and Parsons is a key gateway to Parsons Avenue. The planning boundary only covers the southwest quadrant of the intersection; as such the recommendations are limited to this quadrant. However, as recognized in the Vision Plan, all four corners should be complimentary to each other and follow similar design standards and design quality.

The proposed building design at the southwest corner should follow UCO design guidelines as well as commercial design guidelines of this plan. Optimally, any new building will have multiple stories to create strong presence and complement the new Nationwide Children's Hospital design. The building should relate to the street, offering a modest amount of storefronts. The project should also incorporate a major gateway feature to notify travelers that they are entering the South Side. The site plan should take into consideration any future master planning by the Hospital and new capital improvement projects that may be spurred by the Hospital's expansion.

The following are concepts for the southwest corner of Livingston and Parsons meant to illustrate the recommendations given above. As stated, the important considerations are that the building be compliant with the UCO, have a strong presence, and be complimentary to the Nationwide Children's Hospital plans for expansion. Uses within the building could potentially include ground floor retail with office, residential, and/or hospitality related uses located on the upper stories. Any parking would optimally be structured and hidden from the street by the building structure.

Greater Parsons Avenue Area Vision Plan was developed with input from the communities around the Parsons Avenue commercial corridor. It was adopted by City Council in spring 2007.

This plan amendment refers to some of the recommendations from the *Greater Parsons Avenue Area Vision Plan* to ensure cohesive development goals.

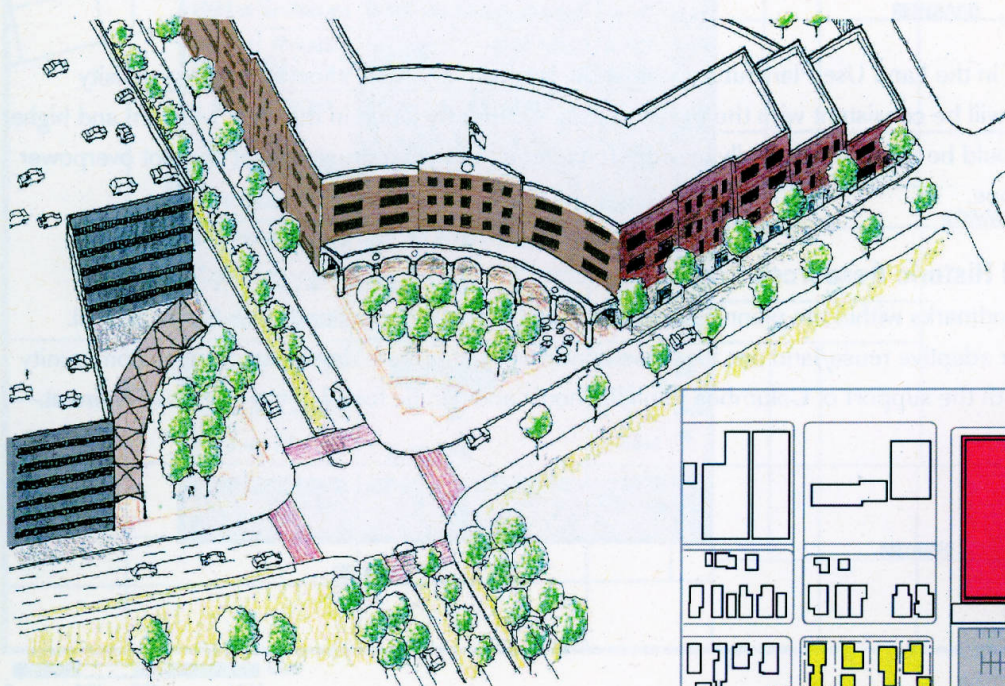
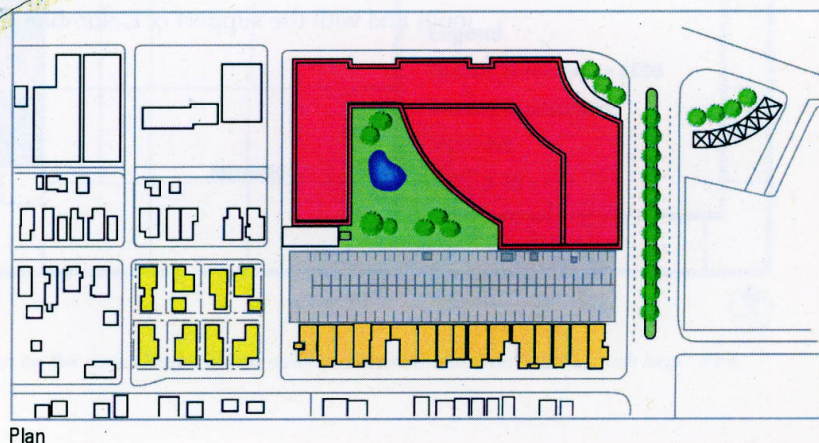


Figure 3: Concept perspective and plan for Parsons and Livingston Avenue intersection



Plan



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Corridors

- The primary road corridors (Parsons and Livingston Avenues) require physical enhancements to not only accommodate auto demands, but as “complete streets” that function for autos, pedestrians, and bicyclists. Road designs should support the Urban Design and Land Use plans and serve to enhance the community identity and character.
- Future redevelopment on Parsons Avenue includes mixed uses and is consistent with the UCO standards.
- A consistent theme should be developed for corridors, utilizing consistent graphics, plant material and street furnishings.
- On the corridors, where there is a mix of uses, the development should be compatible with existing historic development patterns. Existing street tree lines and stands should be preserved to serve as buffers between different uses and enhance the appearance of the area.

Districts

- New development should be compatible with existing historic development and should follow the design guidelines provided below.
- Infill development should be encouraged within existing residential districts that are compatible with the existing architectural character.

Edges

- Existing tree lines and stands should display the common theme for graphics, carrying the colors and theme through signage, plant material and street furnishings to visually connect the districts.
- Screening and buffering should be encouraged between conflicting land uses.

Density

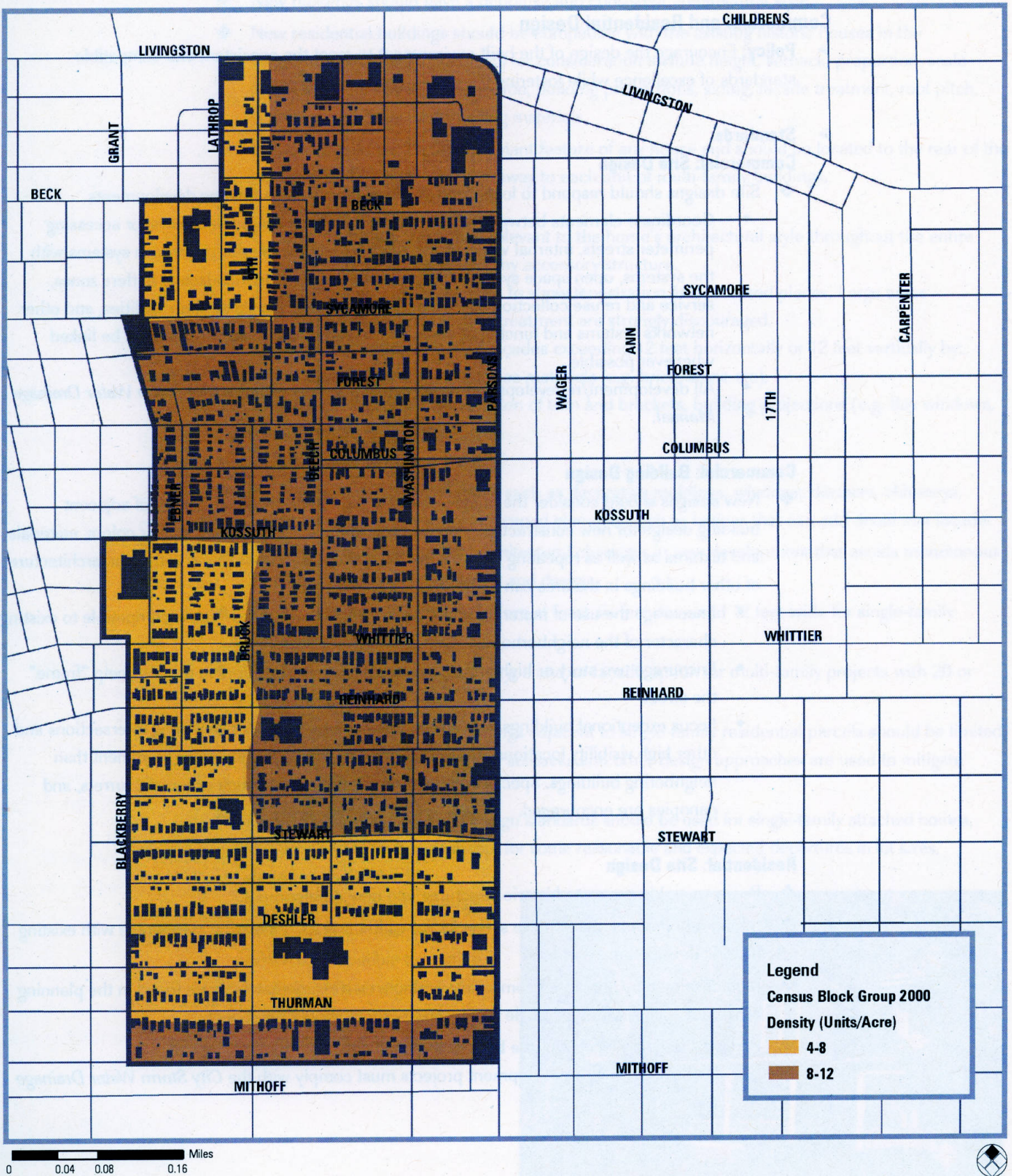
- As indicated in the Land Use Plan, future residential land use densities should suggest a density pattern that will be consistent with the mixed densities currently found in the area. Medium and higher densities should be designed carefully in order to blend into existing development and not overpower the streetscape.

Landmarks and Historic Resources

- Two main landmarks within the planning area are Barrett Middle School and Beck Street School. Concepts for adaptive reuse/land use for these opportunity sites were developed through community input and with the support of Columbus Public Schools and can be found in the Land Use element.



Figure 4: Urban Form



The local densities within the planning area are or may be higher than shown on the map. Census blocks used to determine densities cover a much larger area and therefore can manipulate local densities. Source: Census 2000



Policies, Standards and Strategies

Commercial and Residential Design

- **Policy:** Encourage the design of the built environment to meet the consistent and compatible standards of excellence while fostering the creativity of new designs.

- **Standards:**

Commercial: Site Design

- ❖ Site designs should respond to local contextual influences and adjoining developments.
 - ◆ Coordinate elements between adjacent sites including: shared driveways for accessing perimeter streets, internal vehicular circulation systems, interior pedestrian systems with the systems, open space systems, perimeter open space and landscape buffers zones, service and refuse collection access, drainage and retention/detention facilities, and other networks systems and functional areas. These systems and elements should be linked whenever possible.
 - ◆ All development/redevelopment projects must comply with the *City Storm Water Drainage Manual*.

Commercial: Building Design

- ❖ New designs should consider the unique qualities and the dominant character of adjacent building design for new construction. Precise replication is not desirable, similar colors, materials and textures as well as repeating patterns, rhythms and proportions found within the architecture of other buildings in the area can be utilized to achieve unity.
 - ◆ Encourage the use of materials and a quality of finished work which is compatible to existing character of the neighborhoods.
 - ◆ Encourage two story or higher buildings on major road corridors in order to help "frame" the street.
 - ◆ Focus exceptional buildings with strong architectural quality at anchoring intersections and other high visibility locations. These buildings should be slightly more prominent than neighboring buildings. Special architectural corner features such as towers, turrets, and canopies are encouraged.

Residential: Site Design

- ❖ Preserve and incorporate historic structures into new development.
- ❖ Infill development should utilize setbacks, lot width, and lot orientation compatible with existing historic development patterns.
- ❖ Infill development should be compatible with the existing median lot sizes found in the planning area. Minimal lot width for single family development should be 25 feet.
- ❖ Parking should be located at the back of the buildings.
 - ◆ All development/redevelopment projects must comply with the *City Storm Water Drainage Manual*.



Residential: Building Design

- ❖ New buildings should have a definitive and consistent architectural style.
- ❖ New residential buildings should be compatible with the existing historic houses in the neighborhood. Specific elements for consideration include height, setback, proportion, scale (including front entries), orientation, building proportions, siding, façade treatment, roof pitch, doors and windows, and building materials.
- ❖ Garages should not be the dominant feature of any house and should be located to the rear of the house. Provide a pedestrian pathway to each unit of multi-family buildings.
- ❖ Façade treatment:
 1. Carry the facade treatment, relevant to the home's architectural style throughout the entire house with each façade and any accessory structure.
 2. Encourage articulated facades to show fenestration and recessed planes. Large areas of flat, blank wall and lack of treatment are strongly discouraged.
 3. Relieve the undifferentiated façades exceeding 12 feet horizontally or 12 feet vertically by:
 - ♦ Changes in texture of surface materials (e.g. brick, stone etc),
 - ♦ Use of detail such as addition of trim and brackets, building projections (e.g. Bay windows, dormers, balustrades),
 - ♦ Changes in color.
- ❖ Encourage architectural features such as decorative moldings, windows, dormers, chimneys, balconies and railings, and landscaped elements such as lattices that can add detail to a façade.
- ❖ Provide a distinctive, quality, architectural character in new development that avoids monotonous and featureless building massing and design.
- ❖ Porches should be included that are at least six feet deep and 12 feet wide for single-family and two-unit housing.
- ❖ Provide more than one building type and/or façade option for multi-family projects with 20 or more dwelling units.
- ❖ The height of multi-family buildings adjacent to single-family residential parcels should be limited to two stories unless higher floor setbacks and other design approaches are used to mitigate impacts.
- ❖ Consistent development and design standards should be used for single-family attached homes, duplexes and town homes except for some reasonable and expected departures in lot sizes, densities, and setbacks.

Encourage the use of materials and a quality of finish work which is compatible to existing character of the neighborhoods.





Streetscape

- ❖ Follow standards from UCO.
- ❖ Provide on-street parking whenever possible.
- ❖ Encourage the minimization of impervious surfaces, including reduction of paved parking surfaces through shared parking arrangements and parking requirement reductions wherever feasible.
- ❖ **Paving:**
 1. Minimize the curb cuts along the corridors to maximize pedestrian use on sidewalks.
When driveway curb cuts are unavoidable, they should be clearly marked for the pedestrians and motorists.
 2. Consider utilizing brick or material that imitates the look of brick for cross walks and changes in hardscape.
 3. Encourage outdoor restaurants seating, public sitting areas, and awnings over store windows.
- ❖ **Landscaping:**
 1. Preserve and maintain the existing street trees and green space.
 2. Encourage additional landscaping such as planter boxes and hanging baskets.
- ❖ **Street furniture:**
 1. Expand the use of street furniture, banners and flags. Utilize a consistent design (for example, street lighting, flower boxes, banners and other features that are designed specifically for these neighborhoods).
 2. Sitting areas should be located in areas that will have the most pedestrian use, such as heavily traveled sidewalks and intersections, adjacent to the cafes, or near outdoor restaurant seating area.
 3. Locate trash receptacles at street corners and in high pedestrian activity areas.
 4. Design bus stops on Parsons Avenue to include all of the necessary furniture and shelter structures to encourage a safe and comfortable environment, thereby encouraging bus usage.
 5. Group and arrange bicycle racks in a regular pattern, rather than be dispersed randomly.
Encourage a metal pipe, inverted "U" design be used because of their ease of use and minimal space required.
- ❖ **Street Lighting:** Illuminate the sidewalk at a level that is consistent with pedestrian activities.
- ❖ **Art:** Encourage the placement of art at locations that are visible to the public.

Signage

- ❖ Signage should utilize a compatible size, style and materials to parent structure to help it complement the given building and other streetscape elements.
- ❖ Roof signs, larger overhanging signs or excessively large signs should be discouraged.
- ❖ Traffic control signs should be mounted on existing utility poles whenever possible to reduce visual clutter.
- ❖ Signage in larger scale commercial, industrial, and institutional development utilizes building signs and on-site monument ground signs that are consistent with the building architecture.



Landscaping

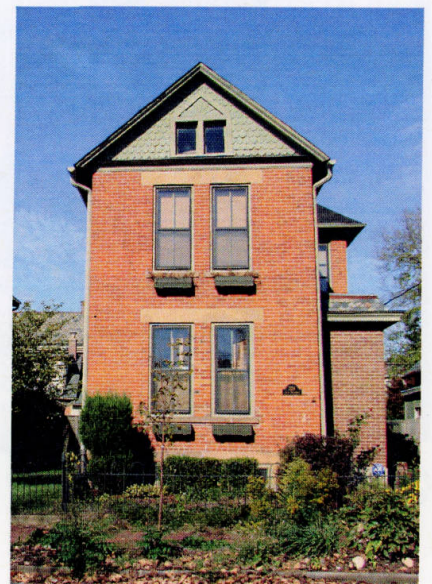
- ❖ Maintain the existing landscaping.
- ❖ Utilize landscaping to soften and enhance buildings, roadways and outdoor spaces.
- ❖ Encourage architectural compatibility between the front yard landscape and the primary structure.
- ❖ Encourage proportional scale of proposed landscape materials to the size of the primary structure. Landscape color should provide contrasts within itself yet be architecturally compatible with the primary structure on the lot.
- ❖ Design fences and gates with simplicity to complement the home.
- ❖ Provide street trees along all public and private streets as approved by the City of Columbus Forester.

➤ Strategies:

- ❖ Ensure compliance with UCO standards where the overlay is in place and utilize UCO standards for other commercial developments where the UCO is not in place, such as along Whittier Street, Thurman Avenue.
- ❖ Consider establishing UCO on Livingston Avenue.
- ❖ Utilize commercial design standards to inform the design of future developments and redevelopments, particularly for redevelopments that require a rezoning or variance.
- ❖ Utilize residential design standards to inform the design of future developments and redevelopments, particularly for redevelopments that require a rezoning or variance.
- ❖ Locate banners and flags to announce special events and arrival in the planning area. These may be combined with pedestrian lighting or street lighting.

Historic Preservation

- **Policy:** Enhance the identity of the planning area through protection of historic resources. Encourage development to sensitively incorporate preservation of historic structures.
- **Standard:** Follow the residential and commercial design guidelines for new development and redevelopment. Encourage preservation of other historic properties on Parsons Avenue listed in the *Greater Parsons Avenue Area Vision Plan*.
- **Strategies:**
 - ❖ Support the preservation of historic resources through public information, advocacy, and leadership within the community.
 - ❖ Future rezoning and/or variances applications should be reviewed for consistency with the commercial and residential design standards.
 - ❖ Consider expanding the existing National Register Historic Districts to make state and federal funds available to more residential neighborhoods, and commercial and industrial areas.
 - ❖ Investigate additional incentives to make rehabilitation and adaptive reuse more financially attractive.
 - ❖ Consider establishing a Neighborhood Conservation District.

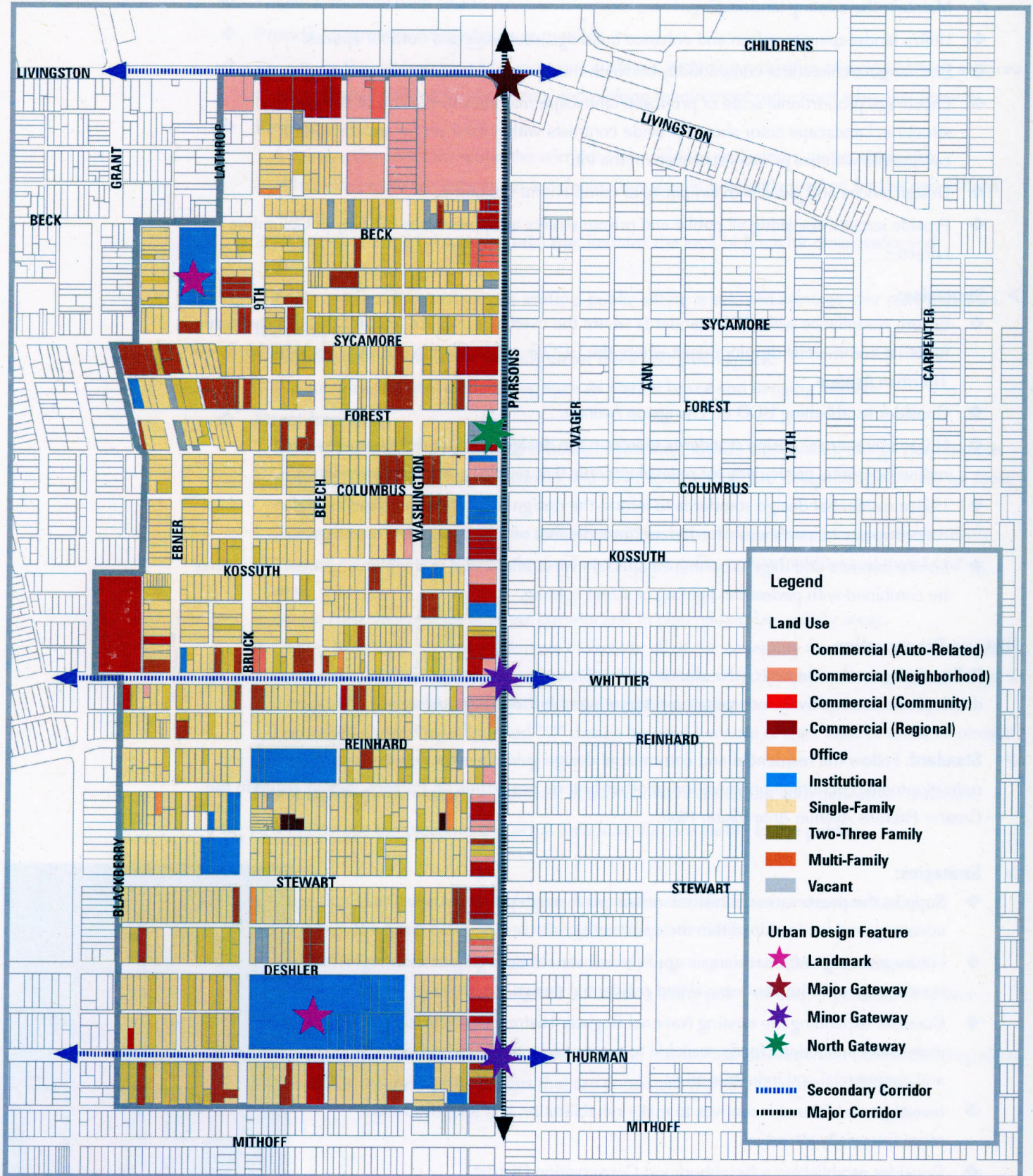




SOUTH SIDE PLAN

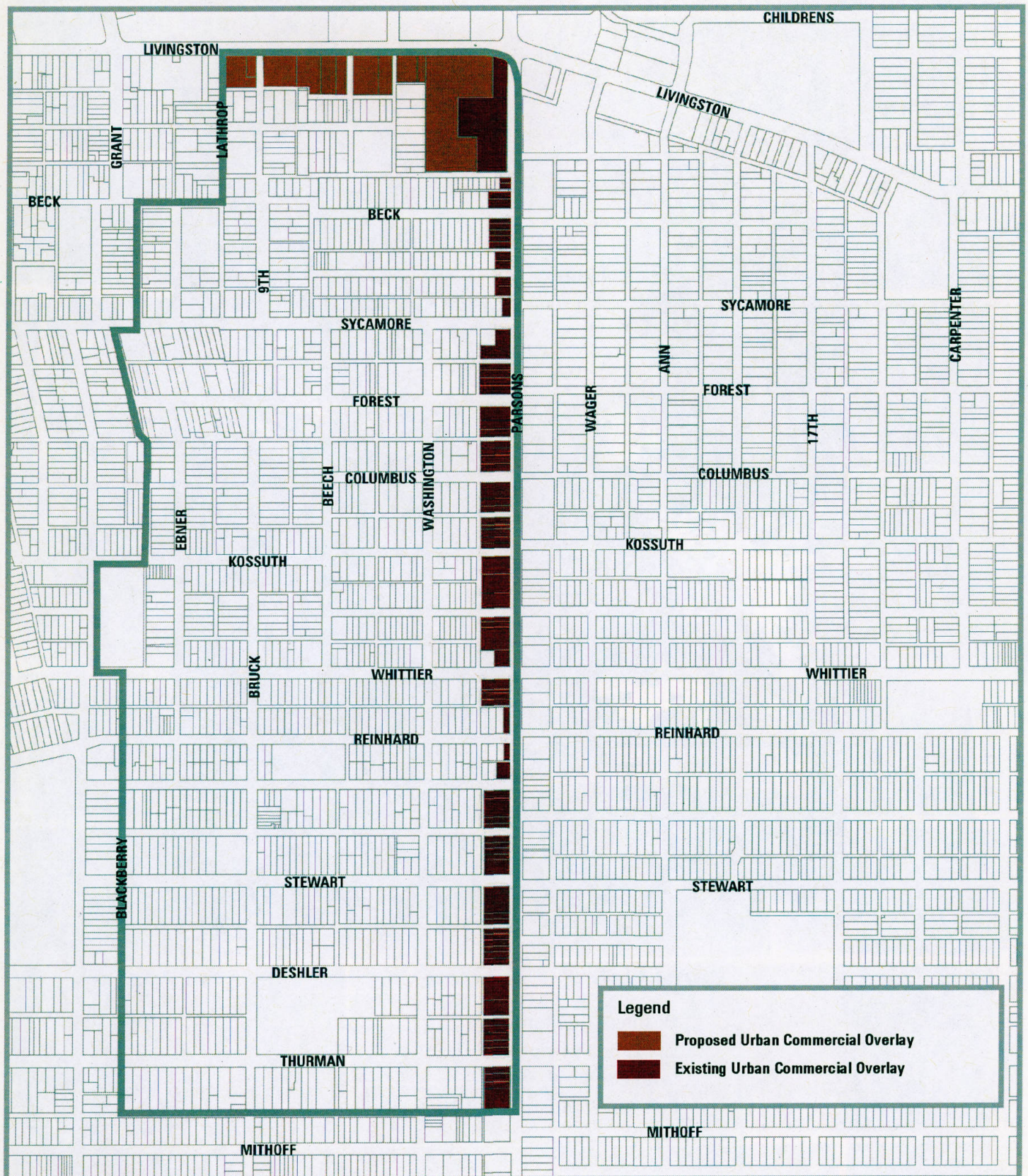
Merion Village and Schumacher Place Amendment

Figure 5: Urban Design Plan



0 0.04 0.08 0.16 Miles

Figure 6: Urban Commercial Overlay



0 0.04 0.08 0.16 Miles

Legend

- Proposed Urban Commercial Overlay
- Existing Urban Commercial Overlay



SOUTH SIDE PLAN

Merion Village and Schumacher Place Amendment



Land Use

| | |
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Element 3

Land Use

Land use plans address the amount, intensity, and arrangement of residential, commercial, manufacturing, institutional, park and other uses that will result in a high quality of life for residents. It is important to note, land use is different from zoning, as zoning is the legal tool that regulates the type and form of development and is one way to implement a land use plan.

The mix of land uses should be balanced to ensure sufficient land is available for a full range of uses supporting neighborhood needs and to maximize public investments in infrastructure and minimize future expenditures.

Existing Conditions

Existing Land Use Pattern

The planning area of the South Side Plan Amendment is about 200 acres. The existing land use is illustrated in Figure 8 and Table 1. Merion Village and Schumacher Place are developed with historic development patterns mainly composed of residential land uses. The lot sizes and site composition of residential structures are very urban and historic in nature.

Livingston Avenue and Parsons Avenue are predominantly commercial in nature and mixed with some residential uses. Several businesses on Parsons Avenue and Livingston Avenue are auto related. There are several institutional uses such as historic Barrett Middle School in Merion Village and Beck Street School in Schumacher Place, as well as churches and a library. There are no open spaces or parks within the planning area; however Schiller Park is just a block west of Merion Village.

| Land Use | Acres | Percentage |
|---------------------------|-------|------------|
| Commercial (Auto-Related) | 10.0 | 6.6% |
| Commercial (Community) | 9.3 | 6.1% |
| Commercial (Neighborhood) | 3.8 | 2.5% |
| Commercial (Regional) | 0.3 | 0.12% |
| Office | 1.0 | 0.6% |
| Institutional | 12.2 | 8.0% |
| Single Family | 76.2 | 49.8% |
| Two-Three Family | 20.6 | 13.5% |
| Multi-family | 16.5 | 10.8% |
| Vacant | 2.4 | 1.6% |

Table 1: Land Use Classification (Source: Franklin County Auditor)

Community Survey Input

Assets:

- Open space, parks and green space.
- Moeller Park, proximity to Schiller Park.
- Character of the residential streets.

Concerns:

- Lack of street trees.
- Need to improve quality of open space.
- Need to improve alleyways.
- Need for more green space and pocket parks.
- Enhanced landscaping.
- Need to "brand" area.
- Need for public art.
- Support for businesses and funding for creating and maintaining open space.



Existing Zoning Pattern

The existing zoning for the planning area is illustrated in Figure 7. Like the existing land use, the majority of the area is zoned R2F (one to two family residential) mixed with a few parcels of R4 (One to four family residential). Parsons Avenue and Livingston Avenue are zoned commercial including C4 (General Commercial) and C5 (Commercial- Drive-in and Auto oriented) classifications. The UCO is in place on Parsons Avenue.

Land Use and Zoning Conflicts

Generally the zoning matches the land uses for the planning area. However the typical standards of zoning classification (setbacks and lot sizes) do not conform to most of the historic development. These lots are close knit and average about 4,900 square feet, less than the 6,000 square feet lot requirement for R2F and R4 zoning.

Open Space

Due to the dense residential development pattern in the planning area, the neighborhoods feature little open space or natural resources. While there are no parks or recreation facilities located within the planning area, there are several resources available in the immediate area. A description of these facilities can be found in the Community Facilities element.

An additional area of open space can be found in the fields surrounding the now vacant Barrett Middle School. This area, which includes a baseball field, constitutes 2.7 acres of open space. There are currently 30 parcels in the planning area that are vacant, constituting 2.6 acres of land and 1.3% of the planning area.

Street trees are the planning area's most valuable natural resource.



Figure 7: Existing Zoning

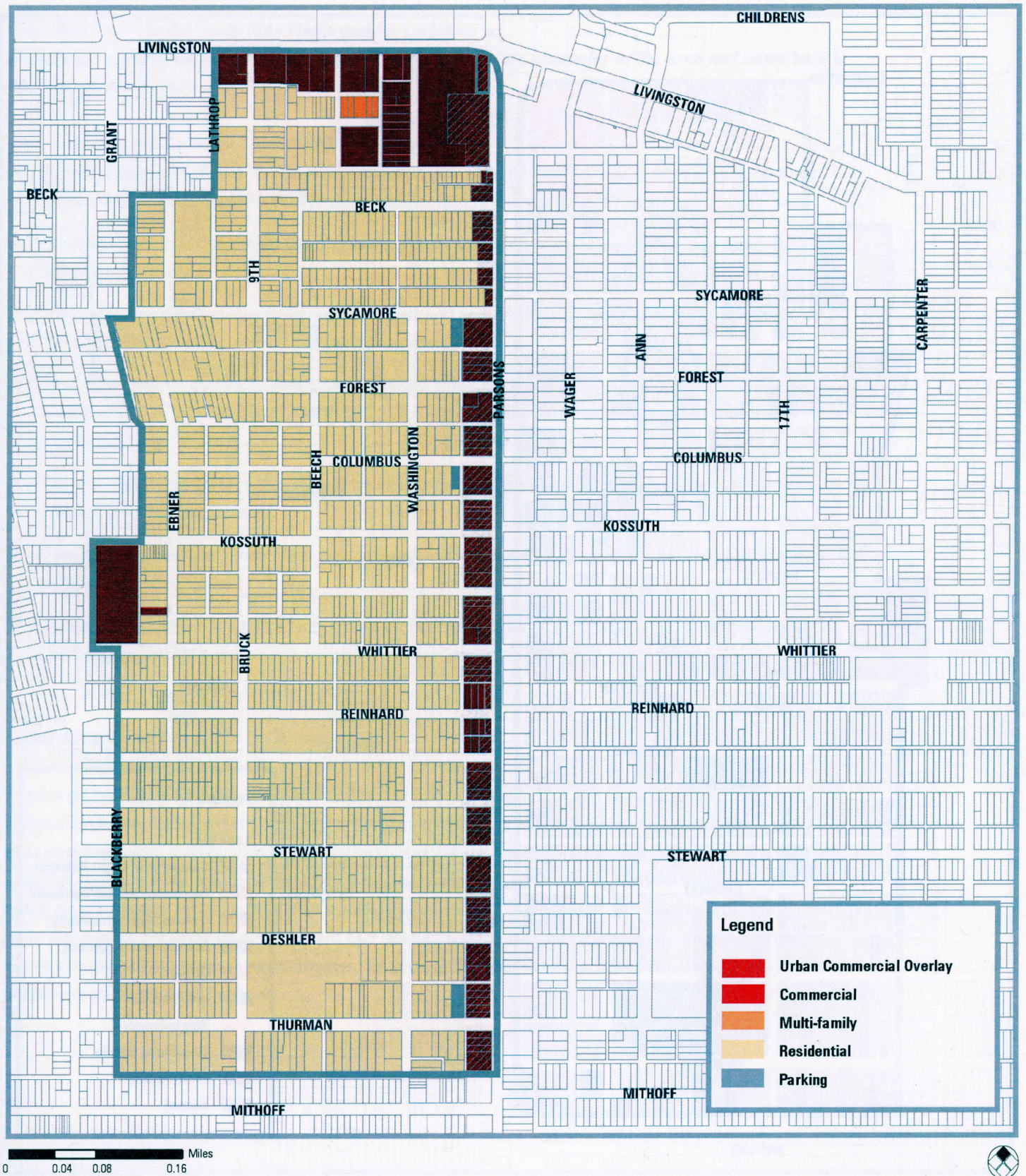
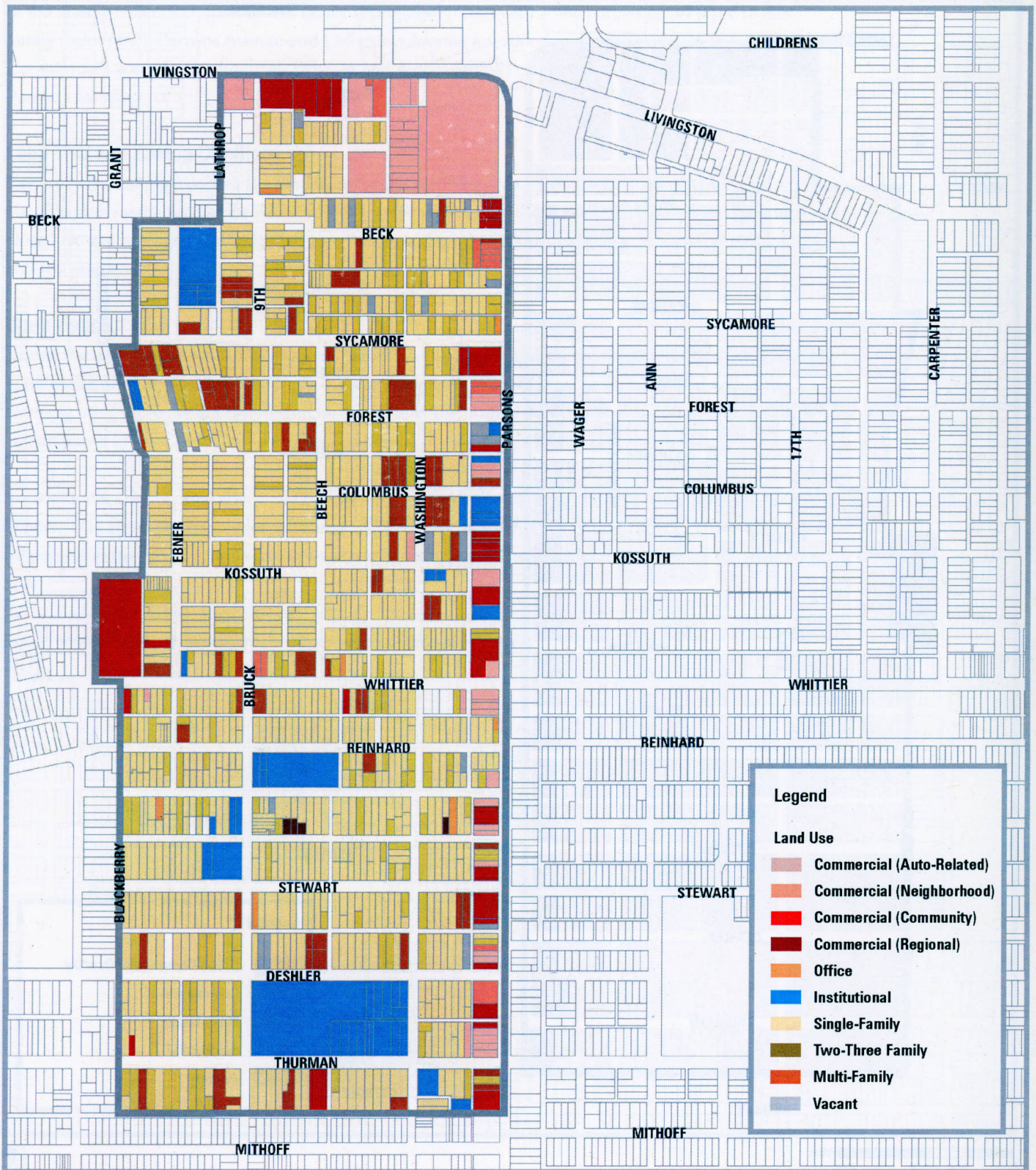


Figure 8: Existing Land Use



0 0.04 0.08 0.16 Miles





Goal and Principles

The Amendment to the South Side Plan's goal for Land Use is:

Diverse yet compatible land uses that add to the historic, urban character of the area and contribute to the high quality of life.

The supporting principles for Land Use are the following:

- New development should maintain and enhance the existing diversity of land uses, especially along the commercial corridors, and revitalize the character and economic base of the area.
- Development should continue to provide the day to day uses which help promote a pedestrian friendly, vibrant community.
- New infill development should be well designed and contribute to the surrounding area in terms of density, housing options, new retail and office space.
- New development should be mixed use in nature along the commercial corridors and key intersections, with a combination of retail, office, commercial, public buildings, open space, and residential uses.
- Current and future green space should be maintained and developed in a manner that will create a "brand" for the planning area.
- Existing tree cover and street trees should be conserved and opportunities for new vegetation will be explored.
- Vacant lots and existing open space should be beautified with an emphasis on creating community gardens and pocket parks.

Land Use Plan

The Land Use Plan (Figure 9) identifies locations of future development and redevelopment that provide a logical and sustainable growth pattern for the planning area. While the plan supports the continuation of current land uses, it recognizes that many land uses are dynamic. With this in mind, the Land Use Plan takes into account what would be the likely future scenario for land uses and provides a recommendation based on stakeholder input and the plan's goals and principles. Commercial uses are focused to add on to the existing commercial development and existing historic structures. Mixed use developments are recommended as a part of redevelopment recommendations that help to increase the viability and attractiveness of the neighborhood.



Public Workshop Input:

Preferred Options for Adaptive

Reuse for Barrett Middle School:

- Live/Work spaces for artists
- Residential spaces for active senior citizens

Preferred Options for Adaptive

Reuse for Beck Street School:

- Boutique Hotel
- Mixed use Center

Residential

Opportunities for new infill development exist in the areas where there is vacant land and abandoned buildings. New projects should be explored to attract new residents while maintaining the existing character of the neighborhood.

Commercial and Mixed Uses

Mixed-use buildings with commercial/retail on lower floors and a mix of uses on upper floors are an ideal type for the commercial corridors. These areas may include higher density mixed residential and commercial and may initially include flexibility in design to allow ground floor uses to change over time e.g., ground floor space that can transition from residential to commercial use as the local demand for retail goods and services strengthens in the area.

The unique mix of commercial and residential uses on commercial corridors should be preserved and developed through continued reinvestment, especially on Parsons Avenue. Rehabilitation of existing and development of new commercial uses that primarily serve adjacent neighborhoods should be encouraged.

Opportunity Sites

Two key sites were identified during the planning process. Barrett Middle School is in Merion Village and is on the local historic register. Beck Street School is in Schumacher Place and is on the national historic register. These existing buildings are of importance because of their historic value and character. Both the buildings are currently used as Columbus Public School swing spaces. The following concepts were developed in collaboration with the community and Columbus Public Schools in a series of workshops. These concepts are possible adaptive reuse options for the future and are not intended to be restrictive in the reuse of each structure as Columbus Public Schools is required to operate with legal restrictions relative to land disposition. Refer to Appendix 1 for conceptual site plans and building plans.



Barrett Middle School

Barrett Middle School was constructed in 1898 and is designed in the Renaissance Revival style by David Riebel. It is a four story 93,887 square feet masonry school building. The building sits on a six acre site adjacent to residential properties. The architecture of the building showcases cube-shaped massing, a balanced/symmetrical façade smooth masonry walls, a low pitched hipped roof, and a full roofline entablature, horizontal banding between floors and centrally-located doors and ornately carved window trim. The massing of the original building is on a five-part plan, with a large central block and wings to the east and west connected to the main building with hyphens. The main block of the building is seven bays wide, larger and taller than both the wings and hyphens. A three-bay wide stone entry portico is centered on the main block, and is the focal point of the front façade. The 1955 addition is a slab on grade, brick-faced masonry construction. The single-story addition, composed of painted block and glazed block wall finish, includes an auditorium, cafeteria, and boy's gym. The roof is open web, steel joists with metal decking and membrane installed in 2000. An additional single story addition was constructed in 1958, south of the boy's gym. A final small addition, constructed in 1965, added a music room and two small mechanical rooms.



Two adaptive reuse concepts have been developed for the historic Barrett Middle School building based on input received from the public workshops.

The 1955 addition building offers large amount of space for various activities. It is recommended that the 1955 addition building should be preserved and incorporated in new development.

To help achieve the goal of preserving this building, Barrett should be considered for addition to the national historic register.



Concept 1: Artist Live/Work Spaces

Artist live/work spaces is the recommended first concept for adaptive reuse of Barrett Middle School. The site provides an excellent opportunity for the development of a community destination because of combination of its historic value and art related uses. The historic value, location within a stable residential neighborhood, and its proximity to Parsons Avenue makes Barrett Middle School an ideal candidate for live/work spaces for artists. In addition to the location, the interior characteristics of the building such as wide corridors, 500-seat auditorium, high ceilings and views of the downtown promote the concepts for the possible living spaces for artists.

The new design should incorporate pedestrian-oriented design, green parking lots, and ornamental walls and fences. The project should fulfill the community goals of both providing a neighborhood based artist community and creating a destination while enhancing the sense of place in the planning area.

The redevelopment should demonstrate sustainable best management practices such as bio-swales in the parking lot, a green roof, pedestrian friendly linkages, and community oriented green spaces. The current baseball field should be preserved as community space either by continued use as a baseball field or by creating a garden for the community.



Renderings by Urban Designer Dan Ferdelman.

Concept 2: Active Senior Housing

Active senior housing is the second adaptive reuse concept for Barrett Middle School. The Community Facilities element of this plan identifies the need for senior housing within the area. Senior housing generally provides services that range from active seniors units to assisted living quarters. Due to the building layout, assisted living quarters is most likely not a viable option for this building.

With future development of Parsons Avenue and proximity to day-to-day necessities, Barrett Middle School is a good option for residential spaces for active seniors. The current baseball field should be preserved as community space either by continued use as a baseball field or by creating a community garden.



Beck Street School

Beck Street School was built in 1884 and stands on 1.18 acres. It is a three-story, 40,000 square feet brick school building. This building is also designed by David Riebel before his appointment as school architect. The main building has a long, one-story modern addition along Briggs Street. Beck Street School features characteristics of Renaissance Revival style including a symmetrical entrance façade, rusticated lower floor, and emphasized central entry. The school has a raised basement constructed of large sandstone blocks. Sandstone is also used for the window sills and lintels and pilaster capitals and bases. The majority of the classrooms are intact with original features surviving. Original features include tin ceilings, wood flooring (on the 2nd floor), window trim, blackboard with trim, door surround, and wainscoting. Some rooms also have built-in cabinets. (Source: Columbus Landmarks Foundation Historic School Profile).

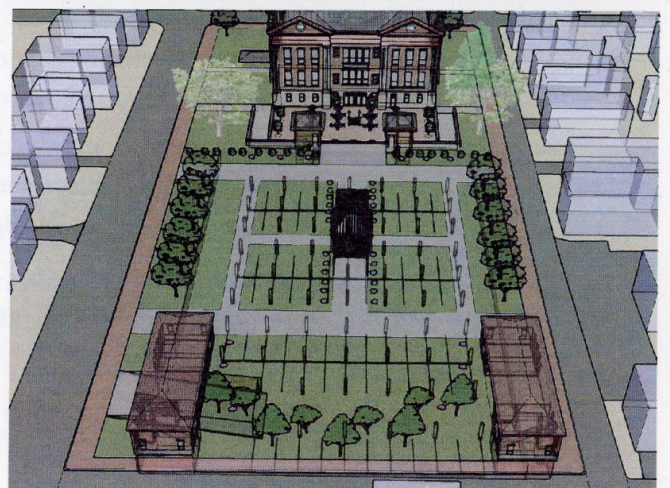
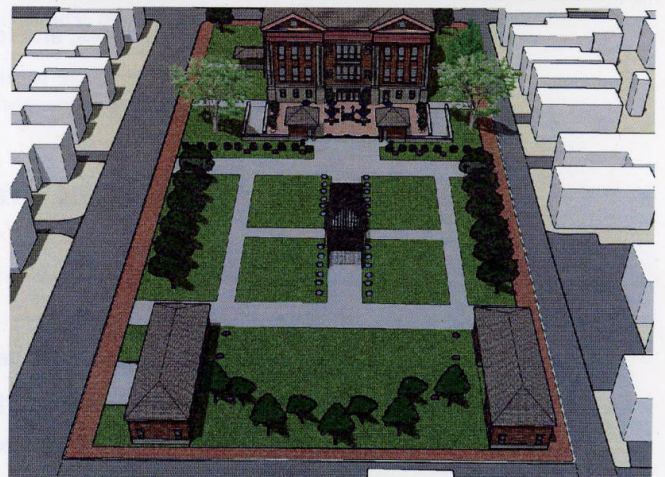
Two reuse concepts have been developed for the historic Beck Street School based on input received at the public workshop.

While the original historic building should be preserved and redeveloped, the 1955 addition building does not complement the original building. It is recommended that the 1955 addition building should be demolished to create an open space for community use. Also, to help achieve the goal of preserving this building, it should be considered for addition to the local historic register.

Concept 1: Bed and Breakfast

The first reuse option for former Beck Street School recommends developing an upscale boutique hotel or bed and breakfast creating a destination point. The site is ideal for bed and breakfast due to its location within a vibrant neighborhood and proximity to downtown, commercial corridors and major employment centers. The redeveloped site should incorporate landscaping and adequate screening for the parking spaces. The existing parking lot should be designed for an open space to support the bed and breakfast activities and the community uses. The options such as under ground parking and green roof should be considered to maximize the open space. However, if this option is not viable because of higher construction costs (approximately \$2 million) creative parking solutions should be considered while still preserving the open space.

In any redevelopment scenario the original historic structure of the building should be well preserved with the advice of historic preservation consultants. Another option is to explore the possibility of using this building as a guest house for major employers around the planning area.



Renderings by Urban Designer Dan Ferdelman.



Concept 2: Mixed-use Center

The second concept recommended for the site is a mixed use center incorporating a gourmet food store/ kitchen space and an office and/ or residential component. In either case open space should be preserved and be mutually beneficial for the project as well as for the community.

Open Space

Trees are the most valuable aesthetic and natural resource in the planning area and should be preserved whenever feasible. Mature trees make neighborhoods visually appealing and create an inviting appearance. The presence of trees can lower heating and cooling costs by providing shade and blocking wind. Additionally, trees can act as a buffer against the noise and visually unappealing elements of a neighborhood; mitigate the harmful effects of automobile exhaust; and filter urban runoff and prevent erosion. Street trees are threatened by utility lines, vehicle scrapes, and restricted growing space.

Another significant natural feature of the planning area is open space in the form of vacant parcels that are dispersed throughout the neighborhood. While the planning area is well served in terms of the parkland standards created by the Columbus Recreation and Parks Commission (5.5 acres of parkland per 1,000 people) and the standards outlined in the *Columbus Comprehensive Plan* (neighborhood parks within 0.5 miles of all residents and community parks within 2 miles), distribution of parks is also important. The planning area features high density residential development with small lot sizes and could benefit from landscaped open space in the form of small pocket parks or community gardens within the planning area's boundaries.

Natural features, mature trees, and landscaping are also present within the planning area on individual parcels. Efforts should be made to preserve these existing green areas.

Policies, Standards and Strategies

Residential Development

➤ Policies:

- ❖ Density should generally be compatible with existing residential densities, with medium or higher densities focused at the appropriate areas, per the standards below.
- ❖ New residential development should strive to create places with unique identities.

➤ Standards:

- ❖ Density within the neighborhood on individual vacant parcels should be consistent with adjacent development.
- ❖ Medium densities may be considered on larger parcels within the neighborhood if designed well with compatible design elements (8 to 12 units per acre).
- ❖ Higher densities should be on commercial corridors (12 to 20 units per acre).
- ❖ Encourage a mix of various housing types (dispersed through out the neighborhoods as opposed to clustering) developed with compatible design standards as recommended in the Urban Design element of this plan.



- ❖ Encourage heavily landscaped buffers where different land uses are abutting. Residential land uses should especially be shielded by buffers following the landscape design standards from the Urban Design element of this plan.
- ❖ Follow the applicable design standards and landscaping standards from the Urban Design element of this plan for all new development and rehabilitation of existing structures.

➤ **Strategies:**

- ❖ Future rezoning and variance requests will be reviewed for consistency with recommendations from the Land Use Plan.
- ❖ Work with city to increase homeownership and reduce vacancies within the area.

Commercial and Mixed Use Development

➤ **Policies:**

- ❖ New commercial and mixed-use development should be primarily focused on existing commercial districts.
- ❖ New and infill development should incorporate mixed-uses where appropriate.

➤ **Standards:**

- ❖ Follow the applicable design standards and landscaping standards from Urban Design element of this plan for all new development and rehabilitation of existing structures.
- ❖ Retail and office uses within existing storefronts within the neighborhood are recommended provided they have minimal negative impact on surrounding residential uses.
- ❖ Improve pedestrian-oriented features to safeguard pedestrian safety, access and ease of circulation throughout the commercial area.
- ❖ Preserve existing residential uses on commercial corridor wherever feasible (*Greater Parsons Avenue Area Vision Plan*).
- ❖ Incorporate in development a combination of retail, office, commercial, public buildings and open space and a range of residential uses.
- ❖ Ensure that mixed-use projects are limited to sites which can meet the residential urban design provisions of this Plan, and which can provide a public urban space (e.g., a plaza, playground, fountain, tables and benches, or other open space amenity).
- ❖ Mixed-use residential development is recommended for primary commercial corridors to include densities up to 20 units per acre. Project development will ensure adequate parking, landscaping and other design considerations.

➤ **Strategies:**

- ❖ Future rezoning and variance requests will be reviewed for consistency with recommendations of the Land Use Plan.
- ❖ Conduct a zoning study for commercial corridors to evaluate the relationship between current commercial zoning classification and future desirable land uses (*Greater Parsons Avenue Area Vision Plan*).
- ❖ Repopulate the commercial corridors like Parsons Avenue and Livingston Avenue with an eclectic mix of ethnic restaurants, retail, offices, art related uses and some residential uses (*Greater Parsons Avenue Area Vision Plan*).



Trees

- **Policy:** Preserve existing street and landscape trees and plant more street trees within the planning area.
- **Standards:**
 - ❖ Street trees will be evenly distributed throughout the planning area to create tree lined streets.
 - ❖ Mature trees (defined as trees having a caliper of six inches or greater, four feet above grade) should be preserved.
- **Strategies:**
 - ❖ Work with the City of Columbus, Department of Recreation and Parks, Forestry Section, to plant new street trees in the tree lawn.
 - ❖ Mature trees should be identified on site plans submitted as part of a zoning or variance application and preserved where feasible.

Landscaping

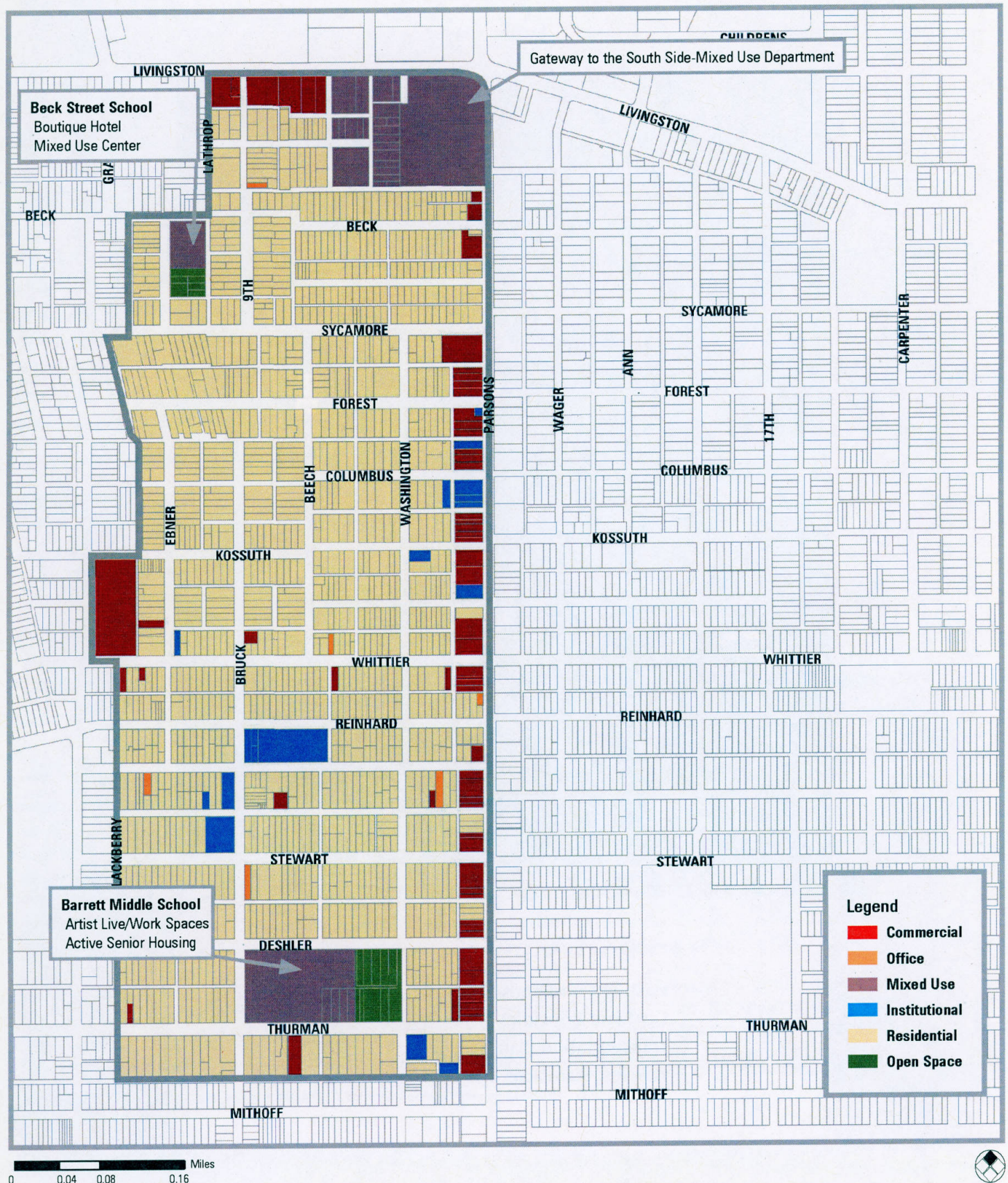
- **Policy:** Landscaping should become an integral part of any development in terms of protecting and maintaining the existing landscaping and adding new green areas to compliment the character of the neighborhood.
- **Standards:**
 - ❖ Maintain existing landscaping.
 - ❖ Utilize landscaping to soften and enhance buildings, roadways and outdoor spaces.
 - ❖ Encourage architectural compatibility between the front yard landscape and the primary structure.
 - ❖ Design fences and gates with simplicity to complement the home.
- **Strategy:** The landscape design standards should be utilized to inform the design of future developments.

Pocket Parks

- **Policy:** Vacant land will be targeted for development as open and green space.
- **Standard:** Priority will be given to developing pocket parks, community gardens, and other types of open space on vacant land
- **Strategy:** Work with the Land Redevelopment Office to identify vacant lots that would be suitable for community gardens and/or pocket parks. Identify civic groups and public/private entities that could work in collaboration on leasing and maintaining these parks and/or gardens.



Figure 9: Land Use Plan





Transportation

| | |
|------------------------------------|----|
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Element 4

Transportation

Existing Conditions

Roads and Streets

The planning area follows a historical grid system of residential streets and alleyways bordered by commercial corridors.

The planning area includes a combination of highways, major streets, commercial corridors and a network of historic brick paved streets and alleys. Table 2 identifies the major roadways from the *Columbus Thoroughfare Plan* (1993), their classification, and a brief description of each classification. This plan must be taken into consideration for enhancements to pedestrian facilities, curb cuts, access, intersection configurations, speed limits, pavement widths, right-of-way requirements, and traffic calming devices.

Community Survey Input:

Assets:

- Proximity to major commercial corridors.
- Proximity to downtown.
- Proximity to transit.

Concerns:

- Lack of pedestrian friendly infrastructure.
- Traffic speeds.
- Lack of crosswalks.

| Street | Classification | Description |
|-------------------|----------------|--------------------------------------------------------------------------|
| I-70/ I-71 | Freeway | Right-of-way and pavement widths necessary to accommodate traffic needs. |
| Livingston Avenue | 4-2 | Two-way streets that include four moving lanes. |
| Parsons Avenue | 4-2 | Two-way streets that include four moving lanes. |
| Whittier Street | C | Two-way streets that include two moving lanes. |
| Thurman Avenue | C | Two-way streets that include two moving lanes. |

Table 2: Street Classification (Source: City of Columbus Thoroughfare Plan)

Traffic volumes in the planning area are illustrated in Figure 10. Volumes are expressed as average daily traffic counts (ADT), which means the volumes have been factored to represent traffic for 24 hours where the count was taken.

| Roadways | Intersection | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|-------------------|------------------------------------|--------|--------|--------|--------|--------|--------|
| Parsons Avenue | Parsons and Livingston Avenues | 17,483 | 17,578 | 17,674 | 17,770 | 17,867 | 17,964 |
| Livingston Avenue | Parsons and Livingston Avenues | 14,081 | 14,218 | 14,358 | 14,499 | 14,641 | 14,784 |
| Parsons Avenue | Parsons Avenue and Whittier Street | 19,751 | 19,858 | 19,966 | 20,075 | 20,185 | 20,295 |
| Jaeger Street | Deshler Avenue and Jaeger Street | 3,773 | 3,820 | 3,866 | 3,913 | 3,961 | 4,010 |
| Parsons Avenue | Parsons and Deshler | 20,897 | 21,011 | 21,125 | 21,241 | 21,356 | 21,473 |

Table 3: Traffic Count Projection (Source: MORPC, City of Columbus Planning Division)

Legend

- Traffic Counts

Traffic Count Data:

| Location | Count |
|----------------------|-------|
| Livingston & Grant | 15008 |
| Livingston & Lathrop | 9108 |
| Livingston & 9th | 14909 |
| Livingston & 18th | 18508 |
| Livingston & 26th | 2609 |
| Livingston & 61st | 6109 |
| Livingston & 44th | 4405 |
| Livingston & 122nd | 12205 |
| Livingston & 130th | 13005 |
| Beck & 51st | 517 |
| Forest & 21st | 2109 |
| Columbus & 21st | 2109 |
| Washington & 21st | 2109 |
| Washington & 8th | 804 |
| Washington & 212nd | 21204 |
| Washington & 212nd | 21204 |
| Washington & 209th | 20908 |
| Whittier & 700th | 700 |
| Whittier & 5907th | 5907 |
| Whittier & 1207th | 1207 |
| Reinhard & 1309th | 1309 |
| Stewart & 1100th | 1100 |
| Deshler & 402th | 402 |
| Thurman & 2702th | 2702 |
| Thurman & 602th | 602 |
| Mithoff & 367th | 367 |
| Blackberry & 817th | 817 |
| Blackberry & 3907th | 3907 |
| Blackberry & 1302th | 1302 |
| Blackberry & 1302th | 1302 |
| Blackberry & 3802th | 3802 |
| Ebner & 208th | 208 |
| Kossuth & 208th | 208 |
| Bruck & 208th | 208 |
| Forest & 208th | 208 |
| Columbus & 208th | 208 |
| Washington & 208th | 208 |
| Whittier & 208th | 208 |
| Reinhard & 208th | 208 |
| Stewart & 208th | 208 |
| Deshler & 208th | 208 |
| Thurman & 208th | 208 |
| Mithoff & 208th | 208 |

Source: MORPC



Streets and streetscape

The street system in the planning area is composed of arterials, residential streets and alleys. The major corridors have received streetscape improvements in the past. However, improvements have lost their visual impact due to the lack of property maintenance.

Several of the streets in Schumacher Place are brick and lined with mature trees and historic homes giving it a very pleasant character. The alley systems serves the neighborhood well, supporting garage access and refuse collection.

Transit

Three local bus routes, Route 1- Cleveland Avenue- Livingston Avenue, Route 4-Parsons Avenue, and Route 07- Neil Avenue- Whittier Street, provide scheduled transit options. Most of the bus shelters are in good condition but some bus stops lack cement waiting pads and shelters.

Parking

There is a perception of parking problems within the planning area. Some on-street parking is permitted within the residential neighborhoods. Parsons Avenue has both on and off-street parking. In general, parking areas are not well designated or signed. There is some overflow parking within the residential areas during heavy retail seasons and community events.

Sidewalks and Crosswalks

A network of sidewalks is found throughout the planning area. Some of the interior streets have sidewalks only on one side. Some stretches of roadway have sidewalks that are not very pedestrian friendly especially because of their condition and lack handicap accessible modifications.

The crosswalks at major intersections often lack specific demarcation. Hence improvements are needed on Parsons and Livingston Avenues near the Post Office and Library.

Goal and Principles

The Amendment to the South Side Plan's goal for Transportation is:

A neighborhood which provides a high quality pedestrian friendly transportation network with well maintained streetscapes and improved transit facilities.

The supporting principles for Transportation are the following:

- Intersections should be improved to support existing and future vehicle demands, improving the movement of traffic and minimizing pedestrian difficulties.
- Traffic calming measures should be considered where appropriate.
- The movement of traffic should be improved through improved streetscape and parking.
- Pedestrian and bike connections should be improved throughout the planning area, focusing on the high activity centers like schools, the library, and the post office.



Context Sensitive Design and Complete Streets:

Context Sensitive Street Design (CSSD) is an approach to roadway planning, design and street operation, to meet regional transportation goals while enhancing neighborhoods and considering the adjacent uses of land. CSSD respects traditional street design objectives for safety, efficiency, capacity, and maintenance, while integrating community objectives and values relating to compatibility, livability, sense of place, urban design, cost and environmental impacts.

Complete Streets are designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities are able to safely move along and across a complete street.

Transportation Plan

Transportation access is critical for the quality of life for residents and business climate in the South Side. Given its proximity to Downtown and major commercial corridors, the planning area has benefited from surrounding employment centers, commercial centers, and historic residential development. Beyond providing for the efficient movement of automobiles and trucks, pedestrians and cyclists must also be accommodated within the street system. The Transportation Plan is designed to enhance the planning area transportation network by providing guidance on incorporating context sensitive road improvements, improving vehicle and pedestrian connectivity within and between neighborhoods and commercial areas, and providing recommendations to enhance the capacity of the road network.

Streets and streetscape

Context-sensitive transportation improvements and traffic calming devices should be considered to ensure pedestrian-friendly areas especially around schools, parks, major intersections, the library and post office, and within neighborhoods. The number of curb cuts along Parsons Avenue should be kept to a minimum. Consider providing the crosswalks at major signalized intersections and delineating with an alternative pavement material, such as striping, brick or textured/colored pavement.

Parking

Adequate, not excessive, amounts of parking should be provided for new development. Parking reductions should be considered for higher density projects within or adjacent to a commercial district and/or transit stop. In new developments, site area devoted to parking should be minimized. Wherever possible, consider on-street parking along street frontages. Following the Commercial Design Guidelines of this plan, shared parking arrangements should be promoted for businesses and mixed use areas.

Structured parking should be considered for higher density or mixed use projects, with first floor space for retail or office space and screened with residential uses (e.g. Gateway parking garage). Parking lot screening and landscaping should follow UCO guidelines in order to achieve quality design standards.





Transit

COTA's 2006 Long-Range Transit Plan forecasts increased service for the South Side on 1-Livingston and 4-Parsons. The Fixed-Route Service Expansion Plan indicates that Line 1's and 4's Saturday, Sunday, and weekday routes will have extended hours of operation and improved frequency. Line 1's will be extended from Reynoldsburg Park & Ride to SR 256/I-70 via Livingston Avenue. Line 7 will also have extended hours of operation and extended service.

It is important that COTA bus access be convenient and attractive. The city should be encouraged to consider incorporating bus stop enhancements when making street improvements. COTA will fund bus shelters where ridership volumes warrant a shelter; any other bus stop improvements are the responsibility of the city.

Sidewalks and Crosswalks

In most cases, sidewalks are in place for the planning area. However, sidewalk repairs and enhancements are needed throughout the planning area for a safe pedestrian and handicap friendly environment. Improvements are recommended at high volume intersections, such as changing the hardscape materials to slow traffic. In addition intersection improvements would add to a visually improved streetscape. The library and post office crosswalk at Parsons Avenue should be improved to accommodate pedestrian traffic while keeping the traffic moving on Parsons Avenue.





Policies, Standards and Strategies

Streets

- **Policy:** Ensure that transportation decisions, strategies and investments are context sensitive and coordinated with the land use goals.
- **Standards:**
 - ❖ Consider the incorporation of pedestrian refuge islands, pedestrian friendly turn radii, bump outs, enhanced crosswalks, plantings, etc for future improvements.
 - ❖ Provide safe access for people of varying ability, both along and across the street.
 - ❖ Consider the streetscape design guidelines in the Urban Design element when improvements are made.
- **Strategy:** Evaluate Parsons Avenue and Whittier Street to determine if enhanced pedestrian amenities are needed to increase safe access to COTA bus stops.

Parking

- **Policy:** Encourage the minimization of paved parking surfaces through shared parking arrangements and parking requirement reductions wherever feasible.
- **Standards:**
 - ❖ New development minimizes the paving of parking surfaces by sharing with surrounding uses.
 - ❖ New commercial development should include bicycle parking.
- **Strategy:** As improvements are designed, work with Transportation Division to ensure consistency with plan.

Transit

- **Policy:** Provide safe and attractive transit stops.



Modification of intersection (Urban Designer Corrin Wendell).

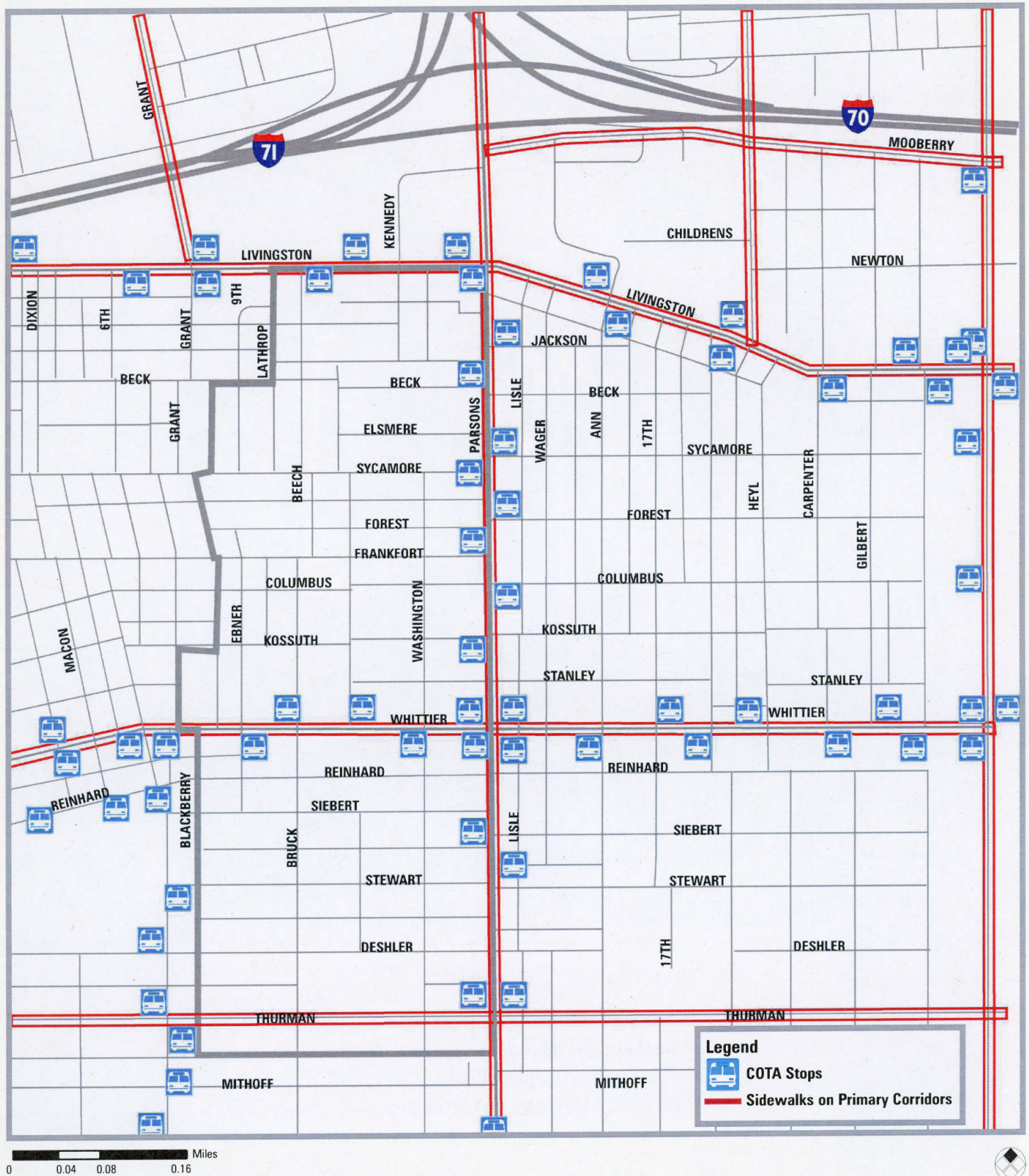
- **Standard:** Persons using COTA have safe and inviting transit stops available.
- **Strategy:** Consider upgrading COTA bus stops that need cement waiting pads, sidewalk access, or shelters.

Sidewalks and Crosswalks

- **Policy:** Provide well demarcated crosswalks near the post office library and schools in addition to major intersections.
- **Standard:** Consider using different colors and materials for well designed crosswalks.
- **Strategies:**
 - ❖ As improvements are designed, work with Transportation Division to ensure consistency with plan.
 - ❖ Work with the Transportation Division to establish pedestrian count down signals at the key intersections.



Figure 11: Transportation





Community Facilities

| | |
|------------------------------------|----|
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| Goal and Principles | 49 |
| Community Facilities Plan | 49 |
| Policies, Standards and Strategies | 52 |



Element 5

Community Facilities

Existing Conditions

The planning area has access to numerous community facilities. While the majority of these facilities are not located directly within the planning area, they are generally located within a convenient distance to the planning area.

Recreation and Park Facilities

While there are no park and recreation facilities located within the planning area, there are several facilities available to community members in the immediate area. Nearby parks include Kobacker, Frank Fetch Memorial, Moeller, Schiller, and Livingston.

Kobacker Park is located just east of the planning area on 0.3 acres. It features a basketball court and playground. Frank Fetch Memorial Park, located west of the planning area is a 0.2 acre pocket park that is renowned for its gardens and floral displays. Moeller Park is a larger facility (1.9 acres) south of the planning area and features an asphalt/concrete walking loop, a playground, and picnic facilities. Livingston Park is located north of the planning area and has 9.3 acres with an adventure playground, athletic fields, basketball court, picnic tables, playground, shelter house, and tennis court. Schiller Park, situated to the west of the planning area, is the largest park facility in the immediate area. This community park is 23.5 acres and includes a recreation center, baseball diamond, basketball court, gazebo, picnicking, a playground, a pond, a tennis court, walking trail, fishing pond, a stage for the Actor's Theatre productions, and beautiful gardens.

City of Columbus park standards are 5.5 acres of parkland for every 1,000 residents. With the population of the planning area at 2,826 residents, 15.5 acres of parkland would be needed to fulfill this requirement.

Schools

The planning area is home to three Columbus Public Schools and one private school. Columbus Public Schools include Livingston Elementary at the Beck Street School (located in the northeast quadrant of the planning area), Siebert Elementary School (located to the west of the planning area), Southwood Elementary School at Reeb (to the southwest of the planning area), Southmoor Middle School (southeast of the planning area), and South Urban Academy High School (east of the planning area). Barrett Middle School and Beck Street School are being used as swing spaces for other schools. St. Paul's Lutheran Grade School is a private K-8 school located on Stewart Avenue. The school is affiliated with St. Paul's Lutheran Church located at the same site.

Community Survey Input:

Assets:

- Parsons Avenue Branch of Columbus Metropolitan Library.
- Post office.
- Public Spaces.
- School facilities: former Beck Street School and former Barrett Middle School.
- Proximity to Nationwide Children's Hospital.

Concerns:

- Better access to existing facilities.
- Lack of hospital in the area and need for more accessible healthcare centers.
- Possibility of both former Barrett Middle School and former Beck Street School becoming vacant.
- Possible relocation and expansion of the Parsons Avenue Branch of the Columbus Metropolitan Library.
- Lack of parks in planning area.
- Lack of arts facilities.
- Number and distribution of fire hydrants.



Library

The Parsons Branch of the Columbus Metropolitan Library (CML) is located within the planning area. The 7,500 square foot library houses 37,000 volumes. The current structure was opened in 1956 and was remodeled and enlarged in 1991. In addition to this branch of the library the Main Library is located within one mile of the planning area. This library houses 928,000 volumes in a 418,800 square foot building. The library opened in 1907 and was renovated in 1991.

Major Health Care Facilities

There are no major health care facilities in the planning area. The area does benefit from its proximity to Nationwide Children's Hospital. Grant Medical Center is within one mile of the planning area. Columbus Community Hospital (CCH) had been located next to the planning area, however the facility closed in 2000. An urgent care facility is now located in its place and is open seven days a week.

The closest neighborhood health care facility, John Maloney South Side Health Center, was located on Parsons Avenue, nearly one mile from the planning area. However, the facility, which served low-income uninsured and underinsured residents, closed in August 2006. There is currently a temporary facility located in the Great Southern Shopping Center, south of the planning area.

Municipal Facilities

The area is served by Columbus Police precinct 11, headquartered at the M. E. Sensenbrenner police substation located less than one mile outside of the planning area. The planning area is served by Columbus Fire Station 2 located at 150 E Fulton Street. In addition the area is served by 50 fire hydrants.

Senior Housing

There are no senior housing facilities within the planning area or in the surrounding neighborhoods. The nearest facilities are Nazareth Towers at 300 E. Rich Street and Westminster-Thurber at 717 Neil Avenue. Marion Square is a public housing development located at 1316 Marion Road, outside of the planning area. This development provides independent apartment living to low-income senior households age 62 and over with incomes less than 50% of the area median household income.





Other Facilities

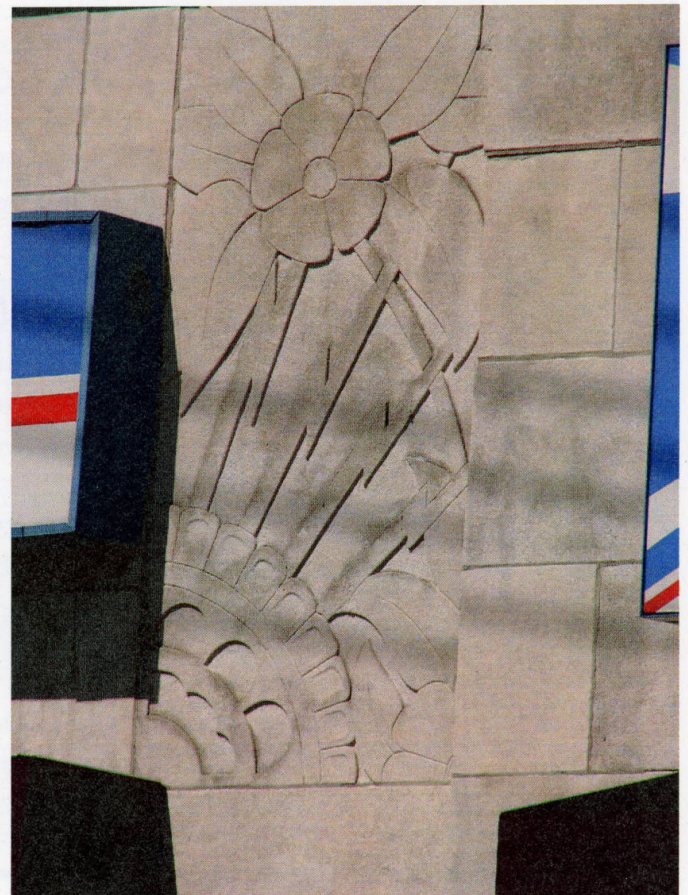
The planning area is also served by a branch of the United States Postal Service. The German Village Finance Center is located within the plan's boundaries and is open Monday through Saturday to provide postal service for area residents.

There are no art related facilities in the planning area. The closest art facility is the Golden Hobby Shop. This shop is run by the Columbus Department of Recreation and Parks and is a consignment store for artists and crafters over 50 who are residents of Franklin and surrounding counties. In addition, the Cultural Arts Center is located on Main Street, in the downtown, and provides art classes, art related programs and events, and exhibits to community members.

Utilities

Gravity fed, centralized sanitary and storm water sewer service is currently available throughout most of the planning Area. About 80% of the planning area is covered by the combined storm water and sanitary sewer system. The Division of Sewerage and Drainage is currently studying Barthman-Parsons sewer system inflows and infiltration remediation. The project will investigate the sources of inflow and infiltration. The study will have specific recommendations for maintenance and new CIP if needed. Abundant water supply is available for the planning area.

To address the stormwater drainage capacity issues, the City of Columbus has budgeted funds in the Capital Improvement Program for several stormwater improvement projects.



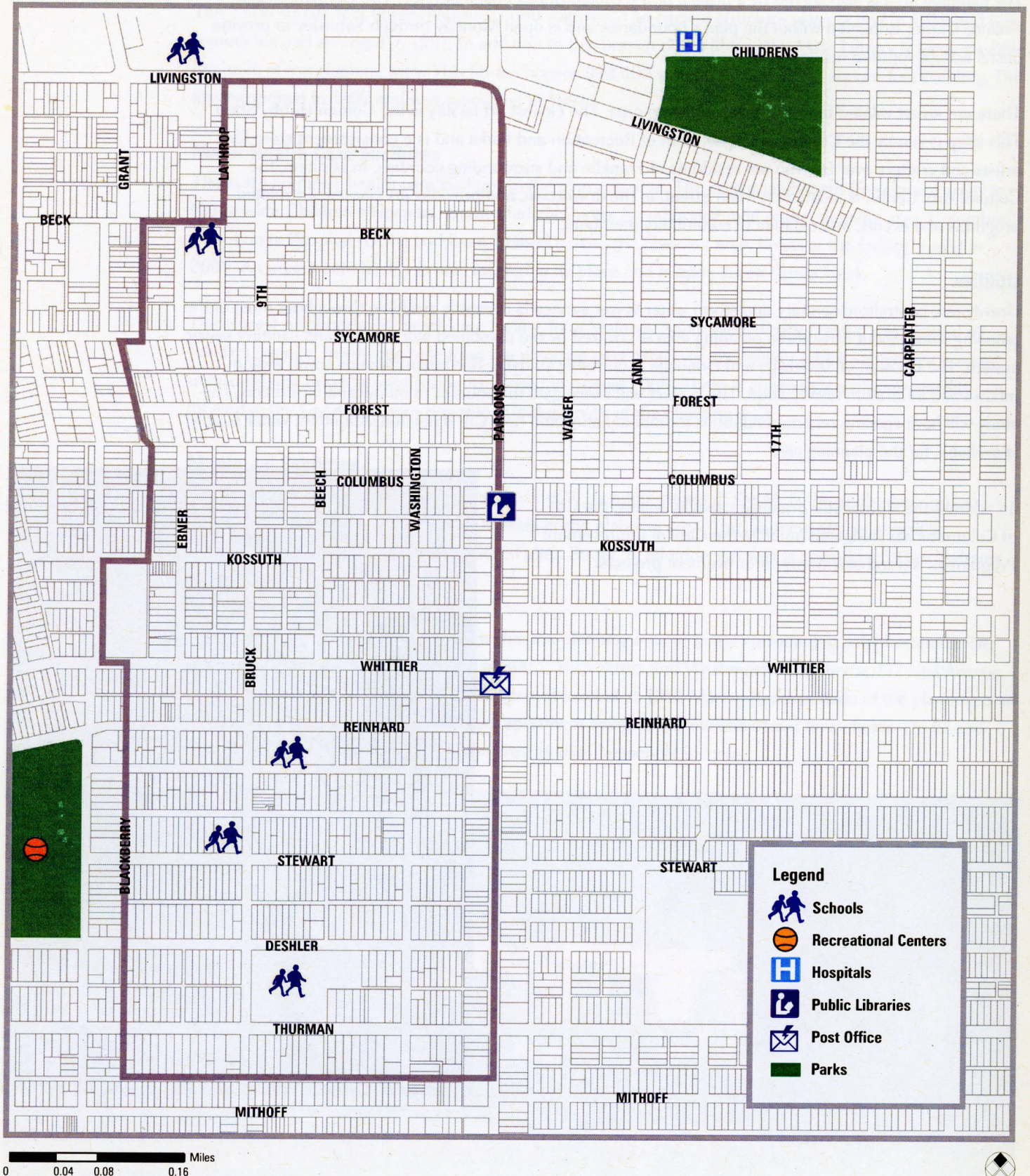
Detail of Post Office building.



SOUTH SIDE PLAN

Merion Village and Schumacher Place Amendment

Figure 12: Community Facilities





Goal and Principles

The Amendment to the South Side Plan's goal for Community Facilities is:

Improved and better accessible community facilities and services.

The supporting principles for the Community Facilities are the following:

- Existing facilities will be improved and new uses for facilities will be explored.
- Health care facilities that are easily accessible and of high quality will be available to residents.
- Vacant lots and existing open space will be beautified with an emphasis on creating community gardens and pocket parks.
- Vacant structures on Parsons Avenue will be utilized to fill gaps in community facilities within the planning area

Community Facilities Plan

Recreation and Park Facilities

The development of the park system in the Southside Plan Amendment area should focus on connecting residents to the existing parks located outside of the planning area. Connection to the parks system should be a part of the plan to improve the overall connectivity within the planning area. Improvements should include pedestrian friendly zones within the one-half mile radius of these parks, especially at intersections, allowing residents, particularly children, safe access to the park on foot and bicycle.

While the planning area is well served in terms of the parkland standards created by the Columbus Recreation and Parks Commission, distribution of parks is also important. Park acreage constitutes a combined 35.2 acres which is more than required standards. However, the distribution of parks is also important. Taking distribution into account, the Southside Plan Amendment Area could benefit from more landscaped open space in the form of small pocket parks or community gardens.

The plan recommends exploring the idea of taking vacant lots and existing open space (such as the open space surrounding Barrett Middle School) and creating community gardens and pocket parks. A potential location is at the intersection of Washington and Forest Streets.

Schools

The presence of good schools is an important aspect of the quality of life for South Side Plan Amendment area residents, as they attract residents to the neighborhoods and act as community centers. Below is a list of existing school facilities in the planning area. Improvements to each facility as identified in the Columbus Public Schools Facilities Plan are also listed.



| School Name | Location | Type | Future Plans According to Columbus Public Schools Facilities Plan |
|-----------------------------------------------|----------------------|------|---------------------------------------------------------------------------------|
| Barrett Middle School (previously used as) | 345 E Deshler Avenue | MS | Build New; currently housing South Urban Academy High School |
| Beck Street School (previously used as) | 387 E Beck St | ES | New Roof/Fire Alarm; Renovate/Add; Swing Space for Livingston Elementary School |
| Siebert Elementary School | 385 Reinhard Avenue | ES | Abate/Demolish (Segment 7) |
| St. Paul's Lutheran Grade School | 322 Stewart Avenue | ES | Not a Columbus Public School. |

Table 4: Schools (Source: Columbus Public Schools)

The plan recommends working with Columbus Public Schools to identify uses for the vacant or soon to be vacant former Barrett Middle School and former Beck Street School (see Land Use element).

Library

The plan recommends that any alterations to the Parsons Avenue Branch of the Columbus Metropolitan Library takes into account the planning area residents' need for an accessible facility. CML is in the beginning stages of completing its facilities planning process and is committed to serving residents in the Parsons Avenue Branch's service area. Decisions about whether to retain the existing facility or choose a new site will be made based on a multitude of factors, including convenience to library users.

If the decision is made to relocate the facility, the plan recommends that residents work with CML to identify locations either within the planning area or that is easily accessible. Locations suggested during the *Greater Parsons Avenue Area Vision Plan* planning process include Parsons and Whittier, Lincoln Park, Reeb Elementary School, and the Kroger site at 1441 Parsons Avenue.





Major Health Care Facilities

The plan recommends encouraging the development of medical services centers in closer proximity to the planning area to provide enhanced service to planning area residents. Possible locations include vacant commercial structures on Parsons Avenue.

Municipal Facilities

The planning area is adequately served by police and fire facilities. Efforts should continue to provide opportunities to interact with police officers and firefighters. Community engagement and continual communication with safety services should address any emerging issues and help to enhance service levels.

Senior Housing

With the population of retirement age individuals increasing, senior housing within the planning area could fill a critical gap in housing needs in both the planning area and city. This housing could provide many of the amenities of a big city with the reduced maintenance concerns of a retirement community. The plan recommends the possible development of active senior housing at the former Barrett Middle School. Other vacant or redevelopment sites within the planning area could also be utilized as senior housing facilities.

Other Facilities

Available commercial structures on Parson Avenue should be investigated as potential sites for additional arts facilities. The *Greater Parsons Avenue Area Vision Plan* recommends development using two approaches: Appealing to low to moderate income artists with the affordability of available space and appealing to more established artists as an investment opportunity.





Policies, Standards and Strategies

Parks

- **Policy:** Provide sidewalks and/or multi-purpose paths to connect parks with park users.
- **Standard:** Parks are integrated and connected to the surrounding neighborhoods.
- **Strategy:** Improve connectivity to recreation centers, parks, and other facilities with landscaping, benches, sidewalk improvements, bikeways, signage and gateways. Work with City Transportation Division to define specific projects/ designs and seek UIRF funds to accomplish this.

Green spaces

- **Policy:** Vacant land will be targeted for development as open and green space.
- **Standards:**
 - ❖ Priority will be given to developing pocket parks, community gardens, and other types of open space on vacant land.
 - ❖ Work with Columbus Parks and Recreation to determine guidelines related to the number and/ or the size of these pocket parks within the planning area.
- **Strategies:**
 - ❖ Work with the Land Redevelopment Office to identify vacant lots that would be suitable for community gardens and/or pocket parks.
 - ❖ Identify civic groups and public/private entities that could work in collaboration on leasing and maintaining these parks and/or gardens.
 - ❖ A potential location is the vacant parcel at the intersection of Washington and Forest.





Library

- **Policy:** A library will be located within or easily accessible to the planning area.
- **Standard:** Any future or current site for the Parsons Avenue Branch will meet the standards of the CML Property Management Division.
- **Strategies:**
 - ❖ If CML determines that a new facility will be built within the Parsons Avenue Branch service area, identify sites within or accessible to the planning area that meet their standards.
 - ❖ Any connectivity plan for the planning area should include access to existing or planned library facilities.

Healthcare Facilities

- **Policy:** Medical centers will be located within the South Side or easily accessible to the area.
- **Standard:** Medical centers should be located within a reasonable distance of the planning area.
- **Strategy:** Work with the Columbus Health Department and private sector health providers to study health care facility and service needs for the planning area.

Senior Housing

- **Policy:** Develop senior housing in appropriate vacant and available buildings within the planning area.
- **Standards:** Senior housing development located within the planning area would be desirable and should be consistent with the land use and urban design recommendations from this plan.
- **Strategies:**
 - ❖ Identify structures within the planning area appropriate for the development of senior housing.
 - ❖ Pursue the possibility of using Barrett Middle School as a senior housing facility.

Other Facilities

- **Policy:** Develop arts facilities in appropriate vacant and available buildings on Parsons Avenue.
- **Standard:** An arts facility would be desirable within the planning area.
- **Strategy:** Identify structures on Parsons Avenue appropriate for the development of arts facilities.

Figure 13: Community Facilities Plan

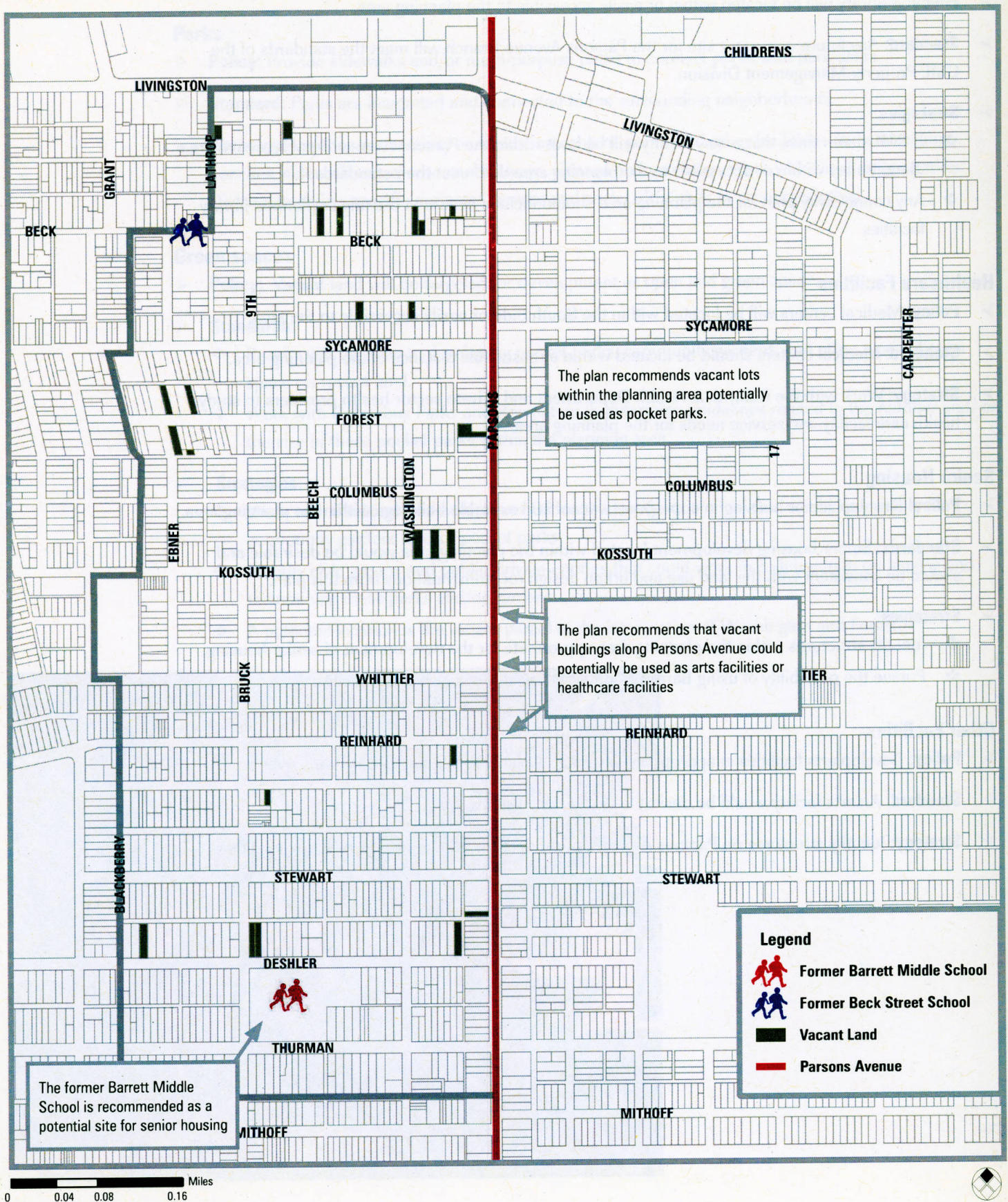
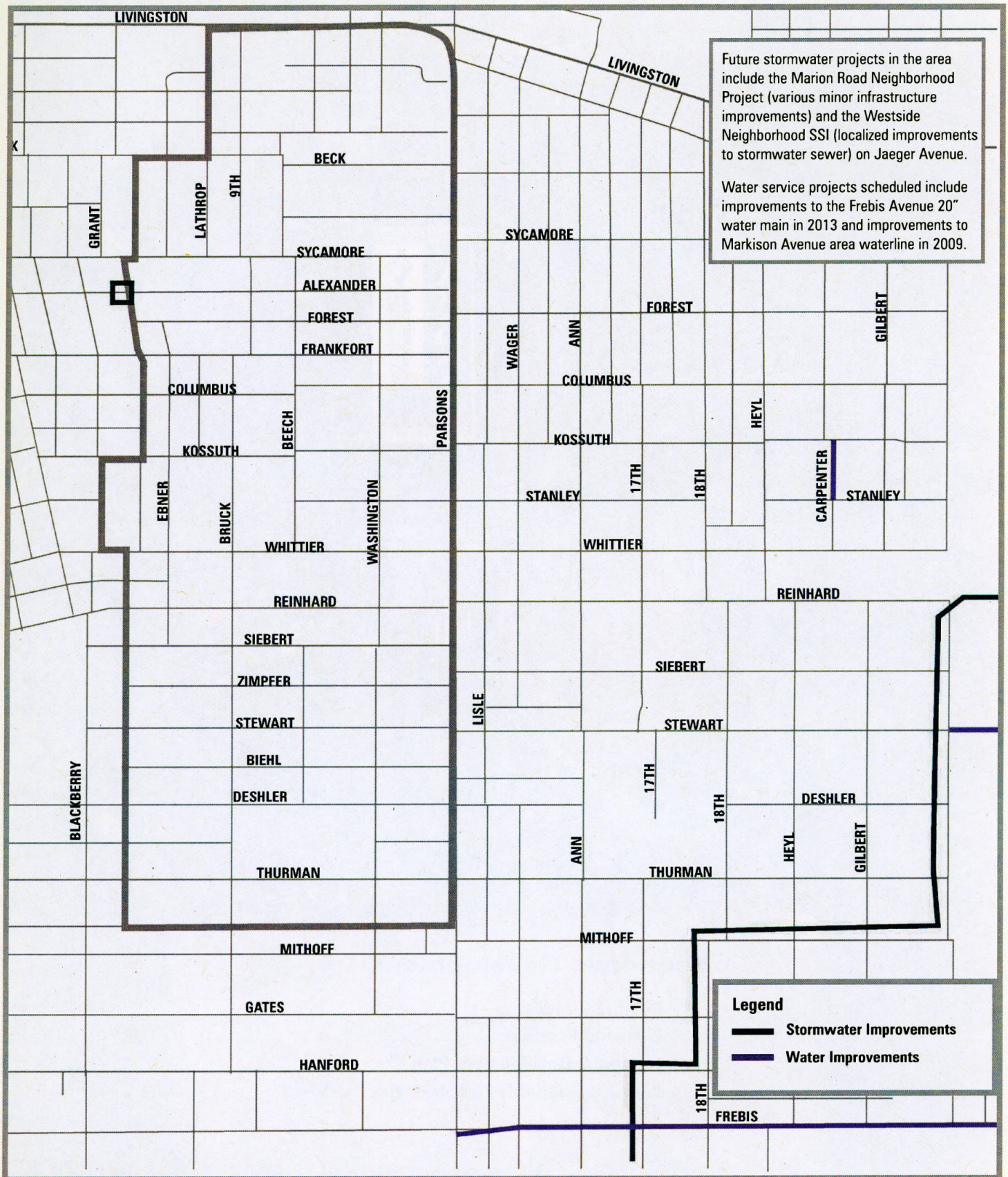




Figure 14: Capital Improvements Projects



0 0.04 0.08 0.16 Miles





SOUTH SIDE PLAN

Merion Village and Schumacher Place Amendment



Economic Development

| | |
|------------------------------------|---|
| Existing Conditions | 3 |
| Goal and Principles | 4 |
| Economic Development Plan | 7 |
| Policies, Standards and Strategies | 8 |



Element 6

Economic Development

The Economic Development Element is intended to translate the vision of an improved economic climate in the neighborhood into reality. One of the challenges of economic development is to balance growth and jobs with the quality of life of the neighborhood. A high quality economy is fundamental to developing and maintaining a balanced, sustainable tax base. The economic base should be sufficiently broad to reduce the impact of economic downturns, yet focused to encourage retention, expansion, and attraction of businesses.

Community Survey Input:

Assets:

- Proximity to day to day services.
- Local businesses.

Concerns:

- Underutilized commercial corridor.
- Undesirable activities.

Existing Conditions

Commercial and Retail

A newer Kroger store is located south on Parsons Avenue. In addition, a Giant Eagle grocery store is located at the northeast corner of Jaeger and Whittier Streets, less than a half mile west of Parsons Avenue. The Parsons Avenue corridor contains a mix of convenience stores, fast food restaurants, pawnshops, used clothing, appliance and home furnishing stores, as well as automotive shops and used car dealers. There are no banks located in the planning area. The closest banks are located downtown, on South High Street, and Lockbourne Road.

The planning area includes several auto related businesses. The Bob Chevrolet-Geo car dealership anchors the northern portion of the planning area at Parsons and Livingston Avenues. There is a vacant gas station immediately south of the car dealership. An auto repair shop is located at the intersection of Forest and Parsons Avenues. The Whittier Street and Parsons Avenue intersection is anchored by a gas station to the south and a post office to the north. An additional auto parts store is at the intersection of Thurman and Parsons Avenues. All the major intersections on Parsons Avenue have some form of auto related businesses.



According to Reference USA Database, there are 15 different categories of professions in the planning area.

| NAICS Description | Number of Businesses |
|---------------------------------------------------------------------|----------------------|
| 23- Construction | 7 |
| 32- Wood Product Manufacturing | 2 |
| 42- Wholesale Trade | 1 |
| 44- Auto Related | 17 |
| 45- Retail | 3 |
| 49- Postal and Courier Service | 1 |
| 51- Information | 1 |
| 52- Finance and Insurance | 5 |
| 53- Real Estate | 3 |
| 54- Professional, Scientific and Technical | 10 |
| 56- Administrative and Support and Waste Management and Remediation | 8 |
| 61- Educational Services | 4 |
| 62- Health Care and Social Assistance | 5 |
| 72- Accommodation and Food Services | 8 |
| 81- Other Services (except Public Administration) | 19 |

Table 5: Existing Businesses (Source: Reference USA Database)

Employers and Employment Centers

The planning area is within two miles of Downtown Columbus, which employs approximately 140,000 workers, nearly 18% of the Franklin County workforce (*Greater Parsons Avenue Market Study*). Nationwide Children's Hospital, located immediately northeast of the Livingston and Parsons intersection, currently employs approximately 6,500 workers, including off-site clinic staff.

Manufacturing and industry has a visible presence in the South Side. Formerly a manufacturing hub for Columbus, the southern third of the study area contains a significant number of vacant industrial buildings, as well as the Buckeye Steel Castings Company, which is still in operation but has reduced employment significantly over the past two decades. Warehousing and transportation jobs are in competition with communities to the south including Obetz, Groveport, Grove City, and Urbancrest.

Major office uses are located near the planning area. Grange Insurance and the Wasserstrom Company both maintain headquarters just over a mile to the west in the Brewery District along South Front Street. These two companies employ approximately 1,800 Columbus area residents.

Nationwide Children's Hospital's master facilities plan is expected to be complete in 2012. The expansion will increase employment of about 2,500 workers by 2012. Most of these new positions will be research-related positions, however additional positions will be created for maintenance, food service, and support positions. The project will impact the area in terms of job creation, increased retail activity, and increased visibility to the Parsons Avenue and surrounding neighborhoods.



Entertainment Venues

The Parsons Avenue corridor contains a number of small restaurants and taverns. Locally owned and small chain restaurants Planks, Tee Jaye's Country Place, and Banana Bean Cafe anchor the northern portion of the study area.

The planning area is very close to the downtown entertainment district. These entertainment venues are all within three miles of the planning area. Much of the entertainment activity is largely attributed to the recent development of the Arena District on the north side of Downtown. In addition to the Arena District, German Village and the Brewery District are work/live/entertainment districts. Located directly east of the Whittier Peninsula and south of I-70/71, the Brewery District offers a variety of bars and restaurants, most of which line Front and High and are within less than a mile from the planning area. East of High Street, the neighborhood of German Village also contains a variety of bars and restaurants.

The Columbus Museum of Art, located along East Broad Street, is within one mile of the planning area. The Center of Science and Industry (COSI), a popular interactive science museum, is located on the west bank of the Scioto River also within one mile of the planning area.

Goal and Principles

The Amendment to the South Side Plan's goal for Economic Development is:

A stabilized economic base that provides jobs and services to the neighborhood residents and enhances the quality of life in the neighborhood.

The Amendment to the South Side Plan's supporting principles for Economic Development are:

- Business climate in the neighborhood should be improved.
- Development of a diversity of neighborhood-oriented businesses and employment should be encouraged.
- The intersections identified in the Land Use Plan should be developed as mixed-use centers attracting neighborhood retail, offices, art related, and hospitality businesses.
- Streetscape and design improvements should follow the guidelines in the Urban Design Plan.





Economic Development Plan

The Economic Development Plan aims to build upon the existing retail and job centers and strengths of the planning area to expand the economic base. A strong economic climate is essential for a high quality of life in the planning area. The primary means for accomplishing this goal will involve directing job and retail growth to the centers identified by the *Greater Parsons Avenue Area Vision Plan*. In addition it is recommended that new opportunities for retail and job growth be explored within the neighborhood. Any new or redevelopment of job centers, retail, and other commercial uses should follow the standards and design guidelines recommended in the Urban Design element.

These plans and recommendations will enhance the quality of life for existing residents, and concurrently increase the appeal of the neighborhood for future area employers and employees. This strategy is consistent with the current train of thought throughout the country that cities (and in the planning area's case, a neighborhood) must offer a high quality of life in order to enhance its appeal for potential employers and employees, who in turn enhance the quality of life of the neighborhood by bringing it continued life, including buying power.

Specific examples of quality of life issues desired by all, including future employers/employees, include a community with a "core", the ability to walk places (pedestrian friendly), quality schools, quality retail services, etc. These are the goals and direction of the plan's Land Use and Urban Design elements. The planning area already has proximity to significant job centers, highways and downtown, and a stable residential base. Continued economic development will certainly occur in the planning area. The challenge is to implement plan recommendations to ensure the existing and future residents capture the benefits that come with this economic development.

The Land Use Plan identifies areas that would be appropriate for economic development, including hospitality related uses, neighborhood based commercial, and office and art related uses. The locations of these uses are given/illustrated in Figure 15.



Gateway Location- Parsons and Livingston Avenues

This area has the strongest immediate market strength, and will probably require only a few targeted investments to stimulate revitalization. Market strength will be augmented during Nationwide Children's Hospital expansion. This area has potential to be the epicenter for a wide variety of ethnic dining, entertainment and shopping experiences. (See Land Use element)

Neighborhood Commercial Manager (NCM) Office

Greater Parsons Avenue Area Vision Plan recommends creation of a Neighborhood Commercial Manager Office. The NCM should include a manager and a board of directors. The manager and board would function in much the same way as a mall manager would. Both would be responsible for unified management of the length of Parsons Avenue. The NCM would coordinate activities with community groups and the Parsons Avenue Merchant's Association (PAMA).



Proposal of Parsons Avenue store front before.



Proposal of Parsons Avenue store front after. (Illustrations by Urban Designer Corrin Wendell.)



Policies, Standards and Strategies

Business Retention and Expansion

- **Policy:** Foster business retention and expansion in the planning area.
- **Strategies:**
 - ❖ Progress toward developing economically related land uses recommended in the Land Use and Economic Development Plans, while preserving existing structures and businesses.
 - ❖ Encourage formation of Neighborhood Commercial Project Manager Office as recommended in the *Greater Parsons Avenue Area Vision Plan*.
 - ❖ Explore Northern Gateway Partnerships between community groups and businesses.
 - ❖ Form a select committee of gateway area property owners, a South Side community member, representative from the Design Center, and the Neighborhood Commercial Manager Office to oversee the implementation of the plan recommendations.
 - ❖ Encourage property owners to incorporate gateway elements.
 - ❖ Develop a branding theme that ties the gateways together.
 - ❖ Develop a hotel to complement large employment centers around the planning area.
 - ❖ Establish proportional limits of various uses to recruit. When that limit is met or exceeded, establish equilibrium with other uses. For example, franchise restaurants might be limited to 25% of all active businesses, or of any one category of use (Source: *Greater Parsons Avenue Area Vision Plan*).

Using Available Resources

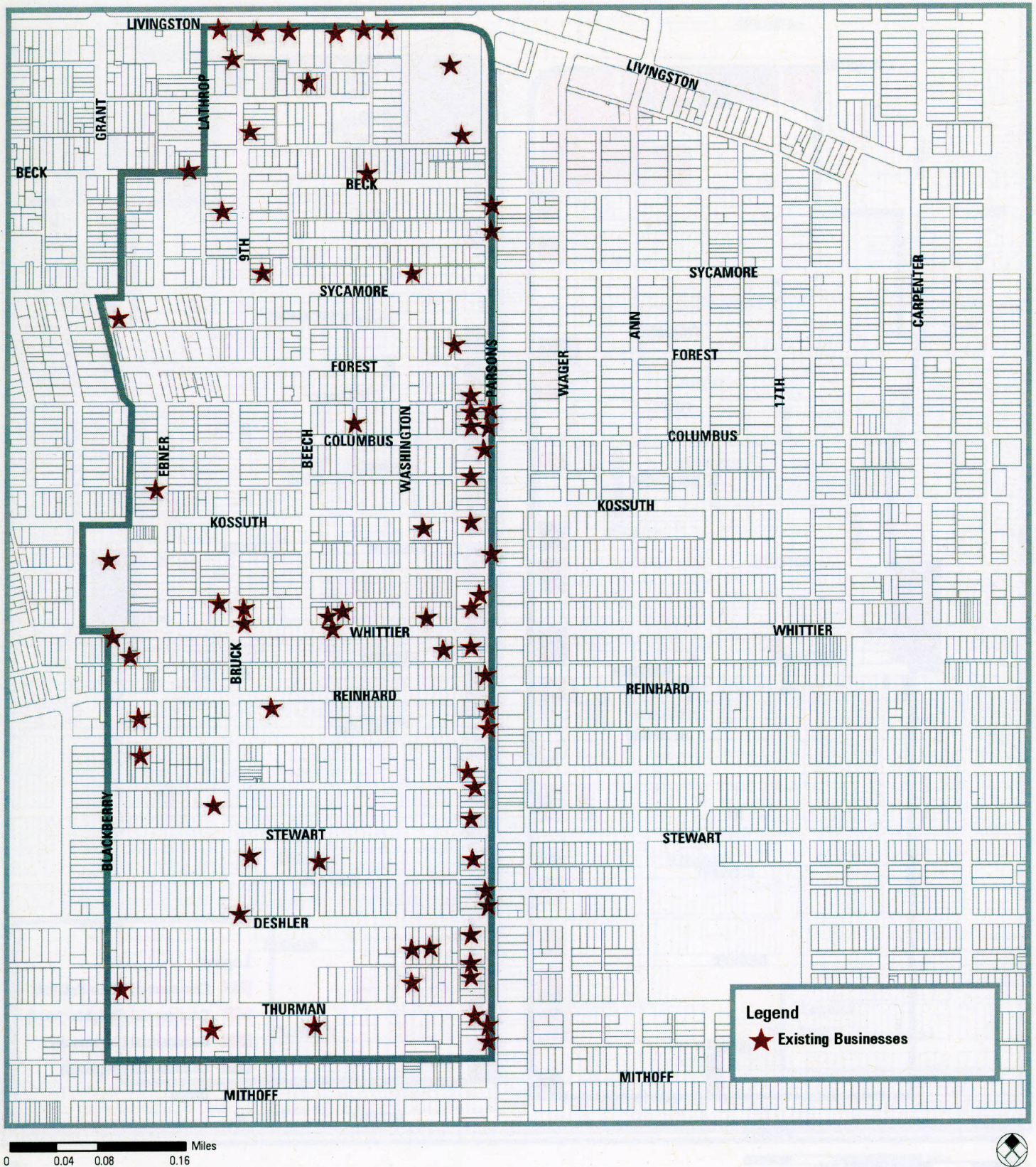
- **Policy:** Historic buildings are maintained and developed into adaptive reuses.
- **Standard:** Follow development guidelines from Land Use Element.
- **Strategy:** Encourage creative small businesses and restaurant services on Parsons Avenue to complement the redevelopment projects at Barrett Middle School and Beck Street School.

Art related businesses

- **Policy:** Develop destination projects like adaptive reuse of historic buildings Barrett Middle School and Beck Street School.
- **Standards:**
 - ❖ Follow the development guidelines from Land Use Element.
 - ❖ Encourage creative small businesses and supporting restaurant services on Parsons Avenue to complement the redevelopment projects like Barrett Middle School and Beck Street School.
- **Strategy:** Work with Columbus Public School Board and the City of Columbus to develop mutually beneficial development proposals.



Figure 15: Existing Businesses





SOUTH SIDE PLAN

Merion Village and Schumacher Place Amendment

Figure 16: Commercial Land Use

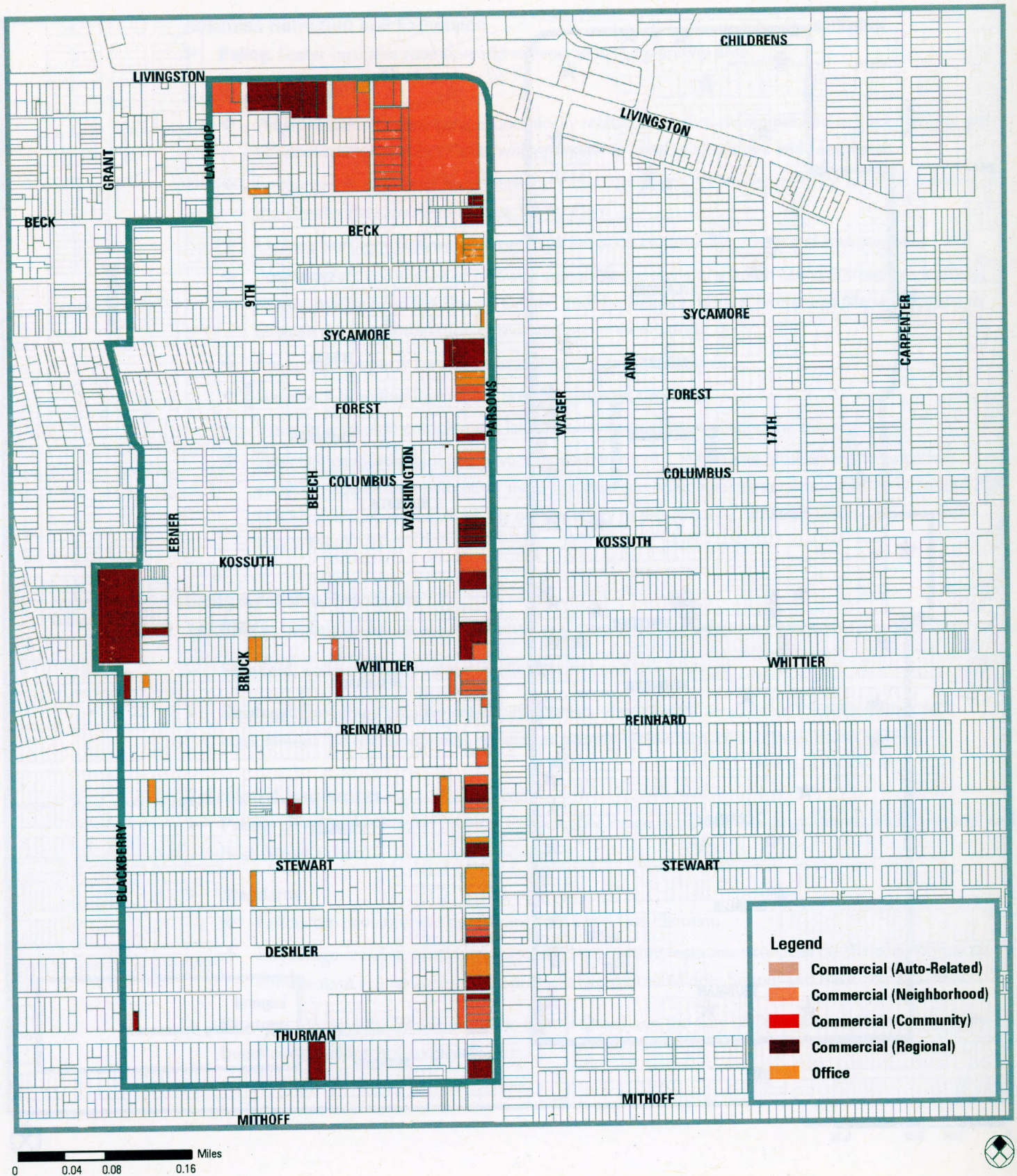
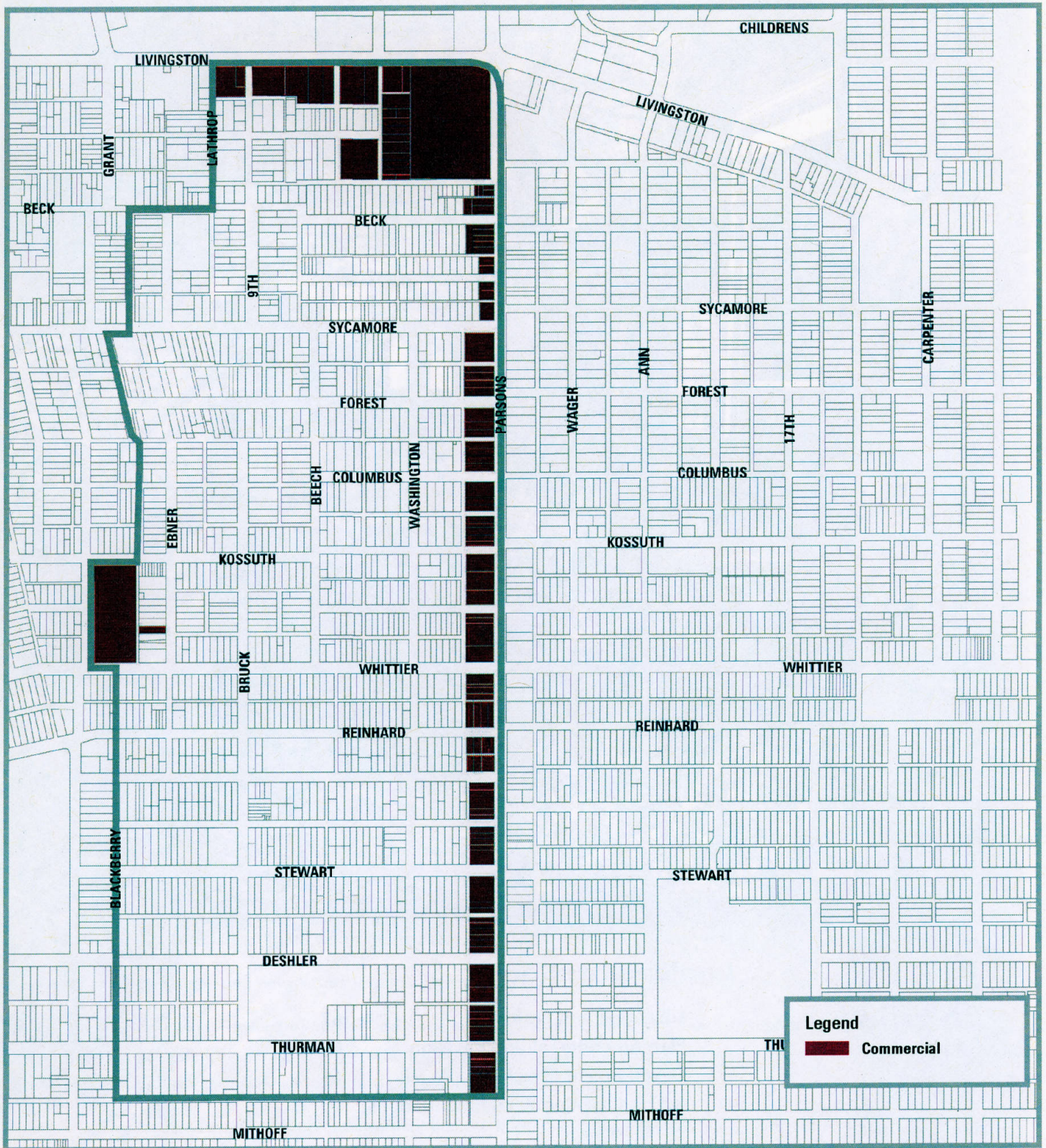




Figure 17: Commercial Zoning



0 0.04 0.08 0.16 Miles





SOUTH SIDE PLAN

Merion Village and Schumacher Place Amendment



Implementation

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| Plan Amendment and Revision | 68 |
| Development Checklist | 68 |
| Action Oriented Recommendations | 70 |

Element 7

Implementation

Summary

The South Side Plan Amendment is the set of official policies for the planning area to manage development. The policies and implementing strategies taken together establish a vision of the planning area for the future. Development of a good plan must subsequently be followed up with a solid implementation plan to guide the successful implementation of recommendations. It should be clear who is responsible, identifying intergovernmental partnerships as well as partnerships between government and private businesses. This helps to avoid confusion and disillusionment in the plan's outcomes.

Major implementation elements include:

- Education and Outreach
- Plan Amendment and Revision
- Development Review Checklist
- Chart of Action Oriented Recommendations

Education and Outreach

A variety of strategies should be utilized to educate key stakeholders and the public regarding the use of the plan for the improvement of the planning area and its specific goals, design guidelines and other features. Potential mechanisms for education and outreach include:

- Consider the formation of a Plan Implementation Subcommittee that would consist of members of the Civic Association and other stakeholders. The subcommittee should meet on a quarterly basis in order to foster the implementation of priority projects and goals from the plan.
- The subcommittee could provide an annual written and/or oral report to the Civic Associations and community on progress and concerns regarding the plan's implementation. Stakeholders such as elected officials, city staff, civic associations, developers, development corporations, local businesses, and other interested parties could be invited to the meeting and/or mailed the written report.
- Utilize the local media and newsletters to publicize the plan's adoption and implementation.
- Conduct field trip(s) to developments in Columbus and beyond which illustrate the design principles from the South Side Plan Amendment (invite neighborhood residents, elected officials, community development corporations, developers, and other stakeholders).
- Utilize a website and email to supplement existing information distribution system.
- Ensure copies of the plan and/or its executive summary are distributed to key stakeholders and community agencies, including community development corporations, developers, civic associations, schools, libraries, and social service agencies.
- Develop a summary of the plan for presentation at area schools. Inform local principals of the potential of utilizing the plan as a classroom instructional aid.



Plan Amendment and Revision

The plan should be regularly reviewed to ensure its timeliness and relevancy. Minor amendments and brief updates may be considered on an as-needed basis. The design guidelines and checklist are particular elements of the plan that should be evaluated after approximately one year to gauge their effectiveness at implementing the plan's goals and strategies. A more complete review and revision of the plan should be considered within ten years of adoption.

Development Checklist

The South Side Plan Amendment includes recommendations that impact the development review process, as well as recommendations that put forth strategies that entail a high level of community involvement. To assist in the implementation of the development recommendations a Development Checklist has been created that lists the applicable development standards and recommendations from the plan. For recommendations that do not fall under the development checklist umbrella, a separate project list is included in the following section, chart of Action Oriented Recommendations. The Development Checklist is designed for application by stakeholders in the review of development proposals for consistency with plan provisions. It is intended for use with zoning and variance requests, investments in community facilities and infrastructure, and other initiatives or requests impacting the built environment in the community. It is also intended as a means to provide a clear, concise record of stakeholder input in each stage of project consideration.

Additional information about each item of the Development Checklist is provided in the South Side Plan Amendment as cited in the Development Checklist. The "Conditions to Approval" column is intended to note specific conditions that the proposal must incorporate in order to meet that standard. The "Mitigating Circumstances" column should be used to note specific reasons why the proposal is not expected to meet the standard. Nothing in the Development Checklist is intended to speak to the development proposal's conformance with other city code requirements and policies. The Development Checklist should be widely used and be consulted for the following:

- Applicants are encouraged to review the Development Checklist and incorporate its provisions in their proposals.
- Civic associations use the Development Checklist to evaluate development proposals in their respective areas. One copy of the Development Checklist as prepared and approved by the civic association should be provided to the future Area Commission to serve as the official input for the association regarding each proposal.
- Other stakeholder groups or agencies also use the Development Checklist as an organizing element for their review and comment to the future Area Commission on development proposals.
- The future Area Commission submits one approved Development Checklist evaluation to the city as part of their recommendation in response to any development proposal.
- That the city considers the Development Checklist submitted by the future Area Commission in the development of a staff position or response to development proposals.
- That city departments use the Development Checklist as community facilities and infrastructure investments are made.
- The updated or modified project proposals receive updated Development Checklist evaluation by appropriate parties.



| Commercial Related Standards and Recommendations | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|-----|------------------------|--------------------------|
| Standard | Yes | No | N/A | Conditions to Approval | Mitigating Circumstances |
| Developer has reviewed the recommendation of the South Side Plan Amendment? | | | | | |
| Has a site plan of the project been submitted? | | | | | |
| Is the proposal consistent with the Land Use Plan? | | | | | |
| Does site plan illustrate and commit to UCO design guidelines in case of Parsons Avenue and Livingston Avenue and other design guidelines from this plan? | | | | | |
| If a site is on Parsons Avenue, does it follow land use recommendations from Greater Parsons Avenue Area Vision Plan and land use recommendations for South Side Plan Amendment? | | | | | |
| If within a site designated for the intersection of Parsons Avenue and Livingston Avenue (southwest corner), does proposal follow those specific design recommendations? | | | | | |
| If the proposal is for historic site listed in <i>Greater Parsons Avenue Area Vision Plan</i> , does it follow historic preservation guidelines? | | | | | |
| If site is Barrett Middle School or Beck Street School, does proposal follow those specific design recommendations? | | | | | |
| Do the buildings face the street? | | | | | |
| If the proposal includes a pick-up window, is it located on the side or rear of the building? | | | | | |
| Do the buildings utilize natural materials or materials that replicate a natural finish and design details such as false fenestration, parapets, articulation through color changes, texture changes, or material changes, and awnings? | | | | | |
| If proposal includes a corner building, will the corner structures include special architectural features? | | | | | |
| Are outdoor spaces and pedestrian spaces incorporated into the site plan? | | | | | |
| Is the proposed landscaping and buffering for the project consistent with the standards given in the Urban Design Plan? | | | | | |
| Does the development provide pedestrian access to adjacent areas? | | | | | |
| Is provided parking located at the rear of the building? | | | | | |
| If parking is located at the front of the development, does the proposal adhere to appropriate setback and screening requirements? | | | | | |
| Is shared parking being considered? | | | | | |
| Are proposed signage and lighting appropriate according to the standards given in the Urban Design Plan? | | | | | |
| For office projects on Parsons Avenue and Livingston Avenue, is the building at least two stories? | | | | | |
| If the site is on Parsons Avenue and Livingston Avenue, does the proposal avoid rezoning a residential structure to a commercial use? | | | | | |
| Does the new or infill development utilize mixed-uses? | | | | | |



SOUTH SIDE PLAN

Merion Village and Schumacher Place Amendment

| Residential Related Standards and Recommendations | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|-----|------------------------|--------------------------|
| Standard | Yes | No | N/A | Conditions to Approval | Mitigating Circumstances |
| Developer has reviewed the recommendations of the South Side Plan Amendment? | | | | | |
| Is the proposal consistent with the Land Use Plan? | | | | | |
| Has a site plan of the project been submitted? | | | | | |
| Is open space being used as an "organizational" element in the development? | | | | | |
| Does proposal follow the density related recommendations from the Land Use element? | | | | | |
| Are a mix of housing types, sizes, and price points available throughout the development? | | | | | |
| Will garages be located at the rear of the homes or meet the guidelines given in the Urban Design Plan? | | | | | |
| Does proposal address any needs for neighborhood parks? If so, do parks consider design recommendations from Community Facilities Element? | | | | | |
| Will homes in the proposed development include windows on all elevations? | | | | | |
| Will the homes in the proposed development utilize natural materials or materials that replicate a natural finish and include appropriate design details? | | | | | |
| Will all single family and/or duplex homes in the development include usable porches (at least six feet deep and 12 feet wide)? | | | | | |
| If proposal is for multi-family with 20+ units, does proposal include more than one building type and/or façade option? | | | | | |
| Is adequate landscaping proposed and buffering proposed between the residential and non-residential uses including higher density with developments? | | | | | |
| Are historic homes and outbuildings preserved and integrated into the development? | | | | | |

Table 6: Development Review Checklist

Chart of Action Oriented Recommendations

The plan also includes recommendations that are action oriented. These recommendations are not utilized for the review of development applications, but are pro-active in nature and require action on the part of the neighborhoods in cooperation with the city of Columbus and other stakeholders. The following table lists these recommendations, broken down by the plan element in which they are recommended. The table also makes notes regarding potentially responsible parties and resources. It is recommended that upon adoption of the South Side Plan Amendment the future area commission and Merion Village Civic Association and Schumacher Place Civic Association utilize this table to prioritize the recommendations. Part of the prioritization process should include discussion with the city of Columbus and any other potentially responsible parties to determine their feasibility. This information can then be used to inform the prioritization process. After priorities are established and agreed upon, the top recommendations should be discussed with the responsible parties in order to initiate implementation.



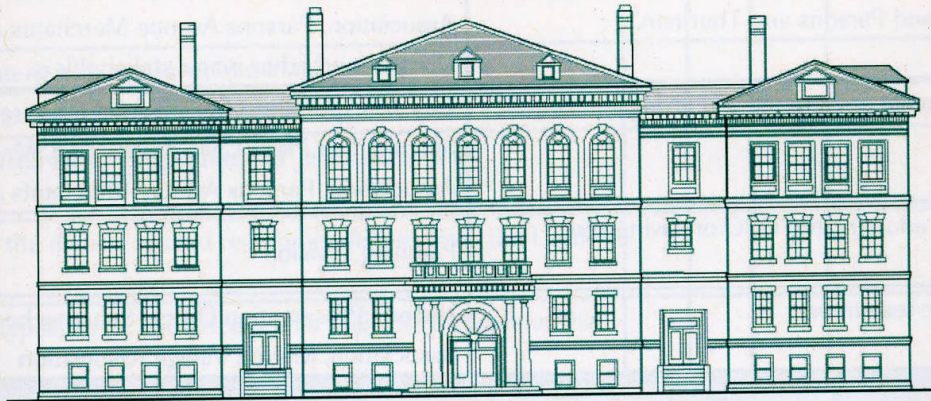
Action Oriented Recommendations

| Recommendation | Notes/ Resources |
|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Urban Design Element | |
| Develop Gateway enhancements on Parsons and Livingston, Parsons and Whittier and Parsons and Thurman. | Schumacher Place Civic Association, Merion Village Association, Parsons Avenue Merchants Association, Planning Division and other major stakeholders. |
| Streetscape improvements on Parsons and Livingston Avenues | City Transportation Division and other related city agencies, Schumacher Place Civic Association, Merion Village Association, Parsons Avenue Merchants Association |
| Research feasibility of adopting the UCO on Livingston Avenue. | Planning Division |
| Preservation of historic resources | Historic Preservation Office, Schumacher Place Civic Association, Merion Village Association |
| Land Use Element | |
| Research feasibility of adding Beck Street School on local Historic Register | Historic Preservation Office, Schumacher Place Civic Association |
| Research feasibility of adding Barrett Middle School on national Historic Register | Historic Preservation Office, Merion Village Association |
| Transportation Element | |
| Explore the possibility of improving the major intersections to accommodate complete street improvements. | Transportation Division |
| Upgrade COTA bus stops that need cement waiting pads. | Transportation Division, COTA |
| Improve crosswalks at major intersections and sections with major pedestrian activity. | Transportation Division |
| Community Facilities Element | |
| Explore possibility of developing pocket parks on vacant or abandoned land. | Parks and Recreation Division, Merion Village Association, Parsons Avenue Merchants Association |
| Explore the possibility of locating larger library facility within or close to the planning area as guided by Columbus Library master plan. | Columbus Metropolitan Library |
| Explore possibility of developing senior housing within or close to planning area | Schumacher Place Civic Association, Merion Village Association |
| Explore possibility of developing art related facilities | Schumacher Place Civic Association, Merion Village Association |
| Economic Development Element | |
| Focus on retaining existing businesses and attracting new businesses | Economic Development Division, Schumacher Place Civic Association, Merion Village Association, Parsons Avenue Merchants Association |
| Encourage adaptive reuse available resources like vacant historic buildings. | Historic Preservation Office, Economic Development Division, Schumacher Place Civic Association, Merion Village Association, Parsons Avenue Merchants Association |
| Encourage art related businesses and facilities | Economic Development Division, Schumacher Place Civic Association, Merion Village Association, Parsons Avenue Merchants Association |

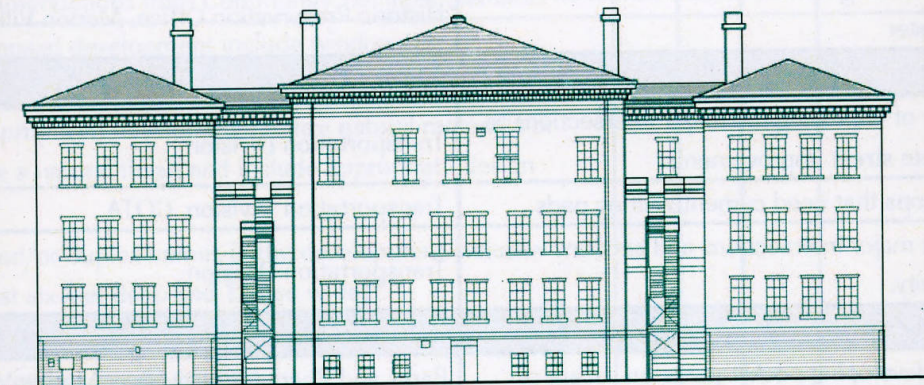
Table 7: Action Oriented Recommendations



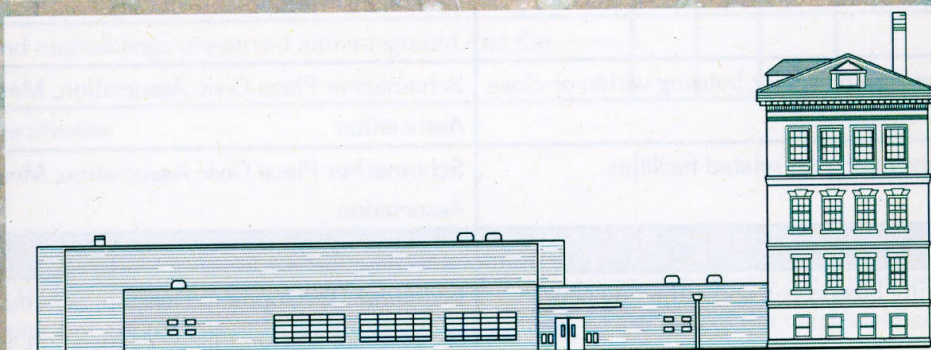
Appendix



Barrett Middle School
Front (North) Elevation



Barrett Middle School
Rear (South) Elevation



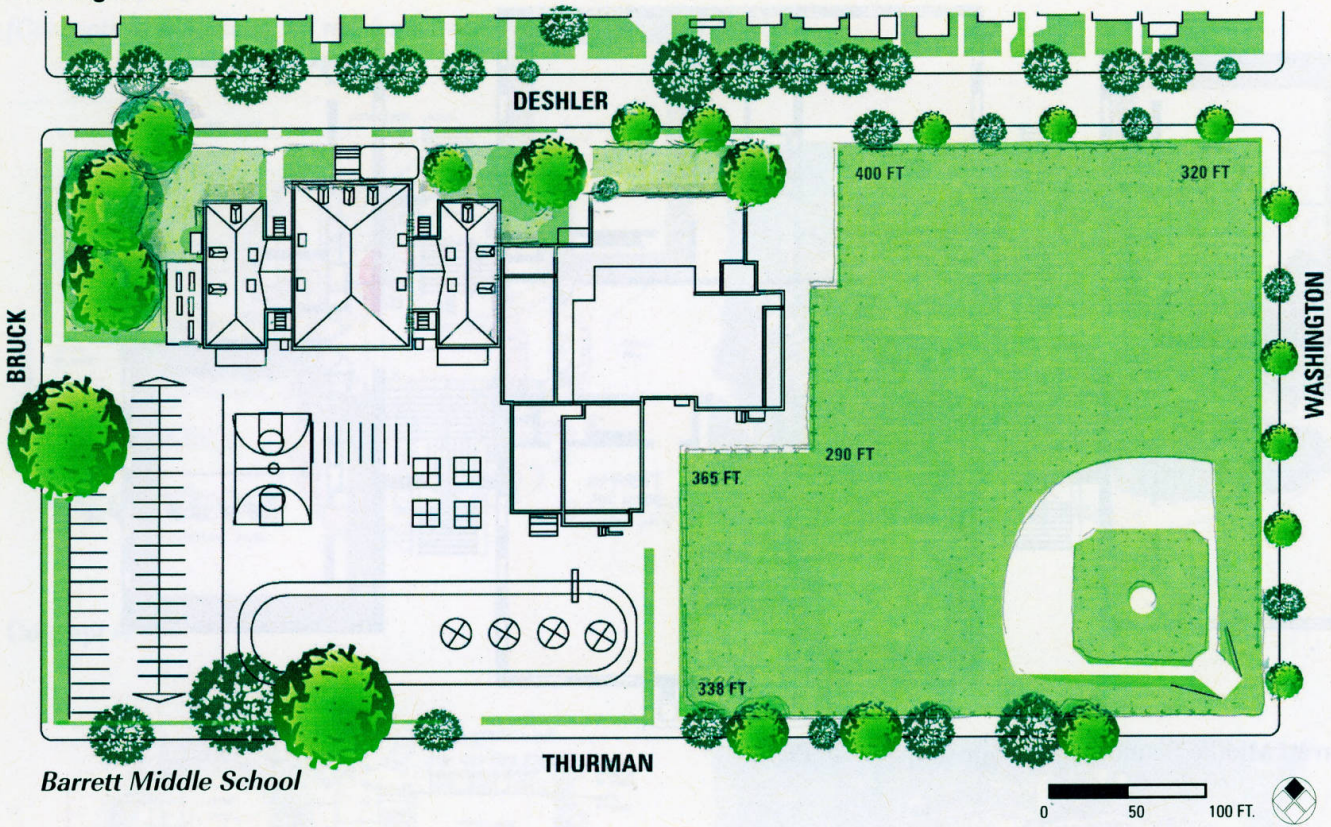
Barrett Middle School
Front Elevation - Addition

Renderings by Daniel Thomas

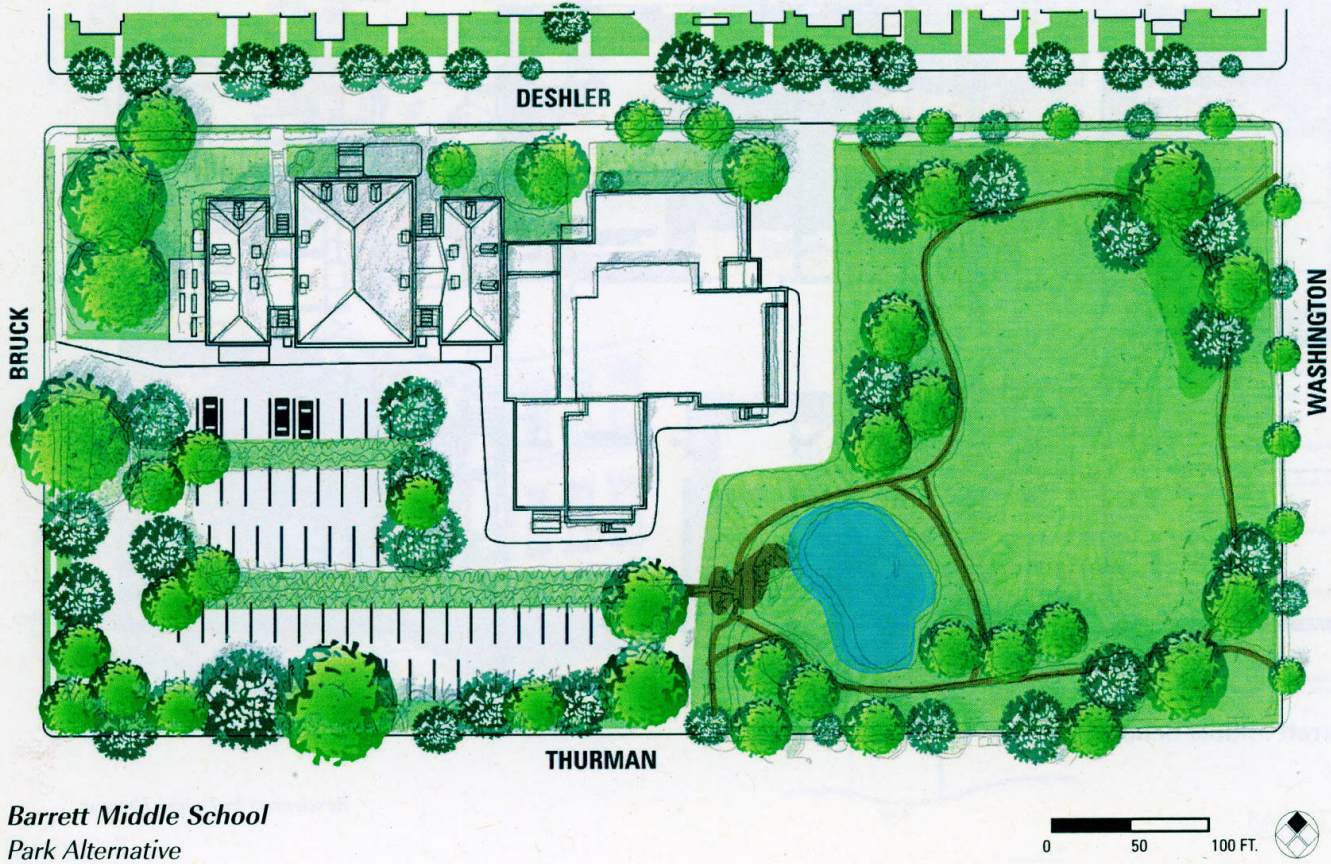
Barrett Middle School



Existing Site



Site Plan (Concept for Artist Live/Work Space)

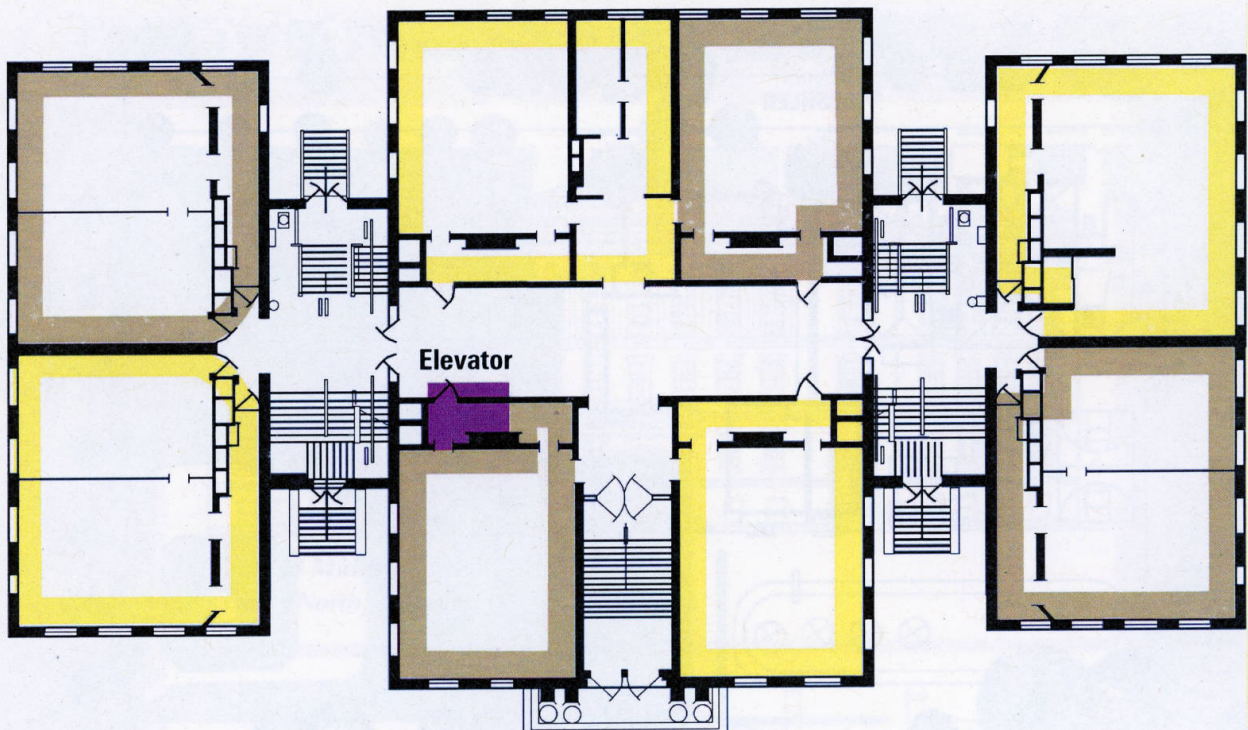


Renderings by Daniel Thomas

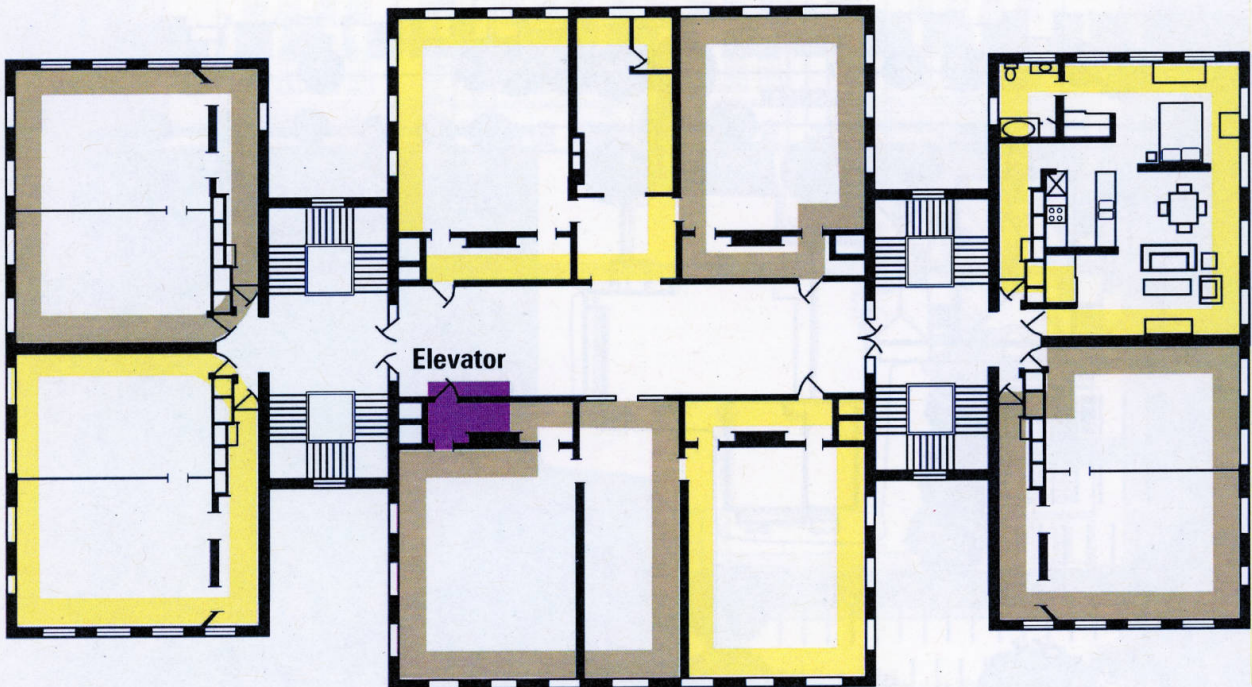


SOUTH SIDE PLAN

Merion Village and Schumacher Place Amendment



Barrett Middle School (First Floor Conceptual Plan)



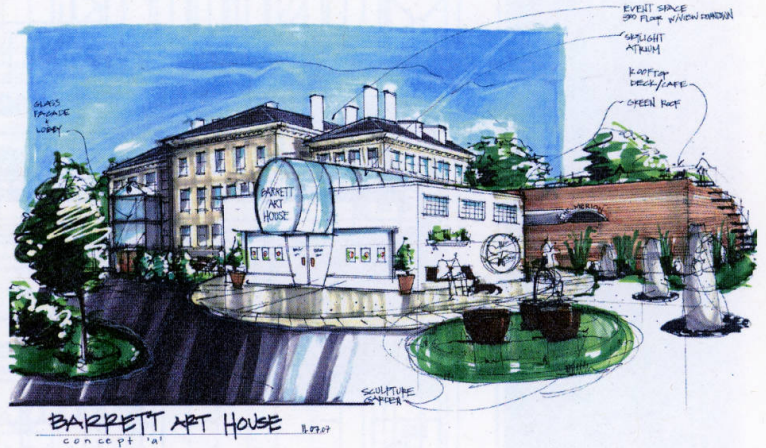
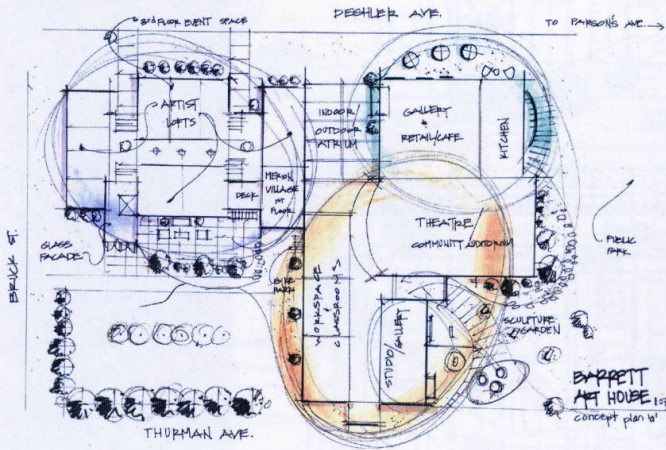
Barrett Middle School (Second Floor Conceptual Plan)

Renderings by Daniel Thomas

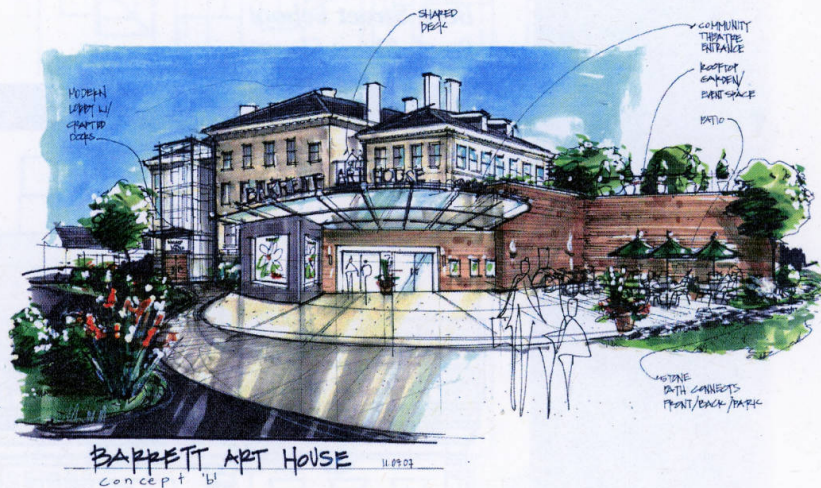
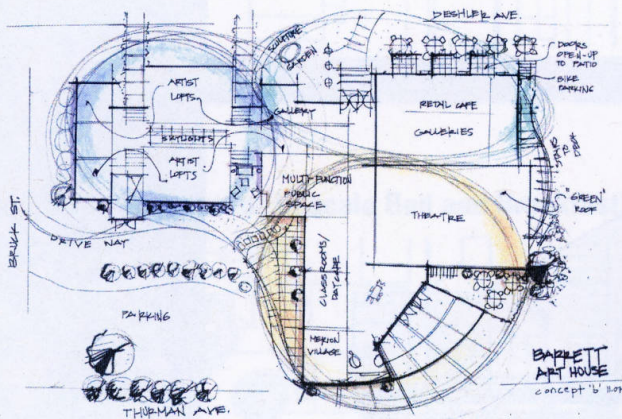


Community Input for Barrett Middle School as Barrett Art House and Cafe

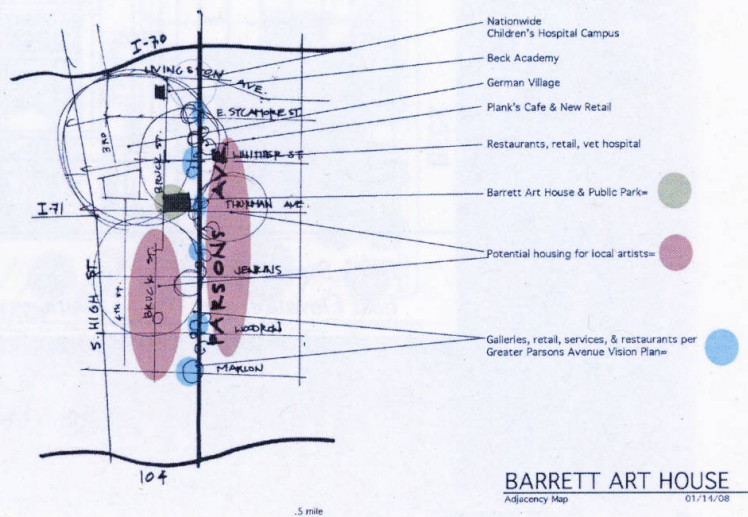
(Concepts by neighborhood residents Michelle Isroff and Bob Leighty)



Concept A



Concept B



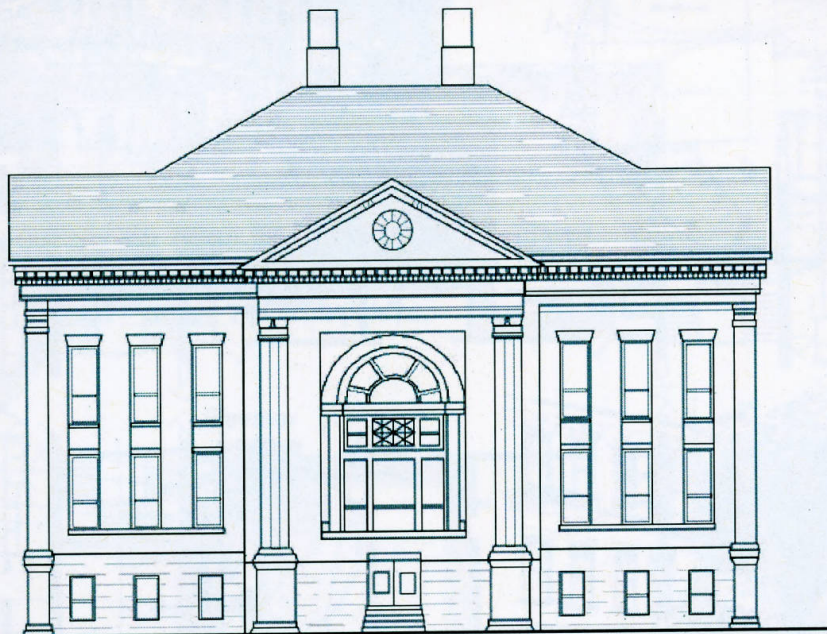


SOUTH SIDE PLAN

Merion Village and Schumacher Place Amendment



Beck Street School
South (Rear) Elevation



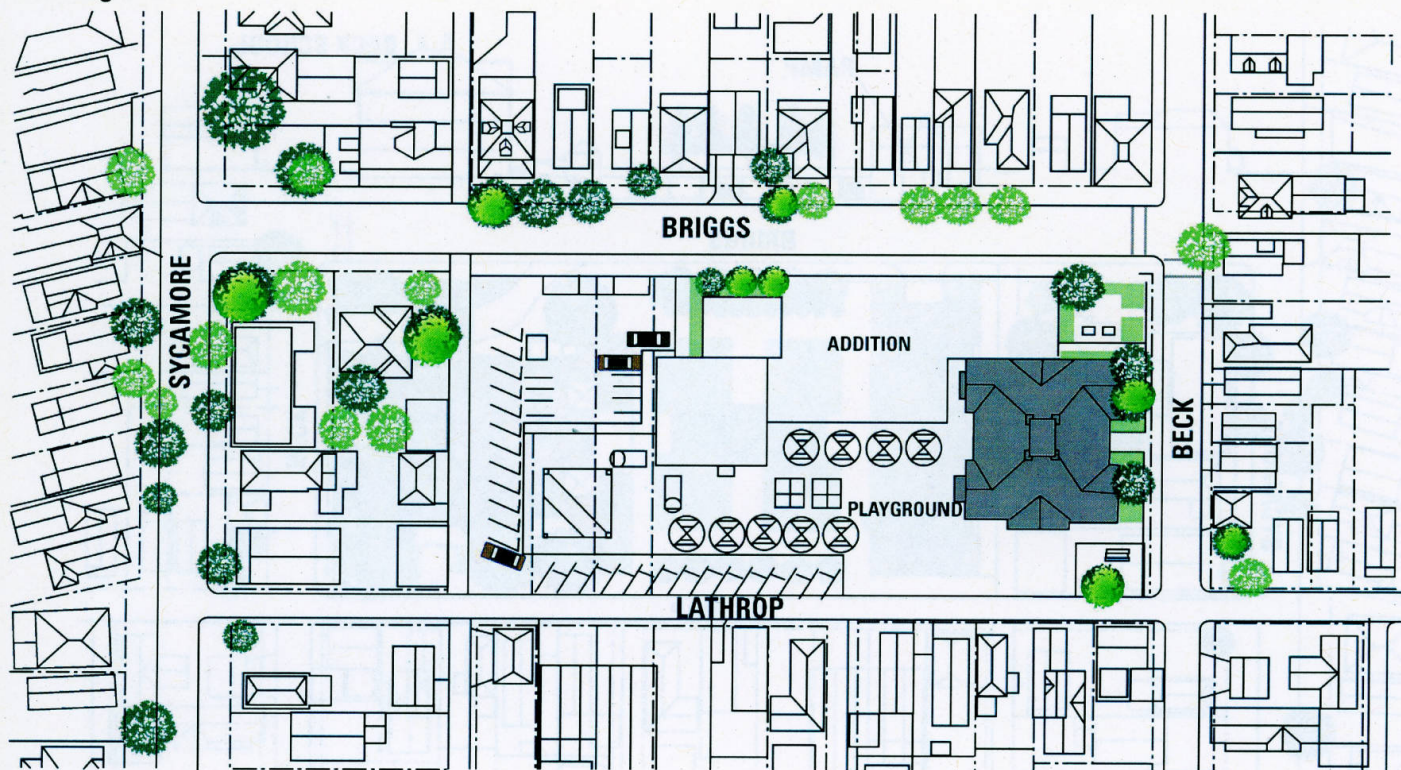
Beck Street School
East Elevation and West Elevation

Renderings by Daniel Thomas

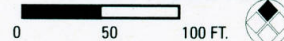
Beck Street School



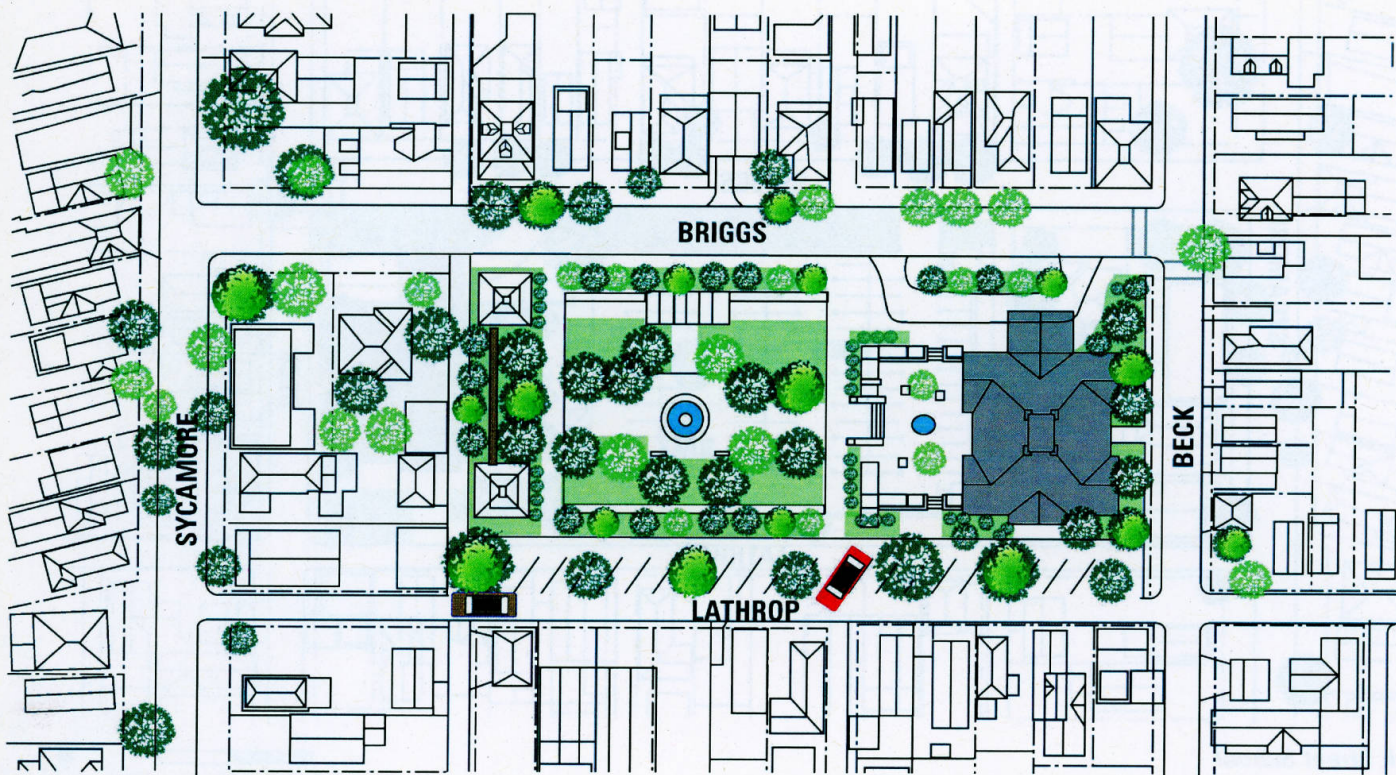
Existing Site



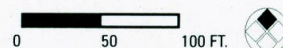
Beck Street School



Site Plan 1 (Concept for Upscale Bed and Breakfast)



Beck Street School



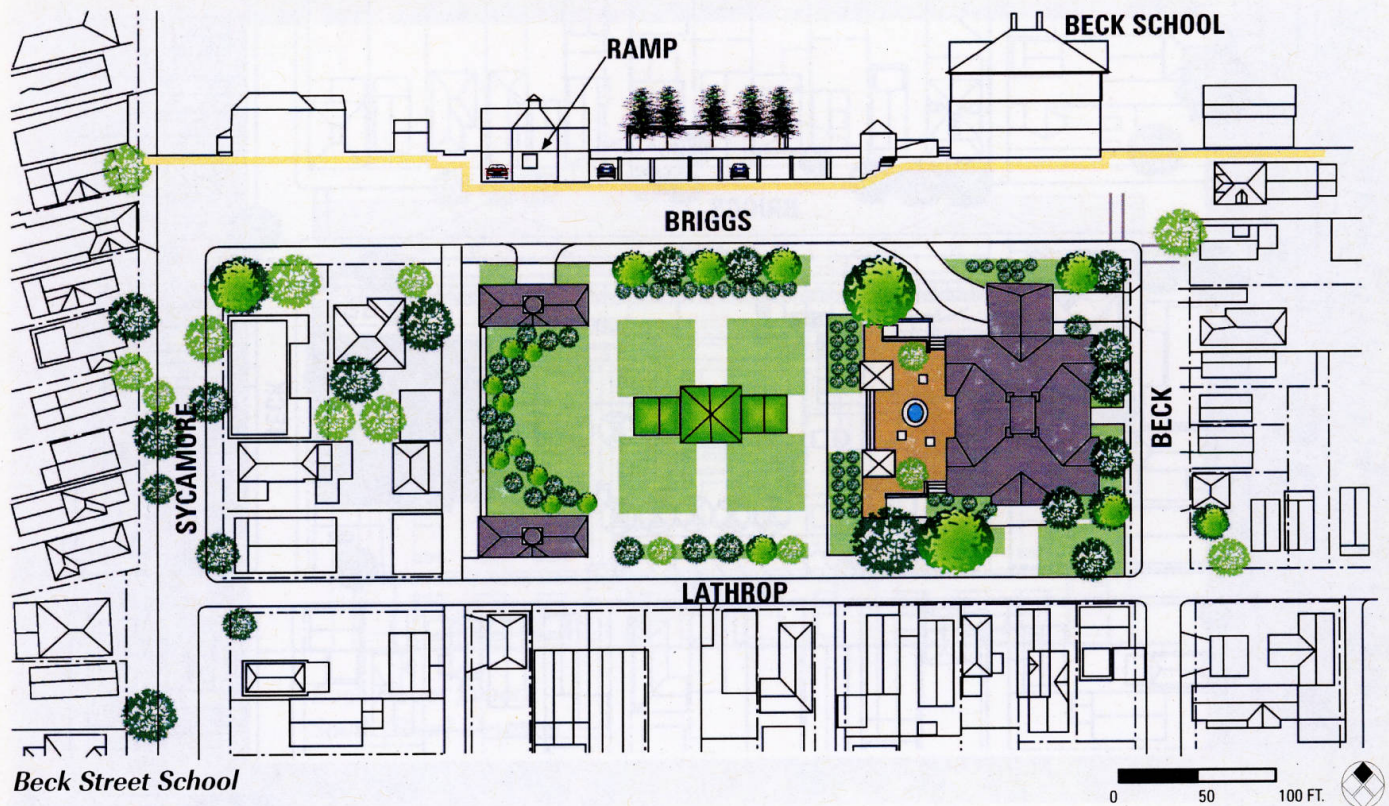
Renderings by Daniel Thomas



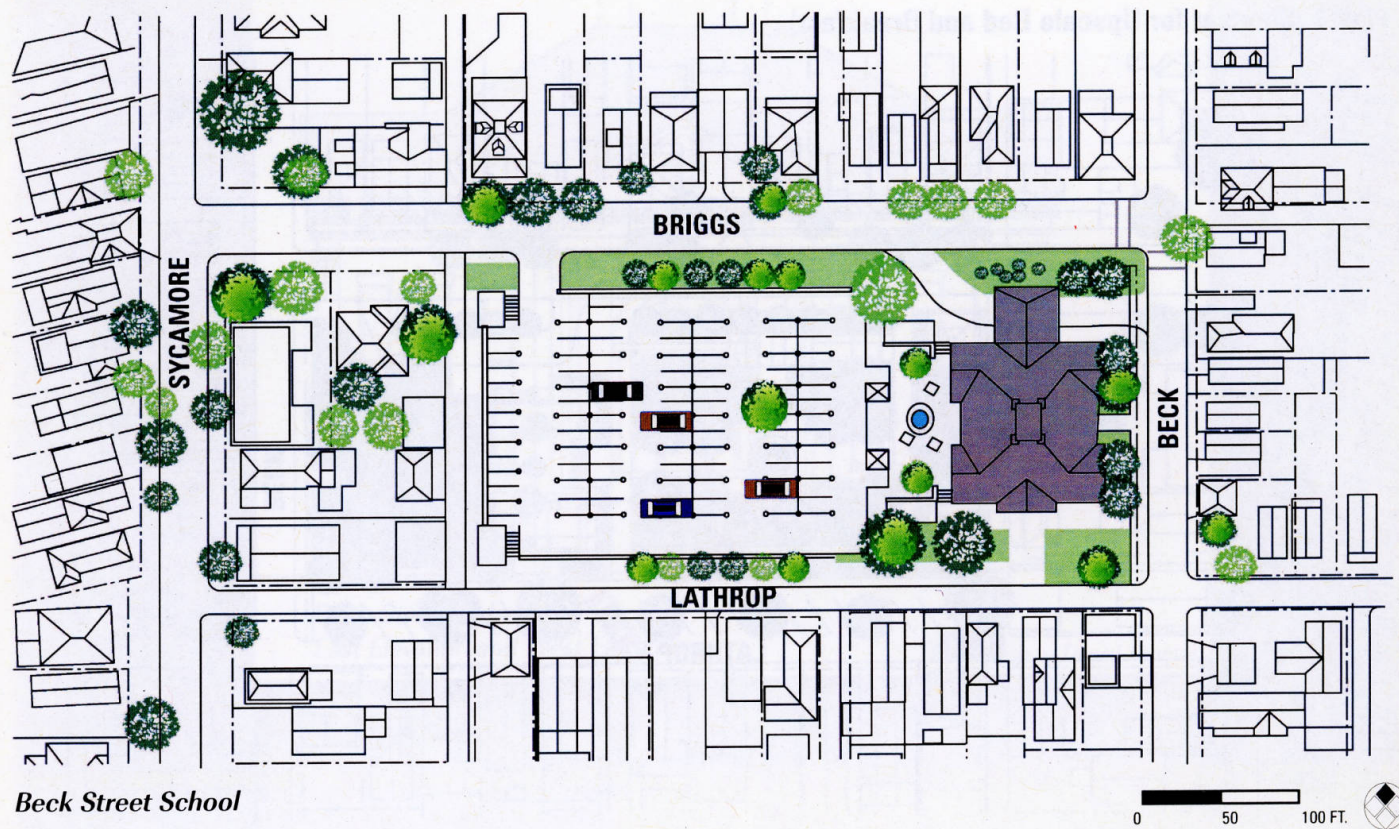
SOUTH SIDE PLAN

Merion Village and Schumacher Place Amendment

Site Plan 2 (Concept for Upscale Bed and Breakfast)



Concept with Underground Parking



Renderings by Daniel Thomas