

PUBLIC MEETING RESULTS

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Blendon Community Plan

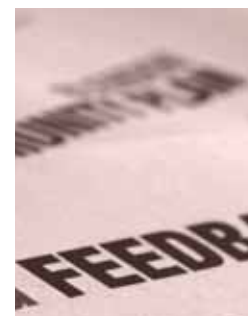
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Disclaimer: We produced the maps, figures, tables and other information in this document only for Franklin County business purposes. While we made every effort to include complete information, the maps, figures, tables and other information are not guaranteed to be accurate. The content of this plan is for reference purposes only and shouldn't be used for any survey, engineering or commercial purpose.

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About this document



Land use planning helps improve communities by empowering residents to collectively envision their future.

The planning process involves analyzing the area's current conditions, creating a vision for the future and developing ways to achieve that future.

About the Blendon Community Plan

The Blendon Community Plan focuses on unincorporated areas of Blendon Township. The planning process is divided into four phases: information gathering, creating a vision, developing policies and writing the plan.

This document is a product of the information-gathering phase

Planning Area Boundaries

The planning area is located in northeastern Franklin County approximately 11 miles from downtown Columbus. The planning area's boundaries are roughly bounded by:

- North: County Line Road
- East: Hamilton Road/Schott Road
- South: Morse Road
- West: Cleveland Avenue

The unincorporated area is approximately 5 square miles or 3,200 acres.

Public Meeting Results

This document contains the results from a public meeting held on July 14, 2009 to gather input from a wide range of people: residents, business owners, developers, land owners and anyone else with an interest in the community.

Next steps

Using the results from the public meeting, the project team and working committee begin to shape a Community Vision. The vision is composed of statements and maps that describe the community's future.

The proposed vision will be presented for public review at the next public meeting in September 2009.

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Public Meeting Results



Public meetings allow community members to provide input on their community's future. For the purposes of the Blendon Community Plan, the future includes how land is used, how buildings look and how people get around.

First public meeting

The first of four Blendon Community Plan public meetings was held on July 13, 2009 at the Blendon Township Senior Center, 6330 Hempstead Road.

Over 150 residents, property owners, business representatives and other interested individuals attended the meeting.

Gathering input

After a brief presentation by the project team, meeting attendees were divided into four groups according to geographic area: Cleveland Heights, Huber Ridge, Sunbury Woods and the Rural East.

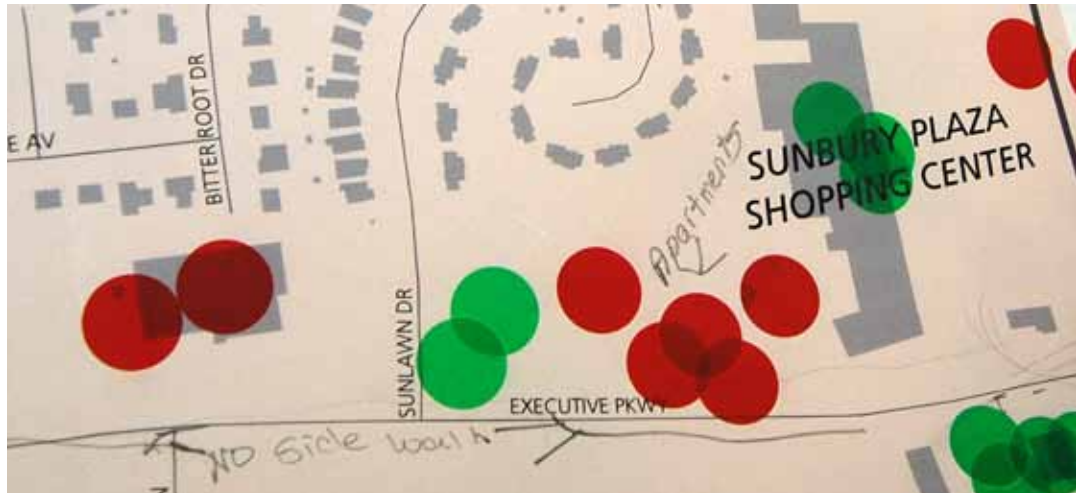
The project team conducted the following three exercises to gather detailed feedback from attendees.

1. Feedback form: Each attendee filled out a form, composed of two types of questions: questions to answer on a five-point scale from strongly agree to strongly disagree. The form also contained free-form questions asking attendees to indicate their general likes and dislikes about the community.
2. Group discussion: Within the small groups, attendees discussed their likes and dislikes. The group then grouped their comments according to topic area, to see which likes and dislikes are most common.
3. Favorite places maps: For the final exercise, attendees placed green and red dots on a map to indicate their top three favorite and least favorite places.

Using the results

Results from this meeting are used to establish a community vision for the future. After understanding what people like and what they want changed, we can then begin to help shape policies and actions to achieve that future.

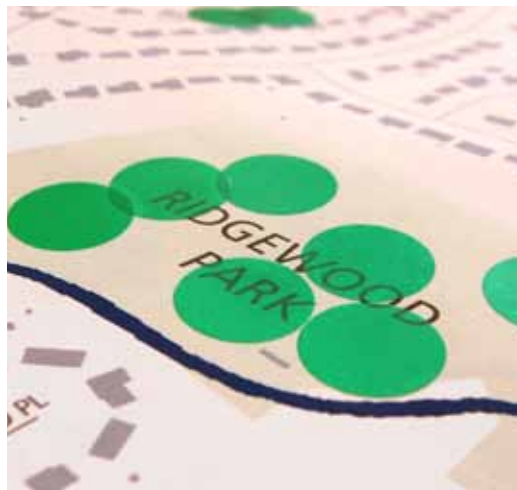
The proposed vision for the future will be presented at the next public meeting, where we gather more feedback.



Samples of feedback received at the July 13, 2009 public meeting

speeding
CARS
RUN
STOP
SIGNS
Speed Limit at
Sunbury Woods/Kroyer
Section of
Sunbury Woods
too high. 45mph

FRIENDLINESS
Safety -
feel very safe
Safe
neighborhood
Neighborhood
feel



Favorite places

Maps and Comments



About the exercise

Meeting attendees were given three green-colored dots and three red-colored dots.

With the dots, attendees marked their three “favorite” and three “least favorite” places.

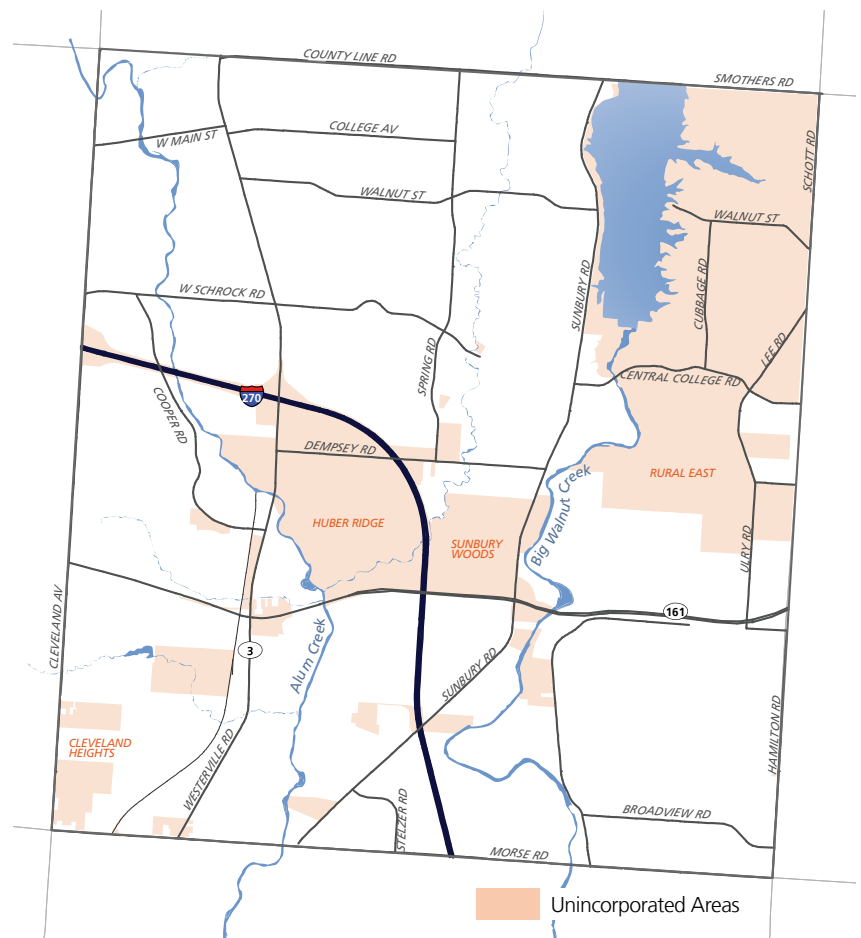
The location of the dots shows what people like or dislike about their community. The concentration (how many dots in each location) shows how common their feelings are.

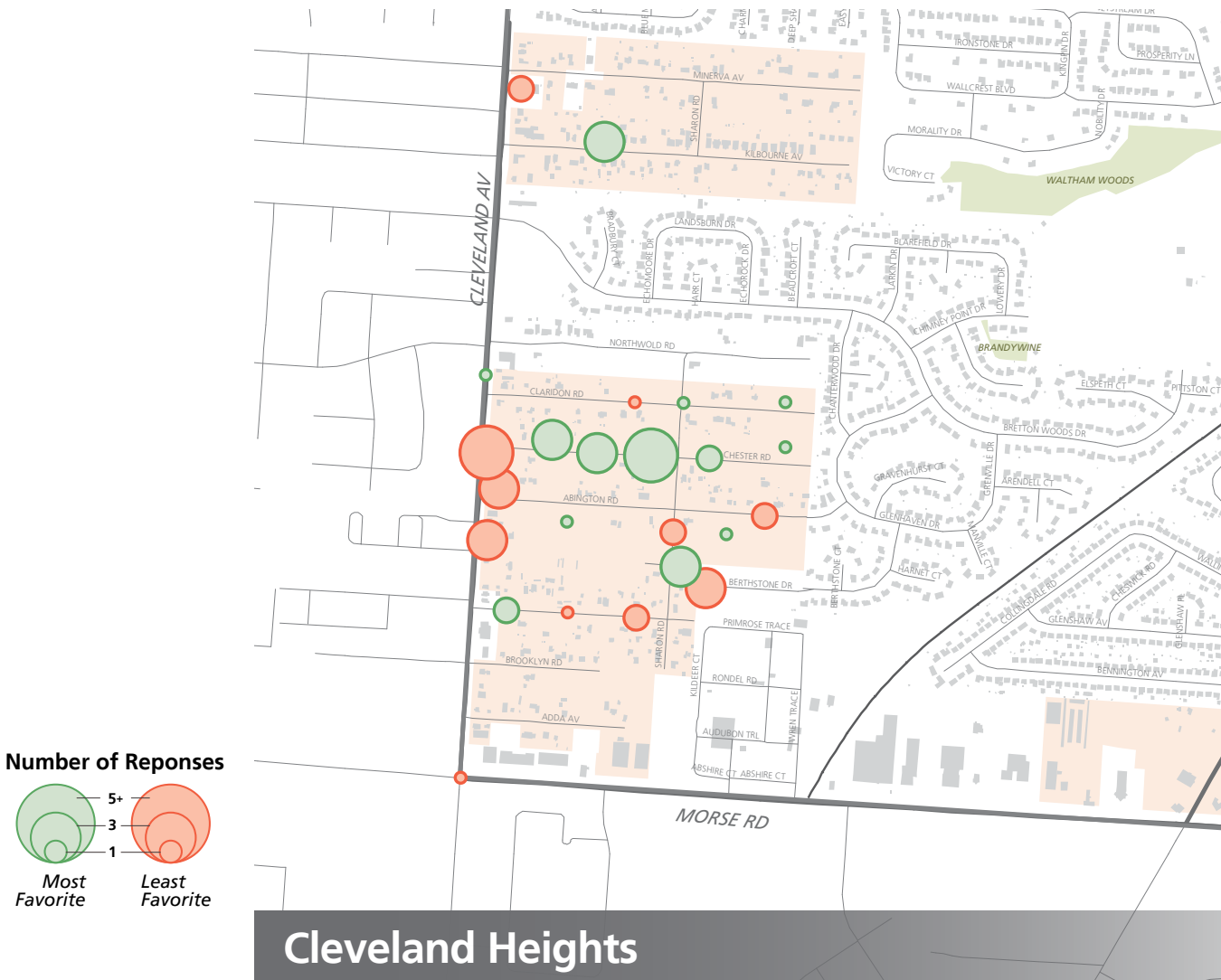
Cleveland Heights map, p. 8

Huber Ridge map, p. 11

Sunbury Woods map, p. 9

Rural East map, p. 12





Favorite Areas

Chester Road: Attendees enjoy the large amounts of wooded open space.

Positive comments

Land Use and environment: Lots of undeveloped land and proximity to shopping

Environment: Lots of trees and wildlife

Housing: Prevalence of single-family housing

Transportation: Low neighborhood traffic and access to transit

Least Favorite Areas

Cleveland Avenue: Business appearance, number of automobile-related businesses and vehicle speeds

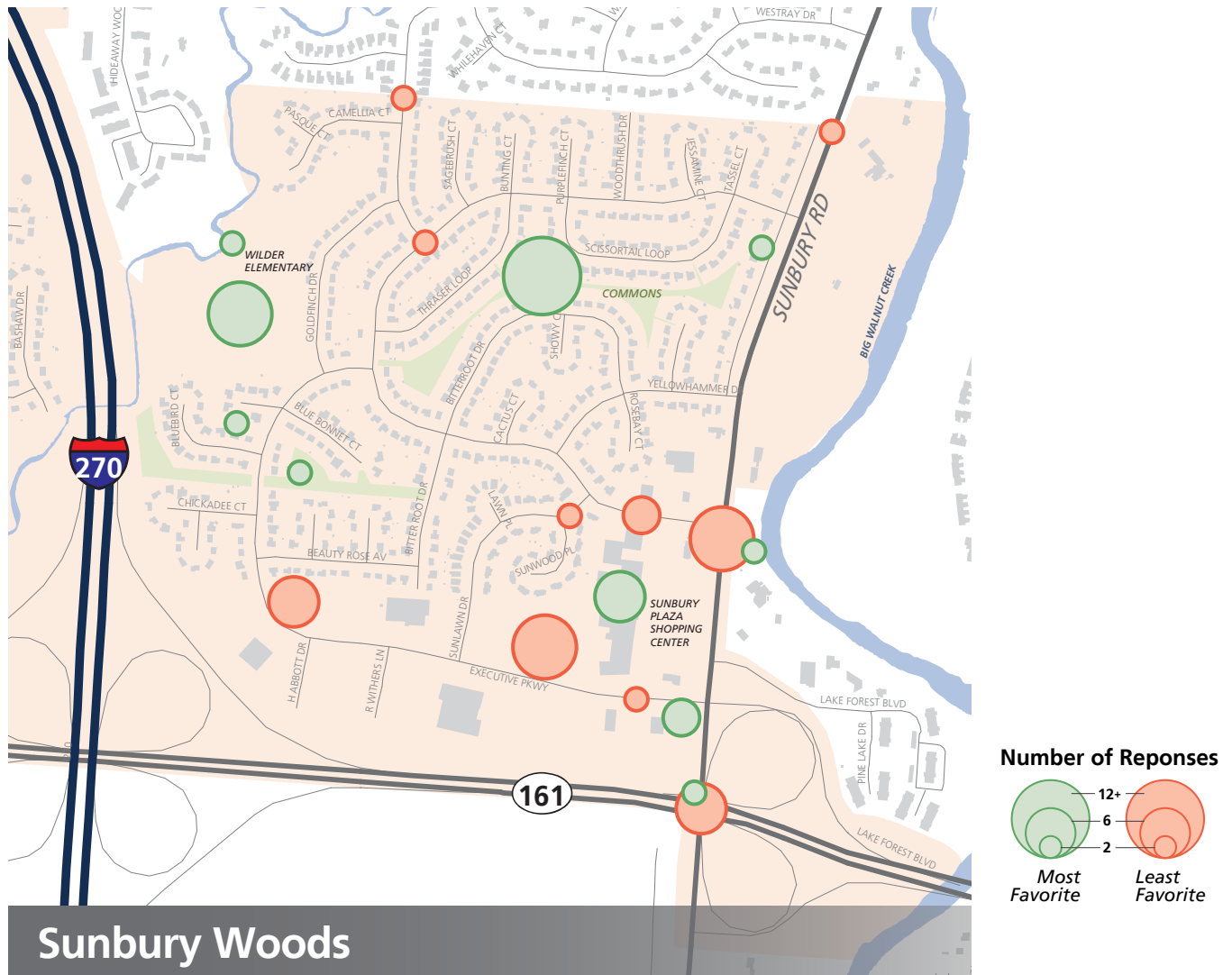
Sharon Road and Asbury Road: Pedestrians cut-through properties on this street when traveling through the neighborhood

Negative comments

Land use and housing: Poor appearance and maintenance of residential properties and businesses along Cleveland Avenue

Public services: Lack of central sewer service and resulting odor in open ditches

Transportation: Poorly-maintained roads, lack of access to bike trails and cut-through pedestrian traffic on residential properties



Favorite Areas

Large and Small Commons: Recreation opportunities and open space

Wilder Elementary School: Part of the Westerville Public School district and located in the neighborhood

Sunbury Plaza: Variety of businesses and proximity

Positive comments

Land Use: Access and proximity to a variety of stores and the school

Recreation: The commons, parks and trees

Public services: Township services including police, fire and snow removal

Transportation: Sidewalks in the neighborhood areas

Community: Friendliness and safety of the neighborhood

Least Favorite Areas

Sunbury Road: Concrete barrier separating the roadway from businesses

Extended-Stay Hotel on Executive Parkway: Generally disliked by participants

Sunbury Road and State Route 161: Lack of pedestrian infrastructure

Negative comments

Land Use: Appearance of businesses and lack of a uniform design along Sunbury Road

Recreation: Maintenance of commons

Public services: High cost of water

Transportation: Speeding and running of stop signs, the lack of access to trails and to the city of Westerville and the lack of sidewalks on Executive Parkway and to outside areas



Huber Ridge

Favorite Areas

Ridgewood Park: Recreation opportunities and open space

Huber Ridge Elementary School: Part of Westerville Public School district and located in the neighborhood

Glengary Shopping Center: Proximity and the variety of stores

Positive comments

Land Use: Proximity and easy access to shopping and the elementary school

Recreation: Quality and location of parks and playgrounds, especially Ridgewood Park

Housing: Well maintained homes

Community: An active neighborhood association, friendly neighbors and a safe community

Public Services: Township services including police, fire and code enforcement

Transportation: Easy access to main roads

Least Favorite Areas

Ohio American Water property: Associated with high water rates

Westerville Road: Condition and appearance of businesses and the roadway, amount of traffic and lack of sidewalks

Negative comments

Land Use: Number of automobile related businesses and poorly maintained properties on Westerville Road

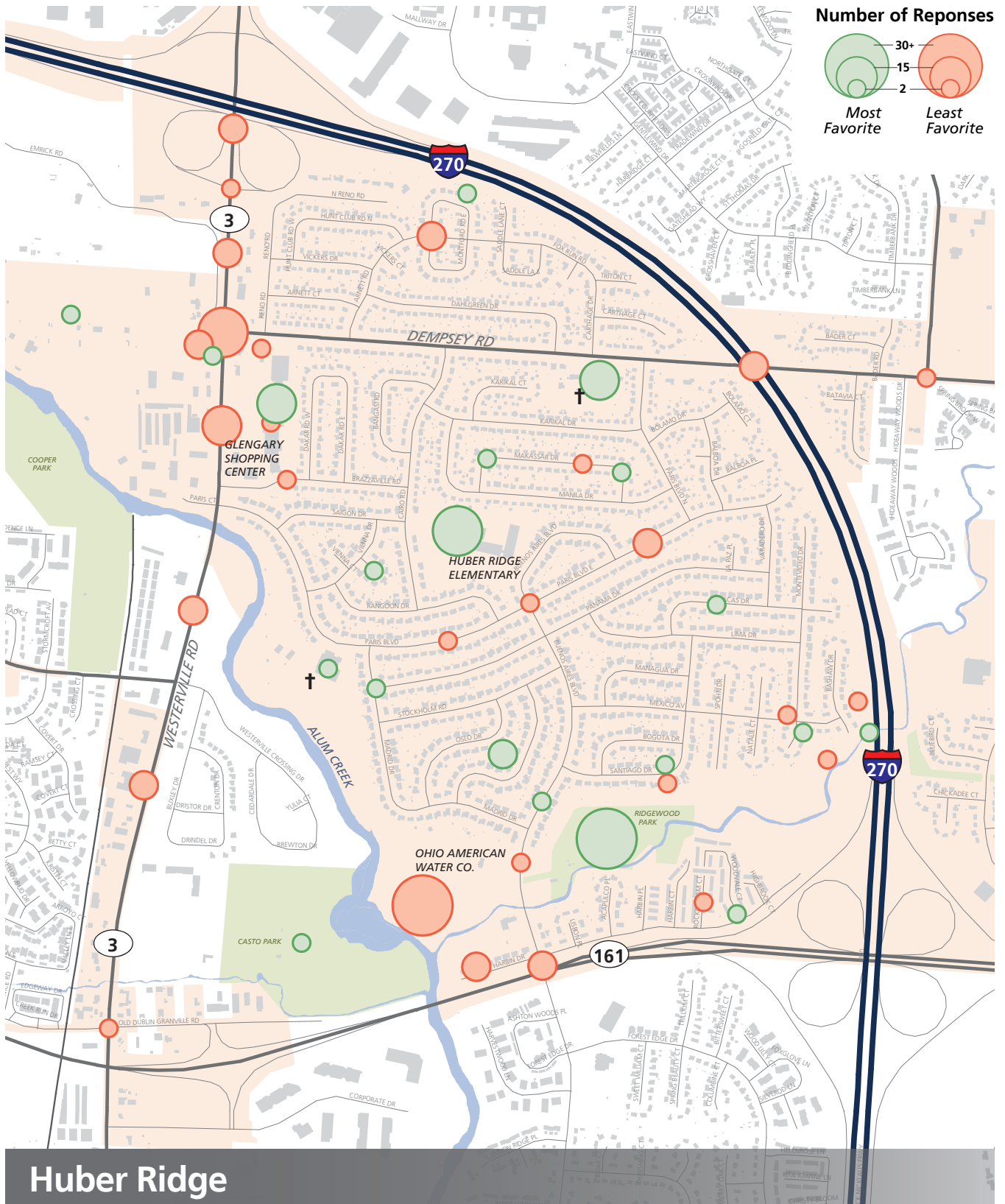
Recreation: Lack of youth recreational facilities and lack of parking for Ridgewood Park

Housing: Poorly maintained housing units especially rental units

Community: Lack of community involvement

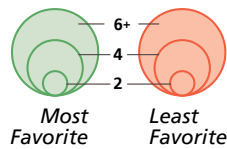
Public Services: High cost of water

Transportation: Lack of sidewalks along Westerville Road, the overall sidewalk conditions and poor connectivity to nearby trails



Huber Ridge

Number of Responses



Favorite Areas

Walnut Bluff Park: Green-open space and trees

Undeveloped areas: Rural feel

Positive comments

Land Use: Low-density, large lots, open space and rural character

Environment: Trees and wildlife

Public Services: Township services including police, fire and snow removal services

Transportation: Access to main roads

Least Favorite Areas

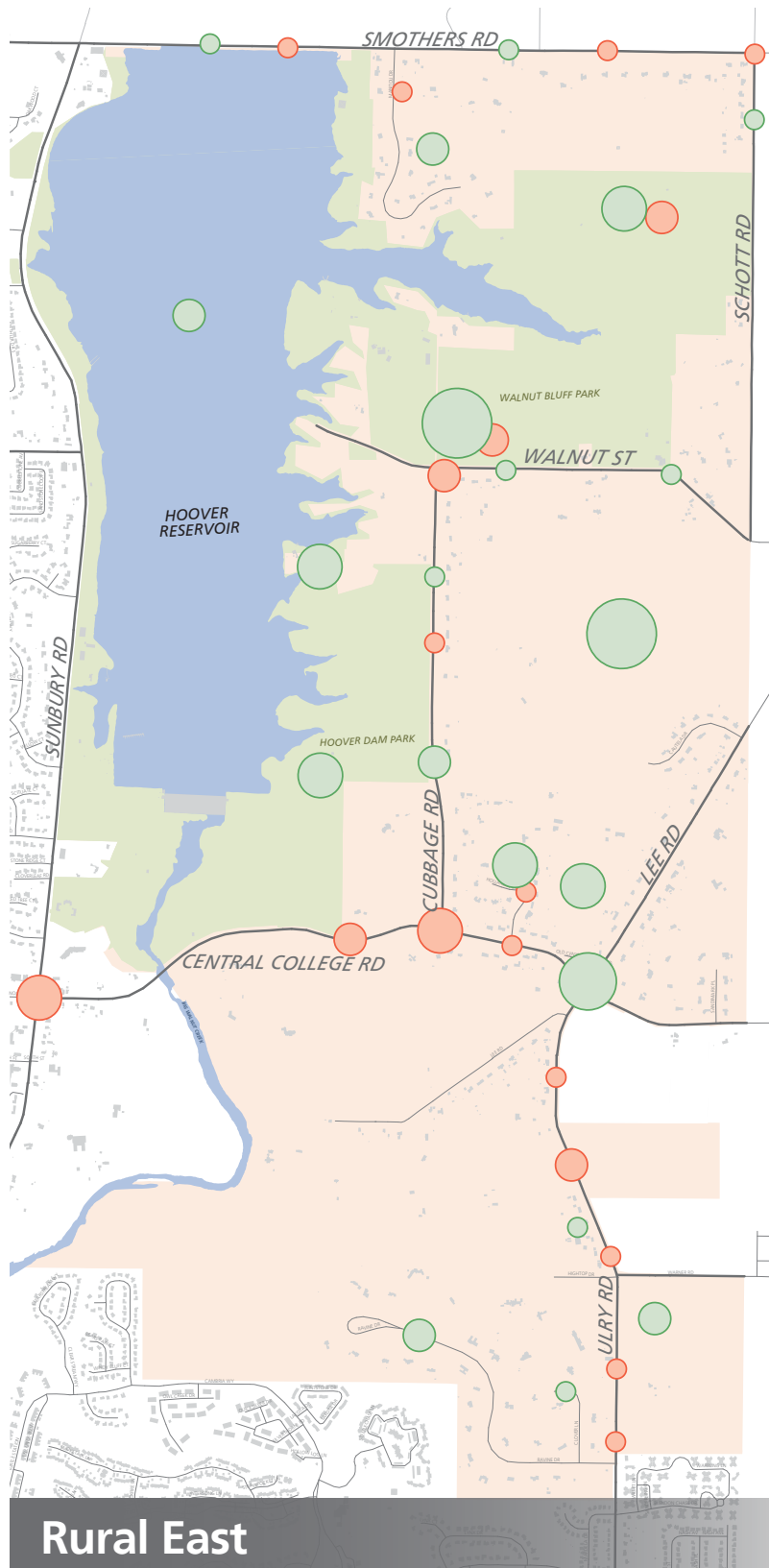
Intersections: Central College Road and Sunbury Road, Central College Road and Cabbage Road, and Cabbage Road and Walnut Street due to the speed and amount of traffic and the lack of sidewalks.

Negative comments

Land Use: Amount of development occurring in the area

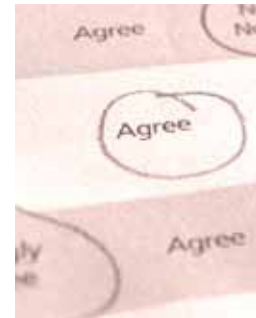
Public Services: Power outages and lack of central water and sewer

Transportation: Amount and speed of traffic especially along Central College Road, Lee Road and Schott Road and the lack of sidewalks



Rural East

Feedback forms



About the exercise

Meeting attendees were divided into small groups based on where they lived. Attendees then filled out a written feedback form.

About the Feedback Forms

The feedback forms contained a range of questions. Several questions asked for a response to a given statement. Responses were given on a five-point scale, from Strongly Agree to Strongly Disagree.

In addition to the five-point scale questions, applicants gave responses to free-form questions. The questions asked what they liked and what they didn't like about their neighborhood and nearby commercial areas.

The results

Results of the feedback forms are on the following pages. In addition to the graphs, we also listed written and oral comments provided by attendees.

Topic areas

Responses are sorted by the topic areas below.

Land Use: Residential, p. 14

Land Use: Commercial, p. 15

Parks and Nature, p. 16

Community, p. 17

Public Services, p. 18

Transportation: Walking, p. 19

Transportation: Bicycling, p. 20

Transportation: Transit, p. 21

Transportation: Car, p. 22



Land Use: Residential

In general

Attendees reported a sufficient range of housing options and a desire to remain in their neighborhoods as they grow older.

Overall, attendees are satisfied with the current residential densities in their respective areas. Most attendees desire to see farmland preserved east of Big Walnut Creek.

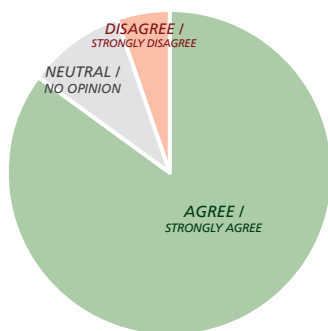
By area

Cleveland Heights: Attendees enjoy nearby undeveloped land, open space and overall lower-density development.

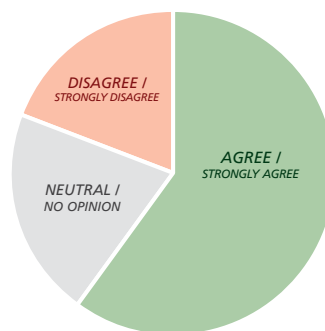
Huber Ridge: Attendees enjoy Ridgewood Park and Huber Ridge Elementary School. Attendees believe rental unit properties need better maintenance.

Sunbury Woods: Attendees enjoy the two nearby parks, known as the large and small commons, and Wilder Elementary School. Attendees do not desire increasing residential density.

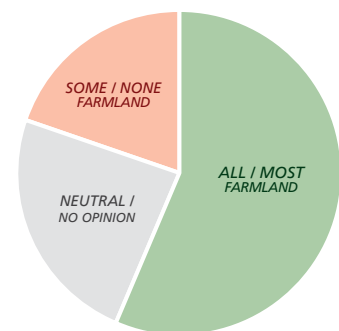
Rural East: Attendees enjoy the area's low density, rural character. Some expressed worry about future development.



Staying in my neighborhood is important to me/my family as we get older



There are enough housing options available in my neighborhood to allow me to remain as I get older



How much farmland should be preserved in the area east of Big Walnut Creek?



Land Use: Commercial

In general

Attendees report that a consistent visual appearance is important in commercial areas. Overall, attendees are satisfied with the number and variety of businesses.

Similar to Cleveland Heights, many said there are too many automobile-related businesses.

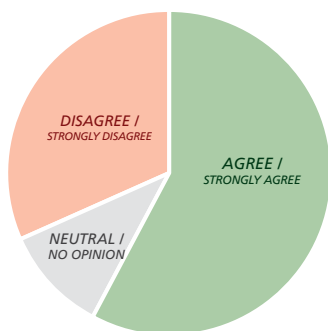
Sunbury Woods: Attendees are satisfied with the appearance of most businesses. Many said the recently-installed concrete barrier in front of Sunbury Plaza shopping center is unattractive.

By area

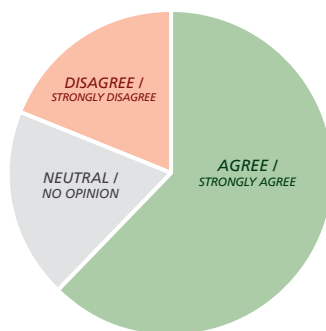
Cleveland Heights: Most attendees believe that nearby businesses have a poor appearance. Many said there are too many automobile-related businesses along Cleveland Avenue.

Rural East: Attendees report satisfaction with the number, variety and appearance of nearby businesses. Most attendees shop for everyday items in Westerville, New Albany or Sunbury Plaza.

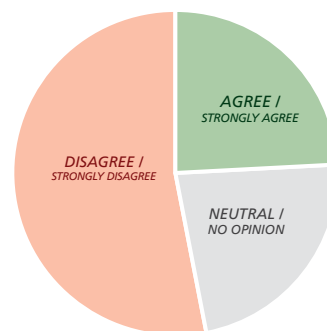
Huber Ridge: Most attendees believe that businesses along Westerville Road have a poor overall appearance, especially a lack of landscaping.



The number and variety of businesses along commercial corridors nearby meet my needs



In commercial areas it's important to have a consistent appearance such as welcome signs, decorative street lights and building design



Commercial properties nearby look nice



Parks and Nature

In general

Attendees overwhelmingly believe that clean streams, wooded areas and natural areas are important to the community.

Most attendees report a sufficient amount of parks, playgrounds and ball fields. The one clear exception is in the Cleveland Heights area where attendees strongly believe more natural areas and recreational opportunities would be beneficial.

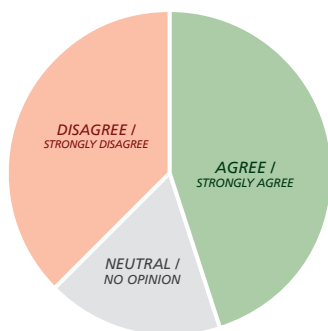
By area

Cleveland Heights: Attendees visit parks on a regular basis. Attendees enjoy the trees and wildlife in their area.

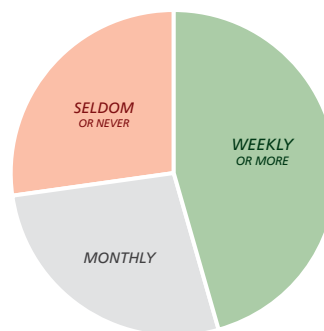
Huber Ridge: Most attendees visit parks on a regular basis. Many desire additional youth recreational facilities.

Sunbury Woods: Most attendees visit parks less than once a month. Many would like to see better maintenance of the commons.

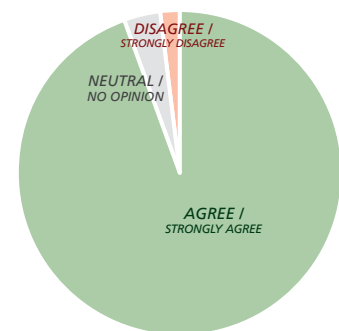
Rural East: Most attendees visit parks less than once a month. Attendees enjoy the nearby trees and wildlife.



There are enough parks, playgrounds, ball fields and other places to play in my neighborhood



How often do you/your family visit parks?



Having clean streams, wooded areas and natural areas is important to me.



Community

In general

Attendees would like to see a consistent appearance within their neighborhoods or general area. Most report that future residential development should be mostly single-family homes.

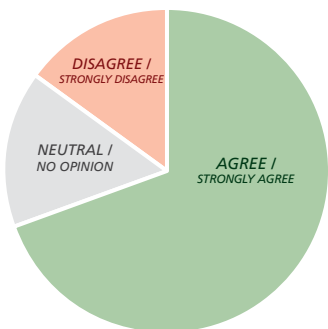
Rural East: Attendees enjoy the open, rural character of the area with large, single-family properties.

By area

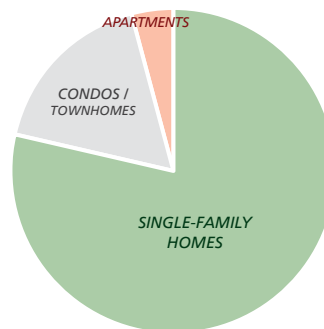
Cleveland Heights: Attendees enjoy their neighbors and the prevalence of single-family homes.

Huber Ridge: Attendees enjoy the active neighborhood association, friendly neighbors and the safety of the area.

Sunbury Woods: Attendees enjoy the friendliness and safety of the neighborhood.



Having a consistent neighborhood look/feel such as neighborhood entrance signs, decorative street lights and uniform street signs is important to me



What type of housing would you like to see in your area?



Public Services

In general

Attendees are pleased with township services including police, fire and snow removal. Most are satisfied with the effectiveness of Blendon Township’s property maintenance code, except those living in Cleveland Heights and Sunbury Woods.

Attendees believe parks and playgrounds are well maintained and safe.

By area

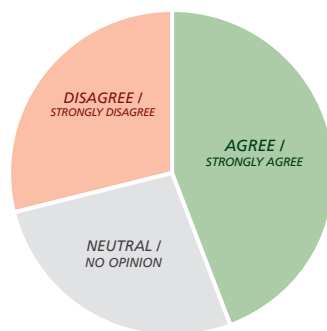
Cleveland Heights: Attendees feel that the township property maintenance code could be more effective. Attendees, whose homes use

on-site aerator or septic systems, desire central sewer service but are apprehensive about the cost to install new sewers.

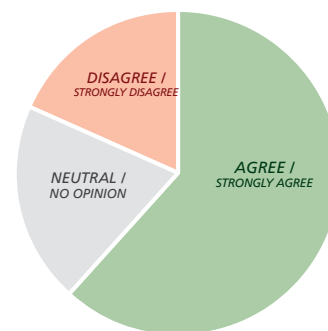
Huber Ridge: Attendees are dissatisfied with costly water service.

Sunbury Woods: Attendees feel that the township property maintenance code could be more effective. Most are dissatisfied with the cost of water service.

Rural East: Power outages and the lack of central water and sewer service concerns attendees.



The township’s property maintenance code is working



Parks and playgrounds are well maintained and safe



Transportation: Walking

In general

Attendees reported it being easy to walk around their neighborhood, whether there were sidewalks or not. Walking to commercial areas presents a greater challenge.

Once they arrive at commercial areas, attendees find it difficult to walk, largely due to a lack of sidewalks.

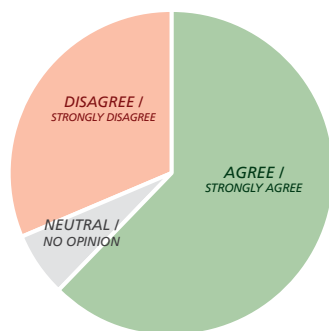
Huber Ridge: Sidewalks throughout the neighborhood makes walking generally safe. There are gaps in sidewalks between residential and commercial areas.

Sunbury Woods: Sidewalks throughout the neighborhood make walking generally safe. There are gaps in sidewalks between residential and commercial areas.

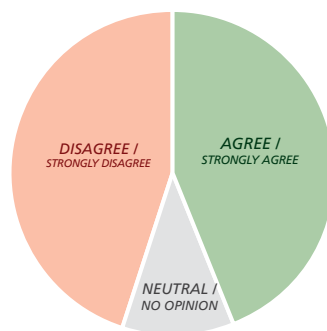
Rural East: Walking on some residential streets is safe, but walking longer distances is difficult since there are no sidewalks

By area

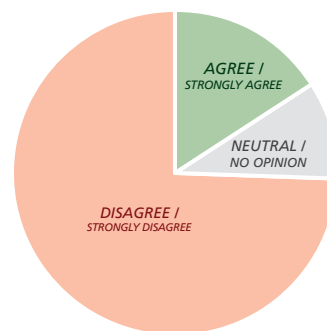
Cleveland Heights: Low vehicle traffic makes walking generally safe, even though there are no sidewalks on residential streets.



It is easy and safe to walk around my neighborhood



I can easily walk to commercial areas near my neighborhood



It is easy and safe to walk along main roads



Transportation: Bicycling

In general

Attendees reported it being easy to bicycle around their neighborhood. Adults mainly bicycle on the road, while children bicycle on sidewalks.

Accessing commercial areas is difficult on a bicycle. Attendees expressed a strong desire for better connectivity with bicycle trails. Several trails pass near Blendon Township neighborhoods, but a lack of connection forces bicyclists to travel long distances via highly-trafficked main roads to access the trails.

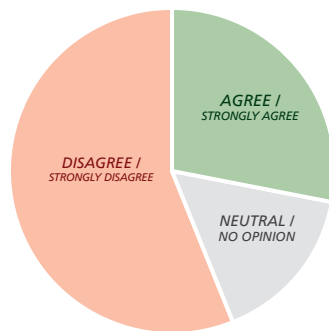
By area

Cleveland Heights: Bicycling to commercial areas is difficult. Attendees desire an easy connection to the bicycle trail along Alum Creek.

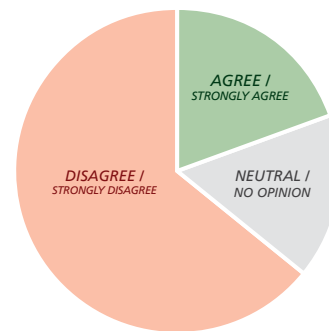
Huber Ridge: Bicycling to commercial areas is challenging. Attendees strongly desire an easy connection to the bicycle trail along Alum Creek.

Sunbury Woods: Attendees desire a connection to trails near Hoover Reservoir and to trails along Big Walnut Creek that connect to Blendon Woods Metro Park.

Rural East: Shopping is located too far to make bicycling practical. Attendees desire connection to trails near Hoover Reservoir.



It is easy to ride a bicycle to commercial areas



It is easy to get to bicycle trails



Transportation: Transit

In general

Public transit opportunities are important to attendees in all four areas to connect people to jobs, shopping and recreation.

With the exception of Cleveland Heights, attendees do not believe bus-stop upgrades would increase their use of public transit.

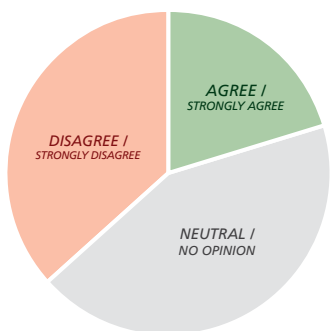
Sunbury Woods: Attendees are generally satisfaction with the number of bus routes.

Rural East: Attendees believe there is a lack of transit routes in the area east of Big Walnut Creek

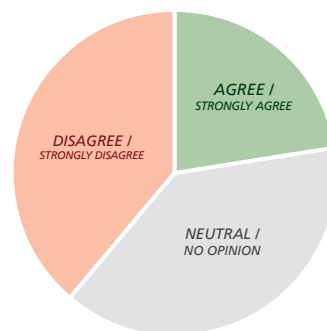
By area

Cleveland Heights: Attendees believe sufficient public transit routes exist however upgrades to bus-stops would increase ridership.

Huber Ridge: Attendees feel a lack of transit routes exists and a wider variety of destinations is desired.



There are enough bus routes in my area to get where I need to go



Bus-stop upgrades (benches, shelters, etc.) would increase my use of buses



Transportation: Car

In general

Attendees from all four areas enjoy the good access to main roads. Speeding is a safety concern in residential neighborhoods and along rural roadways.

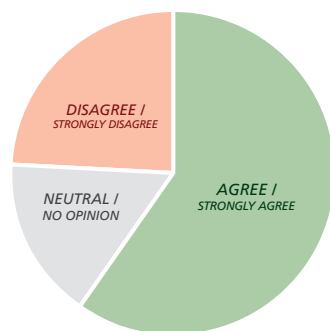
Sunbury Woods: Speeding cars are a problem along Sunbury Road, Executive Parkway and Valley Quail Boulevard.

Rural East: Attendees note speeding cars on all main roads in the area.

By area

Cleveland Heights: Attendees enjoy low traffic volumes experienced along residential streets. Speeding cars are a problem along Cleveland Avenue, Sharon Road and Chester Road.

Huber Ridge: Speeding cars are a problem along Dempsey Road, Paris Boulevard and Buenos Aires Boulevard.



Speeding is a problem in my neighborhood

Top speeding concerns:

- Cleveland Avenue
- Dempsey Road
- Buenos Aires Boulevard
- Paris Boulevard
- Sunbury Road
- Executive Parkway
- Valley Quail Boulevard
- Ulry Road
- Lee Road
- Smothers Road

Acknowledgements

The project team thanks the following individuals and groups for input, technical advice and assistance overall with the Blendon Community Plan:

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 Lorraine Winters, *Columbus Department of Public Utilities*
 Rebecca Yanni, *Wilder Elementary School*

The project team also thanks the 150-plus community members who attended the first public input meeting on July 14, 2009

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