



Commissioners

John O'Grady

Paula Brooks

Marilyn Brown

Clinton-Mifflin Land Use Plan

Clinton and Mifflin Townships, Franklin County, Ohio

Safe Neighborhoods • Complete Streets • Economic Growth

February 2010

1 YEAR • ONE
Results Report



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**1 YEAR · ONE
Results Report**

Clinton-Mifflin Land Use Plan

Adopted January 13, 2009

Benjamin Weiner, *Project manager*
Jonathan White, *Project assistant*

Clinton-Mifflin Year One Results Report

Completed by Benjamin Weiner and Amanda King
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1 YEAR · ONE Results Report

WELCOME

On January 13, 2009 the Franklin County Board of Commissioners adopted the Clinton-Mifflin Land Use Plan.

The plan is a guide to achieve the community's desired future.

Three Themes: The Clinton-Mifflin Land Use Plan's recommendations are classified into three themes: Safe Neighborhoods, Complete Streets and Economic Growth.

Our Partners: In this first year, the Franklin County Economic Development and Planning Department worked with citizens, business leaders, elected officials, other County agencies and neighboring communities to accomplish the plan's recommendations.

The Report: This document is a report to the entire community, including neighborhood leaders, elected and appointed officials. On the following pages, find out how we've begun to transform the plan's recommendations into reality.

► KEY ACCOMPLISHMENT ◀

**AWARE STANDARDS
FOR SUSTAINABLE,
ACCESSIBLE HOMES**

In 2009, Franklin County and the city of Columbus developed the *AWARE* Manual (Accessible, Water conservation, Air quality, Resource conscious, Energy Efficient) for homes built and rehabilitated with public funds.

The *AWARE* Manual sets standards for contractors to ensure that these homes are environmentally sensitive, healthy and accessible.

Accessibility:

- No-step entries for easy access
- Lever-style door handles for easier opening effort
- Light switches, phone jacks and thermostats within reach
- Low-step showers to prevent falls

Sustainability:

- Energy star-rated appliances
- No use of volatile organic compounds, avoiding harmful fumes
- Recycled building materials

Franklin County is targeting a portion of its \$5.4 million in Neighborhood Stabilization Program funds to the Clinton Residential and West Mifflin Residential focus areas. All homes built and rehabilitated will be constructed to AWARE standards.

For more information on Franklin County's Neighborhood Stabilization Program results in Clinton and Mifflin Townships, see the box on the opposite page.



AWARE standards require zero-step entries for new homes (left) and enhanced insulation (right)

● Results accomplished**Action 1****Allow only residential land uses beyond
Cleveland Avenue**

Franklin County Planning staff amended the zoning resolution to prohibit more-intense Conditional Use Home Occupations in the Clinton Residential focus area.

Action 11**Partner with Columbus on any
neighborhood pride initiative**

Columbus identified Arlington Place as a Neighborhood Pride area in 2009. Mifflin Township staff worked with City staff to clean up trash. Over 20 tons of material was removed from the unincorporated areas.

Action 19**Use universal design features in home
improvements and new construction**

Homes built or rehabbed using public funds will be built to AWARE accessible and sustainable standards (see box at left)

● Results-in-progress**Action 4****Reconfigure airport noise contours and
enforce use restrictions**

Franklin County Planning staff are currently working with the Mid-Ohio Regional Planning Commission and the city of Columbus to revise airport development regulations. Regulations are undergoing revisions and should be ready for adoption by Summer 2010.

Action 15**Work with Columbus to extend water
lines to Leonard Park**

Mifflin Township has convened stakeholders to address water and development in Leonard Park. In the past year, the group met with key stakeholders and plans to continue its work in 2010.

Action 16**Facilitate home rehabbing and
construction of compatible infill housing**

Franklin County chose the Clinton Residential and West Mifflin Residential

SAFE NEIGHBORHOODS

► KEY ACCOMPLISHMENT ◀



Clinton Township home that will be rehabbed using federal funds

REHABILITATED HOUSING THROUGH THE NEIGHBORHOOD STABILIZATION PROGRAM

In 2009, Franklin County chose areas in the Clinton-Mifflin Land Use Plan to participate in the Neighborhood Stabilization Program. NSP is a federal program passed by Congress in 2008 to stabilize neighborhoods experience high foreclosure rates.

Working with housing non-profits, Franklin County will fund the acquisition and rehabilitation of several homes in the Clinton Residential and West Mifflin Residential focus areas. All homes will adhere to *AWARE* sustainability and accessibility standards.

neighborhoods to receive a portion of the \$5.4 million in federal Neighborhood Stabilization Program funds.

Franklin County is contracting with Columbus Housing Partnership to acquire and rehabilitate nine abandoned properties and with Habitat for Humanity to rehabilitate additional housing for very-low income people in these neighborhoods.

Action 29

Establish a stream buffer zone around Alum Creek and its tributaries

Franklin County is currently drafting an amendment to the zoning resolution that establishes these buffers.

The amendment will proceed to adoption in Spring 2010 after adoption of the Blendon Community Plan, which contains significant land in the Alum Creek watershed.

The regulations will be modeled after those already in effect for the Big Darby Creek watershed in western Franklin County.

○ Results forthcoming

Action 5

Add streetlights in priority areas

Clinton Township is currently identifying a neighborhood near Cleveland Avenue to pursue installation of streetlights, possibly through an initiative-led property tax assessment process. The streetlight initiative will complement revitalization efforts along Cleveland Avenue.

Mifflin Township may also be interested in pursuing selected streetlight installation.

Action 21

Turn around tax-delinquent properties in partnership with the Treasurer's Office

Clinton and Mifflin Townships have the opportunity to build on federal Neighborhood Stabilization Program funding in improving tax-delinquent properties.

During 2009, the Franklin County Treasurer's Office has been working with communities to take control of blighted properties. Other townships have aggressively sought assistance from the Treasurer's Office.

Clinton and Mifflin Townships should collaborate with the Treasurer's Office to acquire and improve blighted properties.

Action 23

Install gateway signage

Gateway signs are an important component of community identity. Gateway signs are identified as part of the Cleveland Avenue Streetscape 2020 project (see Economic Growth section). In other areas, gateways have not yet been designed or identified.

Action 5

Identify sites for new green space

While sites have been identified for rehabbed houses, no areas have yet been identified for green space. Possibilities include neglected properties in the Clinton Residential and West Mifflin Residential areas.

County-owned land along Milford Avenue could be put to productive use. Franklin County should work with the townships and housing vendors to work toward completing this action.

► KEY ACCOMPLISHMENT ◀



Sidewalk installation along Parkwood Avenue in Mifflin Township

INSTALLING NEW SIDEWALKS

The Clinton-Mifflin Land Use Plan includes a Sidewalk Priorities map, which shows locations where the community desires sidewalks.

During 2009, Franklin County EDP used federal grants, including federal stimulus funds, to build sidewalks in two locations.

In Clinton Township, 1,900 feet of sidewalk was installed along Cooke Road, closing a significant gap between the city of Columbus and Cleveland Avenue. In Mifflin Township, 1,480 feet of sidewalk was installed along Parkwood Avenue to connect people to transit and employment.

● Results in progress

Action 3

Install sidewalks in targeted areas

Sidewalks were installed on Cooke Road in Clinton Township and Parkwood Avenue in Mifflin Township (see box above).

Action 5

Seek pedestrian-friendly design for major intersections along commercial corridors

Pedestrian-friendly design is being addressed in Cleveland Avenue Streetscape 2020.

Action 11

Improve damaged roads and roadside drainage

Clinton Township secured a state grant of \$615,000 to repave and repair Lehnner Road.

Mifflin Township passed a road levy and paved the following streets: Woodland, Albert Avenue, Purdue Avenue, Rankin Avenue and Myrtle Avenue.

Action 15

Improve bus stops, including rebuilding or installing bus shelters, adding trash cans, recycling bins and schedule displays

Franklin County and Clinton Township are working with COTA as part of Cleveland Avenue Streetscape 2020. Improvements to Cleveland Avenue-area bus shelters will be part of that.

Elsewhere, we can build on our relationship with COTA to improve bus stop infrastructure in other locations.

○ Results forthcoming

Action 9

Improve bicycle parking on public and private property

Bicycle parking will be addressed in the next phase of Cleveland Avenue Streetscape 2020. In the meantime, Clinton and Mifflin Townships can install bicycle parking facilities at each of their publicly-owned buildings



August 2008



December 2009

Sidewalks along Cooke Road before and after reconstruction

COMPLETE STREETS



Current bus stop along Cleveland Avenue



Bus stop as proposed by Cleveland Avenue Streetscape 2020

● Results in progress

Action 18

Apply the Community Commercial Overlay to mixed-use commercial corridors

This overlay, now renamed the Smart Growth Overlay, seeks to revise development standards for new buildings along key commercial corridors.

The regulation will make new development more attractive and accessible to pedestrians and motorists alike. The standards are key to Cleveland Avenue's long-term economic stability and growth. The standards are based on the already-successful Community Commercial Overlay that applies in Columbus.

A draft of the regulations is nearly complete. We anticipate beginning the adoption process in Spring 2010.

Action 24

Support small businesses

Franklin County administers numerous small business-focused

programs that aim to improve the retail economy and provide employment for lower-income populations.

Since the plan's adoption, \$1,970 for two small businesses has been provided. In 2010, Franklin County and both townships should work with program vendors to improve utilization of these programs in Clinton and Mifflin Townships.

○ Results forthcoming

Action 29

Join the multi-jurisdictional airport development partnership

Mifflin Township has a significant amount of land located within the study area outlined in the 2007 economic development plan for the area surrounding Port Columbus International Airport.

The township should be a full participant in this effort, especially considering Franklin County's increasing involvement in airport-related development projects.

► KEY ACCOMPLISHMENT ◀

CLEVELAND AVENUE STREETScape 2020

As part of an economic growth strategy for Cleveland Avenue, the Clinton-Mifflin Land Use Plan recommended a streetscape improvement plan for Cleveland Avenue.

In late 2009, Franklin County hired the not-for-profit Neighborhood Design Center to complete the streetscape plan, titled Cleveland Avenue Streetscape 2020. NDC combined the priorities of the Clinton-Mifflin Land Use Plan with a series of public meetings. The result is a consensus-based vision of what the community wants to see in the future along Cleveland Avenue.

Cleveland Avenue Streetscape 2020 will be presented to Clinton Township, Mifflin Township and the Franklin County Board of Commissioners for official adoption in late Winter 2010 as an amendment to the Clinton-Mifflin Land Use Plan.

ACKNOWLEDGEMENTS

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