



**Commissioners**  
Marilyn Brown  
Paula Brooks  
John O'Grady

# Clinton-Mifflin Land Use Plan

Clinton and Mifflin Townships, Franklin County, Ohio



**Commissioners**

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**Clinton-Mifflin Land Use Plan**

Adopted January 13, 2009

Benjamin Weiner, *Project manager*

Jonathan White, *Project assistant*

**Clinton-Mifflin Year Two Results Report**

Completed by Benjamin Weiner and Patrick Hewitt

Graphic Design by Chelsea Weber

Published February 2011

# Clinton-Mifflin Land Use Plan

Safe Neighborhoods  
Complete Streets  
Economic Growth



## 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 the two years since the adoption of the plan, the Franklin County Economic Development and Planning Department has worked with citizens, business leaders, elected officials, other County agencies and neighboring communities to accomplish the plan's recommendations.

**Results Report:** This document is a report to the entire community on the progress of implementing the plan. On the following pages, find out how we've begun to transform the plan's recommendations into reality.

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## ● RESULTS ACCOMPLISHED

### Five homes rehabbed as part of federal HOME program

The Franklin County Economic Development and Planning Department rehabbed five deteriorating houses in Clinton and Mifflin Townships.

The program created safer homes for families by bringing the structures into code compliance.

### New homes designed to be compatible with existing neighborhoods

Our department worked with contractors to create home designs for Clinton and Mifflin Townships that fit with the current neighborhoods.



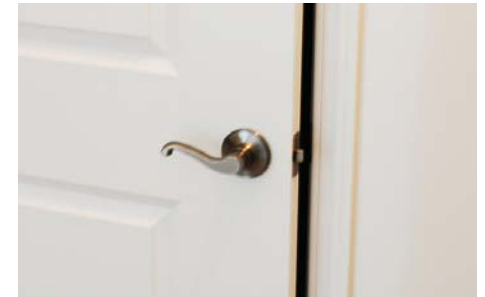
*New homes under construction will fit with the character of the neighborhood*

These designs include front porches and appropriate building height and color to blend with other neighborhood homes.

### AWARE Manual used to guide construction of accessible, environmentally friendly homes

Franklin County and the city of Columbus developed the AWARE Manual (Accessible, Water conservation, Air quality, Resource conscious, Energy efficient) to guide the construction of greener, more accessible homes. The manual outlines

recommendations for everything from the width of doorways to energy efficiency techniques. We aim to construct houses that are environmentally friendly and accessible to all.



*Doors with lever handles are easier to turn, making them accessible to everyone*

## ● RESULTS-IN-PROGRESS

### Clean Streams Northeast initiative to protect Alum Creek

Our department is developing zoning regulations to protect streamside areas of Alum Creek from environmental damage. These minor adjustments to streamside

# SAFE NEIGHBORHOODS

## ► KEY ACCOMPLISHMENT ◀

### EIGHT NEW HOMES CONSTRUCTED

Franklin County Economic Development and Planning is constructing eight new homes and rehabilitating one in the Clinton-Mifflin planning area. The new homes will replace blighted or foreclosed structures, boosting neighborhood property values.

These new homes follow AWARE standards and use designs that complement other homes in the neighborhood. Construction of the homes should be completed in March 2011.



*New homes under construction will boost property values and become affordable, attractive additions to neighborhoods*

development help ensure a healthy waterway.

After gathering public input, we intend to present revised regulations to the Franklin County Commissioners later this year.



*Clean Streams Northeast will protect Alum Creek for future generations*

## ○ RESULTS FORTHCOMING

### **Blighted homes to be demolished**

We are helping to revitalize neighborhoods throughout Franklin County by demolishing abandoned or unsightly houses. These cleared sites can then be

used for productive purposes such as community gardens or new homes.

Demolition will begin following site selection and acquisition, application for demolition by the townships, and availability of federal funds.

### **Rain garden to be built as education center**

We are partnering with the Franklin Soil and Water Conservation District to install demonstration rain gardens in select townships across Franklin county. One of these rain gardens may be built in either Clinton or Mifflin township.

Rain gardens are planted areas strategically located to absorb polluted storm water runoff and slow its flow into rivers. They help to protect waterways and wildlife from pollution.

These spaces will also function as education centers to inform the public about the environmental benefits of rain gardens. Construction should be complete in Spring of 2011.



*Rain gardens help stop pollution from entering our waterways*

# SAFE NEIGHBORHOODS

## ► KEY ACCOMPLISHMENT ◀

### **MIFFLIN TOWNSHIP GATEWAY SIGNAGE DESIGNED**

Our department and the nonprofit Neighborhood Design Center are working with residents and community leaders to design a series of gateway signs for Mifflin Township.

Signs will be placed at key entrances, creating attractive gateways to the community. The signage will foster pride among township residents.



*Gateway signs, like this example, will identify the Township and foster community pride*



## ● RESULTS ACCOMPLISHED

### New sidewalks installed along Cooke Road and Parkwood Avenue

Construction was completed on new sidewalks in Clinton Township along Cooke Road and in Mifflin Township along Parkwood Avenue. The more than 3,000 feet of pathways will connect pedestrians with schools, transit and jobs in the area.

## ● RESULTS-IN-PROGRESS

### Columbus Recreation and Parks extending Alum Creek Trail

The Columbus Recreation and Parks Department is extending the Alum Creek Trail from Innis Park to Ohio Dominican University. The link will complete a

19 mile multi-use trail to use for biking, walking or running. Construction should be completed in 2012.



*Multi-use trails provide recreational space for communities*

### COTA awarded grant for Cleveland Avenue bus rapid transit study

The Central Ohio Transit Authority received a \$300,000 federal grant to study ways of implementing a bus rapid transit line along Cleveland Avenue.

Bus rapid transit is a mass transportation system which often uses larger buses in

dedicated lanes for faster transit service. It is a cost effective transit solution that has been shown to spur private investment.

## ○ RESULTS FORTHCOMING

### Bicycle signage to be installed along Walford Road

Clinton Township is establishing signed shared roadways along Walford Road. These are streets which include painted markers and signage identifying it as a bicycle route.

Signed shared roadways alert drivers to the possible presence of bicyclists on the roads, creating a safer environment for both driver and cyclist.

### Funding secured for repaving

Clinton Township received a grant to complete the repair of Lehner Road and is seeking funding for the repaving of Brandon Street.

# COMPLETE STREETS

## ► KEY ACCOMPLISHMENT ◀

### CLEVELAND AVENUE STREETSCAPE 2020 COMPLETED

With the help of the Neighborhood Design Center, our department conducted a streetscape improvement plan for Cleveland Avenue. The plan will help the corridor become a community main street once again.

The plan calls for bikeways, sidewalks and new infrastructure that will create a safe, walkable corridor. These improvements will remake Cleveland Avenue into an attractive destination for shopping and will spur new investment.



*Bike lanes and sidewalks create safer transportation options*



*New bus stops will make using transit more enjoyable*

## ● RESULTS ACCOMPLISHED

### Cleveland Avenue Streetscape 2020 completed

Our department worked with the Neighborhood Design Center to conduct a Streetscape Improvement Plan for Cleveland Avenue. It provides a vision for an economically vibrant, walkable corridor.

The plan calls for the addition of bike lanes, sidewalks, and better bus shelters. Additionally, the plan includes decorative signs and lighting for both pedestrians and drivers.

Streetscape improvements are a proven way of stimulating private sector investment along a corridor. A safer, more attractive Cleveland Avenue will become an asset and a symbol of the community.



*The Smart Growth Overlay will create more attractive, walkable communities*

## ● RESULTS-IN-PROGRESS

### Smart Growth Overlay completed, awaiting official adoption

The Smart Growth Overlay modifies design standards for building location, landscaping and parking. Simple changes make future development more attractive and accessible to pedestrians and motorists alike.

We anticipate adoption of the Smart Growth Overlay for Cleveland Avenue in late Spring 2011.

## ○ RESULTS FORTHCOMING

### Funding sought for the preliminary engineering of Cleveland Avenue Streetscape 2020

We are pursuing funding for the preliminary engineering of the Cleveland Avenue reconstruction.

We plan to coordinate with the city of Columbus and COTA to implement the streetscape improvement plan in conjunction with the development of bus rapid transit along the corridor.

# ECONOMIC GROWTH

## ► KEY ACCOMPLISHMENT ◀

### LEONARD PARK ALLOWED WATER ACCESS

The Franklin County Commissioners and the city of Columbus reached an historic agreement to extend city water to under served neighborhoods in Franklin County without requiring annexation.

Now that Columbus has agreed to allow access to water, Franklin County can begin the process of procuring funding to extend the water lines.



*With the installation of water lines, residents will no longer have to truck in fresh water*



*Homes in Leonard Park will be able to connect to the water system in the future*

## ACKNOWLEDGEMENTS

### **Clinton-Mifflin Land Use Plan Working Committee**

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